CITY MANAGER REPORT

TO: Mayor and City Council
FROM: David Watson, City Manager
DATE: November 10, 2010
RE: City Manager Report

MCELWAIN, ENSIGN AND US 36 INTERSECTION
MoDOT has installed a new lower speed limit on US 36 within the corporate boundaries of Cameron. The new maximum speed is 55 mph and will be enforced by warnings for the next several weeks and then tickets will be issued. On the November 15th agenda there will be a discussion on additional solutions to this intersection. Additional solutions include adding street lights west to the corporate limits, additional lights at intersection, detection devices that would warn US 36 drivers that a vehicle is in the intersection, and finally, remove the raised islands. MoDOT District Engineer Don Wichern will be present to discuss these issues.

JIM CLINE COMPLAINT
The City has been informed by Mr. Cline's Attorney that they are drafting an agreement to accept the improvements that Council offered at the last meeting.

GRANT WRITTING
Attached you will find the 2010 Visioning prioritization list with identified external funding sources. Because we have not explored all issues such as timing of submittal and match amounts, we are planning to have the grant writer attend the December 6th meeting. At this meeting, a more thorough planning process will be conducted. Staff will ask if there are particular projects they want the writer to detail as the Vision list is long.

ADDITIONAL PARK LAND
Staff will be meeting with the realtor for the Bart Walker property on McElwain Drive on Friday and may have an update on Monday. As you know, the Park Board has decided to pursue only 5 acres at this time to support the trailhead location off McElwain Drive for the Reservoir trail system. Staff will be attempting to negotiate an option on the balance for a possible future purchase. The appraisal for the property has been delivered and shows a value of $10,800 per acre.

The public and City Council members are invited to attend a planning session scheduled for December 9, 2010 at 6:00 PM at City Hall. The session is intended to start a planning process to identify park needs (facilities) and future park land size and location.

UPDATE ON QUESTIONS BY COUNCIL

1. 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.
   Nov. 5, 2010 Update:

A meeting was held with Jefferson Bus Lines and they are receptive to moving back to Cameron. Staff is working out details and should have more information to share at the next Council meeting.

2. 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.
   Nov. 10, 2010 Update:
   Will seek update from Dr. Carr on Monday.

Future Agenda Items:

- Bill: (Second Reading) Professional Services Agreement with GBA for New Electric Yard – ***Gaugh*** This bill allows the City to engage an engineer/architect to design the site layout for a proposed combined electric service yard.
- Bill: (First Reading) Enter into a Service Agreement to dispose of Water Plant Sludge – ***Gaugh***
  The City Water plant generates sludge that is stored and later disposed. It is time to contract the removal and disposal.
- Bill: Professional Engineering Agreement for Airport – ***Bontrager***
  An RFQ process was followed to review and recommend an engineering firm for airport improvements. This is required every five years and it was time.
- Appointment to Cameron Housing Authority – ***Watson***
  One of the Housing Authority Board members has passed. Council makes these appointments and we have received resumes from individuals seeking appointment.
- Appointment of Representatives to Great Northwest Wholesale Water Consortium – ***Gaugh***
  Ronnie Jacks term is expiring.
- 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. With the recent letter from ACLU, staff will conduct a more thorough review and will be using services recently added by MPR to help communities in Planning and Zoning issues.

