CITY OF CAMERON
MINUTES
July 6, 2020

REGULAR SESSION

Dennis M. Clark	P
Darlene Breckenridge	P
Becky Curtis	P
Julie Ausmus	P
Roy Estes	P

The City Council of the City of Cameron, Missouri met in Regular Session on Monday, the 6th day of July 2020, at six o'clock p.m. at the Goodrich Auditorium, 423 N. Chestnut, Cameron, Missouri. Mayor Dennis M. Clark led the Pledge of Allegiance to the flag of the United States of America.

Mayor Dennis M. Clark presided with the following Councilmembers present: Darlene Breckenridge, Becky Curtis, Julie Ausmus and Roy Estes. Absent: None.

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

PUBLIC PARTICIPATION WITH COUNCIL

Jeremy Slaughter, 804 Kristen (Parking Issue): Mr. Slaughter relayed to Council an issue he is having on Kristen Street due to his neighbor constantly parking in front of his property for extended periods of time instead of in front of his own property. Requested Council consider an Ordinance limiting the time cars can park on the street in front of residences not their own. City Manager Rasmussen directed Community Developer Wymes to provide Mr. Slaughter with a Street Safety Form. The Street Safety Committee will review the issue and develop a recommendation to resolve the problem.

Robby Rosenau, 13542 NE Old Hwy 36: Mr. Rosenau stated he has been coming before Council for several years because of damage done to his property by a utility contractor. Mr. Rosenau expressed his disappointment that City Staff has not followed through on the resolution to his issues that were discussed. Ultimately, Mr. Rosenau just wants the problem fixed. City Manager Rasmussen said he will contact Mr. Rosenau tomorrow to discuss resolution to the problem.

Gina Reed, 324 E. Fifth: Ms. Reed stated she has read the property maintenance code and found a rule that there should be a board to review code violation decisions. Ms. Reed requested the Council look into this as there is not currently a board for this. Councilmember Curtis stated this has been discussed in Committee. City Manager Rasmussen relayed that this issue will be

coming back to Council in the near future to rectify the situation. Mr. Reed volunteered to serve on the board if/when it is created.

CONSENT AGENDA

After a brief discussion of the five items listed on the Consent Agenda, motion was made by Councilmember Ausmus and seconded by Councilmember Clark to move all the items on the Consent Agenda to New Business. Motion passed by unanimous voice vote.

CITY MANAGER'S REPORT

City Manager updated Council on the progress for the water line with the Great Northwest Wholesale Water Commission (GNWWC). GNWWC is currently working on an extension letter for this funding project. All the easements should be completed by the end of July. The next steps in the project are engineering and bidding.

The Court ordered deadline for the owner of the Chestnut Arms to submit a repair plan is July 9, 2020. As of today, the City has received nothing from the owner. If nothing is received, the City will prepare to bid the demolition project.

The Council Goal Setting Session is slated for Wednesday, July 8, 2020 at the Elms Hotel & Spa in Excelsior Springs, MO. The Session will begin at 1:00 and end at approximately 7:00 p.m. The location does require all attendees to wear masks when in the common rooms of the facility.

The draft budget for 2020-2021 will be prepared following the Goal Setting Session. The draft budget will be presented to the Finance Committee on the evenings of July 21, 22 & 23. The Committee's recommendations will then be given to the Council and the public at a Public Hearing on August 3, 2020.

EDOC / TERRY RUMERY UPDATE

Terry Rumery gave a brief update of the prospective projects under consideration for Cameron as well as some potential upcoming projects that may be coming up.

