

NOTICE OF SPECIAL MEETING
&
Tentative Agenda

YOU ARE HEREBY NOTIFIED THAT THERE WILL BE A SPECIAL MEETING OF THE CITY OF GERALD BOARD OF ALDERMEN TO BE HELD AT CITY HALL ALDERMANIC CHAMBERS, 106 E. FITZGERALD AVE., GERALD, MISSOURI ON THURSDAY, AUGUST 9, 2018 AT 6:15 P.M.

Call to Order:

Pledge of Allegiance:

Roll Call:

Public Hearing – AMENDING THE MUNICIPAL CODE OF THE CITY OF GERALD BY REVISING CERTAIN FEES RELATED TO PLANNING AND ZONING, THE BOARD OF ADJUSTMENT, AND THE BUILDING CODE, AND BY CONSOLIDATING ALL SUCH FEES INTO CHAPTER 100.

- a) Opening of the Hearing
- b) Presentation of amending fees
- c) Public Comment
- d) Board Discussion
- e) Close of Hearing

Adjournment

CITY OF GERALD REGULAR MEETING

Tentative Agenda

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Call to Order:

Pledge of Allegiance:

Roll Call:

Agenda Approval:

Scheduled Visitors:

Public comment: (There is a 3 minute time limit per speaker.)

Minutes:
Minutes 07-12-18-regular
Minutes 07-12-18-executive
Minutes 07-25-17-special
Minutes 07-25-17-executive

Bills: August Bills (in packet)

Executive Meeting:

- Pursuant to 610.021(1) RSMo. - Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorney.

Department Reports:

- City Engineer-Terris Cates
- Public Works-Nick Grube y
- City Attorney-Nathan Nickolaus
- Police Department-Chief Jim Helton
- City Hall-Jane Hungler
- City Building Inspector-Phil Pilgram

Unfinished Business:

- Dangerous Buildings
- Weed violations
- Opening bids for propane
- Proposal bids for auditing firm
- Bids for park roofing

DRAFT

New Business:

- Tax levy

Ordinances:

- Bill 2018-10 Ord 874 - AMENDING THE MUNICIPAL CODE OF THE CITY OF GERALD BY REVISING CERTAIN FEES RELATED TO PLANNING AND ZONING
- Bill 2018-11 Ord 875 - AMENDING SECTION 700.170 (A) PERTAINING TO WATER RATES

Other Business:

- Aldermen Reports
- Mayor Report

Next Schedule Meeting:

Regular Meeting – September 13, 2018 @ 6:30 p.m.

Adjournment

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 573-764-3340 at least 48 hours prior to the scheduled meeting.

Posted and made available to local media outlets _____, 2018

by Jane Hungler, City Clerk

Minutes to be processed

BANK ACCOUNT BALANCES
MONTH @August 6, 2018

GENERAL FUND ACCOUNTS		
First bank - Checking	(Bills, payroll etc.)	\$ 176,124.95
* First Bank Fines & Costs	(court expenses only)	\$ -
* First bank - Medical Claims	(medical expenses only) ensure that catastrophic claims numerous claims, do not upset the financial reserves of self-funded plan.	\$ 166,414.75
* First bank - street equipment	(street only)	\$ 5,771.08
Petty cash		\$ 50.00
TOTAL GENERAL		\$ 348,360.78

POLICE DEPARTMENT		
* First Bank - Police	(Police Acct for supplies, etc)	\$ 3,396.52
* First Bank - Training	(Police Training Expenses only)	\$ 7,007.44
* First Bank - Police equipment	(Police only)	\$ 7,343.10
TOTAL POLICE		\$ 17,747.06

Sub Total - GENERAL & POLICE FUNDS \$ 366,107.84

TRANSPORTATION TAX ACCOUNTS		
* First Bank - Money market	(street work only)	\$ 1,465.22
* First Bank - Checking	(street work only)	\$ 469,189.06
TOTAL TRANSPORTATION		\$ 470,654.28