- 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 Row Crops in Commercial Districts - ***Hendee***
  Within the City are 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. Additionally staff is working with Soil Conservation to create a usable document that controls sediment runoff within Cameron.
- Bill: Defining Row Crops – ***Hendee***
  During the review for allowing row crops in Commercial districts it was found that we lacked a definition for row crops.
- Appointments to Library Board – ***Tomlin***
  Make appointments to expiring terms of the Library Board.
- Bill: Alley Vacation request by Bottorff – ***Hendee***
  Council is the authority for vacating alleys or roads. This request is off Prospect and for two pieces of land.
- Bill: Service Agreement for Rural Fire District (Dec. 6) – ***O'Donnell***
  Request to continue an annual agreement between the Rural Fire District and Cameron Fire Department to provide fire services in the rural district.
- Bill: Automated Meter Reading System and Rate Adjustment - ***Gaugh***
- Bill: Update Electric Code – ***Han***
  Council will be asked to adopt the current National Electric Code.
- Bill: Revise Building Code for ISO rating – ***Han***
  During our recent ISO inspection several changes in the code were identified for amendment to make our code stronger and more in compliance with ISO standards.
- Bill: Rezoning Property from R-2 to C-2 (Pine St.) – ***Hendee***
  A request has been received to rezone a lot from residential to commercial zoning to allow storage buildings.
- Bill: Rezoning Property from R-4 to C-2 (Grand Ave.) - ***Hendee***
  The property has been used for commercial operation and was formerly a support facility for the adjacent mobile home park.
- Resolution: Accepting bid for Public Safety Building generator (Jan)– ***Sloan/O'Donnell***
  Within the 2010-2011 budget is a capital request for a permanent generator to support the Public Safety building during loss of power situations.

2010 Visioning Session
Project Prioritization

1. Storm Water Management Plan and Program

Because of aging and inadequate systems, plus looming additional regulations as we may reach 10,000 population (Census 2010) the City will need to develop a storm water plan and then an implementation plan.

DED – CDBG Other Public Needs; $400K max; May 1 app date.; no specific match requirement but evaluation based in part on local participation in project costs.
DNR – has watershed management funds based on water quality issues; currently no grant funds available.
USDA Rural Development – Water & Waste Loan and Grant Programs; grant-to-loan ratios determined by income data.

2. Inflow and Infiltration (I&I) Improvement Plan

Due to old decisions or improper connections, storm water has been allowed into the waste water system. Volume has been increasing with regulatory efforts intensifying.

No external funding sources identified; possible DNR technical assistance.

3. Walnut Street Improvements

The project would improve the physical appearance and quality of road. The initial focus will be on storm water crossings, curb replacement/repair then design elements such as streetscape, signage, pedestrian access and finish with road overlay.

MoDOT – Enhancement Grant; Dec. 1 app date.
MoDOT – STP funds.
Needs to be defined as specific projects for more complete analysis of funding.

4. Road Maintenance and Improvement Plan

City Council will review the last two years of effort and approve a three year plan of action for road maintenance and improvement. The first work session will be May 24 at City Hall.

No external funding sources identified; possible STP funds depending on project specifics.

5. Waste Water Plant Improvements

Prepare a strategy and implementation plan (include rates to support) to become compliant with current and future DNR and EPA regulations. Disinfection will be required in our permit renewal in 2012. These projects are tied to Inflow and Infiltration Improvements listed above.

Mo Water & Wastewater Review Committee (MWWRC); **ALL** of the funders require initial submission of preliminary proposal and preliminary engineering to MWWRC for review and

funding assessment. All funders will work with you in advance to determine most feasible project.
USDA Rural Development – Water & Waste Loan and Grant Programs; grant-to-loan ratios determined by income data.
DNR – State Revolving Fund; some grant assistance may be available; primarily low-interest loans.
DED – CDBG Water & Wastewater; $500K max; open cycle (no specific deadline).; no specific match requirement but evaluation based in part on local participation AND other agency involvement.

6. Walking / Bicycle/Equestrian Trails

Create a walking/bicycling /equestrian trail program using existing City owned properties. Specifically adding marked bicycling lanes on major roads: Walnut, BB Hwy., 4th St. and Grand Ave.

DNR – Land & Water Conservation Fund; requires land dedication "in perpetuity"; Dec. 15 app date; more frequently used for specific facility projects (ballfield, etc.) but trails are eligible; can use local force and volunteer work for match; ONLY funds 45% of project total; requires ADA compliance.
MoDOT – Enhancement Grant; Dec. 1 app date.

7. Recreation Complex

Support the creation of a Complex that could include: recreation/activity center, baseball and softball fields, outdoor play areas, walking trails and possible future indoor aquatic center.

