CITY OF CAMERON
MINUTES
April 19, 2021

REGULAR SESSION

Dennis M. Clark	P
Becky Curtis	P
Julie Ausmus	P
Roy Estes	P
Jon Ingram	P

The City Council of the City of Cameron, Missouri met in Regular Session on Monday, the 19th day of April 2021, at 6:00 p.m. at Cameron City Hall. Mayor Dennis M. Clark led the Pledge of Allegiance to the flag of the United States of America.

Mayor Dennis M. Clark presided with the following Councilmembers present: Becky Curtis, Julie Ausmus, Roy Estes and Jon Ingram. Absent: None.

Present were City Manager Stephen Rasmussen, Utility Director Zac Johnson, Finance Director Carmen Weigand, Public Works Director Drew Bontrager, Community Development Director Tim Wymes, Police Chief Bashor, Fire Chief O'Donnell, Attorney for the City Padraic Corcoran and City Clerk Shellie J. Blades.

PUBLIC PARTICIPATION WITH COUNCIL

None.

CONSENT AGENDA

Motion was made by Councilmember Curtis and seconded by Councilmember Estes to approve the Consent Agenda. Councilmember Ausmus recused herself from the vote citing a conflict with item (b) involving the Housing Authority. Motion passed with four in favor, zero opposed and one abstention (Councilmember Ausmus).

a. Motion to approve the Minutes of the April 12, 2021 Special Session.
b. Motion to appoint Veronica Dial to the Cameron Housing Authority to replace the unexpired term of Shirley Combs.
c. Motion to reappoint Randy Gould to the Tax Increment Finance Commission.
d. Motion to approve a Caterer's Permit for The Sip/Lea McClean for an event sponsored by Cameron Main Street Inc., ***Vegas Night on Cameron Main Street*** to be held in McCorkle Park on Saturday, May 1st from 4:00 to 10:00 p.m.

e. Motion to approve **Resolution 2021-11, A RESOLUTION FOR THE CITY OF CAMERON, MISSOURI ACCEPTING THE CITY CLERK'S CERTIFICATION OF RECORDS DESTROYED**.
f. Motion to approve **Resolution 2021-14, A RESOLUTION TO DESIGNATE AN OFFICIAL REPRESENTATIVE AND ALTERNATE REPRESENTATIVE TO THE BOARD OF DIRECTORS OF THE GREAT NORTHWEST WHOLESALE WATER COMMISSION.**
g. Motion to approve the abatement of uncollectible, delinquent personal property taxes for 2017 and older.
h. Motion to certify the delinquent real estate and personal property taxes for the City of Cameron, Missouri.

CITY MANAGER'S REPORT

City Manager Rasmussen:

- ✓ Reviewed the area Covid statistics. New cases in the 4-county area remain low while vaccination percentages have increased.
- ✓ The Great Northwest Wholesale Water Commission (GNWWC) is moving closer to sending the project out for bid. There are still a few outstanding issues that should be resolved by the end of April.
- ✓ March Financials were included in the Council Packets. There will be a budget adjustment presented at the May 3rd Council meeting.
- ✓ Staff has continued to work with developers on their projects to avoid last-minute problems. We are utilizing the commercial development timeline created by staff to assist with this process.
- ✓ STAFF REPORTS:
    - Finance Director Weigand gave a presentation on the General Fund and sales tax trends over the past twenty years. (Council requested copies of Carmen's reports) City Manager Rasmussen also discussed the history of revenues and expenses and informed Council that the cost of services is exceeding revenues and that the best solution is to find ways to increase the tax base. Mayor Clark inquired about the effect of a 10% increase in sales tax and Accountant Jim Shrimpton responded. Councilmember Ingram asked about the inflation rate and Mr. Shrimpton responded it is about 2.8%. Mayor Clark spoke about the difficulty in funding street repairs and improvements with the current environment of expenses and revenues.
    - Public Works Director Bontrager explained the different types of street cuts (private individual cuts, other utility cuts & City project cuts) and showed a map of various street cuts within the City. Staff will be more diligent in enforcing the required permits and deposits for street cuts to ensure the cuts are repaired when projects are finished.
    - Community Development Director Wymes provided information to Council on the demolition program and recently completed projects. Manager Rasmussen inquired how many additional structures could be added currently. Director Wymes responded there are an additional 15-20

