

CITY OF CAMERON
MINUTES
JULY 19, 2010

REGULAR SESSION

Frank A. Buck	P
Mark L. Carr	P
Dennis M. Clark	P
David Fry	P
Ronnie Jack	P

The City Council of the City of Cameron, Missouri met in Regular Session on Monday, the 19th day of July 2010, at six o'clock p.m. at City Hall. Mayor Dennis M. Clark presided with the following Councilmembers present: Frank A. Buck, Mark L. Carr, David Fry and Ronnie Jack. Absent: none.

Present were City Manager David Watson, Attorney for the City Mitch Elliott and City Clerk Barbara J. O'Connor.

Minutes of the June 21, 2010, meeting were approved as submitted with a unanimous voice vote on motion made by Councilmember Buck and seconded by Councilmember Jack.

PUBLIC PARTICIPATION

Zack Workman – 4th July Celebration. Mr. Workman was not in attendance.

Jim Cline, 10460 NE State Route BB, addressed Council regarding a drainage easement the City has on his property. Mr. Cline said a ditch two (2) feet deep and 200 feet long has been created from water drainage. Mayor Clark said City Staff will get back with Mr. Cline this week regarding the condition of the easement area.

Kevin Henry, 11440 NE West Street, inquired if a meeting had been scheduled to address the maintenance of NE West Street. A Street Committee meeting has been scheduled for July 26, 2010 and residents of NE West Street will be invited to attend for their input.

Julie Becker, 424 East Third Street, expressed displeasure that the City had removed the ban on aerial fireworks within the City limits. Ms. Becker stated aerial fireworks create a safety hazard.

Keith Swindler, 908 West Cornhill, informed Council that his neighbor was shooting off fireworks on July 5, 2010 at 10 p.m. Mr. Swindler called the Police Department to report the incident.

Mike Poland, 10757 NE Highway 69, informed Council that he was present representing a group of citizens that are interested in erecting a Community Center. Mr. Poland said the Cameron Regional YMCA and the Cameron Park Board had a research firm conduct a survey to determine citizen interest in having such a facility. The survey revealed overwhelming support for the Community Center including a gymnasium, child care and an indoor pool. Also mentioned was an aerobic center and a therapy pool that would be utilized by Cameron Regional Medical Center. Chillicothe, Missouri has a facility similar to the one being suggested for Cameron.

Mr. Poland said a proposal will be presented to Council the first week in August for consideration. Funding for the facility could come from the United States Department of Agriculture (USDA). The funding would be for 80 percent of the project with banks funding the other 20 percent. The interest rate would be four (4) percent over 30 years. The City would have to form a non-profit corporation. The board for the corporation would consist of the City Council and appointees. All members of the City Council would serve on the Board which will hold title to the property. The property would then be leased back for use as a Community Center. This is like the Certificate of Participation used in the construction of City Hall and the Public Safety Building. Stimulus money for the project must be obligated by September 30, 2010 to get the four (4) percent fixed financing.

There are also Build America Bonds available in which the United States Government would reimburse 35 percent of the interest paid on the facility. This makes the net interest rate 2.6 percent. This must be all accomplished by December 31, 2010.

A one half percent sales tax was proposed by Mr. Poland as a means to repay the debt. Missouri legislation provides for a sales tax for storm water improvements and Parks. This sales tax would generate approximately \$650,000 to \$675,000 annually.

City Manager Watson stated he has been working on a storm water management plan for the City. Twenty-six areas of concern have been identified within the City. Staff is working to get an estimate of costs. The storm water project is eligible for USDA funding along with the Build America Bonds. City Manager Watson said it will probably take \$10 million to finance the storm water improvements.

Mr. Poland reviewed the time line to get the issue placed on the November ballot. This will be a very busy time, but will address storm water needs and create a great facility. Public meetings will be held to inform and educate the public on all issues. Mr. Poland noted that the citizens of Cameron are well known for having to know all the pertinent information in order to pass a tax issue. City Manager Watson stressed that the loan would be with the non-profit corporation, not with the City of Cameron. Mr. Poland said the City would have annual appropriations to repay the loan. Interest rates have never been lower, according to Mr. Poland, making this the time to pursue these improvements.

