

November 2, 2009

The Board of Aldermen, City of Kearney, Missouri, met in regular session at Kearney City Hall, 100 East Washington, November 2, 2009 at 6:30 P.M. with Mayor Dane presiding. Members present were Jeff Couchman, Jenny Hayes, Dan Holt and Alan Gustin. Staff members present were Jim Eldridge, Shirley Zimmerman, Eric Marshall and David Pavlich.

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 the October 19<sup>th</sup> meeting
- Bills presented for payment

A motion was made by Alderman Couchman and seconded by Alderman Holt to approve the agenda as presented. The motion carried unanimously.

### **MAYOR'S REMARKS**

**REDUCED BUILDING PERMITS** Mayor Dane reported that the half price building permits expired on November 1, 2009. We issued seven permits under this plan. We have issued thirty five single family permits so far this year and the permit for the fifty five unit senior housing. He said the Board of Aldermen can think about it and decide if they want to do anything else this year.

Alderman Holt said he thought we should get some of these homes sold before we encourage anymore new permits. Staff said five of the permits have been completed and at least three of them are sold.

**PUPPY MILLS** Mayor Dane presented a letter he had received from a citizen concerned about the people setting up and selling puppies out by I-35. These are coming from puppy mills and not rescue centers.

Mayor Dane said we need to consider what to do about this. It is a growing issue. He asked David Pavlich to contact other cities and see what they do.

Alderman Gustin asked if they shouldn't have a City license to be selling there. Mayor Dane said these usually set up on Saturdays when City employees aren't working.

**TIF INFORMATIONAL MEETING** Mayor Dane said there will be a TIF orientation meeting tomorrow night to train the members on how TIF works. This isn't a public hearing and the Plan won't be presented. He invited the Board of Aldermen to attend.

Alderman Couchman asked if they all attend, will this be a problem with the Sunshine Law. Mayor Dane said it won't be a problem because this is a published meeting.

**HALLOWEEN HALLOWS VOLUNTEERS** Mayor Dane said the City has been sponsoring Halloween Hallows for eight years. We have been written up in a magazine a year ago and we have between 600 and 700 kids attend each year.

Mayor Dane said Dan Withee is a very dedicated volunteer who actually takes his vacation each year to do this. He has helped maintain our small town attitude and atmosphere.

Eric Marshall, Park Director, said Mr. Withee completely coordinates this project for the City as well as come up with all the ideas. He said we have increased the funds to help with props, etc. and we leave the rest up to Mr. Withee.

Mr. Withee said he has a total of seventy five volunteers who help with this project. He introduced each volunteer who was in attendance. They were each given a T-shirt from the City.

### **ADMINISTRATOR'S REPORT**

**TIF ORIENTATION SPECIAL MEETING** Staff said they wanted to echo Mayor Dane's invitation to attend the orientation meeting of the TIF Commission November 3, 2009 at 6:30 P.M. here at City Hall.

**PRELIMINARY DRAWING FOR POLICE STATION, WSKF ARCHITECT'S PROPOSAL** Staff presented a preliminary drawing and cost estimate for remodeling improvements at the Kearney Branch Bank for conversion to a police facility. We focused directly on controlling costs, however, to install two holding cells and remodel the South end of the facility for booking with the enclosure of the drive thru for a sally port entry, the costs are estimated to be \$273,000. That doesn't include architects fees, patrol desk cubicles, relocating the generator, radio system and miscellaneous.

Staff said they are recommending we secure \$400,000 in financing from the Kearney Trust Company rather than the \$200,000 previously discussed. We had an estimated cost of 2.4 million in 2006 to build a very similar sized and equipped structure not including the land value. Here we will have a very visible location for \$1 million.

Staff said they had talked with Keith Doss and he would finance the additional \$200,000 but asked that the interest be 4.25 percent rather than the 4 percent. If we do monthly payments we could save \$8,000.

Staff also presented the architectural proposal for WSKF to prepare plans, specs and bid documents for the project and provide construction administration services for \$24,500. The time line is for plans to be prepared in November, bids done in December and a January construction start.