structures that could benefit from our program. Councilmember Curtis inquired what happens to people living in these dangerous structures. Director Wymes stated that staff is usually notified as a result of some type of event such as a fire or police/social service action that brings attention to dangerous situations. Once the dangerous structure process is started, staff assists with relocation when possible while the structure is remedied or condemned. City staff does not usually request administrative search warrants unless there are extreme circumstances. Director Wymes advised Mayor Clark that the demo program is funded from the General Fund. Councilmember Estes asked how many homes have been built as a result of this program and Director Wymes stated six new homes have been constructed. Mayor Clark clarified that the General Fund balance is currently good but we've had some unexpected revenues that we cannot count on in the future.

- Councilmember Curtis requested an update on eTruck. Director Wymes stated he has been in touch with Mr. Knutsen and hopes to have an update soon.

✓ Manager Rasmussen referenced the new Council Committee appointments which were included in the packets. There is a Resolution later on the agenda to appoint Councilmember Curtis to the GNWWC Board and the Finance Committee will now be a committee of the whole as requested at the last regular Council Meeting. The Finance Committee is also listed on tonight's agenda as the discussion was postponed at the previous meeting.

EDOC / TERRY RUMERY UPDATE

None.

UNFINISHED BUSINESS

Bill 2021-8, **AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI, AUTHORIZING A CHANGE IN ZONING DISTRICT CLASSIFICATION FROM "R-2" TWO-FAMILY RESIDENTIAL TO "C-2" GENERAL COMMERCIAL FOR A 15 FOOT STRIP OF LAND LOCATED AT 1020 SOUTH WALNUT OWNED BY DR MARK CARR** was read by title on second reading by City Clerk Blades. Copies of said Bill 2021-8 were available for the public. Motion was made by Councilmember Ausmus and seconded by Councilmember Curtis to pass said bill on second reading by Roll Call. Discussion. None. "Aye": Councilmembers: Clark, Curtis, Ausmus, Estes and Ingram. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6179**, was thereupon signed by the Mayor and attested by the City Clerk.

Discussion: Community Projects – The Council's previous goals and projects were discussed. Manager Rasmussen stated there will be a Budget Adjustment at the May 3rd Council Meeting and staff will need direction from Council on how to proceed with the Community

Projects. The Finance Committee will need to meet prior to the May 3rd meeting to discuss the Community Projects as well as the other funds that will need to be included in the budget adjustment. Finance Director Weigand explained what funds were available, what funds have been expended as well as the funds remaining. Council has already directed staff to return $65,000 to Street Improvements which were not dedicated to a grant the City had applied for. The remaining budget for community projects is $35,750. Manager Rasmussen provided Council a list of potential projects for the remaining budget:

Eagle Lake Struts for bridge/walkway	$17,000
Business Park Entry Marker	$14,750
Cemetery repairs – McCorkle plot	$ 5,000
Memorial Plaques	$ 7,000
Trail Improvements - Parking	$10,000
Trail Amenities – Firepits/Seating	$10,000
Billboard	$ 7,500
Old Middle School – Park Lot paving	$40,000
	$111,250

Mayor Clark stated he was in favor of funding all the remaining projects by pulling the additional money needed from reserves. Councilmember Ausmus suggested removing the Garrison flag from currently funded projects since it is not ready to proceed and consider that project in the future and using those funds for the current proposed projects. Councilmember Ausmus also stated that the first priority for the Business Park is the completion of utilities and to move the sign project for the Business Park to be considered in the future and use those monies for current projects. Councilmember Ingram inquired if the Business Park signs are for two signs or just one and the response was that there are two signs planned. Councilmember Estes inquired about grants for the trails and if any of these projects could be funded via grants. Director Bontrager stated he is still waiting on the results of the current year grant applications and also for last year's grant application. Mayor Clark stated the trail around Eagle Lake will be very different from the trail at Sunrise Lake, Eagle Lake will be more primitive.

