CITY OF CAMERON
MINUTES
AUGUST 2, 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 2nd day of August 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 July 19, 2010, meeting were approved as submitted with a unanimous voice vote on motion made by Councilmember Buck and seconded by Councilmember Carr.

PUBLIC PARTICIPATION

Bob Hart, 1004 East Second Street Terrace, asked Council to discuss Bill 2010-41 in detail for public benefit. Mr. Hart also asked that Council read the Bill proposing a sales tax in three (3) separate readings. City Manager Watson noted there will be a lengthy presentation during the Council Session tonight with the opportunity for citizens to address Council again at the second Public Participation on the agenda. Staff is asking Council to pass Bill 2010-41 on first reading only tonight.

Julie Becker, 424 East Third Street, also expressed concern about the proposed tax. Ms. Becker read a letter noting her concerns. *A copy of the letter is attached to the end of this Session's minutes.*

CITY MANAGER'S REPORT

1. New Street Superintendent. Ron Peterson has been hired as Street Superintendent for the City. Mr. Peterson will begin work on August 9, 2010 and will meet Council during the facilities tour scheduled for that evening.
2. Global Connect. Global Connect is a reverse 911 system that will be utilized by Staff for weather alerts, missing person's information, notifying the public of boil alerts, etc. Land line phone numbers are now on the system. Staff will advertise soon for

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citizens to opt in for utility bill account reminders. The system has been acquired at a very reasonable rate.

3. Exchange Server. The Exchange Server email service purchased by the City should be operational by August 16, 2010.
4. Labor Day. The first regularly scheduled Council Session falls on Labor Day, September 6, 2010. Staff recommends canceling the Session. Councilmember Jack moved to cancel the September 6, 2010 Council Session. Councilmember Fry seconded the motion which passed with a unanimous voice vote.
5. City Manager Watson said he would update Council with his Report number 2 later in the Session.

Public meetings will be held with Mike Poland and City Manager Watson discussing the one half of one percent sales tax issue being proposed for the November 2, 2010 election. City Manager Watson noted with the issue being placed on the ballot, the Council is simply asking the citizens to vote on the sales tax. Staff will get as much information to the public as possible. The proposed 30 year debt is important and time needs to be spent on understanding the importance of the issues.

DEVELOPMENT DIRECTOR'S REPORT

1. Planning and Zoning. The Commission will meet August 9, 2010 to consider:
   - Legal opinions on "other" conditional uses.
   - Recreational vehicles within the City.
   - Sign regulations with review of a matrix on signs to help citizens understand the regulations.
   - Review front yards larger than the required 25 foot and consider allowing parking.
   - Hold a public hearing regarding field crops in Commercial Districts.
   - Limit parking of trucks that carry hazardous materials.

Development Director Hendee reported that Chris O'Donnell has been hired as Recording Secretary for the Commission.

2. Resource Center. The Center would be a co-location for various area agencies. The proposed location is the former Orscheln's building. A group is proceeding with an application for a Neighborhood Assistance Program for the project. USDA Rural Development avenues are being considered for funding.
3. Cameron Health Care Update. Development Director Hendee noted several Cameron area students that have come back to the community to practice medicine. Among the doctors named were: Dr. Molly Breckenridge Harp, D.O. and Dr. Laura Arthur Harbison, D.O.
4. Tourism Commission. Development Director Hendee continues to work on filling the five (5) member Tourism Commission. Currently four (4) individuals have agreed to serve. The remaining position is to be filled by someone in the restaurant industry.
5. Our City website now has history of the 17 members of the Cameron Honor Roll available for review.

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UNFINISHED BUSINESS

None.

NEW BUSINESS

City Clerk O'Connor noted for the record that Bill number "2010-40" would not be used.

Creation of a Non-profit Corporation for Community Center. City Manager Watson asked Council to consider supporting a non-profit corporation that would own the proposed community center building. When the building is paid in full, the non-profit corporation would dissolve and the City would own the building. The City would own the real estate throughout the project. A community center has been discussed and debated for a number of years. City Manager Watson explained the need for a non-profit group. Currently, the United States Department of Agriculture (USDA) has funds available for parks and storm water improvements. Under the regulations for USDA funding, the City cannot receive the funds for the building. The non-profit corporation needs to be formed to receive the funds and ownership of the building. City Manager Watson said Sid Douglas with the law firm Gilmore and Bell drafted the documents in the packet.

