CITY OF CAMERON
MINUTES
AUGUST 18, 2014

REGULAR SESSION

Darlene Breckenridge	P
Dennis M. Clark	P
Jerri Ann Eddins	P
Ronnie Jack	P
William B. Rose-Heim	P

The City Council of the City of Cameron, Missouri met in Regular Session on Monday, the 18th day of August 2014, at six o'clock p.m. at City Hall. Mayor Dennis M. Clark led the Pledge of Allegiance to the flag of the United States of America.

Mayor Dennis M. Clark presided with the following Councilmembers present: Darlene Breckenridge, Jerri Ann Eddins, Ronnie Jack and William B. Rose-Heim. Absent: none.

Present were City Manager Mark Gaugh, Attorney for the City Mitch Elliott and City Clerk/Finance Clerk Barbara J. O'Connor.

Minutes of the August 4, 2014, Council Session were approved as submitted with a unanimous voice vote on motion made by Councilmember Rose-Heim and seconded by Councilmember Jack.

PUBLIC PARTICIPATION

Jim McKinley, 121 West Third Street, addressed Council concerning a notice he received about a Code Enforcement issue at 316 West Cornhill, one (1) of his many rental properties in Cameron. Mr. McKinley explained he feels his rental properties are consistently targeted by the Code Enforcement Officer and asked the City to review the process used for issuing notices and make changes. If Code issues continue in the same matter for Mr. McKinley, he will contact his attorney. City Manager Gaugh will meet with Mr. McKinley and Inspector Han to discuss the matter.

CITY MANAGER'S REPORT

1. City Demolition Grant. Two houses have been demolished and Staff is planning on demolition of a third house if the cost is within our remaining fund balance. No word has been received on the CDBG demolition grant.
2. Great Northwest Wholesale Water Commission (GNWWC). The GNWWC met August 14, 2014. The Commission is working to draft a final report for the pipeline.

3. KCADC. Staff has submitted photos of Cameron events, landmarks, etc. for use by KCADC on their web site to promote the City.
4. Playground Equipment. The new equipment for Recreation Park is scheduled for delivery this week.
5. Water Plant Generator Project. The City will bid a full-power generator for the Water Treatment Plant. The project will begin in the new fiscal year.

UNFINISHED BUSINESS

Bill 2014-32, **AN ORDINANCE AUTHORIZING THE CITY OF CAMERON, CLINTON AND DEKALB COUNTIES, MISSOURI TO ENTER INTO A LEASE PURCHASE TRANSACTION TO PAY COSTS OF WATER AND SEWER SYSTEM IMPROVEMENTS, AND APPROVING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH (COP),** was read by title by City Clerk O'Connor. Copies of said Bill 2014-32 were available for the public. Motion was made by Councilmember Breckenridge and seconded by Councilmember Jack to pass said bill on first reading. Discussion. City Manager Gaugh said the Certificates of Participation will finance over $5 million of water and wastewater improvements. The project consists of automated metering infrastructure for water and electric services, energy improvements at City facilities and major wastewater treatment plant improvements. Toni Stegeman, Gilmore and Bell, informed Council final approval and sale date for the COP's will be September 22, 2014 with the closing to follow soon after. Bill 2014-32 passed on first reading only with a unanimous voice vote.

Bill 2014-33, **AN ORDINANCE AUTHORIZING THE CITY MANAGER OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI TO ENTER INTO AGREEMENT WITH AMERESCO COMPANY FOR WATER AND ELECTRIC AUTOMATED METERING AND ENERGY IMPROVEMENTS,** was read by title by City Clerk O'Connor. Copies of said Bill 2014-33 were available for the public. Motion was made by Councilmember Eddins and seconded by Councilmember Rose-Heim to pass said bill on first reading. Discussion. City Manager Gaugh stated the Ameresco agreement for automated metering and facility energy improvements is set to tie in with the COP funding. Both projects will pay for themselves over time. Bill 2014-33 passed on first reading only with a unanimous voice vote.

