

REGULAR COUNCIL MEETING

February 21, 2017

The Board of Aldermen met in regular session with Mayor R.E. Graner at City Hall, 206 North 16th Street, on Monday, February 21, 2017 at 5:30 p.m.

Present: Graner, Ishmael, Brejnik, Williams, Miles

Absent: none

Others Present: Jonne Slemons, Trayce Anderson, Jeff Bloom, Jerry Collins, Lance Johns, Jan Johns, Charles Crabtree, Marvin Casady, James Caldwell, and Shannon Howe.

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. Administrator Jonne Slemons explained that Norma Hooton called to reschedule.

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

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 a question about a “per capita” charge. Deputy City Clerk Trayce Anderson responded that it is a charge for the County collection of City taxes.

Motion made by Alderman Steve Miles to approve the bills as presented for payment and seconded by Alderman Todd Williams.

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

ANR Pipeline	26,772.73	Hoover, Brenda	70.00
B & W Furniture Inc	2,240.00	Industrial Sales Co Inc	105.88
Baker & Taylor Inc	418.54	Misc.	227.21
Carquest Auto Parts	453.40	IA Association Utilities	2,105.76
Cintas Inc	131.24	Jennings, Charles	173.08
City of Bethany	9557.66	John Deere Financial	33.57
Constellation Gas-Division	74,680.05	K-5 Window Cleaning	45.00
Dept of Nat Resources	200.00	K.C. Bobcat	69.38
Fleet Services	1,778.67	KC Life Ins. Co	116.42
Gilmore & Bell	29,900.00	KGM	2,636.92
Grundy Electric Coop	509.00	Maryville Typewriter Exc.	261.52
H*D Supply Waterworks	3,872.58	MO Dept of Revenue	977.00
Harrison Co Dare Prog	1,000.00	MO Joint Mun Elect UT Co	261,882.24
Harrison Co Treasurer	2,962.80	Missouri Land Title Co	115.00
Heiman Inc	777.80	Norris Quarries LLC	99.12

PeopleService Inc	53,870.00	The Armory	514.65
Petty Cash	107.39	Trace Analytics Inc	12.06
Porter Trash Service	22,226.50	Winners Circle Awards	74.80
Ram Supply	189.95	Tyler Technologies	4,740.52
RLI Insurance Co	395.00	Whitney Roofing	250.00
Schulte Engineering	2,975.00	Howe Company LLC	60,000.00
Spurling, Michael	6,000.00	Wahoo Concrete	182.75

Total \$578,711.19

Approve Regular Minutes of February 6, 2017 Mayor R. E. Graner called for approval or correction of the regular minutes of February 6, 2017.

Motion made by Alderman Randy Brejnik to approve the regular minutes of February 6, 2017 and seconded by Alderman Todd Williams.

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

Ordinance Authorizing of General Obligation Bonds AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$1,700,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION STREET IMPROVEMENTS BONDS, SERIES 2017 OF THE CITY OF BETHANY, MISSOURI; PRESCRIBING THE FORM AND DETAILS OF SAID BONDS; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID BONDS AS THEY BECOME DUE; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH, was read by title only by Mayor R.E. Graner for the first reading.

Motion made by Alderman Todd Williams to approve the first reading of Bill #1259 and seconded by Alderman Steve Miles.

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

Bill #1259 Mayor R.E. Graner read Bill #1259 by title for its first reading.

Motion made by Alderman Randy Brejnik to approve the second and final reading of Bill #1259 and to adopt as Ordinance #1259 and seconded by Alderman Gene Ishmael.

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

Bill #1260 Mayor R. E. Graner read Bill #1260 by title for its first reading.

