

August 26, 2013

The Board of Aldermen, City of Kearney, Missouri, met in special session at Kearney City Hall, August 26, 2013 at 5:30 P.M. with Mayor Dane presiding. Members present were Jeff Couchman, Dan Holt, Gerri Spencer and Tom Patterson. Staff members present were Jim Eldridge, David Pavlich and Shirley Zimmerman.

Mayor Dane opened the meeting with the Pledge of the Allegiance.

CONSENT AGENDA

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

- CBSW Meter Change Out Software Module for AMI system, \$2,000
- Cut and Patch Change Order with Metro Asphalt, \$32,183.15, Increase Road & Bridge Budget \$28,500
- K&G Striping Proposal for Striping Washington Parking, N Grove, Railroad crossings , Crosswalks & Turn Lanes, \$2,392
- Knapheide Proposal for Tool Boxes, Strobes and Bed Liner for 2 new water trucks, \$4,848

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

ADMINISTRATOR'S REPORT

SPEED BUMPS PURCHASED FOR CEDARWOOD PROPOSED TO BE TRIED ON REGENCY DRIVE Staff said the speed bumps purchased for Cedarwood did not arrive early enough to be worth the time to be installed. Staff said Mayor Dane suggested we install them on Regency Drive as a part of the Shoppes at Kearney traffic calming devices.

Alderman Spencer asked how many there were and where they would be installed. Staff said they would be installed in the locations recommended by the Cook Flatt Strobel study done some years near the Shadowbrook Pool and in Regency Park.

NEXT REGULAR MEETING Staff said we would like to move the first meeting of the month to September 3rd due to Labor Day and move the September 16th meeting to September 19th because Staff and Alderman Patterson and Alderman Spencer will be out of town. It was the general consensus of the Board of Aldermen to move the dates.

PUBLIC REQUESTS & PETITIONS

JACK THOMPSON, SUMMER SEWER RATES FOR OUTSIDE WATERING Jack Thompson, 1716 Cambridge Circle, said in the community he had previously lived in, they gave you a break on sewer rates in the summer when you were doing

JACK THOMPSON, SUMMER SEWER RATES FOR OUTSIDE WATERING

outside watering. He said they used a winter average for usage.

He said he had been told he could install another meter but it would cost him \$2,500 to do that.

Mayor Dane asked Staff to check with other cities to see what they do and talk to Jay Bettis, Water Superintendent about this.

GAGE BRYANT – EAGLE SCOUT PROJECT – PLANTING TREES Staff said we have been looking for volunteer assistance to help us remove the kwanzan cherries on 33 Highway, which were virtually wiped out with last year's drought.

Gabe Bryant, a Life Scout, would like to take on a substantial part of this project, by removing 45 dead kwanzan cherries and replacing them with flowering crab which are more drought resistant and produces a beautiful spring flower.

Staff said we are still searching for additional volunteers, but we are prepared to recommend the Board authorize an appropriation from the 33 Highway Construction Fund to amend the budget by \$10,000 and authorize acceptance of the enclosed Marshall Evergreen proposal for 100 Prairie Fire and Royal Rain Mix 1 ½ inch caliper trees for \$7,625 to be planted in selected locations on 33 and 92 Highway.

Gage Bryant, 13620 Vines Road, said he would like to be able to cut off the dead trees at the base unless the new tree had to go in the same spot. He said he planned to do this in late October or early November.

A motion was made by Alderman Holt and seconded by Alderman Spencer to authorize an appropriation from the 33 Highway Construction Fund to amend the budget by \$10,000 and authorize acceptance of the enclosed Marshall Evergreen proposal for 100 Prairie Fire and Royal Rain Mix 1 ½ inch caliper trees for \$7,625 to be planted in selected locations on 33 and 92 Highway. The motion carried unanimously.

PUBLIC HEARING

2013 PROPERTY TAX LEVY Bill No. 15-2013, an ordinance fixing the rate of
ORDINANCE NO. 1223-2013 tax levy on all taxable property within the City of
Kearney, Missouri for the year 2013 pursuant to State Statute R.S.MO 67.110, was
presented and read by Title only.