UNFINISHED BUSINESS

Bill 2020-25, **AN ORDINANCE AUTHORIZING THE CITY COUNCIL OF THE CITY OF CAMERON, MISSOURI TO ACCEPT PROPERTY LOCATED ALONG SOUTH ORANGE STREET FROM CAMERON VILLA, LP AS PUBLIC RIGHT OF WAY** was read by title on second reading by City Clerk Blades. Copies of said Bill 2020-25 were available for the public. Motion was made by Councilmember Ausmus and seconded by Councilmember Estes to pass said bill on second reading by Roll Call. Discussion. None. "Aye": Councilmembers: Clark, Breckenridge, Curtis, Ausmus and Estes. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6145**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2020-26, **AN ORDINANCE AUTHORIZING THE CITY COUNCIL OF THE CITY OF CAMERON, MISSOURI TO ACCEPT PROPERTY LOCATED ALONG**

SOUTH ORANGE STREET FROM NEAL AND TAMARA JILL STEWARD AS PUBLIC RIGHT OF WAY was read by title on second reading by City Clerk Blades. Copies of said Bill 2020-26 were available for the public. Motion was made by Councilmember Ausmus and seconded by Councilmember Estes to pass said bill on second reading by Roll Call. Discussion. None. "Aye": Councilmembers: Clark, Breckenridge, Curtis, Ausmus and Estes. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6146**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2020-27, **AN ORDINANCE AUTHORIZING THE CITY COUNCIL OF THE CITY OF CAMERON, MISSOURI TO ACCEPT A PERMANENT DRAINAGE EASEMENT LOCATED ALONG SOUTH ORANGE STREET FROM CAMERON VILLA, LP** was read by title on second reading by City Clerk Blades. Copies of said Bill 2020-27 were available for the public. Motion was made by Councilmember Ausmus and seconded by Councilmember Curtis to pass said bill on second reading by Roll Call. Discussion. None. "Aye": Councilmembers: Clark, Breckenridge, Curtis, Ausmus and Estes. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6147**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2020-28, **AN ORDINANCE AUTHORIZING THE CITY COUNCIL OF THE CITY OF CAMERON, MISSOURI TO ACCEPT PROPERTY LOCATED ALONG SOUTH ORANGE STREET FROM SCERIB SPECIALTY PROPERTIES AS PUBLIC RIGHT OF WAY** was read by title on second reading by City Clerk Blades. Copies of said Bill 2020-28 were available for the public. Motion was made by Councilmember Ausmus and seconded by Councilmember Estes to pass said bill on second reading by Roll Call. Discussion. None. "Aye": Councilmembers: Clark, Breckenridge, Curtis, Ausmus and Estes. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6148**, was thereupon signed by the Mayor and attested by the City Clerk.

NEW BUSINESS

The items below, originally listed under the consent agenda, were discussed and voted upon under New Business:

Motion was made by Councilmember Estes and seconded by Councilmember Curtis to approve the Minutes of the June 15, 2020 regular session. Motion passed by unanimous voice vote.

Motion was made by Councilmember Ausmus and seconded by Councilmember Estes to approve the Minutes of the June 22, 2020 special collaborative session. Motion passed with four in favor and one abstention (Councilmember Breckenridge abstained due to being absent from said meeting).

6:33 p.m. - Councilmember Ausmus recused herself from the meeting citing a conflict of interest.

Motion was made by Councilmember Estes and seconded by Mayor Clark to reappoint Jack Briggs to the Housing Authority Board. Councilmember Breckenridge asked if there were any other applications. City Clerk Blades responded that there were no new applications received the last two years of publication so this year it was not advertised since Mr. Briggs wished to remain on the board. Motion passed with four in favor and one abstention (Councilmember Ausmus).

6:35 p.m. – Councilmember Ausmus returned to the meeting.

Motion was made by Councilmember Breckenridge to postpone the vote for the appointments and reappointments to the Cameron Main Street Inc. Board. Councilmember Breckenridge stated the Cameron Main Street Board would like to discuss having the Mayor versus other Councilmembers on their Board. Motion was seconded by Councilmember Curtis. Motion passed by unanimous voice vote.