Alderman Holt said the committee looked at what they can live with and us giving them what they need. We have to pay prevailing wage so that drives up some of the cost. He said there are not a lot of extras or plush things.

**PRELIMINARY DRAWING FOR POLICE STATION, WSKF ARCHITECT'S PROPOSAL-CONT**

Alderwoman Hayes asked if the things they gave up now were things that they would be coming back soon and asking for. Staff said no. We mainly moved offices around to accommodate the current offices, etc. that are there.

Mayor Dane said this is giving them what a police department requires and makes it operational. He said the money will come from the wireless antenna revenue. He said at this time they will be utilizing 6,000 square feet. There is still 4,800 square feet in the basement that can be used at a later date.

Alderwoman Hayes asked if the furniture was already there that we would be using. Staff said that is correct. The only new furniture would be a conference table and the patrol cubicle station.

A motion was made by Alderman Holt and seconded by Alderwoman Hayes to authorize WSKF to do the preparation of the Plans and bid documents for improvements to the Kearney Trust Branch for a police station for \$24,500 and approve an addendum to the Real Estate Contract for an additional \$200,000. The motion carried unanimously.

Tom Carey, Police Department, said on behalf of the department, he wanted to thank Jim Eldridge and Dan Holt for helping redo the plans.

**KADC RESOLUTION OF SUPPORT FOR TIF PROJECT** Staff reported that at their October 23<sup>rd</sup> meeting, KADC adopted a resolution of support for the Shoppes at Kearney Tax Increment Financing Project, which will also include a Community Improvement District that will generate funding for an Aquatics Center.

**PUBLIC REQUEST & PETITIONS**

**VFW REQUEST TO EXPAND LIQUOR LICENSE** Staff presented a letter from the VFW to change the legal description of their liquor license to include the patio area on the South side of the building.

Staff said the VFW operates without a City license, as we do not have a license classification for catering licenses for tax exempt organizations. Liquor Control has requested a letter from the City of Kearney indicating this request has been approved by the City.

A motion was made by Alderman Holt and seconded by Alderman Couchman for the issuance of a letter to State Liquor Control approving the extension of the liquor license for the VFW to include the patio area on the South side of the building. The motion carried by a vote of three ayes and one abstinence by Alderman Gustin.

**ALDERMEN DISCUSSION**

**ALDERMAN GUSTIN** Alderman Gustin asked when the overheard cobra lights at 92 Highway and 33 Highway were going to be repaired. He said they have been out all summer. Staff said they would contract MoDOT and sent a letter to the District Engineer.

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

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

| ORG/VENDOR NAME                     | WARRANT: 110209 | AMOUNT |
|-------------------------------------|-----------------|--------|
| <b>* 1996 REVENUE REFUNDING BD</b>  |                 |        |
| UMB BANK, N.A.                      |                 | 574.75 |
| <b>* Cap Improv Sales Tax Exp.</b>  |                 |        |
| HOUSEWORTH ENTERPRISES              |                 | 180.00 |
| <b>* City Hall Expenses</b>         |                 |        |
| THOMAS R. CAREY                     |                 | 279.90 |
| CINTAS CORPORATION #690             |                 | 120.41 |
| BILLY R DANE                        |                 | 175.00 |
| DE LAGE LANDEN FINANCIAL SERVICES   |                 | 60.00  |
| GRAINGER                            |                 | 32.56  |
| HOUSEWORTH ENTERPRISES              |                 | 52.50  |
| KEARNEY CHAMBER OF                  |                 | 50.00  |
| KRAMER HARDWARE                     |                 | 5.69   |
| MO DEPT OF REVENUE                  |                 | 35.00  |
| NPG NEWSPAPERS INC                  |                 | 132.41 |
| PITNEY BOWES                        |                 | 177.19 |
| GERRI SPENCER                       |                 | 318.48 |
| TCOM INC                            |                 | 300.00 |
| TRASH AND TREASURE                  |                 | 7.00   |
| UNISOURCE, INC                      |                 | 82.00  |
| VERIZON WIRELESS                    |                 | 77.24  |
| <b>* Community Development Dir</b>  |                 |        |
| CINTAS CORPORATION #690             |                 | 222.40 |
| DaVINCI REPROGRAPHICS               |                 | 700.08 |
| DE LAGE LANDEN FINANCIAL SERVICES   |                 | 31.00  |
| UNISOURCE, INC                      |                 | 82.00  |
| VERIZON WIRELESS                    |                 | 105.91 |
| <b>* Court &amp; Legal Expenses</b> |                 |        |
| LARRY BUTCHER                       |                 | 24.15  |
| CLAY COUNTY DETENTION               |                 | 124.00 |
| <b>* Economic Development</b>       |                 |        |
| MID-AMERICA REG. COUNCIL            |                 | 731.25 |
| <b>* General Admin. Revenues</b>    |                 |        |
| CITY OF KEARNEY-TAX COLLECTION      |                 | 78.44  |
| PETE LOPATA                         |                 | 11.00  |
| CHRISTAL WILKINSON                  |                 | 150.00 |
| <b>* Meter Deposit Expenses</b>     |                 |        |
| KIM ADAIR                           |                 | 14.41  |
| CRITTER-WISE                        |                 | 59.41  |
| DAN GABRIELSE                       |                 | 52.68  |
| RONNIE LAUGHMAN                     |                 | 35.63  |
| BRIAN PETERSON                      |                 | 3.39   |
| GARY RHOADES                        |                 | 54.41  |
| BREE ANN SWITZER                    |                 | 15.59  |
| WEPLER CONSTRUCTION                 |                 | 42.83  |
| <b>* Meter Deposit Revenue</b>      |                 |        |

