

Keefe, Glenn

From: Dawson, Mark
Sent: Tuesday, July 05, 2005 2:17 PM
To: Keefe, Glenn
Cc: Ness, Judy; Leonard, Debbie; Hedrick, Terry; Zimmers, Jan; Murray, Steve
Subject: Phone conversation notes Peculiar City Manager today

Importance: High

Attachments: SOUTH HARPER UPDATE.doc

Attached are my project notes for a conversation I had today with Mike Fisher.

This is just an fyi but I wanted to keep each of you abreast of concepts/ideas we are discussion and the status at this time.



SOUTH HARPER
IPDATE.doc (30 KB..)

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MAY 11 2006

Missouri Public
Service Commission

Exhibit No. 42
Case No(s). EA-2006-030
Date U-2606 Rptr KE

SOUTH HARPER UPDATE: July 5, 2005

PHONE CONVERSATION WITH MIKE FISHER, CITY MANAGER

Several interesting items were brought up during my conversation with Mr. Fisher this morning. I have put these into topics to help with understanding of issues.

CITY COUNCIL MEMBER TOUR(S): It was discussed that many of the Council members would like to tour the facility and see/hear it from an operational basis. We discussed if this would be the entire Mayor and Council, which would open it up as an "Open meeting" and we could have members of the media in attendance. The other option was a series of three (3) tours, which would not enact the Sunshine/"open meetings" law. Mr. Fisher feels that at least 1 or possibly two more council members could be swayed in our favor by showing them the facility and how quite it is. Also, showing our screening and how we are doing what we said we would do to be a good neighbor would be appreciated. We currently have a solid 3-3 vote with Mayor Lewis for us to break a tie.

SOUTH HARPER ROAD IMPROVEMENTS FOR ANNEXATION RESOLVE: We have talked with the City engineer and he has VERY preliminary estimates that are "ball park" at best.

Sewers:		\$1,080,000.00
includes (3) lift stations at \$125,000/ea plus laterals for 32 properties to have access & trunk.		
South Harper Road Paving:		<u>\$ 500,000.00</u>
Total Estimate		\$1,580,000.00
Incremental City <u>real</u> property taxes paid:		
Estimated annual basis	\$ 23,000.00	
Ten Year estimate	\$230,000.00	\$ 230,000.00
TOTAL		\$1,810,000.00

SOUTH HARPER ROAD PROPERTY OWNERS MEETINGS: There are two to three property owners along South Harper that would benefit greatly from a proposal for road improvements and sewer improvements. Mr. Fisher has offered to arrange a meeting with Larry "Peanut" Bridges and one other owner about a concept plan and how they might benefit and be a messenger to help us with other owners in the area. This meeting could happen as early as this week.

LAKEFEST SPONSORSHIP: Aquila is sponsoring the cook-off component of the LAKEFEST celebration in Peculiar and a corporate sponsor of the entire event as well. Our potential involvement in person on Saturday 7/9/05 was discussed. Mr. Fisher said he felt the appropriate position would be not to have a major booth, exhibit but rather present the awards for the event we sponsored and thank all for attending, etc. In other words, more of a "soft sell" approach. He estimates the crowd on Saturday afternoon at 3:00 pm to be from 350-500 potentially.

TITLE SEARCH ALONG 243rd to C: Research is ongoing on ownerships along this route and options that we could consider. I have instructed Stewart Title we need this data on Friday.