USDA funding requires a non-profit entity be in place to receive the funds. There is a provision that the non-profit corporation be in a position to secure the funds by the end of August. The non-profit corporation needs to meet Thursday night to adopt by-laws, vote leadership and authorize the application which must be done before the end of August.

USDA currently has a very good interest rate and Build America Bonds (BAB) are available, which must be applied for by December 31, 2010. This deadline is after the November 2, 2010 election. It is unknown whether the Federal Government will extend the Build America Bonds beyond December 2010. The non-profit corporation would own the building and could enter into agreements for contractors to build and maintain a building. The corporation would also oversee the operation of the building. The Cameron Regional YMCA would not be owner of the building and would only be involved with the community center if the corporation chose to contract with them. The corporation would make all decisions. The ballot language being presented is one half of one percent divided equally between storm water and parks for a community center.

City Manager Watson asked for a voice vote of support to form the non-profit corporation. The corporation would consist of five (5) Councilmembers and two (2) members of the Cameron Park Board. The Councilmembers terms on the corporation would coincide with their elected term as Councilmember. The by-laws in the Council packets need to be re-written to correctly reflect the terms of the corporation members. City Attorney Elliott stated the sales tax is not for a privately owned entity, but rather a public entity.

The principal office of the corporation would likely be City Attorney Elliott's office until a structure can be built. Park Board members Bill Gimson and Al Briggs have agreed to serve

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on the non-profit corporation. City Attorney Elliott noted the corporation must be on file with the Missouri Secretary of State's Office before Thursday evening.

Councilmember Buck moved to create the non-profit corporation. Councilmember Jack seconded the motion. The motion passed on voice vote with four (4) "Aye" votes and one (1) "Nay" vote by Councilmember Carr.

Bill 2010-41, **AN ORDINANCE CALLING A SPECIAL ELECTION NOVEMBER 2, 2010 TO IMPOSE A ONE HALF OF ONE PERCENT SALES TAX FOR PARK AND STORM WATER IMPROVEMENTS IN THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI AND PROVIDING THE ISSUE BE SUBMITTED TO THE QUALIFIED VOTERS OF THE CITY OF CAMERON,** was read by title by City Clerk O'Connor. Copies of said Bill 2010-41 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Fry to pass said bill on first reading. Discussion. City Manager Watson asked Mike Poland to address Council. Mr. Poland reviewed the history of the group of people in the City who believe there is sufficient interest for a community center in Cameron. Mr. Poland said that working with another public project, he found out ARRA money could be used for rural development. Funds are available through the USDA for 80 percent of the project with an interest rate of four (4) percent fixed for 30 years. The remaining 20 percent is required to show community support. Mr. Poland said local financial institutions could make up the 20 percent. Farmers State Bank would be the lead bank and offer the opportunity to the rest of the institutions in town to participate.

Mr. Poland informed Council the Cameron Park Board and Cameron Regional YMCA had a telephone study conducted to determine interest in a community center. The study indicates that there appears to be enough interest in a community center to go forward with the project. The study revealed interest in several areas including a weight center, walking tract, basketball area, an indoor pool and child care. Reid Graves, an architect from St. Joseph, Missouri has volunteered his time to this point with the design of the community center. Sid Douglas, an attorney with Gilmore and Bell, has also volunteered time for the project. A 40,000 to 50,000 square foot building could be built. Cameron Community Hospital wants to build a 30 by 30 foot therapy pool in the community center. The Hospital would bear the cost of the pool. When the Hospital is not using the pool, it would be available for youths and other individuals to use. Several issues regarding the community center need to be resolved including how much funding is available and what amount of payments could be made. This will determine the size and amenities of the community center. The non-profit corporation was formed so applications can be filed.

