CITY OF CAMERON
MINUTES
SEPTEMBER 20, 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 20th day of September 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.

Oath of Office – Officer X. City Clerk O'Connor administered the Oath of Office to canine Officer X.

Public Meeting – 2010-2011 Annual Budget/Workshop. The budget workshop began at 6:05 p.m. with City Manager Watson re-presenting the power point from the last Council Session which reflected revenue growth, revenue projections, a breakdown of sales tax, etc. A power point slide was added which included refinancing of City Hall and the Automated Meter Reading system in the proposed budget. City Manager Watson reported he had looked at ways to fund street repairs. General obligation bonds could be used with the improvements totaling $1.5 million. Staff has worked with MoKAN to see if there is any Federal money available for street repairs for Walnut Street. There is no Federal money available for secondary street repairs.

City Manager Watson informed Council the final payment for the Public Safety Building and City Hall will be made April 2011. Staff is asking Council to consider refinancing City Hall for $1.5 million. This would enable the City to pay the balances due on the Public Safety Building, City Hall and the portion of the PSB the City purchased from the Ambulance District and would create $1 million for street repair and maintenance money. City Manager Watson asked Council to leave the refinancing of City Hall in the 2010-2011 Budget. The actual decision whether to refinance would then be made at a later date.

The second project added was the Automated Meter Reading (AMR). City Manager Watson asked that the AMR be left in the budget also with the decision made at a later date whether to implement the system or not. The system would also replace current water meters and electric meters. The AMR will allow Staff to get real time consumption for customers and

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also to detect leaks in the system. The new water meters would be non-mechanical meters with magnetic technology. Again, Council is being asked to put this in the Budget and then decide whether to go forward at a later date.

City Manager Watson again reviewed GFOA recommendations for reserves.

The proposed Budget was presented both with the City Hall refinancing and AMR and without. The Finance Committee has reviewed the parameters and recommended bringing the two projects to the full Council for a decision on whether or not to include them in the Budget. The new Budget reflects a reduction in transfers as is City Manager Watson's management practice. Staff reduced non-employee expenses by ten percent in the General Fund and by 20 percent in the Water and Sewer Funds.

Human Resources has been budgeted with a 1.5 percent cost of living (COLA) increase. Last year's COLA was two (2) percent. The cost of health insurance has gone up for employees and this would be a good balance to help absorb the health insurance cost. Staff has reduced Capital Improvement requests by $85,000 with the recommended projects remaining the same from the last presentation.

Public Comments.

Bob Hart, 1004 East Second Street Terrace, complimented Council on the tax levy remaining below $1. Mr. Hart stated he is against refinancing City Hall to create funds and that the street money should come from the General Fund. Mr. Hart feels that the Park Fund reserves and Band Fund reserves are too large and need to be addressed.

Bob Berryhill, representing First Christian Church at Fourth and Pine Streets, asked if a partnership could be included in the budget between the Church and City to upgrade the alley behind the Church. City Manager Watson said he is aware of the condition of the alley and repairs could be considered in the 2011 Budget.

Julie Becker, 424 East Third, questioned if the Automated Meter Reading is something that is needed. Ms. Becker stated that refinancing City Hall would create more debt and that the AMR should be put off until the economy stabilizes.

Council Comments.

Councilmember Buck stated he and Councilmember Jack are on the Finance Committee and they have reviewed the proposed budget. Councilmember Jack said the entire Council should make the decision on whether or not the AMR and City Hall refinancing would remain in the budget. Councilmember Jack said that for 20 to 25 years the City has not been able to read some meters and the City has no way to measure water line loss and electric line loss. The AMR would aid in these areas. The Electric Fund has enough money to finance their share of the AMR cost. A water rate increase is planned in the upcoming Budget regardless of the Budget outcome for the AMR. Cameron is mid-point with water rates in comparison to other like sized cities in the area. Director of Utilities Mark Gaugh said the AMR portion of the increase is

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estimated to be $.56 per month for the average customer. According to the Director of Utilities Gaugh, the City's electric rate is competitive with other cities in the state.

Councilmember Buck agreed all Councilmembers need to be involved in decision regarding these budget items. Councilmember Buck said the AMR is good, but he is opposed to implementing it at this time and suggested maybe next year would be a better time. According to Councilmember Buck, now is not a good time for a five (5) percent rate increase for water.

