# CITY OF CAMERON
# MINUTES
# July 16, 2018

## REGULAR SESSION

| | |
|---|---|
| Darlene Breckenridge | A |
| Dennis M. Clark | P |
| John R. Feighert | P |
| L. Corey Sloan | A |
| Becky Curtis | P |

The City Council of the City of Cameron, Missouri met in Regular Session on Monday, the 16th day of July 2018, at six o'clock p.m. at City Hall. Mayor Pro-Tem John Feighert led the Pledge of Allegiance to the flag of the United States of America.

Mayor Pro-Tem John Feighert presided with the following Councilmembers present: Dennis M. Clark and Becky Curtis. Absent: Darlene Breckenridge and L. Corey Sloan.

Present were City Manager Mark Gaugh, Attorney for the City Padraic Corcoran and City Clerk Shellie J. Blades.

## PUBLIC PARTICIPATION

*Paul D. Person, 911 W. Cornhill* – Inquired as to why Council purchased 380 acres for the Business Park when the City already owned land within the city limits. Mr. Person plans to come to the next Council Meeting to continue the discussion.

*Nada Woodworth, 10485 NW Oregon Drive* – Advised that regarding the Ordinance to update the animal codes, she would like Council to reconsider the changes proposed for cats and would prefer a trap-spay-release program instead.

*Johnny Walker, Osborn, MO* – Distributed and read a handout prepared by Glenda Aughinbaugh of Stewartsville regarding taxes and wind turbines.

*Kristi Thomas, 9421 Hedge Rd* – Advised Council she is running for DeKalb County Clerk and gave a brief history of her personal and professional background.

*Dave Curtis, Osborn, MO* – Explained he is upset about the upcoming ½ cent sales tax proposed in DeKalb County for law enforcement and doesn't believe it is fair for citizens of other counties to have to pay DeKalb County's tax. Also asked that everyone take the water situation seriously.

## CONSENT AGENDA

Motion was made by Councilmember Clark and seconded by Councilmember Curtis to approve items (b) and (c) only on the consent agenda. Councilmember Clark was not present at the June 18th Council Session and there are not enough Councilmembers present to approve them.

a. Approval of Minutes for the June 18, 2018 Regular Session –POSTPONED until the next Regular Council Session
b. Approval of Minutes for the June 28, 2018 Special Session
c. Appointment – Motion to re-appoint Frank Buck to the Cameron Housing Authority

Motion passed by voice vote: 'Aye': Councilmembers Feighert, Clark and Curtis. 'Nay': none. Absent: Councilmembers Breckenridge and Sloan.

## CITY MANAGER'S REPORT

City Manager Gaugh advised that eTruck representatives Russ and Andrew were in Cameron on July 6th. They have taken possession of the building and signed the lease agreement. They will be moving into the building over the next few months.

The afternoon of Thursday, August 16th an outing has been scheduled for the Council to visit Chillicothe and their downtown revitalization project. This informative tour is being coordinated with Terry Rumery.

City Manager Gaugh is working with the Correctional facilities on some ideas to help them attract employees.

There are no major changes or updates from the Great Northwest Wholesale Water Commission. The work is still slated to be completed in mid to late 2020.

Terry Rumery advised staff is meeting with representatives from project High-Wire to go over some details to complete a deal with them. Staff has been working on this project since last December.

The hotel project at US Highway 36 and Bob F Griffin Rd is moving forward. Representatives will meet with the Mayor in the near future and they are preparing to post a sign at the site announcing the development. The second hotel project has decided to pass on developing in Cameron and are instead focusing on Beatrice, NE.

The VA project is still in the works but not moving forward quickly. A small retail venture is interested in Cameron but as yet has been unable to find a suitable location. The CID plan for the US Highway 36 and Bob F Griffin Rd area is making progress.

Advised Council that he hopes the visit to Chillicothe's downtown will accomplish the goal of informing what it takes to accomplish a successful revitalization project and stressed it is a private/public partnership.

Community Development Director Tim Wymes updated Council on the Animal Shelter project. Staff has been working with General Steele and River Bluff architects to meet the Council's $350,000 budget limit. City Manager Gaugh advised their goal is to bring a contract to Council for consideration in August. Council advised they would like to see the proposal at

the first meeting in August and reminded staff that if the budget could not be adhered to there are other alternatives that do fit the budget. Details of the proposed building were discussed. Council also requested to know the actual cost for the project even if the budget cannot be met for their consideration.

Council requested that there be discussion added to the next agenda to discuss the availability of local wells and aquifers as back up water sources. Council also requested that staff contact the Department of Natural Resources about a water source which is three miles from Cameron and another source near Maysville.