Mr. Poland said there is time to present information to the public that will include hard details. Whoever manages the facility must have a contract which is required by the Federal Government. The facility must be open to the public with no memberships required. These requirements must be met or there will be no funding. A qualified management contract must be in place to operate the community center. The location of the facility has not been revealed. An individual has expressed interest in the project and indicated he owns property that he might donate for a community center. Until there is more information, the individual will remain anonymous.

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City Manager Watson said the one half of one percent sales tax would be divided in half with onehalf of the proposed sales tax for the parks (community center) and one half of the proposed sales tax for storm water improvements. The proposal, if successful, would be a 30 year commitment. The sales tax would sunset at the end of 30 years.

City Manager Watson discussed storm water issues that need to be addressed. Voters can provide the money for both the community center and storm water improvements. The proposed sales tax would generate in excess of $650,000. City Manager Watson said he plans to use a conservative estimate of $625,000 as a bench mark. The sales tax would be used for acquisition, construction and maintenance. City Manager Watson recommended passing Bill 2010-41 on first reading only tonight. The remaining two readings could be done at the August 16, 2010 Council Session. This would place the question on ballot of the November 2, 2010 election.

Mike Poland said the City can prepay the debt. City Attorney Elliott said once the indebtedness is paid, the sales tax could be repealed by a vote of the citizens.

Mayor Clark noted the time sensitivity of the issue. By taking advantage of the Build America Bonds, the interest rate will be reduced from four (4) percent to approximately 2.6 percent. Mayor Clark noted a window of opportunity could be missed if action is not taken.

City Manager Watson stated this will put the issue out and allow voters of Cameron to make a decision.

Discussion was held regarding the community center with several questions asked: what will be the size of the pool, the size of the building, what will be in the building i.e. basketball and/or volleyball, where is the land, if the land is free what other costs will be associated with it, and what is the bottom line cost.

Mr. Poland said this is simply asking for the opportunity to vote on a sales tax. A larger building would require a larger portion of the money, so a smaller building would have to be built to stay affordable. Councilmember Carr stated he is pleased that the ballot language now divides the tax in half. Concerns about storm water and streets in the City continue to be expressed. Councilmember Carr asked for something more tangible with less vagueness. A conceptual plan is available for review.

Councilmember Jack said this only asks the citizens to vote. There are serious and expensive storm water issues in the City that need to be addressed. This comes down to having a plan laid out. November 2nd will determine if it is a “no or a go”.

Mayor Clark discussed the risk of doing nothing. Storm water issues and a community center have been discussed for more than ten (10) years with nothing being done. Council has instructed City Manager Watson that they want big changes in the community and now is the time, with the low interest rates available. More money for both parks and storm water would be great because that would help free up General Fund money that could be used for streets. The recent Mead Street storm water project cost $300,000 with the funds coming from the General Fund. Mayor Clark stated there is no significant risk by certifying the election; this will simply give the voters the opportunity to vote.

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Bill 2010-41 passed on first reading with four (4) "Aye" votes and one (1) "Nay" vote by Councilmember Carr.

Resolution 2010-11, **A RESOLUTION FOR THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI, AUTHORIZING THE ACQUISITION OF A 2006 CHEVROLET SUBURBAN FROM HORIZON STATE BANK, CAMERON MISSOURI TO BE USED BY THE CAMERON FIRE DEPARTMENT FOR EMERGENCY RESPONSE** was read by title by City Clerk O'Connor. Copies of Resolution 2010-11 were available for the public. Councilmember Buck moved to pass Resolution 2010-11. Councilmember Carr seconded the motion. Discussion. City Manager Watson said the City is not buying the suburban; rather it is a donation from Horizon State Bank. This is the second vehicle to be donated to the City for use by the Cameron Fire Department. Fire Chief Mike O'Donnell and one other command person will have the vehicles to use during emergency responses. If the Chief or other command person is out of town, the vehicle will be delegated to another member of the Fire Department for use. City Manager Watson noted the vehicles are for fire and emergency response use only. They will not be used for personal travel or other personal use in accordance with Midwest Public Risk pool regulations. Resolution 2010-11 passed with a unanimous voice vote.

