CITY OF CAMERON
MINUTES
AUGUST 21, 2017

REGULAR SESSION

Darlene Breckenridge	P
Dennis M. Clark	P
John R. Feighert	P
Ronnie Jack	P
L. Corey Sloan	A

The City Council of the City of Cameron, Missouri met in Regular Session on Monday, the 21st day of August 2017, 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, John R. Feighert and Ronnie Jack. Absent: L. Corey Sloan.

Present were City Manager Mark Gaugh, Attorney for the City Padraic Corcoran and City Clerk/Finance Clerk Barbara J. O'Connor.

Minutes of the August 7, 2017, Council Session were approved as submitted with a voice vote on motion made by Councilmember Clark and seconded by Councilmember Jack. Absent: Councilmember Sloan.

PUBLIC PARTICIPATION

None.

CITY MANAGER'S REPORT

1. Animal Shelter. Nada Woodworth has volunteered to be part of the committee to work on the animal shelter plan. The first meeting will be held in the next couples of weeks and a list of area shelters is being developed for touring.
2. Cameron Historical Video. A Cameron historical video is being shown in the City Hall lobby on a wall-mounted display. The video depicts the life in Cameron in years past.
3. Community Betterment. This year's Missouri Community Betterment Award judging will take place in September. Five (5) projects are being submitted for this year's

competition. Jack Brigg is facilitating the MCB program with the following categories:

- Drew Bontrager (Nada Woodworth) for the Tree Planting project
- Gina Reed for the Fine Arts portion
- Mary Jo Eiberger for the Homeruns for Rose
- Drew for the sidewalk over Highway 36 effort
- Deidra Wilson for the two community playhouses

4. Economic Development Report by Rumery & Associates. Terry Rumery reported:
   a. Project Lumber Jack has been removed from the active list.
   b. There is a big box prospect for Northwest Missouri and Cameron is one (1) of four (4) sites being considered. The company will be in Cameron tomorrow for a site visit.
   c. Retail. A developer has closed on property (39 acres) near the I-35 and US Highway 36 interchange. The company has joined the recently formed Community Improvement District (CID). The company should be a major employer in the City.
   d. Restaurants. There has been no change in the activity for restaurants.
   e. A retailer from the eastern side of the state continues to look for property for a national chain and is working on a Tax Increment Financing project.
   f. The Missouri Veterans Administration Clinic Project is still hoping to locate in Cameron.
   g. Work is continuing on the I-35/US Highway 36 CID. The business owners have chosen their Board.

UNFINISHED BUSINESS

Bill 2017-22, **AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI, AUTHORIZING A CHANGE IN ZONING CLASSIFICATION FROM "R-2" TWO FAMILY RESIDENTIAL DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT FOR PROPERTY OWNED BY THE CITY OF CAMERON *(Land Adjacent to Wastewater Treatment Plant)***, was read by title on third reading by City Clerk/Finance Clerk O'Connor. Copies of said Bill 2017-22 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Feighert to pass said bill on third reading. Discussion. No additional information was presented. Bill 2017-22 passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Feighert and Jack. "Nay" none. Absent: Councilmember Sloan. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5987**, was thereupon signed by the Mayor and attested by the City Clerk/Finance Clerk.

Bill 2017-23, **AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON, DeKALB, AND CALDWELL COUNTIES, MISSOURI, AUTHORIZING A CHANGE IN ZONING CLASSIFICATION FROM "AG-1" AGRICULTURAL DISTRICT TO "CM-P" COMMERCIAL & MANUFACTURING PLANNED DISTRICT FOR PROPERTY OWNED BY THE CITY OF CAMERON (*Business Park)***, was read by title on third reading by City Clerk/Finance Clerk O'Connor. Copies of said Bill 2017-23 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Jack to

pass said bill on third reading. Discussion. No additional information was presented. Bill 2017-23 passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Feighert and Jack. "Nay" none. Absent: Councilmember Sloan. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5988**, was thereupon signed by the Mayor and attested by the City Clerk/Finance Clerk.

Bill 2017-26, **AN ORDINANCE DECLARING THE RESULTS OF THE PUBLIC ELECTION HELD IN THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI, ON 8 AUGUST 2017; ON THE QUESTION OF WHETHER THE CITY SHALL IMPOSE A LOCAL USE TAX ON OUT-OF-STATE PURCHASES AT A RATE EQUAL TO THE RATE OF THE LOCAL SALES TAXES IN EFFECT IN THE CITY ,** was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Bill 2017-26 were available for the public. Motion was made by Councilmember Feighert and seconded by Councilmember Jack to pass said bill on first reading. Discussion. City Manager Gaugh stated Bill 2017-26 declares election results for a local use tax on out-of-state purchases failed with 125 "Yes" votes; and, 279 "No" votes. Motion carried. Absent: Councilmember Sloan.

