

December 15, 2008

The Board of Aldermen, City of Kearney, Missouri, met in regular session at Kearney City Hall, 100 East Washington, December 15, 2008 at 6:30 P.M. with Mayor Dane presiding. Members present were Jeff Couchman, Alan Gustin and Dan Holt. Jenny Hayes attended by phone conference. Staff members present were Jim Eldridge, Shirley Zimmerman, David Pavlich, Eric Marshall and Jay Bettis.

The Mayor opened the meeting with the Pledge of Allegiance.

### **CONSENT AGENDA**

The following items were submitted for the Board of Aldermen to approve:

- Minutes for December 1<sup>st</sup> meeting
- Bills presented for payment
- **Resolution No. 28-2008** Mowing bid contract with Houseworth
- Police Garage Furnace
- Shadowbrook Box Culvert Rail

Mayor Dane asked if we would only be doing the West side of the box culvert in Shadowbrook. Staff said that is correct.

Alderman Holt asked what we know about Houseworth. Staff said we checked out his references and found nothing bad about him. We also asked the competitive bidders and they didn't have anything bad to say about him.

Mayor Dane said his bid is so low that it causes you to question it but his references are all good.

Staff said our Contract is drawn up to where we can with fifteen day notice retain any or all mowing jobs if we are dissatisfied with the work.

A motion was made by Alderman Gustin and seconded by Alderman Holt to approve the Consent Agenda as presented. The motion carried unanimously.

### **MAYOR'S REMARKS**

**GIRLS CROSS COUNTRY RECOGNITION** A Resolution, congratulating the 2008 **RESOLUTION NO. 27-2008** Kearney High School Girls Cross Country Team and coaching staff for placing 2<sup>nd</sup> in State, was presented and read in its entirety.

Mayor Dane said he wanted to introduce Coach Roberts, who twenty years ago coached his daughter in Cross Country. He said he always marveled that Coach Roberts ran every day with the athletes.

**GIRLS CROSS COUNTRY RECOGNITION** Coach Roberts introduced the girls and **RESOLUTION NO. 27-2008** briefly told of each girl's accomplishments. Besides getting second as a team four of the girls placed in State. He said they learned how to win. They only ran in large meets this year and won all eight invitational meets that they participated in.

Coach Roberts said he wanted to thank the City of Kearney and the Park Department for all their assistance. He said we have the best Cross Country course in Missouri.

A motion was made by Alderman Holt and seconded by Alderman Gustin to approve the Resolution congratulating the 2008 Kearney High School Girls Cross Country Team and coaching staff for placing 2<sup>nd</sup> in State. The motion carried unanimously.

Mayor Dane presented a framed copy of the Resolution for the School District to Coach Roberts and each coach and athlete received a copy of the Resolution.

### **ADMINISTRATOR'S REPORT**

**SPECIAL MEETING DEC. 22<sup>ND</sup>** Staff requested that the Board of Aldermen have a Special Meeting on December 22<sup>nd</sup> to review and consider insurance quote recommendations, which are still coming in.

Staff said the Board will also be asked to approve a modification to the Park Reservation Agreement with the Jesse James Festival, which will raise the insurance requirements to 2.4 million.

### **OLD BUSINESS**

#### **PROPOSED METER SET AND SEWER CONNECTION CHARGE ORDINANCE**

Mayor Dane said we have invited Clark Thompson, Larkin Group, to participate in a continued discussion concerning meter set fees for multi-family and commercial connections.

Mayor Dane said since our last meeting we received the news that Maco did get the funding to build the fifty-six unit senior citizen complex on East Washington. He said with the new fees it would raise their full building permit fees to \$184,000.

Clark Thompson, Larkin Group, said he had looked over the proposed ordinance. He said we should maybe consider adding a six inch sewer line in the event a large industry came to town.

Mr. Thompson said we have run with low fees for a long time. He said the current economic situations have now made us aware of it. He said he thought we would still be competitive with surrounding cities with the new rates.

Mayor Dane said we need to stay competitive with surrounding cities. Mr. Thompson said there may be some lower than us but they will have to raise their rates the next time they do an update to their systems.

**PROPOSED METER SET AND SEWER CONNECTION CHARGE ORDINANCE-  
CONT**

Alderman Holt asked if this could be a deterrent to people coming to Kearney. Mr. Thompson said the cost of copper, etc. has driven the cost up. He said if we only cover the cost of parts, etc. than we are subsidizing for the labor.

Staff said our meter set fees, etc. was calculated in 2001 when we only had single family development going on. Times have changed and we have nothing to cover the impact of multi-family development. The Stolling property was platted to have a lot of multi-family development and as the economy turns around that area will be developed.

Alderman Gustin asked if we had ever started using the sewer line to the South of town and could a fee be charged to that line. Staff said that sewer line opened up the annexation to the West of town but the economy started to go down so that area didn't go ahead and develop. The time will come when that will change and sewers will be in place. That sewer line will eventually eliminate lift stations at Greenfield, Oakwood Estates and Westwood.