Ordinance Authorizing filing applications with Federal Energy Regulatory Commission(FERC) AN ORDINANCE AUTHORIZING FILING OF APPLICATIONS WITH THE FEDERAL ENERGY REGULATORY COMMISSION(FERC) BY THE MISSOURI JOINT MUNICIPAL ELECTRIC UTILITY COMMISSION (MJMEUC) ON BEHALF OF BETHANY, MISSOURI A MEMBER CITY OF MJMEUC, FOR WAIVERS UNDER THE PUBLIC UTILITY REGULATORY POLICIES ACT OF 1978 (PURPA) FOR FACILITIES GREATER THAN 20 MW AND EXEMPTING CITY FROM PURCHASE REQUIREMENTS REGARDING QUALIFYING FACILITIES AND ADOPTING RULES FOR COMPLIANCE WITH THE

FERC'S PURPA REGULATIONS, was read by title only by Mayor R.E. Graner for the first reading.

Bill #1260

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

Miles – Aye
Brejnik – Aye

Williams – Aye
Ishmael – Aye

Mayor R.E. Graner read Bill #1260 by title for its second and final reading.

Motion made by Alderman Randy Brejnik to approve the second and final reading of Bill #1260 and to adopt as Ordinance #1260 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 interest rate on the street improvement bonds. James Caldwell, Gilmore & Bell, replied that the true interest cost is roughly 4.04%. Charles Crabtree asked if the bonds were sold locally. Administrator Jonne Slemons explained that the bonds were offered through the local Edward Jones and heard they did well.

Charles Crabtree asked if the money used from the street Bond by the North TIF will be a loan. Administrator Jonne Slemons explained the proceeds of the Street Bond is to directly pay for construction of 39th St. / North TIF and will be repaid to the North TIF fund. Administrator Jonne Slemons discussed Ordinance #1067 setting the interest rate for the loan.

Charles Crabtree asked if the South TIF is to be zoned for residential. Administrator Jonne Slemons replied that a portion is residential and a portion is commercial.

Charles Crabtree asked if the TIF money can be used for residential. Administrator Jonne Slemons explained that the TIF Plan states residential is allowed on the west side and this was confirmed with the TIF attorney.

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

Property sold in South TIF and possible realignment

Administrator Jonne Slemons told Council that Bob Butler has sold the South TIF land to Doug Dale. The Dale's want to proceed with the project, but they want to realign the road 230 ft east of its current planned location in order to allow for residential lots on the west side. Shannon Howe, Howe Company, is changing the preliminary plat. The TIF Board will meet on February 27th at 5:30 to consider the changes. Administrator Jonne Slemons stated it would be optimal for Howe Company to continue with their fast pace of work to survey the new construction corridor, revise the Final plat, re-engineer the sewer, and make all adjustments necessary to the design while the 15-day public notice requirement and the Planning & Zoning Commission run. Once bidding has begun, Shannon and Administrator Jonne Slemons will itemize the changes necessary and bring an Amendment to the council for final approval of an adjusted contract cost for work.

Motion made by Alderman Todd Williams to allow Howe Company to work in advance and seconded by Alderman Steve Miles.

Alderman Steve Miles discussed moving the road from the middle of John Deere's property to the far east side. This would allow for a straighter road.

South TIF access point

Marvin Casady reiterated a comment made that South TIF access point should be at the Bethany Medical Center and old Bank Northwest building. No comments were received. Administrator Jonne Slemmons reminded Mayor and Council that a motion had been made.

Mayor R.E. Graner asked for a vote.

Miles – Aye
Brejnik – Aye

Williams – Aye
Ishmael – Aye

Conference for Waste Water Treatment Plant

The Pre-Construction Conference for the Waste Water Treatment Plant took place on Tuesday, February 7th, and work will begin on March 6th.

ORD # 1067 interest rates

Administrator Jonne Slemmons discussed Ordinance #1067, which requires repayment of funds loaned for purposes of executing the TIF project with an interest rate of 3 points above the prime lending rate. The current repayment rate is 8.95%. Administrator Jonne Slemmons advised the Mayor and Council to consider a change to this requirement before the budget is finalized.

New Police Officer

Kenneth Bake successfully tested out of the Police Academy requirement, and started work on February 14th.

