

**CITY OF CAMERON
MINUTES
DECEMBER 1, 2008**

REGULAR SESSION

Dennis M. Clark	P
Everett W. Ice	P
Ronnie Jack	P
Larry L. McCord, Jr.	P
Artis Stoebener	P

The City Council of the City of Cameron, Missouri met in Regular Session on Monday, the 1st day of December 2008, at five o'clock p.m. at City Hall. Mayor Larry L. McCord, Jr. presided with the following Councilmembers present: Dennis M. Clark, Everett W. Ice, Ronnie Jack and Artis Stoebener. Absent: none.

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

Minutes of the November 17, 2008, meeting were approved as submitted with a unanimous voice vote on motion made by Councilmember Jack and seconded by Councilmember Stoebener.

PUBLIC PARTICIPATION

None.

CITY MANAGER'S REPORT

1. City Manager Watson stated ad valorem taxes are due by December 31 without penalty.
2. November was the first month that the City did not send out second notices on utility bills. The process went well and will be a good program to have in place.
3. Veterans from the Missouri Veterans' Home in Cameron will be judging entries in the annual Christmas Lighting Contest on December 4, 2008. Staff plans to have the judges and winners present at the December 15, 2008 Council Session for recognition.
4. The noise reduction boards for the Council Chamber have arrived and will be installed soon.
5. KMRN/KKWK is moving to a more regional format and will not be broadcasting the live City report following Council Sessions. Staff is working to identify new avenues to get the information to the public.

DEVELOPMENT DIRECTOR'S REPORT

1. Comprehensive Plan. Staff has reviewed a draft of the Plan with Bucher, Willis and Ratliff. A copy of the draft will be placed on the City website for public review tomorrow. The Planning and Zoning Commission will conduct a public hearing December 8, 2008. The Commission will then adopt the Comprehensive Plan in January and send it to Council for their approval.
2. Planning and Zoning Commission. The Commission will meet December 8, 2008 to continue a public hearing regarding garage sale regulations; hold a public hearing placing a commencement date on Conditional Use Permits; and, also hold a public hearing for a Conditional Use Permit for a cell tower at 505 West Grand.
3. The Conditional Use Permit for a day care requested by Lesa Anderson will be brought before Council for approval at a later date. Ms. Anderson does not have her State of Missouri permit as of this date.

UNFINISHED BUSINESS

5:10 p.m. Councilmember Clark recused himself from the Council Chamber citing a possible conflict of interest stating he handled the real estate sale to Orscheln's.

Motion was made by Councilmember Stobener to take Bill 2008-62 off the table. Councilmember Jack seconded the motion which passed with a unanimous voice vote. Absent: Councilmember Clark.

Bill 2008-62, AN ORDINANCE APPROVING REIMBURSABLE PROJECT COSTS IN THE AMOUNT OF \$387,059 IN CONNECTION WITH REDEVELOPMENT PROJECT III UNDER THE CROSSROADS II TAX INCREMENT FINANCING PLAN, AS AMENDED; AND ACTIONS IN CONNECTION THEREWITH (Orscheln Farm and Home LLC), was read by title by City Clerk O'Connor. Copies of said Bill 2008-62 were available for the public. Motion was made by Councilmember Stobener and seconded by Councilmember Jack to pass said bill on first reading. Discussion. Development Director Shellby Hendee introduced Dave Schauer, Store Development Manager for Orscheln's, and reviewed the history of the Tax Increment Financing reimbursement request. The original request was for \$300,000. Increased costs for the site plan and storm drainage boxes were not contemplated originally. Also the Missouri Department of Transportation required a concrete drive rather than an asphalt drive entry. The increases have raised the reimbursement request and additional \$87,000. Orscheln's was required to wait one (1) year before the capture of the tax increment could be determined because sales had to reach \$2 million. The increased tax captured is used for the reimbursement. The project should pay off in eight (8) to nine (9) years. City Manager Watson stated it was important for Council to hear this information before a decision was made. City Attorney Elliott said the City TIF attorney, Deborah Polk, is very thorough and he felt if there were any problems, she would be present to address and explain them to Council. Motion carried with three (3) "Aye" votes and Councilmember Ice voting "Nay". Absent: Councilmember Clark.