SEWER ACCOUNTS		
* First Bank - #3936	debt service sewer (USDA) \$793 mo --fully funded in 10 yrs. then you fund the Replacement and Extension acct at same rate until loan is paid	\$ 38,096.51
* First Bank - #4045	reserve asset for treatment plant (USDA) \$584 mo (blowers, pumps, replacement etc.)	\$ 24,105.31
First Bank - Checking #3538	Checking acct for sewer expenses..... \$184,749.08 (includes YTD other reserve assets currently \$135,226.11 restricted reserve assets)	\$ 297,975.19
Petty Cash		\$ 60.00
TOTAL SEWER		\$ 360,237.01

WATER ACCOUNTS		
Citizens Bank - Checking #1753	Checking acct for water expenses.....\$96,200.56 (includes reserve \$50,000 for COPs)	\$ 146,200.56
* First Bank - Checking #9375	(water billing collection)	\$ 64,044.27
* First Bank - Water Deposit #4184	(All water security deposits)	\$ 18,461.63
* First Bank - Water Tower Checking	cash CD's for water tower repair	\$ 131,919.91
* First Bank - equipment	(equipment only)	\$ 6,796.22
* Citizens Bank, CD #262833	(Renews 10/23/17 - 12 mo term @ .20%) (Bond Revenue)	\$ 33,343.94
* Citizens Bank, CD #271855	(Renews 12/14/19 - 24 mo term @ .40%) (Earmarked for Enterprise)	\$ 83,530.31
Petty cash		\$ 40.00
TOTAL WATER		\$ 484,336.84

TOTAL ENTERPRISE \$ 844,573.85

TOTAL GENERAL AND ENTERPRISE \$ 1,681,335.97

PARK BOARD ACCOUNTS		
* First Bank - Checking	(park expenses only)	\$ 30,894.81
* First Bank - Money Market	(park expenses only)	\$ 5,369.69
* First Bank - Capital Improvement	(park improvement only)	\$ 11,508.50
TOTAL		\$ 47,773.00

*denotes restricted use of money

August	Vendor	Memo	Amount
COURT	Purschke	aug p/a fee	
TOTAL COURT			\$ -
GENERAL	Citizens Bank	aug pymt	\$ 661.38
	Fidelity	aug pymt	\$ 318.21
	Ameren	aug pymt	\$ 359.53
	AQM	server	\$ 3,425.65
		email, dir dep, dues, notary, postage, labels, bus	
	Firstbank card	cards	\$ 359.68
	Cunningham	jun legal	\$ 3,037.50
	Gerald Home Center	sink piping	\$ 9.29
	IIMC	2018 dues	\$ 185.00
	Mocccfoa	2018 dues	\$ 25.00
	Republican	ads	\$ 322.56
	Dollar General	phone	\$ 10.95
	USA Blue Book	first aid kit	\$ 18.69
TOTAL GENERAL			\$ 8,733.44
Planning & Zoning	AT&T	aug pymt	\$ 24.67
	Haase Home Supply	circuit, analyzer, circular saw	\$ 106.70
TOTAL P/Z			\$ 24.67
	Total General & P/Z		\$ 8,758.11
POLICE	AT&T	aug pymt	\$ 106.00
	Culligan	aug pymt	\$ 23.80
	Naught-Naught	bond	\$ 114.00
	TransUnion	reports	\$ 175.00
	Ameren	aug pymt	\$ 286.88
	Fidelity	aug pymt	\$ 147.96
	Dollar General	cleaning supplies	\$ 15.25
TOTAL POLICE			\$ 868.89
STREET	AT&T	aug pymt	\$ 62.00
	MFA	weed killer	\$ 41.90
	Ameren	aug pymt	\$ 1,740.06
	Rosebud tractor	mower bearing, altenator	\$ 27.63
	Haase Home Supply	circular saw, impact wrench/grease gun	\$ 186.09
	Firstbank card	screen protector	\$ 5.99
TOTAL STREET			\$ 2,063.67
Total - General Funds			\$ 11,690.67

SEWER				
Jost Tire	tire - sewer jetter	\$		25.00
O'Reilly	plugs/wires - sewer jetter	\$		31.76
Ameren	aug pymt	\$		1,572.60
Fidelity	aug pymt	\$		96.28
Gerald Home Center	lumber, hook, brace, chain, bolts	\$		36.34
Dollar General	cleaning supplies	\$		32.23
Rosebud tractor	mower bearing, altenator	\$		149.21
USA Blue Book	eyewash, first aid kits, visors, vest, safety glasses	\$		344.34
Haase Home Supply	circular saw, impact wrench/grease gun, switch, screw	\$		194.11

