

CITY OF CAMERON
MINUTES
July 7, 2008
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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 7th day of July 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 Interim City Manager Mark Gaugh, Attorney for the City Mitch Elliott and City Clerk Barbara J. O'Connor.

Minutes of the June 16, 2008, meeting were approved as submitted with a unanimous voice vote on motion made by Councilmember Clark and seconded by Councilmember Ice. Minutes of the June 20, 2008 Special Session were approved as submitted with a unanimous voice vote on motion made by Councilmember Jack and seconded by Councilmember Stoebener.

PUBLIC PARTICIPATION

Sandy Hendrix, representing the Cameron Historical Society asked permission to show a video prepared by her husband, Stan Hendrix. The video highlighted many aspects of the Cameron Historical Society Railroad Depot Museum.

Bob Hart, 1002 East Second Street Terrace, stated he had three (3) questions about Bill 2008-35 regarding proposed improvements to A Highway: where will the funding come from; does the City really want to own A Highway; and, curb and gutter costs. The questions will be addressed when Bill 2008-35 comes up on the agenda.

Zack Workman, 405 Aquila Drive, thanked Council for the support shown during the Fourth of July celebration.

Randall Relford, 502 Country Club Square Drive, reminded Council when the Missouri Veterans' Home was built years ago the City had promised the State of Missouri a decent road. Mr. Relford stated the City needs to fulfill that promise.

INTERIM CITY MANAGER'S REPORT

1. Update – Construction Projects.
 - a. The improvements at the Water Treatment Plant are nearly complete.
 - b. McElwain Street Extension. The work on McElwain Drive is on going and should be complete by the end of July.
 - c. Lighting for McElwain/Hwy. 36 Intersection and 69/Walnut Light Extensions. Additional lights are being added at this intersection.
2. Work Release Program. Interim City Manager Gaugh asked for a voice vote to authorize him to sign the Work Release Program agreement. Councilmember Stoebener moved to authorize the Interim City Manager to approve the annual work release agreement with the Department of Corrections. Councilmember Jack seconded the motion, which passed with a unanimous voice vote.

DEVELOPMENT DIRECTOR'S REPORT

Development Director Shellby Hendee was absent. He was attending a Planning and Zoning Commission meeting being held on the lower level of City Hall. The Development Director's Report will be given when Development Director Hendee arrives.

UNFINISHED BUSINESS

Bill 2008-33, **AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE BETWEEN THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI AND THE CAMERON HISTORICAL SOCIETY FOR THE DEPOT AND CORRESPONDING LAND LOCATED AT SECOND AND WALNUT STREETS**, was read by title on second reading by City Clerk O'Connor. Copies of said Bill 2008-33 were available for the public. Motion was made by Councilmember Stoebener and seconded by Councilmember Jack to pass said bill on second reading by roll call vote. Discussion. Councilmember Ice stated he had no problem with the lease. Councilmember Jack questioned a ten (10) foot strip of land owned by the Cameron Historical Society that separates the City owned land in the proposed lease. Dr. Larry Graham and Howard Hackett, Cameron Historical Society members, were invited to speak by Mayor McCord. Dr. Graham said the Historical Society would give the strip of land back to the City. Councilmember Clark said he was in favor of the lease.

Bill 2008-33 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 5439**, was thereupon signed by the Mayor and attested by the City Clerk.

Dr. Graham then asked Council permission, as required by the lease, to replace siding on the Depot. Councilmember Ice moved to approve replacing the siding. Councilmember Stobener seconded the motion which passed with a unanimous voice vote.

Development Director Hendee arrived at the Council Session.

DEVELOPMENT DIRECTOR'S REPORT

1. Comprehensive Plan. An Infrastructure Workshop was held June 19, 2008 with 30 in attendance. A community survey has been sent to 1,000 households and 250 have been returned to date. A transportation workshop is planned for September and a quality of life workshop is scheduled in October.
2. Planning and Zoning. A special Planning and Zoning Commission meeting was held at 4:00 p.m. today to consider a conditional use permit request. The next regular Commission meeting will be July 14, 2008.
3. Cameron Community Betterment. The project book is due in July and has the following projects listed: food pantry grant; Rotary Club Operation Literacy; Cameron Jazz Choir raising \$30,000 to go to Carnegie Hall; Excellence in Volunteerism; and, Emergency Preparedness Initiative. Judging will be held in September.

Council had asked the Commission to review the Code regarding garage sales. Planning and Zoning Commission Chairman Mike O'Donnell informed Council the issue would be taken up at the next regular meeting. The Commission plans to spend time reviewing the issues before they make a recommendation to Council. Chairman O'Donnell indicated the review could take some time.

Unfinished Business resumed.

