

REGULAR COUNCIL MEETING

September 18th, 2017

The Board of Aldermen met in regular session with Mayor Todd Williams at City Hall, 206 North 16th Street, on Monday, September 18th, 2017 at 5:30 p.m.

Present: Williams, Ishmael, Brejnik, Mann, Johns

Absent: None

Others Present: Jonne Slemmons, Nita Schroff, Tara Walker, Jan Johns, Stuart Johnson, Jerry Collins, Shannon Howe, Debbie Nalle, Fred Daily, George Hulet, Steve Guthrie, Chris Thomas and Phil Conger.

Meeting Called To Order Mayor Todd Williams called the meeting to order at 5:30 p.m.

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

Approve Agenda Mayor Todd Williams called for a motion to approve or amend the agenda.
 Motion made by Alderman Randy Mann to approve the agenda and seconded by Alderman Lance Johns.

Mann – Aye Johns - Aye
 Brejnik – Aye Ishmael – Aye

Approve Bills Mayor Todd Williams 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 Lance Johns.

Mann - Aye Johns - Aye
 Brejnik - Aye Ishmael – Aye

ANR Pipeline Company	19,827.42	GHA Technologies Inc.	128.73
Baker & Taylor Inc.	198.60	Gimson Pest Control Inc.	160.00
Bethany Building Center	33.48	Growth Services Group LLC	11,500.00
Bluetarp Financial	979.00	Grundy Electric	534.00
Bsn Sports Collegiate	41.79	Harrison Co Sheriff	32.00
Carquest Auto Parts	851.34	K-5 Window Cleaning	45.00
Carter-Waters LLC	2,307.75	KAAN	83.74
Casady Motor	274.83	KS City Life Ins.	136.50
Cintas Inc.	211.06	Kriz Davis Co.	546.30
City of Bethany	9,757.66	MTE	544.41
Cole Farms Inc.	48,177.00	Midwest Public Risk	9,238.71
Cole Hardware	34.30	Miscellaneous	530.00
Collison Works	208.00	MO Joint Mun Electric	287,924.64
Deana Hudlemeyer	80.00	MO One Call	174.20
Demco	18.24	Nail Excavation	31,926.89
Dept of Natural Resource	5,084.79	Porter Trash Service	557.60
Family Tree Care	3,000.00	Quill Corporation	71.98
Fleet Services	2,666.34	Ram Supply	109.99
Game Time Athletics	28,190.00	Richo USA	142.45
General Code	551.00	Shane Poe Construction LLC	5,000.00

Snyder & Associates	3,409.42	Trenton Coca-Cola	832.80
The Armory	71.95	Victor L Phillips Co.	104.52
US Foodservice Inc.	261.53	Witmer Public Safety	68.99
Williams Lawn Seed	1,685.00	Snyder & Assoc WWTP	11,257.04
Howe Co. STIF	19,200.00	Harrison Co Circuit Clerk	261.00
Snyder & Assoc WWTP	9,413.42	Postage Meter	2,000.00
Emery Sapp & Sons STIF	246,614.13		
Stoner Sand	84.82		

Total \$767,144.36

Payroll
09 -15 -17

Jonne D Slemmons	1,639.40	Jaunita E Schroff	1,176.83
Jesse M Sanders	673.41	Trayce D Warner	1,153.14
Leslie S Groom	896.21	Johnathan M Brown	863.53
Brian S Groom	1,189.33	Bryan E Holloway	1,049.17
Trevor A Place	689.65	Andrew J Alborn	897.59
Kenneth M Bake	1,039.25	Jacob Denum	1,248.59
John W Findley	594.90	Michelle L Schroff	1,004.06
Michael R Lykins	918.33	Janee A Lehleitner	564.74
Jennie L Willis	1,504.97	Ann M Kohler	397.46
Judith A Hinkle	56.41	Linda L Sanders	223.98
Kenneth D Robertson	853.61	Brian J Willis	880.04
Ted G Clemmons	1,026.30	Toby J Puffer	800.93
Paul L Gard	1,044.99	Paul L Gard	1,044.99
Maggie Jennings	100.19	Brian K Jennings	823.30
Randy M Jennings	856.04	Cole J Ellis	63.58
Cathy M Johnson	996.82	Gavin R Johns	58.28
Robert W Russell	946.40	Lela A Stottlemyer	329.74
Charlie D Bennett	856.33	Hailey J Carter	30.79
Hailey S Henry	28.26		

Total \$27,482.85

Approve Minutes of September 5th, 2017 Mayor Todd Williams called for the approval or correction of the Regular Minutes of September 5th, 2017.