TOTAL SEWER \$ 2,481.87

WATER				
Ameren	aug pymt	\$		1,329.37
Certified	tire patch F150	\$		13.84
Fidelity	aug pymt	\$		64.18
Shelley Symthe	mileage-training	\$		139.52
UMB Bank	water bond	\$		38,167.29
Water works	user license	\$		395.00
Gerald Home Center	lumber, hook, brace, chain, bolts	\$		24.23
Dollar General	brake fluid, cleaning supplies	\$		26.43
Rosebud tractor	mower bearing, altenator	\$		99.47
USA Blue Book	eyewash, first aid kits, visors, vest, safety glasses	\$		242.03
Haase Home Supply	circular saw, impact wrench/grease gun, carb cleaner, tape	\$		233.65
Firstbank card	training, dues, postage	\$		151.85

TOTAL WATER \$ 40,886.86

Total Enterprise \$ 43,368.73

Transportation				
Barco Products	tape, cones	\$		471.13
Schulte Supply	valve riseres	\$		290.30
Haase Home Supply	impact wrench/grease gun, plug	\$		119.17

TOTAL TRANSPORTATION \$ 880.60

Park				
Republican	ads	\$		74.50
Ameren	aug pymt	\$		371.25
Central Septic	jul pymt	\$		100.00
Gerald Home Center	lumber, paint, brush	\$		35.70
Haase Home Supply	screws, plug, dead bolt, batteries, key, cotter pins, im	\$		146.10
Dollar General	cleaning supplies	\$		4.04
Firstbank card	security system, ada signs	\$		366.66

TOTAL PARK \$ 1,098.25

TOTAL \$ 57,038.25

CITY OF GERALD POLICE DEPARTMENT Monthly Statistal Report for July 18

Officer #	Administration-Officer Name	Training (type) and (hours) / meetings / call in	Regular Hours Worked	Overtime Worked & reason for OT
810	Jim Helton, Chief	Prop P Meeting Union	178 ²⁵	
Total				

Officer #	Officer Name	Training (type) and (hours)	Regular Hours Worked	Overtime Worked & reason for OT
819	Richard Anderson		229 ²⁵	Cover Weekend
814	Butch Terry, Reserve			
		Total		
Total Incidents for the month...		29		

Incident Statistics

Felony	4	HBO (Handled by Officers)	7
Misdemeanor	6	Use of Force	0
Infraction	1	Use of Force with Injuries	0
Ordinance Violations	17	Business Checks	over 100

Vehicle Maintenance

Vehicle	Odometer Reading	Monthly Mileage	Shifts Used	Miles per Shift	Month to Date	Year to Date Maintenance
2014 Charger-802	32692		810			oil change
2014 Charger-801	30346		811			Tires Rdate
2004 Crown Vic-800						

Vehicle Maintenance Details

Both service vehicles are in good repair	
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Other department news

Attended a Chiefs meeting in ref to updates on Prop P Funds.

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City Hall Report August 9, 2018

- Enclosed is copy of director's reports for water for July.
- Census – for 2020 will need to form a complete count committee toward end of 2018
- Server installed – up and running
- Summer lunch program ending this Friday, August 10th



CITY OF GERALD WATER AND

DIRECTOR'S REPORT

July 2018 Billing cycle

800-227-5128

Printed Thursday, August 2, 2018 @ 14:44

DISTRIBUTION EFFICIENCY SUMMARY

	Gallons	Percent
Water Supplied to System	4,358,797	100.0%
Water Sold to Customers	3,625,898	83.2%
Utility Use (fire, flushing)	0	0.0%
Water Lost	732,899	16.8%
Average Use Per Account	6,198	
Accounts Using Water	585	

SUMMARY BY SERVICE

	Water	Sewer	Trash	Other1	Other2	Other3	Sales Tax
Charges	14,700.34	28,722.22	7,432.50	22.68	5.60	0.00	461.63
Count	610	603	518	7	7	0	589
Average	24.10	47.63	14.35	3.24	0.80	0.00	0.78

