

February 2, 2009

The Board of Aldermen, City of Kearney, Missouri, met in regular session at Kearney City Hall, 100 East Washington, February 2, 2009 at 6:30 P.M. with Mayor Dane presiding. Members present were Jeff Couchman, Jenny Hayes, Alan Gustin and Dan Holt. Staff members present were Jim Eldridge, Shirley Zimmerman, David Pavlich 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 January 20th meeting
- Bills presented for payment

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

MAYOR'S REMARKS

RESOLUTION NO. 02-2009 A Resolution, in support of the Kearney R-1 School District No Tax Increase Facilities Improvement Bonds, was presented and read in its entirety.

Mayor Dane said he is encouraging support of this issue because it is a no tax bond. He said what is good for the Schools is good for the City and vice versus. He said they are our largest employer and the reason people move here.

Mayor Dane said most of the surrounding communities have already improved their facilities with a bond package so it's very important that we do the same to stay competitive.

Alderwoman Hayes said things like this help to bring more talented teachers and coaches to the district as well as improve facilities.

A motion was made by Alderwoman Hayes and seconded by Alderman Holt to approve the Resolution in support of the Kearney R-1 School District No Tax Increase Facilities Improvement Bonds. The motion carried unanimously.

IDEA MEETING FOR WAYS TO PROMOTE BUILDING IN KEARNEY Mayor Dane said he will be holding a meeting Thursday, February 5, 2009 from 11:00 A.M. to 1:00 P.M. in Kearney City Hall. He said there will be a cross section of the community including business owners, bankers, builders, etc.

Mayor Dane said we will be looking for ideas to help increase building, etc. in Kearney. He said we will only project ten building permits for this year's budget. He said we need to see what the community can do as well as the City to stimulate building in Kearney.

IDEA MEETING FOR WAYS TO PROMOTE BUILDING IN KEARNEY-CONT

Mayor Dane said we could cut building fees in half for 150 to 180 days to see if it would help. Then for another 150-180 days we could collect half of the fees and the rest when the property sells.

ADMINISTRATOR'S REPORT

NEXT MEETING It was the general consensus of the Board of Aldermen that it would be alright to meet on Monday, February 16, 2009 even though it is President's Day.

CITY OF KANSAS CITY WATER RATE INCREASE Staff presented a letter from Kansas City notifying the City of an upcoming ten percent rate increase in May 2009, which is consistent with their announced rate increase plan.

Staff said it is recommended the City continue its involvement in the Suburban Water Coalition, which is a group of wholesale water customers that retain experts to maintain a dialogue with the Water Services Department.

Mayor Dane said we will be factoring this raise into the new budget.

PUBLIC REQUESTS & PETITIONS

KEARNEY COMMUNITY FOUNDATION BUILDING FEE WAIVER Staff presented a letter from Jason Hoyt, Vice President of Kearney Community Foundation, requesting a building fee waiver of \$323.40 for the Senior Nutrition Building at 600 North Jefferson.

A motion was made by Alderman Couchman and seconded by Alderman Holt to waive the building fee of \$323.40 for the Senior Nutrition Building at 600 North Jefferson. The motion carried unanimously.

GARRETT KOLB, 107 NORTH CLARK WATER LEAK Staff said Linda Sohm is requesting a water adjustment on behalf of her renter, Garrett Kolb. A water leak occurred sometime in December at 107 North Clark in the yard on the customer side of the meter. There was no sound of water running that could be detected in the house, the yard sits low and the leak simply was not observed until they actually came in on January 12th to inquire about their December bill which had an unusually large 35,400 gallon usage. By this time over 270,000 gallon had gone through the meter.

Staff said because most bills were estimated, we were short staffed at Christmas and busy with tax customers, we didn't screen the bills as closely as normal. We usually do a thorough job of reviewing bills, but this was simply overlooked.

The City policy of waiving the sewer charge as an assumed leak adjustment has been implemented and it came to \$647.28. This is a legitimate bill reduction because we do know the water did not go directly into the sewer. This left them with a bill of \$1203.36 plus the \$180.29 in arrears.

GARRETT KOLB, 107 NORTH CLARK WATER LEAK-CONT Staff said they averaged the usage for the entire month and then came up with the number of days from the December reading until the customer came in and the leak was discovered to figure a credit. The bill for water was \$1173.45 and eighteen days of credit would be \$707.07. This still leaves a balance of 469.38 for the January bill.

Mayor Dane asked where 275,000 gallons of water would go and no one notice it. Jay Bettis, Water Superintendent, said when it's cold and there is frost, the water doesn't surface. It will go under the frost line and resurface where there isn't frost.