Motion made by Alderman Lance Johns to approve the minutes of September 5th, 2017 and seconded by Alderman Randy Brejnik.

Mann – Aye
Brejnik – Aye

Johns - Aye
Ishmael – Aye

Public Hearing Chris Thomas Mayor Todd Williams started the Public Hearing for re-zoning request from Chris Thomas at 5:35 p.m.

Administrator Jonne Slemmons told Council that Chris Thomas bought property at 802 South 24th Street and would like to re-zone the property. The property is currently zoned R-2 (Residential 2) and he would like to change it to R-3 (Residential 3). Chris Thomas would like to make the old church a four plex apartment complex.

Planning and Zoning commission has not approved zoning change due to concerns of residents living in neighborhood.

Motion made by Alderman Lance Johns to deny request to re-zone the property to R-3 and seconded by Alderman Randy Brejnik.

Mann – Aye
Brejnik – Aye

Johns - Aye
Ishmael – Aye

Bill #1275

AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL ESTATE OWNED BY COLE OSBORN, AN INDIVIDUAL, TO THE CITY OF BETHANY, AND AUTHORIZING THE MAYOR, THE CITY ADMINISTRATOR, AND THE CITY CLERK OF BETHANY, MISSOURI, TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECT SUCH PURCHASE ON BEHALF OF SAID CITY, was read by title only by Mayor Todd Williams for the first reading.

Motion made by Alderman Lance Johns to approve the first reading of Bill #1275 and seconded by Alderman Gene Ishmael.

Miles – Aye
Brejnik – Aye

Johns - Aye
Ishmael – Aye

Mayor Todd Williams read Bill #1275 by title for the second and final reading.

Motion made by Alderman Gene Ishmael to approve the second and final reading of Bill #1275 and to adopt Ordinance #1275 and seconded by Alderman Randy Mann.

Mann – Aye
Brejnik – Aye

Johns - Aye
Ishmael – Aye

Bill #1276

AN ORDINANCE OF THE CITY OF BETHANY, MISSOURI, AUTHORIZING THE CITY TO CHANGE THE FISCAL YEAR FROM APRIL 1 – MARCH 31, TO JANUARY 1 – DECEMBER 31 OF EACH YEAR, was read by title only by Mayor Todd Williams for the first reading.

Motion made by Alderman Randy Mann to approve the first reading of Bill #1276 and seconded by Alderman Randy Brejnik.

Mann – Aye
Brejnik – Aye

Johns – Aye
Ishmael – Aye

Mayor Todd Williams read Bill #1276 by title for the second and final reading.

Motion made by Alderman Randy Brejnik to approve the second and final reading of Bill #1276 and to adopt Ordinance #1276 and seconded by Alderman Randy Mann.

Mann – Aye
Brejnik – Aye

Johns – Aye
Ishmael – Aye

Public Input

No Public Input at this time.

Administrator & Department Reports

Administrator Jonne Slemons told Council the Industrial Development Board met on August 29th, 2017 approving and recommending use of the Industrial Park/Development funds to pay for the feasibility study as long as the cost is less than \$21,000.00.

Growth Services Group

The two proposals were received by the deadline and the IDA Board met on September 15th, 2017. The Core Distinction Group proposed a

feasibility study with limited retail feasibility study at \$18,000.00 and The Growth Services Group proposed a hotel and full market retail feasibility study for \$23,000.00.

The IDA Board voted to recommend the Council to award the contract to Growth Services Group, with delivery of the hotel feasibility study within 45 to 60 days, and a full market retail report within 60 to 90 days following contract signing and payment of deposit of \$11,500.00.

