

REGULAR COUNCIL MEETING

March 06, 2017

The Board of Aldermen met in regular session with Mayor R.E. Graner at City Hall, 206 North 16th Street, on Monday, March 06, 2017 at 5:30 p.m.

Present: Graner, Ishmael, Brejnik, Williams, Miles

Absent: None

Others Present: Jonne Slemons, Trayce Anderson, Tara Walker, David Gaines, Norma Hooton, Bueford Cooper, Misty Oliver, Lance Johns, Jan Johns, Charles Crabtree, Stuart Johnson, Brenden Hemenway, and Phil Conger.

Meeting Called To Order Mayor R. E. Graner called meeting to order at 5:30 p.m.

Pledge of Allegiance The meeting opened with the Pledge of Allegiance.

Approve Agenda Mayor R.E. Graner called for a motion to approve or amend the agenda. Alderman Gene Ishmael stated items 1 thru 13 are open to the public as opposed to items 1 thru 12 stated on the agenda.

Motion made by Alderman Todd Williams to approve the agenda as corrected and seconded by Alderman Randy Brejnik.

Miles – Aye Williams – Aye
Brejnik – Aye Ishmael – Aye

Approve Bills Mayor R. E. Graner asked if there were any questions on bills presented for payment and if not, a motion to approve the bills. Alderman Gene Ishmael requested a list of employees comp time along with the overtime report.

Motion made by Alderman Randy Brejnik to approve the bills as presented and seconded by Alderman Gene Ishmael.

Miles - Aye Williams – Aye
Brejnik - Aye Ishmael – Aye

Andereck, Evans	3,377.94	Harrison county Treasurer	3,579.20
Bethany Build Ctr	2,520.19	John Deere Financial	704.48
Bethany Chamber of Com.	175.00	Kriz Davis Co	131.76
Bethany Printing co	281.80	Mailfinance Inc	288.00
Central Bank of Midwest	9,982.21	Marco	560.25
Cintas Inc	271.87	MTE	32.50
City of Bethany	14,439.24	Mo Dept of Rev	1,124.00
Commerce Bank	2,504.31	Mo Sales Use Tax	18,595.56
Elecsy's Int. Corp	24.00	Nail Excavating	13,260.00
Brian Fonseca	375.00	Norris Quarries LLC	1,342.50
Galls LLC	193.66	N Central Career Ctr	170.09
Grand River Mutual Tel	1,229.65	O'Reilly Auto Inc	538.66
Grundy Electric Inc	663.00	Petty Cash	19.00
H*D Supply	23,170.19	Porter Trash Service	12,598.23
Amanda Barnes	112.10	Quill Corp	18.28
Harrison Co Advisor	96.00	R/S Electric Utility Service	15,840.00

Ram Supply	109.99	Tekcollect Inc	116.46
Remmers Design	182.00	Unified Services	22.50
Shelby Printing	387.01	Verizon Wireless	293.08
Standard Press	62.50	Wahoo Concrete	1,025.00
Spurling, Michael	6,000.00	Wal Mart	1,248.62
Stoner Sand	74.03		

Total \$137,739.86

Approve for Mayor R. E Graner called for approval or correction of the Regular Minutes
February 21st, Of February 21st, 2017.
2017 Regular Minutes

Alderman Gene Ishmael reported a correction was needed under Public Input to state the loan will be repaid by the North TIF fund. He noted Alderman Randy Brejnik's vote to appoint Lynn Alderson to the Bethany Housing Authority should state "recused" instead of "abstain".

Motion made by Alderman Gene Ishmael to approve the Regular Minutes Of February 21st, 2017 as corrected and seconded by Alderman Randy Brejnik.

Miles – Aye
Brejnik – Aye

Williams – Aye
Ishmael – Aye

Eagle Scout Project

Brenden Hemenway presented the Eagle Scout Project. With the help of city funds, Brenden's Eagle project was to renovate park benches at the city lake. Junior Burrows fixed the legs, and Troop 110 helped install. Alderman Gene Ishmael asked what prompted the project. Brenden recalled going to the lake to camp and noticing the poor condition of the benches.