Motion was made by Councilmember Jack and seconded by Councilmember Stoebener to suspend the rules and place said bill on second reading. Discussion. None. Motion carried with three (3) "Aye" votes and Councilmember Ice voting "Nay". Absent: Councilmember Clark.

On motion made by Councilmember Stoebener 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: Jack, McCord and Stoebener. "Nay" Ice. Absent: Councilmember Clark. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5464**, was thereupon signed by the Mayor and attested by the City Clerk.

5:40 p.m. Councilmember Clark returned to the Chamber.

Bill 2008-63, AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI TO ENTER INTO A PROPERTY USE AGREEMENT WITH THE CAMERON CEMETERY ADVISORY BOARD, FLOYD PACKARD AND THE CAMERON FFA YOUNG FARMERS FOR A PORTION OF GRACELAND/GRACELAND MEMORIAL CEMETERIES, was read by title by City Clerk O'Connor. Copies of said Bill 2008-63 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Stoebener to pass said bill on first reading. Discussion. Director of Utilities Mark Gaugh reported following a study by HDE/Archer Engineers it was determined the best site for our water improvement water tower is in the southwest corner of Graceland/Graceland Memorial Cemeteries. The land was given to the City for cemetery expansion and Staff has asked the former owner, Floyd Packard and the Cemetery Advisory Board to approve the property use agreement for the water tower. The Water Fund will transfer \$500 per year to the Cemetery Maintenance Fund for the use of the land. Staff recommends approval. Motion carried unanimously.

Motion was made by Councilmember Jack and seconded by Councilmember Clark to suspend the rules and place said bill on second reading. Discussion. City Manager Watson said when the design work for the water tower is 85% to 90% complete; the design information will be made available to the public. Motion carried unanimously.

On motion made by Councilmember Ice 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: Clark, Ice, Jack, McCord and Stoebener. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5465**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2008-64, AN ORDINANCE ANNEXING CERTAIN ADJACENT TERRITORY (McELWAIN DRIVE et. al.) INTO THE CITY OF CAMERON AS REQUESTED BY DEKALB COUNTY, MISSOURI, MANROSE LLC, AND THE CITY OF CAMERON (McELWAIN DRIVE, HARRIS ROAD, GRACELAND CEMETERY AND GRACELAND MEMORIAL CEMETERY), was read by title by City Clerk O'Connor. Copies of said Bill 2008-64 were available for the public. Motion was made by Councilmember

Stoebener and seconded by Councilmember Jack to pass said bill on first reading. Discussion. Development Director Hendee reviewed the annexation area and informed Council a public hearing was held regarding the annexation. There were no objections voiced at the hearing nor were there any written objections received. Staff recommends approval. Motion carried unanimously.

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

On motion made by Councilmember Stoebener and seconded by Councilmember Ice said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Clark, Ice, Jack, McCord and Stoebener. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5466**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2008-65, AN ORDINANCE AMENDING SECTION 7-223, MAXIMUM SPEED, EXCEPTIONS OF ARTICLE VII, SPEED REGULATIONS OF CHAPTER 7 MOTOR VEHICLES AND TRAFFIC OF THE CAMERON CITY CODE, was read by title by City Clerk O'Connor. Copies of said Bill 2008-65 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Ice to pass said bill on first reading. Discussion. Chief of Police Corey Sloan explained this Bill does not change any of the current speed limits. It defines in the Cameron City Code the speed limit on streets where the speed limit is greater than 25 miles per hour. Staff recommends approval of the amended Ordinance and the speed limit table. Motion carried unanimously.

