

MEETING OF THE CITY COUNCIL
SEPTEMBER 4, 2018

The Butler City Council met in regular session on Tuesday, September 4, 2018 at 7:00 p.m. in the Council Chambers at City Hall, 22 West Ohio with Mayor Henry presiding. The following Councilmen were present:

ROLL CALL

Jim Garnett	Craig Irwin
David Brown	Jeff Hall
Mike Irick	Gayle Cook
Gayle Stark	Carolyn Jett

OTHERS PRESENT

Others present were City Administrator Casey Koehn, City Clerk Corey Snead, City Attorney Joe Lauber, Code Enforcement Officer Brian Boyd and Police Chief Randy Beshore.

OTHER GUESTS

Linn Nitsche, Gayle Alexander, Denny Rich, Jerry Jones, Larry Hacker and Alvin Griffin

APPROVE CONSENT AGENDA

Motion by Irick, seconded by Garnett to approve the minutes of the August 21, 2018 regular session and the August 21, 2018 closed session. Motion passed unanimously by a show of hands.

Motion by Jett, seconded by Cook to approve the bills presented for payment. Motion passed unanimously by a show of hands.

Motion by Garnett, seconded by Brown to approve the travel/training request. Motion passed unanimously by a show of hands.

DELETION/ADDITION TO AGENDA

Nothing

SCHEDULED GUESTS

Bates County community Health Foundation

Jerry Jones representing the Bates County Community Health Foundation came before City Council about doing a car show at the fairgrounds. The car show would be held on October 14, 2018 at the fairgrounds. They are requesting that the middle entryway into the fairgrounds be blocked off all the way up to the East ball field. The cars would park down this road way for the car show. They also requested use of electricity for concession and stage area. The Special Event Committee has reviewed the request and approved it. Motion by Cook to approve the request for the Community Health Foundation

Car Show on October 14, 2018, seconded by Irick. Motion passed unanimously by a show of hands.

COMMITTEES None

BOARDS AND COMMISSIONS None

UNFINISHED BUSINESS None

PUBLIC HEARINGS None

BILLS, ORDINANCES,
RESOLUTIONS, POLICES AND
PROCLAMATIONS

BILL NO. 2018-29
Ordinance NO. 1079

BILL NO. 2018-29 ORDINANCE NO. 1079
AN ORDINANCE AMENDING BILL NO. 2018-26 ORDINANCE NO.
1076 ESTABLISHING THE 2018 TAX LEVY FOR THE CITY OF
BUTLER

1st Reading
Bill NO. 2018-29
Ordinance NO. 1079

Motion by Irwin for first reading by title only, seconded by Irick
BILL NO. 2018-29 ORDINANCE NO. 1079
AN ORDINANCE AMENDING BILL NO. 2018-26 ORDINANCE NO.
1076 ESTABLISHING THE 2018 TAX LEVY FOR THE CITY OF
BUTLER

Brown – Aye Irick – Aye Irwin – Aye Cook – Aye
Garnett – Aye Stark – Aye Hall – Aye Jett – Aye

2nd Reading
Bill NO. 2018-29
Ordinance NO. 1079

Motion by Brown for second reading by title only, seconded by Irwin
BILL NO. 2018-29 ORDINANCE NO. 1079
AN ORDINANCE AMENDING BILL NO. 2018-26 ORDINANCE NO.
1076 ESTABLISHING THE 2018 TAX LEVY FOR THE CITY OF
BUTLER

Brown – Aye Irick – Aye Irwin – Aye Cook – Aye
Garnett – Aye Stark – Aye Hall – Aye Jett – Aye

Adoption
Bill NO. 2018-29
Ordinance NO. 1079

Motion by Garnett to adopt, seconded by Jett
BILL NO. 2018-29 ORDINANCE NO. 1079
AN ORDINANCE AMENDING BILL NO. 2018-26 ORDINANCE NO.
1076 ESTABLISHING THE 2018 TAX LEVY FOR THE CITY OF
BUTLER

Brown – Aye Irick – Aye Irwin – Aye Cook – Aye
Garnett – Aye Stark – Aye Hall – Aye Jett – Aye

Reports

CITY CLERK

Butch Beeman from Troutt Beeman&Co will be presenting the audit findings on October 2nd, 2018. Sold the property at 108 S. Havanna for \$25.00 at the tax sale. During new business you will see bids for city hall to do a shred this year of documents. We need to look at moving the City Council meeting on 9/18/18 because of MML conference and several people will be gone.

POLICE CHIEF

No Report

CITY ATTORNEY

Nathan Nicklaus has started in the Boonville office.

CITY ADMIN

Project Lemonade

Project Lemonade. We will be discussing and wrapping up issues with an adjacent property owner next week. Also, in your packet is a document that should settle the issues with the KK property.

TAP Grant

TAP Grant- The deadline for the application will be November 2, 2018. Kurt Higgins and Koehn have started the preliminary work on the grant. We will need letters of support from our RPC and from the school. Koehn has reached out to both. We will also need evidence of public involvement and support. This can be accomplished by having a public meeting to solicit input from citizens and civic organizations. Much like the grant for the park, the more public involvement and support we have, the better our application will be. The organizations involved will be meeting in the next couple of weeks to put a plan together. Higgins has started working on exhibits to be used for the public meeting

Sewer Study

Update on the sewer study by Allgeier, Martin. They will have all information in two weeks and then will be scheduling a sit down with me and the Public Works Director

New Business

Koehn received a request from a Missouri business that wants to expand, possibly in our area. Koehn met with the business owners last week on multiple occasions to discuss their needs and how we move forward together. More information will be available at the meeting.

