

REGULAR COUNCIL MEETING

March 20, 2017

The Board of Aldermen met in regular session with Mayor R.E. Graner at City Hall, 206 North 16th Street, on Monday, March 20, 2017 at 5:30 p.m.

Present: Graner, Ishmael, Brejnik, Williams, Miles

Absent: None

Others Present: Jonne Slemons, Trayce Anderson, Tara Walker, Jerry Collins, Norma Hooton, Jordan Oliver, Misty Oliver, Lance Johns, Jan Johns, Charles Crabtree, Stuart Johnson, Randy Mann, Shannon Howe, Tina Gillespie, and Phil Conger.

Meeting Called To Order Mayor R. E. Graner called the 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.

Motion made by Alderman Todd Williams to approve the agenda as corrected 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.

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

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

Anixter Inc.	787.50	Midwest Radar & Equip	90.00
ANR Pipeline Co.	12,297.03	Mirma	80.00
Baker & Taylor Inc.	263.65	Mo Dept of Rev	943.00
Bethany Building Center	480.14	Mo Joint Mun Elect	243,641.98
BOKF NA	300.00	Modern Marketing Inc.	93.56
Carquest Auto Parts	278.78	Nail Excavating	21,440.00
Cintas Inc.	196.86	Newman Traffic Signs	537.32
City of Bethany	25.00	Norris Quarries LLC	381.35
Constellation Energy-Gas	41,700.29	Personnel Concepts Inc	231.60
Demco	74.03	Petty Cash	10.75
Gilmore & Bell	22,000.00	Petty Cach- Library	24.77
Gimson Pest Control Inc.	160.00	Postmaster	850.00
Girsh Construction	1,464.00	Quality Chem Co Midwest	285.92
H*D Supply	15,452.37	Quill Corp.	28.98
Hoover, Brenda	140.00	Ram Supply	25.58
Hy Vee Food Store	25.06	Ricoh USA Program	115.14
K-5 Window Cleaning	45.00	Miscellaneous	539.98
K.C. Bobcat	186.34	Shelby Printing	49.00
Kriz Davis Co	160.79	Taser International	237.66

Travis Rinehart	14,910.00		
Trenton Coca-Cola	107.28	Wahoo Concrete	1,435.00
Uline Inc.	129.15	Wal Mart	569.41
Utility Consultants Inc.	75.00		

Total \$382,869.27

Payroll
03-17-17

Jonne D Slemmons	1,617.50	Jaunita E Schroff	1,134.09
Trayce D Anderson	1,096.93	Leslie S Groom	776.89
Brian S Groom	1,163.30	Bryan E Holloway	1,020.82
Aaron S Parkhurst	999.00	Andrew J Alborn	875.51
Kenneth M Bake	1,063.26	Jacob Denum	1,113.28
Michael R Lykins	747.70	Janee A Lehleitner	585.48
Judith A Hinkle	125.25	Linda L Sanders	220.19
Kenneth D Robertson	880.90	Brian J Willis	828.25
Ted G Clemmons	1,007.01	Toby J Puffer	760.75
Michelle L Schroff	938.27	Jennie L Willis	712.66
Ann M Kohler	178.58	Morganne G Sweat	30.02
Rebekah D Turley	98.12	Cathy M Johnson	942.38
Randy M Jennings	834.31	Robert W Russell	912.39
Charlie D Bennett	829.29	Johnathan M Brown	843.48
Lela A Stottlemyer	300.67	Paul L Gard	982.37
Colton Davidson	22.96	Mason J Doll	67.12
Nicole L Clawson	174.66	Gavin R Johns	87.59
Cole J Ellis	68.89		

Total \$24,039.87

Approve for Mayor R. E Graner called for approval or correction of the Regular Minutes
March 6th, Of March 6th, 2017.
2017 Regular Minutes

Alderman Todd Williams noted Troop100 helped with Brenden Hemenway's Eagle Scout project, not Troop 110

Motion made by Alderman Steve Miles to approve the regular minutes Of March 6th, 2017 as corrected and seconded by Alderman Todd Williams.

Miles – Aye
Brejnik – Aye

Williams – Aye
Ishmael – Aye

Ordinance # Mayor R. E.Graner asked Administrator Jonne Slemmons to discuss
1262 Interest Ordinance #1262, amending the inter-fund interest rate. Administrator
rate Jonne Slemmons told Council the ordinance amend the interest at the rate
that is equal to the federal prime lending rate as charged by BTC Bank, to
be adjusted quarterly. Mayor R.E. Graner suggested the New York Prime
Lending rate as listed in the Wall Street Journal minus 3 points with a floor
of 3 points, adjusted quarterly be used as the City's inter-fund interest rate.

Preliminary Plat Administrator Jonne Slemons reported the TIF Board met February 27th, and the Planning & Zoning Commission met March 16th. Both recommended the Council approve the Preliminary Plat and move forward with the project. The Howe Co. continues engineering on realignment, and put together a change order.

