

December 20, 2010

The Board of Aldermen, City of Kearney, Missouri, met in regular session at Kearney City Hall, 100 East Washington, December 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 December 6th meeting
- Bills presented for payment

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

MAYOR'S REPORT

WATER SHED Mayor Dane said the first meeting in January we will have Bill Cunningham, Larkin Associates, come and talk to us about the scope of the study we need for water shed.

Mayor Dane said once we exceed 10,000 in population we will be required to have the study. We will start working on it now and it will be helpful as the west side of the City develops.

ADMINISTRATOR'S REPORT

INSURANCE RENEWAL Staff reported that Cretcher Heartland has secured a proposal with One Beacon Insurance for our insurance and the premium is \$66 lower than last year.

Staff said Cretcher Lynch has frequently consulted with City staff throughout the year to evaluate risk and provide assistance on safety programs and procedures.

PUBLIC HEARINGS

SIGNS PERMITTED IN RESIDENTIAL ZONING Bill No. 24-2010, an ordinance **ORDINANCE NO. 1149-2010** concerning electronic reader boards in residential areas, was presented and read by Title only.

SIGNS PERMITTED IN RESIDENTIAL ZONING Staff said this would allow a **ORDINANCE NO. 1149-2010** reader board sign at the High School and allow one for the future aquatic center. The Planning and Zoning Commission unanimously voted to recommend the amendment.

The floor was opened to the public.

There being no comments from the public, the floor was closed.

Alderman Patterson asked how the First Christian Church was allowed to have their sign. Staff said that was zoned Commercial and it is a sign with removable letters. This amendment focuses on reader board signs.

Alderman Couchman said his only concern would be that we need to be able to control how fast it flashes and how bright it is.

A motion was made by Alderman Couchman and seconded by Alderwoman Hayes to approve the ordinance as read on the first reading. The motion carried by a vote of four to zero.

A motion was made by Alderwoman Hayes and seconded by Alderman Patterson to place Bill No. 24-2010 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: Hayes, Gustin, Patterson and Couchman. The motion carried by a four to zero vote. The Bill was then duly numbered **Ordinance No. 1149-2010**.

NEW BUSINESS

LIQUOR ORD AMENDMENT – SIGNAGE AT GAS STATIONS Bill No. 25-2010 **ORDINANCE NO. 1150-2010** an ordinance, amending Chapter 600 concerning alcoholic beverages and the posting of signs by licensees that sell gasoline, was presented and read by Title only.

Staff said this ordinance was drafted by request of the Board of Aldermen. It allows signage at gas stations selling gasoline but would continue to prohibit liquor neon signs and other lighted signs.

A motion was made by Alderman Patterson and seconded by Alderman Gustin to approve the ordinance as read on the first reading. The motion carried by a vote of four to zero.

A motion was made by Alderman Patterson and seconded by Alderwoman Hayes to place Bill No. 25-2010 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: Hayes, Gustin, Patterson and Couchman. The motion carried by a four to zero vote. The Bill was then duly numbered **Ordinance No. 1150-2010**.

ENHANCED ENTERPRISE ZONE NAICS CODE EXPANSION TO INCLUDE

KEARNEY WINNELSON Molly McGovern said Kearney Winnelson has received a commitment from the Missouri Department of Economic Development for eligibility within the Enhanced Enterprise Zone subject to the City including their NAISC Code in the list of eligible industries.

Ms. McGovern said they would be adding five full time employees over the next five years. They will be doing a \$250,000 investment with \$50,000 of it real property. They would like a fifty percent property tax abatement for ten years. They can't get a State tax credit unless we abated taxes for them.

They said the annual salary will be \$37,876 and they would get a two percent payroll tax credit from the State.

Mayor Dane said he felt we need to add the code and give them the fifty percent tax abatement so this company will expand in Kearney. He asked if there was a time this had to be done. Ms. McGovern said they need it done by January 31, 2011.

Alderman Couchman asked what codes we currently had. Ms. McGovern said we have 311-frozen food, 321-plastics, 332-fabrication products, 334-computer management and 511-market consulting services.

Alderman Couchman asked if we have the opportunity to adopt more codes. Ms. McGovern said at the time of forming the Zone, the Mid Continent representative asked the Commission to be very narrow with our choices. She said you can change them at any time.