ACCOUNTS RECEIVABLE ANALYSIS

Balance Due on July 2018 Bills	59,734.70	616
Credit Balances	-336.87	5
Debit Balances	60,071.57	611
Payments	-58,842.08	612
Adjustments	-1,158.57	63
Balance after Payments and Adj	-265.95	25
Current	-761.07	15
30 to 60 Days Old	319.34	5
60 to 90 Days Old	90.39	3
Over 90 Days Old	85.39	2
Penalty Charges	930.00	186
Charges for Services	51,344.97	614
Balance Due	52,009.02	

2018 Propane Bid Tally

<u>Bidder #1</u>	<u>Bidder #2</u>	<u>Bidder #3</u>
<u>Boland</u>	<u>MFA</u>	<u>Peterson</u>
\$ -	\$ -	\$ -

Price per gallon

2018 Audit Bid Tally

	<u>Bidder #1</u>			<u>Bidder #2</u>		
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Maximum Audit Fees - includes CAFR Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Single Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hourly Rates for Additional Audit Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total						

References

PUBLIC HEARING

Section 67.110.2, RSMo

A Public Hearing will be held at _____ pm on _____, 2018 at the Gerald City Hall at which time citizens may be heard on the property tax proposed to be set by Gerald, MO, a political subdivision. The rate shall be set to produce the revenue which the budget for the fiscal year beginning January 1, 2019 will require from the property tax. All rates are subject to approval by the State Auditor's Office.

ASSESSED VALUATION	CURRENT TAX <u>2018</u>	PRIOR TAX YEAR <u>2017</u>
REAL ESTATE		
Residential	\$ 8,249,371	\$ 8,287,298
Agricultural	\$ 96,936	\$ 96,934
Commercial, Industrial	\$ 3,804,723	\$ 3,807,603
RR & Utilities	\$ 187,991	\$ 187,991
State Assessed		
RR & Utility	\$ 682,567	\$ 776,455
PERSONAL PROPERTY		
Local Property	\$ 3,206,539	\$ 2,923,354
RR & Utilities	\$ 107,811	\$ 25,726
State Assessed		
RR & Utility	\$ 83,387	\$ 102,637
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TOTAL ASSESSED VALUATION	\$16,419,325	\$16,207,998
FUND	Propose Tax Rate	Current Tax Rate
GENERAL REVENUE	0.7161	0.7182
PARK	<u>0.2341</u>	<u>0.2320</u>
TOTAL	\$0.9502	\$0.9502

Board of Aldermen, Cary Parker, Mayor

Jane Hungler, City Clerk

Gerald City Park Roofs

Bid Sheet

Gazebo

Task	Price
Remove existing shingles: Method 1	
Replace with Architectural roof shingles: Method 1	
Replace with Metal roofing: Method 2	
Total:	

Legion Park Restrooms

Task	Price
Remove existing shingles: Method 1	
Remove and replace damaged plywood: Method 1	
Replace with Architectural roof shingles: Method 1	
Replace with Metal roofing: Method 2	
Total:	

City Park old Restrooms

Task	Price
Remove existing shingles: Method 1	
Replace with Architectural roof shingles: Method 1	
Replace with Metal roofing: Method 2	
Total:	

Legion Hall

Task	Price
Repair and/or replace wind damaged shingles:	
Total:	

Contractor Company Name:

Name of person providing Quote:

Date:

Ordinance(s)

For

Final

Passage

INTRODUCED BY: Alderman Grgurich

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF GERALD BY REVISING CERTAIN FEES RELATED TO PLANNING AND ZONING, THE BOARD OF ADJUSTMENT, AND THE BUILDING CODE, AND BY CONSOLIDATING ALL SUCH FEES INTO CHAPTER 100.

Whereas, The Planning and Zoning Commission after due consideration recommended approval of the certain proposed amendments to Chapter 400, 405, and 500, of the Land Use Code on February 6, 2018 pertaining to fees; and

Whereas, the Board, after careful and due deliberation, following a duly noticed public hearing held on August 9, 2018, has concluded that adoption of the proposed amendments would be in the interests of the health, safety, and welfare of the citizens of the City.

NOW THEREFORE BE IT ENACTED by Board of Aldermen of the City of Gerald, as follows:

Section 1. The City Code, Chapter 100, is hereby amended by adding one new section to read as follows:

Section 100.097 Fees

Where any section of the Code refers to fees as set forth in Chapter 100, those fees will be as set forth in Appendix A of this Chapter.