Bill 2008-35, AN ORDINANCE AUTHORIZING THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI TO ENTER INTO A COST PARTICIPATION AGREEMENT AND A ROAD RELINQUISHMENT AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR IMPROVEMENTS TO MISSOURI ROUTE "A" AND OWNERSHIP CHANGE THEREOF, was read by title on second reading by City Clerk O'Connor. Copies of said Bill 2008-33 were available for the public. Motion was made by Councilmember Ice and seconded by Councilmember Stobener to pass said bill on second reading by roll call vote. Discussion. Public Works Director Drew Bontrager reviewed the history of the project with the Missouri Department of Transportation (MoDOT) stating MoDOT approved the agreement in 2007 following a year's work on the details. Public Works Director Bontrager told Council this is an integral part of the City's road system. It is a narrow route with deep ditches, no sidewalks and storm water issues. Pedestrian corridors for Parkview School and the Missouri Veterans' Home are needed for safety issues. The project encompasses 1.2 miles of road with \$2.1 million approved by the State. The City's share would also

be \$2 million with the City assuming complete ownership when the project is accomplished.

Jody Carlson, MoDOT, said the City would have from three (3) weeks to a couple of months to make the decision whether or not to participate in the improvements and take over ownership. There are other cities that would be interested in the pledged money if it is not used by the City of Cameron.

Public Works Director Bontrager explained funding for the project would be over a three (3) year period starting in 2009. \$300,000 would be spent each of the three (3) years from the Street Improvement budget. A balance of \$750,000 would then need to be funded, hopefully by loan from the State Infrastructure Bank. This would be similar to a revolving fund loan and would have a \$153,000 annual repayment plus interest over a six (6) year time frame.

Interim City Manager Gaugh informed Council the sewer and water lines located in and near the project are in good shape and should not pose any problems.

Councilmember Clark said he has a struggle justifying spending so much money out of the General Fund over the next three (3) plus years. Councilmember Jack noted that in other areas of the City, citizens have had to pay for curb and guttering installation. Councilmember Stoebener noted this has been on going since 2005 and has continually had a high priority at Focus Sessions. Councilmember Stoebener also emphasized safety aspects for students walking to and from Parkview Elementary School. The increasing price of gasoline might create more walkers. Public Works Director Bontrager agreed this is a large amount of money, but also said the Street Fund never has enough money.

Mayor McCord reviewed the discussion stating that all of the Street Budget would be used for the next three (3) years and about half of the annual budget would be used for an additional six (6) years. The financing issue needs more investigation.

Councilmember Ice moved to withdraw his motion to pass Bill 2008-35 on second reading. There were no objections and the motion was withdrawn.

Councilmember Ice moved to reconsider Bill 2008-35 at the July 21, 2008 Council Session. Councilmember Jack seconded the motion which passed with a unanimous voice vote.

Mayor McCord instructed Staff to work on financing options.

Bill 2008-38, AN ORDINANCE ADOPTING THE PROPERTY MAINTENANCE CODE OF THE CITY OF CAMERON AND AMENDING CERTAIN SECTIONS OF THE CAMERON CITY CODE TO CONFORM THERETO, was read by title by City Clerk O'Connor. Copies of said Bill 2008-38 were available for the public. Motion was made by Councilmember Stoebener and seconded by Councilmember Jack to pass said bill on first reading. Discussion.

Inspector Clyde Han explain it is currently difficult to find regulations in the Code because they are scattered throughout the Code. This Bill puts the regulations into one area. There are a few changes to the Code. The height for nuisance grass is raised from seven (7) inches to nine (9) inches; establishes a three (3) to five (5) person Building Board whose members will be required to have a construction background; and there is a provision for historical buildings. Inspector Han again stated this will put the regulations in one (1) spot making it easier to find them and to understand them. Motion carried unanimously.

Motion was made by Councilmember Stoebener and seconded by Councilmember Jack moved 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 5440**, was thereupon signed by the Mayor and attested by the City Clerk.

NEW BUSINESS

Bill 2008-39, AN ORDINANCE AUTHORIZING A CONDITIONAL USE PERMIT FOR SONYA ALDEN, D.B.A. FRANK'S COFFEE BAR, CAFÉ & BAKERY, ALLOWING OPERATION OF A RESTAURANT/BED & BREAKFAST AT 529 S. WALNUT STREET, was read by title by City Clerk O'Connor. Copies of said Bill 2008-39 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 reported the Planning and Zoning Commission held a special meeting at 4:00 p.m. today to consider this conditional use permit request.

5:50 p.m. Councilmember Clark recused himself citing a potential conflict of interest stating he had represented the Reed's in a real estate transaction at this property.

Development Director Hendee said the Planning and Zoning Commission recommends approval of Bill 2008-39 with the following changes: restaurant hours Monday through Saturday 6:30 a.m. until 10:00 p.m. and Sunday 10:00 a.m. until 2:00 p.m.; 34 off street parking spaces; all parking shall be off street; and, the maximum occupancy shall not exceed 60 persons not employed therein. Councilmember Stoebener moved to pass Bill 2008-39 as amended. Councilmember Jack seconded the motion for the amended bill. Motion carried unanimously. Absent: Councilmember Clark.

