CITY OF CAMERON
MINUTES
AUGUST 16, 2010

REGULAR SESSION

Frank A. Buck	P
Mark L. Carr	A
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 16th 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, David Fry and Ronnie Jack. Absent: Mark L. Carr.

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

Public Meeting – November 2, 2010 Election ½ of one percent Sales Tax. City Manager Watson introduced the public meeting and reviewed the ground rules for participation during the public meeting. City Manager Watson stated Bill 2010-41, calling for an election to determine if a sales tax should be imposed for storm water improvements and a community center, passed on first reading only at the August 2, 2010 Council Session. The ballot language calls for ½ of one percent with ¼ of one (1) percent for storm water improvements and ¼ of one (1) percent for a community center.

City Manager Watson said flooding issues in various areas of the City have been discussed for a long time. An opportunity has come up with USDA RD for funding with a good interest rate. There are also Build America Bonds available that will reduce the interest rate for the project. Staff has been tracking 25 areas of concern regarding storm water. Issues have been resolved in four (4) areas using City Staff labor and available funds. City Manager Watson identified Fifth and Walnut; and, Cornhill and Walnut as major problem areas. The cost to remedy the storm water issues is unknown at this time. Staff plans to work with an independent engineer of a larger community to help decide which way to proceed with improvements. The costs of the improvements throughout the City are estimated to be almost $10 million. The proposed sales tax (¼ of one percent for storm water) would not generate enough funds to pay off a $10 million debt.

The Community Center has a more defined cost and design and could be built right away. Storm water improvements will need more work/research done before Staff will be able to arrive at a cost for the project. It will take at least one (1) year to prepare information to arrive at a cost for the project. The recent storm water project at Fifth and Mead Streets has had a huge impact

on the area. The improvements were all storm water improvements. There is no current storm water budget. Storm water improvements are currently using road and equipment maintenance money. There is not enough money in the line item for storm water pipes, culverts, inlets and road maintenance. If the sales tax passes, it will sunset in 30 years. The ¼ of one percent sales tax money would all be designated for storm water improvements and could not be used for any other purpose. The Water/Sewer/Storm Water Committee for the City will be a part of the priority process for the improvements. The cost is unknown, but Staff is working with engineers to have information to present to the public by the November 2, 2010 election. Under the current budget there is a crossover of roads and storm water with all the funds coming from the General Fund. With passage of the sales tax, costs of curb/gutter, inlets, etc. would be taken out of the General Fund and paid with sales tax monies. This will allow the General Fund to spend more money on street maintenance.

Council has been asked to put the sales tax on the November 2, 2010 ballot for storm water and a community center. A group has been working a long time researching and planning the community center. The first step is to set up a nonprofit corporation (NPC) because the USDA cannot give money directly to the City. The USDA must have a nonprofit corporation to disperse money to. The City will then enter into an agreement with the NPC to lease the building and give the money to pay back the note to USDA. This must be done by a lease from the NPC to the City. Mike Poland, Farmers State Bank, has spear headed the group working for a community center. Mr. Poland told Council the group feels a community center is needed for recreation and health needs of the community. This concept has been discussed for over five (5) years. A few months back, Mr. Poland was working on another issue and discovered there is USDA direct recovery act money available for a community center. 80 percent of the money for the community center would come from the USDA and 20 percent would be community participation by local banks. The USDA would loan $4 million and the local institutions would loan $1 million. Mr. Poland said interest rates are the lowest on record. The USDA interest rate is expected to be four (4) percent. There are also Build America Bonds (BAB) available. The Federal Government would reimburse one third of the interest rate for the project to the City. This essentially lowers the interest rate to 2.6 percent. The BAB option expires December 31, 2010 and it is unknown if the option will be renewed. To qualify, an entity must have a project obligated and funded by December 31, 2010.

The proposed ½ of one percent sales tax is conservatively expected to generate $675,000. The portion dedicated to the community center, ¼ of one percent, would produce $337,000. City Manager Watson suggested we do not use the maximum expectation and to consider $300,000 in the planning process. The NPC could borrow $5.2 million to $6.2 million and service the debt over a thirty year time frame. The amount of money available restricts what can be done, so we need to know how much money is obtainable before we can know exactly what can be built. Currently, the group is proposing a 10 to 12 acre tract of land on which a facility would be built that would have 25,000 square feet on the ground level and 10,000 square feet on an elevated level. The proposed center would have two (2) ball courts, a commons area, locker rooms, child care area, aerobics area and an administration area. One half of the upper level would be for weight training and aerobics. A walking/running track on the upper level would encompass the center.

