

February 15, 2010

The Board of Aldermen, City of Kearney, Missouri, met in regular session at Kearney City Hall, 100 East Washington, February 15, 2010 at 6:30 P.M. with Mayor Dane presiding. Members present were Jeff Couchman, Dan Holt, Jenny Hayes and Alan Gustin. Staff members present were Jim Eldridge, David Pavlich, Shirley Zimmerman, Gary Lawson, Eric Marshall and Ryan Marcotte.

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 February 1st meeting
- Bills presented for payment
- Street Dept. truck tires, Wingfoot, \$1448.08 for 6 truck & 4 trailer tires
- Sign relocation proposal from Reliable Mechanical Service, \$6,485.50
- Purchase 6 shotguns, low bid Midwest Gun Exchange, \$1785, Light Bar from Galls \$399.99
- Purchase Replacement Christmas Bows for Street lights, Manneco, \$3,435
- Engineering Proposal to prepare heating/air furnace replacement plan at City Hall, \$3,500 PKMR Engineers

Alderwoman Hayes asked what sign relocation the proposal is for from Reliable Mechanical. Staff said it is the sign at the old Kearney Trust Branch and we will relocate it at Jesse James Park.

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

ADMINISTRATOR'S REPORT

REPLACEMENT OF SKID STEER LOADER Staff said the Water and Street Departments both advocate the replacement of our current skid steer loader with a new, larger tracked skid steer loader so it might be utilized in winter for snow removal in cul de sacs.

Staff said we would like authorization to utilize the \$30,000 budget for the sludge truck replacement and \$10,000 from Water Plant New Equipment to be appropriated in the current budget to accommodate this estimated \$40,000 purchase (with trade in) and be authorized to solicit bids for this replacement.

Gary Lawson, Street Superintendent, said the old machine isn't a track unit and it doesn't do well in snow. This would free up a truck to work on the other streets.

REPLACEMENT OF SKID STEER LOADER-CONT Mayor Dane said we would get approximately \$15,000 for a trade in. This will have better hydraulics so we could rent a grinder, etc.

Alderman Gustin asked if the equipment we have for the current machine will work on this one. Mr. Lawson said any equipment we have such as post hole digger, etc. will interchange.

Alderman Holt said the sludge truck is on its last leg and he hates to see us pull money from the sludge truck. Staff said we will be using this year's lease/purchase money and next year it will be back in the budget for the sludge truck. We can do both.

A motion was made by Alderman Couchman and seconded by Alderman Holt to appropriate \$30,000 from lease/purchase for sludge truck and \$10,000 from Water Plant New Equipment in the current budget to accommodate purchasing a skid steer loader and seek bids. The motion carried unanimously.

SCHOLDBERG STORMWATER DAMAGE CLAIM Staff presented a letter from Linda Scholdberg identifying damages she sustained from a heavy rain at her Shadowbrook home. Our insurance company initially denied the claim. We have resubmitted the claim to the insurance company, as she now has an engineering report which may be more persuasive.

Staff said we are sympathetic to her dilemma and will keep the Board informed on how our insurance company responds.

KANSAS CITY WATER RATE INCREASE BY TEN PERCENT Staff presented a letter from the Kansas City Water Services Department advising a ten percent increase. It should be noted that rates for their own customers are being increased by the same amount.

We will factor this increase into our new budget. Although we have reduced our purchase of KC water due to wet weather conditions and low demand, we recognize our rates must be increased to absorb the higher costs.

PUBLIC REQUESTS & PETITIONS

CHRIS THOMPSON, REQUEST FOR CITY RE-BID OF MOWING SERVICES

Chris Thompson, 405 Shadowbrook Drive, requested that the city re-bid the mowing services, so he might have the opportunity to re-submit the low bid.

Mayor Dane asked Staff how we have done this in the past years. Staff said we have operated under the policy that if the price doesn't raise, we stay with the current contractor.

CHRIS THOMPSON, REQUEST FOR CITY RE-BID OF MOWING SERVICES

The City bid this service after twelve years of continued service with Thompson Mowing Service, pursuant to the City purchasing policy which provides that contractual services may be continued for the same price without necessitating a re-bid. Thompson requested the City to re-bid in order that they might revise their pricing reflecting current day labor and energy rates.

Mayor Dane said we had the contract with Houseworth last year and when did we renew the contract. Staff said they came in at the end of mowing season and said they would continue do the job at the same rate for next year. We told them we would stay with them.

Mayor Dane said they were much lower than anyone else last year. He said they have done an excellent job for the City. He said if it is the wish of the Board of Aldermen to go back out for bid, he would recommend that we wait until the end of mowing season in 2010 since we have already told Houseworth we would renew their contract for this season.

Chris Thompson suggested that the City consider doing the bid for several years at a time. Staff said they would check and see how other cities handle their mowing contracts.

Chris Thompson asked if the City has a signed contract with Houseworth for 2010. Staff said they handled it this year, just like they did for twelve years with Thompson Mowing. A contract is signed the first year and then just verbally renewed for each year thereafter as long as there isn't a rate increase.

