

March 23, 2009

The Board of Aldermen, City of Kearney, Missouri, met in special session at Kearney City Hall, 100 East Washington, March 23, 2009 at 6:30 P.M. with Board President Alan Gustin presiding. Members present were Jeff Couchman, Jenny Hayes and Dan Holt. Mayor Dane was in attendance by phone from the hospital. Staff members present were Jim Eldridge, Shirley Zimmerman and David Pavlich.

The Board President opened the meeting with the Pledge of Allegiance.

### **OLD BUSINESS**

**WORKMEN'S COMPENSATION INSURANCE BIDS** Staff said at the request of the Board of Aldermen they invited Stacy Danner to the meeting to explain her services available.

Stacy Danner, representing Missouri Rural Services, said she had been in contact with the Company and they agreed that we were not at fault with the large Lawson claim. Therefore we don't lose credits, so our cost for this next year would be \$43,320 plus \$400 for the annual membership fee instead of \$46,594.

Ms. Danner said she can offer the safety programs through a third party vendor just like Cretcher Heartland. She said we have excellent safety reports. We can pick and choose what we want. She said there are videos and pamphlet information available.

Ms. Danner said she can offer the program to pay everything under \$1,000 if the City chose to do that. She said that program is to benefit those who have a lot of claims.

Alderwoman Hayes asked if we had enough small claims to affect our rates. Ms. Danner said no.

Alderwoman Hayes asked who is responsible to monitor claims and help keep our rates down. Ms. Danner said the agent points them out to the Company and negotiates a lower rate.

Alderwoman Hayes asked if the knowledge about the Lawson claim could have the same affect on the Cretcher Heartland bid. Ms. Danner said that is possible.

Paul Black, Cretcher Heartland, said the main goal here is to see that the City is well served. He said at the end of each day we want to know that the City employees are safe.

Mr. Black said they intend to do a comprehensive program to try and lower the City's rates. He said that is hard to do when you remove the Work Compensation Insurance from the plan. He said it is hard to be proactive to lower rates when going through two agents.

Alderman Holt asked if we would go with Cretcher Heartland, could they get their rate lower with the knowledge of the Lawson claim. Staff said we don't have time to allow them to get

**WORKMEN'S COMPENSATION INSURANCE BIDS-CONT** a lower rate due to the Lawson claim. We must have this insurance in place April 1<sup>st</sup>.

Staff said at this time we should look at the local insurer if they are the lowest rate.

Mayor Dane said based on Stacy Danner being a local business with the lowest bid we should give Stacy the bid for this year. We will expect her to implement the safety programs and strive to keep us at a low rate.

A motion was made by Alderman Couchman and seconded by Alderwoman Hayes to accept the low bid of \$43,720 from Stacy Danner with Missouri Rural Services for Workmen's Compensation insurance and issue a check for payment. The motion carried unanimously.

**REDUCING BUILDING FEES FOR PERIOD OF TIME** Bill No. 03-2009, an ordinance **ORDINANCE NO. 1104-2009** reducing certain building fees for a period of time to initiate construction of new housing, was presented and read in its entirety.

Mayor Dane said the housing industry is a very vital part of this community. He said we are proposing to issue up to twenty five building permits free of charge. The builders will have to comply with several rules.

Mayor Dane said we will only issue two permits at a time to a builder. If in thirty days he has those under construction, he can apply for two more permits. They must secure bids from the local subcontractors and suppliers. They don't have to use local businesses if they aren't the low bid.

Mayor Dane said David Pavlich will be overseeing this process. He will be supplying each builder with a list of local businesses and will be contacting them to make sure they are given the opportunity to bid on the permits. We hope this will be an opportunity to create jobs in our community.

Mayor Dane said this will cost the City approximately \$130,000. He said over a twenty year period this should generate \$700,000 to \$750,000 in sales tax, real estate tax, etc. He said we hope to stimulate growth in the community.

Alderwoman Hayes wanted to make sure this will allow several builders to take advantage of this. Staff said they can only pull two at a time and only do this every thirty days.

Alderman Gustin asked if a builder could bring in several permits at the same time and simply have them waiting on David's desk for the thirty days to expire. Staff said as long as permits were still available when the thirty days was up this would be alright.