Mayor Dane said maybe we should add other codes that possibly would be interested in coming to Kearney.

Alderwoman Hayes asked if we have the discretion to deny a company that meets a code we approve. Ms. McGovern said she wasn't sure about that.

Alderman Gustin asked if Kearney Winnelson has room for the expansion on their current property. Ms. McGovern said she thought so. She said she didn't think they were enlarging their footprint, but the expansion would be on the inside of the current building.

Mayor Dane said we will have our attorney find out if we have to have a public hearing to add codes to the Zone. He said we will have this on the agenda the first meeting in January.

ALDERMEN DISCUSSION

ALDERWOMAN HAYES Alderwoman Hayes said she is working on the formation of a 501C3 Not for Profit Corporation to administer the Youth activities at the Old Fire House. She also recognized the opportunity to expand the scope of the corporation to senior services to potentially include administering activities at the Kearney Senior Center.

Staff said the Kearney Area Development Council/Northland Foundation has recognized the need to transfer these obligations to another entity in order for them to give more focus to economic development issues.

Staff said because these efforts are helping the City achieve public purposes that meet its own goals of converting the Old Fire House into a youth center, helping the Kearney Senior Center expand services and activities and relieving the KADC of time consuming distractions from its primary economic development purpose, it is recommended the City assist her in formation of the 501C3 by having the City Attorney assist her in preparing the necessary documentation.

Mayor Dane said it is the natural thing to have both of these entities under one board.

A motion was made by Alderman Couchman and seconded by Alderman Patterson to authorize the City Attorney to assist Jenny Hayes with the formation of the 501C3. The motion carried unanimously.

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 20, 2010 meeting:

ORG/VENDOR NAME	WARRANT: 122010	AMOUNT
* 33 Hwy Construction Exp		
DAN LEWELLEN CONSTRUCTIO		12,784.80
* City Hall Expenses		
CHRIS' LAWN CARE AND		70.00
DEFFENBAUGH INDUSTRIES		20.00
MSC-410526		6.00
275-FAIRPOINT COMMUNICATIONS		458.32
GRAINGER		36.40
R. BRIAN HALL, PC		3,330.00
HARLAND TECHNOLOGY SERVICES		1,002.00
HONEYBAKED HAM		59.95
KEARNEY FEED & SUPPLY		100.20
MIDWEST DATA CENTER		32.00
MISSOURI GAS ENERGY		312.94
MO DEPT OF REVENUE		35.00
NEWCOMBS WINDOW SERVICE		50.00
NEXTEL COMMUNICATIONS		119.49
PAYCOR PAYROLL SERVICES		152.04
REVISOR OF STATUTES		100.00
TEK-COLLECT		54.23

U.S. POSTAL SERVICE	51.66
UNISOURCE, INC	137.08
CARD SERVICES (VISA)	71.33
* Community Development Dir	
GRAINGER	130.50
METRO KC CHAPTER ICC	20.00
NEXTEL COMMUNICATIONS	185.54
UNISOURCE, INC	137.08
CARD SERVICES (VISA)	44.86
* Court & Legal Expenses	
CLAY COUNTY DETENTION	93.00
R. BRIAN HALL, PC	2,160.00
RAY COUNTY SHERIFF/TREASURER	140.00
* General Admin. Revenues	
CITY OF NORTH KANSAS CITY	23.80
COUCHMAN CONSTRUCTION	28.52
MARK & SHELLEY CRAZYBEAR	136.53
JOHN EVERETT	350.00
LSI TITLE AGENCY INC.	17.50
TED R STONE, JR	213.15
* General Fund Balance Acct	
ING FINANCIAL ADVISERS,LLC	1,216.33
MO DEPT OF PUBLIC SAFETY	117.00
MO DEPT OF REVENUE-CVC	833.63
PAYCOR PAYROLL SERVICES	17,710.06
SYNERGY SERVICES INC	234.00
* Park Fund Balance Acct	
PAYCOR PAYROLL SERVICES	1,285.40
* Park Fund Expenses	
CHRIS' LAWN CARE AND	719.00
NANCY DANIELS	21.00
DEFFENBAUGH INDUSTRIES	84.00
FRIES LAWN & LEISURE INC	648.45
HUNTS CAR CARE CENTER	820.74
KEARNEY FEED & SUPPLY	357.00
NATIONAL REC & PARK	145.00
NEXTEL COMMUNICATIONS	30.66
QUICK STOP	712.00
U.S. POSTAL SERVICE	51.67
CARD SERVICES (VISA)	136.11
* Police Dept. Expenses	
ALLMED	137.21
BIG V SUPERMARKET	21.07
CLAY CO SHERIFF'S DEPT	5,003.40
DEFFENBAUGH INDUSTRIES	20.00
275-FAIRPOINT COMMUNICATIONS	607.53
DERICK HAGER	10.48
HUNTS CAR CARE CENTER	2,407.36
INTERSTATE BATTERIES	178.62
J & K AUTO REPAIR	837.01
MCGUIRE LOCK AND SAFE	34.55
MISSOURI GAS ENERGY	285.38
NEXTEL COMMUNICATIONS	54.75
REVISOR OF STATUTES	100.00
SHELL	716.79
CARD SERVICES (VISA)	576.75