Mayor Dane said it is the general consensus of the Board of Aldermen to honor the contract with Houseworth for this year. He said we will look at it after the mowing season has ended.

DOUG PORTER COMMERCIAL SITE PLAN Staff presented a proposed commercial site plan for replacing the roof on Porter's Service at 104 South Jefferson.

David Pavlich said the Planning and Zoning Commission unanimously recommended approval at their February 8, 2010 meeting. He said they have been having problems with leaks, which this will address. It will also allow him to become more energy efficient by insulating between the old roof and the new roof.

Alderman Holt said the Planning Commission was fine with this. He said it will allow them to get rid of the dome and they will control run off much better now.

A motion was made by Alderman Holt and seconded by Alderwoman Hayes to approve the commercial site plan for replacing the roof on Porter 's Service at 104 South Jefferson. The motion carried unanimously.

OLD BUSINESS

OUTDOOR LIGHTING STANDARDS Staff presented a memo from David Pavlich reporting on the Planning and Zoning Commission discussion concerning Tom Patterson’s recommendation for City review of it’s lighting standards.

David Pavlich said the Commission asked Mr. Patterson if he had a particular problem with our ordinance. He said he was just concerned with the new shopping center coming in and being adjacent to a residential subdivision.

Mr. Pavlich said the Commission felt we only need to do some “tweaking” and not redo the entire ordinance. He said if we want to modify our requirements, they felt the following should be considered:

- Define objectionable (Section 1 of the lighting standards).
- Specify that lighting for signs and monument signs be shielded.
- Do not include residential lighting at this time.
- Do not restrict hours that lights are on.
- Seek comment from the Police Department related to security lighting and possible problem lighted areas.

Alderman Holt said the two sample ordinances presented were very restrictive such as size of bulbs allowed, etc. He said they were also green initiated.

Mayor Dane asked Staff to be sure and contact the Police Department for their feedback.

Alderman Gustin asked if we address lighting in the site plan process. Staff said we address lights at intersections, etc during the Preliminary Plat stage. For commercial site plans it is addressed by the Planning Commission at site plan stage.

Alderman Gustin said there aren’t any street lights in the area of Orscheln and on the road going to the Goodyear store.

Alderman Couchman said there aren’t any street lights at the Kearney Fitness Center either.

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

The following bills were presented for payment at the February 15, 2010 meeting:

ORG/VENDOR NAME	WARRANT: 013110	AMOUNT

* City Hall Expenses		
PAYCOR PAYROLL SERVICES		714.14
* General Fund Balance Acct		
PAYCOR PAYROLL SERVICES		31,810.70
* Park Fund Balance Acct		

PAYCOR PAYROLL SERVICES	2,616.56
* W&S Revenue Balance Acct	
PAYCOR PAYROLL SERVICES	9,033.75

TOTAL	44,175.15

ORG/VENDOR NAME	WARRANT: 021510	AMOUNT

* 2005 G.O. Refndg Bonds		
UMB BANK, N.A.		496.38
* City Hall Expenses		
AMEREN UE		283.16
BIG V SUPERMARKET		34.62
CINTAS CORPORATION #690		120.41
DEFFENBAUGH INDUSTRIES		20.00
275-FAIRPOINT COMMUNICATIONS		378.99
GRAFF TECHNOLOGY SOLUTIONS		300.00
GRAINGER		97.20
R. BRIAN HALL, PC		3,180.00
IRONMIKE'S WELDING		140.00
KRAMER HARDWARE		54.73
MISSOURI GAS ENERGY		743.56
MO DIVISION OF		5.37
NEXTEL COMMUNICATIONS		154.48
NPG NEWSPAPERS INC		69.34
STAPLES ADVANTAGE		52.06
TCOM INC		450.00
TEK-COLLECT		124.13
UNISOURCE, INC		134.00
CARD SERVICES (VISA)		72.39
* Community Development Dir		
CINTAS CORPORATION #690		9.95
NEXTEL COMMUNICATIONS		240.20
UNISOURCE, INC		134.00
CARD SERVICES (VISA)		140.00
* Court & Legal Expenses		
LARRY E BUTCHER		950.00
CLAY COUNTY DETENTION		31.00
R. BRIAN HALL, PC		2,010.00
LODGE OF FOUR SEASONS		88.22
* General Admin. Revenues		
STABLES BAR & GRILL		40.00
BRIAN WATHEN		5.01
* General Fund Balance Acct		
ING FINANCIAL ADVISERS,LLC		1,196.33
MO DEPT OF PUBLIC SAFETY		113.00
MO DEPT OF REVENUE-CVC		805.13
SYNERGY SERVICES INC		226.00
* Park Fund Expenses		
AMEREN UE		294.77
CINTAS CORPORATION #690		6.17
NANCY DANIELS		15.00
DEFFENBAUGH INDUSTRIES		84.00
KEARNEY ROTARY CLUB		130.00

