

REGULAR COUNCIL MEETING

October 16th, 2017

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

Present: Williams, Ishmael, Brejnik, Mann, Johns

Absent: None

Others Present: Jonne Slemons, Nita Schroff, Tara Walker, Jan Johns, Jerry Collins, Shannon Howe, Marvin Casady, Jake Taylor, Ted Clemmons, Susie Rollheiser, Stephanie Williams, Mark Kraczyck, Dave Akins, and Kathy 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.

Administrator Jonne Slemons asked Council to remove Item #7 and #12 from the agenda.

Motion made by Alderman Gene Ishmael to approve the agenda with Administrator Jonne Slemons corrections and seconded by Alderman Lance Johns.

Mann – Aye
Brejnik – Aye

Johns - 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.

Mayor Todd Williams explained that the bill from Tom Strade is for photograph of Charles Moreland for the Mayor’s wall.

Alderman Lance Johns stated Gym had new air conditioner installed and wondered if contractor had a business license. Nita Schroff, City Clerk replied yes.

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

Mann - Aye
Brejnik - Aye

Johns - Aye
Ishmael – Aye

Arkansas Electric Coop.	98.00	Cole Hardware	62.43
Baker & Taylor Inc.	86.66	Community Wholesale Tire	191.81
Bethany Building Center	61.41	Constellation NewEnergy	39,955.88
Bethany Medical Clinic	130.50	Deana Hudlemeyer	80.00
CarQuest Auto Parts	1,230.47	Demco	19.44
Central Bank Midwest	9,982.21	Des Moines Steel Fence	26,600.00
Cintas Inc.	204.08	Ellis Tire	625.76
City of Bethany	10,057.66	Family Support	53.94

Fischer Concrete	685.75	Municipal Emergency Serve	139.32
Fleet Services	3,421.82	Nail Excavating	36,163.39
Brian Fonseca	40.25	O'Reilly Automotive	383.84
Fordyce Equipment	154.44	Peopleservice Inc.	55,001.00
Gilmore & Bell	1,000.00	Petty Cash	171.01
Grundy Electric	1,045.00	Remmers Design	902.00
Harrison County Sheriff	22.00	Ricoh USA	129.23
Industrial Sales	20,331.43	Tekcollect Inc.	82.50
John Deere Financial	492.65	The Armory	622.50
Kansas City Life Ins.	125.50	Tom Strade Photography	16.00
Kriz Davis Co.	2,430.95	U.S. Postmaster	2,500.00
Metal Culverts Inc.	977.76	Charles Aaron Wade	1,950.00
Midwest Public Risk	9,824.98	Witmer Public Safety	110.97
Miscellaneous	316.98	Snyder & Assoc.	5,301.38
MO Joint Mun Elect	259,610.01		
MO One Call	93.60		

Total \$ 493,486.51

Payroll
10-13-17

Jonne D Slemmons	1,639.40	Jacob R Taylor	328.59
Trevor A Place	820.92	Randall J Mann	92.35
Randall G Brejnik	92.35	Lance Johns	92.35
Jaunita E Schroff	1,176.83	Jesse M Sanders	709.31
Trayce D Warner	1,153.14	Leslie S Groom	896.21
Brian S Groom	1,189.33	Bryan E Holloway	1,049.17
Aaron S Parkhurst	332.46	Andrew J Alborn	1,025.39
Kenneth M Bake	1,064.25	Jacob Denum	1,011.62
John W Findley	792.50	Michael R Lykins	851.81
Janee A Lehleitner	316.28	Elizabeth M Whitney	87.59
Judith A Hinkle	89.85	Linda L Sanders	203.81
Kenneth D Robertson	847.27	Brian J Willis	883.71
Ted G Clemmons	1,026.30	Toby J Puffer	800.93
Paul L Gard	1,044.99	Maggie Jennings	212.00
Brian K Jennings	823.30	Randy M Jennings	856.04
Michelle L Schroff	1,004.06	Ann M Kohler	501.96
Cathy M Johnson	996.82	Robert W Russell	931.68
Charlie D Bennett	856.33	Cole J Ellis	111.27
Gavin R Johns	171.07	Hailey S Henry	35.33
Lela A Stottlemyer	333.37	Johnathan M Brown	863.53
Philip A Taylor	53.93	Shannon E Lane	94.29
Brenton T Wagner	229.16	Benjamin T Wilson	164.94
Colter Y Loving	285.49	Frankie O Lohnes	170.85
Dakota Stanton	314.36	Scott Hall	43.41
Zachary T Wilson	163.92	Bobby J Loving	107.87
Andrew J Alborn	927.72	David Kinnison	186.64
Tyson L Martin	499.89	Phillip Martz	160.60
Zachary L Smith	33.99	Justin T Powell	108.51
Kenneth M Bake	1,800.24	Robert T Williams	259.36
Richard Russell	423.10	Dale E Ishmael	92.35

Total \$31,346.45

Approve Minutes
for October 2nd,
2017

Mayor Todd Williams called for approval or correction of the Regular Council Minutes of October 2nd, 2017.