Councilmember Carr stated he feels the same as Councilmember Buck. There are merits to the AMR system, but it is not a necessity rather a discretionary item. $2.6 million is too much for a convenience. There are merits to having two (2) employees going door to door every month. Councilmember Carr said he is not in favor of the AMR system. Streets need a program for repair and maintenance and the funds should come from the General Fund. Councilmember Carr said the City needs to save money and use it when needed for repairs and maintenance. City Hall should not be refinanced to fix streets. Councilmember Carr is not in favor of refinancing City Hall or a water rate increase. Expenses need to be under control.

Councilmember Fry stated that on a personal level, he has to live within his means and the City should not refinance City Hall for funds for streets. Councilmember Fry noted he is in favor of the AMR system, but is not sure of the timing.

Mayor Clark said the AMR system can do things for citizens that would be helpful. He said the City does not "have to have" the AMR but reminded Council that the current systems are old and have leaks. The AMR system will help hold costs down and is worth leaving in the budget to examine at a later point in time.

Mayor Clark said that with the last payment for the Public Safety Building and City Hall next year, approximately $200,000 can be moved to the street budget. With the current $300,000, the budget amount would be $500,000 and allow for more repairs and maintenance. City Manager Watson stated the payments have been $180,000 for the duration of the Certificates of Participation. The last payment is a balloon payment and will be larger in this budget year. There would be no money next year, but the following year there would be $174,000 with a ten year repayment. The 2011-2012 budget year will not have enough money for the repairs needed on Eighth Street. Two (2) years will be needed to address the improvements. City Manager Watson said it will take two (2) to three (3) years to do one road at a time. City Manager Watson noted there are merits to both cases.

City Manager Watson said the number one (1) customer complaint is that meters do not get read during winter months. The AMR system would alleviate the lack of readings.

Councilmember Buck informed Council the budget book has been presented both with the refinancing and AMR system in and with both items not in the budget. City Manager Watson stated if these items are not included in the budget, Staff will discontinue their work on refinancing and the AMR system.

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Councilmember Jack asked if the refinancing and AMR could be removed separately from the budget. City Manager Watson responded that the items could be removed individually. Councilmember Jack said the AMR has a lot of merit, but the refinancing could be removed.

Councilmember Fry said he is in favor of retaining the AMR, but not the refinancing of City Hall.

7:25 p.m. The Public meeting ended.

Minutes of the August 16 and August 26, 2010, meetings were approved as submitted with a unanimous voice vote on motion made by Councilmember Buck and seconded by Councilmember Carr.

PUBLIC PARTICIPATION

Michael Phillips, North 604 Mead Street, presented a petition with 29 signatures asking that attention be given to curb and gutter between Sixth Street and Eighth Street on Mead Street. City Manager Watson reviewed the Mead Street project stating work has been done on curb and gutter; storm drains as well as replacing the street. The work was necessitated because a sanitary storm pipe collapsed. Other residents in the area chose to participate in the curb and gutter program where property owners share the cost. The contractor is to put the area back in its original condition, but the contractor is not required to make improvements. City Manager Watson said he will spend time with Staff to look for solutions and respond by Friday but also said there might not be answers until next month.

L.E. Linder, 607 West Sixth Street, discussed a drainage problem in his neighborhood. There is a large hole that catches storm water that needs to be trenched to get the water to run down the storm ditch. City Manager Watson said he will get with Mr. Linder later this week.

Misty Kapitca, 2828 Longhorn Drive, Polo, Missouri, said she was a volunteer at the City dog pound this past summer. Ms. Kapitca shared that she is unhappy with City Staff at the pound and with the condition of the pound.

Reba Vanderslice, 614 North Mead Street, asked to have the water line contractor look at the concrete work that has been done. Since the pipe has been laid and concrete poured, water now comes into yards.

CITY MANAGER'S REPORT

1. Jefferson Bus Lines. The bus no longer has a stop in Cameron. The Bus Line now stops at Whistle Stop five (5) miles south of Cameron. City Manager Watson asked if Council wants to pursue getting the bus stop back in Cameron. Council instructed City Manager Watson to see if Jefferson Bus Lines would relocate their stop in the City.
2. West Street Chip and Seal. City Manager Watson reported on the progress of the West Street improvements. The City partnered with the Cameron Special Road

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District to accomplish the needed repairs. The work should be completed by September 27, 2010.