Councilmember Curtis inquired what will $65,000 do for the streets? Director Bontrager advised the policy is that maintenance is for the best streets first and the worst streets last. He would use the funds to rejuvenate the streets in better condition. Councilmember Curtis stated her concerns about actual bids coming in higher than what has been budgeted for projects and then the overages have to come from reserves. Manager Rasmussen affirmed that is always a possibility. Manager Rasmussen clarified that Council would like to put $24,000 from the Business Park signs and $40,000 from the Garrison flag projects back into the community project budgets to fund the current project list. These changes will be further discussed at the Finance Committee meeting that will be tentatively scheduled prior to the May 3rd Council Meeting.

Discussion: Finance & Budget Committee – Mayor Clark stated this discussion item is on the agenda because it was postponed from the last regular Council Meeting. As the Finance & Budget Committee has been made a committee of the whole, there is no further need for discussion. Manager Rasmussen stated he would like to schedule a Finance Committee Meeting for next Monday, April 26th if Council is agreeable.

NEW BUSINESS

On motion made by Councilmember Ausmus and seconded by Councilmember Curtis, the Minutes from the March 15, 2021 regular session were approved by voice vote. Councilmember Ingram abstained.

Audit Presentation: Mike Williams, Sikich LLC – Mr. Williams' firm, Sikich LLC conducted the audit of the City of Cameron's financials for fiscal year 2019-2020. The City received a clean opinion on their audit. Mr. Williams reviewed the audit in detail for the Council and noted there were only two minor finding comments in this year's audit compared to four last year. Manager Rasmussen talked about the City's capital asset policy which was a comment in last year's audit and stated that staff is developing a process to track capital assets, however COVID slowed the progress on this by limiting interdepartmental contact among staff members. Mayor Clark inquired if Mr. Williams was pleased with the City's audit and Mr. Williams responded in the affirmative.

Discussion: Agreement with Main Street – Manager Rasmussen informed Council this discussion is regarding the Third Street Buildings. Main Street Inc. has requested a joint meeting to discuss an agreement in full detail. It was suggested that this meeting could take place in conjunction with the Finance Committee meeting planned for Monday, April 26th. Councilmember Ausmus urged Council and Staff to work quickly on this as the Third Street property owners are eager to find a resolution to the issue.

Bill 2021-12, **AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF CAMERON AND THE CLINTON COUNTY COMMISSION AND CLINTON COUNTY COLLECTOR FOR TAX COLLECTION SERVICES** was read by title on first reading by City Clerk Blades. Copies of said Bill 2021-12 were available for the public. Motion was made by Councilmember Ausmus and seconded by Councilmember Ingram to pass said bill on first reading. Discussion. City Clerk Blades explained this is an agreement for Clinton County to collect the City's real estate and personal property taxes. The Clinton County Commission requested a new agreement since they have installed new Commissioners. There are no changes in fees from the previous agreement. Councilmember Estes inquired about the fees. Councilor Corcoran advised the fees are set by statute. Bill 2021-12 passed on first reading only by unanimous voice vote.

Bill 2021-13, **AN ORDINANCE APPROVING AN AGREEMENT BETWEEN THE CITY OF CAMERON, MISSOURI AND CMG GRAVESIDE FOR THE PURPOSE OF CEMETERY INTERMENTS AT THE FIVE CITY CEMETERIES** was read by title on first reading by City Clerk Blades. Copies of said Bill 2021-13 were available for the public. Motion was made by Councilmember Ausmus and seconded by Councilmember Estes to pass said bill on first reading. Discussion. Director Bontrager gave a brief history of the cemetery interment services. CMG has been the contractor for this service since the inception in 2002. The Cemetery Board met and recommended approval of the new agreement with CMG Graveside. There were no increases in interment fees. Bill 2021-13 passed on first reading only by unanimous voice vote.