Cameron Regional Medical Center (CRMC) has discussed building a 30 by 30 heated rehabilitation pool to be used for water aerobics and rehabilitation. The hospital is considering building a therapy pool but Administrator Joe Abrutz has said the hospital would pay $750,000 to build the pool in the community center. A long term lease would be entered into with CRMC to lease the pool. The pool would then be made available to the public when not in use by CRMC.

USDA cannot loan to a municipality or school district so the NPC needs to be established. The NPC board would be a seven member board consisting of five (5) Councilmembers and two (2) Park Board members. The City would control and issue the bonds and then enter into a long term lease for a qualified manager contract to run the facility because tax funds cannot go to a private entity. This has been done in St. Louis, Missouri and in Platte County, Missouri.

Mr. Poland said the group is asking for the issue to be placed on the November 2, 2010 ballot for storm water and a community center. The ballot language defines and specifies what the sales tax can be used for. The Federal and State governments will conduct audits to insure the money is spent properly. There will be a great deal of oversight to make certain everything is done correctly. There will be more information available to the public before the election date. Currently, an architect has performed volunteer work toward the community center. More detailed plans are needed to move forward. The election needs to be certified by August 24, 2010 to be on the ballot. Multiple community presentations and public meetings are planned with the intention of answering every question and detail before the vote. This would be an opportunity for the public to decide on storm water improvements and a community center. The NPC would establish officers of the Councilmembers. Mr. Bill Gimson and Mrs. Al Briggs have agreed to serve from the Cameron Park Board. The NPC would control the project but it interlocks with the City and public monies. Mr. Poland said the City does not guarantee the bonds and stated that the NPC is responsible.

The question was asked why the two (2) issues have to be on the ballot together. Mr. Poland explained that Chapter 644 of the Missouri Revised Statutes allows both issues to be presented to the public. The issues do not have to be on the same ballot. City Manager Watson said there is currently a 1/8 percent sales tax in place for Parks that is restricted to capital improvements. City Manager Watson also said property taxes budget revenues for Park are in good shape, and stated there are no projected capital improvement costs outside of pool expenses scheduled. Current Park sales tax would not be used for a community center. The election provides the citizens the opportunity to get a community center. The City Comprehensive Plan addresses quality of life issues in Cameron and it is felt that a community center could do something for all citizens. City Manager Watson reminded those in attendance of the amount of time put into the detail of the Comprehensive Plan. The Plan discussed efforts to combine services of the school district, the YMCA and the City to look into a future regional community center.

City Manager Watson informed Council that $1 million is needed for road maintenance and the storm water portion of the sales tax would relieve the General Fund to help with road maintenance.

Discussion was held on the fee that would be in place for use of the community center. City Manager Watson said Staff hopes to have that information available before the election. The proposed sales tax would have revenue from area citizens that are not City residents.

6:55 p.m. the Public Meeting ended.

Public Meeting – 2010-2011 Annual Budget/Workshop. Revenue Projections. City Manager Watson presented a power point for Council review. The assessed value for real estate and personal property taxes is staying flat. Sales tax revenue was down a little this budget year and City Manager Watson is projecting sales tax to be down five (5) percent during the 2010-2011 fiscal year. The Finance/Budget Committee has only met once regarding the new budget. The Committee will meet again before making any final recommendations. City Manager Watson reviewed the current sales tax break down for the State of Missouri noting the Statutes allow the City to have a maximum of one (1) percent for Parks and Storm Water. The proposed tax is a total of ½ of one percent for the storm water improvements and community center.

Fund balances were discussed. The enterprise funds are comprised of the Electric Fund, Water Fund and Sewer Fund. The General Fund contains Police, Fire, Administration and Public Works. City Manager Watson said the Electric Fund could need as much as $500,000 to $1 million to replace a substation at any given time and should keep a $3 million to $4 million fund level available. The Water Fund improvements project is about to finish up and Staff is waiting for reimbursement. The Sewer Fund has declined because of maintenance work. The General Fund shows spikes and flows depending on the projects that are ongoing. There are no transfers of reserves planned this year except for the Electric Fund with a large project being planned.