Bill 2014-34, **AN ORDINANCE DECLARING THE RESULTS OF THE PRIMARY ELECTION HELD 5 AUGUST 2014 TO DETERMINE IF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES SHALL IMPOSE A ONE HALF OF ONE PERCENT SALES TAX FOR ECONOMIC DEVELOPMENT PURPOSES,** was read by title by City Clerk O'Connor. Copies of said Bill 2014-34 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Eddins to pass said bill on first reading. Discussion. The ½ of one percent economic development sales tax ballot issue failed at the August Primary election by the following vote: "Yes" votes 545; and, "No" votes 558. Motion carried unanimously.

Motion was made by Councilmember Rose-Heim and seconded by Councilmember Eddins to suspend the rules and place said bill on second reading. Discussion. None. Motion carried unanimously.

On motion made by Councilmember Breckenridge and seconded by Councilmember Jack said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Eddins, Jack and Rose-Heim. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5838**, was thereupon signed by the Mayor and attested by the City Clerk.

Discussion—Maintaining High Quality City Infrastructure and Services in an Era of Increasing Costs and Flat or Declining Revenue – Councilmember Rose-Heim. Councilmember Rose-Heim suggested holding Public Hearing/Forum at the next Council Session where citizens could share their ideas for the future of Cameron and how to maintain high expectations currently in place. A list of questions to be addressed will be emailed to Councilmembers for review prior to the Forum. Councilmember Rose-Heim volunteered to facilitate the Forum noting it should only take about one-half hour. Invitations will be sent to EDOC, Cameron Chamber of Commerce, CEDO and other groups with interest in the community.

Bill 2014-35**, ORDINANCE FOR THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI MAKING CERTAIN FINDINGS WITH RESPECT TO AND APPROVING THE MANION PLAZA REDEVELOPMENT PLAN, THE REDEVELOPMENT AREA, THE REDEVELOPMENT PROJECT AREA AND THE REDEVELOPMENT PROJECT; AND APPROVING OTHER ACTIONS RELATED THERETO,** was read by title by City Clerk O'Connor. Copies of said Bill 2014-35 were available for the public. Motion was made by Councilmember Breckenridge and seconded by Councilmember Eddins to pass said bill on first reading. Discussion. City Manager Gaugh asked TIF Attorney Deborah Polk for a brief rundown of the Manion Plaza Tax Increment Financing Project Redevelopment Plan. Ms. Polk said the project will be built in three (3) phases and Gary and Sue Manion hope to fill the project with retail sales businesses. The amount of the tax reimbursement assistance is $750,000, approximately 25 percent of the project. The Cameron Tax Increment Financing Commission held a public hearing on the project and unanimously approved a Resolution for the Redevelopment Plan. Motion carried unanimously.

Motion was made by Councilmember Jack and seconded by Councilmember Eddins to suspend the rules and place said bill on second reading. Discussion. None. Motion carried unanimously.

On motion made by Councilmember Breckenridge and seconded by Councilmember Eddins said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Eddins, Jack and Rose-Heim. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5839**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2014-36**, AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI APPROVING THE DEVELOPMENT AGREEMENT**

FOR THE REDEVELOPMENT AREA UNDER THE MANION PLAZA REDEVELOPMENT PLAN; AND AUTHORIZING THE EXECUTION OF DOCUMENTS AND THE TAKING OF ACTIONS RELATING THERETO, was read by title by City Clerk O'Connor. Copies of said Bill 2014-36 were available for the public. Motion was made by Councilmember Rose-Heim and seconded by Councilmember Eddins to pass said bill on first reading. Discussion. No additional information was presented. Motion carried unanimously.

Motion was made by Councilmember Jack and seconded by Councilmember Eddins to suspend the rules and place said bill on second reading. Discussion. None. Motion carried unanimously.

On motion made by Councilmember Eddins and seconded by Councilmember Rose-Heim said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Eddins, Jack and Rose-Heim. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5840**, was thereupon signed by the Mayor and attested by the City Clerk.