Heartland Realty presents plans for Dollar Tree Store

Norma Hooton and David Gaines of the Heartland Realty, presented the plans for the Dollar Tree Store. They are requesting abatement of taxes, and possibly utilities, and to be placed in a separate TIF from the current TIF. Mayor R. E. Graner asked if the ordinance for abatement of utilities applies. Administrator Jonne Slemons stated no, the ordinance applies to the businesses with 100 or more employees. Alderman Williams questioned the legality of the Dollar Tree Store being their own TIF, within a current TIF district that expires this year.

Utility charge-off for 2016-2017

Mayor R.E. Graner called for a motion to approve the utility charge-off for 2016-2017.

Alderman Todd Williams questioned why the amount is so large and what steps are taken when customers get behind. Tara Walker stated she has sent out a large stack of filed garnishments.

Motion made by Alderman Todd Williams to approve the charge-offs and seconded by Alderman Randy Brejnik.

Miles – Aye
Brejnik – Aye

Williams – Aye
Ishmael – Aye

Ordinance amendment section 105.025

AN ORDINANCE AMENDING SECTION 105.025 ENTITLED "DATE OF MUNICIPAL ELECTION" OF CHAPTER 105 ENTITLED "ELECTIONS" OF TITLE I ENTITLED "GOVERNMENT CODE" OF THE BETHANY CITY CODE, was read by title only by Mayor R.E. Graner for the first meeting.

Motion made by Alderman Steve Miles to approve the first reading of Bill #1260 and seconded by Alderman Todd Williams.

Miles – Aye
Brejnik – Aye

Williams – Aye
Ishmael – Aye

Mayor R.E. Graner read Bill #1261 by title for its second and final reading.

Motion for Bill #1261 to become Ordinance #1261

Motion made by Alderman Randy Brejnik to approve the second and final reading of Bill #1261 and to adopt as Ordinance #1261 and seconded by Alderman Gene Ishmael.

Miles – Aye
Brejnik – Aye

Williams – Aye
Ishmael – Aye

Mayor R. E. Graner asked for Public Input.

Public Input

Charles Crabtree wanted to know the response from the County Commission for the Dollar Tree Store. Norma Hooton stated everyone is ready to move forward and they wanted to see expansion.

Charles Crabtree asked what the County Commissions thoughts are on abatements. Norma Hooton said she didn't know, but they are ready to move forward.

Mayor R.E. Graner asked for the Administrator and Department reports.

Administrator Jonne Slemons told Council that the bond sale has been completed, and the proceeds have been deposited to our bank account.

South TIF Preliminary Plat

Howe Co. developed a Preliminary Plat that conforms with alderman Steve Miles' suggestion to move the Miller Street access point to the east side of the John Deere property. Doug Dale, Northwest Implement/John Deere, the Bains, and Shannon Howe loved the idea. Administrator Jonne Slemons discussed the engineering challenges; the dip next to Miller Street will take quite a bit to fill, the pond on Dale property, and the sewer engineered on both sides. Alderman Randy Brejnik questioned the timeline for production to begin. Administrator Jonne Slemons stated they're aiming for April 2017. Shannon Howe's idea is to split the construction project into "Alternates" in order to advance construction as far as possible without exceeding the timeline. Alderman Randy Brejnik stated it sounds like a waste of money. Alderman Steve Miles held they can do it. The only cause for delay will be bad weather. We have landowners who are excited about the project.

Motion to discontinue 30th Street

Alderman Randy Brejnik made a motion to discontinue 30th Street stating it is a waste of taxpayer's money. Alderman Gene Ishmael seconded for discussion.

Alderman Gene Ishmael questioned time to complete the project. Alderman Randy Brejnik questioned if paving will even make it to Dale's property. Alderman Todd Williams stated we are not dealing with a small business. The Company realizes they have a \$1.7 million dollar contract. Alderman Steve Miles stated engineering is already complete, and 39TH Street is already flying.

Mayor R. E. Graner asked for a vote.