|                                    |           |
|------------------------------------|-----------|
| DAVID JAMES                        | 75.00     |
| <b>* Park Fund Expenses</b>        |           |
| ALLIED CONCRETE PRODUCTS           | 930.00    |
| ARROW STAGE LINES                  | 511.00    |
| MICHAELA BRINKLEY                  | 165.00    |
| CINTAS CORPORATION #690            | 12.34     |
| CONOCO                             | 460.35    |
| ABBY EWING                         | 25.00     |
| SHELBY FORMAN                      | 195.00    |
| MEGAN FRITCHER                     | 20.00     |
| STEPHANIE HATTEY                   | 330.00    |
| ALEX HEATH                         | 30.00     |
| HOUSEWORTH ENTERPRISES             | 281.25    |
| BOBBI L JONES                      | 30.00     |
| KRAMER HARDWARE                    | 44.52     |
| KWIK LUBE                          | 29.95     |
| MANNECO INC                        | 139.18    |
| MISSOURI ASSOCIATION OF            | 243.00    |
| ETHAN OLSON                        | 180.00    |
| ORSCHELNS CARD CENTER              | 59.19     |
| PLATTE CLAY ELECTRIC               | 1,963.15  |
| PORTER'S BUILDING CENTER           | 179.78    |
| PORTER'S SERVICE                   | 26.25     |
| PORTERS OF MOSBY                   | 988.21    |
| ASHLYND RITZINGER                  | 75.00     |
| JESSICA ROARK                      | 30.00     |
| MARY KATE SHELTON                  | 105.00    |
| TAYLOR SYAS                        | 170.00    |
| UNITED RENTALS INC                 | 96.90     |
| VAN WALL EQUIPMENT                 | 1,158.33  |
| VERIZON WIRELESS                   | 109.42    |
| WEST KEARNEY WINNELSON             | 346.00    |
| WINNERS CIRCLE                     | 133.30    |
| <b>* Park Special Projects</b>     |           |
| METRO SPORTSWEAR LLC               | 433.35    |
| <b>* Police Dept. Expenses</b>     |           |
| ALLMED                             | 280.47    |
| THE ARMORY                         | 660.00    |
| BOARD OF POLICE                    | 69.00     |
| CINTAS CORPORATION #690            | 164.76    |
| COMMENCO, INC.                     | 132.18    |
| CONOCO                             | 1,106.27  |
| FAMILY CONCEPTS, LTD.              | 184.26    |
| GRAINGER                           | 32.56     |
| HUNTS CAR CARE CENTER              | 211.34    |
| METRO SPORTSWEAR LLC               | 34.00     |
| ORSCHELNS CARD CENTER              | 55.97     |
| SHELL                              | 961.70    |
| SKC INSURANCE SERVICES, LLC        | 400.00    |
| VERIZON WIRELESS                   | 374.33    |
| WILLIAMS SPURGEON KUHL & FRESHNOCK | 1,522.00  |
| <b>* Pooled Cash</b>               |           |
| AFLAC/REMITTANCE                   | 245.56    |
| BLUE CROSS BLUE SHIELD OF KC       | 15,167.88 |
| FAMILY SUPPORT                     | 666.00    |
| ING FINANCIAL ADVISERS,LLC         | 1,306.33  |
| MISSOURI LAGERS                    | 13,620.56 |

