

September 20, 2010

The Board of Aldermen, City of Kearney, Missouri, met in regular session at Kearney City Hall, 100 East Washington, September 20, 2010 at 6:30 P.M. with Mayor Dane presiding. Members present were Jeff Couchman, Jenny Hayes, Alan Gustin and Tom Patterson. Staff members present were Jim Eldridge, Shirley Zimmerman 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 August 30th meeting
- Bills presented for payment
- Rhodus Lease of property for sludge hauling
- Copper Bid Memo, low bid Hajaco 4.15 per foot, 1000 feet
- Shelving and Computer bids, Sam's club 869.88, New Egg Computers \$5489.74
- Police Station Change Order for Stair Addition Soffit--\$7,107

Alderman Patterson asked if the picture of the Police Station is what the soffit is supposed to look like. Staff said that is correct.

Alderwoman Hayes asked if there would be gutters. Staff said the flat roof will carry the water to down spouts.

A motion was made by Alderwoman Hayes and seconded by Alderman Patterson to approve the Consent Agenda as presented. The motion carried unanimously.

ADMINISTRATOR'S REPORT

DAN FINK, TEK COLLECT Staff said Tek Collect has presented a proposal for 250 delinquent accounts for \$2,500. This would be used to collect delinquent personal property tax bills.

Dan Fink, Tek collect, said they guarantee a 400 percent return on the investment. He said they resolved 136 accounts of the 250 accounts placed with them. He said this is set up where the City can enter the accounts themselves. The City actually adds the cost of \$10 per account to the amount owed the City.

Mayor Dane said there is approximately \$10,000 not included in the report. Mr. Fink said those are in Phase II. He said they continue to call on those accounts and if they pay it is a fifty/fifty split with Tek Collect.

Alderman Gustin asked if someone owes \$1,000 and offers to pay \$500 to clear the bill would they accept that agreement. He said it would have to be approved by the City first.

Dan Fink said he would recommend that we use Tek Collect sooner to collect the bills.

Mayor Dane asked if we turn them over sooner does the guarantee of collection raise. Mr. Fink said no but you will get a higher return.

A motion was made by Alderman Patterson and seconded by Alderman Gustin to approve the proposal from Tek Collect to collect 250 delinquent tax accounts for \$2,500. The motion carried unanimously.

BRUCE CULLEY, PRESENTATION OF FY2010 AUDIT Bruce Culley presented the FY2010 Audit for the year ending March 31, 2010. The report was presented in draft form and he said he would return in two weeks for final approval.

Mr. Culley said the financial highlights of the budget show the overall assets of Government Activities of the City increased by \$531,845. The Water and Sewer Fund showed an increase in net assets of \$251,603, even though costs increased.

Mr. Culley said the City continued to pay down debt on general obligation bonds, revenue bonds and capital lease obligations. The overall reduction in debt was \$857,882.

Mr. Culley said the only new debt issued by the City was in connection with the acquisition of a building to construct and renovate a new police station.

Alderman Hayes asked what the difference was in restricted and unrestricted funds. Mr. Culley said restricted funds are held for a particular purpose.

PUBLIC REQUESTS & PETITIONS

MAPCO BUILDING ADDITION, COMMERCIAL SITE PLAN Staff presented an application from Mid-America Pipeline to construct a 960 square foot addition on the existing front office/storage building, located at 1015 North Jefferson. The building will be increased in size from 4,000 square feet to 4,960 square feet. The addition will be metal, matching the material and color of the existing building.

The Planning and Zoning Commission and Board of Aldermen previously approved a site plan for a larger building addition and parking lot in January 2005. That project was not started. Because the proposed building addition does not match the previously approved site plan, submittal of the new site plan was required.

The Planning and Zoning Commission unanimously approved the application at their September 13, 2010 meeting.

A motion was made by Alderman Couchman and seconded by Alderman Hayes to approve the application from Mid-America Pipeline to construct a 960 square foot addition on the existing front office/storage building, located at 1015 North Jefferson, contingent upon meeting Staff comments. The motion carried unanimously.

KADC TASK FORCE REPORTS Jim Goss, President of KADC, said they started a Strategic Planning Process to help involve more of the community. He said they formed committees to work on things such as housing/land development, business development, transportation, downtown focus, community health, etc.

Chip Glennon, chairman of Community Housing Needs Task Force, said current community members perceive adequate housing choices but newcomers are very disappointed in the housing choices and affordability available.

He said they believe we need to attract more sophisticated developers with a vision for amenities within their communities to add value, identity and a sense of community and belonging. These neighborhoods need to have a broad range of product and price points to satisfy all end users. He said the City must address off site improvement issues and find creative and alternative ways to pay for infrastructure necessary to develop the City without burdening the land developer.