GFOA Standard establishes how much money should be in the various funds. Currently, the Water Fund has three (3) percent and should have 25 percent to meet the standard. The 25 percent represents three (3) months of money on hand to meet expenses. The Electric Fund is at 38 percent with 25 percent being the recommended amount. The Sewer Fund is 33 percent with 25 percent recommended. The General Fund has 11 percent on hand and GFOA recommends 15 percent. City Manager Watson informed Council a Budget Analysis was included in their packet and is also available on the City website. The 2010-2011 proposed budget showing a 1.5 percent increase for a human resources cost of living increase. A new Street Superintendent has been hired to fill a vacancy. There was not a cost increase to fill the position. The debt service is slowly being paid down. In April the Public Safety Building and City Hall will be paid off. This gives the City the opportunity to refinance City Hall to create money for streets. Staff is recommending refinancing City Hall to create $1 million for streets. The City would also pay off the debt for the ambulance portion of the Public Safety Building ($130,000). Bond Counsel has said the refinance could be done for ten (10) years. The Public Safety Building would be owned outright and the only debt remaining would be on City Hall.

Capital Improvements Project (CIP) requests have been reduced by Staff by $85,000 from the initial proposed budget. CIP projects proposed with grant funding are: airport hanger with a 90 percent grant; and, chloramines SRF water department with a grant of $273,000. Other

projects listed with dedicated funding sources: street improvement at $1 million; Automatic Meter Reading (AMR) $1,038,000 and relocation of the Electric Department costing $1,104,608. Projects needed for operations were listed as follows: Public Works mowers, $19,000; GIS aerial photos, $28,000; Radio frequency upgrades, $10,000; Police Department telephone system, $15,000; Police Department generator, 65,000; and, Police Department patrol car, $25,000.

City Manager Watson stated that the Library tax, Band tax and Park tax are all fixed by law and cannot be changed except by a vote of the people. The taxes were voted in for a designated use and that cannot be changed without a vote. City Manager Watson also said the GFOA standards not only establish a rainy day fund, but are used for bonding purposes for the City.

7:32 p.m. Councilmember Buck moved to recess for five (5) minutes. Councilmember Jack seconded the motion which passed with a unanimous voice vote. Absent: Councilmember Carr.

Minutes of the August 2, 2010, meeting were approved as submitted with a unanimous voice vote on motion made by Councilmember Jack and seconded by Councilmember Buck.

PUBLIC PARTICIPATION

None.

CITY MANAGER'S REPORT

1. EPA Sampling Again. The Environmental Protection Agency will be sampling soil the week of August 23rd near the City soccer fields. The sampling is scheduled to be on private property.
2. Electronics Pickup Day. Summer Staff assisted Region D Recycling with an electronics pickup at the dog pound on August 14, 2010.
3. Website Expands. City Manager Watson reported more and more information is being made available via the City website. Council packets and the 2010 Vision Process are now on line.

DEVELOPMENT DIRECTOR'S REPORT

1. Planning and Zoning. Development Director Hendee reported:
    a. The parking in an extended setback yard has been resolved by Staff.
    b. The Commission took no action on a request to regulate vehicles parking with hazardous materials on board.
    c. The Commission will review a Conditional Use Permit request to continue use of a tower on East Grand from the new owner of the cell tower.
    d. A public hearing will be held regarding a correction that needs to be made to a survey on the alley behind Horizon State Bank.

2. Resource Center. Development Director Hendee reported Debbie Heavner is now working on a project to relocate the Food Pantry and several other service agencies together at a common site.

UNFINISHED BUSINESS

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 on second reading. Copies of said Bill 2010-41 were available for the public. Motion was made by Councilmember Buck and seconded by Councilmember Fry to pass said bill on second reading. Discussion. Staff recommended approval. Motion carried unanimously. Absent: Councilmember Carr.

On motion made by Councilmember Fry and seconded by Councilmember Jack said bill was placed on third reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Buck, Clark, Fry and Jack. "Nay" none. Absent: Councilmember Carr. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5604**, was thereupon signed by the Mayor and attested by the City Clerk.