Motion was made by Councilmember Ausmus and seconded by Councilmember Estes to approve Resolution 2020-21. Mayor Clark read Resolution 2020-21 by title: **A RESOLUTION TO DESIGNATE AN OFFICIAL REPRESENTATIVE AND ALTERNATE REPRESENTATIVE TO THE BOARD OF DIRECTORS OF THE GREAT NORTHWEST WHOLESALE WATER COMMISSION**. Discussion. Councilmember Curtis expressed her desire to have another councilmember serve as the alternate to the GNWWC Board in place of the City Manager. Councilmember Curtis has been on the GNWWC Board for the last two years and has been very active and involved in the organization. Mayor Clark stated the waterline project had stalled until the new City Manager came on board and he does not want to amend the Resolution. Councilmember Breckenridge stated her support for the GNWWC Board and would like another councilmember to be the alternate to the board. Councilmember Ausmus inquired if there have been two councilmembers appointed to the board in the past. Councilmember Curtis responded it has always been a Councilmember with the City Manager as the alternate. Councilmember Curtis said she believes it would be wise to have an elected official as the alternate. Mayor Clark stated this Resolution will continue to support the City Manager in his position on GNWWC and wants to vote on the Resolution as it stands. Resolution 2020-21 passed with three votes in favor and two votes opposed.

Bill 2020-29, **AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI APPROVING THE DEVELOPMENT AGREEMENT FOR THE REDEVELOPMENT AREA UNDER THE MANION PLAZA REDEVELOPMENT PLAN; AND AUTHORIZING THE EXECUTION OF DOCUMENTS AND THE TAKING OF ACTIONS RELATING THERETO** was read by title by City Clerk Blades. Copies of said Bill 2020-29 were available for the public. Motion was made by Councilmember Estes and seconded by Councilmember Ausmus to pass said bill on first reading. Discussion. Community Developer Wymes explained the property being referred to was formerly owned by Gary and Sue Manion and had an approved Tax Increment Financing Plan. The property has been sold to Randy Curnow who wants to take advantage of the TIF District. Councilmember Estes inquired if this Ordinance will transfer the TIF to the new owner. Counselor Corcoran stated this Ordinance revises and restates the Development Agreement and transfers the TIF to Mr. Curnow. Bill 2020-29 passed on first reading only by unanimous voice vote.

*At 6:45 p.m. motion was made by Councilmember Breckenridge and seconded by Councilmember Estes to enter into a **Public Hearing** to discuss the voluntary annexation of 11508 NE Highway 69 owned by Elizabeth Reno. Motion passed by Roll Call vote: "Aye:" Councilmembers Clark, Breckenridge, Curtis, Ausmus and Estes.*

Community Developer Wymes advised Council this annexation was reviewed by the Planning & Zoning Commission last month and recommended it come to Council for approval. Ms. Reno lives just outside of the city limits and would like to be annexed to take advantage of the City's sewer services. Developer Wymes stated the zoning for the property if annexed will be R-1, Single-Family Residential which is the same as the adjoining properties within the city limits. Councilmember Breckenridge inquired if there was any opposition to the annexation? Developer Wymes responded that they received no opposition. Counselor Corcoran asked that it be noted in the record that the notice of public hearing and the voluntary annexation petition were included in the Council packets. Developer Wymes added that Ms. Reno has already obtained the easements she needs to connect to the City's sewer.

*At 6:51 p.m. motion was made by Councilmember Ausmus and seconded by Councilmember Estes to adjourn the **Public Hearing**. Motion passed by Roll Call vote: "Aye:" Councilmembers Clark, Breckenridge, Curtis, Ausmus and Estes.*

Bill 2020-30, **AN ORDINANCE PROVIDING FOR THE ANNEXATION OF UNINCORPORATED TERRITORY AND THE EXTENSION OF THE CORPORATE LIMITS OF THE CITY OF CAMERON, MISSOURI, ALL PURSUANT TO SECTION 71.012 OF THE REVISED STATUES OF MISSOURI, AS AMENDED (Elizabeth Reno-11508 NE HWY 69)** was read by title by City Clerk Blades. Copies of said Bill 2020-30 were available for the public. Motion was made by Councilmember Ausmus and seconded by Councilmember Breckenridge to pass said bill on first reading. Discussion. None. Bill 2020-30 passed on first reading only by unanimous voice vote.