Mayor Dane said times are changing and multi-family development is becoming more popular. Developers will be looking at ways to get more revenue from their property. We as a City must start changing our thinking and be prepared for the impact.

Jay Bettis, Water Superintendent, said doing this now is as much foresight as doing the sewer line was in 2001.

Alderman Couchman asked if we could consider requiring separate meters per unit for multi-family at a lower rate. Staff said we can do separate water meters but not separate sewer connections.

Alderman Gustin asked how we are addressing irrigation meters. Staff said we have dropped the reduced rate for irrigation meters. He said those meters don't pay any sewer charges and cause us problems at peak times.

Clark Thompson, Larkin Group, said some Cities use a winter average to do sewers in the summer. The down side to that is that those Cities usually raise their rates about fifteen percent to offset doing that.

Alderman Holt said he is very concerned about what this might do to the Maco project. He said they would have done all their financing using the old figures.

Alderman Couchman said we can't make an exception for them or everyone will want us to make an exception.

Mayor Dane said we figured the budget at seventy-five meter sets and have only had twenty-two meter sets this year. He said even with all the things the department has done to reduce their expenditures, we will be missing the budget by \$250,000 this year. We do have a reserve fund but we can't continue to use from it and not do anything to offset that. He said if we don't do something we could be looking at significant rate increases.

**PROPOSED METER SET AND SEWER CONNECTION CHARGE ORDINANCE-**

**CONT** Alderman Couchman said we can't raise rates just because we didn't sell as much water. He said this won't bring in any more revenue if growth doesn't pick up. Staff said they aren't projecting any revenue from this ordinance for the next budget year.

Alderman Couchman asked if we could tier these rates. Clark Thompson said some Cities do raise the fees in tiers.

Mayor Dane said we can look at the tier process and get fees from the surrounding communities. He said we will gain nothing until construction picks back up. We do have to be careful and not price ourselves out of the market.

Alderman Gustin said while doing this we need to make sure the ordinance covers everything. He asked if we need to cover meters larger than two inches. He asked what about a large industrial user coming to the community. Staff said we would work on that separately.

**ADJOURNMENT** There being no further business on the agenda, a motion was made by Alderman Gustin and seconded by Alderman Couchman to adjourn. The motion carried unanimously.

The following bills were presented for payment at the December 15, 2008 meeting:

<b>ORG/VENDOR NAME</b>	<b>WARRANT: 121508</b>	<b>AMOUNT</b>
<b>* 33 Hwy Construction Exp</b>		
MANNECO INC		4,483.03
THE UPS STORE		52.92
<b>* City Hall Expenses</b>		
BIG V SUPERMARKET		51.19
CHRIS' LAWN CARE AND		65.00
CINTAS CORPORATION #690		148.44
CLAY COUNTY EDC		230.00
DE LAGE LANDEN FINANCIAL SERVICES		60.00
DEFFENBAUGH INDUSTRIES		20.00
JIM ELDRIDGE		25.60
275-FAIRPOINT COMMUNICATIONS		436.08
FORM-TECH INC.		45.79
GRAINGER		46.80
R. BRIAN HALL, PC		4,125.00
KRAMER HARDWARE		51.64
MISSOURI GAS ENERGY		512.19
NEWCOMBS WINDOW SERVICE		50.00
NPG NEWSPAPERS INC		194.84
REVISOR OF STATUTES		75.00
U.S. POSTAL SERVICE		50.33
VERIZON WIRELESS		270.52
CARD SERVICES (VISA)		1,518.22
YATES ELECTRIC CO.		139.75
<b>* Community Development Dir</b>		
CINTAS CORPORATION #690		45.87
CONOCO		46.82

DE LAGE LANDEN FINANCIAL SERVICES	31.00
METRO KC CHAPTER ICC	20.00
PORTER'S SERVICE	20.75
VERIZON WIRELESS	211.01
CARD SERVICES (VISA)	8.99
<b>* Court &amp; Legal Expenses</b>	
LARRY E BUTCHER	475.00
R. BRIAN HALL, PC	495.00
KANSAS CITY METRO	58.00
RAY COUNTY SHERIFF/TREASURER	455.00
<b>* DWI/Drug Fund Expenses</b>	
CMI INC	837.00
DIGITAL ALLY	4,025.00
<b>* General Admin. Revenues</b>	
FAIRPOINT COMMUNICATIONS	6.09
BRIAN D HIGHFILL	6.40
MICKEY D POWELL	15.35
DEANNA D SCHOONOVER	10.00
WORLD WIDE ENTERPRISES	174.56
<b>* General Fund Balance Acct</b>	
MO DEPT OF PUBLIC SAFETY	91.00
MO DEPT OF REVENUE-CVC	648.38
SYNERGY SERVICES INC	182.00
<b>* Meter Deposit Expenses</b>	
MICHAEL STRAHL	15.88
<b>* Park Fund Expenses</b>	
ARROW STAGE LINES	511.00
BIG V SUPERMARKET	185.10
CHRIS' LAWN CARE AND	220.00
CINTAS CORPORATION #690	22.44
CONOCO	140.91
DEFFENBAUGH INDUSTRIES	84.00
KRAMER HARDWARE	271.65
NEW THEATRE RESTAURANT	957.00
NPG NEWSPAPERS INC	242.42
PUBLIC WATER SUPPLY	15.30
QUICK STOP	341.86
U.S. POSTAL SERVICE	50.33
VERIZON WIRELESS	234.90
CARD SERVICES (VISA)	498.11
YATES ELECTRIC CO.	2,363.30
<b>* Park Fund Revenue</b>	
NAN ALLGOOD	60.00
<b>* Police Dept. Expenses</b>	
AMERICAN PRIDE EXPRESS LUBE	29.95
BIG V SUPERMARKET	45.56
BOARD OF POLICE	33.84
THOMAS R. CAREY	286.00
CINTAS CORPORATION #690	11.33
CONOCO	962.54
DEFFENBAUGH INDUSTRIES	20.00
275-FAIRPOINT COMMUNICATIONS	578.06
GRAFF TECHNOLOGY SOLUTIONS	134.00
HARMON PLUMBING	97.50
HUNTS CAR CARE CENTER	430.67
INTERSTATE BATTERIES	218.31
J & K AUTO REPAIR	60.00

