CITY OF CAMERON
MINUTES
April 22, 2019

SPECIAL SESSION

Darlene Breckenridge	P
Dennis M. Clark	P
L. Corey Sloan	P
Becky Curtis	P
Julie Ausmus	P

The City Council of the City of Cameron, Missouri met in Regular Session on Monday, the 22nd day of April 2019, 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, L. Corey Sloan, Becky Curtis and Julie Ausmus. Absent: None.

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

UNFINISHED BUSINESS

6:00 p.m. – Councilmember Clark recused himself citing a conflict of interest as a landlord. Councilmember Clark retired from the Chamber and left the building.

6:01 p.m. – Councilmember Ausmus inquired of Counselor Corcoran whether a conflict of interest existed for her. Counselor Corcoran responded in the negative, there is no conflict and she may participate in the discussion and voting.

Public Hearing – Chapter 353 Redevelopment Plan and Agreement for the Cameron Senior Patio Homes Project. On motion made by Councilmember Sloan and seconded by Councilmember Curtis, Council entered into a public hearing to discuss the Chapter 353 Redevelopment Plan and Agreement for the Cameron Senior Patio Homes Project. Motion passed by roll call vote: "Aye:" Councilmembers Breckenridge, Sloan, Curtis and Ausmus. "Nay:" none. Absent: Councilmember Clark.

Counselor Corcoran entered as Exhibits the notices which were sent to the taxing jurisdictions, the certified mail return receipts and the impact analysis of the redevelopment plan.

City Manager Rasmussen gave a short PowerPoint presentation on the project. Mr. Rasmussen reiterated that this project is not connected to either the Federal or the State Veterans Commission. The voting tonight is not a decision to build houses but rather a decision whether or

not to provide incentives. The presentation explained the definition of the term 'veteran' as well as the veteran preference point system.

City Clerk Blades advised Council two letters were submitted by Fred Kling from his neighbors, who were unable to attend, regarding tonight's discussion. The letters were distributed to Council.

Scott England, Missouri National Guard Foundation (MONGF) President advised they have a similar project recently completed in Poplar Bluff that is 100% occupied by veterans or veteran's families. The units proposed must have residents who are 55 years old or older even if not a veteran. Councilmember Ausmus questioned the statistics of the Poplar Bluff project stating she received conflicting information when she called the site manager Kim King. Mayor Breckenridge asked if a veteran applied for housing and there were no units available if a non-veteran tenant would then be removed. Mr. England responded they would have to honor the lease and the leases are for one year increments. Mayor Breckenridge inquired who oversees the documents and vetting process for veterans and Mr. England responded the site manager. Councilmember Ausmus asked for clarification on the terms married and unmarried spouses. Mr. England explained divorced or separated family members may qualify for housing. When asked if veteran grandparents who were raising grandchildren could live there Mr. England responded no, you have to be 55 or older to reside in the units. Councilmember Curtis asked about the income requirement being 30% - 60% below the median income and if disability income is included in that calculation. Mr. England responded yes, disability income is included.

Roger Foreman, Veteran's Assistance League (AL) distributed a handout to Council and stated the AL has supported the Cameron Veteran's Home for 20 years and he has some concerns about the project. Mr. Foreman stated the project was marketed for people on the waiting list for the Veteran's Home and it is not. Mr. Foreman informed Council that the Missouri Veteran's Commission declined to provide a letter of support to this project. He is concerned about the corporation presented in the contract as the name of the players keeps changing, the Foundation Corporation is a brand new corporation. Mr. Foreman stated the AL does not support the incentives and tax abatements. Councilmember Sloan inquired who is the current director of the Missouri Veteran's Commission and was advised Grace Link. Councilmember Sloan advised that Mr. England was a Chairman for this organization and Larry Day the previous executive director.

Patrick Clark, Clinton County Presiding Commissioner questioned the Chapter 353 incentives and advised that it must be for a blighted area. Mr. Clark stated that Clinton County will not abate taxes for this project.