Section 2. The City Code, Chapter 100, is hereby amended by adding Appendix A, to read as follows:

APPENDIX A
ADMINSTRATIVE FEES

Request for Zoning Code Text Amendment	\$250	§ 405.430 B 1
Request for Rezoning	\$250 plus \$50 per acre or part thereof	§ 405.430 B 2
Application for Variance, Single Family Residential, regardless of acreage	\$50	§ 405.450 A 2
Application for Variance, Commercial	\$100 for less than ¼ acre \$150 for ¼ acre or more, but less than ½ acre \$200 for ½ acre or more, but less than 1 acre \$300 for 1 acre or more	§ 405.450 A 2

Building Permit	\$80 for residential structures \$150 for commercial new construction \$85 for commercial alteration/tenant finish \$150 for demolition (residential or commercial)	§ 500.170 A
Occupancy Permit – Residential and Commercial but not Rental	\$150 including one inspection and one re-inspection \$100 for each additional inspection required.	§ 500.140
Occupancy Certificate – Residential Rental Property	\$25	§ 500.200 et. seq.

Section 3. The City Code Section 405.430.B is hereby amended to read as follows:

Section 405.430 Procedure.

- B. Application and Submission Requirements. The application shall be made on a form provided by the City Clerk and shall comply with and be in accordance with the format and procedures governing same as adopted by the Commission. Said application shall be signed by the applicant and shall state the applicant's name and address, as well as:
1. Text Amendments. An application for an amendment to the text of this Chapter shall set forth the new text to be added and existing text to be deleted. The application shall be accompanied by a fee as set forth in Chapter 100.
 2. Rezoning.
 - a. An application for a Zoning Map change shall include a legal description of the property to be changed from one (1) category to another, as well as a map or overlay on the existing map graphically describing said change.
 - b. In all cases where an application is initiated by a private party, the application shall be accompanied by fifteen (15) copies as well as the fee as set forth in Chapter 100.

Section 4. The City Code Section 405.450 is hereby amended to read as follows:

Section 405.450 Variance Applications.

- A. Applications for variances to this Chapter shall be processed in the following manner:

1. An application for a variance from the terms of this Chapter signed by the applicant, shall be addressed to the Board of Adjustment and presented to the Administrative Officer.
2. As set forth in Chapter 100, shall be paid to the City of Gerald for each application to cover the costs of advertising and administrative costs. The application shall contain or be accompanied by such legal descriptions, maps, plans and other information so as to completely describe the proposed use and existing conditions.
3. The Administrative Officer shall review the application and determine that sufficient data is contained to adequately describe the situation to the Board of Adjustment. If the data is not adequate, the Administrative Officer shall return the application to the applicant for additional information. Completed applications shall be forwarded to the Board of Adjustment.

Section 5. The City Code Section 500.140 is hereby amended to read as follows:

The City Code **Section 500.140** Occupancy Permit (**Commercial and Owner Occupied Residential**).

1. No person shall occupy, nor shall any owner or agent thereof permit the occupancy of, any building for which a certificate of occupancy is required by this Code until such certificate has been issued by City.
2. Any person desiring an occupancy permit for a commercial building or an owner occupied residential building shall file an application for the same and submit a fee as provided in Chapter 100. Any person desiring an occupancy permit for a residential rental building shall obtain an occupancy permit as set forth in Sections 500.200 to 500.250 of this Code.

Section 6. The City Code Section 500.170 is hereby amended to read as follows:

Section 500.170 Fixed Rate Permit Fee Schedule.

- A. The City of Gerald shall charge permit fees for inspections as set forth in Chapter 100.
- B. The following construction work performed within the City limits of Gerald shall be exempt from permitting requirements:
 1. Fences less than six (6) feet high, roofing, siding, window installation, retaining walls [five (5) feet and under] and other ordinary repairs and minor alterations not involving a change in major structural and/or load-bearing supports such as walls, beams, girders, chimneys and flues, decks less than thirty (30) inches above grade.

2. Detached outbuildings such as sheds, chicken houses, and one-car garages. Portable buildings (not anchored to concrete) less than two hundred (200) square feet.
3. Any and all minor alterations or repairs in electrical wiring or related equipment. Note: Confirm with inspector if alterations are minor.