Ballot language was discussed with concern expressed over separation of “wants” and “needs”. Mr. Poland said that once the debt is serviced, you can do whatever you want with the

funds. City Attorney Elliott stated all money must be spent within the parameters of the ballot language. City Manager Watson said the ballot language needs to be less defined.

City Manager Watson said the current debt service is approximately \$420,000 per year. Legislation for the proposed sales tax does not include a “sunset” clause which would end the tax at a given point in time.

Mayor Clark noted the City is fortunate to have Mike Poland working on this project. Mr. Poland has dedicated a lot of personal and professional time as well as having his staff spend time working on the project. Mayor Clark also said there is an urgency connected with the proposed project to be able to capitalize on the interest rate and the Build America Bonds. This project will tie in with the street situation the City is currently experiencing. The proposed sales tax will allow flexibility to address other issues facing the City. Mayor Clark said this is a perfect storm for significant progress.

Councilmember Jack asked if there is enough time before the August 2, 2010 Council Session to get answers to the many questions that have come up. Mr. Poland assured Council that they would get answers as soon as they are available. Councilmember Buck moved to proceed with filing the application. City Attorney Elliott said that since this was not on the agenda a motion could not be made. Councilmember Buck withdrew his motion. City Manager Watson was instructed to continue to work on the entire plan.

Councilmember Carr said he is not opposed to a Recreation Center, but remains concerned about street and storm water liabilities that exist. A plan is needed to be familiar with how the street and storm water issues can be funded.

City Manager Watson stated the goal is to do all this together with a plan that will address all the issues that have been discussed during this Session.

CITY MANAGER’S REPORT

1. City Manager Watson said a City facility tour for Council and anyone else interested has been scheduled for August 9, 2010 at 5 p.m.
2. A Street Committee meeting will be held July 26, 2010 to discuss a street maintenance and improvement plan. Staff will evaluate current street conditions and provide some traffic count information to the Committee. Property owners along NE West Street are being invited to discuss their concerns. Funding of the improvements and maintenance will be discussed. Staff is researching the possibility of funding the improvements by refinancing current Certificates of Participation (COP). Refinancing could create up to \$1 million in a new fund within the General Fund. Currently, the repayment schedule is more than the City can afford. It was noted that the Street Committee meeting is an open meeting and anyone can attend. Mayor Clark gave an example of the recent Mead Street storm water issue that the City addressed. The project cost approximately \$300,000 and the money came from the General Fund. With the proposed sales tax for storm water, the General Fund could gain some relief and money could be spent on streets. City Manager Watson stated

that the City owes \$140,000 on the ambulance portion of the Public Safety Building (PSB) and approximately \$420,000 on City Hall and the remainder of the PSB. Mayor Clark said all options needed to be researched.

3. Global Connect. City Manager Watson informed Council the City now has an agreement in place with Global Connect for a reverse 911 system. There will be a demonstration of the service at the August 16, 2010 Council Session.
4. Update on Questions by Council:
 - The Red Team from the Visioning process will work on shelter inquiry for Jefferson Bus Line passengers.
 - Public Works Director Bontrager has been assigned to look into the request from the Christian Church regarding their parking lot and alley.
 - The Gold Team has been assigned the tree farm project.
 - Director of Utilities Gaugh gave an update on the current water improvement project.
 - Restoration of right-of-way has begun on South Chestnut, Tracy, and Seminary cross streets. A Highway still needs to be restored. Prairie and Valley Streets will be the last to be completed. They are currently five (5) percent complete. Restoration of Cherry Street from Fourth to Sixth Streets has not started.
 - The water line south of Sutherlands has not been started at this time.
 - West Street work is pretty much done.
 - 80 percent of the citizens are happy with the work.
 - The new water tower will be filled tonight and a mixing unit installed tomorrow.
 - The 12 inch loop is now live and 90 percent complete.
 - Many of the private service lines have been changed.
 - The Missouri Department of Transportation is not inclined to change the speed limit on US 36 at Ensign Trace as requested by the City.
 - A list of upcoming activities was included in the Council packet.
 - A breakdown of current sales tax was also in the packet.
 - An agreement with Nitro for office space in City Hall has been finalized.
 - A copy of the survey regarding a Community Center was also in packets for review.
 - Information regarding Lagers (City retirement program) was included in packets.
 - An information sheet on Cameron Special Road District was in the packets.
 - 25 storm water projects have been identified and four (4) of those have been remedied.

