

July 2, 2012

The Board of Aldermen, City of Kearney, Missouri, met in regular session at Kearney City Hall, 100 East Washington, July 2, 2012 at 6:30 P.M. with Mayor Dane presiding. Members present were Jeff Couchman, Tom Patterson, Gerri Spencer and Dan Holt. Staff members present were Jim Eldridge, Eric Marshall and David Pavlich.

**AMEND AGENDA** A motion was made by Alderman Holt and seconded by Alderman Couchman to amend the agenda by adding a Performance Bond Letter of Credit from MCK Partnerships for Jamestowne Village Phase 2 Final Plat under New Business. The motion carried unanimously.

### **CONSENT AGENDA**

The following items were submitted for the Board of Aldermen to approve:

- Minutes for the June 18<sup>th</sup> meeting
- Bills presented for payment
- Influent Sewer Plant Pump Repair, \$4,366.50, FTC Equip, Low Bid \$4,366.50
- Sewer Plant Phone Dialer Replacement, Systems Manufacturing, \$3,56
- Approve Enrichment Council Contract with Chamber to Relocate to Old Fire House
- **Resolution No. 33-2012** Approve Contract with Kearney Explorers Bull Ride Event on Aug 10<sup>th</sup> and 11<sup>th</sup>, Jesse James Pk
- Approve Ideker Change Order of \$16,850 for Added Drainage on Bennett Blvd
- **Resolution No. 34-2012** Approval of \$19,800 Agreement with Today in America for Promotional Video

Mayor Dane said he would like to take action on the approval of a contract with the Enrichment Council and Kearney Chamber of Commerce separate from the rest of the items presented.

Alderman Patterson said the Optimist Club needs to be removed from the Contract for the Bull Ride since they aren't sponsoring it this year.

Alderman Holt asked if everything went well in the meeting for the promotional video for Today In America. Mayor Dane said it did go well. He said we will be doing a check list with the writer. He said hopefully by July 11<sup>th</sup> we will be ready with some pictures and ideas for the video. He said it will take approximately 30 days for the writing and some time during that time we should learn about filming dates.

A motion was made by Alderman Spencer and seconded by Alderman Patterson to approve the Consent Agenda with the exception of the Enrichment Council proposal as presented. The motion carried unanimously.

**ENRICHMENT COUNCIL CONTRACT WITH CHAMBER** Alderman Patterson asked if they would have lockable office space.

Jenny Hayes, 200 East Lawrence, said they will be using the small jail cell to lock up items they are storing. She said the idea is that they could be doing business workshops in the Old Fire House during the day. She said the Chamber secretary would work her normal hours. She could show people the Old Firehouse and answer questions during this time frame.

Mayor Dane said he wants to make sure the Chamber of Commerce and the Enrichment Council realize that if the Chamber leaves the current site they won't be able to come back. He said the City will utilize the space for the museum. He said it will cost a lot more for rent later.

Alderman Patterson said he thought the jail cell was to be used for teaching. Ms. Hayes said the large one will be used for that purpose. She said the small jail cell was already an office.

Staff said the City's lease contract with the Enrichment Council says it shall provide that the premises be used to "provide for the education, health, welfare and entertainment of residents of the community with particular emphasis on youth and education activities with all such use to be subject to Landlord's prior written consent which will not be unreasonably withheld". That is the reason it was put on the agenda.

Alderman Patterson asked what if another group wants to rent space in the building. Ms. Hayes said they are not renting space to the Chamber. This is an "in kind" arrangement and youth won't be there during Chamber hours.

Mayor Dane said he still remains concerned that when the Enrichment Council grows the Chamber will have no where to go.

A motion was made by Alderman Couchman and seconded by Alderman Holt to approve the Enrichment Council contract with the Chamber of Commerce to relocate to the Old Fire House. The motion passed by a vote of three ayes and Alderman Patterson voting nay.

### **NEW BUSINESS**

**SETTING BUILDING PERMIT FEES** Bill No. 17-2012, an ordinance to encourage **ORDINANCE NO. 1194-2012** economic development and initiate construction of new housing from July 1 through December 31, 2012, was presented and read by Title only.

Staff said the ordinance proposes setting the building fees at zero through September 30<sup>th</sup> and at a total cost of \$1,500 beginning October 1<sup>st</sup>.

Mayor Dane said the building permits are not where they should be yet. He said beginning October 1<sup>st</sup> we will charge \$1,500 so we can recoup the cost of meter parts.

**SETTING BUILDING PERMIT FEES** A motion was made by Alderman Holt and **ORDINANCE NO. 1194-2012** seconded by Alderman Patterson to approve the ordinance as read on the first reading. The motion carried unanimously.

