CITY OF CAMERON
MINUTES
November 5, 2018

REGULAR SESSION

Darlene Breckenridge	P
Dennis M. Clark	P
John R. Feighert	P
L. Corey Sloan	P
Becky Curtis	P

The City Council of the City of Cameron, Missouri met in Regular Session on Monday, the 5th day of November 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, L. Corey Sloan and Becky Curtis. Absent: none.

Present were Interim City Manager Zac Johnson, Attorney for the City Padraic Corcoran and City Clerk Shellie J. Blades.

PUBLIC PARTICIPATION

Jack Briggs, 1319 DeKalb Drive – Stated he has been in economic development for 20 years and advised Council that the economic development position doesn't work as a City staff position or by volunteers. You need a professional economic developer for the position.

CONSENT AGENDA

Motion was made by Councilmember Clark and seconded by Councilmember Sloan to approve the Consent agenda. Motion passed by unanimous voice vote.

a. Motion to approve the Minutes of the October 15, 2018 Regular Session
b. Motion to approve the Minutes of the October 24, 2018 Special Session

CITY MANAGER'S REPORT

Interim City Manager Johnson advised Council that the City was selected as a recipient for the Missouri Main Street Grant. Efforts will begin in 2019 and staff is currently working to create and establish a Board of Directors for the program.

We recently received bids on 12 structures for our 2019 Demolition Program. Madget Demolition was the low bidder with a total cost of $67,200. Demolitions are expected to begin in the next few weeks and a majority of the projects will be completed in late spring of 2019.

The Police Department recently partnered with the DeKalb County Sheriff's Office, Green Hills Women's Shelter and the Cameron YMCA to put on a self-defense class. The class was well attended and due to its success, another class is being considered in the spring.

Staff has been working on making Cameron a 'Work Ready Community.' We have met with the Department of Economic Development and started the application process. Achieving this certification will help the city be more marketable to potential business prospects.

Regarding Councilmember Clark's question at the last meeting about potential revenue from a use tax, per the Missouri Municipal League, if Cameron passed a use tax they estimate an additional $194,000 annually in revenues could be expected.

The Prospect Street project was to be finished at the first of November, however, there have been a few change orders and will now be complete by mid-November. CP Excavating is doing a good job.

UNFINISHED BUSINESS

Bill 2018-46, **AN ORDINANCE AMENDING SECTIONS 5-52, 5-53, 5-55 AND 5-56 OF DIVISION 2, SOLID WASTE COLLECTION AND DISPOSAL OF ARTICLE III, REFUSE OF CHAPTER 5, HEALTH AND SANITATION OF THE CITY OF CAMERON CODE** was read by title by City Clerk Blades. Copies of said Bill 2018-46 were available for the public. Motion was made by Councilmember Sloan and seconded by Councilmember Feighert to pass said bill on first reading. Discussion. Utility Director Johnson stated this is a housekeeping Ordinance to update the Code based on the recent contract with R&W Container. Motion carried unanimously.

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

On motion made by Councilmember Feighert 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, Sloan and Curtis. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6049**, was thereupon signed by the Mayor and attested by the City Clerk.

Resolution 2018-45, **A RESOLUTION FOR THE CITY OF CAMERON, MISSOURI SUPPORTING THE CAMERON POLICE DEPARTMENT'S EFFORTS TO IMPROVE RECRUITING AND EMPLOYEE RETENTION** was read by title by City Clerk Blades. Copies of said Resolution 2018-45 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Feighert to pass Resolution 2018-45.

Discussion. Interim City Manager Johnson stated this Resolution is based on the presentation that was given at the last meeting and the Council's desire to support the initiative and look toward funding avenues. Councilmember Feighert stated that he didn't understand that the intention was to adjust Police Department salaries across the board. Chief Bashor advised if salaries are not adjusted across the board problems would arise with existing staff. Mayor Breckenridge wanted to clarify that this Resolution is for the Council to support the Police Department as they look for ways to fund the recruitment and retention solution. Chief Bashor responded in the affirmative and added that he has already received interest in their open positions because of the discussion of adjusting salaries. Councilmember Sloan stated all the different numbers and figures has caused some head-spinning. He would like to see the discussion go forward with the Public Safety Committee before a solution is presented to Council so that Council, Administrative Staff and the Police Department can work together on this. Resolution 2018-45 passed with a unanimous voice vote.

Motion was made by Councilmember Sloan and seconded by Councilmember Clark for the Public Safety Committee, Administrative Staff and the Police Department have a meeting to discuss and study the issue and potential solution. Motion passed by unanimous voice vote.

