

**CITY OF CAMERON
MINUTES
NOVEMBER 17, 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 17th day of November 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.

Mayor McCord noted the agenda for this Session has been amended adding a Resolution regarding the City's pay classification system.

Minutes of the November 3, 2008, meeting were approved as submitted with a unanimous voice vote on motion made by Councilmember Stoebener and seconded by Councilmember Clark.

PUBLIC PARTICIPATION

None.

CITY MANAGER'S REPORT

1. City Manager Watson stated he received a warm welcome at the "Meet and Greet" held today sponsored by the City to introduce City Manager Watson to the community.
2. Water Partnership. The Partnership has transitioned into a Chapter 393 organization under the Missouri State Statutes. There are 12 counties and entities forming the joint powers commission. The City of Cameron is not committed to be in the organization, but Staff voted to support the Chapter 393 organization. Staff also voted to support the creation of a funding source for an initial transitional material sub-committee which will move to the Chapter 393 organization. The cost for those participating will be \$3.00 per

meter per year for the first three (3) years. The City currently has 3,000 meters so if the City participates the cost would total \$9,000.

3. Recreation Committee. The Committee has discussed a creating a Recreation District with boundaries that would mirror the Cameron R-1 School District. Currently, State Statutes permit Recreation Districts only in designated counties. Staff is pursuing legislative changes that would allow a Recreation District to be formed within the boundaries of the School District. The Recreation Committee would like to use this regional approach for a separate stand alone taxing district.
4. Disaster Planning Exercise. A disaster plan exercise is being planned for June 2009.
5. The Missouri Department of Natural Resources and the Environmental Protection Agency reported that samples of water taken and tested from Parkview Elementary, Cameron Middle School, Cameron High School and the Goodrich school facility did not exceed any health based screening levels.

DEVELOPMENT DIRECTOR'S REPORT

1. Comprehensive Plan. A public hearing is scheduled for December 8, 2008 to review the Plan. Staff anticipates having the plan ready for Council ratification sometime in January.
2. Planning and Zoning. The Commission approved a Conditional Use Permit for 306 South West Street for a daycare facility and will recommend approval by the Council in the near future. The Commission is discussing placing a time limit for the commencement of Conditional Use Permits. The public hearing regarding garage sales has been continued until December 8, 2008. Issues for discussion at the hearing are: frequency (four per year including community wide sales), no application fee, duration, time, signs, fines, rain-outs, no consignment goods, no sales on Sunday, sale items removed by 10 p.m. on the final day and enforcement that would be driven by complaints or staff observation.
3. Missouri Partnership. The Partnership is a public/private group that works with the Missouri Department of Economic Development to market Missouri. NW Roundtable received a \$25,000 grant from the Partnership and used the grant to participate in a marketing magazine.

Regarding the garage sale issue, Mayor McCord asked Development Director Hendee to make sure the number of garage sales that will be allowed is very clear. Fines and enforcement were also discussed by Council. City Attorney Elliott stated he will speak with the City Municipal Judge to see what his concerns might be.

UNFINISHED BUSINESS

5:30 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.

Bill 2008-61, AN ORDINANCE APPROVING A CERTIFICATE OF SUBSTANTIAL COMPLETION FOR 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 2008-61 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 Hendee said a Certificate of Substantial Completion is needed from Orscheln's in order to move forward in the Tax Increment Financing process for reimbursement. City Manager Watson noted this is a formality stating the TIF project is substantially complete. Staff recommends approval. Motion carried unanimously. Absent: Councilmember Clark.

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

On motion made by Councilmember Ice and seconded by Councilmember Stobener said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Ice, Jack, McCord and Stobener. "Nay" none. Absent: Councilmember Clark. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5463**, was thereupon signed by the Mayor and attested by the City Clerk.

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. *Councilmember Clark remained recused for Bill 2008-62.* Motion was made by Councilmember Jack and seconded by Councilmember Stobener to pass said bill on first reading. Discussion. Development Director Hendee explained Orscheln's is seeking authority to begin receiving TIF reimbursement. The original TIF Plan estimated construction costs of \$1.4 million and the actual cost was \$1.7 million. Orscheln's has requested an additional \$87,057 because of increased construction costs. The parking lot reflected the greatest increase in cost. City Manager Watson asked Council to consider if the need was there to justify the increase. City Manager Watson also questioned the timeliness of the request noting the project has been complete for some time. Development Director Hendee stated the Orscheln's representative scheduled to attend tonight's Council Session had a personal issue arise that kept him from being present. City Manager Watson noted the applicant needed to be present. Councilmember Ice moved to table Bill 2008-62 until further information could be gathered and a representative from Orscheln's could be present. Councilmember Stobener seconded the motion which passed with a unanimous voice vote. Absent: Councilmember Clark.

5:51 p.m. Councilmember Clark returned to the Council Chamber.

Resolution 2008-20, **A RESOLUTION REJECTING ANY AND ALL BIDS REGARDING THE ANNUAL ASPHALT OVERLAY AND DIRECTING THE CITY MANAGER TO NOTIFY ALL BIDDERS**, was read by title by City Clerk O'Connor. Copies of Resolution 2008-20 were available for the public. Councilmember Jack moved to pass Resolution 2008-20. Councilmember Stoebener seconded the motion. Discussion. City Manager Watson informed Council large projects in the General Fund, McElwain Drive in particular, have been delayed. Council has not accepted a bid for the 2008 Annual Street Overlay Project because of possible budget constraints. This is a formality that needs to be done since there will be no asphalt overlay for the 2007-2008 budget year. Staff recommends approval. Resolution 2008-20 passed with a unanimous voice vote.

NEW BUSINESS

Resolution 2008-21, **A RESOLUTION TO AMEND THE CITY OF CAMERON'S PAY CLASSIFICATION SYSTEM BY RECLASSIFYING THE ELECTRIC SUPERINTENDENT POSITION**, was read by title by City Clerk O'Connor. Copies of Resolution 2008-21 were available for the public. Councilmember Jack moved to pass Resolution 2008-21. Councilmember Clark seconded the motion. Discussion. Director of Utilities Mark Gaugh reminded Council in June an adjustment had been made to the Pay Classification System to enable the City to recruit a journeyman lineman. This allowed the City to get closer to the market rate for the position. Traditionally, the Electric Superintendent position is two (2) grades above the lineman position. The change in June left one (1) grade difference. Staff recommends moving the Electric Superintendent position from Grade 11 to Grade 12. This will put the position of Superintendent in line with the current market rate also. The Personnel Committee recommends the change be made. Resolution 2008-21 passed with a unanimous voice vote.

PUBLIC PARTICIPATION

None.

MISCELLANEOUS

City Clerk O'Connor:

- Reminded Council of the December 13, 2008 Public Safety Meeting.

Councilmember Stoebener:

- Thanked the Fire Department, Police Department, CERT, the Electric Department and the Work Release Crew for all their hard work on the upcoming Cameron Chamber of Commerce Lighting Ceremony. This is a good time to showcase Cameron. The Lighting Ceremony will be held

November 21, 2008 at 6:30 p.m. in McCorkle Park. The Annual Christmas Parade will be November 22, 2008 at 2:00 p.m.

Director of Utilities Gaugh:

- Informed Council the Electric Department has been replacing bulbs in the holiday decorations on Third Street with LED bulbs. This will realize a savings in power used for the displays.

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

APPROVED:

Mayor Larry L. McCord, Jr.

ATTEST:

City Clerk