CITY OF CAMERON
MINUTES
July 1, 2019

REGULAR 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 1st day of July 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.

PUBLIC PARTICIPATION WITH COUNCIL

Fourth of July Committee Recognition – Community Developer Wymes recognized Austin Hardy, Coleen Hardy, Pastor Lonnie Hardy, BJ Reed, Mike O'Donnell, Kent Osborn and Denise Maddex, who present in the Chamber, for their time and hard work on the committee organizing the Fourth of July festivities.

Randall Crawford, Kearney, MO – Mr. Crawford is an attorney who represents medical marijuana businesses which are interested in locating in Cameron. He requested the Council keep in mind that the topic is medical marijuana not recreational marijuana. While he would prefer the buffer distance for dispensaries to be lower he believes the Planning & Zoning recommended distance of 300' is reasonable. Mr. Crawford also asked the Council to remember that this will be a revenue generator and employer for the community.

Pastor Lonnie Hardy, 1018 N. Cedar – Thanked the Council for their service. Advised that one potential location for a dispensary is near the property the Passion Church has purchased for their future location. He expressed his concern that marijuana is a gateway drug to other more serious addictive substances and explained he has worked with people fighting addiction and in all the cases he is familiar with the substance abuse began with marijuana. He asked Council why we would allow it into our community.

Nicole Bassett, Kansas City, MO – Ms. Bassett manages dispensary licenses in other states and they are interested in locating in Cameron. Encouraged the Council to approve the 300' buffer zone. Ms. Bassett stated they are also interested in locating a cultivating facility in Cameron. She

stated there is a lot of revenue potential from these businesses and any buildings they purchase will be completely remodeled.

Toni Grubbs, 7449 SE Bobby Rd – Ms. Grubbs stated she was speaking to Council as a former drug addict and doesn't believe in the medical value of marijuana. Ms. Grubbs attributed her recovery to her Lord and Savior. Ms. Grubbs said that she understands that the City cannot stop the marijuana industry from coming to Cameron but requested that the buffer zone be a longer distance. She is certain that recreational marijuana is coming to Missouri.

Gary Summers, 1016 W. Fourth – Advised that the marijuana laws were approved by the voters and now we have to deal with it. The Planning and Zoning Commission have done their work and made a good recommendation. He would like to see the marijuana businesses locate within the city limits so the City can exert some control and capture the revenues. Believes the P&Z

CONSENT AGENDA

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

a. Motion to approve the Minutes of the June 8, 2019 Special Work Session

CITY MANAGER'S REPORT

City Manager Rasmussen told Council that staff has requested and received the most recent MML salary survey and are utilizing this information to begin the process of studying the City's employee pay matrix. Completing a pay matrix and salary study was one of the goals identified by Council at its recent goal setting retreat. He and Finance Specialist Weigand will report back to Council as this process progresses.

Also identified as a goal by Council, the Utility Rate Analysis is being reviewed as well as the impact from the closing of Crossroads Correctional Center. The loss to the City from the prison closing will be much greater than previously thought. A utility rate increase will be necessary as part of the 2020 budget.

The Tax Increment Financing (TIF) Commission held its annual meeting last week. There are currently four active TIF districts and two inactive districts. There are considerable updates for the Commission to consider and they will begin to meet quarterly while they get up to speed. The TIF Commission voted Mike O'Donnell as its chairman.

The third Main Street Board Meeting was also held last week at the Old School. The groups bylaws were reviewed and agreed upon and will now be forwarded on to the state Main Street organization for acceptance. The group is currently meeting every two weeks and hope to elect officers at its next meeting.

EDOC / TERRY RUMERY UPDATE

A Council/EDOC Work Session was held at 5:00 pm just prior to the Council Meeting. There were no additional updates for this meeting.