Motion made by Alderman Todd Williams to approve the preliminary plat, and seconded by Alderman Steve Miles.

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

Motion made by Alderman Todd Williams to approve the Howe Co. change order, and seconded by Alderman Steve Miles.

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

City of Bethany Travel Policy Mayor R.E. Graner asked Administrator Jonne Slemons to discuss the City of Bethany travel policy. Administrator Jonne Slemons reported that she is updating the Personnel Policy Manual and currently, the City does not have a travel policy.

Motion made by Alderman Todd Williams to include the Business Travel Authorization and Reimbursement of Expenses policy and forms in the Personnel Policy Manual, and seconded by Randy Brejnik.

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

Mayor R. E. Graner asked for Public Input.

Public Input Tina Gillespie from Harrison County Community Hospital requested the hospital be included in the current engineering plans and have access to the South TIF road.

Mayor R. E. Graner questioned the legality of including personal property with the South TIF project.

Admin and Dept Reports Mayor R.E. Graner asked for the Administrator and Department Reports

North TIF Administrator Jonne Slemons reported North TIF construction should be completed next week.

30TH Street Vacating 30th Street involves public notice and contacting adjacent landowners. Administrator Jonne Slemons is processing the Petition to Council and acquiring the signatures of the adjacent landowners. Shannon Howe, Howe Co., mentioned the State having issues with the sidewalks.

State Audit Administrator Jonne Slemons was contacted by the State Audit Manager, Todd Schuler. He and Senior Auditor Keisha Williams will make a short

presentation at the April 3rd Council Meeting. Todd emphasized it is a performance audit, not a financial audit, though they will be looking at our financial records as well as other documents. Since they will be here anyway and have not conducted an audit of our Municipal Court recently, they will also do that audit.

Building Hearings Administrator Jonne Slemons reported a hearing on dangerous buildings is scheduled for March 22nd, 2017 at 1:00 p.m. There has been no response from the building owners or lien holders. The City Attorney has been consulted on all related actions.

2017 Street Project The contract with Herzog for the 2017 Street Project has been signed. Alderman Gene Ishmael questioned if the school had been contacted, and suggested informing the schools which streets will be closed to help with bus routes.

Safe Routes to School Administrator Jonne Slemons reported Safe Routes to School is moving ahead. A pre-bid conference was held March 14th, 2017, and the bid-opening is March 24th, 2017. Construction will begin after school is let out for the summer. The company winning the bid will be encouraged to work on projects farthest from the school while summer school is in session.

Lake Improvements The Lake Improvements Project has been approved and can proceed. Administrator Jonne Slemons will meet with the engineer March 22nd, 2017. The City will take advantage of the \$60,000.00 of in-kind work available. Construction is scheduled to start the end of May.

WWTP Administrator Jonne Slemons reported the WWTP is under way. The dog pound is the first building to come down. The City has made arrangements with Ridgeway and will pay \$11.00 per day. Ridgeway Mayor Danny Claycomb has been very helpful.

Memorial Ballfield Dedication The Memorial ballfield dedication is scheduled for Saturday the 25th at 9:00a.m.

Fire Report Administrator Jonne Slemons corrected the fire department's reports to 30 fires.

Building Inspector Report Alderman Todd Williams requested more information on the building inspectors report. He would like to see addresses and nuisances.

Plan & Zone Commission The Planning & Zoning Commission would like Gary Hatten appointed as Chair Person.

Bartlett St Water Tube The bid sheet for Bartlett Street water tube was presented to the Council.

Alderman Todd Williams made a motion to approve Nail Excavating for \$2,200.00, and was seconded by Alderman Steve Miles.

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

WWTP Fee Administrator Jonne Slemons presented a request to the Council to reduce the \$25.00 WWTP fee to \$20.00. Stan Wolfe from USDA will have to approve the request, or offer a recommendation.

Alderman Randy Brejnik made a motion to authorize sending a request To reduce the WWTP fee to \$20.00, and seconded by Alderman Gene Ishmael.

Miles – Aye
Brejnik – Aye

Williams – Aye
Ishmael – Aye

Jan Hagler's
retirement

Administrator Jonne Slemons presented the Council with the two scenarios they requested regarding Jan Hagler's retirement. With 15 years of service, Jan Hagler would have received \$3,578 upon retirement, and with 20 years of service, she would have received \$4,472.00.

Alderman Gene Ishmael stated "she quit" and remembers her walking out. Alderman Todd Williams wants a cap on accrued sick time. He does not believe this high of a level should be allowed to accrue. When the Council questioned City Attorney Tara Walker, she stated it could be a legal issue. She also stated there could be other issues and or factors not known.