Liquor License Application JJ'S. JJ's Restaurant was granted a 90 day temporary Resort Liquor License in June. The 90 day temporary license allowed time to determine if the sale of food versus the sale of alcohol complied with our liquor license code. The necessary documentation of food versus alcohol has been provided and meets our regulations. Councilmember Carr moved to approve the liquor license application from JJ's. Councilmember Buck seconded the motion which passed with a unanimous voice vote.

PUBLIC PARTICIPATION

Bob Hart said that several of his questions about the proposed sales tax issue and community center had been answered. Questions remaining were: if the City is not involved in the community center and only the non-profit corporation is, then who would ultimately be responsible for satisfying the debt; and, why not have only the parks on the ballot and not the community center? Mr. Hart asked that meetings be held to explain the issues in a plain and simple way.

Julie Becker, 424 East Third, stated she felt the information was vague and not enough information has been provided. Ms. Becker suggested having two separate ballot questions, one for the storm water issues and one for the community center.

MISCELLANEOUS

Councilmember Jack:

- Said nothing is being forced on anyone with the election. The question of the community center must be under parks according to State Statutes. If enough information is not provided to the public, the issue will fail. Bill 2010-41 would give the citizens the opportunity to vote.

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Councilmember Carr:

- Commended the Public Works Department for their work on the Griffin Road and Grand Avenue improvements.

Councilmember Buck:

- Noted a public meeting is needed on the tax issue. City Manager Watson said a work session will be held at the beginning of the August 16, 2010 Council Session. The ballot issue will then be voted on later in the Session.

City Manager Watson:

- Recognized recent events held at the Cameron Memorial Airport. An ARC race passed through with women pilots participating and an air show brought in many spectators. A number of hospitality volunteers worked both events. City Manager Watson said Airport Manager Eric Evans and Public Works Director Drew Bontrager worked diligently towards the success of the events, which provided a wonderful opportunity for individuals with an interest in aviation.
- Informed Council that the Public Works Department installed the curb and gutter on the Grand Avenue and Griffin Road project. Quality employees are an asset to the City.
- Reiterated the proposed ballot language is from State Statues regarding parks and storm water. City Attorney Elliott noted the bond counsel drafted the ballot language according to Statutes. City Clerk O'Connor read the question being placed on the proposed ballot.

Mayor Clark:

- Thanked Staff and City Manager Watson for all the extra work on the tax issue. The issue will address high ranking items in the Comprehensive Plan which was done by citizens.
- Said he is pleased to have a new Street Superintendent on board. The new position should provide the City with the opportunity to build concrete streets in house and realize a significant savings.

Project update. There was no update presented due to work on the sales tax issue.

There being no further business on motion made, seconded and carried, the meeting was adjourned at 7:55 p.m.

APPROVED:

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Mayor Dennis M. Clark

ATTEST:

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City Clerk

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July 21, 2010

ATTN: Mayor Dennis Clark
Councilman Ronnie Jack
Councilman David Fry
Councilman Dr. Mark Carr
Councilman Frank Buck
City Manager David Watson
City Clerk Barbara O'Connor

RE: Proposed new "City Community Center Building" that would be privately owned by the non-profit YMCA.

Dear members of the Cameron City Council,

By some unexpected turn of events I ended up at the July 19, 2010 city council meeting to express my concerns about allowing fireworks within the city limits of Cameron. I still have those concerns, but upon listening to other business at the City Council Meeting that evening, I have very serious concerns about who is looking out for the taxpaying citizens of Cameron.

I was particularly disturbed about a proposal for placing on the August 3rd ballot a "Tax" on the citizens of Cameron to fund a new Community Center building. This issue seemed very poorly thought out and was being rushed through without thorough answers to important questions regarding the status of the center in the community and its ownership.

I heard mention of a survey that was done in regards to community sentiment with respect to this center and I did personally receive one of those calls which was very biased in the manner in which it presented the information. Very little emphasis was given in the survey regarding the fact that the "taxpayer" would be placed under additional tax burden to support this center that was vaguely described as a "Community Center" without emphasis on the fact that the City of Cameron would not be the owners, but instead a private entity, the YMCA, would own the facility and be allowed to charge taxpayers, who paid taxes for its construction, to use the facility they funded with their tax dollars. This just doesn't seem right! After being asked very enthusiastically on the phone if I would like to see Cameron have a nice, new community center, I did inquire if it would involve a tax and who would own the building. I was given an indication that there would be a tax, but they were very vague about the community center ownership. I hung up thinking the issue was a bogus issue, based on the questions that could not be answered definitively. Much to my surprise the issued re-emerged at the city council meeting I attended. As I listened, I found the same vagueness was present when this issue was discussed at the council meeting.

