

November 1, 2010

The Board of Aldermen, City of Kearney, Missouri, met in regular session at Kearney City Hall, 100 East Washington, November 1, 2010 at 6:30 P.M. with Mayor Dane presiding. Members present were Jeff Couchman, Alan Gustin and Tom Patterson. Jenny Hayes was absent. Staff members present were Jim Eldridge, Shirley Zimmerman, David Pavlich, Jay Bettis and Eric Marshall.

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 October 18th meeting
- Bills presented for payment
- **Resolution No. 31-2010** Demolition of 106 E. Washington, Chris Lawn Care, \$6,593.98
- SCADA Controls for Eastwood Apartment Lift Station, Micro-Comm, \$18,245
- **Resolution No. 32-2010** Change Order No 1, Porter Trail Change from Fly Ash to Rip Rap and Geo Grid

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

MAYOR'S REMARKS

ELECTION DAY Mayor Dane reminded everyone that tomorrow is Election Day and he encouraged everyone to go and vote.

ADMINISTRATOR'S REMARKS

WEST WASHINGTON STREET IMPROVEMENTS Staff reported that thanks to help from the Water Department and Street Department, some additional improvements have occurred on West Washington Street. The old sidewalk on the North side of Washington Street has been removed and replaced as well as street widening and creating additional parking areas.

Staff said hopefully they will be able to do the asphalt overlay to the East end of Washington and at the same time pour asphalt over these new areas on West Washington.

PROPOSAL TO REHABILITATE STANDPIPE VAULT AND VALVES

COMPARED TO REPLACEMENT OF VAULT Staff presented a memo from Jay Bettis concerning the standpipe vault. This vault houses the malfunction altitude valve that must be replaced. The existing vault is a wet and corrosive environment and needs to be upgraded to house a de-humidifier and new heating and lighting.

**PROPOSAL TO REHABILITATE STANDPIPE VAULT AND VALVES
COMPARED TO REPLACEMENT OF VAULT**

He has secured two proposals. One is from EFI Vault for a new vault and valves with estimated cost of installation based on prior installations will cost approx. \$73,000. He recommends hiring Decker Construction to rehabilitate the existing vault at a cost of \$44,610—the City will supply the altitude valve costing \$7,000, for a total cost of \$51,610.

Jay Bettis, Water/Wastewater Superintendent, said we can rehabilitate most of what we currently have and it will last us for twenty to twenty-five years.

Alderman Patterson asked why we were removing the current structure over the valve. Mr. Bettis said doing this, this way, will allow us to have more climate control and the valve will last longer. He said we will salvage the building and put it on skids and move it to Jesse James Park. He said we can put it on a concrete slab and it will make a good storage building.

Mayor Dane asked Staff how we will pay for this. Staff said we will appropriate funds from the General Operating Fund to Distribution Maintenance Fund to pay for it.

A motion was made by Alderman Patterson and seconded by Alderman Couchman to appropriate \$51,610 from the General Operating Fund to the Distribution Maintenance Fund and hire Decker Construction to rehabilitate the standpipe vault and valves. The motion carried unanimously.

POLICE STATION DRAINAGE ISSUE A Resolution, authorizing the Mayor to **RESOLUTION NO. 33-2010** sign a proposal with Decker Construction to direct water away from the Police Station foundation for \$23,344.00 was presented and read by Title only.

Staff said it has been found that the new police station does not have a footer drain tile. Despite many efforts by the Contractor to seal the basement steps, he has not been successful. We agree that this is part of a pre-existing condition. The Southwest corner of the building had been wet throughout the spring. When the contractor constructed the stair walls, the problem shifted from the corner of the building to inside the new stair addition.

After studying the problem with the contractor and architect, the following actions are necessary to direct water away from the building foundation:

1. Install 8” gravity drain in front yard, regrade, tie in downspouts
2. Install sump pump below new stairs
3. Construct 4’ sidewalk from South Drive to door, include area South of stairs

Staff said we are very comfortable with Decker Construction doing this work. We still have \$23,000 in the remodel budget.

POLICE STATION DRAINAGE ISSUE Alderman Gustin asked if they would go **RESOLUTION NO. 33-2010** under the asphalt. Staff said they will do a directional bore for an eight inch pipe.

Alderman Patterson asked if the heater needs to be moved. Staff said it will have to be relocated in the stairway so there is heat there. It will be some type of electric heater.

A motion was made by Alderman Gustin and seconded by Alderman Couchman to approve the Resolution authorizing the Mayor to sign a proposal with Decker Construction to direct water away from the Police Station foundation for \$23,344.00. The motion carried unanimously.