NEW BUSINESS

Bill 2018-45, **AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH K & K CLEANING FOR JANITORIAL SERVICES FOR CERTAIN FACILITIES OF THE CITY OF CAMERON, MISSOURI** was read by title by City Clerk Blades. Copies of said Bill 2018-45 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Feighert to pass said bill on first reading. Discussion. Utility Director Johnson explained the contract for janitorial services ended in September. The City advertised for bids and also advertised for a potential full time position, no bids or applications were received. Since then, the City reached out to K & K Cleaning which works locally and has a good reputation and requested they submit a proposal. The monthly amount is $2,850 and we feel the service will be better and easier to monitor from a local provider. Motion carried unanimously.

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

On motion made by Councilmember Clark and seconded by Councilmember Curtis said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Feighert, Sloan and Curtis. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6050**, was thereupon signed by the Mayor and attested by the City Clerk.

Discussion with EDOC, Annual Economic Development Agreement – EDOC President Mike Russell of Farmer's State Bank began by acknowledging the support for EDOC in the Council Chamber audience. Mike O'Donnell gave a history of EDOC and explained it is a committee of the Chamber of Commerce. Since its inception seven years ago, it has saved the

City an estimated $70,000 annually through salary savings. The City's portion of the annual contract is $36,000. The consultant receives $3,000 per month and the Chamber pays annual dues to KCADC of $7,000. The Mayor and Mayor Pro-Tem are EDOC members and serve as a bridge between EDOC and the Council. Terry Rumery has been contacted by 75 prospects in the last year and 25 were responded to. Some deterrents were that the Business Park is not yet complete and many others were just not a good 'fit' for the City of Cameron. Mr. O'Donnell gave a brief update on current projects/prospects. The public/private partnership with EDOC will work if there is teamwork and trust and it will be a positive endeavor for Cameron.

Mike Russell stated that the Mayor Pro-Tem position was added to EDOC this year to add transparency and relayed that EDOC supports the City's vision and downtown revitalization and wants to know the Council's vision for EDOC. Councilmember Sloan voiced that he has trust concerns regarding an economic developer who works for multiple communities and whether Cameron is getting his best and acknowledged that the City cannot afford to hire a full-time Economic Developer. Mayor Breckenridge also stated that her main concern is trust, there have been some altercations at past EDOC meetings and is troubled that some EDOC members are on committees whose focus is to unseat Councilmembers. Mayor Breckenridge also acknowledged the work Mr. Rumery has done for the City. Councilmember Feighert admitted he was hard on Mr. Rumery last year and that he apologized for that. He really appreciated the Chillicothe Tour this year and has seen things that Mr. Rumery has done. Councilmember Feighert is concerned that he is not always getting all the available information and he would like to see a part-time staffer for this at the City. Mr. Feighert began attending the EDOC meetings and was pleasantly surprised. Mr. Russell stated that he understands that trust and transparency are the prevailing issues and stated that groups won't always see eye-to-eye.

Mike O'Donnell said that he understands the trust issues and as a businessman he has to say and do things he doesn't always want to do but he must always be professional. EDOC members are community members and also business professionals who want to increase business, revenues and quality of life for Cameron's citizens. Relayed that when he has been at the State Capitol with Mr. Rumery nearly everyone recognizes and knows Mr. Rumery.

Councilmember Clark stated when he was a member of EDOC he did trust them and believes the members put a lot into the community. Stated the reason there has been concern from EDOC and citizens is in response to the way Council has voted. Relayed that when the economic developer was a city staffer there was mistrust with him as well. Terry Rumery told the Council things they needed to hear when he was hired that weren't easy things to say and because he was not a City employee, he had the ability to do so. Informed everyone that Cameron needs to work on developing downtown and businesses similar to the way Chillicothe has done. EDOC has voted every year since its inception to rehire Mr. Rumery. There was a reason for this and believes we should keep him in that position.

Councilmember Curtis relayed her frustration over not being able to attend the meetings due to it resulting in a Council quorum. Stated she feels that the City is contributing most of the funding and are only represented by two members on a ten member committee. She doesn't have any issues with continuing with Mr. Rumery, she would just like the contract to be with Council instead of EDOC. Mike Russell responded that if that were to happen the City would lose the entrepreneurial influence. Mike O'Donnell stated that the agreement is between the City and EDOC, not committee members and City Council. The reason the Mayor Pro-Tem was added was so that the two Councilmembers could bring the information back to the full Council for

discussion. There is confidential information involved in economic development that could be compromised if the City took over the agreement by Sunshine Law Requests.

Councilmember Feighert inquired of Counselor Corcoran how many cities have a set-up such as ours for economic development. Counselor Corcoran advised it is not uncommon, both Chillicothe and St. Joseph handle economic development in this manner. Mike O'Donnell relayed that the contract states that the Chamber of Commerce hires the economic developer. Councilmember Clark stated that Mr. Rumery has made Chillicothe a national contender for main streets and does not want to see us get rid of him. Mayor Breckenridge stated that no one has stated or wants to get rid of Mr. Rumery. Councilmember Feighert asked if it would be allowed for Councilmember Curtis to attend the next EDOC meeting in his place. Mayor Breckenridge stated that Council will get back with EDOC and requested they move forward with the annual agreement.