A motion was made by Alderman Patterson and seconded by Alderman Spencer to place Bill No. 17-2012 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: Patterson, Holt, Spencer and Couchman. The motion carried by a four to zero vote. The Bill was then duly numbered **Ordinance No. 1197-2012**.

**ACCEPTANCE OF LETTER OF CREDIT JAMESTOWNE VILLAGE** Staff presented a request from Craig Porter, MCK Partnerships for a performance bond letter of credit for Jamestowne Village Phase 2.

Staff said the submittal of the letter of credit will allow recording of the final plat prior to completion of public improvements. Such a performance guarantee is not typically submitted, as plats are recorded after construction, but in this case, there are two lots (#1 and # 25) that currently have existing streets, water and sanitary sewer available. The City could then issue building permits for those lots, but not any other lots until improvements are completed.

A motion was made by Alderman Holt and seconded by Alderman Couchman to accept the letter of credit for a performance bond for Jamestowne Village Phase 2. The motion carried unanimously.

### **ALDERMEN DISCUSSION**

**ALDERMAN PATTERSON** Alderman Patterson asked if we would be having the fireworks display tomorrow.

Mayor Dane said he had checked with the State and the County and there are no bans on fireworks in this area due to drought. He said the police department will be patrolling the parking lots to watch for any fires. He said they are concerned about people running their cars to stay cool and starting a fire.

**ALDERMAN SPENCER** Alderman Spencer said she had received some calls from people complaining about the size of the bins for the trash service.

**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 July 2, 2012 meeting:

<b>ORG/VENDOR NAME</b>	<b>AMOUNT</b>
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* 2004 W&S REF REVENUE BNDS	

UMB BANK, N.A.	261.25
<b>* Bennett Boulevard</b>	
IDEKER, INC.	529,307.00
<b>* Cap Improv Sales Tax Exp.</b>	
CHRIS' LAWN CARE AND	936.29
HOUSEWORTH ENTERPRISES	360.00
<b>* City Hall Expenses</b>	
ALLIED WASTE SERVICES	12,000.00
AMEREN UE	517.94
CHRIS' LAWN CARE AND	325.00
BILLY R DANE	175.00
MSC-410526	5.90
HOUSEWORTH ENTERPRISES	910.00
KEARNEY CHAMBER OF	300.00
KRAMER HARDWARE	2.50
NPG NEWSPAPERS INC	381.96
PAYCOR PAYROLL SERVICES	171.90
PREMIER PROTEINS, LLC	191.64
GERRI SPENCER	559.26
TICE EXTERIORS, INC.	1,940.00
TYLER TECHNOLOGIES, INC.	4,559.53
UNISOURCE, INC	246.00
<b>* Community Development Dir</b>	
CINTAS CORPORATION LOC. 177	3.47
DAVINCI REPROGRAPHICS	775.23
METRO SPORTSWEAR LLC	18.50
UNISOURCE, INC	246.00
<b>* General Admin. Revenues</b>	
KENNETH GREEN	100.00
<b>* General Fund Balance Acct</b>	
AFLAC/REMITTANCE	221.46
DELTA DENTAL OF MISSOURI	1,318.88
ING FINANCIAL ADVISERS,LLC	1,558.00
MISSOURI LAGERS	12,204.94
PAYCOR PAYROLL SERVICES	14,806.56
VISION SERVICE PLAN (IC)	313.26
<b>* Meter Deposit Expenses</b>	
DALE CARLSON	46.23
DOROTHY CLOSSER	46.23
CRAIN PROPERTIES	61.14
NEWTON CRAWFORD	61.14
DAVID FRITCHER	10.39
MARK GORDON	47.03
CLARENCE KING JR	70.37
FRANK MADDOX	50.45
JAMES MCKINNEY	61.14
AMY OSTER	10.39
KATE PENCE	21.14
ROBERT REID	10.39
PAM SANDERS	15.93
CORY SMITH	45.18
RYAN SNIDER	50.39
<b>* Museum/Chamber Bldg</b>	
HOUSEWORTH ENTERPRISES	30.00
<b>* Old Fire House</b>	
AMEREN UE	295.47