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

On motion made by Councilmember Clark 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: Breckenridge, Clark, Feighert and Jack. "Nay" none. Absent: Councilmember Sloan. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5889**, was thereupon signed by the Mayor and attested by the City Clerk/Finance Clerk.

Bill 2017-27, **AN ORDINANCE APPROVING THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI BUDGET OF THE ENSUING FISCAL YEAR OCTOBER 1, 2017 TO SEPTEMBER 30, 2018**, was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Bill 2017-27 were available for the public. Motion was made by Councilmember Feighert and seconded by Councilmember Jack to pass said bill on first reading. Discussion. The Airport Fund was discussed and City Manager Gaugh noted the hanger the City owns is currently rented and producing revenue. Bill 2017-27 passed on first reading only with a voice vote. Absent: Councilmember Sloan.

Request to Waive Fees for Information Requests. Following consideration of a request made to City Council from Larry Griffey to waive information request fees, Councilmember Clark moved to not waive the fees, which was seconded by Councilmember Jack. The motion was passed by a voice vote with Councilmembers Breckenridge, Clark, Feighert and Jack voting "Aye". Councilmember Sloan was absent.

NEW BUSINESS

Public Hearing – 2017 Tax Levy. Councilmember Clark made a motion to go into a public hearing at 6:18 p.m. regarding the 2017 tax levy for the City of Cameron. Councilmember Feighert seconded the motion which passed with the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Feighert and Jack. "Nay" none. Absent: Councilmember Sloan.

City Clerk O'Connor said the tax levy numbers have been received from the State of Missouri: General Fund, $0.6327; Park Fund, $0.1554; Library Fund, $0.1776; and, Band Fund, $0.0888. The proposed 2017 tax levy is $1.0545 per $100 valuation on personal and real property in the City of Cameron. Bill 2017-28 reflects the levy amounts provided by the Missouri Auditor's Office. There is no change in the levy amount. The 2017 amounts and 2016 amounts are the same.

There was no public participation.

Councilmember Feighert moved to go out of the public hearing and back into Regular Session at 6:22 p.m. Councilmember Jack seconded the motion which passed with the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Feighert and Jack. "Nay" none. Absent: Councilmember Sloan.

Bill 2017-28, **AN ORDINANCE LEVYING TAX UPON ALL PROPERTY TAXABLE IN THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI, FOR THE YEAR 2017, AND FIXING THE RATE THEREOF,** was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Bill 2017-28 were available for the public. Motion was made by Councilmember Feighert and seconded by Councilmember Jack to pass said bill on first reading. Discussion. Motion carried. Absent: Councilmember Sloan.

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

On motion made by Councilmember Jack and seconded by Councilmember Feighert said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Feighert and Jack. "Nay" none. Absent: Councilmember Sloan. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5990**, was thereupon signed by the Mayor and attested by the City Clerk/Finance Clerk.

Bill 2017-29, **AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, AND e-TRUCK TRANSPORTATION, LLC,** was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Bill 2017-29 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Clark to pass said bill on first reading. Discussion. City Manager Gaugh stated Council has met with eTruck Transportation, LLC, a prospective business in the Business Park. The City is covered

on all ends and will not sell the property to eTruck if the company is not productive with potential sales tax. Motion carried. Absent: Councilmember Sloan.

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

On motion made by Councilmember Jack and seconded by Councilmember Clark said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye Breckenridge, Clark, Feighert and Jack. "Nay" none. Absent: Councilmember Sloan. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5991**, was thereupon signed by the Mayor and attested by the City Clerk/Finance Clerk.

Bill 2017-30, **AN ORDINANCE AUTHORIZING THE EXECUTION OF A SALES TAX REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI AND eTRUCK TRANSPORTATION, LLC,** was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Bill 2017-30 were available for the public. Motion was made by Councilmember Jack and seconded by Councilmember Feighert to pass said bill on first reading. Discussion. No additional information was presented. Motion carried. Absent: Councilmember Sloan.

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

On motion made by Councilmember Feighert 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: Breckenridge, Clark, Feighert and Jack. "Nay" none. Absent: Councilmember Sloan. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5992**, was thereupon signed by the Mayor and attested by the City Clerk/Finance Clerk.

