

REGULAR COUNCIL MEETING

October 3, 2016

The Board of Aldermen met in regular session with Mayor R.E. Graner at City Hall, 206 North 16th Street, on Monday, October 3, 2016 at 5:30 p.m.

Present: Graner, Ishmael, Brejnik, Williams, Miles

Absent: none

Others Present: Jonne Slemmons, Nita Schroff, Tara Walker, Jerry Collins, Charles Crabtree, Stuart Johnson, Lance Johns, Jan Johns, Marvin Casady, Cathy Smith, 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 for approval or amending of the agenda.

Motion made by Alderman Todd Williams to approve the agenda and seconded by Alderman Steve Miles.

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 asked why there were three payments on Gas Department to Central Bank of the Midwest. Administrator Jonne Slemmons replied she would have to get back with him. Nita Schroff, City Clerk, answered that it was AMI meter payment.

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

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

Andereck, Evans,	1,800.00	Elecsys International Corp	24.00
Anixter Inc	277.60	Farmers Bank Northern MO	104.99
Bethany Building Center	3,127.30	Fonseca, Brian	375.00
Bethany Printing Co	626.80	Galls LLC	127.27
BSN Sports Collegiate Pac	40.56	Gilman City R-IV School	25.00
Casady Motor & Imp Co	329.93	Grand River Mutual Tele	1,228.46
Central Bank of Midwest	9,982.21	Groebner & Associates	10,794.00
Cevet Tree Care	3,965.00	GT Distributors – Austin	377.00
Cintas	147.38	Harrison Co Ad-Visor	319.90
City of Bethany	13,057.33	Harrison County Treasurer	3,125.00
Commerce Bank	1,846.58	Hoover, Brenda	70.00
Community Wholesale Tire	126.45	Jennings, Charles	86.13
Conrad & Higgins CPA	5,500.00	John Deere Financial	188.01
Ed M. Feld Equipment	865.00	KGM	4,607.40

Kriz Davis Company	130.00	Missouri Sales Use Tax	17,400.73
MFA Agri Ser-Bethany	34.00	Nail Excavating	26,305.75
Byrd, Helen	40.56	Norris Quarries	1,713.64
Cross Printing	194.22	North Missouri Solid Wst	329.20
Johnson, Donavon	55.26	Olsson Associates	1,660.73
Landes, David & Mari	14.57	Petty Cash	109.32
Leffler, Julie	90.71	Petty Cash – Gym	280.00
Lewis, Clint	96.38	Postmaster	2,000.00
Lundy, Rosalee	36.04	R/S Electric	621.94
Miller, Twila	386.09	Remmers Design	512.50
Richardson, Frances	165.37	Smith, Alan	325.00
Sechrist, Derek	33.96	Southside MFA	20.00
Sperry, Megan	9.14	Trace Analytics Inc	80.00
Stark, Tiffany	106.01	U S Foodservice Inc	157.16
Sunderland, Carla	1,272.95	Verizon Wireless	349.62
Missouri Dept of Revenue	1,060.00	Wal-Mart	924.49
Missouri One Call System	76.70		

Total \$119,736.34

Payroll
9-30-16

Johnson, Cathy	991.74	Alborn, Andrew	900.13
Jennings, Randy	1,022.70	Denum, Jacob	133.83
Russell, Melvin	963.14	Gannan, John	888.90
Russell, Robert	1,099.78	Griffin, Larry	213.23
Brown, Johnathan	870.64	Lykins, Michael	798.38
Stottlemeyer, Lela	301.64	Lehleitner, Janee	562.38
Gard, Paul	1,111.67	Hinkle, Judith	143.43
Davidson, Colton	56.52	Sanders, Linda	226.03
Doll, Mason	72.41	Robertson, Kenneth	1,187.38
Clawson, Nicole	102.05	Willis, Brian	854.28
Johns, Gavin	88.98	Clemmons, Ted	1,099.48
Ellis, Cole	120.10	Puffer, Toby	981.09
Slemons, Jonne	1,616.73	Reinhert, Teresa	592.33
Schroff, Jaunita	1,214.26	Ward, Jordan	653.11
Anderson, Trayce	927.70	Thomas, Michelle	1,117.15
Ellis, Joyce	865.54	Willis, Jennie	734.34
Groom, Brian	1,246.65	Kohler, Ann	373.80
Holloway, Bryan	1,156.81	Sweat, Morganne	30.02
Parkhurst, Aaron	1,008.48	BTC Bank	8,339.10
Rimmer, Eric	1,044.01		

Total \$35,709.94

Approve Sept 19th Minutes Mayor R. E. Graner called for approval or correction of the regular minutes of September 19, 2016.

Mayor R. E. Graner said that the attorney's name should be Robert Cowherd instead of Richard Cowherd.