DNR – Land & Water Conservation Fund; requires land dedication "in perpetuity"; Dec. 15 app date; frequently used for specific facility projects; can use local force for match; ONLY funds 45% of project total; evaluation criteria based on "density" of existing facilities; trails can be included; requires ADA compliance.

8. Park Master Plan

Develop a Park Master Plan to designate neighborhood and community parks as well as connecting trails and sidewalks.

DNR – Land & Water Conservation Fund; requires land dedication "in perpetuity"; Dec. 15 app date; more frequently used for specific facility projects (ballfield, etc.) but trails are eligible; can use local force for match; ONLY funds 45% of project total. **[NOT typically planning funds, but not specifically ineligible].**

9. Volunteer Resource Center

Develop a volunteer resource center where community members can connect with volunteers or organizations to assist them in life needs. Volunteers could help people with needs such as house painting, trash and yard waste pickup as examples.

DED – CDBG Community Facilities; $300K max; April 1 app date.; no specific match requirement but evaluation based in part on local participation in project costs; can be applied for by municipality on behalf of 501(c)3 not-for-profit.

10. Curb, Gutter and Sidewalk Program

Market and implement program.

Insufficient detail to determine potential funding sources.

11. Water Delivery

Continue participation with Northwest Wholesale Water Consortium to create new water resources. Continue to improve the Water Plant by adding chloramines to reduce chlorine by-products and replace old mains.

No external funding sources identified, although DNR may have assistance measures. Water plant upgrades may be eligible for CDBG/USDA/DNR funding. Line replacement qualifies for consideration under DNR Owner-Operated Replacement Program (full system engineering allowing for section replacement without individual engineering requirements).

12. Dangerous and Dilapidated Structures Program

Develop a dangerous and dilapidated structures program where identified structures are acquired and removed and the property redeveloped through a competitive process.

DED – CDBG Other Public Needs; $400K max; May 1 app date.; no specific match requirement but evaluation based in part on local participation in project costs; potential for local match through owner fees and/or title transfer in lieu of owner fees.

13. Physical Appearance

Improve the appearance of the community through streetscape projects, community cleanups and code enforcement.

DED – CDBG Downtown Revitalization; $400 K max; open cycle (no deadline) depending on fund availability (funding year begins Apr 1); will be evaluated based on extent of local participation.

14. Pedestrian Access

Design a master pedestrian plan that creates and maintains pedestrian access to major retail, parks and schools. Project includes access to Wal-Mart across US 36.

MoDOT – STP funds.

15. Comprehensive Plan Implementation

Develop and plan or strategize to implement all components of the Comprehensive Plan.

No external funding sources identified.

16. Water Quality

Continue to educate community on results of ongoing water tests.

DNR – Regional Office staff assistance/technical assistance. No specific fund assistance identified.

17. Solid Waste Program

Move drop-off center to Clinco.

DNR – Solid Waste Management District Grants; District 4.

18. Tree Planting

Enhance the annual tree planting program throughout the City. Create a City owned tree farm to grow our own replacement trees.

MoDOC – Tree Resource Improvement & Maintenance (TRIM); reimburses up to $10 K for tree inventory, removal or pruning of hazardous trees, tree planting, and training of volunteers and city/county employees. June 1 app deadline.

19. Street Signs

Replace all old white background black letter street signs with new 9 inch-tall 6 inch-letter green background with white letters.

No external funding sources identified.

20. Code Enforcement

Complete the parking in the parkway permit process and enforce other codes.