Bill 2021-14, **AN ORDINANCE OF THE CITY OF CAMERON, MISSOURI VACATING A PORTION OF THE ALLEY LOCATED WITHIN LOTS 9, 10, 11, AND 12 IN BLOCK 64 OF THE ORIGINAL TOWN OF CAMERON, MISSOURI** was read by title by City Clerk Blades. Copies of said Bill 2021-14 were available for the public. Motion was made by Councilmember Ausmus and seconded by Councilmember Clark to pass said bill on first reading. Discussion. Director Wymes noted that an amended version of the Ordinance was distributed from what was originally provided in the Council packet. The date for the Planning & Zoning Meeting was corrected as well as one of the 'whereas' statements. This Ordinance seeks to vacate an alley which will then revert to the property owners. Councilmember Curtis inquired if the affected property owners are agreeable to the vacation. Director Wymes stated the parties were contacted and the property owners are agreeable. Motion carried unanimously.

Motion was made by Councilmember Ausmus and seconded by Councilmember Curtis to suspend the rules and place said bill on second reading by Roll Call vote. Discussion. Manager Rasmussen advised that a full reading is being requested due to a developer's timeline. Planning & Zoning have scheduled a special meeting for April 20th to approve a commercial site plan that was contingent on this alley vacation. "Aye": Councilmembers: Clark, Curtis, Ausmus, Estes and Ingram. "Nay" none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6180**, was thereupon signed by the Mayor and attested by the City Clerk.

Proclamation: Arbor Day – Director Bontrager gave a brief overview of the Arbor Day festivities in the City of Cameron. Arbor Day is scheduled in conjunction with the School District. Each year the Kindergarten class plants a tree (This year the first grade will also plant a tree since COVID prevented the event last year) in recognition of Arbor Day. Then the class gets a picture with their tree each year through Fifth Grade. The 2021 Senior graduating class will get a picture with the tree they planted their Kindergarten year. The trees being planted this year were donated by Matt's Healthy Woods. Mayor Clark read the Arbor Day Proclamation proclaiming April 30th as Arbor Day in the City of Cameron.

Resolution 2021-12, **A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS FOR A COMMUNITY PROJECT – VETERAN'S MEMORIAL GOLF COURSE FENCE** was read by title by City Clerk Blades. Copies of said Resolution 2021-12 were available for the public. Motion was made by Councilmember Ausmus and seconded by Councilmember Estes to pass Resolution 2021-12. Discussion. Manager Rasmussen relayed that Resolution 2020-34 directed this project be pursued and is a proposed new vinyl fence at the Golf Course along Park Avenue. This project is ready to bid and has been funded for $15,000. Councilmember Estes inquired if any members of the Golf Course Board were present? There were none present. Councilmember Estes was concerned that a vinyl fence will not hold up to being pelted with golf balls especially in frigid conditions. Director Bontrager stated that maintenance was a concern of the Golf Course Board as well and they requested additional fence materials for possible repairs. Manager Rasmussen said there are parties interested in fundraising and this may help fund a better-quality fence. Councilmember Estes' understanding was that this was to be a collaborative project. Councilmember Ausmus inquired if Council wants to vote on this now or wait and see what donations are made. The City owns the golf course and leases it to the Golf Course Board. Councilmember Ausmus inquired if we have done projects like this for them in the past. Manager

Rasmussen responded that we did help with a bridge project at the golf course in the past. Mayor Clark stated he likes this project because it is a small thing that makes a big difference in a high-profile area.

Councilmember Curtis stated the Golf Course secretary told her they did not ask for this fence. The existing posts are very sturdy and she does not feel it is unsightly. One post does, however, need maintenance. Mayor Clark and Councilmember Curtis discussed their different philosophies of beautification projects and infrastructure. Councilmember Ingram asked if it is a private citizen that wants to raise funds for this project. Manager Rasmussen said it was a private individual and their goal was approximately $3,000. Councilmember Curtis reminded Council that the Animal Care Facility went over budget and the donation commitments for that were not met. Councilmember Ausmus inquired if we have estimates of what it would cost to repair the existing fence. Councilmember Curtis responded that there would not be estimates because no assistance was requested by the Golf Course. Manager Rasmussen stated he had a copy of the Golf Course Board's minutes approving the project. ***Councilmember Ausmus made a motion to amend Resolution 2021-12 to require certain entities/individuals to raise at least $3,000 prior to the City of Cameron expending any funds on this project. Mayor Clark seconded the motion which passed with a vote of four in favor and one opposed.*** City Clerk Blades re-read Resolution 2021-12 as amended. Resolution 2021-12 passed with a vote of four in favor and one opposed.

