CITY MANAGER REPORT

TO: Mayor and City Council
FROM: David Watson, City Manager
DATE: October 14, 2010
RE: City Manager Report

KEVIN BRIGHTMAN COMPLAINT
Attached you will find a memo from Mark Gaugh covering complaints that we received and their corresponding resolutions. Mr. Brightman lives 816 S. Chestnut and has made several complaints involving disturbances caused by the water main project.

ELECTED TO MIDWEST PUBLIC RISK BOARD
I was elected this month to the board of Midwest Public Risk of Missouri. Cameron has traditionally had representation on the board and I look forward to working with the MPR staff and board to provide top quality coverage for our Work Comp, Health and Property Casualty coverage.

STIMULUS FUNDS II
Staff has been made aware that there is a second round of Stimulus Funds being made available. As we review the Vision 2010 and Comprehensive Plan 2030 documents we believe that it is time to pursue a Walnut Street Improvement Project. A professional grant writer will be meeting with staff this week to prepare a submittal. We expect to ask the Street Committee to meet next week to discuss project scope.

PROPOSED COMMUNITY RECREATION CENTER
A site plan is now available from Reed Graves of Riverbluff Architects. The Riverbluff work includes a site plan, 3 dimensional drawing and a Google earth perspective showing the building in the existing park. These drawings will be available at the meeting.

Staff continues to pursue purchasing for the Park Board of approximately 38 acres on McElwain Drive and N. Harris St. The property would be added to the Park Board inventory for future uses such as a new baseball/softball complex as well as a trailhead for the trail system around Reservoirs 1, 2 and 3. The appraisal for the property has been delivered and shows a value of $10,800 per acre.

Staff contacted Ronnie Hoggat about the parcel on BB Highway recommended by Councilmember Buck. Mr. Hoggat stated that approximately 26 acres is for sale and donation or tax credit was not an option. The purchase would have to be a cash sale. The City would need to have an appraisal and make an offer that he would take back to approximately 5 owners. Because it is on a major road, we estimate that the property value will exceed $10,000 per acre. One of the reasons this area was eliminated in the site search process is that the Community Center would have to be placed back on the property and cause considerable road extension. I will be asking Council on the 18th if they wish for staff to pursue.

PAINTING ELECTRIC SERVICE BUILDING
The City has accepted a bid from Helsel Construction to paint the exterior of the Electric Department service building on Main Street. They should start within the next 10 days.

STORM WATER IMPROVEMENT PLAN
The Storm Water Improvement Plan is now available at City Hall and on the web. The Water, Sewer and Storm Water Committee met today and discuss the plan before public release.

METER READING DATA
As staff continues to development the proposed Automated Meter Reading (AMR) Program we will share some background data. Below you will see a spreadsheet showing our 2009-2010 annual meter readings. The last column shows the percentage of meters that either were not read or were reread compared to total meters. Obviously, the higher numbers are in the winter when snow and ice make it impossible to read some meters.

SEPT 2009 - AUG 2010

CYCLE	TOTAL # OF METERS	# OF METERS CAN'T READ LOCKED, COVERED, WATER	# OF NEGATIVE READINGS	TOTAL # OF RE-READS	% OF INVALID READINGS
SEPT	6214	224	124	348	6%
OCT	6293	162	113	275	4%
NOV	6208	188	111	299	5%
DEC	6187	927	69	996	16%
JAN	6180	2307	31	2338	38%
FEB	6181	1690	131	1821	29%
MAR	6182	460	292	752	12%
APR	6187	227	214	441	7%
MAY	6270	203	165	368	6%
JUNE	6225	429	141	570	9%
JULY	6208	239	141	380	6%
AUG	6198	322	156	478	8%
TOTAL	74533	7378	1688	9066	12%

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.
   Oct. 4, 2010 Update:
   We will add the project to our 2011-2012 Road Maintenance Program

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.

Oct. 4, 2010 Update:

The City Manger to contact Jefferson Bus Lines to see if there is interest in moving back to town.

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.

   Oct. 7, 2010 Update:

   Dr. Carr has offered to assist the staff in identifying a Tree Farm location, secure an initial tree donation and coordinate the Boy Scouts to design, implement and manage the Tree Farm. Staff appreciates the offer and look forward to seeing the farm come to life.

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: 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: 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 is reworking the proposal to place the listed conditional uses within the respective Zoning Districts
- 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.