A motion was made by Alderwoman Hayes and seconded by Alderman Holt to approve said bill on its first reading. The motion carried unanimously.

**REDUCING BUILDING FEES FOR PERIOD OF TIME-CONT** A motion was made **ORDINANCE NO. 1104-2009** by Alderman Holt and seconded by Alderwoman Hayes to place Bill No. 03-2009 on its second and final reading. Said Bill was thereupon read and considered, and was duly passed by the following roll call vote: Voting for the Motion: Couchman, Hayes and Holt. The motion carried by a four to zero vote. The Bill was then duly numbered **Ordinance No. 1104-2009**.

**FINANCING SOUND SYSTEM FOR AMPHITHEATER** Bill No. 04-2009, an ordinance **ORDINANCE NO. 1105-2009** financing a sound system for the amphitheater with a Tax Anticipation Promissory Note for \$50,000 with Kearney Trust Company, was presented and read by Title only.

Mayor Dane said this is all approved in the budget. He said we are reducing the amount by \$25,000 this year.

A motion was made by Alderman Holt and seconded by Alderman Couchman to approve said bill on its first reading. The motion carried unanimously.

A motion was made by Alderman Couchman and seconded by Alderman Holt to place Bill No. 04-2009 on its second and final reading. Said Bill was thereupon read and considered, and was duly passed by the following roll call vote: Voting for the Motion: Couchman, Hayes and Holt. The motion carried by a four to zero vote. The Bill was then duly numbered **Ordinance No. 1105-2009**.

**SIGN CONTRACTS FOR AMPHITHEATER** Bill No. 05-2009, an ordinance authorizing **ORDINANCE NO. 1106-2009** the Mayor to sign contracts with artists performing at the City amphitheater, was presented and read by Title only.

Mayor Dane said this is the same thing that we did last year. He said Eric Marshall and Ryan Marcotte have done a really good job of lining up entertainment for this year. He said they have done a good job of getting sponsorship money for this year. They had budgeted \$7,000 and they have already gotten \$14,000.

A motion was made by Alderman Couchman and seconded by Alderman Holt to approve said bill on its first reading. The motion carried unanimously.

A motion was made by Alderwoman Hayes and seconded by Alderman Holt to place Bill No. 05-2009 on its second and final reading. Said Bill was thereupon read and considered, and was duly passed by the following roll call vote: Voting for the Motion: Couchman, Hayes and Holt. The motion carried by a four to zero vote. The Bill was then duly numbered **Ordinance No. 1106-2009**.

**ENHANCED ENTERPRISE ZONE** Staff presented a letter dated March 20, 2009 that Mayor Dane mailed out in regard to creating an Enhanced Enterprise Zone. Staff also handed out a memo explaining what the Zone is.

**ENHANCED ENTEPRISE ZONE-CONT** Staff said we need to have a zone which includes an overlay of the old part of town and the area to the West of town. This would be similar to a TIF area. It can be tailor designed for certain industry, etc.

Mayor Dane said the purpose of this is to be more competitive when trying to get industry to come to Kearney. There will be an advisory body consisting of seven members. The Mayor will appoint five members to the Board, the School District will appoint one member and the other tax subdivisions within the Zone will share one appointee.

Mayor Dane said we will be bringing more information about this to the Board of Aldermen at future meetings.

**ALDERMEN DISCUSSION**

**ALDERWOMAN HAYES** Alderwoman Hayes said Dan Colt, President of the Jesse James Festival Committee had contacted her and said he would like to come to the next Board of Aldermen meeting.

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

The following bill was presented for payment at the March 23, 2009 meeting:

ORG/VENDOR NAME	WARRANT: 032309	AMOUNT
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<b>* City Hall Expenses</b>		
MISSOURI RURAL SERVICES		691.00
<b>* Community Development Dir</b>		
MISSOURI RURAL SERVICES		3,457.00
<b>* Park Fund Expenses</b>		
MISSOURI RURAL SERVICES		4,032.00
<b>* Police Dept. Expenses</b>		
MISSOURI RURAL SERVICES		17,570.00
<b>* Street Department Expense</b>		
MISSOURI RURAL SERVICES		7,201.00
<b>* W &amp; S Admin. Expenses</b>		
MISSOURI RURAL SERVICES		10,369.00
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		<b>43,320.00</b>

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

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