Since the cost was \$2,000.00 higher than the IDA Board voted to approve/recommend use of IDA funds to pay for proposal include a much more robust retail component. This company is based out in Missouri.

Motion made by Alderman Randy Brejnik to authorize Administrator Jonne Slemons to sign the contract with Growth Services Group for \$23,000.00 and make payment of deposit on the contract of \$11,500.00 and seconded by Alderman Gene Ishmael.

Mann – Aye
Brejnik – Aye

Johns – Aye
Ishmael – Aye

Waste Water Treatment Plant

Administrator Jonne Slemons has received bills from Snyder & Associates for \$20,670.46 and Foley Company for \$500,742.73 for the construction on the Waste Water Treatment Plant and would like Council approval to submit to Stan Wolfe with USDA.

Motion made by Alderman Gene Ishmael to authorize Administrator Jonne Slemons to submit to Stan Wolfe with USDA payment of \$20,670.46 to Snyder & Associates and \$500,742.73 to Foley Company for the Waste Water Treatment Plant construction and seconded by Alderman Randy Brejnik.

Mann – Aye
Brejnik – Aye

Johns – Aye
Ishmael – Aye

Malcolm Baldrige

Administrator Jonne Slemons told Council that Randy Klingensmith has accepted to set on the Bethany Business Baldrige Pilot Project.

The other representatives are Safety, John Gannan, Education, Dennis Eastin, Health, Tina Gillespie and the City of Bethany, Administrator Jonne Slemons and Assistant Administrator Jake Taylor.

The kick off meeting for the National Pilot Project is in Tempe, Arizona on October 26th – 28th, 2017.

Administrator Jonne Slemons would like Council approval to attend the Baldrige Pilot Project training in Tempe, Arizona in October and the estimated cost is \$1,000.00. The Administrator Jonne Slemons will attend and if not able Assistant Administrator Jake Taylor will attend for the City of Bethany.

Motion made by Alderman Lance Johns to authorize Administrator Jonne Slemons or Assistant Administrator Jake Taylor, to attend Baldrige Pilot Project training in Tempe, Arizona in October 2017 and seconded by Alderman Randy Mann.

Mann – Aye
Brejnik – Aye

Johns – Aye
Ishmael – Aye

South TIF

Administrator Jonne Slemons told Council that Emery Sapp & Sons, started construction on August 28th, 2017 and are moving ahead quickly.

They have submitted the first application for payment of \$246,614.13.

Motion made by Alderman Lance Johns to approve the first payment to Emery Sapp & Sons for \$246,614.13 and seconded by Alderman Randy Mann.

Mann – Aye
Brejnik – Aye

Johns – Aye
Ishmael – Aye

City Logo

KAAN Radio has requested permission to use the Bethany logo to accompany pictures of items in Bethany on KAAN Radio's website.

Mayor Todd Williams told Council that Stuart Johnson has been a respectable person in the community and as long as Stuart Johnson is employed with KAAN Radio he may use the City of Bethany Logo on their website.

Motion made by Alderman Lance Johns to authorize KAAN Radio to use the City of Bethany Logo with the stipulation as long as Stuart Johnson is employed by KAAN and seconded by Alderman Randy Mann.

Mann – Aye
Brejnik – Aye

Johns – Aye
Ishmael – Aye

Airport

Administrator Jonne Slemons advised Council she reached out to the contact person on the deficiencies on the airport for funding assistance and has not had any response.

The reply to MoDot is due by October 16th, 2017 regarding actions the City is taking. Administrator Jonne Slemons will respond the City's future plans for the airport are under discussion and the extent of improvements will be undertaken has not been determined at this time.

Solar Farms

Administrator Jonne Slemons has gotten in touch with MoPEP and has additional information regarding solar farm. Bethany currently has a PPA with MoPEP.

If the City of Bethany would like to host a solar farm, the 25 year PPA would be between MoPEP and MC Power. Up to 35 cities can subscribe to the solar pool and currently the pool is full.

They are expected to expand the solar pool at the fall board meeting and if the City of Bethany is interested in participating we need to get on the list.