UNFINISHED BUSINESS

Bill 2019-25, **AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI AMENDING ARTICLE FOUR, DEFINITIONS, OF THE CITY OF CAMERON ZONING ORDINANCE** was read by title on third reading by City Clerk Blades. Copies of said Bill 2019-25 were available for the public. Motion was made by Councilmember Sloan and seconded by Councilmember Ausmus to pass said bill on third reading by roll call. Discussion. None. Bill 2019-25 passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Sloan, Curtis and Ausmus. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6082**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2019-26, **AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI AMENDING ARTICLE SEVENTEEN, C-1 CENTRAL COMMERCIAL DISTRICT AND ARTICLE EIGHTEEN, C-2 GENERAL COMMERCIAL DISTRICT OF THE CITY OF CAMERON ZONING ORDINANCE** was read by title on third reading by City Clerk Blades. Copies of said Bill 2019-26 were available for the public. Motion was made by Councilmember Ausmus and seconded by Councilmember Sloan to pass said bill on third reading by roll call. Discussion. None. Bill 2019-26 passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Sloan, Curtis and Ausmus. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6083**, was thereupon signed by the Mayor and attested by the City Clerk.

NEW BUSINESS

On motion made by Councilmember Sloan and seconded by Councilmember Curtis, the Minutes of the June 17, 2019 Regular Session were approved by voice vote, four "Ayes," no "Nays" and one abstention (Councilmember Clark).

Bill 2019-29, **AN ORDINANCE AMENDING SECTION 2-18, MAYOR'S DUTIES, OF CHAPTER 2, ADMINISTRATION, OF THE CODE OF THE CITY OF CAMERON, MISSOURI REGARDING QUALIFICATIONS OF PERSONS SEEKING APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY** was read by title by City Clerk Blades. Copies of said Bill 2019-29 were available for the public. Motion was made by Councilmember Sloan and seconded by Councilmember Curtis to pass said bill on first reading. Discussion. City Manager Rasmussen explained there was previously no formal process for appointing board members except for the Park Board. This amendment to the Code applies those rules to all appointments and adds a requirement that all board candidates must also read and acknowledge the Code of Conduct and Ethics prior to their appointment. Council has the ability to remove board members for misconduct for excessive absences. Bill 2019-29 passed on first reading only by unanimous voice vote.

Bill 2019-30, **AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI AMENDING THE CITY OF CAMERON ZONING ORDINANCE RELATING TO MEDICAL MARIJUANA** was read by title by City Clerk Blades. Copies of said Bill 2019-30

were available for the public. Motion was made by Councilmember Ausmus and seconded by Councilmember Clark to pass said bill on first reading. Discussion.

Councilmember Curtis made a motion to amend the Ordinance to increase the buffer zone from 300' to 750'. Councilmember Sloan seconded the motion.

Community Developer Wymes explained the processes by Planning and Zoning leading up to this Ordinance as well as some of the terminology. Developer Wymes explained that in regard to marijuana facilities, the City can regulate 'where' and 'when'. Councilmember Sloan asked for the reason for later hours of operation for dispensaries on Friday and Saturday. Mayor Breckenridge voiced the opinion that the buffer zone should be 1000' which is the State's guideline. Mike O'Donnell, Planning and Zoning Chairman spoke about the information gathering, public hearings, questions and deliberations by Planning and Zoning that led to their recommendations. Mr. O'Donnell also reiterated that 63% of both the statewide and local voters approved the marijuana legislation. Councilmember Curtis inquired if the opinions of law enforcement, education or the clergy were solicited. Mr. O'Donnell explained that the Planning and Zoning Commission must gather information through public hearings. Mr. O'Donnell stated that the City's regulations cannot create a hardship for businesses and recommended the 300' buffer zone. Councilmember Clark stated that P & Z was very informed and unanimous in their recommendation. He does not want to see these business pushed outside the city limits where the City cannot enforce regulations or capture revenue. The additional revenue generated will help solve the Police Department salary issue. Councilmember Ausmus made reference to cigarette and alcohol sales that only have a 100' buffer zone and feels if a person wants something, they will find a way to get it and believes her responsibility is to the financial welfare of the City. Mayor Breckenridge respectfully disagreed and stated she is representing citizens who are not in favor of relaxed regulations. In answer to Councilmember Sloan's question regarding the hours of operation, City Manager Rasmussen advised if we don't offer some type of regulation then there will be none. Since businesses can be open on Sunday there was no answer to why the Ordinance allows later business hours on Friday and Saturday.