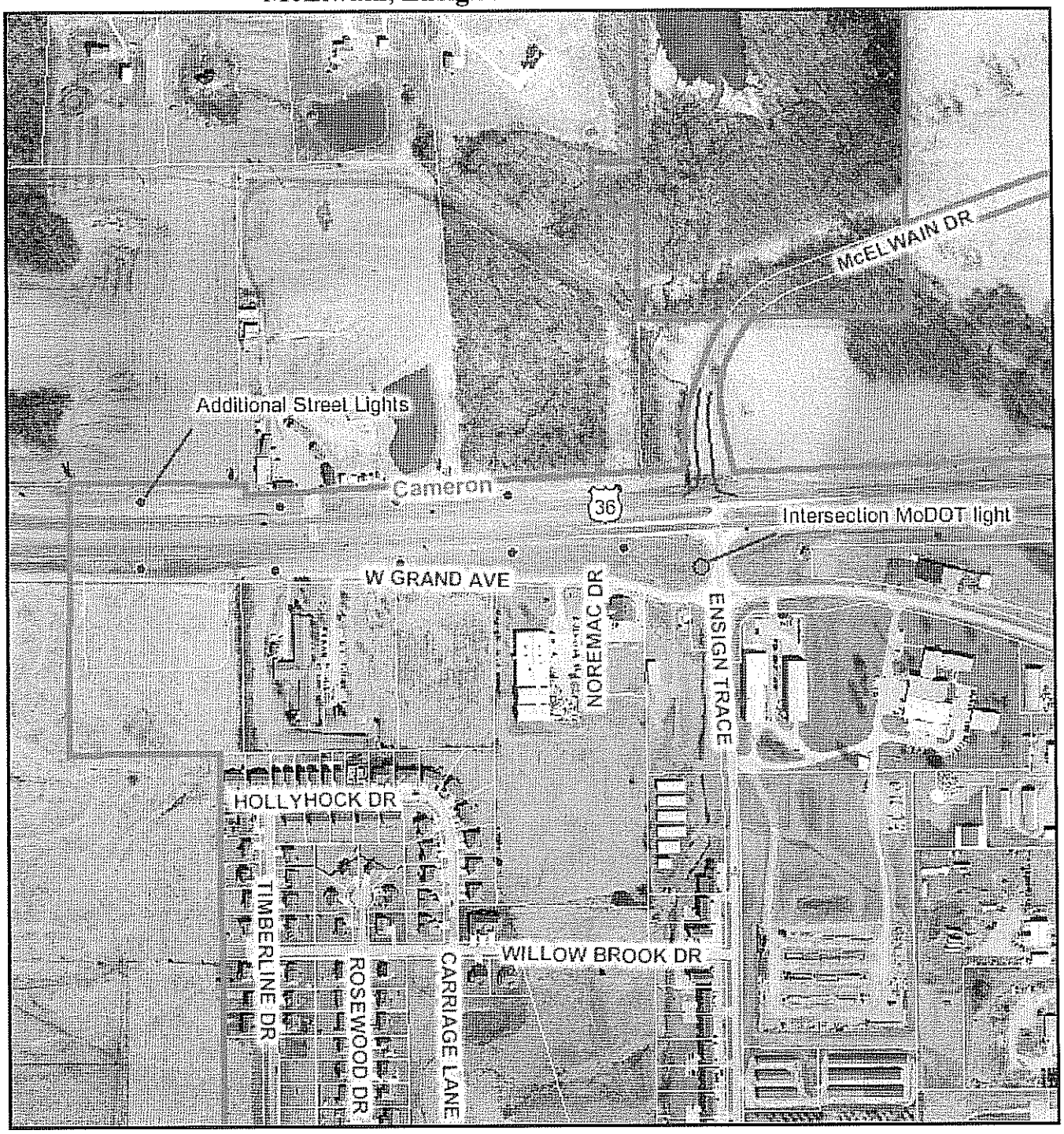
No external funding sources identified.

21. Seasonal Decorations

Acquire and install additional seasonal decorations throughout the City.

No external funding sources identified.

McElwain, Ensign and US 36 Intersection



Disclaimer: These maps were prepared for the inventory of real property found within the City of Cameron, Missouri, and are compiled from recorded deeds, plans, plats, other public records and/or supportive data. These maps were prepared utilizing parcel information from Clinton & DeKalb County Governments. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, area calculations, zoning verification, etc. The City of Cameron makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and shall assume no liability or responsibility for any errors or inaccuracies in the information provided. The user relieves the City of Cameron, and its respective agents, officers, and employees of any liability for any and all damages resulting from the use or misuse of these data.

Map Scale
1 inch = 497 feet