

October 13, 2008

The Board of Aldermen, City of Kearney, Missouri, met in a special work session at Kearney City Hall, 100 East Washington, October 13, 2008 at 6:30 P.M. with Mayor Dane presiding. Members present were Jeff Couchman, Alan Gustin and Dan Holt. Alderwoman Hayes was present by phone conference. Staff members present were Jim Eldridge, David Pavlich and Shirley Zimmerman.

### **NEW BUSINESS**

**AQUATICS CENTER – REVIEW \$27,000 FEASIBILITY STUDY** Mayor Dane introduced Kyle McCawley, Larkin Aquatics, and said he would explain the Feasibility Study and the process for an Aquatic Center.

Mr. McCawley said Larkin Aquatics, will study the community for their needs with an aquatic center. He said they will work with the DLR Group, who will work on the design of the project, and Ballard King, who does planning and operation of recreational facilities.

Mr. McCawley presented a power point presentation of the Aquatic Feasibility Study and Scope-of-Service Proposal.

Mayor Dane asked what the Market Analysis consisted of. Mr. McCawley said that is where the public fits into the process. He said they will send out a public survey and check with user groups.

Mayor Dane asked if there would be a public hearing. Mr. McCawley said a public hearing wasn't included in the current proposal but it could be included.

Mayor Dane said Dr. Belcher has offered the school site South of the High School football field as a possible site. He said we need to figure out what we want first.

Mayor Dane said to start the process we would need to approve hiring Larkin Aquatic for \$27,000 to do the Feasibility Study. He asked Mr. McCawley if we decided to authorize the Study, how long would it be before we could bid the process. Mr. McCawley said the Study would take eight to ten weeks.

Alderman Couchman said maybe we need to meet with the people involved in swim team, etc. to see what their needs are. He asked what percentage of the people who have a Feasibility Study done go ahead and build a pool. Mr. McCawley said most people go ahead with the plans to build.

Alderman Gustin said he felt we need to decide if we are doing this alone or with the school.

Alderman Holt asked if the YMCA would be interested in doing a pool. Staff said they aren't interested at this time. They might come in and manage it though after we built it.

**AQUATICS CENTER – REVIEW \$27,000 FEASIBILITY STUDY-CONT** Clark  
Thompson, Larkin Aquatics, said we can always design for expansion and build it in phases.

Mayor Dane said we can use money from the Wireless Funds to pay for the Study. He asked the Aldermen what they feel the public wants.

Alderman Holt said he believes there are people who want the pool. He said he just has a problem with the site because people will feel like it belongs to the School.

Alderman Gustin said he believes the people who live outside the City limits are mad at the City for not keeping the pool open. He said he has no problem with the site and with the trail system, it would be accessible for kids from several parts of the community. He said he is concerned though over how controlling the School would be. Mayor Dane said we can talk with the School about that.

Alderman Couchman said he believes that most of the community simply wants a pool when it's really hot and would probably prefer an outdoor pool.

Mayor Dane said by using the School site we wouldn't have to buy ground. Alderman Holt asked about the land where the Street Barn is located. Staff said we would then have to relocate the recycling and Street Barn and that area isn't really large enough for expansion.

Staff said an advantage to the School site is that the infrastructure is in place there. This would save a lot on cost.

Mayor Dane said maybe we need to do a survey on where people want to see the Center located. We could give them a choice of sites.

Mayor Dane said in regard to funding he believes we should never do a property tax because that causes only City residents to pay for the Center. He said he would suggest a half cent sales tax and then a bond debt. It was the general consensus of the Board of Aldermen to not use a property tax to fund an Aquatic Center.

Alderman Couchman said if we are going to work with the School District, are they are going to want an inside pool and the City may want an outside pool. He asked what the minimum number of lanes would be needed for the School. Mr. McCawley said to be able to hold School sanctioned meets it would have to be six lanes.

Alderman Holt said just because Dr. Belcher is in favor of this, it doesn't mean that the School Board would be in favor of doing this.

Alderman Gustin said he would like to know the percentage of the community that would use the facility.

**AQUATICS CENTER – REVIEW \$27,000 FEASIBILITY STUDY-CONT** Mayor Dane said the economy will change in time and we must be ready for growth. He said things such as swimming pools make people choose your community as the place to build and move to.

Alderman Couchman said he hated to spend \$27,000 at this time for a Study. He asked what we would get if we chose to pay less money. Mayor Dane asked Larkin Aquatic to bring a cost reduction proposal to the October 20<sup>th</sup> meeting for the Board to look at.

**HIGHWAY 92 WEST WIDENING** Mayor Dane said MoDOT has shelved the 92 Highway West Widening Project until at least 2013.

Alderman Gustin said he can understand them slowing down their plans with the growth slowing down in the area.

Mayor Dane said we must be ready for when the economy changes. He said every year when Molly McGovern goes to the Convention in Las Vegas, businesses are looking for land that already has infrastructure at the site. He said to build the road on the West Side Development we will need approximately 1.7 million for land work before the road can be built and the road will cost approximately 2 million.

Alderman Holt said the situation at Pilot is causing Arby's a lot of trouble. He asked if a road could be built so the trucks leaving Pilot would go behind Wingfoot and come out along I-35. Staff said that would have them too close to the current light at the ramp.

Mayor Dane said when we were meeting with MoDOT about 92 Highway widening and the entrance to Pilot, they said we would have to put in a median on 92 Highway. He said when we said no to that, they said when it blows up then you have to put in a light at Pilot. He said he would like to have a meeting with MoDOT in regard to a light at Pilot.

Mayor Dane said a light at Pilot would cost approximately \$150,000 to \$200,000 depending on whether it was a hanging light or a permanent light. He said he would like to get Econo Lodge and Arby's to join the CID. He said Tim Harris, who owns the shopping center across the road, is supportive of a CID. We could recapture the cost of the light with the CID.

Alderman Couchman said the stop light will help Pilot. He said we should take the money from their CID for this or do a new CID with Econo Lodge, Arby's and the Shopping Center for this light.

Mayor Dane said we sold the Pilot CID with the idea that it was to build the road out to North Country Avenue, but we can talk to them about it. He said he would continue to talk to the store owners in the Shopping Center about a CID.

Alderman Holt said another idea to help the Shopping Center customers would be to make a connection to North Country Avenue.

**HIGHWAY 92 WEST WIDENING-CONT** Mayor Dane said he will continue to talk to the businesses out there and MoDOT and see what ideas we come up with.

**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.

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