CITY OF CAMERON
MINUTES
March 5, 2018

REGULAR SESSION

Darlene Breckenridge	P
Dennis M. Clark	P
John R. Feighert	P
Ronnie Jack	P
L. Corey Sloan	P

The City Council of the City of Cameron, Missouri met in Regular Session on Monday, the 5th of March 2018, at six o'clock p.m. at City Hall. Mayor Darlene Breckenridge led the Pledge of Allegiance to the flag of the United States of America.

Mayor Darlene Breckenridge presided with the following Councilmembers present: Dennis M. Clark, John R. Feighert, Ronnie Jack and L. Corey Sloan. Absent: none.

Present were City Manager Mark Gaugh, Attorney for the City Padraic Corcoran and City Clerk Shellie J. Blades.

Minutes of the February 5, 2018, Council Session were approved contingent on revisions requested by Councilmember Feighert with a unanimous voice vote on motion made by Councilmember Sloan and seconded by Councilmember Feighert.

PUBLIC PARTICIPATION

Cameron Chamber of Commerce – Organizational Changes. Pam Ice, Chamber of Commerce President advised Council that the Chamber has decided to change its focus from planning and organizing events to networking for business and commerce for its members. Events such as the Fourth of July and Christmas celebrations will be turned over to the City. City Manager Gaugh advised he was aware of these changes and Community Development Director Wymes will be taking lead on these types of events. Council thanked the Chamber for all their efforts and concurred that the change in focus was prudent.

Missouri National Guard Foundation (MONGF) – Veteran's Senior Housing. Joel Denney with MONGF and Lela Grubel with North Star Housing, LLC presented information about the plan to construct Senior Veteran duplexes near the Missouri Veteran's Home. Mr. Denney relayed that the discussions for this project began about a year ago. The project has been scaled back from the original 40 units to now only 34 duplexes. A service coordinator is planned to be onsite at the development to assist the residents with such things as in-home services and medical transportation. Ms. Grubel stated that the Missouri Veteran's Home currently has a waiting list of approximately 200 Veterans, many of whom are still capable of independent

living. Both Mr. Denney and Ms. Grubel were impressed with the community's support of its Veteran citizens.

CITY MANAGER'S REPORT

1. City Manager Gaugh advised that the program to demolish dilapidated structures has been very successful and staff is beginning to work on the next list of houses.
2. The Northwest Regional Meeting of the Missouri Municipal League (MML) will be held in Cameron on April 12, 2018 at 6:00 p.m. at the Cameron Regional YMCA. It is an honor to hold the meeting here and it has been at least ten years since the last meeting was in Cameron. Municipal officials will receive invitations to the event directly from MML.
3. The Animal Shelter Working Group will meet sometime next week. At the meeting they will finalize the shelter's specifications before the architect comes and the bid process begins.
4. Economic Development Report by Rumery & Associates: Terry Rumery reported:
    - The previous month has been very busy. Mr. Rumery has received many requests for packets in large part due to the land acquisition by the City.
    - Project Northwest Missouri is currently in limbo. The company is changing leadership in April and he doesn't expect any forward movement until then.
    - Project High Wire will soon be meeting with staff about bringing them in.
    - Two Project Autos:
        - First Project – Going to another community based on the preference of the client they sell to.
        - Second Project – They desire a building but may be willing to build. Their real estate agent believes they will be making a decision in March.
    - Project Hotel's owners are coming to Cameron in March or April to meet with the Chamber of Commerce and the Mayor. They intend to place a sign on their lot advertising the future construction project. They are still looking to add a restaurant to their project.
    - The Dollar Tree national retailer project is moving forward.
    - The VA Clinic is back on track and they are currently looking for a location.
    - Last week's meeting on the Business Park hosted by Bartlett and West had low turnout. Prospects for the Business Park want the infrastructure to be completed.
    - Urged Council to attend next year's Great Northwest Day at the Capitol. It is an excellent networking event.

UNFINISHED BUSINESS

Liquor License Application – Anna Seba, LLC – Lucky's Bar and Grill. City Clerk Blades explained that this liquor license application was on the February 5, 2018 agenda in which Council decided to delay a decision until the next regular meeting. The State of Missouri Liquor Control is working on an administrative case involving Lucky's Bar and Grill, however, there is no date set for when that investigation will conclude. Ms. Seba has submitted all the required documents and fees for these liquor licenses. Motion was made by Councilmember Jack and seconded by Councilmember Clark to approve the Retail Liquor by the Drink Resort

and Sunday by the Drink licenses for Anna Seba, LLC. Discussion. None. Motion passed with a voice vote of three (3) "Ayes" and Councilmembers Sloan and Feighert voting "Nay."

NEW BUSINESS

Bill 2018-5, **AN ORDINANCE AUTHORIZING ACCEPTANCE OF AN ENGAGEMENT LETTER ESTABLISHING HOCHSCHILD, BLOOM & COMPANY LLP AS THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI AUDITOR FOR THREE (3) CONSECUTIVE YEARS**, was read by title by City Clerk Blades. Copies of said Bill 2018-5 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Feighert to pass said bill on first reading. Discussion. City Manager Gaugh advised the current auditors have only served one three-year term. The new contract has an increase of approximately two percent. City Manager Gaugh explained that Hochschild, Bloom and Company is a good fit for the City as our fiscal year end comes at their slow time. Bill 2018-5 passed on first reading only by unanimous voice vote.