3. Proposed Community Center Site Plan. City Manager Watson said the plan could be looked at after the meeting. Reports have been sent to Council with photos of different sites included. The Cameron Park Board will meet this week and consider using some of their fund balance to acquire land that could be used for much needed baseball fields.
4. 43rd Judicial Circuit Court. The Court has started paying $500 per month rent for their current location in the old creamery building. The money will be earmarked and used to demolish the building when the Court moves to their new location.
5. Cline Concern. City Manager Watson discussed sediment migration from the west side of Griffin Road to Jim Cline's property on the east side of Griffin Road. The City has an easement on the Cline property and Mr. Cline is asking to have the easement maintained. The proposed work could exceed $40,000 which is over the threshold of City Manager Watson's authority to approve. City Manager Watson suggested the Water/Sewer/Storm Water Committee meet and make a recommendation on how to proceed with the easement maintenance.
6. Update on Christian Church Request. City Manager Watson reported there will be no mill and overlay work done this year, but the work could be done next year. City Manager Watson will send a letter to Mr. Berryhill explaining the timeframe and funding.

DEVELOPMENT DIRECTOR'S REPORT

1. Planning and Zoning. The Commission met September 13, 2010 and considered: a draft ordinance on conditional use permit additional uses; sign regulations; field crops in commercial districts; a request for a conditional use permit for a tower on Grand Avenue; and a site plan from Mike Earley for a 40 x 100 foot commercial building by the tower on Grand Avenue. Future Planning and Zoning issues coming to Council include an ordinance regarding recreation vehicles in Commercial Districts and appointments to the Tourism Commission.
2. Cameron Community Betterment. The judges for the contest were in Cameron September 14, 2010. Awards will be announced at the October 18, 2010 MCB Conference.
3. US 36 Heritage Alliance. The Alliance will meet September 28, 2010 in Chillicothe, Missouri. This year's theme is "Civil War".

UNFINISHED BUSINESS

Bill 2010-48, **AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI APPROVING BUDGET ADJUSTMENT NUMBER 3 FOR THE BUDGET YEAR OF OCTOBER 1, 2009 TO SEPTEMBER 30, 2010,** was read by title by City Clerk O'Connor. Copies of said Bill 2010-48 were available for the public. Motion was made by Councilmember Carr and seconded by Councilmember Buck to pass said bill on first reading. Discussion. The biggest adjustment came from the exchange server and

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internet upgrade approved by Council earlier in the year. This amends the budget to pay for the project. Motion carried unanimously.

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

On motion made by Councilmember Carr 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 5611**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2010-49, **AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI AUTHORIZING FULL DEEDS OF RELEASE IN SATISFACTION OF NOTES SECURED BY DEEDS OF TRUST FOR ELEVEN (11) OWNERS OF LOTS IN VALLEY BROOK SUBDIVISION,** was read by title by City Clerk O'Connor. Copies of said Bill 2010-49 were available for the public. Motion was made by Councilmember Carr and seconded by Councilmember Buck to pass said bill on first reading. Discussion. Development Director Shellby Hendee reminded Council of the Homebuyers Assistance Program put in place for Valley Brook Subdivision. $3,000 down payment assistance grants were established. Once the obligation is fulfilled by living in the home for three (3) years, a deed of release is issued for the Forgivable Promissory Note that was placed on the property. Motion carried unanimously.

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

On motion made by Councilmember Carr 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, Carr, Clark, Fry and Jack. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5612**, was thereupon signed by the Mayor and attested by the City Clerk.

NEW BUSINESS

Liquor License Application – Big Creek Promotions LLC. Cory Teel, Big Creek Promotions has applied for a 5BDW – 5 % Drink Wine liquor license. The Police Department has reviewed the application and has no objections to the license being issued. Councilmember Buck moved to approve the liquor license for Big Creek Promotions. Councilmember Jack seconded the motion which passed with a unanimous voice vote.