He said at the present time buyers of 2010 have not shown a willingness to pay extra for green build construction. Energy rated homes seem to show a benefit to the homebuyer and are easily integrated into most construction by builders today.

He said our long term goals should include finding developers who can work with the City with an existing project and transform it into an amenity rich community that can compete with the aesthetically pleasing developments in more competitive areas of the City.

He said the medium term goals would be to provide more price points and product types to the offering we have. He said our short term goals are to continue being competitive with building permits and keeping the community aesthetically pleasing to newcomers and visitors.

Mayor Dane asked what a better price home would be. Mr. Glennon said \$150,000 is average in the Northland. He said in Liberty there are attached housing and cottages which lower the price. He said they have square footage of 950 to 1100 with basements and one car garages.

Mayor Dane said our minimum square footage is 1100 and two car garages. The lot size is 75 by 110 feet. He said we don't want to have a negative impact on the schools.

Mayor Dane asked Mr. Glennon what the committee's desire is for the City to do. He said they just want the City to keep these ideas at heart as they go forward with development. He said the economy has changed the housing market for young people in particular.

Dave Hinck, Chairman of Community Land Development Task Force, said his committee was formed to assess options and recommend the next land development

KADC TASK FORCE REPORTS-CONT project for KADC. He said they identified the following four properties as the most desirable for future development at this time:

1. Barr Property – 92 Highway and I-35
2. Robertson Property – I-35 frontage, north of 92 Highway
3. Robertson Property – Nation Road & Fishing River with I-35 frontage
4. Rock Quarry – 19th Street near I-35

Mr. Hinck said while no one property stands alone as the clear choice for the next commercial/industrial development property, they believe the Robertson Property North of 92 Highway is the most attractive from a development standpoint. This is due to its access by road and highway visibility. He said lack of rail limits us so you have to look at roads available.

Mayor Dane asked what the status was for Innovation Park. Mr. Hinck said they still have three lots with street frontage and then a seventeen acre and a twenty five acre undeveloped tract on the North side of the road.

Mr. Hinck said they only have a debt of \$125,000 and the lots sell for \$150,000 to \$175,000 so with the sale of one more lot the debt would be paid off.

Mayor Dane asked how soon they would need land. Mr. Hinck said due to the economy they will wait and see what the economy does before moving forward.

Alderman Gustin asked how they determined the four properties. Mr. Hinck said how to get to them and how marketable they would be.

Alderwoman Hayes asked what the reason was for prospects not going ahead and purchasing land in Innovation. Mr. Hinck said most prospects didn't purchase anywhere due to the economy.

Mayor Dane asked if they considered the airport property. Mr. Hinck said the size and location isn't appealing to KADC to develop.

Dr. Bill Nicely said his committee was originally to be for green initiatives but became geared more towards education. He said he is working to create a partnership with the School District, the Kearney-Holt community and the Metropolitan Community Colleges to create new and innovative programs to support community education and aid in the recruitment, retention and growth of area businesses.

Dr. Nicely said the MCC has surveyed businesses to find their needs in the community. The Chamber will be organizing training here for several businesses at a time.

Dr. Nicely said we would be creating a partnership for impact with MCC. He said they would be offering dual credit classes, GED classes, Pre-College assessments and STEM initiatives for the School District. They would be offering adult degree competition,

KADC TASK FORCE REPORTS-CONT business training and support and life enrichment classes for KADC, Chamber of Commerce and communities of Kearney and Holt.

Mayor Dane asked what the boundaries are when you refer to communities. Dr. Nicely said the School District boundaries.

Mayor Dane asked what the City can do to support these ideas. Dr. Nicely said helping provide a location to hold classes and help survey the public for their needs.

Alderman Hayes said there has been discussion about having AM and PM classes at the old police station in conjunction with the Boys and Girls Club.

Jim Goss, President of KADC said he wanted to invite the public to get involved with these various committees and help promote the community.

NEW BUSINESS

PAVILLION BUILDING PERMIT FEE WAIVER Staff said they recommend the City waive the building permit fee for the Jesse James Pavilions, which based on 11,016 square feet at .40 cents per foot would be \$4,406.40. The builder is not responsible for the building permit fee.

A motion was made by Alderman Gustin and seconded by Alderman Patterson to waive the building permit fee of \$4,406.40 for the Jesse James Pavilions. The motion carried unanimously.