PUBLIC REQUESTS & PETITIONS

DEVERY HUNT, SUPPORT FOR CURBSIDE RECYCLING Devery Hunt, 1323 Stonecrest, said she works for the City of Excelsior Springs Public Works and helped implement curbside recycling in that community. She said she also serves on the MARC Solid Waste Management District Executive Board and would like to offer her assistance in helping Kearney to implement a similar curbside recycling program in Kearney.

Ms. Hunt said you have to take action to start curbside recycling. She said it is a choice to help our children in the future. She said two days a week is not enough. She said it is much easier to co-mingle at curbside.

Mayor Dane said a year ago the City did a survey asking if residents would pay \$5 or \$6 a month more for curbside recycling. He said it was the highest participation in a survey we had ever had. He said approximately 1200 people responded and about 70 percent of the residents said no. He said you have to be honest and tell the residents there is a cost for the service.

Alderman Gustin said we did receive a proposal from a Company and considered trying one subdivision but did nothing after the negative survey results.

Alderman Patterson asked how long it took to implement it in Excelsior Springs. Ms. Hunt said they formed a committee to find out what kind of program they wanted. She said it took about a year and a half. They had to revamp some of their ordinances to conform to curbside recycling.

Alderman Couchman asked how much more it cost in Excelsior Springs. She said for one week-end a month the bill went from \$11 to \$16.65. She said they still have a drop off site which is open all the time and have a compost site. She said seventy percent of the residents do recycling and it really helps clean up the streets. She said you don't have trash and trash bags lying around.

DEVERY HUNT, SUPPORT FOR CURBSIDE RECYCLING Alderman Gustin asked how many employees it takes to work the local sites. She said they hired no new employees and a couple of public works employees just check it each day.

Mayor Dane said we need to be very cautious and do what the community wants. He asked Ms. Hunt to head up a committee and survey the City. He suggested she get someone from each subdivision in the City. He said the Committee can bring the feedback to the Board of Aldermen.

FIRE STATION REMODELING FEE WAIVER Staff said the Fire District is seeking a fee waiver for their basement remodeling project. We do this for the Schools and Churches in particular.

A motion was made by Alderman Couchman and seconded by Alderman Patterson to waive the building permit fee for the basement remodel project at the Fire District. The motion carried unanimously.

Fire Chief, Larry Pratt said they didn't finish the basement when they built the new station so now they are finishing that. They will have a training room, wellness/fitness room and two baths down there. It will give them an additional 2200 square feet of space.

OLD BUSINESS

PAVILION LEASE/PURCHASE FINANCING Bill No. 22-2010, an ordinance **ORDINANCE NO. 1147-2010** authorizing the City of Kearney to enter into a Pavilion Lease Purchase Agreement with KCB for the construction and installation of the pavilion in Jesse James Park and financing of the project, was presented and read by Title only.

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

A motion was made by Alderman Gustin and seconded by Alderman Patterson to place Bill No. 22-2010 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: Couchman, Gustin and Patterson. The motion carried by a three to zero vote. The Bill was then duly numbered **Ordinance No. 1147-2010**.

NEW BUSINESS

AMERENUE ELECTRIC EASEMENT TO WELLS A Resolution, authorizing **RESOLUTION NO. 34-2010** the Mayor to sign an easement with AmerenUE for their power line extending to the City water supply wells in Mack Porter Park over Railroad

right of way the City purchased from the Burlington Northern Santa Fe Railroad, was presented and read by Title only.

AMERENUE ELECTRIC EASEMENT TO WELLS A motion was made by **RESOLUTION NO. 34-2010** Alderman Gustin and seconded by Alderman Patterson to approve the Resolution authorizing the Mayor to sign an easement with AmerenUE for their power line extending to the City water supply wells in Mack Porter Park over Railroad right of way the City purchased from the Burlington Northern Santa Fe Railroad. The motion carried unanimously.

PUBLIC POOL FACILITY Mayor Dane said three years ago the City and School District discussed building an aquatic/community center on the thirteen acres of School property West of the Junior High. The School District would give the land free of charge to the City to build the facility for the School to use as well as the community.

Mayor Dane said the land acquisition would save the City one half to one million dollars. The City would build and maintain the Center with funds from a TIF project. Currently there is a pending TIF project for the thirty-eight acres at the Southeast corner of I-35 and 92 Highway. The sales tax would be diverted to build the Center without raising property taxes.