MODOT approves ROW package

MODOT has approved the ROW acquisitions process and the bid package. The expected cost of \$65,000.00 has been included in the budget. This is for the Safe Routes to Schools/TAP project.

Removal of Old Power Generators

A-Line Metals delivered their check and are working on dismantling and removing the old engines.

Clear Title on Old Power Station

The City now has clear title to the old power station building on the Outer Loop Road. Administrator Jonne Slemmons attempted to contact Bill Goble, who submitted the only bid of \$52,000.00 on the property when it was advertised for sealed bid in September. Alderman Randy Brejnik believes Bill Goble will be out of the country until May 1st. Alderman Steve Miles added he thought the building appraised for around \$100,000.00. Administrator Jonne Slemmons suggested advertising for bids, again.

Amendment #1 covering agreement between City and the MO Dept of Conservation

Administrator Jonne Slemmons explained Amendment #1 to the Agreement between the City and the MO Dept. of Conservation. The change proposed adds removal of the existing concrete pad next to the privy, and construction of a concrete pad for two parking spaces, properly marked and meeting ADA standards. This work will be performed by the Street Department, and can be credited toward the 25% "In Kind" match by the City against the USFWS funds being used for the whole project. Alderman Gene Ishmael noted that an additional change of a 7' wide to a 5' wide walkway was made to the Agreement. He also questioned who makes the decision for the statement "if needed" for the connecting walkway to the new privy. Administrator Jonne Slemmons will find out.

Motion made by Alderman Steve Miles to authorize the Mayor to sign Amendment #1 to the Bethany Community Assistance Program

Agreement with the Missouri Department of Conservation and seconded by Alderman Todd Williams.

Miles – Aye
Brejnik – Aye

Williams – Aye
Ishmael – Aye

New Hire Leslie Groom was hired to replace Joyce Ellis. Her first full day was February 21st.

City Clerk Conference and medical leave Nita Schroff had shoulder surgery on February 17th. The corrected dates for the City Clerk's Conference in St. Joseph, that Nita will attend is the week of March 13th, and she will be back to work in the office as of March 20th.

New Appointee for Bethany Housing Authority Administrator Jonne Slemons asked Mayor R.E. Graner to appoint Lynn Alderson to the Bethany Housing Authority, replacing Deb Leazenby.

Mayor R.E. Graner would like to appoint Lynn Alderson to the Bethany Housing Authority.

Motion made by Alderman Steve Miles to appoint Lynn Alderson to the Bethany Housing Authority and seconded by Alderman Todd Williams.

Miles – Aye
Brejnik – Abstain

Williams – Aye
Ishmael – Aye

10th Street Bridge Options Administrator Jonne Slemons explained that the park board would like to remove 10th Street Bridge. Ted Clemmons reported the gas line under the bridge is not in use. The park board feels there is no remaining value to maintaining the bridge and it would be cheapest to remove the bridge. Administrator Jonne slemons also suggested moving the swing set to the lake. Alderman Todd Williams questioned if the bridge should be bid out for scrap. Administrator Jonne Slemons will check into all options

Alderman Todd Williams made a motion to allow Administrator Jonne Slemons to make the best decision for the 10th Street Bridge and Seconded by Alderman Steve Miles.

Miles – Aye
Brejnik – Aye

Williams – Aye
Ishmael – Aye

Insurance Administrator Jonne Slemons will meet with Jeff Arp next week to discuss insurance.

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

Police Foot Patrol Alderman Gene Ishmael would like to commend the Police Department for the foot patrol.

Mayor's Correspondence and Appointments.

Missing Items on Budget Administrator Jonne Slemons noted the missing items on the budget include: MIRMA, IT adjustments, possible remote hosting with Sensus, vegetation management, CINTAS uniform charges, health insurance, phone system upgrade, and red covered bridge in park, and the former Administrator's sick leave pay.

The budget will be discussed during the next Council meeting.

Adjournment Motion made by Alderman Todd Williams to adjourn at 6:30 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