Resolution 2020-22, **A RESOLUTION FOR THE CITY COUNCIL OF THE CITY OF CAMERON, MISSOURI TO ACCEPT BIDS FOR THE DEMOLITION PROGRAM AND AWARD THE BID TO SCOTT CONSTRUCTION** was read by title by City Clerk Blades. Copies of said Resolution 2020-22 were available for the public. Motion was made by Councilmember Breckenridge and seconded by Councilmember Estes to pass Resolution 2020-22. Discussion. Building Inspector Beckwith advised Council this is part of the annual demolition program. Eight structures were advertised on the demolition bid in April. Of those properties, three now belong to the City of Cameron. Seven bids were received and pricing was listed per property as well as the cumulative total. There were some local contractors and the local purchase policy formula was applied but did not change the low bid results. Scott Construction out of Ottawa, Kansas was the low bidder and staff recommends awarding the bid to Scott Construction. Resolution 2020-22 passed with a unanimous voice vote.

Resolution 2020-23, **A RESOLUTION FOR THE CITY OF CAMERON, MISSOURI TO ACCEPT A PROPOSAL FROM FOLEY EQUIPMENT COMPANY FOR THE PURCHASE OF TWO CATERPILLAR STANDBY GENERATORS** was read by title by

City Clerk Blades. Copies of said Resolution 2020-23 were available for the public. Motion was made by Councilmember Breckenridge and seconded by Councilmember Ausmus to pass Resolution 2020-23. Discussion. Water Plant Superintendent Paul Rinehart advised Council this Resolution is to purchase two generators for the Water Plant. The Water Plant has an onsite generator which is too big and only operates at 25% of its capacity. As a result maintenance and repairs are more costly than necessary. This generator will be traded in for a unit of appropriate size. The second generator is for the pump house at the Reservoirs. Councilmember Estes inquired if these generators will still be necessary after the completion of the water line project. Supt. Rinehart said yes, the water plant will still process about half of the water supply for the City after completion of the GNWWC project. Resolution 2020-23 passed with a unanimous voice vote.

PUBLIC PARTICIPATION WITH COUNCIL

None.

MISCELLANEOUS-STAFF

Community Developer Wymes: updated Council regarding the recent Fourth of July activities and thanked all who participated especially Cameron Main Street, Inc. for the excellent job they did with the event. Social distancing was promoted and everyone had a good time.

Informed Council that Missouri Main Street has a survey they would like to conduct in our community. Council had no objections for the survey to be placed on the City's website and Facebook pages. Developer Wymes advised the survey will be available until July 13th and is being conducted via Survey Monkey. He will send the survey to Council to complete via email.

Addressed the dangerous buildings on Third Street that were blocked off during the Fourth of July activities. The building owners were contacted last week and the City would like to assist them in saving the buildings. Staff is working with engineers to determine an estimated cost for repairs to provide to the owners. There are grants and funding options available for the owner's consideration. Once the engineer's reports are complete, staff will know if the business owners will be able to stay or have to relocate for safety concerns.

Regarding Gina Reed's earlier comments, the board she was referring to is the Board of Appeals. Staff and Committee are working on instating this. City Manager Rasmussen followed-up by saying we must create the board or change the code.

MISCELLANEOUS-COUNCIL

Councilmember Curtis: Gave kudos to Cameron Main Street, Inc. for the Fourth of July events. Was especially impressed with the Glow Run.

Councilmember Breckenridge: Relayed that Cameron Main Street, Inc. did an awesome job. There were over 100 cars in the car show. The Glow Run was also a very good event.

Councilmember Estes: Gave kudos to all involved with the Fourth of July events. Witnessed that participants were social distancing and it was a very good event.

Mayor Clark: Thanked everyone who made the Fourth of July events safe and enjoyable.

Motion was made at 7:11 p.m. by Councilmember Ausmus to adjourn to Executive Session to discuss Attorney-Client Communications [RSMo 610.021(1)]. Seconding the motion was Councilmember Estes. Roll call vote: "Aye": Councilmembers: Clark, Breckenridge, Ausmus, Curtis and Estes. "Nay" none.

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Council reconvened open session at 7:49 p.m. There being no further business on motion made by Councilmember Breckenridge and seconded by Councilmember Estes, the meeting was adjourned at 7:49 p.m. on unanimous voice vote.

APPROVED:

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Mayor Dennis M. Clark

ATTEST:

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City Clerk