Bruce Witt, Cameron Special Road District distributed a handout to Council and advised the Special Road District met and voted no on the tax abatements. When the board found out this project was not connected to the Veteran's Home, it was a 'no go' for them.

Gary Summers, Veteran's Assistance League stated there are more questions than answers. Mr. Summers also questioned the titles of the different entities in the documents. Cameron already has six low-income housing developments and more are not needed. Questioned the type of assistance that would be provided on-site to the residents of the project. Inquired about Federal

and State tax credits to which the developer responded there were only Federal, no State, tax credits. Advised the Cameron Veteran's Home is one of seven in the state and they communicate frequently with the other homes. Mr. Summers stated he doesn't understand where the figures for the tax abatement come from and is very concerned with the way the project has been presented. Councilmember Sloan apologized to Mr. Summers for the lack of communication. He had been under the impression that City staff were communicating the information and that staff member is no longer present.

Fred Kling, Cameron, MO advised Council the citizens who reside west of West Street are very concerned about this decision.

Mary Hawkins, St. Joseph, MO relayed that she knows the residents of the Veteran's Home and inquired if the project would be open to anyone or just to veterans. Asked Council what type of people they want around the frail and elderly. Expressed concerns over the changing names of the entities involved and asked if they were aware that Andrew Dannar is the owner of North Star.

Kent Osborn, 1207 Aerie Lane stated he is pro retail and pro economic development and doesn't think this project provides either of these elements. If the abatements go through, the Library would not receive funding to be able to provide services to the residents of the project…for twenty-five years. Inquired if this would bring additional residents to Cameron then answered the question, probably not.

Lisa McCartney, Cameron, MO asked if this housing project is only for persons 55 and older and the developer responded that is correct. Ms. McCartney reiterated there are no children, this is strictly senior citizen housing.

Jim McKinley, Cameron, MO wanted to answer Gary Summers' question about the tax abatements. Mr. McKinley explained that Housing and Urban Development (HUD) projects pay lower rates on taxes than traditional properties. Mr. McKinley stated a traditional tax would be approximately $16,000 for 17 units annually and the proposed abatement period is 25 years.

Steve Erickson, Cameron, MO advised he is a long-time resident but not a native. Stated it is an insult that people try to profit from deception. Implored the Council to listen to what the citizens are saying.

Troy Green, 408 S. Mead, thanked the citizens for the great turn out for the meeting. Stated he has lived in Cameron since 2005 and believes Cameron is a rich environment for veterans. Explained his concern is for the integrity of the project and feels that integrity has been compromised. This project doesn't have the integrity this town deserves. Thinks we need more answers before tax credits are given.

Jerad Sanderson, Catholic Charities advised he has no direct connection with this project but that he and his organization have worked with both MONGF and North Star Housing in the past and has found them to be up front and honest to work with. Mr. Sanderson explained that a third organization (corporation) must be created to bind the entities together and receive tax credits.

Sue Manion, Cameron, MO stated she has been a resident since 1997 and she and her husband have been involved in many projects in Cameron. She currently manages 16 units near the Veteran's Home. "God bless veterans!" Inquired whether Cameron needs any more low-income housing and all that entails and answered herself with a no. Tax dollars are needed for necessary projects, like an animal shelter.

Councilmember Sloan asked staff if the streets of the project are going to be maintained by the City. City Manager Rasmussen advised the developer will build the streets to City standards and the developer will maintain them for 25 years until the abatement period ends.

Counselor Corcoran wanted to clarify that the Foundation Corporation which was created for this project is a requirement established with the Chapter 353 rules and regulations. Also, regarding the question of the 'blighted area', exhibit E of the agreement includes the blight study for the project area.

Motion was made by Councilmember Sloan and seconded by Councilmember Curtis to exit the public hearing. Motion passed by roll call vote: "Aye:" Councilmembers Breckenridge, Sloan, Curtis and Ausmus. "Nay:" none. Absent: Councilmember Clark.