ALDERMEN DISCUSSION

ALDERMAN GUSTIN Alderman Gustin said the storm drains on 33 Highway and 92 Highway are full of debris. Staff said it is MoDOT's responsibility but we will have the Street Superintendent look at them.

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

The following bills were presented for payment at the September 20, 2010 meeting:

ORG/VENDOR NAME	WARRANT: 092010	AMOUNT
* Cap Improv Sales Tax Exp.		
CHRIS' LAWN CARE AND		2,919.26
HOUSEWORTH ENTERPRISES		360.00
* City Hall Expenses		
AMEREN UE		772.85
BIG V SUPERMARKET		72.66
CHRIS' LAWN CARE AND		355.00

CINTAS # 177	123.41
DEFFENBAUGH INDUSTRIES	20.00
JIM ELDRIDGE	59.55
275-FAIRPOINT COMMUNICATIONS	406.30
R. BRIAN HALL, PC	5,010.00
HOUSEWORTH ENTERPRISES	1,450.00
JOHN'S SUPER	50.54
MANNECO INC	661.30
METRO SPORTSWEAR LLC	39.98
MIDWEST DATA CENTER	32.00
MISSOURI GAS ENERGY	128.64
NEXTEL COMMUNICATIONS	117.73
THOMAS PATTERSON	213.60
PAYCOR PAYROLL SERVICES	164.90
STAPLES ADVANTAGE	115.82
STITCH OF THE TIME	713.70
TEK-COLLECT	703.28
UNISOURCE, INC	149.03
CARD SERVICES (VISA)	128.63
* Community Development Dir	
CINTAS # 177	12.20
CONOCO	73.34
KRAMER HARDWARE	13.48
MO APA CONFERENCE	175.00
NEXTEL COMMUNICATIONS	185.68
DAVID PAVLICH	217.20
UNISOURCE, INC	136.81
THE UPS STORE	12.06
CARD SERVICES (VISA)	160.93
* Court & Legal Expenses	
LARRY E BUTCHER	950.00
CLAY COUNTY DETENTION	186.00
R. BRIAN HALL, PC	2,250.00
NORTHLAND SECURITY &	270.63
* Downtown Improvement Exp	
MUSSELMAN & HALL	1,359.66
* General Admin. Revenues	
JACOB BYLER	15.00
TIM NEWMAN	65.08
STABLES BAR & GRILL	184.75
* General Fund Balance Acct	
ING FINANCIAL ADVISERS,LLC	1,216.33
PAYCOR PAYROLL SERVICES	16,197.79
* Park Cap Imprvmnt Expense	
KCB BANK	47,161.25
KEARNEY TRUST COMPANY	47,161.25
* Park Fund Balance Acct	
PAYCOR PAYROLL SERVICES	1,643.90
* Park Fund Expenses	
AMEREN UE	13.90
ARROW STAGE LINES	545.00
CINTAS # 177	12.34
CONOCO	848.07
DEFFENBAUGH INDUSTRIES	84.00
FRIES LAWN & LEISURE INC	168.91
HOUSEWORTH ENTERPRISES	1,620.00
CHRIS IVY	50.00

KRAMER HARDWARE	164.79
METRO SPORTSWEAR LLC	522.50
NEXTEL COMMUNICATIONS	30.70
NPG NEWSPAPERS INC	68.60
O'REILLY AUTOMOTIVE INC	32.95
493-PRAXAIR DISTRIBUTION	28.51
PUBLIC WATER SUPPLY	124.19
REINDERS, INC	226.92
RELIABLE MECHANICAL SERVICES, INC.	799.50
THE UPS STORE	29.42
CARD SERVICES (VISA)	49.98
DANIEL WITHEE	5,000.00
* Park Special Projects	
BIG DUDE'S MUSIC SOUND	1,862.82
BIG V SUPERMARKET	280.96
TIMOTHY E DONNELLY	135.00
KYLE FULKERSON	135.00
JESSE JAMES FESTIVAL	3,002.50
DARREN LONGO	135.00
RYAN MARCOTTE	305.92
ERIC MARSHALL	462.88
METRO SPORTSWEAR LLC	115.50
MICHAEL NELSON	135.00
PAUL NORRIS	135.00
WICK E PICKARD	135.00
STEVEN L ROGERS	135.00
MARK SLOCUM	135.00
CARD SERVICES (VISA)	49.99
* Police Dept. Expenses	
ALAMAR UNIFORMS OF KANSAS CITY	150.96
ALTERATIONS AND	44.00
AMEREN UE	608.18
AMERICAN PRIDE EXPRESS LUBE	43.75
THE ARMORY	428.55
BLUE VALLEY PUBLIC	395.00
CHRIS' LAWN CARE AND	280.00
CINTAS # 177	156.01
CITY OF KEARNEY-PETY CSH	150.00
COMMENCO, INC.	1,490.95
CONOCO	1,835.28
DEFFENBAUGH INDUSTRIES	20.00
275-FAIRPOINT COMMUNICATIONS	538.58
HOUSEWORTH ENTERPRISES	225.00
HUNTS CAR CARE CENTER	1,144.06
HUNTER EMERGENCY LIGHTS	380.00
J & K AUTO REPAIR	296.00
KRAMER HARDWARE	9.37
KWIK LUBE	61.90
MISSOURI GAS ENERGY	97.40
NEXTEL COMMUNICATIONS	401.52
O'REILLY AUTOMOTIVE INC	57.58
OPPLIGER	215.00
RAPID CARPET CLEANING	360.00
RELIABLE MECHANICAL SERVICES, INC.	2,233.21
SHELL	757.06
STEEPLE JACK/JIM STAATS	185.00
UNIVERSITY OF MISSOURI	88.00