Alderman Todd Williams made a motion to approve the 20-year rate, and was seconded by Alderman Steve Miles

Miles – Aye
Brejnik – No

Williams – Aye
Ishmael – Aye

Training
agreement

Administrator Jonne Slemons presented the training agreement notice and explanation. The agreement is structured like the City Police Department's and is ready for new employees to start utilizing for Electric and Gas Departments.

Council Reports
And Comments

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

Water Source in
case of Drought

Alderman Gene Ishmael reported that the National Weather Service is predicting a drought this summer and questioned the City's alternate water source. Mayor R.E. Graner stated when he took over as Mayor the first time; a soil conservation guy stated "If we didn't have rain for 3 years, we would have a problem".

Folley property
on 12th Street

Alderman Gene Ishmael asked if anything has been done for the water drainage on Folley property on 12th Street. Administrator Jonne Slemons stated nothing has been done recently. Alderman Steve Miles believes it needs a bigger tube. Administrator Jonne Slemons thought it entails more work.

Daily Addition
Electric

Alderman Gene Ishmael questioned if Grundy Electric is providing electricity in the Daily Addition. Administrator Jonne Slemons stated the City is providing electricity to Daily Road only, after numerous requests for LED lights.

Police Dept
Budget for
Tasers

Alderman Gene Ishmael noticed the Police Department budgeted for 5 tasers. He has talked to the Sheriff who stated the life of the tasers is rapidly decreasing.

Grants for City
Officer Hiring

Alderman Gene Ishmael questioned if grants are available to hire officers. Administrator Jonne Slemons will check.

Sign for MO Dir. Of Ag	Alderman Steve Miles suggested a sign be posted to let people know Bethany is the hometown of former Missouri Director of Agriculture, Richard Fordyce.				
100 Year Anniversary	Alderman Steve Miles reported that he was contacted by a group who would like to post signs regarding Highway 69. Administrator Jonne Slemons added they are trying to organize a 100 year anniversary.				
Hearland Realty proposal on Dollar Tree Tax Abatement	Norma Hooton, Heartland Realty, presented a request from the Developer asking the City to accept their proposal that the owner pay current taxes, and abate the difference of \$17,000.00,				
Dollar Tree Tax Abatement Cont'	Alderman Gene Ishmael doesn't agree that the location is a blighted area. He also stated there are 12 more areas available for development, and asked if all will ask for tax abatements. Alderman Todd Williams stated they will ask.				
	Alderman Gene Ishmael made a motion to not execute the proposal, and seconded by Alderman Randy Brejnik.				
	<table border="0"> <tr> <td>Miles – Aye</td> <td>Williams – Aye</td> </tr> <tr> <td>Brejnik – Aye</td> <td>Ishmael – Aye</td> </tr> </table>	Miles – Aye	Williams – Aye	Brejnik – Aye	Ishmael – Aye
Miles – Aye	Williams – Aye				
Brejnik – Aye	Ishmael – Aye				
Dollar Tree Tax Abatement Cont'	Alderman Todd Williams stated the proposal that Heartland realty is preparing needs to be reworded to show “provided the buildings are occupied”. There is no guarantee and he is skeptical the business makes money.				
	Norma Hooton reported the sight has passed the test. They are projecting sales of \$950,000.00, and will have a 10 year lease.				
Dollar Tree Tax Abatement Cont'	Alderman Todd Williams believes abating the additional taxes sets precedent for businesses who want to spend large amounts of money to improve properties.				
Budget	Administrator Jonne Slemons answered questions from March 6 th , meeting regarding budget, and reviewed the updated budget. A special meeting is scheduled for March 30 th , 2017 at 5:30 p.m. to finalize budget and budget amend.				
Planning & Zoning Commission	Mayor R. E. Graner would like to appoint Gary Hatten as Chair Person of the Planning & Zoning Commission.				
	Motion made by Alderman Steve Miles to approve Mayor R.E. Graner to appoint Gary Hatten as Chair Person for the Planning & Zoning Commission, and seconded by Alderman Todd Williams.				
	<table border="0"> <tr> <td>Miles – Aye</td> <td>Williams – Aye</td> </tr> <tr> <td>Brejnik – Aye</td> <td>Ishmael – Aye</td> </tr> </table>	Miles – Aye	Williams – Aye	Brejnik – Aye	Ishmael – Aye
Miles – Aye	Williams – Aye				
Brejnik – Aye	Ishmael – Aye				
	Norma Hooton, Hearland Realty, wanted clarification on the new language of the proposal and what needs to be presented.				
Dollar Tree 10 year lease	Alderman Todd Williams stated the City needs the TIF attorney to review the proposal, and the language stating “the City will pay” needs to be removed. Administrator Jonne Slemons added Dollar Tree needs to				

show some sort of commitment. Alderman Gene Ishmael concluded the proposal should specify a 10 year lease.

Motion made by Alderman Randy Brejnik to adjourn at 7:24 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
Brejnik – Aye

Williams – Aye
Ishmael – Aye

Miles – Aye
Brejnik – 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