As disturbing as the taxing issues and ownership issues of the community center were, I was equally appalled to realize that the "real" reason to tax the taxpayer for the

Community Center was to get "Build America Bonds", thus providing revenue that could then in fact be shifted to a legitimate need in the community, addressing major storm water drainage problems. This was the reason there was concern about the wording of the ballot issue. It appears that the Cameron City Council wants to tax its citizens, during very economically hard times, for a Community Center we don't need, nor can we afford and to place us in greater debt in an attempt to secure funds for something we legitimately need and cannot afford, funds for the city's storm drainage problems. When the financing is secured and taxpayers taxed for the Community Center, funds gathered under the guise of taxes for the new Community Center will be shifted to the storm drainage problem. This reminds me of a bait and switch and it is like trying to buy your way out of debt at taxpayers expense and it is so very wrong!!! There has to be another way. It also makes me wonder what funds were shifted from the storm drainage budget in past years and not spent to fix and maintain the storm drainage system in Cameron before we had the extremely large flooding rains of the past few years.

Also, I went home after the city council meeting and googled "Build America Bonds". I found that use of these bonds is highly disputed. In addition, these bonds place state and local municipalities under some federal control and manipulation if accepted. These bonds infringe dramatically on a state's or a municipality's sovereignty, and thus provides the federal government a weapon to use against states and local municipalities who choose to use them. Seeking to secure them certainly does not indicate a financially robust and responsibly run city.

From the citizen's perspective at the July 19, 2010 Cameron City Council Meeting, I certainly felt like there was a lot a devious and deceptive items being bantered about between the council and Mr. Mike Poland representing the Community Center. I personally would like to know more about this group that Mr. Poland represents. Why do they have the audacity to even approach city council about placing a tax on the citizens of Cameron? Once again, it seems to me that this "Community" Center will be the community's in name only. At times, I was almost certain that this item was going to be railroaded through the city council. In addition, I was very disturbed because not one councilman voiced any concern to the idea of taxing the citizens of Cameron with an additional ½ cent sales tax. It seemed to be a given that taxing is "standard operating procedure". Alone, it's only a ½ cent, but do I need to enumerate all the taxes I currently pay to the government, some are legitimate but most are because government officials are not fiscally responsible. If the city can't afford to fix our very serious storm drainage problems, it has no right to tax the citizens for a Community Center that we may not even own and which the citizens will be charged to use by a private, albeit non-profit, organization, the YMCA. This is not being fiscally responsible.

After witnessing the discussion regarding the Community Center, I have certain questions to which I, as one of the proposed "taxed" citizens, would appreciate answers.

1. Where is the proposed location of the new Community Center?
2. Who currently owns the property?
3. Who owns the YMCA?

4. Is there any conflict of interest among City Council, the group Mike Poland represents, the YMCA or those who own the property?
5. Who will own the Community Center building once it is completed at taxpayers' expense?
6. What other non-profit organizations, besides YMCA, qualify for taxpayer support through taxes raised locally?
7. In placing this ½ cent sales tax issue on a ballot, is Council seeking to tax the citizens of Cameron for a privately owned "Community" Center in order to procure funds (questionable Build America Bonds) that can be shifted for other purposes such as the city storm water drainage problem? Would you pledge not to shift the funds or manipulate them in any fashion?

In closing, I would like to remind City Council, the citizens of Cameron are not Council's work horses via taxes to fund every little project that would be nice to have especially when economic times dictate that we cannot afford the project. I accept my roll in being apathetic to monitoring your meetings and what you do, I truly hope to change my ways in the future and to get to know each one of you on a personal basis and give you my feedback on the issues.

Respectfully,

Julie Becker
Cameron, MO