Linda Sohm, 13701 Jesse James Farm Road, said she is the owner of the property and she has a contract with the Kolbs for a lease/purchase. She said she took care of the leak herself. She said they are a young couple with a newborn and a one year old.

Ms. Sohm said if they had been notified sooner this bill wouldn't have been so high.

Alderman Gustin asked what the extent of the repairs was. Ms. Sohm said it was a pipe which had burst close to the meter. She said when she got there the water was deep in the ditch but the Kolbs didn't enter the property from there.

Alderman Couchman asked if they have paid anything on these two month's bills. Staff said no.

Alderman Gustin asked if we would do a payment plan with them. Staff said we would and they wouldn't be charged any late penalties.

Mayor Dane said for whatever reasons, we missed catching this when doing the December billing and we should be responsible for the huge bill.

Alderman Couchman said we have to be careful how we handle this or every time someone has a high bill they will come in and say the City is at fault. Staff said we would be doing this because it is a leak outside the residence and very hard to detect from the home.

Alderwoman Hayes said if we have a report which flags accounts as a high error we should recheck each one of them to be sure they are correct and notify the homeowner. She said she feels we should be charging them a normal bill.

After much discussion, it was decided that they would owe the past due bill plus \$32.68 for January. This would have been a normal bill for January.

A motion was made by Alderman Couchman and seconded by Alderman Holt to only charge the Kolbs \$32.68 for their January bill, which is a normal bill, plus the \$180.29 in arrears. The motion carried unanimously.

NEW BUSINESS

STANDPIPE REPAIR PROPOSAL Jay Bettis, Water Superintendent, presented a proposal from Liquid Engineering to do a live dive inspection and leak repair of the City standpipe located next to Variform and recommended acceptance.

This would allow the tank to stay in service for fire protection at Variform and we will get video/picture images of the tank to evaluate the extent of repair needed. The total of the proposal to repair and inspect while maintaining the water level (live dive) would be \$3,475.

Staff said we thought the first leak was maybe caused by someone shooting the tank but we now believe it may be rust in the tank.

Jay Bettis said the main concern is how to fix this and not cause any problems for Variform. If we drain the tank, Variform would have no fire protection and have to shut down production. He said the tank has to be full for a live dive. He said we need to inspect the entire tank this time and try to detect what is happening.

Mayor Dane said this is the second leak in two years so we need to do a thorough inspection. Mr. Bettis said he would like to try and find someone to do annual inspections.

Mr. Bettis said he would like permission as long as it is a reasonable amount to inspect and fix any other potential problems.

Alderwoman Hayes asked if this only served Variform and do we have to maintain it to their standards. Mr. Bettis said that is correct.

Alderman Couchman said he thought we should inspect the tank all the way to the bottom.

Staff said we painted the inside and outside of the tank in 1998 and it should still be fine. We need to see if this is a paint failure.

Mayor Dane said we should leave Mr. Bettis with a contingency of \$2000 more if needed to properly repair the tank.

A motion was made by Alderman Gustin and seconded by Alderwoman Hayes to approve a proposal from Liquid Engineering to do a live dive inspection and leak repair of the City standpipe located next to Variform for a sum not to exceed \$5475. The motion carried unanimously.

APPOINT SOLID WASTE MANAGEMENT REPRESENTATIVE A Resolution, **RESOLUTION NO. 03-2009** appointing a representative to the MARC Solid Waste Management District's Management Council, was presented and read by Title only.

A motion was made by Alderman Couchman and seconded by Alderman Gustin to appoint Alderwoman Hayes as the representative and Jim Eldridge as the alternate to the MARC Solid Waste Management District's Management Council. The motion carried unanimously.

ALDERMEN DISCUSSION

ALDERMAN COUCHMAN Alderman Couchman asked what the progress was on the Clear Creek Bridge on 92 Highway. Staff said they are doing pier work on the West side.

ALDERMAN HOLT Alderman Holt asked Staff if they had found out anything about the shed on 20th Street. Staff said they would get a report to him tomorrow.

ALDERMAN GUSTIN Alderman Gustin said the lights at Platte Clay Way work part of the time but the ones at 33 Highway still don't work. Staff said they would follow up on that.

MAYOR DANE Mayor Dane said we would be meeting with a gentleman on Friday who is interested in building a plant in Kearney. He said there is also someone interested in coming in the near future with a possible TIF project.