NEW BUSINESS

Bill 2014-37, **AN ORDINANCE APPROVING THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI BUDGET OF THE ENSUING FISCAL YEAR OCTOBER 1, 2014 TO SEPTEMBER 30, 2015,** was read by title by City Clerk O'Connor. Copies of said Bill 2014-37 were available for the public. Motion was made by Councilmember Eddins and seconded by Councilmember Jack to pass said bill on first reading. Discussion. City Manager Gaugh reported the budget is different this year because new ways of financial reporting have been implemented. The sales tax revenue outlook is a bit on the positive side for the coming year. Revenues are expected to be $27,894,101 and expenses $27,780.478. Bill 2014-37 passed on first reading only with a unanimous voice vote.

Public Hearing – 2014 Tax Levy. Councilmember Rose-Heim made a motion to go into a public hearing at 6:36 p.m. regarding the 2014 tax levy for the City of Cameron. Councilmember Eddins seconded the motion which passed with the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Eddins, Jack and Rose-Heim. "Nay" none.

City Clerk O'Connor said the tax levy numbers have come in from the State of Missouri: General Fund, $0.6114; Park Fund, $0.1501; Library Fund, $0.1716; and, Band Fund, $0.0858. The proposed 2014 tax levy is $1.0189 per $100 valuation on personal and real property in the City of Cameron. The levy reflects a $0.0143 increase from the 2013 levy. There was no public participation.

Councilmember Jack moved to go out of the public hearing and back into Regular Session at 6:43 p.m. Councilmember Eddins seconded the motion which passed with the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Eddins, Jack and Rose-Heim. "Nay" none.

Bill 2014-38**, AN ORDINANCE LEVYING TAX UPON ALL PROPERTY TAXABLE IN THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI, FOR THE YEAR 2014, AND FIXING THE RATE THEREOF,** was read by title by City Clerk O'Connor. Copies of said Bill 2014-38 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Rose-Heim to pass said bill on first reading. Discussion. No additional information was presented. Motion carried unanimously.

Motion was made by Councilmember Jack and seconded by Councilmember Rose-Heim to suspend the rules and place said bill on second reading. Discussion. None. Motion carried unanimously.

On motion made by Councilmember Breckenridge and seconded by Councilmember Jack said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Eddins, Jack and Rose-Heim. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5841**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2014-39**, AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS,** was read by title by City Clerk O'Connor. Copies of said Bill 2014-39 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Eddins to pass said bill on first reading. Discussion. This is the annual ethics/personal disclosure ordinance, which complies with State Statutes. Motion carried unanimously.

Motion was made by Councilmember Rose-Heim and seconded by Councilmember Jack to suspend the rules and place said bill on second reading. Discussion. None. Motion carried unanimously.

On motion made by Councilmember Jack and seconded by Councilmember Breckenridge said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Eddins, Jack and Rose-Heim. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5842**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2014-40, **AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE AGREEMENT BY AND BETWEEN THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES MISSOURI, AND ALLIANCE WATER RESOURCES, INC. FOR MANAGEMENT AND OPERATIONS SERVICES AT THE CAMERON WASTEWATER FACILITY,** was read by title by City Clerk O'Connor. Copies of said Bill 2014-40 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Breckenridge to pass said bill on first reading. Discussion. City Manager Gaugh stated there is a two and one-half (2 ½) percent increase included in the $383,935 agreement. The agreement now includes the addition of monitoring the City's grease control

program with businesses. Bill 2014-40 passed on first reading only with a unanimous voice vote.