## UNFINISHED BUSINESS

Bill 2018-27, **AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI AMENDING SECTION 5-71 OF DIVISION 1, GENERALLY; UPDATING AND/OR ADDING SECTIONS 5-97, 5-98, 5-99, 5-100, 5-105, 5-121, 5-122, 5-125, 5-127, 5-130, 5-131, 5-144, 5-145, 5-147 AND 5-148 OF DIVISION 2, DOGS; UPDATING AND/OR ADDING SECTIONS 5-151, 5-152, 5-153, 5-154, 5-155, 5-156, 5-157, 5-158, 5-159, 5-160 AND 5-160A OF DIVISION 3, CATS; UPDATING SECTION 5-161, OF SECTION 4, DANGEROUS AND PROHIBITED ANIMALS; AND UPDATING SECTIONS 5-164 AND 5-168 OF SECTION 5, LIVESTOCK, POULTRY AND SWINE ALL IN ARTICLE IV, ANIMALS OF CHAPTER 5, HEALTH AND SANITATION OF THE CITY OF CAMERON CODE**, was read by title on third reading by City Clerk Blades. Copies of said Bill 2018-27 were available for the public. Due to the absence of two Councilmembers, motion was made by Councilmember Clark and seconded by Councilmember Curtis to postpone the vote on Bill 2018-27 until the next regular session. Motion passed by voice vote: 'Aye': Councilmembers Feighert, Clark and Curtis. 'Nay': none. Absent: Councilmembers Breckenridge and Sloan.

Bill 2018-28, **AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON, DeKALB, AND CALDWELL COUNTIES, MISSOURI AUTHORIZING A CHANGE IN ZONING CLASSIFICATION FROM "C-2" GENERAL COMMERCIAL DISTRICT TO "C-1" CENTRAL COMMERCIAL DISTRICT FOR THE PUBLIC SAFTEY BUILDING**, was read by title on second reading by City Clerk Blades. Copies of said Bill 2018-28 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Curtis to pass said bill on second reading. Discussion. None. Bill 2018-28 passed on second reading with a voice vote: 'Aye': Councilmembers Feighert, Clark and Curtis. 'Nay': none. Absent: Councilmembers Breckenridge and Sloan.

Motion was made by Councilmember Clark and seconded by Councilmember Curtis to pass said bill on second reading by roll call. Discussion. None. Bill 2018-28 passed by the following roll call vote: "Aye": Councilmembers: Clark, Feighert, and Curtis. "Nay" none. Absent: Councilmembers Breckenridge and Sloan. The Mayor Pro-Tem thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6032**, was thereupon signed by the Mayor Pro-Tem and attested by the City Clerk.

## NEW BUSINESS

Bill 2018-29, **AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE AGREEMENT BY AND BETWEEN THE CITY OF CAMERON, MISSOURI AND ALLIANCE WATER RESOURCES, INC. FOR MANAGEMENT AND OPERATIONS SERVICES AT THE CAMERON WASTE WATER FACILITY**, was read by title by City Clerk Blades. Copies of said Bill 2018-29 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Curtis to pass said bill on first reading. Discussion. Utility Director Zac Johnson explained this is an annual amendment to the City's contract with Alliance Water Resources. We are currently in the second year of a five year contract. The contract has increased by about three percent and is due to the new belt filter press. There should be some savings experienced because sludge will no longer need to be spread. Alliance historically refunds to the City any monies that are not used at the end of the year. Bill 2018-29 passed on first reading only by voice vote: 'Aye': Councilmembers Feighert, Clark and Curtis. 'Nay': none. Absent: Councilmembers Breckenridge and Sloan.

Bill 2018-30, **AN ORDINANCE AUTHORIZING AND APPROVING A COOPERATIVE AGREEMENT BETWEEN THE CITY OF CAMERON, MISSOURI, HOLMAN PROPERTIES, LLC AND THE HOLMAN COMMUNITY IMPROVEMENT DISTRICT**, was read by title by City Clerk Blades. Copies of said Bill 2018-30 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Curtis to pass said bill on first reading. Discussion. Counselor Corcoran explained this agreement is the final step for the community improvement district. The Holman CID will be required to provide certificates of completion as well as other documentation to the City. This agreement represents an additional layer of oversight by Council. Motion carried by voice vote: 'Aye': Councilmembers Feighert, Clark and Curtis. 'Nay': none. Absent: Councilmembers Breckenridge and Sloan.

Motion was made by Councilmember Clark and seconded by Councilmember Curtis to suspend the rules and place said bill on second reading. Discussion. None. Motion carried by voice vote: 'Aye': Councilmembers Feighert, Clark and Curtis. 'Nay': none. Absent: Councilmembers Breckenridge and Sloan.

On motion made by Councilmember Clark and seconded by Councilmember Curtis said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Clark, Feighert, and Curtis. "Nay" none. Absent: Councilmembers Breckenridge and Sloan. The Mayor Pro-Tem thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6033**, was thereupon signed by the Mayor Pro-Tem and attested by the City Clerk.