MAYES PLUMBING, INC	180.00
PENCE PLUMBING & HEATING	167.60
<b>* Park Fund Balance Acct</b>	
AFLAC/REMITTANCE	132.08
DELTA DENTAL OF MISSOURI	116.76
MISSOURI LAGERS	1,219.86
PAYCOR PAYROLL SERVICES	1,760.60
VISION SERVICE PLAN (IC)	34.32
<b>* Park Fund Expenses</b>	
AMEREN UE	9.79
COLE PRINTING	75.00
HAMPTON PLUMBING, INC.	250.00
HOUSEWORTH ENTERPRISES	1,080.00
KEARNEY LAWN &	103.40
KRAMER HARDWARE	95.49
NEWEGG, INC	89.99
ORSHELNS CARD CENTER	225.98
RICHARD PARKER	717.82
PLATTE CLAY ELECTRIC	1,882.73
PORTER'S BUILDING CENTER	815.02
PORTERS OF MOSBY	1,755.06
QUICK STOP	496.64
WEST KEARNEY WINNELSON	73.54
YATES ELECTRIC CO.	1,381.25
<b>* Park Special Projects</b>	
CLIFTON CASHATT	120.00
COLE PRINTING	75.00
SHANNON R CRAWFORD	120.00
CUMULUS KANSAS CITY	2,536.00
TYLER W EDWARDS	120.00
KOLMEDIA GROUP INC.	825.00
493-PRAXAIR DISTRIBUTION	19.33
QUICK STOP	2,240.00
BRUCE W TRAXLER	120.00
<b>* Police Dept. Expenses</b>	
ALTERATIONS AND	76.93
AMERICAN PRIDE EXPRESS LUBE	34.95
APPLIED CONCEPTS, INC	1,612.50
THE ARMORY	99.90
BOARD OF POLICE	23.00
CHRIS' LAWN CARE AND	130.00
CINTAS CORPORATION LOC. 177	54.00
CITY OF KEARNEY-PETY CSH	200.00
MSC-410526	15.50
HOUSEWORTH ENTERPRISES	150.00
J & K AUTO REPAIR	863.83
JOE MACHENS FORD	51,074.00
KEARNEY BODY SHOP	868.00
METRO SPORTSWEAR LLC	88.50
TOM O'LEARY	538.00
ORSHELNS CARD CENTER	67.98
PENCE PLUMBING & HEATING	265.00
PLATTE CLAY ELECTRIC	972.84
REJIS COMMISSION	41.70
UNISOURCE, INC	88.00
<b>* Police Station Debt</b>	

KEARNEY TRUST COMPANY	7,524.01
<b>* Sewer Plant Expenses</b>	
ACE PIPE CLEANING, INC.	1,543.50
ALLIED WASTE SERVICES	158.73
FTC EQUIPMENT, LLC	980.66
GREAT PLAINS ANALYTICAL LAB	20.00
HOUSEWORTH ENTERPRISES	172.50
ORSHELNS CARD CENTER	83.98
PLATTE CLAY ELECTRIC	7,947.04
YATES ELECTRIC CO.	1,394.66
<b>* Solid Waste</b>	
DEFFENBAUGH INDUSTRIES	24,346.00
<b>* Street Department Expense</b>	
AMEC ENVIRONMENTAL & INFRA, INC	345.50
AMEREN UE	772.32
CINTAS CORPORATION LOC. 177	19.72
HOUSEWORTH ENTERPRISES	213.50
METRO SPORTSWEAR LLC	43.50
ORSHELNS CARD CENTER	46.77
PHILLIPS PAVING COMPANY INC	227.00
PLATTE CLAY ELECTRIC	261.36
PORTER'S BUILDING CENTER	183.29
<b>* W &amp; S Admin. Expenses</b>	
CINTAS CORPORATION LOC. 177	19.66
CITY OF KEARNEY	39,048.16
NPG NEWSPAPERS INC	522.00
<b>* W&amp;S Revenue Balance Acct</b>	
DELTA DENTAL OF MISSOURI	282.80
ING FINANCIAL ADVISERS,LLC	285.00
MISSOURI LAGERS	3,389.98
PAYCOR PAYROLL SERVICES	4,208.80
VISION SERVICE PLAN (IC)	74.22
<b>* Water Plant Expenses</b>	
AMEREN UE	3,175.73
BRENNTAG MID-SOUTH, INC	2,388.26
COMMENCO, INC.	200.00
HD SUPPLY WATERWORKS	2,787.00
HOTSY EQUIPMENT CO	171.75
HOUSEWORTH ENTERPRISES	330.50
KEARNEY LAWN &	81.16
ORSHELNS CARD CENTER	177.15
PLATTE CLAY ELECTRIC	1,032.63
PORTER'S BUILDING CENTER	14.38
SIDENER ENVIRONMENTAL SERVICES	289.32
WATER PRODUCTS, INC.	919.20
YATES ELECTRIC CO.	553.75
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<b>TOTAL</b>	<b>767,988.86</b>

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

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