Section 7. Article IX of Chapter 500 of the City Code is hereby amended to read as follows:

Article IX: Residential Rental Occupancy Permit Program

Section 500.200 Purpose.

[Ord. No. 773 §1, 3-12-2015]

The purpose of the Residential Rental Occupancy Permit Program is to provide for the health, safety and general welfare of the residents of the City of Gerald through the establishment of a permit inspection program. The program shall monitor the general condition of Rental Dwelling Units within the City through the establishment of a regularly scheduled inspection procedure. At a minimum, the health and safety occupancy inspection shall review the following areas of potential health and safety concerns to assure that all necessary utility services are provided and functioning properly: all HVAC systems are in working condition; all plumbing fixtures are in proper working condition; no unsafe electrical hazards exist; the structure is structurally sound; all windows are in place, unbroken and function properly; plaster and paint on walls are not peeling or flaking; there is no accumulation of trash, debris, chemicals or fabric which could pose a fire hazard; there are no insect or rodent infestations; and the exterior of the structure meets all property maintenance codes consistent with Section 500.105 of this Code.

Section 500.210 Definitions.

For the purpose of this Article, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

ADMINISTRATIVE OFFICER

An officer or individual having specific authority to administer the regulations of this Article, to include the City Building Inspector.

CRIMINAL ACTIVITY

The commission, attempted commission, conspiracy to commit or the solicitation, coercion or intimidation of another person to commit any crime which is chargeable by indictment or information under Missouri law, including, but not limited to:

1. Chapter 195, RSMo., relating to drug regulations;
2. Chapter 570, RSMo., relating to stealing and related offenses;
3. Chapter 567, RSMo., relating to prostitution; or
4. Chapter 571, RSMo., relating to weapons.

RENTAL DWELLING UNIT

A single unit providing complete, independent living facilities for one (1) or more persons, including permanent provision for living, sleeping, eating, cooking and sanitation, which is rented or leased for fixed or periodic increments of time pursuant to an oral or written agreement.

Section 500.220 Certificate of Compliance.

- A. It shall be unlawful after the adoption of this Article for any person to occupy any Rental Dwelling Unit for any purpose until the owner or agent for the occupant has an occupancy certificate issued by the City of Gerald. A certificate shall be valid until such time as an inspection is required. The owner of a Rental Dwelling Unit may receive an occupancy certificate by completing an application, on a form prescribed by the City Clerk, and paying the application fee as provided in Chapter 100.
- B. The certificate shall state that the dwelling unit and any adjacent common area, if applicable, has been inspected and that the same is in compliance with the provisions of this Article. The certificate shall also state the name and address of the owner and name and address of the prospective or current tenant.
- C. It shall be unlawful for any person to knowingly make any false statement in an application for a certificate.
- D. By issuing occupancy certificate, the City does not intend to and does not warrant, insure or guarantee to the holder thereof, to his/her assignee or to any other person that there are no violations of any provision of this Chapter or any other ordinance. The City makes no warranty or representation whatsoever as to the condition of the unit or building.

Section 500.230 Rental Dwelling Unit Inspection.

- A. The City of Gerald is authorized to and may make inspections of structures and of the rental dwelling units and adjacent common areas, if any, upon any change in occupancy thereof after the adoption of this Article. At the discretion of the Administrative Officer, an inspection upon a change in occupancy may be waived if it is found that the structure/unit in question has

passed an occupancy inspection within the six (6) months immediately preceding the application/request.