NEW BUSINESS

Public Hearing – 2010 Proposed Tax Levy. 7:50 p.m. Councilmember Jack moved to go into a public hearing for the 2010 tax levy. Councilmember Buck seconded the motion which passed with the following roll call vote: "Aye": Councilmembers Buck, Clark, Fry and Jack. Absent: Councilmember Carr. City Manager Watson explained the process of setting the annual tax levy. City Clerk O'Connor informed Council the actual amounts to be levied have not been received by the City so the hearing is considering "not to exceed" tax amounts. Once the State of Missouri has notified City Clerk O'Connor of the actual tax levy amounts, taxing entities will be notified and the levy will be set accordingly. 7:55 p.m. Councilmember Buck moved to go out of the public hearing. Councilmember Fry seconded the motion which passed with the following roll call vote: "Aye": Councilmembers Buck, Clark, Fry and Jack. Absent: Councilmember Carr.

Bill 2010-42, **AN ORDINANCE LEVYING TAX UPON ALL PROPERTY TAXABLE IN THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI, FOR THE YEAR 2010, AND FIXING THE RATE THEREOF,** was read by title by City Clerk O'Connor. Copies of said Bill 2010-42 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Fry to pass said bill on first reading. Discussion. Motion carried unanimously. Absent: Councilmember Carr.

Motion was made by Councilmember Buck and seconded by Councilmember Jack to suspend the rules and place said bill on second reading. Discussion. None. Motion carried unanimously. Absent: Councilmember Carr.

On motion made by Councilmember Jack and seconded by Councilmember Fry said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Buck, Clark, Fry and Jack. "Nay" none. Absent: Councilmember Carr. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5605**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2010-43, **AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE AGREEMENT BY AND BETWEEN THE CITY OF CAMERON AND ALLIANCE WATER RESOURCES, INC. FOR MANAGEMENT AND OPERATIONS SERVICES AT THE CAMERON WASTEWATER FACILITY,** was read by title by City Clerk O'Connor. Copies of said Bill 2010-43 were available for the public. Motion was made by Councilmember Buck and seconded by Councilmember Fry to pass said bill on first reading. Discussion. Director of Utilities Mark Gaugh said each year the performance of Alliance is evaluated to extend the agreement for management of the Wastewater Treatment Plant. Staff is pleased with the work of Alliance and recommends approval of the amendment. The contract price is increasing by 2.9 percent which off sets increases Alliance has experienced. The repair fee is remaining the same as last year at $26,500. Motion carried unanimously. Absent: Councilmember Carr.

Motion was made by Councilmember Jack and seconded by Councilmember Fry to suspend the rules and place said bill on second reading. Discussion. None. Motion carried unanimously. Absent: Councilmember Carr.

On motion made by Councilmember Buck and seconded by Councilmember Jack said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Buck, Clark, Fry and Jack. "Nay" none. Absent: Councilmember Carr. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5606**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2010-44, **AN ORDINANCE APPROVING A SETTLEMENT AGREEMENT AND BINDING UNILATERAL AGREEMENT WITH CRICKET COMMUNICATIONS, INC., AND RELATED ENTITIES RELATING TO PAYMENT OF BUSINESS LICENSE TAXES,** was read by title by City Clerk O'Connor. Copies of said Bill 2010-44 were available for the public. Motion was made by Councilmember Buck and seconded by Councilmember Jack to pass said bill on first reading. Discussion. City Manager Watson stated this is the culmination of efforts to collect franchise settlement fees for cellular telephone services from Cricket Communications. The fees received will be $1.90 and a one-time legal fee reimbursement of $1,800. Staff recommends approval. Motion carried unanimously. Absent: Councilmember Carr.

Motion was made by Councilmember Fry and seconded by Councilmember Jack to suspend the rules and place said bill on second reading. Discussion. None. Motion carried unanimously. Absent: Councilmember Carr.

On motion made by Councilmember Buck and seconded by Councilmember Jack said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Buck, Clark, Fry and Jack. "Nay" none. Absent: Councilmember Carr. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5607**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2010-45, **AN ORDINANCE APPROVING A SETTLEMENT AGREEMENT AND BINDING UNILATERAL AGREEMENT WITH T-MOBILE RELATING TO PAYMENT OF BUSINESS LICENSE TAXES,** was read by title by City Clerk O'Connor. Copies of said Bill 2010-45 were available for the public. Motion was made by Councilmember Buck and seconded by Councilmember Jack to pass said bill on first reading. Discussion. City Manager Watson explained this is the same process as the previous bill with Cricket Communications. T-Mobile will pay $49,699 and a one-time reimbursement for legal fees of $7,500. Motion carried unanimously. Absent: Councilmember Carr.

