CITY OF CAMERON
MINUTES
MARCH 6, 2017

EDOC/Council Work Session ~ 5:00 p.m.

Council Attendance: Mayor Eddins, Councilmember Breckenridge, Councilmember Clark, Councilmember Feighert and Councilmember Jack. Also from the City: City Manager Gaugh, City Attorney Padraic Corcoran and City Clerk/Finance Clerk O'Connor. There were a total 18 in attendance including Council, EDOC members and members of the public.

Terry Rumery, Rumery & Associates, Economic Development Specialists, recommended:

- Site/Location Incentives
  - Industrial Park-City Land value $35,000
  - Based on 20-50 jobs @ $12.50 an hour, land price offered at $20,000 per acre
  - Based on 50 jobs plus land price maybe negotiated at a lower per acre cost
  - Property drawing available to client electronically
  - Phase 1 Environmental study
  - Archeology Studies / Cultural Study
- Infrastructure / Permitting incentives
  - Installation of Utilities to the park site
  - Fast track all licensing and permitting
- Financial Incentives
  - Retail: Tax Increment Financing, Chapter 100 Bonds, Chapter 353 Redevelopment Bonds, Community Improvement District and Transportation Development District
  - Industrial: Waive local City sales tax on electric / gas utility usage, no franchise fee on utilities, Chapter 100 Bonds, Enterprise Zone and Industrial Revenue Bonds

Mr. Rumery noted the importance of quality of life for the City stating that in particular management employees are definitely looking for quality of life amenities.

REGULAR SESSION ~ 6:00 p.m.

Darlene Breckenridge	P
Dennis M. Clark	P
Jerri Ann Eddins	P
John R. Feighert	P

Ronnie Jack P

The City Council of the City of Cameron, Missouri met in Regular Session on Monday, the 6th day of March 2017, at six o'clock p.m. at City Hall. Mayor Jerri Ann Eddins led the Pledge of Allegiance to the flag of the United States of America.

Mayor Jerri Ann Eddins presided with the following Councilmembers present: Darlene Breckenridge, Dennis M. Clark, John R. Feighert and Ronnie Jack. Absent: none.

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

Minutes of the February 6, 2017, Council Session were approved as submitted with a unanimous voice vote on motion made by Councilmember Clark and seconded by Councilmember Jack.

PUBLIC PARTICIPATION

Quinten Lovejoy, 807 Rosewood, asked Council to reconsider employee dependent health care benefits and encouraged Council to approve Resolution 2017-4 re-instating the benefit.

Larry Griffey, the Community Cupboard, said the car show he has been working on will have somewhere between 125 and 150 cars registering for the event. Mr. Griffey is also having a Poker Run two (2) weeks before the car show. The sidewalk at 421 North Walnut needs attention. City Manager Gaugh asked Mr. Griffey to call City Hall tomorrow and discuss the sidewalk.

CITY MANAGER'S REPORT

1. Terry Rumery, Rumery & Associates, gave Council an update.
    a. Project ~ working on for three (3) years and still active
    b. KCADC ~ distribution warehouse on their radar with City land purchase spurring more interest
    c. KCADC ~ new project looking in the area of Walmart property
    d. US 36/I-35 ~ great project that has been worked on a long time, expect news in the next 60 days
    e. Sit down national chain restaurant ~ perfect location
    f. Restaurant ~ fast food national chain, would make nice addition to Cameron
    g. Talking with developer for a big box store, population could hurt but location is a plus
    h. Real estate developer from the east side of the state is looking for property

Mr. Rumery said he has seen more economic development excitement currently than he has seen in the last 12 to 15 years. Plans are to have a tour for developers, State of

Missouri and KCADC once the property is ready. The Business Park is a great, marketable property located on a good site.

2. Groat Street. Staff is reviewing plans, specifications and estimates for the job from the project Engineers. The Engineers will advertise for bids in the near future.
3. Pedestrian Bridge. Bartlett & West is making revisions to the layout per City comments and are assembling bid documents.
4. Industrial Park Investigation. Initial meeting and presentation with the Steering Committee regarding site investigation and analysis was held March 24, 2017. Future presentation to City Council forthcoming in Mid-March.
5. Sewer Projects. The Wastewater Treatment Plant generator is tentatively scheduled for start-up testing on March 6, 2017.
6. Animal Shelter. The architects are in the design phase of the project. Staff is investigating the north water tower area as a possible site for the shelter. If the site is suitable, Staff will begin the process of securing a Conditional Use Permit. The process requires notifying nearby landowners and if anyone objects to the shelter they will have the opportunity to voice their concerns.
7. Head Start Facility. Staff is submitting required paperwork for the Head Start project. The City will be using a non-interest bearing account to handle the fund payments from the State to STJOECAP. The City is the pass-through entity for the grant. We will not be paying for project costs from City funds, only grant funds. The City's contribution toward the project will be sidewalk and right-of-way work at the site.
8. Development Projects. Construction for the new travel center should be started in the near future. The expansion for the other side of the highway is proceeding with the contractor doing dirt work and aligning the storm water drainage channel. Some housing units have started and more are planned in the near future. New home construction is off to a really good start so far this year.
9. Trail naming. Pat Jones has sent information relating to naming the trails. City Manager Gaugh will forward copies to Council.