Resolution 2021-13, **A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS FOR THREE COLLABORATIVE CHAMBER OF COMMERCE/CITY OF CAMERON INITIATIVE GRANT PROJECTS** was read by title by City Clerk Blades. Copies of said Resolution 2021-13 were available for the public. Motion was made by Councilmember Ausmus and seconded by Councilmember Estes to pass Resolution 2021-13. Discussion. Manager Rasmussen explained this project was originally authorized by Resolution 2020-38. This Resolution is for three Chamber of Commerce/City of Cameron Initiative Grant Projects. A grant for Leibrandt Jewelry to replace windows and a door at their new location. A grant for Esthetic Beauty Skin Studio to upgrade their awning on Third Street. And, a grant for Kemper Motors to upgrade their lot. Council inquired if Chamber membership is a condition of these grants. Tony Clark, Chamber of Commerce President responded that yes, Chamber membership is a requirement for the grants. Resolution 2021-13 passed with a unanimous voice vote.

PUBLIC PARTICIPATION WITH COUNCIL

Gina Reed, 324 E. Fifth – Ms. Reed spoke about the recent improvements she has made to her home but said her yard was still ugly. Considering the abandoned houses near her home, however, she thinks it's the best-looking place around. She stated she is receiving code violations for her homes' appearance. Ms. Reed stated that she doesn't think the City should give money to people or groups that can raise $3,000 overnight for a golf course fence. Another lady she knows has received a violation for a fence that is a combination of wood and chain link. Ms. Reed would like our community to be more compassionate instead of just beautiful. She would like to see the City help the lady with her fence issue instead. Mayor Clark requested the City Manager to reach out to Ms. Reed and evaluate the situation.

John Feighert, 202 Golden Eagle Lane – Mr. Feighert congratulated Councilmembers Ingram and Curtis on being newly elected Councilmembers. Mr. Feighert spoke about the

ballfields that the City sold to the School District about eighteen months ago. Those fields are currently locked up and not available for team practice. The Elk's Club can't accommodate all the requests to use their field. Mr. Feighert would like assistance in getting access to ballfields as they bring a lot of people to town.

Sue Manion, Packard Lane – Ms. Manion discussed Safehaven's trap/neuter/spay program as a possible community project. Safehaven and GiGi's has the time to commit to this program that the City does not. They would previously release the cats after they had been fixed but a recent change in the City's code now makes that a violation. Ms. Manion asked that their programs be considered for funding, possibly $2,500, to assist with the community's terrible cat problem.

MISCELLANEOUS-STAFF

None.

MISCELLANEOUS-COUNCIL

Councilmember Ausmus:

- ✓ Welcomed Councilmember Ingram and welcomed back Councilmember Curtis.
- ✓ Responded to Mr. Feighert that she appreciated his comments.

Councilmember Curtis:

- ✓ Thanked Mayor Clark for making the Finance Committee a committee of the whole.
- ✓ Congratulated Cameron's wrestlers on their recent performance.

Councilmember Estes:

- ✓ Regarding Councilmember Feighert's comments, he hopes we can get more ballfields as soon as possible.

Mayor Clark:

- ✓ To Sue Manion, he responded that he also suggested a similar program awhile back. He believes such a program would be revenue neutral because of the work it would eliminate for City staff and asked her to get with City Manager Rasmussen with further details.

At 8:39 p.m. Councilmember Ausmus made a motion to enter into Executive Session to discuss Attorney-Client Communications, Real Estate, Negotiated Contracts and Operational Guidelines [RSMo 610.021 (1)(2)(12)(18)]. Councilmember Estes seconded the motion which passed by Roll Call vote. "Aye:" Councilmembers Clark, Curtis, Ausmus, Estes & Ingram. "Nay:" none.

There being no further business on motion made by Councilmember Ausmus and seconded by Councilmember Curtis, the meeting was adjourned at 9:46 p.m. on unanimous voice vote.

APPROVED:

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Mayor Dennis M. Clark

ATTEST:

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City Clerk