Bill 2019-18, **AN ORDINANCE OF THE CITY OF CAMERON, MISSOURI, APPROVING THE FOUNDATION REDEVELOPMENT CORPORATION CHAPTER 353 REDEVELOPMENT PLAN** was read by title by City Clerk Blades. Copies of said Bill 2019-18 were available for the public. Motion was made by Councilmember Sloan and seconded by Councilmember Curtis to pass said bill on first reading. Discussion. None. Motion carried with three in favor, one opposed and one absent.

Motion was made by Councilmember Curtis and seconded by Councilmember Sloan to suspend the rules and place said bill on second reading. Discussion. None. Motion carried with three in favor, one opposed and one absent.

On motion made by Councilmember Sloan 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, Sloan and Curtis. "Nay" Councilmember Ausmus. Absent: Councilmember Clark. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6072**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2019-19 **AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CHAPTER 353 CONTRACT BETWEEN THE FOUNDATION REDEVELOPMENT CORPORATION AND THE CITY OF CAMERON, MISSOURI** was read by title by City Clerk Blades. Copies of said Bill 2019-19 were available for the public. Motion was made by Councilmember Sloan and seconded by Councilmember Curtis to pass said bill on first reading. Discussion. None. Motion carried with three in favor, one opposed and one absent.

Motion was made by Councilmember Curtis and seconded by Councilmember Sloan to suspend the rules and place said bill on second reading. Discussion. None. Motion carried with three in favor, one opposed and one absent.

On motion made by Councilmember Sloan 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, Sloan and Curtis. "Nay" Councilmember Ausmus. Absent: Councilmember Clark. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6073**, was thereupon signed by the Mayor and attested by the City Clerk.

Mayor Breckenridge asked if there were any comments from the taxing jurisdictions prior to the reading of the next Ordinance.

Bruce Witt, Cameron Special Road District advised the District votes no.

Patrick Clark, Clinton County Presiding Commissioner stated Clinton County votes no.

Jacob Lowrey, Bond Counsel for Kutak Rock advised for clarification that the City is not issuing revenue bonds. This is sales tax abatement, it is a framework in the statutes to offer tax abatements. The City must take ownership for the project to become tax exempt. The city leases the property back and the lease payments go to the bond trustee. The lease will be for two years during the construction phase, after that the Chapter 353 abatements will begin. Councilmember Curtis inquired who pays the interest on the debt service and Mr. Lowrey responded the leasee does.

Bill 2019-20 **AN ORDINANCE APPROVING A PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT FOR THE BENEFIT OF CAMERON SENIOR PATIO HOMES LP, A MISSOURI LIMITED PARTNERSHIP; AUTHORIZING THE CITY OF CAMERON, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED $3,675,000 TO FINANCE THE COSTS OF SUCH PROJECT; AUTHORIZING AND APPROVING CERTAIN DOCUMENTS; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS** was read by title by City Clerk Blades. Copies of said Bill 2019-20 were available for the public. Motion was made by Councilmember Sloan and seconded by Councilmember Curtis to pass said bill on first reading. Discussion. None. Motion carried with three in favor, one opposed and one absent.

Motion was made by Councilmember Curtis and seconded by Councilmember Sloan to suspend the rules and place said bill on second reading. Discussion. None. Motion carried with three in favor, one opposed and one absent.

On motion made by Councilmember Sloan 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, Sloan and Curtis. "Nay" Councilmember Ausmus. Absent: Councilmember Clark. The Mayor thereupon declared said bill duly adopted and said bill

was numbered **ORDINANCE 6074**, was thereupon signed by the Mayor and attested by the City Clerk.

There being no further business on motion made by Councilmember Sloan and seconded by Councilmember Curtis, the meeting was adjourned at 7:16 p.m. by voice vote.

APPROVED:

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Mayor Darlene Breckenridge

ATTEST:

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City Clerk