Councilmember Breckenridge asked to have the electric rates revisited. The request will go to the Utility Committee.

UNFINISHED BUSINESS

Bill 2017-4, **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 on second reading by City Clerk/Finance Clerk O'Connor. Copies of said Bill 2017-4 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Feighert to pass said bill on second reading. Discussion. No Additional information was presented. Bill 2017-4 passed on second reading with a unanimous voice vote.

Motion was made by Councilmember Clark and seconded by Councilmember Feighert to pass said bill on third reading. Discussion. No additional information was presented. Bill 2017-4

passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Eddins, Feighert and Jack. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5967**, was thereupon signed by the Mayor and attested by the City Clerk/Finance Clerk.

Discussion of Fence/Gate at Sunrise Lake at City/Drew Davis Property. Discussion was held regarding the fence/gate at Sunrise Lake. Drew Davis was present and stated the plan he is submitting again is to pay $200 for a gate and not to pay for the fence. Following further discussion with no resolution for the fence/gate payment, Councilmember Feighert moved to remove the fence/gate at Sunrise Lake from the agenda. Councilmember Breckenridge seconded the motion which passed with a unanimous voice vote.

NEW BUSINESS

Liquor License Application ~ Cameron Chamber of Commerce. Liquor License Application – Cameron Chamber of Commerce. Councilmember Breckenridge moved to approve the liquor license application from the Cameron Chamber of Commerce for their March 25, 2017 Annual Banquet. Councilmember Jack seconded the motion which passed with a unanimous voice vote.

Bill 2017-5, **AN ORDINANCE PROVIDING FOR THE ANNEXATION OF UNINCORPORATED TERRITORY AND THE EXTENSION OF THE CORPORATE LIMITS OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI, ALL PURSUANT TO SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED *(Business Park)*,** was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Bill 2017-5 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Clark to pass said bill on first reading. Discussion. City Manager Gaugh stated the attached ordinance allows the City of Cameron to annex the newly acquired land to be used by the Electric Department; and, serve as a business park for economic development. Two public hearings were held regarding the annexation and letters were sent to adjacent land owners asking if they would want to annex as well. No responses or comments were received. The land can be served by municipal utilities if it is annexed. Police protection for the area can be provided with little or no impact on municipal operations. The area is already served by the Cameron Fire District. The cost of the electric extension is estimated by City Manager Gaugh to be $100,000. The water and sewer extension could also cost an estimated $100,000 each. Motion carried with a voice vote of three (3) "Aye" votes; and, Councilmembers Breckenridge and Feighert voting "Nay".

Motion was made by Councilmember Jack and seconded by Councilmember Clark to suspend the rules and place said bill on second reading. Discussion. None. Motion carried with a voice vote of three (3) "Aye" votes; and Councilmembers Breckenridge and Feighert voting "Nay".

On motion made by Councilmember Jack and seconded by Councilmember Clark said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Clark, Eddins and Jack. "Nay" Councilmembers: Breckenridge and

Feighert. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5968**, was thereupon signed by the Mayor and attested by the City Clerk/Finance Clerk.

Bill 2017-6, **AN ORDINANCE CALLING A SPECIAL ELECTION IN THE CITY OF CAMERON, CLINTON AND DEKALB COUNTIES, MISSOURI ON THE QUESTION OF WHETHER THE CITY SHALL IMPOSE A LOCAL USE TAX ON OUT-OF-STATE PURCHASES AT A RATE EQUAL TO THE RATE OF THE LOCAL SALES TAXES IN EFFECT IN THE CITY**, was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Bill 2017-6 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Clark to pass said bill on first reading. Discussion. City Manager Gaugh said this will allow the City to recover sales taxes from out-of-state vendors operating in Missouri. Bill 2017-6 will place the Use Tax issue on the August ballot for voter consideration. Councilmember Feighert sated he is against any new taxes unless there is an emergency. Bill 2017-6 passed on first reading only with a voice vote of three (3) "Aye" votes; and Councilmembers Breckenridge and Feighert voting "Nay".