KATHERINE R. WHITE	250.00
* Police Station Expenses	
WESTERN EXTRALITE COMPANY	28.71
YATES ELECTRIC CO.	7,586.00
* Sewer Plant Expenses	
DEFFENBAUGH INDUSTRIES	20.00
FTC EQUIPMENT, LLC	485.24
MAYES PLUMBING, INC	175.00
MIDWEST LABORATORIES INC	91.04
O'REILLY AUTOMOTIVE INC	3.98
STEWART TITLE CORPORATION	1,000.00
YATES ELECTRIC CO.	765.75
* Street Department Expense	
AGC ENGINEERS, INC.	2,046.10
AMERICAN EQUIPMENT CO	453.31
VIRGIL BARCHERS	521.20
DEAN MACHINERY CO	1,207.00
DEFFENBAUGH INDUSTRIES	30.00
DEFFENBAUGH DISPOSAL	1,625.00
EVERETT QUARRIES	416.16
FRIES LAWN & LEISURE INC	644.37
IRONMIKE'S WELDING	240.00
LONG VET CLINIC	150.00
MFA OIL COMPANY	958.47
NEXTEL COMMUNICATIONS	107.06
O'REILLY AUTOMOTIVE INC	107.40
PLATTE CLAY ELECTRIC	7,001.50
GARY SHANKS	245.00
CARD SERVICES (VISA)	136.10
* W & S Admin. Expenses	
AMERICAN PRIDE EXPRESS LUBE	33.85
CENTURYLINK	167.56
275-FAIRPOINT COMMUNICATIONS	106.76
KWIK LUBE	33.85
MFA OIL COMPANY	434.02
MISSOURI SALES TAX	1,516.17
NEXTEL COMMUNICATIONS	399.34
U.S. POSTAL SERVICE	51.67
* W & S Oblig. Revenue	
CITY OF NORTH KANSAS CITY	2.07
COUCHMAN CONSTRUCTION	2.48
MARK & SHELLEY CRAZYBEAR	11.77
LSI TITLE AGENCY INC.	1.52
TED R STONE, JR	18.38
* W&S Revenue Balance Acct	
ING FINANCIAL ADVISERS,LLC	160.00
PAYCOR PAYROLL SERVICES	4,400.51
* Water Plant Expenses	
BRENNTAG MID-SOUTH, INC	1,310.80
C.H. ROBINSON COMPANY,INC.	575.00
DECKER CONSTRUCTION	671.00
DEFFENBAUGH INDUSTRIES	20.00
ENGINEERED SYSTEMS INC.	7,998.45
EVERETT QUARRIES	399.10
HACH CHEMICAL	540.12
HD SUPPLY WATERWORKS	1,379.16

KCMO WATER SERVICES	13,749.55
KEARNEY FEED & SUPPLY	58.50
MISSISSIPPI LIME CO	4,725.00
MISSOURI GAS ENERGY	548.44
MISSOURI ONE CALL SYSTEM, INC.	166.40
THE UPS STORE	145.79
CARD SERVICES (VISA)	71.34
WATER PRODUCTS, INC.	1,735.81
WESTERN FIRST AID & SAFETY	79.87
WESTERN EXTRALITE COMPANY	221.08

TOTAL	126,806.62

APPROVED: _____
Billy R. Dane, Mayor

ATTEST: _____
Joan H. Updike, City Clerk