Resolution 2018-27, **A RESOLUTION ALLOWING THE CITY MANAGER TO INITIATE THE PROCESS OF OBTAINING EMERGENCY WATER FOR THE CITY OF CAMERON, MISSOURI**, was read by title by City Clerk Blades. Copies of said Resolution 2018-27 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Curtis to pass Resolution 2018-27. Discussion. City Manager Gaugh explained this Resolution gives authority to take the necessary actions to pump water from Pony Express to Grindstone Reservoir. The initial outlay is expected to be $80,000 with $15,000 per month estimated for continuing costs. The City has permission to pump for roughly

180 days from Pony Express. Staff has found a company to assist the City with this project but we plan to use our staff as well. Currently our water capacity is at 44%. When we get to 40% it will trigger the emergency phase for water conservation measures. Council and staff will need to discuss what measures to implement. Council advised that the Public Water Supply District #3 included a message on their recent billing about water conservation and that their staff are willing to help in any way they can. Council also inquired if City staff are making use of the pipe and pumps that we have had in storage. City Manager Gaugh advised yes, however, the Department of Conservation is requiring the City to pump to Grindstone which results in two and a half more miles of pipe needed than in previous actions. Council requested an overview of what we can expect if we don't get adequate rain. Utility Director Johnson stated at 44% capacity we are now have approximately 190 days' worth of water. If we can decrease our consumption by 20% we can extend that into February of 2019. When we begin pumping from Pony Express that will also buy us more time. Resolution 2018-27 passed by voice vote: 'Aye': Councilmembers Feighert, Clark and Curtis. 'Nay': none. Absent: Councilmembers Breckenridge and Sloan.

*Discussion – Building Fees*: Community Developer Wymes advised he has been working with Planning and Zoning on the current fee structure. Upon looking at other cities, Cameron's fees are low by comparison. Council advised communities such as Lathrop and Lawson are giving out free building fees and utility hook ups to be competitive. The time demands on staff were discussed and that Lathrop only has a part-time inspector. Developer Wymes explained that Codes and Building Inspections are funded by the General fund and fees are a recoupment for the City's expenses. Council advised that builders in the cities have a lot of turnover and can afford higher fees but local builders cannot. The benefit of a new home is that it will be a source of revenue to the city for many years. Developer Wymes advised any proposed increase will be necessary to support the services provided. The department has no extravagant purchases and when it recently sold two lots, which were acquired through the dangerous buildings procedures, they were sold at a minimum to encourage builders to develop the property. Council advised we don't want to hinder new builders and if other communities get by with less then maybe the City can cut back somewhere as well. Developer Wymes advised the newly acquired 'Citizen Serve' system will help streamline the building inspection process and make it more efficient.

## PUBLIC PARTICIPATION

Dave Harris, 737 S. Chestnut – Expressed his displeasure with current and previous Councils regarding the water issues. This is an important issue which should have been addressed years ago and he is appalled at the amount of time Council spends on discussing the Animal Shelter instead. Mr. Harris talked about failed taxes, aging infrastructure and that we must be able to attract new business to bring revenue to Cameron. In response to previous public participation, Mr. Harris stated that land is not always available and that the City needs to take opportunities when they occur. The Business Park has attracted eTruck and if that business meets only half of their projected tax revenue it will still be an enormous influx of revenue for the City. This is a perfect example of why you buy land when you can. In closing, Mr. Harris challenged Council to find ways to promote Cameron and bring new businesses here.

## MISCELLANEOUS

City Clerk Blades advised Council that the real estate delinquent tax sale list will be published in the newspaper. Requested Council contact her if they are interested in attending the Missouri Main Street Workshop and let Council know she will be out of the office next week on vacation.

Councilmember Clark advised he suggested moving the Ordinance for the animal code updates to be postponed because he didn't want it to fail and would like further discussion on the cat issues. In regard to economic development, we want a safe community with good quality of life features and businesses pay a large portion of keeping these things going. Years ago, large companies didn't pick Cameron for their developments because we weren't attractive enough. Council is trying to improve and make the community attractive in many different ways.

Community Developer Wymes advised the Dog Park opening was a big success with lots of people in attendance. The car show was very successful, he attended and was very impressed. Many staff were involved and they did a good job.

Motion was made at 7:21 p.m. by Councilmember Clark to adjourn to Executive Session to discuss Real Estate [RSMo 610.021(2)]. Seconding the motion was Councilmember Curtis. Roll call vote: "Aye": Councilmembers Clark, Feighert, and Curtis. "Nay" none. Absent: Councilmembers Breckenridge and Sloan.

* * * * * *

Council reconvened open session at 7:57 p.m. There being no further business on motion made by Councilmember Clark and seconded by Councilmember Curtis, the meeting was adjourned at 7:57 p.m. on voice vote. Absent: Councilmembers Breckenridge and Sloan.

APPROVED:

_____

Mayor Pro-Tem John Feighert

ATTEST:

_____

City Clerk