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

On motion made by Councilmember Stoebener 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: Clark, Ice, Jack, McCord and Stoebener. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5467**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2008-66, AN ORDINANCE AMENDING SECTION 6-233, 6-234 and 6-235 OF ARTICLE VII, PEDDLER, SOLICITOR AND ITINERANT VENDOR LICENSES OF CHAPTER 6 LICENSES AND BUSINESS REGULATIONS OF THE CAMERON CITY CODE, was read by title by City Clerk O'Connor. Copies of said Bill 2008-66 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Ice to pass said bill on first reading. Discussion. Chief Sloan explained this Bill will allow the Cameron Police Department to perform background checks on applicants for door to door sales. According to Chief Sloan, background checks will help ensure the health, safety and welfare of our citizens. Bill 2008-66 adopts the Missouri Revised Statutes allowing for criminal background

checks to be conducted and also permits certain fees to be charged for the checks. Motion carried unanimously.

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

On motion made by Councilmember Stoebener 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: Clark, Ice, Jack, McCord and Stoebener. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5468**, was thereupon signed by the Mayor and attested by the City Clerk.

NEW BUSINESS

Resolution 2008-22, **A RESOLUTION TO DECLARE AS SURPLUS SUBSTATION FRAMING FROM THE UTILITIES DEPARTMENT WITHIN THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI AND TO DONATE THE SUBSTATION FRAMING TO THE CITY OF FREDERICKTOWN, MISSOURI**, was read by title by City Clerk O'Connor. Copies of Resolution 2008-22 were available for the public. Motion was made by Councilmember Ice and seconded by Councilmember Jack to pass Resolution 2008-22. Discussion. Director of Utilities Gaugh told Council the City has some old substation support framing that is no longer of any use to the City. The City of Fredericktown, Missouri has a need for the framing, but Fredericktown is not well funded at the present time. Staff recommends Council declare the old substation support framing as surplus and donate it to Fredericktown, Missouri. Resolution 2008-22 passed with a unanimous voice vote.

Director of Utilities Gaugh announced the City has filled two (2) vacant positions in the Electric Department. Jay Erdman will start employment as Electric Superintendent on December 16, 2008 and Charles Whitteck will be a Journeyman Lineman for the City also starting in December.

Bill 2008-67, **AN ORDINANCE APPROVING A DEVELOPMENT PLAN FOR ANNEXED PROPERTY NEAR McELWAIN DRIVE AND RESERVOIRS ONE, TWO AND THREE FOR THE CITY OF CAMERON, DeKALB COUNTY, MISSOURI**, was read by title by City Clerk O'Connor. Copies of said Bill 2008-67 were available for the public. Motion was made by Councilmember Ice and seconded by Councilmember Jack to pass said bill on first reading. Discussion. Development Director Hendee stated Missouri Statutes say municipalities that annex territory should be capable of providing usual city services to the area. The City's subdivision process requires developers to be responsible for utility and street extensions which the City may accept as public domain upon completion. This development plan will clarify responsibilities and encourage orderly development for the area. Staff recommends approval of Bill 2008-67. Motion carried unanimously.

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

On motion made by Councilmember Stoebener 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: Clark, Ice, Jack, McCord and Stoebener. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5469**, was thereupon signed by the Mayor and attested by the City Clerk.

PUBLIC PARTICIPATION

Jamey Honeycutt, *Cameron Citizen-Observer*, asked for clarification on the Tax Increment Financing reimbursement to Orscheln's. The percentage of reimbursement was explained to Mr. Honeycutt by Mayor McCord. The reimbursement was not approved as a percentage, but rather as an amount. The percentage language was used basically for explanation.

MISCELLANEOUS

City Clerk O'Connor:

- Reminded Council the opening date for Council filing is December 16, 2008. The terms of Mayor McCord and Councilmember Stoebener will expire in April 2009.

Councilmember Clark:

- Said he is pleased the public will be informed about the design of the proposed water tower in the southwest corner of the cemeteries. Communication with citizens is very important.

Councilmember Ice:

- Agreed with the importance of citizen communication.

City Manager Watson:

- Noted he was a rookie in Cameron and said he was very impressed with the Christmas parade and lighting ceremony.

There being no further business, the meeting was adjourned with a unanimous voice vote at 6:20 p.m. on motion made by Councilmember Clark and seconded by Councilmember Jack.

APPROVED:

Mayor Larry L. McCord, Jr.

ATTEST:

City Clerk