KRAMER HARDWARE	7.50
ERIC MARSHALL	89.92
METRO SPORTSWEAR LLC	29.95
NEW THEATRE RESTAURANT	932.00
NEXTEL COMMUNICATIONS	20.72
PORTER'S SERVICE	21.00
PUBLIC WATER SUPPLY	270.75
QUICK STOP	490.00
CARD SERVICES (VISA)	132.86
* Police Dept. Expenses	
ALAMAR UNIFORMS OF KANSAS CITY	101.99
AMEREN UE	197.79
AMERICAN PRIDE EXPRESS LUBE	77.70
THE ARMORY	59.95
BIG V SUPERMARKET	18.66
CINTAS CORPORATION #690	156.01
COLE PRINTING	85.00
DEFFENBAUGH INDUSTRIES	20.00
275-FAIRPOINT COMMUNICATIONS	502.39
J & K AUTO REPAIR	30.00
KRAMER HARDWARE	16.27
KWIK LUBE	29.95
MIDWEST RADAR & EQUIP.	80.00
MISSOURI GAS ENERGY	682.08
NEXTEL COMMUNICATIONS	508.22
O'REILLY AUTOMOTIVE INC	271.08
PENCE PLUMBING & HEATING	752.95
PORTER'S SERVICE	678.82
SHELL	982.75
STAPLES ADVANTAGE	15.66
THE UPS STORE	26.34
CARD SERVICES (VISA)	747.80
* Pooled Cash	
KEARNEY TRUST COMPANY	16,378.08
* Sewer Plant Expenses	
ACE PIPE CLEANING, INC.	1,200.00
ATCO INTERNATIONAL	420.00
CINTAS CORPORATION #690	21.75
DEFFENBAUGH INDUSTRIES	20.00
HOTSY EQUIPMENT CO	1,390.50
KRAMER HARDWARE	81.79
DAN LEWELLEN CONSTRUCTIO	3,660.83
MAYES PLUMBING, INC	500.00
MEYER LABORATORY, INC.	577.91
MIDWEST LABORATORIES INC	91.04
WESTERN FIRST AID & SAFETY	41.67
YATES ELECTRIC CO.	377.00
* Street Department Expense	
AKIN, GORDON & COWGER	1,799.39
AMEREN UE	816.90
AMERICAN PRIDE EXPRESS LUBE	36.75
CINTAS CORPORATION #690	28.40
CITY OF KEARNEY-PETY CSH	50.00
COOK, FLATT & STROBEL	4,320.30
DEFFENBAUGH INDUSTRIES	30.00
FRIES LAWN & LEISURE INC	73.25
IRONMIKE'S WELDING	60.00

KEARNEY BODY SHOP	81.73
KEARNEY FEED & SUPPLY	22.00
KRAMER HARDWARE	39.00
LONG VET CLINIC	143.00
NEXTEL COMMUNICATIONS	72.41
O'REILLY AUTOMOTIVE INC	178.10
PAVING MAINTENANCE	1,244.95
PLATTE CLAY ELECTRIC	6,502.80
PORTER'S SERVICE	2,421.49
493-PRAXAIR DISTRIBUTION	126.50
DELDEN MFG CO.	292.10
* TIF Debt Service	
KCB BANK	46,544.50
KEARNEY TRUST COMPANY	48,602.50
NORTH AMERICAN SAVINGS BANK	5,942.50
* W & S Admin. Expenses	
CENTURYLINK	181.08
CINTAS CORPORATION #690	36.32
CITY OF KEARNEY-PETY CSH	50.00
275-FAIRPOINT COMMUNICATIONS	123.37
KRAMER HARDWARE	2.49
MISSOURI SALES TAX	1,321.66
MO DIVISION OF	4,160.00
NEXTEL COMMUNICATIONS	72.43
PORTER'S SERVICE	4,034.26
TEK-COLLECT	115.91
THE UPS STORE	16.52
* W & S Oblig. Revenue	
BRIAN WATHEN	.44
* W&S Revenue Balance Acct	
ING FINANCIAL ADVISERS,LLC	160.00
* Water Plant Expenses	
AMEREN UE	2,231.10
BROADVIEW SECURITY	31.95
BUBLITZ MACHINERY CO	336.48
CAPITAL BELT & SUPPLY, CO.	134.47
CERTIFIED LAB	110.61
CINTAS CORPORATION #690	11.00
DECKER CONSTRUCTION	305.00
DEFFENBAUGH INDUSTRIES	20.00
FERRELLGAS, INC.	49.00
HACH CHEMICAL	4,781.59
HD SUPPLY WATERWORKS	447.59
KANSAS CITY WINNELSON	659.54
KCMO WATER SERVICES	15,158.50
KRAMER HARDWARE	58.52
MEYER LABORATORY, INC.	577.91
MISSISSIPPI LIME CO	4,725.00
MISSOURI GAS ENERGY	1,221.11
MISSOURI ONE CALL SYSTEM, INC.	61.10
THE UPS STORE	71.85
CARD SERVICES (VISA)	240.00
WESTERN FIRST AID & SAFETY	41.68
WESTERN EXTRALITE COMPANY	119.17
* West Creek L/P Debt Serv	
KCB BANK	36,793.75
KEARNEY TRUST COMPANY	36,793.75

TOTAL

280,910.00

APPROVED: _____
Billy R Dane, Mayor

ATTEST: _____
Joan H. Updike, City Clerk