KRAMER HARDWARE	1.50
PETE LOPATA	111.99
RON MCENTIRE	10.58
MISSOURI GAS ENERGY	324.16
PORTER'S SERVICE	61.26
REVISOR OF STATUTES	75.00
SKC INSURANCE SERVICES, LLC	400.00
JOHN STEWART	50.72
VERIZON WIRELESS	1,041.74
CARD SERVICES (VISA)	431.11
<b>* Pooled Cash</b>	
FAMILY SUPPORT	1,224.00
ING FINANCIAL ADVISERS, LLC	2,181.33
<b>* Sewer Plant Expenses</b>	
BARCO MUNICIPAL PRODUCTS	161.33
DEFFENBAUGH INDUSTRIES	20.00
E & M PRE-CAST	102.00
HD SUPPLY WATERWORKS	488.70
THE LARKIN GROUP	1,667.50
MIDWEST LABORATORIES INC	323.64
SUPERIOR LAMP INC	518.92
YATES ELECTRIC CO.	788.50
<b>* Street Department Expense</b>	
AMERICAN PRIDE EXPRESS LUBE	68.95
BIG V SUPERMARKET	18.65
CINTAS CORPORATION #690	121.95
CONOCO	897.70
DEFFENBAUGH INDUSTRIES	30.00
EVERETT QUARRIES	776.01
275-FAIRPOINT COMMUNICATIONS	49.73
FERRELLGAS, INC.	360.56
GRAINGER	255.80
KEARNEY LAWN &	1.59
KEARNEY FEED & SUPPLY	22.00
KRAMER HARDWARE	75.34
LONG VET CLINIC	60.00
NORTH COUNTRY FORD	7.49
O'REILLY AUTOMOTIVE INC	16.23
PAVING MAINTENANCE	2,684.00
PERFORMANCE TRUCK AND SUV	19.79
PLATTE CLAY ELECTRIC	6,207.60
S & S CONSTRUCTION	195.00
TRANSYSTEMS CORP	1,804.80
VERIZON WIRELESS	300.83
<b>* W &amp; S Admin. Expenses</b>	
AMERICAN PRIDE EXPRESS LUBE	73.30
BLUFF'S EDGE ENVIRONMENTAL	1,353.86
CINTAS CORPORATION #690	152.28
CONOCO	429.61
EMBARQ	186.35
275-FAIRPOINT COMMUNICATIONS	124.08
KWIK LUBE	32.65
MISSOURI SALES TAX	1,239.25
MOBILFONE	25.47
PORTER'S SERVICE	491.85
TEK-COLLECT	34.37
U.S. POSTAL SERVICE	50.34

VERIZON WIRELESS	411.43
CARD SERVICES (VISA)	39.00
<b>* W &amp; S Oblig. Revenue</b>	
FAIRPOINT COMMUNICATIONS	.53
BRIAN D HIGHFILL	.56
MICKEY D POWELL	1.34
WORLD WIDE ENTERPRISES	15.18
<b>* Water Cap. Imp. Expenses</b>	
KINCAID CONSTRUCTION INC	137,099.97
THE LARKIN GROUP	4,909.00
<b>* Water Plant Expenses</b>	
C.H. ROBINSON COMPANY, INC.	776.25
CINTAS CORPORATION #690	26.00
DEFFENBAUGH INDUSTRIES	20.00
KRAMER HARDWARE	33.44
MISSISSIPPI LIME CO	4,200.00
MISSOURI GAS ENERGY	892.15
MISSOURI ONE CALL SYSTEM, INC.	93.60
THE UPS STORE	91.38
YATES ELECTRIC CO.	2,263.50
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<b>TOTAL</b>	<b>208,662.26</b>

APPROVED: \_\_\_\_\_  
 Billy R. Dane, Mayor

ATTEST: \_\_\_\_\_  
 Joan H. Updike, City Clerk