- B. The inspections shall be for the purpose of determining whether the dwelling structure/unit and the adjacent common areas, if any, conform to the requirements of this Article. Under this Article, common areas shall not be subject to independent inspection but shall only be inspected in conjunction with the inspection of an adjacent dwelling unit.
- C. For the purpose of making the inspection, the Administrative Officer is authorized to enter, examine and survey the premises by appointment with the knowledge of the owner and tenant if occupied.
- D. The inspection shall determine compliance with the basic health and safety requirements of the Building Code, maximum occupancy of unrelated persons and the Property Maintenance Code.
- E. If a violation is found, the owner shall be given a reasonable length of time to make repairs prior to re-inspection. A temporary certificate shall be issued while repairs are being made, unless a violation renders the premises unfit for human habitation, as determined in writing by the City of Gerald. No final certificate shall be issued until the structure/dwelling unit and the common area comply with the requirements of this Article.
- F. All occupancy inspections, other than those called for by the property owner shall be scheduled by the owner/landlord of the dwelling unit.
- G. Appeals from decisions of the Administrative Officer shall be filed with the Board of Adjustment. The procedures for appeal and for the meetings, hearings and decisions of the Board shall be the same as set forth elsewhere in the Code of Ordinances of the City of Gerald.
- H. The Board of Aldermen may, from time to time, enact and amend a "Real Property Inspection Checklist" for guidance and instructional purposes for use by the building inspector in an effort to carry out the above described inspection. The checklist shall be made available to the public in the office of the City Clerk, at City Hall.

Section 500.240 Criminal Activity in Dwelling Unit — Frequency of Inspection.

- A. If a rental dwelling unit is the site of criminal activity, then the following procedure shall be used to inspect the dwelling unit and to determine frequency of re-inspections:
 - 1. The Chief of Police may request the Administrative Officer/Building Inspector to inspect a dwelling unit which was a site of criminal activity to determine compliance of the property.

2. The property owner shall permit the Administrative Officer/Building Inspector to immediately inspect the dwelling unit to determine compliance of the property. If the property owner fails to permit such an inspection the Administrative Officer/Building Inspector may, in his or her discretion, revoke the occupancy certificate.

3. After the initial inspection of a unit, the Chief of Police and Administrative Officer/Building Inspector are authorized to determine whether the premises shall be re-inspected and the property owner shall permit the Administrative Officer/Building Inspector to re-inspect the premises. If the property owner fails to permit such an inspection the Administrative Officer/Building Inspector may, in his or her discretion, revoke the occupancy certificate.

Section 500.250 Violations — Penalties.

Penalties for violation of this Article shall be as provided in Section 500.190 of this Chapter.

Section 8. This Ordinance shall be in full force and effect after the date of its passage and approval.

READ a first time on this 12th day of July, 2018.

READ a second time and passed as read this 9th day of August, 2018.

VOTES CAST:

Alderman Long _____ Alderman Grgurich _____

Alderman Adams _____ Alderman Richardson _____

APPROVED this 9th day of August, 2018.

Mayor, Cary Parker

ATTEST:

City Clerk, Jane Hungler

INTRODUCED BY: Alderman Adams

AN ORDINANCE AMENDING CHAPTER 700 OF THE CODE OF THE CITY OF GERALD, MISSOURI, BY AMENDING SECTION 700.170 (A) PERTAINING TO WATER RATES, AND ESTABLISHING THE EFFECTIVE DATE THEREOF.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GERALD, MISSOURI, AS FOLLOWS:

SECTION ONE: Whereas the Board of Aldermen for the City of Gerald, Missouri, hereby recognize the increase in labor, fuel, material and other costs to the City of Gerald to provide construct, maintain and otherwise service the water system for the citizens of the City of Gerald, and hereby adjust the charges for water rate within the City as follows to assist in covering these additional expenses.

SECTION TWO: Section 700.170 (A) shall be repealed in its entirety.

SECTION THREE: A new Section 700.170 (A) of the Code of the City of Gerald is hereby enacted and shall hereinafter read as follows:

SECTION 700.170 WATER AND SEWER RATES

B. Water Rates

Schedule Of Rates. The schedule of rates for water service within the Gerald limits shall be as follows until hereafter changed, which right the City expressly reserves to itself.

1. A base fee for all water users of twelve dollars and twenty-five cents (\$12.25) per month, regardless of usage; and
2. An additional three dollars (\$3.00) per one thousand (1,000) gallons or fraction thereof of water used per month.

SECTION THREE: This Ordinance shall be in full force and effect from and after its final passage and approval.

READ a first time on this 12th day of July, 2018.

READ a second time and passed as read this 9th day of August, 2018.

VOTES CAST:

Alderman Long _____ Alderman Grgurich _____

Alderman Adams _____ Alderman Richardson _____

APPROVED this 9th day of August, 2018.

Mayor, Cary Parker

ATTEST:

City Clerk, Jane Hungler