Mayor Dane said the only way he would feel comfortable with building an aquatic center would be to do it without asking the community to pass a levy. He said to build a community center would cost close to twelve or thirteen million dollars and would require a levy in excess of one dollar and probably closer to two dollars. He said that levy for an average home in Kearney would cost an additional six to seven hundred dollars a year.

Alderman Gustin said he likes the idea of building in phases and thinks we would want to take advantage of the land offer from the School District. He said if you built a parking lot between the Center and the football field both could utilize the parking space.

Alderman Gustin said he is concerned though that Saturday AM would be tied up with meets, etc. and the School would be tying up time for the swim teams. He said we must make sure the general public has plenty of time to use the facility.

Alderman Gustin said a pool by itself won't make it feasible. He said he had toured the YMCA in Platte City. He said they aren't interested in Kearney because they say it won't pay for itself. He said you have to find something to enhance the project to make it pay for itself.

Alderman Couchman said some day the community might be able to make a pool work but we shouldn't raise taxes to build one. He said you would have to find a mechanism for everyone to pay user fees.

Alderman Patterson said you would have to get help from outside the City. He said a pool is usually a financial drain. He said you have to have other amenities to draw people to the site.

PUBLIC POOL FACILITY-CONT Mayor Dane said you could build an outdoor pool cheaper but the School District wouldn't be interested in an outdoor pool. You would then have to locate land.

Alderman Gustin said to build an Olympic size pool with diving pit, etc. is very expensive and would only benefit a few. He said he seen one in Tennessee that had a bowling alley on one side and tennis courts on the other side.

Mayor Dane said a few years ago the Recreation District tried to pass a levy for a pool and failed miserably.

Gardner Taylor, 410 East 20th Terrace, said he formed a committee and developed a web site to help gain support for a pool. He said the biggest thing he heard about the failure in the past was that at that time there was a public pool in the community. He said also a community center was an unknown at that time.

Mr. Taylor said swimmers will use the center for aquatics, Senior citizens use it for exercise programs etc, and it can be rented out for birthday parties, etc. He said you can host swim meets which brings lots of people into the community. He said they will look at different ways for funding.

Mr. Taylor said they currently have close to 2,000 people signed up on their web site. He said he would like to get the City to join them on the web site. He said the web site can be used to do surveys of the community, etc.

Mayor Dane asked how many of these people live in the City limits. He also asked if they are aware the City has discussed building something without raising taxes.

Alderman Gustin suggested that Mr. Taylor put the City's plan on the web site.

Alderman Couchman said he would like the committee to show the City a pool that will at least break even. He said the YMCA told us the fees would be so high people couldn't afford them.

Mayor Dane said you can pursue grants but the median income in Kearney is too high to qualify for much money. He said you could get \$200,000 this year and next year only \$75,000 will be available. He said the first step for the Committee is to find a way to pay for it.

Alderman Patterson said you need to find out what the community wants first. Mayor Dane said we had looked into doing a study and it would cost \$28,000 to do that.

Mr. Taylor said building a nice aquatic center would be another nice jewel for the community. He said the Committee will continue to work on it and report back to the Board of Aldermen.

ALDERMEN DISCUSSION

ALDERMAN GUSTIN Alderman Gustin said there needs to be a street light at 33 Highway and 21st Street. It is very dark at that intersection.

ALDERMAN PATTERSON Alderman Patterson said he noticed in the miscellaneous section of the agenda packet there was a letter from Casey's in regard to liquor signage. He said we need to look into making it uniform for everyone.

Mayor Dane said in the early 90's we had only three liquor licenses and you had to wait for someone to die or close their business to get a liquor license. It was decided to open up the number of permits. By doing this, there was concern about drinking and driving and especially at the stations by the Interstate. That has been several years ago and we probably need to discuss changing the ordinance.

ALDERMAN COUCHMAN Alderman Couchman said they are in the process of opening up I-35 to traffic both ways again.

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 November 1, 2010 meeting:

