

**CITY OF CAMERON
MINUTES
JANUARY 7, 2008
PAGE 1**

REGULAR SESSION

Everett W. Ice	P
Michael G. Johnson	P
David C. Lee	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 7th day of January 2008, at four o'clock p.m. at City Hall. Mayor Larry L. McCord, Jr. presided with the following Councilmembers present: Everett W. Ice, Michael G. Johnson, David C. Lee and Artis Stoebener. Absent: none.

Present were City Manager Phillip R. Lammers, Attorney for the City Mitch Elliott and City Clerk Barbara J. O'Connor.

Workshop Water Works System. City Manager Lammers opened the workshop by reviewing issues recently addressed by the Water/Sewer Committee. Among issues discussed were local distribution, impact fees and a rate increase for water. Mike Kalis and Scott Fleming, Archer Engineers, gave a presentation explaining three (3) proposed changes and improvements.

1. Original Town Main Replacements. Replacing the smaller mains in the main section of the City will help to supply better pressure, improve fire flow, and improve water quality.
2. Completion of Loop Main. Completion of a 12 inch water main from BB Highway to the Water Treatment Plant will also provide better pressure, improve fire flow and redundancy and reduce vulnerability.
3. Additional Elevated Storage. A 500,000 gallon elevated tank would offer emergency storage and improved fire protection in south Cameron where Cameron Regional Medical Center and the Cameron School campuses are located.

Mr. Kalis presented preliminary cost estimates for each scenario.

- | | |
|------------------------------------|-------------|
| 1. Original town Main Replacements | \$ 790,000 |
| 2. Completion of Loop Main | \$ 525,000 |
| 3. Additional Elevated Storage | \$1,385,000 |

Discussion was then held on developing a System Development Charge (impact fee) to recover the capital costs through a connection fee. Mr. Kalis stated this is a common finance vehicle for cost recovery. Known costs were reviewed by Mr. Kalis and a formula calculating a source of additional revenue was presented using a projected growth estimate. Over a 19 year period the principal and interest needed for the project is \$228,000 per year. Rate increase

calculations with conventional financing for a \$2.7 million project in 2008 presented were as follows: 13.3 percent with no impact fee; 9.2 percent with an impact fee of \$2,000 with 35 dwelling units; and, 5.1 percent using the same impact fee with 70 dwelling units.

Conventional financing would cost 5.25 percent. If the City used the State Revolving Fund (SRF) financing, the interest rate would be reduced to 2.25 percent. Using SRF financing would lower the proposed water rate increase as follows: 10.3 percent with no impact fee; 6.2 percent with an impact fee of \$2,000 with 35 dwelling units; and, 2.1 percent using the same impact fee with 70 dwelling units.

Among the benefits to be realized by the City are better pressure destruction from the current water towers, increased fire flow and redundancy and enhanced water and water quality.

City Manager Lammers informed Council the Rural Water District currently charges impact fees of \$700, \$900 and \$1,500 depending on the connection. City Manager Lammers also distributed promotional material from the Northwest Missouri Water Partnership Organization comparing water rates in Northwest Missouri by county. The City of Cameron has the lowest rate in Clinton County. Staff feels strongly about proceeding with some version everything that has been presented. This could be accomplished by using a Certificate of Participation (COP) as the financing vehicle. In order to get the best interest rate, a vote of the citizens would be needed to authorize the SRF funding.

Minutes of the December 17, 2007, meeting were approved as submitted with a unanimous voice vote on motion made by Councilmember Johnson and seconded by Councilmember Lee.

PUBLIC PARTICIPATION

Sandra Seitz, 222 West Cornhill, addressed Council regarding debris removal and disposal. Ms. Seitz expressed concern for citizens with health conditions that could be aggravated by burning the debris from the December ice storm. The smoke could also affect wild life in the burn area. Ms. Seitz suggested Staff look into the use of an air curtain for the disposal process and offered vendor's names that have air curtains that could be used. The City of Savannah is currently using an air curtain with their disposal efforts. The City will consider this option. Mayor McCord also noted the City of St. Joseph is using some type of device to incinerate their debris.

CITY MANAGER'S REPORT

1. Electric Superintendent Recruitment. Staff continues to work on filling the Electric Superintendent position.
2. Ice Storm Update: State and Federal Emergency Declaration. The Declarations will make the City eligible for reimbursements during our recovery efforts. A meeting will be held at City Hall January 10, 2008 with FEMA and SEMA representatives. 800 to 900 cubic yards of debris were picked up today with a total of 18,000 cubic yards to date.

3. Letter to property owners stating guidelines for storm debris removal. Staff is preparing a letter to be sent to all households explaining the schedule and process to be used for debris removal.
4. The purchase of two emergency generators (Federal surplus). The City purchased two (2) emergency generators at a cost of \$2,000 each from Federal Surplus.
5. General Fund balance as of FYE 07 (Cash and Investments). The General Fund is \$100,000 behind year to date versus one (1) year ago. The Fund pre-funded \$80,000 for McElwain Drive Extension assuming the money would be reimbursed during the project.

DEVELOPMENT DIRECTOR'S REPORT

1. Great Northwest Day at the Capitol. Development Director Shellby Hendee invited Council to attend the event held in Jefferson City on February 5, 2008. All preparations are going well for the Day.
2. Planning and Zoning (meets Jan. 14th). Issues for the upcoming meeting are: a public hearing for a conditional use permit for a semi-truck in a residential district on South Elm Street; a public hearing for a conditional use permit for a kennel license at 308 East 14th Street; and, a public hearing for a zoning correction at 715 North Elm Street.