Motion made by Alderman Steve Miles to approve the regular minutes of September 19, 2016 with the correction and seconded by Alderman Todd Williams.

Miles – Aye
Brejnik – Aye

Williams – Aye
Ishmael – Aye

Public Meeting	Mayor R. E. Graner started the Public Meeting at 5:35 p.m.
39th St: prelim subdivision plat approved; change zoning from Industrial to HB	<p>Administrator Jonne Slemmons summarized the purpose of the Public Hearing. David and Barb Callaway have completed the paperwork to give the 39TH Street extension to the City. The Planning and Zoning Board had a meeting on Wednesday, September 7, 2016 and the Planning and Zoning Board approved the Preliminary Subdivision Plat and would recommend changing the zoning from Industrial to Highway Business. Administrator Jonne Slemmons told Council that three property owners have not returned the application but she has not heard of any problems with this request. Charles Crabtree asked who had not returned applications and Administrator Jonne Slemmons replied Rector and Ross. Nita Schroff, City Clerk, added that those two properties do not border the property but was close and wanted to include them in the decision. The third property owner, who has not responded, Lori Fordyce, Fordyce Equipment, Inc., is involved in the land exchange at the north end of the street extension and therefore clearly supports the project. No objection is expected. Alderman Gene Ishmael thinks they should take Attorney Robert Cowherd's advice and make the lots bigger. Administrator Jonne Slemmons suggested that a vote on rezoning wait until next meeting, giving plenty of time for adjacent landowners to reply.</p>
Adopt prelim subdivision plat	<p>Motion made by Alderman Todd Williams to adopt the preliminary subdivision plat and seconded by Alderman Steve Miles.</p> <p style="text-align: center;">Miles – Aye Williams – Aye Brejnik – Aye Ishmael – Aye</p>
MO Land Title has faxed copy of transfer of 39 th St waiting on original	Administrator Jonne Slemmons told Council that Linda Collins with Missouri Land Title has only received a faxed copy of the transfer and the original is in the mail. Attorney Tara Walker explained that work can start after the ordinance has been approved and paperwork filed.
Public Hearing Closed	Mayor R. E. Graner closed the Public Hearing at 5:40 p.m.
Public Input	<p>Mayor R. E. Graner asked for public input.</p> <p>No public input at this time.</p>
Admn & Dept Reports	Mayor R. E. Graner asked for the Administrator and Department Reports.
Required funding memo for approval by USDA / RD	Administrator Jonne Slemmons told Council that the single bid received on the Wastewater Treatment Plant Thursday, September 8, 2016 was a good bid. Snyder & Associates has prepared and submitted the required funding memo for approval by USDA/RD. The total expected costs are approximately \$1.4 million over pre-arranged funding levels. Mayor R. E. Graner said the last loan was not to exceed 2% interest rate.
4 bids received – 39 th St construct/concrete paving for N TIF area	Administrator Jonne Slemmons told Council that four bids were received for the construction/concrete paving of 39 th Street in the North TIF area. The bid opening was conducted on Tuesday, September 20, 2016. Snyder & Associates reviewed the bids and has made a recommendation to award the contract to the low bidder, Hoggatt Excavating of St. Joseph, with a bid of \$680,000.00.
Wal-Mart refuse to grant easement for road; TIF Board to pursue	Administrator Jonne Slemmons said that Robert Cowherd, Attorney for Bob Butler, said that Wal-Mart refuses to grant an easement for the use of the road. The TIF Board voted to pursue the 30 th Street extension, paving as far south toward Crestview as is possible with the available time and

30th St extension funds. Ron Urton of Howe's Company is preparing a proposal for the design of the street, sewer and management of the bidding and construction.

Resolution to be made for MO Photo Workshop 2017 The Missouri Photo Workshop is looking for cities to focus on for 2017 and Phil Conger suggested that a resolution be sent to invite Missouri Photo Workshop to visit Bethany. Administrator Jonne Slemons will have a resolution for next meeting.

R/S Electric install poles behind Wal-Mart Kenny Robertson, Chief Electric Operator, informed Administrator Jonne Slemons that R/S Electric will be installing poles behind Wal-Mart and discuss 2017 Street Light Project.

Subdivision on Hub Club Drive Mayor R. E. Graner asked about Richard Dustman's subdivision on Hub Club Drive. Administrator Jonne Slemons told Council that all utility departments were present when Ron Urton, Howe's Company, presented the Preliminary Subdivision Plat. Richard Dustman's preliminary subdivision plat. Kenny Robertson, Chief Electric Operator, gave estimates of 100 feet of above ground and underground electrical.