Motion was made by Councilmember Jack and seconded by Councilmember Fry to suspend the rules and place said bill on second reading. Discussion. None. Motion carried unanimously. Absent: Councilmember Carr.

On motion made by Councilmember Buck and seconded by Councilmember Fry said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Buck, Clark, Fry and Jack. "Nay" none. Absent: Councilmember Carr. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5608**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2010-46, **AN ORDINANCE AUTHORIZING THE CITY MANAGER OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI TO ENTER INTO A CONTRACT WITH R & W CONTAINER FOR RESIDENTIAL WASTE COLLECTION,** was read by title by City Clerk O'Connor. Copies of said Bill 2010-46 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Fry to pass said bill on first reading. Discussion. Public Works Director Drew Bontrager informed Council this is the final option to renew the contract from October 1, 2006. The current rate for collection is $8.08 and the proposed rate is $9.00. The charge for bulky rubbish remains the same at $45.00 per ton. The Solid Waste Committee has reviewed the contract and along with Staff recommends approval. Yard waste collection is not a part of the contract. The service was only used by a small number of citizens. R&W provides the service on an individual contract basis. The City continues to pick up storm debris that is placed curb side within 72 hours of the storm. Motion carried unanimously. Absent: Councilmember Carr.

Motion was made by Councilmember Jack and seconded by Councilmember Fry to suspend the rules and place said bill on second reading. Discussion. None. Motion carried unanimously. Absent: Councilmember Carr.

On motion made by Councilmember Buck and seconded by Councilmember Jack said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Buck, Clark, Fry and Jack. "Nay" none. Absent: Councilmember Carr. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5609**, was thereupon signed by the Mayor and attested by the City Clerk.

Liquor License Applications.

- Jeff Kamler – Vikings USA Bootheel # 462. Mr. Kamler is moving his business from 316 East Second Street to 105 East Grand and changing the name from The Depot to Kamler's Place. This is a name and address change only. The same changes will be approved by the Liquor Control Department of the State of Missouri. Councilmember Fry moved to approve the changes. Councilmember Jack seconded the motion which passed with a unanimous voice vote. Absent: Councilmember Carr.
- Vikings # 508. Steven Michael McKenzie has filed an application for a Retail Liquor by the Drink license at 316 East Second Street. The establishment will be called Vikings #508. Mr. McKenzie is required to provide a copy of his State of Missouri Liquor license before a City license can be issued. The Police Department has reviewed the application and has no objections. Councilmember Buck moved to approve the liquor license application. Councilmember Jack seconded the motion which passed with a unanimous voice vote. Absent: Councilmember Carr.

PUBLIC PARTICIPATION

Bob Hart, 1004 East Second Street Terrace, inquired about yard waste disposal. City Manager Watson stated the City had taken the request to remove yard waste from the contract to Pat Watkins, owner of R&W Container in an effort to keep the rate for monthly pick up at a minimum. Mayor Clark noted that the rate for this service is attractive compared to other communities.

MISCELLANEOUS

City Clerk O'Connor:

- Reviewed the locations Council visited on a recent tour.
    1. Silver building and yellow building for Public Works
    2. 4th to 5th and Mead Street project
    3. Grand and Griffin project
    4. Sewer Plant improvements
    5. Proposed new electric yard
    6. Lift station # 1
    7. Water Plant
    8. Airport
    9. Police and Fire Departments

Councilmember Fry:

- Thanked the Parks Department for their help during a recent fund raiser softball tournament.

Councilmember Buck:

- Thanked all in attendance for coming to the Session tonight.

City Manager Watson:

- Noted personal and real estate taxes cannot raise more than 10 percent in any given year according to State Statutes.

Chief of Police Corey Sloan:

- Informed Council there will be training sessions for Global Connect held August 23rd and 30th. This is the reverse 911 system being used by the City to notify citizens of emergencies, etc.

Director of Utilities Mark Gaugh:

- Reported a recent electrical outage was tree related.

Mayor Clark:

- Thanked City Manager Watson and Mike Poland for their work on the community center project. Mayor Clark also thanked all in attendance for taking time to come to the Session stating the City is at a crossroads and the community center issue is being brought to the people for a vote.

Project Update. City Manager Watson informed Council they will receive a written update by the end of the week.

There being no further business on motion made, seconded and carried, the meeting was adjourned at 8:30 p.m.

APPROVED:

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Mayor Dennis M. Clark

ATTEST:

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City Clerk