Bill 2014-41**, AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI REPEALING SECTION 3-18. SAME – FEES, OF ARTICLE II. BUILDING CODE, CHAPTER 3, BUILDINGS, OF THE CITY OF CAMERON CODE, AND ADOPTING A NEW SECTION 3-18. SAME-FEES, ESTABLISHING BUILDING PERMIT FEE SCHEDULES,** was read by title by City Clerk O'Connor. Copies of said Bill 2014-41 were available for the public. Motion was made by Councilmember Rose-Heim and seconded by Councilmember Jack to pass said bill on first reading. Discussion. Building Inspector Clyde Han said Bill 2014-41 will adjust miscellaneous permit fees. There has been no increase in miscellaneous permit fees since 1998. Bill 2014-41 does not affect building permit fees for residential or commercial new construction. The increase is strictly for miscellaneous permits: decks, roofs, and fences etc. The City is losing revenue under the current fee structure. The proposed structure increases "minimum" permit fees from $9 to $30 for remodeling, decks, fences, roofs, etc.; and, $50 for electrical permits. The new Miscellaneous Building Permit Fee Schedule will be: project cost $0.00 to $3,000, $30 fee; and project cost $3,000.01 to $5,999.99, $40 fee. Projects costing $5,000 and up would use the formula of cost times $0.007. Bill 2014-41 passed on first reading only with a unanimous voice vote.

Bill 2014-42, **AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI TO ACCEPT PERMANENT UTILITY EASEMENTS LOCATED ON SOUTH WALNUT STREET,** was read by title by City Clerk O'Connor. Copies of said Bill 2014-42 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Rose-Heim to pass said bill on first reading. Discussion. Public Works Director Drew Bontrager said Olsson Engineers identified permanent easements needed for the Walnut Street Storm Water Improvement Project. Once the City has accepted the permanent easements they will be recorded. Staff recommends approval. Motion carried unanimously.

Motion was made by Councilmember Breckenridge and seconded by Councilmember Rose-Heim to suspend the rules and place said bill on second reading. Discussion. None. Motion carried unanimously.

On motion made by Councilmember Jack and seconded by Councilmember Eddins said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Eddins, Jack and Rose-Heim. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5843**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2014-43**, ORDINANCE AUTHORIZING THE CITY MANAGER OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI TO EXTEND THE SOLID WASTE COLLECTION CONTRACT WITH R & W CONTAINER FOR RESIDENTIAL WASTE COLLECTION FOR A TWO-YEAR TERM,** was read by title by

City Clerk O'Connor. Copies of said Bill 2014-43 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Eddins to pass said bill on first reading. Discussion. Director Bontrager said under the 2012 solid waste collection contract, an extension clause was included allowing another two-year contract term with mutually agreed upon pricing. Terms determined for the extension include a $0.07 increase in residential collections ($8.93 to $9) and $10 per ton increase for large trash collection ($30 to $40). The extended two (2) year contract will be effective October 1, 2014 through September 2016. A signed amendment to the original contract reflecting the increases will be attached to Bill 2014-43 for approval at the next Council Session. Bill 2014-43 passed on first reading only with a unanimous voice vote.

PUBLIC PARTICIPATION

None.

MISCELLANEOUS

Councilmember Rose-Heim:

- Asked if the City has a Citizen Review Board for Code Issues. There is no Board in place.
- Thanked EDOC Chairman Kent Osborn for the Committee's work on the sales tax initiative.

City Manager Gaugh:

- Said the Great Northwest Wholesale Water Commission should know by the end of September if any USDA funds will be available for the proposed water line project.

Director Bontrager:

- Informed Council asphalt work will begin shortly on Ford Street and Platte-Clay Way.

Mayor Clark:

- Asked to have the Public Works Department continue work on a trail looping around Number Three Reservoir. Mayor Clark suggested the Department could do the work as time is available.
- Requested Council give consideration to renaming the City reservoirs.

Motion was made at 7:10 p.m. to adjourn into Executive Session to discuss Litigation/Real Estate [RSMo 610.021(1) (2)] by Councilmember Jack. Seconding the motion was Councilmember Eddins. Roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Eddins, Jack and Rose-Heim. "Nay" none.

* * * * * * *

Council reconvened Open Session at 7:25 p.m. There being no further business on motion made by Councilmember Jack and seconded by Councilmember Rose-Heim, the meeting was adjourned at 7:25 p.m. on a unanimous voice vote.

APPROVED:

_____

Mayor Dennis M. Clark

ATTEST:

_____

City Clerk/Finance Clerk