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

The following bills were presented for payment at the February 2, 2009 meeting:

ORG/VENDOR NAME	WARRANT: 020209	AMOUNT
* 2001 G.O. Hwy Bds Expense		
UMB BANK, N.A.		469,225.01
* City Hall Expenses		
CINTAS CORPORATION #690		322.32
CORPORATE EXPRESS		87.17
BILLY R DANE		241.24
GRAINGER		74.38
ICMA		689.23
KEARNEY CHAMBER OF		50.00
MID-AMERICA REG. COUNCIL		100.00
MO DEPT OF REVENUE		35.00
NPG NEWSPAPERS INC		101.46
TYLER TECHNOLOGIES, INC.		7,242.38
VERIZON WIRELESS		114.60
* Community Development Dir		
CINTAS CORPORATION #690		30.58
FORM-TECH INC.		205.49
INTERNATIONAL CODE COUNCIL INC		780.00
VERIZON WIRELESS		115.89
* Meter Deposit Expenses		
DOROTHY ADCKOCK		57.88
WILLIAM BAUM		53.78
RICHARD CAMPBELL		24.88
CASEY'S GENERAL STORES		64.55
ROBERT DAVENPORT		24.88
WILLIAM O'CONNELL		24.88
JENNIFER SLATTERY		37.55
JUSTIN TALLEY		64.88
* Park Fund Expenses		
GORDON BRIGGS		29.00

CINTAS CORPORATION #690	14.96
CITY OF KEARNEY-PETY CSH	5.00
KEARNEY ROTARY CLUB	215.00
KRAMER HARDWARE	25.87
PLATTE CLAY ELECTRIC	2,298.29
PORTER'S BUILDING CENTER	167.87
VERIZON WIRELESS	115.43
* Police Dept. Expenses	
CINTAS CORPORATION #690	179.11
COMMENCO, INC.	72.64
FORM-TECH INC.	230.31
GRAINGER	74.38
GREAT GUNS	89.94
J & K AUTO REPAIR	221.05
KRAMER HARDWARE	332.47
RON MCENTIRE	17.89
ORSCHELNS CARD CENTER	47.98
SKC INSURANCE SERVICES, LLC	600.00
VERIZON WIRELESS	487.23
* Pooled Cash	
AFLAC/REMITTANCE	41.94
BLUE CROSS BLUE SHIELD OF KC	16,778.24
FAMILY SUPPORT	909.50
ING FINANCIAL ADVISERS,LLC	1,881.33
MISSOURI LAGERS	15,244.15
METLIFE SMALL BUSINESS CENTER	1,586.35
MO DEPT. OF REVENUE	5,045.00
VISION SERVICE PLAN (IC)	422.80
* Sewer Plant Expenses	
ACE PIPE CLEANING, INC.	840.00
ALLIED WASTE SERVICES	104.27
BRINK'S HOME SECURITY	31.95
CINTAS CORPORATION #690	24.42
FTC EQUIPMENT, LLC	6,074.38
KRAMER HARDWARE	33.74
MO DEPT OF PUBLIC SAFETY	40.00
PLATTE CLAY ELECTRIC	9,711.31
SUPERIOR LAMP INC	237.18
* Solid Waste	
DEFFENBAUGH INDUSTRIES	21,645.00
* Street Department Expense	
BARHAM CATTLE & FENCE CO	1,186.00
CINTAS CORPORATION #690	81.30
CITY OF KEARNEY-PETY CSH	40.00
DEFFENBAUGH DISPOSAL	875.00
FERRELLGAS, INC.	1,533.04
KNAPHEIDE TRUCK	178.43
KRAMER HARDWARE	84.63
MIDDLETON EXCAVATING	600.00
NEWMAN TRAFFIC SIGNS	537.79
ORSCHELNS CARD CENTER	153.94
PLATTE CLAY ELECTRIC	461.42
PORTER'S BUILDING CENTER	16.18
SKC INSURANCE SERVICES, LLC	601.00
VERIZON WIRELESS	210.91
* W & S Admin. Expenses	
CINTAS CORPORATION #690	101.52

CITY OF KEARNEY-PETY CSH	55.00
MO DNR-DMS RECEIPT &	571.08
ORSCHELNS CARD CENTER	15.56
U.S. POSTAL SERVICE	1,500.00
VERIZON WIRELESS	235.75
* Water Plant Expenses	
BARHAM CATTLE & FENCE CO	496.00
BRENNTAG MID-SOUTH, INC	1,385.76
BRINK'S HOME SECURITY	63.90
CINTAS CORPORATION #690	26.00
FERRELLGAS, INC.	691.34
HACH CHEMICAL	1,093.28
MEYER LABORATORY, INC.	638.97
PLATTE CLAY ELECTRIC	1,381.81
SUPERCO SPECIALTY PRODUCTS	20.13
SUPERIOR LAMP INC	237.18
TNEMEC COMPANY INC.	180.40
* West Side CID Expenses	
GILMORE & BELL	26,670.75

TOTAL	607,568.08

APPROVED: _____
 Billy R. Dane, Mayor

ATTEST: _____
 Joan H. Updike, City Clerk