CITY MANAGER REPORT

TO: Mayor and City Council
FROM: David Watson, City Manager
DATE: December 29, 2010
RE: City Manager Report

CHRISTMAS DAY HOUSE FIRE
Chief O'Donnell informed me that on Christmas Day the Fire Department responded to a house fire (in town). Clyde Han then met the insurance adjuster along with agent (Karen Chaney) to look at the damage to the home. The damage to the structure is not extensive. The adjuster and Han agree that the damage is going to be well below the threshold of 50% of face value of the policy. Therefore, the City will not enforce Sec. 3-174 of our ordinance that requires the City to retain 25% of the insurance payment. Permits will be required for framing and electrical work.

DISPATCHING SERVICES TO CALDWELL COUNTY
Chief Sloan informed me that the Caldwell County Commissioners decided they cannot afford to consolidate dispatching services in Cameron at this time. Staff will continue to work with Caldwell County for a future consolidation. Chief wanted the Personnel Committee members to know the results and thank them for their input.

SUKUP PROPERTY
The EPA press release regarding the agreement for the former Rockwool property has not been sent out. Staff continues to install the required fence and should have it completed within the next two weeks. They are installing the fence between normal work loads so it will take a little longer than if they were dedicated to the job.

MCELWAIN, ENSIGN AND US 36 INTERSECTION
Our staff is preparing an internal meeting for next week.

JIM CLINE COMPLAINT
The City has not received any correspondence from Mr. Cline or his Attorney. Staff will continue to wait before proceeding.

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: 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 bid for Tree Inventory (TRIM Grant) – ***Bontrager***
  The City recently received a grant to conduct a tree inventory from the State of Missouri. The grant requires that a certified Arborist conduct the tree identification and inspection.
- Bill: Accepting the bids for SCADA system for the Waste Water Department - ***Gaugh***
  Within the 2010-2011 budget is a SCADA improvement project that will allow the City to move from narrow band radio to cellular in managing the lift stations.
- 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 districts. Additionally, staff is working with Soil Conservation to create a usable document that controls sediment runoff within Cameron.
- 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: Accepting bid for aerial photography – ***Bontrager***
  Within the 2010-2011 budget is a project to fly new aerials and topography at a tighter resolution to support our GIS. The aerial is also important as we continue to develop our storm water improvements. Our current aerials were flown in 2006 and a lot of changes have occurred. The aerial will need to be flown in the Spring of 2011.
- Bill: Back to School Sales Tax Holiday - ***Watson***
  City Council and staff has been asked to consider joining the state in helping our citizens with school age children. In the past, the City has not elected to participate in any state sales tax holidays. As you may know, not all sales tax is forgiven only those items identified for school can be eligible for forgiveness. The loss of revenue to Cameron may in fact be minimal and provide goodwill in the Community. This item will need to be acted on by May in order to be in place with the Department of Revenue.
- 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.