Administrator Jonne Slemons can set up a presentation for one of the October Council meetings if there is any interest.

Alderman Randy Brejnik thinks it would be good to look into hosting a solar farm.

City Lake Dam

Administrator Jonne Slemons said the contractor, Olsson Associates, immediately scheduled and conducted a kick off meeting for the ByPass Piping Project on August 16th, 2017. The final design meeting is scheduled the second week of October, 2017.

Lake Improvements

Administrator Jonne Slemons has no additional information at this time.

North TIF

Administrator Jonne Slemons would like to set up meeting with Dave Callaway and Mayor Todd Williams in regards to the dirt work for the sidewalks and lights.

Dave Akins	<p>Administrator Jonne Slemons said Dave Akins is arranging for an appraisal of the house at 507 South 20th Street.</p>
Portable Generator	<p>Administrator Jonne Slemons submitted bids for a portable generator for the Gas Department. The bids submitted were DeWalt for \$3,475.71; Power Mate for \$3,113.06; and Generac for \$2,999.99.</p> <p>Alderman Lance Johns asked who the vendors were on the generators. Administrator Jonne Slemons replied she didn't know the answer and she would find out that information.</p> <p>Mayor Todd Williams stated Council needed to know vendors.</p> <p>Alderman Lance Johns added that we need to buy locally if possible.</p>
2007 Chevrolet front door replacement & transmission	<p>Administrator Jonne Slemons submitted bids to replace front door on a 4X4 2007 Chevrolet pickup. The bids submitted were Collision Works for \$2,926.20 and Pettijohn Auto Center for \$3,663.42. The bids submitted to replace the transmission were Randy's for \$3,055.00 and Pettijohn's Auto Center for \$3,523.28.</p> <p>The Council asked what was wrong with the doors on the 4X4 2007 Chevrolet pickup and Administrator Jonne Slemons advised hinges are cracked. The Council asked additional questions concerning the doors and Administrator Jonne Slemons will follow up with the bids.</p> <p>Mayor Todd Williams told Administrator Jonne Slemons to have Paul Gard, Motor Pool, call a salvage yard.</p> <p>Alderman Lance Johns asked if the price of the transmission is for a new or rebuilt transmission and if bid covered installation. Council discussed that Paul Gard, Motor Pool, could install the transmission. Administrator Jonne Slemons will follow up on the vehicle repairs.</p>
Shane Poe	<p>George Hulet, People Service, advised Council final bill for Shane Poe Excavating for \$5,000.00 was submitted in the bills. The Water/Sewer project is completed and still under budget approximately \$25,000.00.</p> <p>Steve Guthrie, People Service, told Council People Service will help install the pipe for the bypass piping to save the City some money.</p>
Council Reports and Comments	<p>Alderman Gene Ishmael asked if Chief Groom has had any success in selling the police car. Administrator Jonne Slemons said she would follow up with Chief Groom.</p> <p>Alderman Randy Brejnik asked when the Street Department was going to start sealing cracks. Administrator Jonne Slemons stated Larry Griffin was meeting with Randy Jennings on October 26th, 2017 to instruct him on the material to get and look at the cracks. Mayor Todd Williams replied everything was asphalted in the last five years needs to be sealed.</p> <p>Alderman Randy Mann received complaints concerning trash around a house and weeds needing to be cut at Rob McDaniel's property on West Main.</p> <p>Alderman Randy Mann advised Council he spoke to Buster Foley concerning a drainage issue and to date this has not been fixed.</p> <p>Alderman Lance Johns inquired about the Code Enforcement Officer carrying a gun. Administrator Jonne Slemons stated MIRMA has no problem with the Code Enforcement Officer carrying a hand gun and it is</p>

legal to carry except in places that specify no weapons are allowed.

Adjourn

Motion made by Alderman Lance Johns to adjourn the meeting at 6:23 p.m. and seconded by Alderman Gene Ishmael.

Mann – Aye
Brejnik – Aye

Johns – Aye
Ishmael – Aye

ATTEST:

Todd Williams, Mayor

Nita Schroff, City Clerk