DEVELOPMENT DIRECTOR'S REPORT

1. Planning and Zoning. Minutes from a recent Commission meeting were distributed to Council. Current issues under review by the Commission: "additional uses" for conditional use permits; recreational vehicles in commercial districts; sign regulations; Comprehensive Plan implementation; and a list of current conditional

- use permits (active and inactive). The Commission also approved the site plan for Dollar General.
2. An update on the US 36 ribbon cutting held recently was given and information was distributed for Council review.
 3. HUD Audit. The audit went well for the Valley Brook Subdivision project. The down payment assistance program is complete and approved.
 4. Clinton County EEZ Update. The Enhanced Enterprise Zone in Clinton County is moving forward. Their application is 60 percent complete.
 5. Resource Center. Development Director Hendee reported the City has no financial interest in the Center, but noted Staff is helping to facilitate the project.
 6. Tourism Commission. Four (4) of the five (5) members needed to reactivate the Tourism Commission have been secured. The Commission now needs one (1) more member which is to be from the restaurant field. Once the final member is in place, the complete list will come before Council for approval.

UNFINISHED BUSINESS

Bill 2010-38, AN ORDINANCE AMENDING SUBSECTION (a) OF SECTION 6-243, RELIGIOUS, CHARITABLE, PHILANTHROPIC, PATRIOTIC OR NON-PROFIT ORGANIZATIONS, OF CHAPTER 6, LICENSES AND BUSINESS REGULATIONS, OF THE CAMERON CITY CODE, AND ESTABLISHING SECTION 6-245 OF SAME TO PROHIBIT SOLICITATION ON CITY STREETS, was read by title by City Clerk O'Connor. Copies of said Bill 2010-38 were available for the public. Motion was made by Councilmember Buck and seconded by Councilmember Carr to pass said bill on third reading by roll call. Discussion. Mayor Clark stated this reduces liability on the City and addresses safety concerns. No concerns were expressed by organizations that previously used this avenue as fund raisers. Bill 2010-38 is being read for the third time and will become law with its passage. Bill 2010-38 passed by the following roll call vote: "Aye": Councilmembers: Buck, Carr, Clark, Fry and Jack. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5602**, was thereupon signed by the Mayor and attested by the City Clerk.

Resolution 2010-10, A RESOLUTION ADOPTING A STREETSCAPE POLICY TO IMPROVE NEIGHBORHOODS, was read by title by City Clerk O'Connor. Copies of Resolution 2010-10 were available for the public. Motion was made by Councilmember Carr to approve Resolution 2010-10. Councilmember Fry seconded the motion. Discussion. City Manager Watson explained this is the former curb and gutter/sidewalk program which now includes driveway approaches and trees. The property owner pay 50 percent of the cost of materials with the City paying the other 50 percent plus providing all the labor for the improvements. The Streetscape Policy is supported by the City's Comprehensive Plan which encourages reinvestment in neighborhoods for curb and guttering; sidewalks and bicycle routes. This program differs from the previous one by allowing for financing for the property owner's share of the cost over a five (5) year period with a tax lien. The Policy states a commitment from the City to do a minimum of one half mile of streetscape each year. If there is a property owner who will not pay, but the rest of the neighborhood wants the improvements, Staff will bring the

issue to Council for direction. City Manager Watson stated a lien could be placed on the property until it sells. Staff recommends approval with a review in one year to see if the program is working as planned. Staff was commended for their work on the Policy. Council will decide on the one half mile of streetscape work each year. Resolution 2010-10 passed with a unanimous voice vote.