Staff said based on the State Auditor's property tax calculator forms, the Maximum Authorized Levy is 59.57 cents and the City is actually taking a voluntary reduction of 1.57 cents to main the current 58 cent levy.

Mayor Dane said a public hearing was held at the August 19, 2013 meeting.

2013 PROPERTY TAX LEVY ORDINANCE NO. 1223-2013 A motion was made by Alderman Patterson and seconded by Alderman Spencer to approve the ordinance as read on the first reading. The motion carried unanimously.

A motion was made by Alderman Holt and seconded by Alderman Patterson to place Bill No. 15-2013 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. 1223-2013**.

NEW BUSINESS

ANNUAL FINANCIAL DISCLOSURE ORDINANCE ORDINANCE NO. 1224-2013 Bill No. 16-2013, an ordinance to establish a procedure to disclose potential conflicts of interest and substantial interest for certain municipal officials, was presented and read by Title only.

Staff said this is the model ordinance provided by the Secretary of State's office and is simplified to limit filing requirements to the Mayor, Board of Aldermen and City Administrator.

A motion was made by Alderman Couchman and seconded by Alderman Holt to approve the ordinance as read on the first reading. The motion carried unanimously.

A motion was made by Alderman Spencer and seconded by Alderman Patterson to place Bill No. 16-2013 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. 1224-2013**.

GARDNER CAPITAL, PROPOSAL FOR SENIOR CITIZEN HOUSING NEAR PRICE CHOPPER RESOLUTION NO. 28-2013 A Resolution of Intent to Support an application by Gardner Development, LLC to the Missouri Housing Development Commission for the construction of senior apartment homes, was presented and read by Title only.

Janna Darmon, Gardner Capital, said she is seeking City endorsement of the Senior Citizen Housing proposal they are submitting to the Missouri Housing Development Authority.

Ms. Darmon presented a handout showing pictures of the complex. She said it will be 48 units and will be located South of the Price Chopper in the Shoppes of Kearney.

Staff said this project would be funded in the same manner as the Eastwood Senior Housing project. They have done quality housing projects throughout the State. They recently completed the housing project north of Broadway in Excelsior Springs. They

GARDNER CAPITAL, PROPOSAL FOR SENIOR CITIZEN HOUSING NEAR PRICE CHOPPER also are responsible for the renovation of the historic Oaks Hotel in **RESOLUTION NO. 28-2013** Excelsior Springs, creating a popular senior citizen complex.

David Pavlich said the Master Plan shows multi family housing in this area.

Alderman Holt asked what the age requirement would be. Ms. Darmon said the age would be 55 and older and no one under nineteen living there.

A motion was made by Alderman Patterson and seconded by Alderman Holt to approve the Resolution of Intent to Support an application by Gardner Development, LLC to the Missouri Housing Development Commission for the construction of senior apartment homes. The motion carried unanimously.

ALDERMEN DISCUSSION

ALDERMAN PATTERSON Alderman Patterson asked if there was anything that could be done to at least get things cleaned up around the house that was moved from by Casey's to Grove and Third Street. He said the lot where the house was moved from also needs cleaned up.

Staff said they had contacted the owner about doing that.

ALDERMAN SPENCER Alderman Spencer said she wondered why the beautiful trees at Sonic were removed. Staff said Gary Simon, the owner of Sonic, came in and said he had a serious problem with starlings moving into the trees. He said the Missouri Department of Conservation told him he needed to remove the habitat to get rid of the birds.

Mr. Simon is getting ready to remodel the site. He will be razing the current site and rebuilding. He will have to put some landscaping back in there at that time.

JIM THOMAS, ROAD DISTRICT Jim Thomas, Kearney Road District, said he wanted to let the Board of Aldermen know that the Road District had written a check for \$258,362.13 to help pay for streets this summer.

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.

APPROVED: _____ ATTEST: _____

Billy R. Dane, Mayor

Jim Eldridge, City Clerk