Resolution 2017-4, **A RESOLUTION TO MODIFY EMPLOYEE BENEFITS FOR THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI**, was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Resolution 2017-4 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Clark to pass Resolution 2017-4. Councilmember Breckenridge moved to table Resolution 2017-4. Councilmember Feighert seconded the motion. Discussion. Councilmember Breckenridge said more information is needed on the plan and the benefit before considering the Resolution. Councilmember Feighert said perhaps the City should think about self-insuring the health plan benefit and/or make efforts to hire new employees by offering a signing bonus. Chief of Police Rick Bashor asked Council to not lower the standard and noted he has several positions to fill. Motion failed with a voice vote of two (2) "Aye" votes; and, Councilmembers Clark, Eddins and Jack voting "Nay". Discussion on passing Resolution 2017-4. City Manager Gaugh stated during the 2014-2015 budget negotiations it was decided that the City would no longer contribute toward dependent coverage for employees hired in the new fiscal year. Consequently, Staff has had issues recruiting prospective employees and, on occasion, retaining current employees. City Manager Gaugh stated it would be beneficial to restore some participation. Resolution 2017-4 passed with a voice vote of three (3) "Aye" votes; and Councilmembers Breckenridge and Feighert voting "Nay".

Resolution 2017-5, **A RESOLUTION FOR MEMBERSHIP REQUEST IN THE INTERLOCAL PURCHASING SYSTEM, NATIONAL PURCHASING COOPERATIVE, OPERATING AS THE BUY BOARD**, was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Resolution 2017-5 were available for the public. Motion was made by Councilmember Breckenridge and seconded by Councilmember Clark to pass Resolution 2017-5. Discussion. Public Works Director Drew Bontrager informed Council this is a membership request for an Interlocal Purchasing System (Buy Board). The group is a cooperative procurement program and is helpful in governmental bidding processes. Resolution 2017-5 passed with a unanimous voice vote.

Resolution 2017-6, **A RESOLUTION ACCEPTING THE BID FOR A SMALL MELTER APPLICATOR THROUGH THE MISSOURI DEPARTMENT OF TRANSPORTATION BIDS FOR A CRAFCO SUPER SHOT 125D CRACK SEAL MACHINE** , was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Resolution 2017-6 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Clark to pass Resolution 2017-6. Discussion. Public Works Director Bontrager said the bid for the purchase of a crack seal machine was obtained through the Missouri Department of Transportation Cooperative State Bid process. The total price is $50,498.90. Resolution 2017-6 passed with a unanimous voice vote.

Resolution 2017-7, **A RESOLUTION FOR THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI TO ACCEPT A PROPOSAL FOR A 2005 INTERNATIONAL 7400 WITH A NEW LEADER 5034 COMPOST SPREADER FROM RIGGINS AG SOLUTION GROUP**, was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Resolution 2017-7 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Jack to pass Resolution 2017-7. Discussion. Utility Director Zac Johnson noted there is $400,000 in the budget for new sludge thickening equipment. Staff worked with Alliance Water Resources and our engineers HDR and were able to reduce the overall cost to $99,500 by selecting a used truck for the equipment. Resolution 2017-7 passed with a unanimous voice vote.

Resolution 2017-8, **A RESOLUTION ACCEPTING A BID THROUGH THE MISSOURI DEPARTMENT OF TRANSPORTATION BIDS FOR A MEDIUM DUTY VEHICLE AND ASSOCIATED SNOW REMOVAL EQUIPMENT**, was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Resolution 2017-8 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Clark to pass Resolution 2017-8. Discussion. Public Works Director Bontrager said Staff used the Missouri Department of Transportation Cooperative Procurement Program for the purchase of a 2017 F550 dump bed and snow removal equipment. The delivered price is $69,804. Staff recommends the bid award to Shawnee Mission Ford. Resolution 2017-8 passed with a unanimous voice vote.

Resolution 2017-9, **A RESOLUTION FOR THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI ACCEPTING THE CITY CLERK'S CERTIFICATION OF RECORDS DESTROYED**, was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Resolution 2017-9 were available for the public. Motion was made by Councilmember Breckenridge and seconded by Councilmember Feighert to pass Resolution 2017-9. Discussion. City Clerk/Finance Clerk O'Connor explained this simply certifies that the records Council approved for destruction with Resolution 2017-3 at the February 6, 2017 Regular Session were indeed destroyed by shredding and establishes a permanent list of the destroyed records. Resolution 2017-9 passed with a unanimous voice vote.

PUBLIC PARTICIPATION

None.

MISCELLANEOUS

Councilmember Feighert:

- Said he was glad Terry Rumery was present and asked Rumery to attend on a monthly basis.

Councilmember Clark:

- Stated government is easy to hate but local government is an opposite animal. City government is basically volunteers and the efforts put forth come back into our community.

Utility Director Johnson:

- Noted a drought is in the beginning stages. Lakes are down below 80 per cent at this time. Staff will be monitoring the Lake levels over the next three (3) months.

There being no further business on motion made by Councilmember Clark and seconded by Councilmember Feighert, the meeting was adjourned at 7:20 p.m. on a unanimous voice vote.

APPROVED:

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Mayor Jerri Ann Eddins

ATTEST:

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City Clerk/Finance Clerk