Motion made by Alderman Randy Mann to approve the Regular Council Minutes of October 2nd, 2017 and seconded by Alderman Gene Ishmael.

Mann – Aye
Brejnik – Aye

Johns - Aye
Ishmael – Aye

Solar Farm

Mark Kraczyck from MC Power gave a presentation on Solar Farms. MC Power Company is based out of Lee Summit Missouri. They employ about sixty people and have seventy projects completed to date. Nixa Missouri is under construction currently and will be the largest Solar Farm with 11 MW when completed.

Mark Kraczyck explained it takes three to five acres per MW. The cost to the City would be equipment which connects to the risers. The City can maintain ownership of the land and Solar Farm would lease the land for a yearly payment.

Dave Akins added there will be no wheeling fee which reduces the cost. Butler was the first to build a Solar Farm in 2012.

North Central
Missouri
Business
Facilitation

Stephanie Williams spoke to Council to ask for support for their non-profit organization, which is available free to local businesses and individuals. The organization started in March 2016 and has 98 clients. Of the 98 clients 42 are new businesses and 56 are existing businesses. This organization has created approximately 90 jobs. Stephanie Williams's organization has a board and meets once a month plus 70 volunteers.

Public Input

No Public Input at this time.

Administrator &
Department
Reports

Mayor Todd Williams asked for the Administrator and Department Reports.

Dave Akins
Propert

Administrator Jonne Slemons told Council, Dave Akins has gotten an appraisal on his property located at corner of Miller Street and 20th Street. Administrator Jonne Slemons stated she will have a Closed Session for Real Estate at the next Council meeting.

Compost

Administrator Jonne Slemons told Council the signs at the compost had fallen down. John Findley, Maintenance replaced the sign. Alderman Gene Ishmael still suggests a sign telling dimensions of limbs needs to be posted. Alderman Gene Ishmael believes a sign needs to be placed on the yard waste side to advise people to not dump their trash bags.

Constellation

Administrator Jonne Slemons reminded Council in September 2016 the City locked in a price of \$3.18 per Decatherm for natural gas till 2020. The prices have continued to drop and Administrator Jonne Slemons suggest the City take advantage of lower prices and lock in price till 2021 at \$2.953 per Decatherm and for 2022 at \$2.963 per Decatherm. After the Council discussed, Council decided to watch the prices for a while.

WWTP

Administrator Jonne Slemons told Council the contractor proposes installing flashing on top of the wall to stop any leakage. Leakage has been observed to soak some of the concrete blocks but is difficult to see whether it is running down the sides of wall or seeping through the masonry on top. The cost for adding flashing is \$2,834.57.

Motion made by Alderman Gene Ishmael to approve Administrator Jonne Slemons suggestion to increase the contract cost for change order #3 and seconded by Alderman Randy Brejnik.

Mann – Aye
Brejnik – Aye

Johns - Aye
Ishmael – Aye

- Project Engineer Administrator Jonne Slemons advised Council the Project Engineer, Paul Owings, has resigned from Snyder & Associates. The Engineer who will replace him is Emily Wicoff, who was his mentor and is up to date on the project.
- Foley Property Administrator Jonne Slemons told Council Foley Company has proposed a change to the contract, to provide a flood pump in the UV outlook structure. The price for the change order is \$36,760.46. The ballast replacement kit is \$820.00 and the unit has 12 ballasts, if they were all ruined during a flood the cost would be \$9840.00. Alderman Lance Johns suggests tabling the decision until next meeting when George Hulet, People Service will be able to attend.
- Old City Lake Dam Administrator Jonne Slemons explained that two loads of clay/dirt were dumped at the top of the dam on the eroded spots and tamped down with a rubber track hoe. The tarps and tires have been removed. Administrator Jonne Slemons told Council engineers do not recommend any geotechnical work.
- Motion made by Alderman Randy Brejnik to authorize Administrator Jonne Slemons to solicit bids for the final dam enhancement project and seconded by Alderman Randy Mann.
- Miles – Aye
Brejnik – Aye
- Johns - Aye
Ishmael – Aye
- Malcolm Baldrige Project Administrator Jonne Slemons told Council Randy Klingensmith has withdrawn from the project. Mr. Klingensmith has conflicts with meetings being during the day and he has a business to run. Jacob Taylor, Assistant Administrator, will be attending the kick off meeting in Arizona on October 26th, 2017.
- MPUA Missouri Public Utilities Alliance is writing a letter on behalf of its membership asking members of Congress to retain the tax-exempt status of municipal bonds, a primary factor in being able to attract investors.
- Motion made by Alderman Gene Ishmael to authorize Administrator Jonne Slemons to add the City of Bethany to the list of Cities who have endorsed the letter and seconded by Alderman Randy Brejnik.
- Mann – Aye
Brejnik – Aye
- Johns - Aye
Ishmael – Aye
- STIF Weather permitting; the contractor is planning to start pouring 30th Street on October 17th, 2017. They will pour half of the street this week and then the other half the first part of November starting at Miller Street and working south. The contractors estimate two days of pouring concrete for each side.
- Safe Route to School The Safe Route to School project has a couple of items to finish before it is completed.
- Survey Administrator Jonne Slemons advised Council the survey was being done for the Feasibility Study gives some good project ideas. The survey will

have a link to complete online or residents can pick one up at City Hall. Jacob Taylor, Assistant Administrator, completed the needed checklist that was requested.