WINGFOOT COMMERCIAL TIRE	16.99
* Police Station Expenses	
GEIGER READY-MIX	917.50
GLEN ROGERS CONSTRUCTION, LLC	28,222.20
VOSS LIGHTING	289.00
* Sewer Plant Expenses	
BIG V SUPERMARKET	10.95
CHEMSEARCH	200.00
CINTAS # 177	43.50
DEFFENBAUGH INDUSTRIES	20.00
E & M PRE-CAST	243.00
ENVIRONMENTAL RESOURCE ASSOC.	142.65
FTC EQUIPMENT, LLC	2,062.81
HOUSEWORTH ENTERPRISES	258.75
JOHN'S SUPER	25.56
KRAMER HARDWARE	105.38
MIDWEST LABORATORIES INC	91.04
OCEAN INDUSTRIAL SUPPLY	445.34
USA BLUE BOOK	1,379.28
* Street Department Expense	
AGC ENGINEERS, INC.	5,410.20
AMEREN UE	825.21
CINTAS # 177	44.70
CONOCO	1,001.19
DEFFENBAUGH INDUSTRIES	30.00
DEFFENBAUGH DISPOSAL	2,550.00
HOUSEWORTH ENTERPRISES	280.25
KEARNEY FEED & SUPPLY	69.87
KRAMER HARDWARE	31.30
LONG VET CLINIC	30.00
MFA OIL COMPANY	1,373.32
NEXTEL COMMUNICATIONS	107.16
O'REILLY AUTOMOTIVE INC	6.48
PAVING MAINTENANCE	230.00
PLATTE CLAY ELECTRIC	6,626.95
TRANSYSTEMS CORP	4,764.50
* W & S Admin. Expenses	
CENTURYLINK	168.69
CINTAS # 177	54.76
CONOCO	1,036.41
275-FAIRPOINT COMMUNICATIONS	41.93
HUNTS CAR CARE CENTER	684.16
KEARNEY BODY SHOP	55.81
KWIK LUBE	33.85
MFA OIL COMPANY	315.74
MISSOURI SALES TAX	1,847.09
NEXTEL COMMUNICATIONS	52.95
TEK-COLLECT	60.06
TRASH AND TREASURE	12.50
* W & S Oblig. Revenue	
TIM NEWMAN	5.66
STABLES BAR & GRILL	16.07
* W&S Revenue Balance Acct	
ING FINANCIAL ADVISERS,LLC	160.00
PAYCOR PAYROLL SERVICES	4,564.01
* Water Plant Expenses	
AMEREN UE	3,967.29

BIG V SUPERMARKET	39.49
BNSF RAILWAY COMPANY	9.08
CINTAS # 177	11.00
DECKER CONSTRUCTION	7,445.58
DEFFENBAUGH INDUSTRIES	20.00
EVERETT QUARRIES	2,640.45
FTC EQUIPMENT, LLC	1,110.58
169 HAJOCA OLATHE	8,688.91
HD SUPPLY WATERWORKS	736.74
HOUSEWORTH ENTERPRISES	495.75
KANSAS CITY WINNELSON	329.22
KCMO WATER SERVICES	36,301.40
KEARNEY LAWN &	35.30
KRAMER HARDWARE	242.39
MISSOURI GAS ENERGY	94.80
MISSOURI ONE CALL SYSTEM, INC.	150.80
THE UPS STORE	92.51
WEST KEARNEY WINNELSON	305.77

TOTAL	294,331.56

APPROVED: _____
Billy R. Dane, Mayor

ATTEST: _____
Joan H. Updike, City Clerk