NEW BUSINESS

Bill 2010-39, **AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI TO ENTER INTO A THREE-PARTY GRANT AGREEMENT FOR WATER SYSTEM IMPROVEMENTS WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND HDR/ARCHER ENGINEERS**, was read by title by City Clerk O'Connor. Copies of said Bill 2010-39 were available for the public. Motion was made by Councilmember Carr and seconded by Councilmember Buck to pass said bill on first reading. Discussion. Director of Utilities Mark Gaugh informed Council that the City had applied for a grant for chloramines conversion water improvements. The conversion will help the City to stay in compliance with Missouri Department of Natural Resources regulations. The regulation changes involving the Water Treatment plant in the near future will cost approximately \$150,000 to \$250,000. Motion carried unanimously.

Motion was made by Councilmember Buck and seconded by Councilmember Fry 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 Buck said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Buck, Carr, Clark, Fry and Jack. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5603**, was thereupon signed by the Mayor and attested by the City Clerk.

Appointments.

1. Planning and Zoning. The term of Stan Hendrix expires in July. Mr. Hendrix has agreed to accept re-appointment to the Commission. Councilmember Buck moved to reappoint Stan Hendrix to the Planning and Zoning Commission. Councilmember Carr seconded the motion which passed with a unanimous voice vote.
2. Library Board. Karen Byers has resigned from the Library Board. The Board is requesting that Bill Hall be appointed as Ms. Byers replacement. Following review of Mr. Hall's credentials, Councilmember Buck moved to appoint Bill Hall to the Library Board. Councilmember Fry seconded the motion which passed with a unanimous voice vote.
3. Park Board. The terms of Matthew Archibald, Alan Lovejoy and Carrie Whitaker expired in June. Mr. Archibald and Mr. Lovejoy have agreed to serve another term each. Ms. Whitaker will not be seeking reappointment. The Park Board is recommending Jennifer Helmich to serve on the Board. Council reviewed Ms. Helmich's resume. Councilmember Fry moved to reappoint Mr. Archibald and Mr.

- Lovejoy and to appoint Ms. Helmich to the Park Board. Councilmember Jack seconded the motion which passed with a unanimous voice vote.
4. Building Board. The term of Rick Spencer has expired and Mr. Spencer has declined reappointment. Gary Manion expressed interest in serving on the Board when it was formed a year ago. Inspector Clyde Han contacted Mr. Manion and found he is still interested in serving on the Board. Mr. Manion submitted a resume for Council review. Councilmember Fry moved to appoint Mr. Manion to the Building Board. Councilmember Jack seconded the motion which passed with a unanimous voice vote.

PUBLIC PARTICIPATION

Julie Becker, 424 East Third Street, stated that she is not in favor of the Community Center and is opposed to a tax increase. Ms. Becker said the ballot language is too vague and the public would not know how much of the tax dollars would be spent on a Community Center and how much on storm water management.

City Attorney Elliott responded the bond language will be determined by bond counsel and will be based on Missouri State Statutes. Mayor Clark said the Council is providing the citizens of Cameron with the opportunity to vote on the sales tax for storm water improvements and parks improvements which could include a Community Center.

MISCELLANEOUS

City Clerk O'Connor:

- Said the Missouri Municipal League annual conference is being held in September. Reservations will be made for any Councilmember wanting to attend.

Councilmember Jack:

- Informed Staff of sidewalk issues that need attention at Dick Doornik's property. Staff will look at the sidewalk.
- Asked the status of Jim Tyrrell's request to connect to City sewer. Staff is continuing to review and work on the request.
- Said now that the Grand Avenue and Griffin Road improvements are complete, Mr. Cline's request regarding the drainage easement needs to be addressed.
- Inquired about the progress of the tree farm and asked what kind of trees would be planted and how big they would be. City Manager Watson said Staff would determine the species and management of the trees.

Councilmember Fry:

- Asked Staff to look at the designated handicap parking space in front of the Cameron License Bureau. The parking space is in front of the ramp. Staff will look at the space.

Councilmember Carr:

- Referenced the tree farm, stating that he is willing to purchase trees for the tree farm and that he has a Boy Scout Troop that is ready to plant the trees once a location has been designated.