Update-Northstar Housing-Cameron Senior Patio Homes – Andrew Dannar with Northstar Housing advised Council that they were awarded funding for the Missouri National Guard Foundation (MONGF) for the senior/veteran's housing project proposed near the Veteran's Nursing Home. They expect to begin construction in April of 2019. Stated that the strong community and City support for the project was a deciding factor for the judges. Relayed that they plan to look into incentives to help keep costs down such as Chapter 100, tax abatements, reduced electric rates, etc. They currently have a waiting list for this type of housing in excess of 2,500 applications. Their target occupants are veteran's 55 years of age and older and they expect the monthly rent to be between $285 and $550. Councilmember Sloan stated this is not only a benefit for the community but it gives back to our Veterans. At Councilmember Curtis' request, Mr. Dannar gave a brief history of this project since inception.

PUBLIC PARTICIPATION

Terry Rumery, Economic Development Update – Not actually public participation as he would normally give his update during the City Manager's report. Wanted to start by correcting Jack Briggs who spoke during public participation and stated that Mr. Briggs has actually been involved in economic development for almost forty years. Said he was also going to speak about the Northstar/MONGF Senior Patio Homes but Mr. Dannar stole his thunder. Relayed that the Ehrhardts would like to secure a national restaurant chain before moving forward on their hotel development, but he is encouraging them not to wait. The Veteran's Clinic is still moving forward although not very quickly. The US Highway 36 and Bob F Griffin Road CID will be very beneficial for developing that area. He would like to follow up with a meeting with Council soon so as not to lose momentum. EDOC will have a guest speaker at an upcoming meeting who will discuss hotel/motel taxes, their misconceptions and what you can and can't do with said revenues. Told Council that City staff is not the best solution for economic development. Prospects want to haggle over land issues and City staff are not in a position to do that. There are definite benefits to have a third-party spear head economic development.

Debbie Hahn, 1102 Timberline – Attended a Council Meeting last month when Council was being rude and when she tried to speak about it she was stopped. She did not attend but listened to the last meeting. Ms. Hahn read aloud the rules printed on the back of the agenda pertaining to respect and derogatory comments and stated that Council has made such comments

and allowed others to and the Mayor did not stop it. Stated that the private meetings that keep being referred to are not private, Council has just not been invited. Confirmed that she did ask Larry Griffey to leave a meeting because she didn't want him there and felt he was deceitful. Members of the group she belongs to are successful people who have accomplished a lot for Cameron. Stated she has never attended an EDOC meeting but feels those members are also very successful and support the community. Relayed that the City has a lot of boards and committees and that Councilmembers do not attend all of those meetings, they have to trust that members are acting in the City's best interest and bringing information back to them. If the City can't afford a full-time economic developer, EDOC is trustworthy as is Terry Rumery. In response to Councilmember Curtis, she doesn't understand why Councilmembers on EDOC don't share the information with the remaining Councilmembers. Acknowledged Mike O'Donnell for his service to the community.

Gary Summers, 1016 W. Fourth – Explained that with EDOC, Council has an opportunity to partner with the business community and for a small annual cost, work together to achieve the City's goals. We have to trust each other. We need to work together, we're all working toward the same thing and we need to agree even if everyone doesn't get along. Mentioned that Councilmember Feighert stated that the meetings are productive and agreed that they can be – the members do know what they are doing. We all need to support each other and do what is best for the community.

Julie Ausmus, 301 Golden Eagle Lane – Spoke about trust. State that the group 'Concerned Citizens for Cameron' lost trust when the Council fired the City Manager. The Mayor mentioned trust issues with members of EDOC and Councilmember Feighert said they were trying to unseat him. Ms. Ausmus asked Councilmember Feighert if he was mad they took a page out of his playbook when he ran for office and held meetings. Councilmember Feighert responded that everyone was invited. Ms. Ausmus stated the back and forth is just political. She and her group have the right to meet with 'like thinking' people and discuss issues.

Pam Ice, 9082 NE 326th St. – Spoke about Marchfest which occurred on October 20, 2018. This event involved the School District, City, Fire Department, Police Department, CERT and others. It was a phenomenal event and she thanked all who volunteered. There were 23 bands and approximately 3,000-4,000 additional people in Cameron that day. She heard many compliments about the event. Gave a shout-out to Ann Goodwin-Clark for her vision and work on the project.