Bill 2010-50, **AN ORDINANCE APPROVING THE CITY OF CAMERON BUDGET OF THE ENSUING FISCAL YEAR OCTOBER 1, 2010 TO SEPTEMBER 30, 2011,** was read by title by City Clerk O'Connor. Copies of said Bill 2010-50 were available for

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the public. Motion was made by Councilmember Buck and seconded by Councilmember Carr to pass said bill on first reading without the AMR and refinancing of City Hall. Discussion. Councilmember Carr said he would like to address the issues separately and reserve the right to bring the issues up again. Councilmember Jack said he wants to leave the AMR in the Budget, Councilmember Fry and Mayor Clark agreed. The motion failed with two (2) "Aye" votes and three (3) "Nay" votes. Councilmember Jack moved to amend the budget by removing the refinancing of City Hall. Councilmember Fry seconded the motion. Discussion. Councilmember Carr said he is not in favor of spending $2.6 million for a discretionary expenditure. Mayor Clark stated this does not mean the AMR system will happen; it just leaves it in the budget for future Council consideration. Bill 2010-50, as amended, passed on first reading with three (3) "Aye" votes and two (2) "Nay" votes.

Motion was made by Councilmember Fry and seconded by Councilmember Jack to suspend the rules and place said bill as amended on second reading. Discussion. None. Motion carried with three (3) "Aye" votes and two (2) "Nay" votes.

On motion made by Councilmember Jack and seconded by Councilmember Fry said amended bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Clark, Fry and Jack. "Nay" Councilmembers: Buck and Carr. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5613**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2010-51, **AN ORDINANCE REPEALING AND REPLACING SECTION 8-177. NUISANCE DECLARED; EXCEPTIONS. OF ARTICLE III, NUISANCE, OF CHAPTER 8, OFFENCES – MISCELLANEOUS; OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI CODE (HAY PERMIT),** was read by title by City Clerk O'Connor. Copies of said Bill 2010-51 were available for the public. Motion was made by Councilmember Carr and seconded by Councilmember Buck to pass said bill on first reading. Discussion. Inspector Clyde Han informed Council that Bill 2010-51 makes the grass height in the 25 foot border surrounding hay ground consistent with regulations for grass height in residential districts. Staff recommends passage on first reading only as has been policy for Code modifications. Motion carried unanimously.

Bill 2010-52, **AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI, TO ENTER INTO AN LEASE AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR GROUND SURFACE FOR A "WELCOME TO CAMERON" SIGN,** was read by title by City Clerk O'Connor. Copies of said Bill 2010-52 were available for the public. Motion was made by Councilmember Buck and seconded by Councilmember Carr to pass said bill on first reading. Discussion. City Manager Watson informed Council the original five (5) year lease with the Missouri Highways and Transportation Commission has expired. The Commission has requested a new lease. Staff recommends approval. Motion carried unanimously.

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Motion was made by Councilmember Carr and seconded by Councilmember Buck 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 Fry 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 5614**, was thereupon signed by the Mayor and attested by the City Clerk.

PUBLIC PARTICIPATION

Julie Becker asked if the AMR was a done deal. City Attorney Elliott responded that the budget procedure was approved, not the AMR.

MISCELLANEOUS

Councilmember Fry:

- Asked about the handicap parking space in front of the License Bureau. City Manager Watson said Staff has looked at all handicap spaces in the City. The space in front of the License Bureau does not comply with ADA regulations. Staff is working on relocating the designated space.
- Inquired about progress on the tree farm. City Manager Watson said no location has been selected at this time.

Project Update. City Manager Watson said there is no report at this time, but an extensive report will be given at the next meeting.

Motion was made at 8:50 p.m. to adjourn into Executive Session to discuss Personnel [RSMo 610.021 (3)] by Councilmember Buck. Seconding the motion was Councilmember Carr. Roll call vote: "Aye": Councilmembers: Buck, Carr, Clark, Fry and Jack. "Nay" none.

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Personnel evaluations were conducted for City Manager Watson and City Clerk O'Connor. City Clerk O'Connor is currently at Grade 12, Step 13. Step 13 is the final step on the table for full time employees. After Step 13, employees are considered "Red Lined" and receive a one-time one payment of one percent (1%) of the annual salary at the onset of the City's fiscal year with a positive evaluation. Councilmember Buck move to give City Clerk O'Connor a positive evaluation. Councilmember Carr seconded the motion, which passed with the following roll call vote: "Aye" Councilmembers: Buck, Carr, Clark, Fry and Jack. "Nay" none.

City Manager Watson's evaluation was continued to the October 18, 2010 Council Session.

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Council reconvened Open Session at 10:20 p.m. There being no further business on motion made, seconded and carried, the meeting was adjourned at 10:20 p.m.

APPROVED:

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Mayor Dennis M. Clark

ATTEST:

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City Clerk

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