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

On motion made by Councilmember Jack and seconded by Councilmember Stoebener said amended bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Ice, Jack, McCord and Stoebener. "Nay" none. Absent: Councilmember Clark. The Mayor thereupon declared said bill duly adopted and said amended bill was numbered **ORDINANCE 5441**, was thereupon signed by the Mayor and attested by the City Clerk.

Bill 2008-40, AN ORDINANCE APPROVING BUDGET ADJUSTMENT NO. 1 FOR CAMERON PUBLIC LIBRARY FOR THE BUDGET YEAR OF OCTOBER 1, 2007 TO SEPTEMBER 30, 2008, was read by title by City Clerk O'Connor. Copies of said Bill 2008-40 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Stoebener to pass said bill on first reading. Discussion. City Clerk O'Connor stated the City has already completed the first budget adjustment for the 2007-2008 fiscal year. The Library Board meets quarterly and has requested the adjustments attached to Bill 2008-40. Staff recommends approval. Motion carried unanimously.

Motion was made by Councilmember Ice and seconded by Councilmember Jack 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 5442**, was thereupon signed by the Mayor and attested by the City Clerk.

Resolution 2008-13, A RESOLUTION AUTHORIZING THE MAYOR TO SIGN CORPORATE RESOLUTIONS BETWEEN THE CITY OF CAMERON AND FARMERS STATE BANK, was read by title by City Clerk O'Connor. Copies of said Resolution 2008-13 were available for the public. Councilmember Ice moved to pass Resolution 2008-13. Councilmember Clark seconded the motion. Discussion. City Clerk O'Connor said Farmers State Bank is requiring this resolution to enable Interim City Manager Mark Gaugh to sign checks and certificates of deposit. This procedure will be repeated when a new city manager is in place. Resolution 2008-13 passed with a unanimous voice vote.

Cameron Housing Authority Appointment. Interim City Manager said the Housing Authority has had a resignation and is recommending the appointment of Francee Virts to fill the unexpired term. Karolyn Brashears's term also expires and the Authority recommends reappoint for Ms. Brashears. Council reviewed three resumes

submitted for the unexpired term. Councilmember Clark moved to appoint Francee Virts to fill the unexpired term. Councilmember Jack seconded the motion which passed with a unanimous voice vote. Councilmember Stoebener moved to reappoint Karolyn Brashears to another term. Councilmember Jack seconded the motion which passed with a unanimous voice vote.

Planning and Zoning Commission Appointment. Long time Commissioner Bob Stoebener has resigned from the Planning and Zoning Commission. George Pratt has submitted a resume for Council consideration and would accept the appointment. The Planning and Zoning Commission recommends the appointment of Mr. Pratt. Following review of the resume, Councilmember Ice moved to appoint Mr. Pratt to fill the unexpired term of Commissioner Stoebener. Councilmember Jack seconded the motion which passed with a unanimous voice vote.

MISCELLANEOUS

City Clerk O'Connor:

- Informed Council she had made room reservations for each of them to attend the annual Missouri Municipal League Conference held September 7 – 10, 2008 in Springfield, Missouri.
- Said Nicki Carlson, her daughter, is having a baby July 21, 2008. City Clerk O'Connor is planning to take vacation day that day, but return in time for the Regular Council Session.

Councilmember Stoebener:

- Appreciated the attendance of all at the Fourth of July events sponsored by the Cameron Chamber of Commerce.
- Noted the Missouri Department of Transportation has a representative at the Cameron Economic Development Organization (CEDO) meeting held every two (2) weeks at 7:00 a.m.
- Discussed the July issue of the MPUA magazine.

Councilmember Jack:

- Said he will be attending the Missouri Municipal League Conference.

Councilmember Ice:

- Stated he appreciates and welcomes discussions like the ones held during this Council Session.
- Discussed “Public Participation” on the agenda. This item is early on the agenda, and Councilmember Ice suggested having a second “Public Participation” at the end of the meeting. This might help individuals who can not be at the beginning of the meeting. This would be for new issues. Council agreed and the second “Public Participation” will be added to the agenda before “Miscellaneous”.

City Attorney Elliott:

- Stated the City handles conflict of interest issues appropriately by giving a full disclosure for the Councilmember's reculsion.

Inspector Han:

- Suggested a language change in the code to allow some leeway for use of discretion by the Code Enforcer. Development Director Hendee said he would take the suggestion to the Planning and Zoning Commission.

Bob Hart asked to be the first to use the second "Public Participation". Mayor McCord recognized Mr. Hart who requested public input on the A Highway project. Mayor McCord noted the safety issue of this project and stated if spending \$2 million saved the life of one child, it would be money well spent.

There being no further business, the meeting was adjourned with a unanimous voice vote at 7:25 p.m. on motion made by Councilmember Stoebener and seconded by Councilmember Jack.

APPROVED:

Mayor Larry L. McCord, Jr.

ATTEST:

City Clerk