RFI – MO Partnership

RFI from MO Partnership – MO Partnership is working with a site selection consultant to locate an existing building for a manufacturing plant. They are focusing on counties in Central and Western Missouri. This company would create approximately 200 jobs with the average wage and capital investment still TBD. The company produces wood-smoked meat snack products and does generate food odors in the process. Koehn submitted the RFI with the Thorco building and supporting documentation. Koehn did note that the zoning for the

building is I-1. For this particular type of manufacturing, the zoning would need to be I-2 with a conditional use permit. Koehn informed the building owner that the current zoning would not allow this business to come in. While gathering information for this RFI, I remembered that our Industrial Park is also zoned I-1. Koehn spoke to the Mayor about this, and we would like to get the opinion of City Council regarding the rezoning of the park. The discussion would start at Planning Commission. I-2 allows everything in I-1, other permitted uses and uses with a conditional use permit. Koehn has placed the code in your packets for your review

Energy Audits

West Central and the energy audits- Koehn is waiting to hear from WCCAA's energy conservation director to see exactly what they can do for our customers. Update- Meeting was moved to the first week in September due to scheduling conflicts at West Central.

106 S Havana

John Wallace, the property owner of 106 S Havana, came in to City Hall on August 22nd to sign the demolition contract that Council approved in July. Time and labor permitting, as soon as Mr. Wallace completes his responsibilities, the Public Works Director will begin demolition on the structure.

Regional Broadband Meeting

We have been asked to host a regional broadband meeting on September 27th from 10-3. Given our recent efforts to get broadband to Butler, our City was chosen as the location to hold the meeting. Kaysinger is currently trying to identify the most viable broadband development projects in our region by the end of December. They will be bringing speakers whom can speak to ways that municipalities can bring fiber to their communities. Sheridan Neeman, with Kaysinger, has already reached out to Chris Collins, who heads the USDA Rural Utilities Service Broadband Connect program for our state. He has a huge wealth of knowledge surrounding broadband development and can speak about the USDA funding opportunities. I have spoken to other county commissioners at the KBRPC meetings about the issue and know that others in our region want to explore the possibilities of bringing broadband to their counties and communities. I have also reached out to other professionals in the broadband arena to ask for participation at the workshop.

Demolition of Houses

The Mayor and Koehn were talking about the demolition budget that we have for this FY and would like to discuss the possibility of using the funds to demolish structures through the partnership and an outside contractor. We have numerous structures on our list and feel like this would be the most cost effective and most efficient way to move forward.

Budget

Koehn will begin work on the budget soon. We have had several local companies ask about bidding on the health and liability insurance, so we will

be looking at putting those out for bid next FY. The wage study and pay scale that I have been working on should be finished by the end of the calendar year. I would like to have a group of Councilpersons from the finance and personnel committees meet with me to finalize a plan to take to the full Council for approval.

Water Line Project

Diehl and Koehn met with the County Commissioners regarding the water line project for the jail and administrative building. We have material for three projects in inventory and have budgeted \$10,000 for new construction for this FY. Labor is an issue for us as you know, Koehn is recommending that if the Council wants to assist the County with this project, that you offer to use inventory and/or purchase material. Diehl is working on getting numbers to me, so we will know exactly what will be used and what will be expensed.

606 W. Vine

A search warrant was served for 606 W. Vine. A statement of violation will come out next week. Hopefully we will see more progress in the future on this property. We are also working on getting the residents out of the house.

PUBLIC WORKS

No Report.

CODE ENFORCEMENT

The play that Electric City Downtown and Adrian Community Theater put on was very good and had a very good attendance. Old Settlers Day had a good turnout and it was a pleasure to be invited to speak at this event. Reminded everyone of the 911 event at the Adrian Optimist Building.

GARNETT

Nothing to Report.

BROWN

Has there been any progress on the concession stand at the ball field? Public Works is currently working on it.

IRICK

Would like to see if we can do something about the late fee that is being charged on utility bills. People are not having enough time between when they get the bill and when it is due.

STARK

Nothing to Report.

IRWIN

Would like to see a list of properties that are violating code on the city's website.

HALL

He is also hearing from citizens about the amount of time they have to pay their utility bill. What are we doing about the cars that are lining up on the north side of 52? Boyd is currently looking into the situation on how to handle it. Any new developments on Street projects? We are waiting until next year so we can do bigger projects with our money. Smaller project will be done this

year by the Street Department. Hall feels that we have failed the tax payers by not getting these projects accomplished this year. Koehn also advised Hall we have been down on man power this year to get these projects going.

Will we be replacing the dump truck that was destroyed? We will not be replacing that particular truck. We did budget to have a new truck bought this year.

COOK

Citizen on Nursery has an issue with her meter getting read because she has a dog in the backyard.

JETT

Nothing to Report.

New Business

Shred Bids

Snead presented two bids to City Council for shredding this year. Pro Shred for \$475.00 and Shred-It for \$645.00. Snead recommended we go with Pro Shred plus they did the job two years ago and did a good job.

Motion by Jett that we go with Pro Shred this year, seconded by Irick. Motion passed unanimously by a show of hands.

KK Real Estate

The Warranty Deed from KK Real Estate has been tabled until the next meeting.

City Council Meeting

Motion by Garnett to move the next City Council meeting to September 20, 2018 at 7:00 p.m. seconded by Irick. Motion passed unanimously by a show of hands.

There being no further business, motion by Brown to go into closed session, seconded by Irick. Roll Call vote.

Garnett – Aye Brown – Aye Irick – Aye Stark – Aye Irwin – Aye Hall – Aye Cook – Aye Jett - Aye

ADJOURN

There being no further business, motion by Jett to adjourn the regular session council meeting, seconded by Brown. Motion passed unanimously by a show of hands.

ATTEST

Mayor James W. Henry

Corey Snead
City Clerk