Mark Garges, 315 Oak – Stated he is a product of public/private partnerships and detailed the history of the Cameron Manor Nursing Home which was originally his family's business. Stated he attends a lot of meetings to stay informed. He has gone to CEDO, EDOC and even 'secret' meetings. Everyone has their own expertise and individual contributions. He met Terry Rumery in the 1980s and has never seen him compromise for others benefit. EDOC would not tolerate such actions. In order for EDOC to recruit new businesses we must have a stable government. Economic Development does not happen with the snap of a finger, it often takes years to cultivate projects.

Lisa McCartney, 720 E Second – Confessed that she is Baptist and yet still occasionally drinks and cusses. She doesn't believe everything about her religion but is still welcome to come

to church. She votes on what she believes in. She has been invited to 'secret' meetings and when she doesn't agree with what is being said, she speaks her mind and is still treated with respect. We all live in Cameron and want what is good for the community. She doesn't agree with everything the Council or the 'Concerned Citizens' does – as is allowed and she will vote for who she wants. Feels we need to be able to disagree with honor and not gossip and treat others disrespectfully.

Joe Abrutz, 7707 NE Jet Rd – Thanked Terry Rumery for inviting EDOC to lunch a few years ago with the Erhardts and is glad that the Ehrhardts inquired about Cameron. They had a lot to offer and believe they've come to Cameron because of Terry. Mr. Abrutz is both a proud EDOC and Concerned Citizens for Cameron member. Briefly detailed area communities and their recent projects and improvements. Spoke about Cameron Regional Medical Center's issues and growth. Stated he gets negative feedback and turns it into improvements and actions plans.

MISCELLANEOUS-STAFF

City Clerk Blades thanked Council for the opportunity to attend the LAGERS annual meeting and gave an update on LAGERS' financial position. Relayed that the purpose of LAGERS is to attract and retain quality employees and that through retirement those employees spend their LAGERS benefit in their local communities. Advised Council of upcoming trainings and conferences. Explained to Council that when the recent budget was adopted the first draft, not the final draft, was posted on the City's website. City Clerk Blades also apologized to Dr. Nada Woodworth for the incorrect information and stated the error has been corrected. Urged everyone to vote tomorrow. Wished an early happy birthday to Mayor Breckenridge and Councilmember Clark.

Interim City Manager Johnson advised that part of his duties is maintaining the bells that indicate the hour. He was working on them earlier today and didn't realize that every time he hit a button it was sounding outside.

Community Developer Wymes advised there will be a breakfast meeting on November 9th at Robyn's to discuss Chapter 353 and downtown revitalization. They were awarded a grant and the next step is to form a Board. The Old Fashioned Downtown Christmas festivities will occur on November 24th to include a parade, lighting ceremony and many other events. Volunteers are still needed. He is still working on the 'Work Ready Community' certification and will get the Mayor's signatures on needed correspondence tonight. He will be working with Terry Rumery about another business prospect who contacted him about the Business Park. Great Northwest Day at the Capitol will be February 5-6 in 2019 and asked that those interested in attending contact him by email. It is a great networking event and they will have a booth. Recently attended a Highway 36 Alliance meeting with other staff and found out the City could advertise for free on the Missouri Economic Development website. Finally stated that the City had hired David Zinkand to take photos with his drone and the results were amazing.

MISCELLANEOUS-COUNCIL

Councilmember Feighert stated he wanted to throw out again that he will meet with anyone, anytime to discuss specific issues. If you don't agree with him, he won't ignore you, he

has good friends that disagree with him. Everyone wants to move Cameron forward and the Main Street program is a good example of public/private partnership. He keeps hearing that the project won't work but he doesn't agree. Tim Wymes did a great job speaking in Lathrop at the Regional MML meeting. Thanked Northstar Housing for their efforts and is excited for the project to begin. Stated it is not a 'right,' everyone has an obligation to vote.

Councilmember Sloan spoke to Mike O'Donnell regarding his suggestion to bring the discussion about the economic developer contract to the Council, he didn't know it would turn out like it did.

Councilmember Curtis stated she agrees with Joe Abrutz thoughts about turning negatives into positives. Thought that Marchfest was an extraordinary event and would like to have more events like that in Cameron.

Mayor Breckenridge detailed events which occurred the previous weekend regarding her grandson being lost in the woods for several hours and sincerely thanked Officer Janovec and all the staff and volunteers involved in the incident for supporting her family and the search efforts prior to him being located. (Standing ovation for Officer Janovec as well as other officers in attendance)

Motion was made at 7:58 p.m. by Councilmember Sloan to adjourn to Executive Session to discuss Attorney Client Communication [RSMo 610.021(1)]. Seconding the motion was Councilmember Clark. Roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Feighert, Sloan and Curtis. "Nay" none.

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Council reconvened open session at 8:27 p.m. There being no further business on motion made by Councilmember Sloan and seconded by Councilmember Clark, the meeting was adjourned at 8:27 p.m. on unanimous voice vote.

APPROVED:

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Mayor Darlene Breckenridge

ATTEST:

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City Clerk