|                                    |                   |
|------------------------------------|-------------------|
| METLIFE SMALL BUSINESS CENTER      | 1,361.72          |
| MHM BUSINESS SERVICES, INC.        | 285.00            |
| MO DEPT. OF REVENUE                | 4,764.00          |
| VISION SERVICE PLAN (IC)           | 399.02            |
| <b>* Sewer Plant Expenses</b>      |                   |
| ALLIED WASTE SERVICES              | 104.42            |
| BROADVIEW SECURITY                 | 31.95             |
| CENTRAL POWER SYSTEMS & SERVICE    | 216.02            |
| CINTAS CORPORATION #690            | 21.75             |
| FTC EQUIPMENT, LLC                 | 690.25            |
| HOUSEWORTH ENTERPRISES             | 86.25             |
| MICRO-COMM INC                     | 659.00            |
| NELSON LAND SURVEYING INC          | 540.00            |
| PLATTE CLAY ELECTRIC               | 7,581.95          |
| SYSTEMS MANUFACTURING              | 692.45            |
| <b>* Solid Waste</b>               |                   |
| DEFFENBAUGH INDUSTRIES             | 23,376.36         |
| <b>* Street Department Expense</b> |                   |
| CINTAS CORPORATION #690            | 56.80             |
| CONOCO                             | 524.98            |
| DEFFENBAUGH DISPOSAL               | 1,750.00          |
| HOUSEWORTH ENTERPRISES             | 33.00             |
| KRAMER HARDWARE                    | 22.04             |
| DAN LEWELLEN CONSTRUCTIO           | 40,530.20         |
| ORSCHELNS CARD CENTER              | 6.52-             |
| PLATTE CLAY ELECTRIC               | 317.60            |
| PORTER'S SERVICE                   | 922.51            |
| STANDARD PRESS                     | 120.00            |
| VERIZON WIRELESS                   | 135.52            |
| WESTERN FIRST AID & SAFETY         | 48.60             |
| <b>* W &amp; S Admin. Expenses</b> |                   |
| CENTURYLINK COMMUNICATIONS, INC    | 2.51              |
| CINTAS CORPORATION #690            | 80.14             |
| CITY OF KEARNEY                    | 26,296.17         |
| CONOCO                             | 501.68            |
| KEARNEY BODY SHOP                  | 199.05            |
| MO DNR-DMS RECEIPT &               | 576.26            |
| PITNEY BOWES                       | 177.19            |
| VERIZON WIRELESS                   | 170.92            |
| <b>* Water Plant Expenses</b>      |                   |
| BROADVIEW SECURITY                 | 63.90             |
| CINTAS CORPORATION #690            | 11.00             |
| GEIGER READY-MIX                   | 464.00            |
| HOUSEWORTH ENTERPRISES             | 165.25            |
| KANSAS CITY WINNELSON              | 54.00             |
| ORSCHELNS CARD CENTER              | 1.99              |
| PLATTE CLAY ELECTRIC               | 1,318.67          |
| USA BLUE BOOK                      | 217.44            |
| WEST KEARNEY WINNELSON             | 18.59             |
| WESTERN FIRST AID & SAFETY         | 129.00            |
|                                    | -----             |
| <b>TOTAL</b>                       | <b>167,681.98</b> |

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 Billy R. Dane, Mayor Joan H. Updike, City Clerk