Bill 2018-6, **AN ORDINANCE AUTHORIZING THE CITY OF CAMERON ACCOUNTING STAFF TO WRITE-OFF UNCOLLECTIBLE UTILITY ACCOUNTS FOR THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI**, was read by title by City Clerk Blades. Copies of said Bill 2018-6 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Sloan to pass said bill on first reading. Discussion. Utility Director Johnson stated this is an annual housekeeping measure to write-off uncollectible utility accounts. This year's amount is twenty percent lower than last year's write-off. Council questioned whether a tiered deposit structure for owners and renters or credit reports would assist in keeping the uncollectible debts down. City Manager Gaugh said staff would look into the tiered deposit scenario and see if some adjustments could be made. Motion carried unanimously.

Motion was made by Councilmember Sloan and seconded by Councilmember Clark 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 Sloan said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Feighert, Jack and Sloan. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6012**, was thereupon signed by the Mayor and attested by the City Clerk.

Resolution 2018-8, **A RESOLUTION OF THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI, IN SUPPORT OF THE DOLLAR TREE STORE PROJECT LOCATED AT 2202 N. WALNUT STREET, THE PROJECT IS LOCATED IN THE "CM-P" COMMERCIAL MANUFACTURING PLANNED DISTRICT**, was read by title by City Clerk Blades. Copies of said Resolution 2018-8 were

available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Feighert to pass Resolution 2018-8. Discussion. Community Development Director Wymes advised Council that the conditions of the Resolution have changed since it was drafted and requested Council TABLE the Resolution until a later time. Motion was made by Councilmember Clark and seconded by Councilmember Feighert to **TABLE Resolution 2018-8**. Motion passed with a unanimous voice vote.

Resolution 2018-9, **A RESOLUTION OF THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI, ACCEPTING A BID THROUGH THE STATE OF MISSOURI WITH SURDEX CORPORATION FOR NEW DIGITAL ORTHOPHOTOGRAPHY (GIS MAPPING)**, was read by title by City Clerk Blades. Copies of said Resolution 2018-9 were available for the public. Motion was made by Councilmember Feighert and seconded by Councilmember Sloan to pass Resolution 2018-9. Discussion. Utility Director Johnson advised Council that Public Works Director Bontrager has been working on getting the City's GIS imagery updated. Staff budgeted $20,000 for this and the State Bid Contractor, Surdex, will cost the City $18,000. The new maps will be 'three meter' maps which have much better resolution than four meter imagery. The project needs to be completed quickly before the trees bud-out in the spring and obscure the images. Resolution 2018-9 passed with a unanimous voice vote.

Resolution 2018-10, **A RESOLUTION OF THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI, IN SUPPORT OF CAMERON SENIOR PATIO HOMES, A VETERAN'S HOUSING DEVELOPMENT, PROPOSED BY MISSOURI NATIONAL GUARD FOUNDATION (MONGF) AND NORTH STAR HOUSING, LLC**, was read by title by City Clerk Blades. Copies of said Resolution 2018-10 were available for the public.

6:43 p.m. Councilmember Clark recused himself citing a potential conflict of interest regarding Resolution 2018-10.

Motion was made by Councilmember Sloan and seconded by Councilmember Feighert to pass Resolution 2018-10. Discussion. The details of this resolution were discussed during public participation. Resolution 2018-10 passed by voice vote. Councilmember Clark was recused.

6:45 p.m. Councilmember Clark returned to the Council Chamber

PUBLIC PARTICIPATION

None.

MISCELLANEOUS

City Clerk Blades:

- Advised Council local citizens have been working with the Kiwanis Club in St. Joseph to start a group in Cameron. City Clerk Blades will be joining the Cameron Kiwanis Club on behalf of the City of Cameron.
- Next week City Clerk Blades will be attending the Missouri City Clerk and Finance Officer's Spring Institute to begin the city clerk certification process. She will be out of the office from Sunday through Thursday.

Councilmember Feighert:

- Appreciated the tree removal after the ice event and would like to see a second debris pick-up date so citizens have time to get their limbs out to the curb.
- Requested a breakdown by units on the utility bills.

Mayor Breckenridge:

- Advised she has noticed a big increase in large trash and is concerned the service is being abused. Large trash is meant for large items not large quantities of bagged trash. City Manager Gaugh advised staff would review.

Motion was made at 6:52 p.m. by Councilmember Jack to adjourn to Executive Session to discuss Personnel [RSMo 610.021(3)]. Seconding the motion was Councilmember Feighert. Roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Feighert, Jack and Sloan. "Nay" none.

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Council reconvened open session at 7:06 p.m. There being no further business on motion made by Councilmember Feighert and seconded by Councilmember Sloan, the meeting was adjourned at 7:06 p.m. on unanimous voice vote.

APPROVED:

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Mayor Darlene Breckenridge

ATTEST:

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City Clerk