Miles – No Williams – No Graner - No
Brejnik – Aye Ishmael – Aye

North TIF update The North TIF curbs and gutters are in. If no objections, Administrator Jonne Slemmons will use the federal prime rate for loan interest on a revised ordinance on inter – fund loans, to be provided at the next Council meeting.

Update on generator removal from Power Plant Work continues on the removal of the old diesel power generators.

Hearing scheduled for dangerous buildings A hearing is scheduled for March 22nd, 2017 to provide evidence that the building at 102 S. 15th Street and the building at 2501 E Main Street are dangerous buildings. These two buildings must be repaired within 30 days of the hearing, or will be condemned and scheduled for demolition. Alderman Randy Brejnik asked if it is the whole building, or just the old tap room. Administrator Jonne Slemmons explained it is the north building, not the apartments. Discussion clarified that the 102 S. 15th Street is what is referred to as the "old tap room" building and the hearing is pertaining to this location only and does not include the apartments.

EEOC The EEOC has notified all parties that their findings do not support the charge, and the party has the right to sue. If the party chooses to sue, the suit must be filed by May 25th 2017.

Bid Sheet 2017 Street Lighting Project The bid sheets for the 2017 Street Lighting Project were presented to the Council, for approval out of the Fiscal Year 17-18 budget.

Motion made by Alderman Steve Miles to accept Kriz Davis bid for the 2017 Street Lighting Project and seconded by Alderman Todd Williams.

Miles – Aye Williams – Aye
Brejnik – Aye Ishmael – Aye

Bid sheet presented for Garage Doors And siding The bid sheet for the garage doors at the old power plant was presented to the Council.

Alderman Gene Ishmael stated this is the first time hearing of siding. Council discussed reasons for siding.

Motion made by Alderman Randy Brejnik to accept Spurling Construction Bid and seconded by Alderman Todd Williams.

Miles – Aye Williams – Aye

Brejnik – Aye

Ishmael – Aye

Council Reports
And Comments

Mayor R. E. Graner asked for Council Reports and Comments.

Mayor's
Correspondence
and
Appointments

Alderman Todd Williams commented that the park benches never should have reached that state. He would like word passed on to street supervisor Randy Jennings to put sealer on the lumber parts of the benches in the Fall, to help preserve the wood. Alderman Steve Miles asked to send a letter or certificate in a frame to Brenden Hemenway. Administrator Jonne Slemons added Brenden was a pleasure to work with.

City Contracts

Alderman Gene Ishmael questioned Administrator Jonne Slemons on the cost / benefit analysis on City contracts, which was a finding in the annual audit. No formal cost / benefit analysis has been performed to date.

Dollar Tree
Project

Alderman Todd Williams would like clarification on the Dollar Tree project. He believes there is a stumbling block with the request for a separate TIF in a current TIF.

Severe Weather

A severe weather warning was received, and as the storm began, Mayor R. E. Graner dismissed Deputy City Clerk Trayce Anderson to make her way home. Mayor R. E. Graner, all of the Aldermen and City Administrator Jonne Slemons remained, and reviewed Draft 1 of the Fiscal Year 2017 – 2018 budget, page by page. Draft 2 of the Fiscal Year 2017 – 2018 budget will be provided in advance at the next regular Council meeting scheduled for March 20th, 2017.

Adjournment

Motion made by Alderman Todd Williams to adjourn at 8:15 p.m. and seconded by Alderman Steve Miles.

Miles – Aye
Brejnik – Aye

Williams – Aye
Ishmael – Aye

R.E. Graner, Mayor

ATTEST:

Trayce Anderson
Deputy City Clerk

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Nay

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Nay

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Nay
Mayor – Aye

Williams – Nay
Ishmael – Aye

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brezhnev – Aye

Williams – Aye
Ishmael – Aye

OPEN SESSION

Adjournment Motion made by Alderman Randy Brejnik to adjourn at 7:05 p.m. and seconded by Alderman Todd Williams.

Miles – Aye
Brejnik – Aye

Williams – Aye
Ishmael – Aye

R.E. Graner, Mayor

ATTEST:

Nita Schroff, City Clerk