Admn Slemons recommends use of Street Bond Funds for 39th St Alderman Steve Miles thinks the funding on 39th Street needs to be decided so when all the paperwork gets completed and filed construction can start. Mayor R. E. Graner asked Administrator Jonne Slemons' recommendation. Administrator Jonne Slemons' recommendation is to use the Street Bond funds in order to maximize the City's flexibility to use the utility reserves for the wastewater treatment plant.

Motion made by Alderman Todd Williams to go with Administrator Jonne Slemons' recommendation and seconded by Alderman Steve Miles.

Alderman Ishmael presented proposals for financing 39th St Alderman Gene Ishmael would like to present a couple of proposals. Alderman Gene Ishmael would like to borrow funds from each department and repay it back. Alderman Steve Miles said that an estimate of \$630,000.00 will be collected when North TIF is completed in 2024. City Attorney Tara Walker said that the State Auditor is not going to like the borrowing between funds but it is not illegal. Alderman Todd Williams added that if a bad loan is made it could get the Administrator in trouble and the money is not being taken away from the other utilities. Lance Johns added that if one business comes to 39th Street that will make up for \$50,000.00 shortage. Administrator Jonne Slemons told Council that the Auditor read the language on the ballot and the money can be used for 39th Street.

Mayor R. E. Graner asked if there is a motion to approve Administrator Jonne Slemons' recommendation to take the estimated \$680,000.00 out of the Street Bond.

Alderman Gene Ishmael asked why there were not enough inlets for each plat. Mayor R. E. Graner said that the preliminary subdivision plat has already been approved. Alderman Randy Brejnik asked if David Callaway tried to get an obligation bond. Alderman Todd Williams said he tried a long time ago but the City was going to have to be the co-signor so they decided not to do the bond.

Cristine Stallings entered the meeting at 6:15 p.m.

Alderman Steve Miles replied maybe there should be straight curbs and lowers the cost of construction. The business that comes in is responsible for the cost of the curb cuts.

Approve use of St Bond Funds for 39th St Mayor R. E. Graner asked for a motion to take funding from Street Bond to finance 39th Street.

Miles – Aye Williams – Aye
Brejnik – Nay Ishmael – Nay
Graner – Aye

Mayor correspondence & appointments Mayor R. E. Graner correspondence and appointments.

Appoint Admn Slemons to Green Hills Planning Commission Board Mayor R. E. Graner would like to appoint Administrator Jonne Slemons to represent the City on the Green Hills Planning Commission and Transportation Advisory Board.

Approve appointment of Admn Jonne Slemons to Green Hills Planning Commission Motion made by Alderman Todd Williams to accept Mayor R. E. Graner's appointment of Administrator Jonne Slemons to the Green Hills Planning Commission and Transportation Advisory Board and seconded by Alderman Steve Miles.

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

Council Reports & Comments Mayor R. E. Graner asked for council reports and comments.

Request for permanent stop sign to be placed on Beekman and 22nd Street Alderman Gene Ishmael has been asked if a permanent stop sign can be placed on Beekman and 22nd Street. Administrator Jonne Slemons has talked to Superintendent Dennis Eastin and he was also wanting a permanent stop sign at that location. Administrator Jonne Slemons will talk with Superintendent and confirm where he wants the stop sign placed.

Analysis on WWTP and Sewer Fee Alderman Gene Ishmael asked if the analysis has been completed on the wastewater treatment plant and the sewer fee. Administrator Jonne Slemons replied that she has not completed it. Mayor R. E. Graner said to contact Stan Wolfe with USDA that he would have those figures.

Report on electric rates for next meeting Alderman Randy Brejnik asked about the electric rates. Administrator Jonne Slemons will have that report next meeting.

Street Striping to begin weather permitting Alderman Gene Ishmael asked about the street striping. Administrator Jonne Slemons told Council that two men from Trenton will be painting the stripes Thursday if weather permits.

Alderman Todd Williams would like the New City Lake mowed for the Boy Scouts this weekend.

Alderman Todd Williams would like the City to send a card to Doug and Rolanda Dale for opening Thunder Valley Raceway last weekend. The stores and stations gained from the opening of the raceway.

Ordinance to be signed before construction begins on 39th St Alderman Steve Miles asked if Administrator Jonne Slemmons had authority to start construction before the ordinance is completed. Attorney Tara Walker explained that the ordinance needs to be signed before construction starts.

Closed Session for legal Motion made by Alderman Todd Williams to go into closed session for legal at 6:30 p.m. and seconded by Alderman Randy Brejnik.

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

OPEN SESSION

Administrator Jonne Slemmons asked Council about having Troy Armstrong to do the Emergency Management Director position. Alderman Todd Williams thinks that Jacob Denum should do that job.

Adjournment Motion made by Alderman Todd Williams to adjourn at 7:18 p.m. and seconded by Alderman Steve Miles.

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

R.E. Graner, Mayor

ATTEST:

Nita Schroff, City Clerk