Councilmember Buck:

- Asked about the City's cost of the Fourth of July celebration. The Cameron Chamber of Commerce has not presented a bill for the event. The City will pay one half of the expenses after any donations have been considered.

Public Works Director Bontrager:

- Reminded all of the Fly-In at Cameron Municipal Airport, Saturday, July 24, 2010.

Mayor Clark:

- Stated the City is at a crossroad to address significant issues and stated everyone needs to keep an open mind and work on lingering issues in the community.

2010 VISIONING PROJECT UPDATE

City Manager Watson reminded Council the Project has been divided and assigned to teams.

Red Team is addressing:

- A Volunteer and Resource Center – an individual is willing to work with various organizations in securing a building for the facilities.
- Comprehensive Plan – the plan will be divided and reviewed by Team members.
- Street sign – Keith Swindler has volunteered to help with the sign survey. Public Works Director Bontrager has ordered signs to be placed on Walnut Street.
- Seasonal decorations – a drive through holiday route through Recreation Park is being discussed by the Team. Also, Staff is once again looking into placing the holiday candles on street lights south of Second Street to Eagles Landing.

Gold Team is addressing:

- Walnut Street improvements – Staff is looking into storm water issues on Walnut, electric design for seasonal decorations, and is working with MoDOT for pedestrian bridge crossing. No progress has been made on the crossing.
- Walking / Bicycle / Equestrian Trails – Parks Director Steve Garr and Water Plant Superintendent Paul Rinehart are working on a trail at Reservoir Number Two. A property line issue was discovered and a survey has been requested.
- Recreation Complex – Staff is working on a proposed ½ cent sales tax for parks and storm water. USDA rural Development funds along with Build America Bonds would be used for financing with a possibility of 2.6 percent interest rate. The ballot issue will be on the August 2, 2010 agenda asking Council to place the issue on the November 2nd election ballot.
- Park Master Plan – Staff is trying to locate a ten (10) year old master plan.

- Dangerous and Dilapidated Structures Program – Demolition has been completed at 1605 Bob Griffin Road; 1019 North Pine and 619 West Prospect. Demolition is expected to be complete at 417 North Mead and 409 East Prospect in the near future. A demolition permit has been issued for 119 West Seventh Street.
- Physical Appearance - the above also addresses this item.
- Pedestrian Access – No progress has been made. Staff continues to work with MoDOT on the access.
- Water Quality – The City is currently in compliance with Missouri Department of Natural Resources regulations.
- Solid Waste Program – Work is continuing on the relocations of the Recycle Drop Off Center. A proposal and site plan has been presented to the Planning and Zoning Commission. The Commission approved the plan and Staff is waiting on consent from Clinco and temporary easements to begin construction.
- Tree Planting – Staff is working on a location for the tree farm that has water and space for 40 trees.
- Code Enforcement – Code Staff will make recommendations for hay permit changes in August.

Black Team is addressing:

- Storm Water Plan and Program – Staff is working on a master plan. Watershed studies are being conducted in two (2) areas.
- Inflow and Infiltration Improvement Plan – HDR Engineers has offered three (3) options following their assessment. The best option includes disinfection at the treatment plant, using Basin 1 as a pilot project, reducing I & I system-wide, upgrading pump stations and smoke and dye tests. Funding for this option would require a 40 percent rate increase. A rate analysis is being conducted.
- Road Maintenance and Improvement Plan – The Street Committee will meet to review a Maintenance and Improvement Plan. The Griffin and Grand project is complete. Work will begin again on the Mead Street improvements. West Street will also be discussed at the Committee meeting.
- Waste Water Plant Improvements – A preliminary design report is complete. The agreement with Alliance Water will be considered for renewal in August and a rate study is being conducted.
- Streetscape Program – The final policy for the Program was presented and approved tonight.
- Water Delivery – Cameron continues to be represented at the Wholesale Water Consortium meetings.

Mayor Clark thanked City Manager Watson and Staff for their work addressing an enormous number of problems, noting a lot of progress has been made.

There being no further business on motion made, seconded and carried, the meeting was adjourned at 9:00 p.m.

APPROVED:

Mayor Dennis M. Clark

ATTEST:

City Clerk