UNFINISHED BUSINESS

Review of Bids for McElwain Drive Extension. Public Works Director Drew Bontrager reviewed the seven (7) bids received and discussed asphalt street versus concrete streets as well as street widths. The Missouri Department of Transportation funding amount of \$323,225 included asphalt work. This included the \$80,000 the City would be reimbursed that was already spent from the General Fund. The MoDOT monies received will be reduced because the bids submitted came in lower than expected. City Attorney Elliott explained contract issues in the constitution prohibit MoDOT from spending money on anything but their own property; and, the amount reimbursed can not be more that the actual amount spent. Therefore, the low bid is the maximum amount they will give the City. After further discussion, staff recommended approval of McAninch Corporation for a 24 foot concrete street. Future curb and guttering would widen the street somewhat. Public Works Director Bontrager asked for a voice vote from Council to approve McAninch Corporation as the contractor. This will allow MoDOT to approve the contract as well. Councilmember Johnson moved to approve McAninch Corporation as the contractor for a 24 foot concrete street. Councilmember Stoebener seconded the motion which passed with a unanimous voice vote.

Formation of Ad Hoc Airport Committee – Master Plan and Airport Layout Plan. Public Works Director Bontrager submitted a list of citizen names to serve on the Committee. Council voted for five to serve on the Committee. Following the vote, Councilmember Lee moved to appoint the following to the Ad Hoc Airport Committee: Public Works Director Bontrager, Airport Manager Eric Evans, Jim Heavner, Byron Roach and Terry Breshears. Councilmember Johnson seconded the motion which passed with a unanimous voice vote.

Comprehensive Plan Recommendation. Development Director Hendee explained Bucher, Willis and Ratliff have submitted a bid of \$74,400 to update the City's comprehensive plan over the next nine (9) months. Councilmember Stuebener and Councilmember Johnson served on the selection committee and feel the firm is a good fit for the project. Councilmember Johnson moved to proceed with the contract with Bucher, Willis and Ratliff. Councilmember Stuebener seconded the motion which passed with a unanimous voice vote.

Review Operation Lease Proposal with the Cameron Historical Society for Depot Museum. City Manager Lammers gave Council a history of the ownership of the land where the Depot Museum is situated. The land is currently owned by the City of Cameron. The City has operational leases currently with the Department of Justice and the Ambulance District. City Manager Lammers proposes this lease to also include the Kemper Oil site adjacent to the Museum. Inspector Han has secured a letter of completion from the Department of Natural Resources declaring the land clean. This was a two (2) year long process. Howard Hackett, President of the Cameron Historical Society, said his organization would simply like to see the Museum maintained. City Attorney Elliott stated there are several reasons this is a good idea. The Museum is an asset to the community, the group has sovereign immunity, there is not a great deal of value to the land, this will assist the Historical Society and the City would maintain ownership. Councilmember Lee moved to work on a draft for an operational lease with the Cameron Historical Society. Councilmember Stuebener seconded the motion which passed with a unanimous voice vote.

NEW BUSINESS

Call for Action on Water Committee Recommendation. City Manager Lammers said Staff is recommending proceeding with the impact fee, water rate increase and distribution improvements. City Manager Lammers asked permission to prepare ballot language for a vote to allow use of State Revolving Fund monies for this work at the lower interest rate of 2.25 percent. Councilmember Johnson moved to proceed with Staff recommendations for an April election to secure the lower interest rate. Councilmember Stuebener seconded the motion. Discussion. Councilmember Ice said he has studied this issue and the improvements are imperative and he feels this needs to happen regardless of the election outcome. Passing the funding option in April is to set the interest rate, but the City needs make these improvements. The motion passed with a unanimous voice vote.

Review Construction Bids Water Treatment Plant Improvements. The Water Plant needs a new flow meter and variable frequency drive units for the high service pumps. Bids were solicited and two (2) were received. Staff recommends the low bid from David E. Ross Construction Company in the amount of \$121,435. Councilmember Johnson moved to accept the low bid from David E. Ross Construction Company. Councilmember Lee seconded the motion which passed with a unanimous voice vote.

MISCELLANEOUS

City Clerk O'Connor:

- Reviewed Administrative Staff yearly statistics on transaction numbers and the amount of money collected. The numbers were impressive and speaks highly of the Administrative Staff and their daily work efforts.

Councilmember Stuebener:

- Recommended attending the Great Northwest Day at the Capitol. The Cameron Chamber of Commerce mans the booth for the event and has worked closely with the Cameron High School DECA Chapter in developing this year's theme: "What Can Cameron Do for You at the Crossroads of Your Life?"

Councilmember Lee:

- Stated he is pleased with the debris removal efforts from the ice storm in December.

Councilmember Johnson:

- Appreciated citizens' patience with the debris removal.

Councilmember Ice:

- Also said he is pleased the removal efforts are moving forward.

City Manager Lammers:

- Said there is a holiday conflict with the next regularly scheduled City Council Session. Monday, January 21, 2008 is Martin Luther King Day. Councilmember Johnson moved to hold the meeting on Tuesday, January 22, 2008. Councilmember Lee seconded the motion which passed with a unanimous voice vote.

City Attorney Elliott:

- Thanked Council for their understanding of his absence from the last Council Session when he was in New England during a blizzard.

There being no further business, the meeting was adjourned with a unanimous voice vote at 6:05 p.m. on motion made by Councilmember Johnson and seconded by Councilmember Lee.

APPROVED:

Mayor Larry L. McCord, Jr.

ATTEST:

City Clerk