CITY OF CAMERON
MINUTES
September 16, 2019

REGULAR SESSION

Darlene Breckenridge	P
Dennis M. Clark	P
L. Corey Sloan	P
Becky Curtis	P
Julie Ausmus	P

The City Council of the City of Cameron, Missouri met in Regular Session on Monday, the 16th day of September 2019, at six o'clock p.m. at City Hall. Mayor Darlene Breckenridge led the Pledge of Allegiance to the flag of the United States of America.

Mayor Darlene Breckenridge presided with the following Councilmembers present: Dennis M. Clark, L. Corey Sloan, Becky Curtis and Julie Ausmus. Absent: None.

Present were City Manager Stephen Rasmussen and City Clerk Shellie J. Blades.

PUBLIC PARTICIPATION WITH COUNCIL

City Clerk Blades announced that present in the Chamber was Kendra Hart from Beyond Interpreting who would be providing sign language services for the Council Meeting.

Proclamation – Deaf Awareness Week – Mayor Breckenridge read a proclamation designating September 20th through 29th as Deaf Awareness Week in Cameron, Missouri and urged citizens to aid in creating a more Deaf Friendly Cameron. James Martin, a local advocate for the deaf and hearing impaired, was the recipient of the proclamation.

Gary Summers, 1016 W. Fourth – Mr. Summers spoke regarding the Ordinance on the Council agenda to rescind the Ordinances that allowed for sales and property tax abatements for the Senior Veteran's Housing Project. Mr. Summers wanted to know who the owner of the property would be when the Foundation Redevelopment Corporation is gone and requested staff state/clarify that all tax abatements will be ended. Councilmember Sloan inquired of Mr. Summers about a citizen group that gave legal funds to Clinton County for their lawsuit. Mr. Summers stated he was not aware of such organization. Councilmember Sloan responded that Mr. Summers may want to check the Clinton County Commission's minutes as there must be an error in them. City Manager Rasmussen relayed that with the rescinding of Ordinances 6073 & 6074 it will go back as if the abatements had not happened for both sales and property taxes. Mr. Rasmussen further relayed that rescinding the Ordinance does not affect the existence of the Foundation Redevelopment Corporation. The Missouri National Guard Foundation owns the property and will continue with their project with North Star Housing as the contractor.

CONSENT AGENDA

Motion was made by Councilmember Ausmus and seconded by Councilmember Clark to approve the Consent Agenda. Motion passed by unanimous voice vote.

a. Motion to re-appoint Larry Rader to the Board of Adjustment

CITY MANAGER'S REPORT

City Manager Rasmussen relayed that he, Mayor Breckenridge, Councilmember Curtis and City Clerk Blades attended the Missouri Municipal League (MML) Conference in St. Charles, MO last week. There were 24 breakout training sessions offered and the handouts/presentations for those sessions are available to download from MML's website. City Clerk Blades has copies available of a few of those sessions and will be emailing all to Council later this week.

EDOC / TERRY RUMERY UPDATE

City Manager Rasmussen informed Council that Mr. Rumery had a conflict and could not attend tonight's meeting. Mr. Rasmussen is continuing to work with Mr. Rumery on the agreement between the Chamber of Commerce and the City for economic development. An Ordinance for the new agreement will be on the next agenda. Also, Staff and Mr. Rumery are working on creating an economic development plan for Cameron.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Minutes September 3, 2019 - On motion made by Councilmember Clark and seconded by Councilmember Curtis, the Minutes of the September 3, 2019 Regular Session were approved by voice vote, four in favor, zero opposed and Councilmember Sloan abstaining.

Tax Increment Financing Five-Year Update - Motion was made by Councilmember Clark and seconded by Councilmember Ausmus to enter into a Public Hearing for the City of Cameron's Five-Year Tax Increment Financing (TIF) Update. Motion carried by roll call vote: "Aye:" Councilmembers Breckenridge, Clark, Sloan, Curtis and Ausmus. "Nay:" none.

Deborah Polk, the City of Cameron's TIF Attorney explained that the public hearing is required by state statute. The City has four TIF Plans; Crossroads, Crossroads II, Manion and MPL-4 (Puckett). The Crossroads TIF was for the Wal-Mart area when the store was relocated north of US Highway 36 in the mid 1990s. That TIF plan was completed ahead of schedule and is closed. The Earley Business Park was also part of that plan but never moved forward and is inactive at this time. The Crossroads II TIF included Duke Realty (dissolved), Orscheln's (active), and Commercial Enterprises/Dr. Gasparovich (active). The Manion TIF has two phases. The first

phase was an infrastructure project which had a 2015 deadline to which nothing has been submitted. The second phase involved construction of three strip malls. The first strip mall was to be completed by 2017 and the second in 2019. As of now, nothing has been submitted for TIF for these two phases. The last TIF Plan is the MPL-4 plan for Michelle Puckett's building. This TIF plan is progressing but there has been no repayment activity yet to report. Mayor Breckenridge inquired if an interested property owner in the Manion TIF would have to go back to the TIF Board to propose a project. Ms. Polk replied that yes, they would have to go through the process. The TIF plan could either be amended or the plan could be ended and a new plan created. Community Developer Wymes inquired if the new developer would have to pay the fees. Ms. Polk stated that a new redevelopment plan would have new fees attached.

Motion was made by Councilmember Ausmus and seconded by Councilmember Clark to exit public hearing and return to regular session. Motion carried by roll call vote: "Aye:" Councilmembers Breckenridge, Clark, Sloan, Curtis and Ausmus. "Nay:" none.