State Audit Administrator Jonne Slemons received one part of the State Audit. The overall grade for the City of this portion was rated Good. Their two findings are lack of accounting for Police tickets in sequential or numerical order and sharing of password information among staff.

Summit Gas The City has submitted the information requested from Summit Gas in purchasing the City's gas system. Now another company, Liberty Utilities, has inquired about the possibility of purchasing the gas system.

Motor Pool Paul Gard, Motor Pool has put together a list of all different kinds of oil and the number of quarts that was used in 2017.

Green Hills Action Agency Ann Hamilton with Green Hills Action Agency had a clean-up clinic Saturday October 7th, 2017 on collecting paints, computers and chemicals.

MIRMA MIRMA supplied a list of towns that received grants for police Department equipment this year and the percentage they received. Assistant Administrator Jacob Taylor will look into these grants.

Sealing Machine Mayor Todd Williams told Council the Street Department has received some bids on crack sealing of over \$40,000.00.

A refurbished machine could be bought for \$27,000.00 to \$30,000.00. The City of Bethany could rent this piece of equipment for \$4,000.00 a month plus the chemicals and seal its own cracks.

Mayor Todd Williams talked with Randy Jennings, Street Superintendent, and if the Council approves then two people from the Street Department will seal cracks everyday until it is done.

If the City decides to buy the equipment they would take 60% of the rent off the purchase price. Mayor Todd Williams would like the Street Department to keep track of how long it takes to fill the cracks. The sealing of the street needs to start on the newest asphalt and continue backwards until all cracks are sealed.

Alderman Randy Mann asked how long it takes the chemicals to set up before someone can drive on it. Mayor Todd Williams replied thirty minutes.

Motion made by Alderman Lance Johns to approve Administrator Jonne Slemons to rent the equipment and purchase the chemicals that will be needed and seconded by Alderman Gene Ishmael.

Mann – Aye
Brejnik – Aye

Johns – Aye
Ishmael – Aye

Council Reports and Comments Alderman Randy Mann asked about the transmission for the Gas Department truck. The transmission needs to be repaired and it will need to be taken to Pettijohn's to program after the repairs are completed. Hinges on the door still need repair.

Alderman Randy Mann asked about the pickup for the Gas Department. Administrator Jonne Slemons advised she received notification from Paul Gard, Motor Pool, he can install the transmission but it needs a new or rebuilt transmission. The pickup is stuck in park.

Council asked Ted Clemmons, Gas Superintendent, about the hinges on the pickup. Ted Clemmons, Gas Superintendent replied the bottom hinges are cracked on both doors at the bottom of the door panels; he also replied Paul Gard Motor Pool can fix the doors.

Mayor Todd Williams stated the cost is within Administrator Jonne Slemmons authority.

Alderman Randy Brejnik asked about the repairs for the walk bridge from Main Street to 10th Street. Administrator Jonne Slemmons replied the bridge needs several boards replaced. The Council disussed the cost to repair the boards. Administrator Jonne Slemmons added the boards need to be replaced with treated lumber but still needs to be replaced after two or three years.

Assistant Administrator Jacob Taylor replied that there was concern the bridge needs to be enclosed for safety issues. Assistant Administrator Jacob Taylor with consult Jeff Arp of MIRMA a MIRMA Inspector, and ask for his input.

Alderman Gene Ishmael asked if the 20 to 30 acres owned by Bob Butler was ever annexed into the City. Administrator Jonne Slemmons replied that is has not. The City can consider the annex at any time, if the owner wishes to do so.

Alderman Gene Ishmael would like everone to know that Southern Baptist Church is going to have a public event for all the elected officials on November 1st, 2017 at 8:00 a.m. on the Courthouse steps.

Mayor's
Appointments &
Comments

Mayor Todd Williams has no appointments at this time.

Mayor Todd Williams said the Code Enforcement Officer, Jacob Denum would like to put an ordinance for people living in houses that have no utlities. After further discussion people could live without electricity and gas but needs to have water and sewer.

Mayor Todd Williams asked if the wastewater treatment plant fee should be applied to every meter. Administrator Jonne slemmons replied if the water has been turned off the fee does not apply. Administrator Jonne Slemson will check with Stan Wolfe with USDA and the City Attorney, Tara Walker.

Adjourn

Motion made by Alderman Randy Brejnik to adjourn the meeting at 7:22 p.m. and seconded by Alderman Gene Ishmael.

Mann – Aye
Brejnik – Aye

Johns – Aye
Ishmael – Aye

Todd Williams, Mayor

ATTEST:

Nita Schroff, City Clerk