CITY MANAGER REPORT

TO: Mayor and City Council
FROM: David Watson, City Manager DW
DATE: September 16, 2010
RE: City Manager Report

JEFFERSON BUS LINES
The City received the following e-mail through dispatch this week.

"For everyone's information Jefferson Lines no longer stops in Cameron. The closest stop is at the R&B Whistle Stop at Hwy 69 and I35 at exit 48."

On their web page Jefferson lines lists R & B Whistle Stop as the Cameron Stop. There is no longer a bench or a sign for Jefferson Lines at the Stella Grinstead Center.

WEST STREET CHIP SEAL
The City received three quotes to prime and double chip seal South West Street. Vance Brothers was the lowest and best at $4.25 per square yard for an estimated total of $24,318.50 for the chip seal.

Drew Bontrager attended the Cameron Special Road District Board Meeting this past Wednesday at noon and asked for their assistance. The Board agreed to assist by using their motor grader to 'rip' all the old chip seal and base up and re-grade the entire section of road. They will also cut the road and prepare the profile to the correct cross slopes.

Our Street Department will be installing additional tubes once this phase is complete and doing some minor ditch work this fall. We have contracted with Duffy Reynolds Construction to use his large roller to compact the sub-base. Our next step will be to hire Everett Quarries to truck approximately 4-6 inches of base rock in on the entire section of road. Vance Brothers has pushed us back from the initial start date to September 27, 2010. I would anticipate that they would complete the entire section within one working day.

PROPOSED COMMUNITY CENTER SITE PLAN
Since sending out the proposed site plan to construct a Community Recreation Center at Recreation Park staff has been exploring several other alternative sites. Staff is reviewing infrastructure and land costs as the City does not own the alternative sites. It is staff's position that the Park Board needs additional land for the future. These alternative sites could be used to construct the new center as well as a baseball/softball complex or just be retained as open space. The additional land is needed even if the new center is built on exiting City owned land.

DW

CAMERA / SECURITY SYSTEM UPGRADED
City Hall has a new camera security system that includes a hard drive recorder and is expandable for the future. We also added a new surveillance system at the soccer complex.

JIM CLINE COMPLAINT
As Council knows, staff has been working on a complaint from Jim Cline about sediment coming onto his property from the west under Griffin Road. I became aware of the concern shortly after my arrival in October 2008 and we have been working on a solution for the last 10 months. This project has been of a lower priority since there was no immediate danger of loss of property. However, because of unique easement language between Mr. Cline and the City we have an obligation to correct the concern.

In order to assure success in correcting this concern, staff has asked Mr. Cline to describe what would be acceptable. Approximately 4 weeks ago, Mr. Cline delivered a description and then a drawing the following week. Staff has completed an estimate to make the improvements at $40,500. The improvements would be to construct a curb drop box on Griffin Road, lower the 2 pipes and extend them 100 feet onto Cline's property and an additional 100 feet of flat bottom ditch with rip-rap sides. Some of these improvements would be made when Griffin Road is improved but I am uncertain that we would extend pipes 100 feet onto the property.

Because Mr. Cline has brought his concern to a Council meeting I will be reviewing the solution on Monday night. I have attached drawings to some where the improvements are proposed. This projects cost exceeds my authority and so Council direction will be sought.

UPDATE ON QUESTIONS BY COUNCIL

1. Joint paving of Christian Church Parking lot and City alley: No action taken as we are contacting the church because we are **not** planning on any paving this year. I should have more updates at the meeting.
2. Jefferson Bus Lines Shelter: There has not been any progress on this issue. It has been assigned to the Red Team for recommendation and possible action. A representative for Jefferson has contacted the City as the Nutrition Site has asked them to leave. SEE ABOVE FOR UPDATE.
3. Tree Farm: The Gold Team has Vision project No. 18, Tree Planting Program. The Gold Team has not made a final recommendation on the tree farm location. The City did receive a grant this week to conduct a tree inventory in the Spring 2011.

Future Agenda Items:

Future

- Bill: Adding new Dangerous and Dilapidated Structures Ord. – ***Han, Watson, Hendee***
  Companion Bill: Transfer of Mack Porter money from the CDBG Fund to a new D and D Program. Since the City will soon have Mack Porter funds for demolition, staff has been asked to explore programs that would acquire property (donated or at low cost) that need demolition. Once acquired and demo is complete, the City would sell to developers for new infill residential construction.
- Bill: Accepting bids for soccer field irrigation project - ***Bontrager***
  The 2010-2011 budget has this project identified and the Park Board will be reviewing soon. Specifications are being developed for future bid processes in early spring.
- Bill: Agreement on firearms usage / archery hunting at Cameron Reservoirs (Sept) - ***Sloan***
  Since the City annexed reservoirs 1, 2 and 3, our Ordinance of no hunting within the City limits will now need to be enforced. We will continue to allow hunting on Grindstone Reservoir as it is still outside the City. The Parks Committee met last week and a recommendation will be forwarded soon.
- Bill: To Expend MoDOT Funds for Airport Hangar Expansion Project – ***Bontrager***
  The City has been approved for MoDOT aviation funds to start the site preparation for the future hangar expansion, awaiting notification from MoDOT that funding is available. Funds would be used to grade the area north of the terminal for private development of hangars.
- Bill: Enter into Engineering Services Agreement with BWR for Airport Hangar Expansion – ***Bontrager***
  Once funds are released, we will request an engineering services agreement to create the construction documents and associated field services to construct the future hangar pad site.
- Bill: Amending Legal Description of alley east of Walnut St. – ***Hendee***
  During recent upgrade to GIS by Midland GIS the alley behind Horizon State Bank was found to have errors that must be corrected. This request will go to the Planning and Zoning Commission first.
- Bill: Amending Sign Regulations – ***Hendee***
  During some recent code interpretations, staff found some errors in the numbering system that created a missing section. Staff also believes we need an overhaul of this section that may include a more comprehensive matrix for user friendliness.
- Bill: Conditional Use Regulations – ***Hendee***
  P and Z is reviewing the Conditional Use regulations to possibly include certain land uses that have been granted Conditional Use permits by a loose interpretation of the code. Staff has been asked to expand the section to include more uses that can be granted a permit. Staff is concerned with the idea that rezoning can be avoided or even eliminated. Outside legal advice is being sought by staff.
- Bill: Allowing RV's as an Accessory Building – ***Hendee***
  This possible amendment comes as a result of the Church RV use on Walnut Street.
- Bill: Allowing Row Crops in Commercial Districts - ***Hendee***

The City has several properties zoned commercial that are being used as row crop production. Row crops are not specifically allowed in this district but allowed in the lesser residential district.

- Bill: Automated Meter Reading (AMR) System and Rate Adjustment - ***Gaugh***
  The Water/ Sewer and Electric Committees have been reviewing the proposal for AMR and are ready to bring to Council. A live demonstration has been scheduled for next week and Council has been invited.
- Appointments - Housing Authority and Board of Adjustment – ***O'Connor***
  There is an opening on the Housing Authority and one on the Board of Adjustment.