| ORG/VENDOR NAME | WARRANT: 110110 | AMOUNT |
|-----------------------------|-----------------|-----------|
| <hr/> | | |
| * 1996 SRF REV BD Expense | | |
| UMB BANK | | 5,580.20 |
| * 2001 SRF Rev Bd Expense | | |
| UMB BANK | | 14,834.66 |
| * Cap Improv Sales Tax Exp. | | |
| HOUSEWORTH ENTERPRISES | | 180.00 |
| * City Hall Expenses | | |
| CINTAS CORPORATION LOC. 177 | | 123.41 |
| BILLY R DANE | | 175.00 |
| HOUSEWORTH ENTERPRISES | | 662.50 |
| KEARNEY EXPLORERS POST | | 165.00 |
| KEARNEY CHAMBER OF | | 50.00 |
| KRAMER HARDWARE | | 58.71 |
| MONARCH INDUSTRIES, INC. | | 397.10 |
| NEWEGG, INC | | 87.30 |
| PAYCOR PAYROLL SERVICES | | 171.63 |
| PENCE PLUMBING & HEATING | | 649.65 |
| STAPLES ADVANTAGE | | 106.50 |
| SULLIVAN PUBLICATIONS, INC. | | 180.00 |
| * Community Development Dir | | |
| CINTAS CORPORATION LOC. 177 | | 12.20 |

| | |
|-------------------------------------|-----------|
| KRAMER HARDWARE | 8.79 |
| * Court & Legal Expenses | |
| LARRY BUTCHER | 12.00 |
| RAY COUNTY SHERIFF/TREASURER | 945.00 |
| * General Fund Balance Acct | |
| AFLAC/REMITTANCE | 245.56 |
| BLUE CROSS BLUE SHIELD OF KC | 13,274.74 |
| DELTA DENTAL OF MISSOURI | 1,089.25 |
| ING FINANCIAL ADVISERS,LLC | 1,216.33 |
| MISSOURI LAGERS | 10,485.26 |
| PAYCOR PAYROLL SERVICES | 14,275.31 |
| VISION SERVICE PLAN (IC) | 324.59 |
| * Meter Deposit Expenses | |
| DALLIN AHMU | 24.13 |
| ANTHONY ALVARADO | 51.38 |
| ANTHONY COSENTINO | 2.80 |
| WILLIAM DEVER | 14.75 |
| JOSEPH GIBBS | 62.28 |
| STACY GOFF | 39.46 |
| SHIRLEY GRIFFIN | 53.28 |
| JOSEPH HARVEY | 62.28 |
| ELIZABETH JEFFRIES | 61.32 |
| NORMAN KEENEY | 62.28 |
| R & S CONSTRUCTION | 62.28 |
| ELIZABETH REITER | 10.06 |
| JIMMY STANSIL | 41.46 |
| * Park Fund Balance Acct | |
| AFLAC/REMITTANCE | 132.08 |
| BLUE CROSS BLUE SHIELD OF KC | 2,218.65 |
| DELTA DENTAL OF MISSOURI | 152.23 |
| MISSOURI LAGERS | 1,254.75 |
| PAYCOR PAYROLL SERVICES | 1,424.21 |
| VISION SERVICE PLAN (IC) | 43.83 |
| * Park Fund Expenses | |
| ARROW STAGE LINES | 545.00 |
| JULIE BARTHEL | 45.00 |
| AMANDA BAUR | 45.00 |
| BIG DUDE'S MUSIC SOUND | 225.94 |
| KYRIE BINGHAM | 60.00 |
| MICHAELA BRINKLEY | 240.00 |
| HOLLY BURNS | 75.00 |
| CINTAS CORPORATION LOC. 177 | 11.77 |
| MACKENZIE COOK | 210.00 |
| KRISTEN ERVIN | 45.00 |
| ANEISHA FORD | 15.00 |
| FRIES LAWN & LEISURE INC | 17.50- |
| MEGAN FRITCHER | 15.00 |
| MACKENZIE GUDDE | 90.00 |
| ALLIE HESS | 45.00 |
| HOUSEWORTH ENTERPRISES | 1,080.00 |
| BOBBI L JONES | 315.00 |
| KANSAS CITY WINNELSON | 180.02 |
| KEARNEY LAWN & | 70.40 |
| MCKENZIE KERSEY | 45.00 |
| AMY LAWRENCE | 30.00 |
| MADDIE MCDONALD | 15.00 |