The motion to amend the buffer zone from 300' to 750' passed with a voice vote of three in favor and two opposed.

Councilmember Sloan made a motion to amend the Ordinance to change the hours of operation to 8:00 am until 10:00 pm seven days per week. Motion was seconded by Councilmember Curtis. Motion passed with a voice vote of three in favor and two opposed.

Motion was made by Councilmember Sloan and seconded by Councilmember Curtis to pass Bill 2019-30 passed on first reading only as amended. Motion passed by unanimous voice vote.

Resolution 2019-18, **A RESOLUTION APPROVING THE 2019 GOALS AND OBJECTIVES FOR THE CITY OF CAMERON, MISSOURI** was read by title by City Clerk Blades. Copies of said Resolution 2019-18 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Curtis to pass Resolution 2019-18. Discussion. City Manager Rasmussen detailed the eight goals which were identified at the goal setting retreat. This Resolution will memorialize those goals. All goals have been assigned to staff for follow up and two of the goals, pay matrix and utility rate study are being worked on immediately. Resolution 2019-18 passed with a unanimous voice vote.

Resolution 2019-19, **A RESOLUTION FOR THE CITY OF CAMERON, MISSOURI ACCEPTING THE MASTER PLAN DEVELOPED BY BARTLETT & WEST FOR THE CAMERON BUSINESS PARK** was read by title by City Clerk Blades. Copies of said Resolution 2019-19 were available for the public. Motion was made by Councilmember Sloan and seconded by Councilmember Curtis to pass Resolution 2019-19. Discussion. Utility Director Johnson introduced Darron Ammann with Bartlett and West who presented a detailed PowerPoint to Council of the various aspects of the Business Park. Their recommendations were based on how to best serve the property and input from key stakeholders. Councilmember Clark inquired about trails, trees and mowing. Mr. Ammann explained that items such as trails will depend heavily on what type of business sets up shop in the Business Park. Developer Wymes explained that the Business Park is a CMP District which has built in requirements for landscaping. Resolution 2019-19 passed with a unanimous voice vote.

Resolution 2019-20, **A RESOLUTION OF THE CITY OF CAMERON, MISSOURI ACCEPTING THE BIDS FOR THE ASHLAND DRIVE PROJECT AND AWARDING THE BID TO M&M UTILITIES, LLC (ALTERNATE A)** was read by title by City Clerk Blades. Copies of said Resolution 2019-20 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Ausmus to pass Resolution 2019-20. Discussion. Public Works Director Bontrager explained this Resolution is to award the bid to M&M Utilities so they can obtain the necessary bonding required to come back to Council with a formal contract. This project is funded by the sales tax and also includes replacing water and sewer lines on Ashland Drive. This Resolution (Alternate A) is for an asphalt road and the following Resolution 2019-21 (Alternate B) is for a concrete road. The Public Works Committee met earlier today and recommended the asphalt (Alternate A) option. Councilmember Clark asked that Director Bontrager investigate concrete for that portion of Ashland Drive from Grand Avenue down to where the logging operation is located as a possible change order. Resolution 2019-20 passed with a unanimous voice vote.

Resolution 2019-21, **A RESOLUTION OF THE CITY OF CAMERON, MISSOURI ACCEPTING THE BIDS FOR THE ASHLAND DRIVE PROJECT AND AWARDING THE BID TO M&M UTILITIES, LLC (ALTERNATE B)** was read by title by City Clerk Blades. Copies of said Resolution 2019-21 were available for the public. Resolution 2019-21 failed for lack of a motion.

PUBLIC PARTICIPATION WITH COUNCIL

Quinten Lovejoy, 807 Rosewood – Stated that regarding the marijuana issue, the laws are inevitable. Asked if drugs closer to the City core is better or worse for Cameron. Relayed information on Schedule I drugs. He has attended all the meetings about marijuana and believes they were run fairly and that there was overwhelming support. Advised he is still frustrated about the unresolved police pay issue. In his discussion with law enforcement they have indicated the preference to have the marijuana businesses be on the outskirts of the City as opposed to the core.