Discussion: Northwest Missouri Regional Road Safety Assessment Program/US Highway 36 at Ensign Trace/McElwain Drive – Public Works Director Bontrager explained that the report that has been prepared was done so at the direction of the MoDOT Transportation Advisory Committee of which City Staff belong. This committee was partly responsible for intersection improvements that were made at the Osborn junction of US Highway 36 and Highway 33. The purpose of the report is to identify safety issues and make recommendations for improvements. Some recommendations for the intersection at US Highway 36 and Ensign/McElwain are painting the islands and flashing signs.

Police Chief Bashor stated that the 2018 statistics show four non-injury and two injury accidents at the location and so far in 2019, there have been four injury and two non-injury accidents. The accidents at the intersection are low as measured by MoDOT's standards. City Manager Rasmussen stated that it is a confusing intersection. Councilmember Sloan informed staff that it is the only 'Type I' intersection left in the State of Missouri and it needs to be fixed. Councilmember Clark inquired about the possibility of flashing lights. Chief Bashor stated that MoDOT is not funding flashing lights for this right now but we could do them at our own cost which is estimated to be about $8,000 per flashing sign/light. Public Works Director Bontrager relayed that staff continues to work on a long-term solution for the interchange to include a possible over/under pass just west of the current intersection.

Bill 2019-52, **AN ORDINANCE OF THE CITY OF CAMERON, MISSOURI AUTHORIZING THE MAYOR TO RESCIND ORDINANCES 6073 AND 6074 WHICH AUTHORIZED A CHAPTER 353 CONTRACT BETWEEN THE FOUNDATION REDEVELOPMENT CORPORATION AND THE CITY OF CAMERON, MISSOURI AND THE ISSUANCE OF REVENUE BONDS FOR THE BENEFIT OF CAMERON SENIOR PATIO HOMES, LP** was read by title by City Clerk Blades. Copies of said Bill 2019-52 were available for the public. Motion was made by Councilmember Sloan and seconded by Councilmember Ausmus to pass said bill on first reading. Discussion. City Manager Rasmussen stated he received notice from the Foundation Redevelopment Corporation that they were abandoning the tax abatements for the Senior Veteran's Housing project and that they preferred that the City of Cameron rescind those Ordinances. Motion carried unanimously.

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

On motion made by Councilmember Sloan and seconded by Councilmember Ausmus said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Sloan, Curtis and Ausmus. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6106**, was thereupon signed by the Mayor and attested by the City Clerk.

Resolution 2019-29, **A RESOLUTION FOR THE CITY OF CAMERON, MISSOURI APPROVING BUDGET ADJUSTMENT FOUR (4) FOR THE BUDGET YEAR OF OCTOBER 1, 2018 TO SEPTEMBER 30, 2019** was read by title by City Clerk Blades. Copies of said Resolution 2019-29 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Ausmus to pass Resolution 2019-29. Discussion. Finance Specialist Carmen Weigand explained this is the final adjustment for fiscal year 2019 by wrapping up some final expenses and recognizing unexpected revenues. There was an additional $96,000 in expenses that were spread across the entire budget. The additional revenues are from a larger than expected remittance from Spire for their gross receipt taxes, money received from the Grand River Township for improvements at the Reservoir Trails and also revenues received by the Industrial Development Authority for the Cameron Regional Medical Center bonds. Resolution 2019-29 passed with a unanimous voice vote.

PUBLIC PARTICIPATION WITH COUNCIL

Gary Summers, 1016 W. Fourth – Mr. Summers wanted to clear up any confusion there may be on the address for the Senior Veteran's Housing project. He stated some early documents indicated the address of the project on Euclid and wanted to make sure it is addressed correctly so that emergency services are able to quickly find the location if needed. Staff commented that the housing project will be built on a private road and likely addressed off of West Street.

MISCELLANEOUS-STAFF

Community Developer Wymes informed Council he attended a Main Street Workshop last week where the focus was on helping to develop small/local businesses. Also last week was the Missouri Community Betterment (MCB) judging which happened here in Council Chamber. There were excellent presenters on the three projects that were submitted. The results will be announced at the MCB annual conference in October.

MISCELLANEOUS-COUNCIL

Councilmember Clark requested that a thank you letter be sent to the Grand River Township for the donation to the Reservoir Trails project.

Councilmember Curtis stated she was excited to learn about Perryville, MO at the recent MML Conference and how they have grown into a manufacturing oasis and encouraged everyone to review that presentation.

Councilmember Sloan stated he likes watching the fiddler get paid and seeing who paid the piper.

Mayor Breckenridge stated she was very impressed with the conservation program that was presented at the MML Conference and would like for Cameron to pursue becoming a USA Tree City. Also, Mayor Breckenridge would like the City to be represented in the MML innovation awards next year for our 50/50 and 100% demolition program. Wished blessings to Counselor Corcoran and his new daughter.

Motion was made at 6:49 p.m. by Councilmember Ausmus to adjourn to Executive Session to discuss Attorney-Client Communications and Personnel [RSMo 610.021(1)(3)]. Seconding the motion was Councilmember Clark. Roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Sloan, Curtis and Ausmus. "Nay" none.

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Council reconvened open session at 7:29 p.m. There being no further business on motion made by Councilmember Ausmus and seconded by Councilmember Sloan, the meeting was adjourned at 7:29 p.m. on unanimous voice vote.

APPROVED:

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Mayor Darlene Breckenridge

ATTEST:

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City Clerk