| | |
|------------------------------------|-----------|
| MISSOURI ASSOCIATION OF | 253.00 |
| DYLAN MONTGOMERY | 45.00 |
| WHITNEY NORTON | 45.00 |
| ZACH PARKER | 45.00 |
| MEAGAN PAUL | 30.00 |
| GRACE PHILIP | 75.00 |
| PLATTE CLAY ELECTRIC | 1,974.02 |
| PORTER'S BUILDING CENTER | 41.97 |
| QUALITY HILL PLAYHOUSE | 310.00 |
| SYDNEY RITZ | 45.00 |
| SARAH SCHROEDER | 15.00 |
| KATIE SHEARRER | 255.00 |
| DANI THORNGATE | 75.00 |
| MATT WAISNER | 45.00 |
| WESTERN EXTRALITE COMPANY | 212.71 |
| DAMEN WILLIAMS | 90.00 |
| KELSEY WOEHRMAN | 45.00 |
| ANN ZIEGLER | 30.00 |
| * Police Dept. Expenses | |
| CINTAS CORPORATION LOC. 177 | 286.21 |
| COLE PRINTING | 102.50 |
| HOUSEWORTH ENTERPRISES | 150.00 |
| ORSCHELNS CARD CENTER | 81.98 |
| PLATTE CLAY ELECTRIC | 364.33 |
| SAM'S CLUB | 1,483.70 |
| * Police Station Debt | |
| KEARNEY TRUST COMPANY | 7,524.01 |
| * Police Station Expenses | |
| NEWEGG, INC | 532.13 |
| WILLIAMS SPURGEON KUHL & FRESHNOCK | 544.42 |
| * Sewer Plant Expenses | |
| ACE PIPE CLEANING, INC. | 2,480.00 |
| ADT SECURITY SERVICES | 31.95 |
| ALLIED WASTE SERVICES | 116.45 |
| CINTAS CORPORATION LOC. 177 | 26.75 |
| HOTSY EQUIPMENT CO | 226.50 |
| HOUSEWORTH ENTERPRISES | 172.50 |
| THE LARKIN GROUP | 91.25 |
| MEYER LABORATORY, INC. | 218.77 |
| MICRO-COMM INC | 1,902.50 |
| MO DNR-DMS RECEIPT & | 60.00 |
| PLATTE CLAY ELECTRIC | 7,898.09 |
| PORTER'S BUILDING CENTER | 60.94 |
| YATES ELECTRIC CO. | 652.97 |
| * Solid Waste | |
| DEFFENBAUGH INDUSTRIES | 21,986.25 |
| * Street Department Expense | |
| CINTAS CORPORATION LOC. 177 | 47.31 |
| CROSS MIDWEST TIRE | 193.50 |
| GEIGER READY-MIX | 268.11 |
| HOUSEWORTH ENTERPRISES | 139.75 |
| HUNTS CAR CARE CENTER | 770.94 |
| IRONMIKE'S WELDING | 312.50 |
| KEARNEY LANDSCAPE MATERIALS INC. | 30.00 |
| MARSHALL TREES & NURSERY | 54.00 |
| NEWMAN TRAFFIC SIGNS | 666.85 |

| | |
|---------------------------------------|-------------------|
| PLATTE CLAY ELECTRIC | 380.36 |
| PORTER'S BUILDING CENTER | 353.94 |
| TRYST FOUNDATIONS INC | 625.00 |
| * W & S Admin. Expenses | |
| CENTURLINK COMMUNICATIONS, INC | 4.86 |
| CINTAS CORPORATION LOC. 177 | 52.79 |
| CITY OF KEARNEY | 38,000.00 |
| MO DNR-DMS RECEIPT & | 587.30 |
| * W & S Oblig. Expenses | |
| UMB BANK | 3,717.89 |
| * W&S Revenue Balance Acct | |
| BLUE CROSS BLUE SHIELD OF KC | 3,095.42 |
| DELTA DENTAL OF MISSOURI | 258.17 |
| ING FINANCIAL ADVISERS, LLC | 160.00 |
| MISSOURI LAGERS | 2,897.47 |
| PAYCOR PAYROLL SERVICES | 4,375.09 |
| VISION SERVICE PLAN (IC) | 76.91 |
| * WEST I-35 OUTER ROAD | |
| COOK, FLATT & STROBEL | 4,458.00 |
| * Water Plant Expenses | |
| ADT SECURITY SERVICES | 31.95 |
| CINTAS CORPORATION LOC. 177 | 11.00 |
| FRIES LAWN & LEISURE INC | 561.78 |
| 169 HAJOCA OLATHE | 5,683.02 |
| HOUSEWORTH ENTERPRISES | 330.50 |
| IDEKER, INC. | 80.40 |
| IRONMIKE'S WELDING | 312.50 |
| KCMO WATER SERVICES | 12,603.80 |
| MEYER LABORATORY, INC. | 633.77 |
| | |
| ORSCHELNS CARD CENTER | 106.95 |
| PLATTE CLAY ELECTRIC | 1,383.39 |
| YATES ELECTRIC CO. | 1,195.54 |
| | ----- |
| TOTAL | 209,556.49 |

APPROVED: _____ ATTEST: _____
 Billy R. Dane, Mayor Joan H. Updike, City Clerk