BJ Reed, 702 W. Third – Ms. Reed stated she has lived here for 25 years and thanked everyone who spoke about the marijuana issue. She relayed that she has attended Council meetings in the past that were very disruptive and commended everyone this evening for their respectful

manner. Ms. Reed took issue with the suggestion that public comments regarding marijuana should have been done at the P & Z Meeting instead. Thanked Council who voted for the people instead of revenue.

Toni Grubbs, 7449 SE Bobby Rd – Asked if it was allowed for her to say a prayer for Council or read scripture. Counselor Corcoran stated this would be allowed before the meeting prior to it being called to order.

Jimmy Potts, Cameron Newspaper – Mr. Potts advised he was speaking as a citizen not as the editor of the newspaper. Mr. Potts spoke about marijuana, gateway drugs and criminality. Mr. Potts relayed he didn't understand the sentiment in invoking God regarding medical marijuana for people seeking cancer treatment. Believes the 750' buffer amendment was an error and hopes it is corrected at the next reading.

Christian Lewis, 605 N. Nettleton – Mr. Lewis made an observation that everyone who was against marijuana lives in Cameron and those that were for it do not.

Mandy Klenk, 1205 W. Eighth – Ms. Klenk quoted statistics from a Colorado law enforcement report and agreed that we should not invite marijuana into our community. Talked about the negative issues the community has dealt with after the prisons came. Stated the money these businesses generate is also an issue because they cannot use banks since marijuana is still illegal on the Federal level. She would rather the businesses go to other communities and doesn't believe the revenue will benefit our children. Ms. Klenk expressed that she still wants the City to be able to regulate these businesses.

Amanda Terhune, 728 S. Chestnut – Commended the Council for the decisions tonight and expressed her opinion that marijuana use negatively effects the work ethic of those who use it.

MISCELLANEOUS-STAFF

City Clerk Blades invited Council to attend the Chamber of Commerce luncheon next week which is being hosted by the City of Cameron. An agenda will be posted in case a quorum is present.

City Manager Rasmussen advised that part of the program at the Chamber Luncheon will be the 2020 Census Complete Count initiative.

Public Works Director Bontrager updated Council that the turf improvements that the Council voted to fund last year for the ADA accessible swings, Moose Station, should be complete either today or tomorrow. Also, work is commencing on Park Avenue from High Street to Seminary and that will be ongoing until August.

Community Developer Wymes advised he missed mentioning Police Chief Bashor earlier and wanted to recognize him for the work he's done on the Fourth of July events. Relayed to both the Council and citizens in the gallery P & Z public hearings are advertised in the newspaper and posted on the City's website and Facebook pages.

MISCELLANEOUS-COUNCIL

Councilmember Clark asked that staff prepare a map indicating the 750' buffer zone for marijuana businesses for the next Council meeting. Wished everyone a happy Fourth of July and to remember what it's about.

Councilmember Curtis stated that her heart goes out to the Eldredge family after the loss of their daughter Leah. Thanked law enforcement for all their efforts. Spoke about the epidemic of human trafficking and requested people be watchful and report any suspected activity. Also agreed that the marijuana businesses should be to the outskirts of town for law enforcement to better manage.

Councilmember Sloan expressed his pride in Ms. Grubbs for her recovery.

Mayor Breckenridge also expressed her pride in Ms. Grubbs and relayed that she struggled with tonight's vote. She expressed appreciation for everyone who attended tonight and spoke.

Motion was made at 8:11 p.m. by Councilmember Sloan to adjourn to Executive Session to discuss Attorney-Client Communications and Operational Guidelines and Policies [RSMo 610.021(1)(18)]. Seconding the motion was Councilmember Clark. Roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Sloan, Curtis and Ausmus. "Nay" none.

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Council reconvened open session at 9:28 p.m. There being no further business on motion made by Councilmember Clark and seconded by Councilmember Sloan, the meeting was adjourned at 9:28 p.m. on unanimous voice vote.

APPROVED:

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Mayor Darlene Breckenridge

ATTEST:

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City Clerk