Bill 2017-31, **AN ORDINANCE AUTHORIZING THE CITY MANAGER OF THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI TO ACCEPT PROPERTY FROM THE FOREMAN FAMILY TRUST LOCATED ALONG OAK AVENUE; AND, ALONG WEST THIRD STREET AS PUBLIC RIGHT OF WAY,** was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Bill 2017-31 were available for the public. Motion was made by Councilmember Feighert and seconded by Councilmember Jack to pass said bill on first reading. Discussion. Development Director Tim Wymes said the Foreman Family Trust is dedicating a portion of land located on Oak Street near the corner of Third Street which will allow for placement of maintenance infrastructure. Motion carried. Absent: Councilmember Sloan.

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

On motion made by Councilmember Feighert and seconded by Councilmember Clark said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Breckenridge, Clark, Feighert and Jack. "Nay" none. Absent: Councilmember Sloan. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 5993**, was thereupon signed by the Mayor and attested by the City Clerk/Finance Clerk.

Resolution 2017-20, **A RESOLUTION FOR THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI APPROVING BUDGET ADJUSTMENT FOUR (4) FOR THE BUDGET YEAR OF OCTOBER 1, 2016 TO SEPTEMBER 30, 2017**, was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Resolution 2017-20 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Feighert to pass Resolution 2017-20. Discussion. City Manager Gaugh noted this is normal housekeeping for the annual Budget. Resolution 2017-20 passed with a voice vote. Absent: Councilmember Sloan.

6:30 p.m. Councilmember Clark recused himself from the Chamber citing a potential conflict of interest noting he is in the home rental business.

Resolution 2017-21, **A RESOLUTION OF THE CITY OF CAMERON, CLINTON, DeKALB, AND CALDWELL COUNTIES, MISSOURI, IN SUPPORT OF GREENFIELD VILLAS, A SENIOR DEVELOPMENT, AND GREENFIELD TOWNHOMES, FAMILY DEVELOPMENT, PROPOSED BY HRM DEVELOPMENT**, was read by title by City Clerk/Finance Clerk O'Connor. Copies of said Resolution 2017-21 were available for the public. Motion was made by Councilmember Feighert and seconded by Councilmember Jack to pass Resolution 2017-21. Discussion. City Manager Gaugh had nothing to add from the last Council Session when Developer Pete Ramsel made his presentation and requested support of his projects Greenfield Villas 2018 Senior Development; and, his Greenfield Townhomes 2017 Family Development projects. Resolution 2017-21 passed with a voice vote. Absent: Councilmember Sloan. Recused: Councilmember Clark.

Public Hearing – Annexation. At 6:35 p.m. Councilmember Jack moved to go into a public hearing for annexation. Councilmember Feighert seconded the motion which passed with the following roll call vote: Aye": Councilmembers: Breckenridge, Feighert and Jack. "Nay" none. Absent: Councilmember Sloan. Recused: Councilmember Clark.

Cheryl Blackmon, 1004 Todd Street, asked how the annexation would affect her neighborhood and if Dawn Avenue would become a through street to the annexed area. Development Director Wymes stated the layout plan was in the Packet. Ms. Blackmon was given a copy of the layout plan. The proposed project is for single family and senior housing and not planned for rental use. Ms. Blackmon again stated she objects to a lot of traffic being put onto Dawn Avenue. Councilmember Jack said the City cannot stop through traffic if the owner dedicates and deeds the street to the City.

Jeremy Slaughter, 804 Kristen, inquired about a change in the easement on the corner by his property. Mr. Slaughter said mowing the easement is currently impossible.

Mike O'Donnell, Chairman of the Planning and Zoning Commission, said the Commission is charged with reviewing the proposal. The Commission did so and recommends approval of the annexation. Chairman O'Donnell emphasized that the Commission did not review site plans, street proposals or lot issues, only the annexation request. The Planning and Zoning Commission will review and make recommendations for the project when it comes back before them as a project and not as an annexation. The Commission's review of the annexation revealed City of Cameron utilities are available and the property is contiguous with the current City Limits. The acreage meets the current criteria for annexation. The annexation area also is listed in the Comprehensive Plan for future development.

Councilmember Jack said there are currently "islands" of unincorporated parcels within the City Limits. Development Director Wymes noted adjacent property owners were given the opportunity to annex and declined to do so. A forced annexation is a long, difficult process. City Attorney Corcoran stated that Chairman O'Donnell accurately ran through the criteria for annexation for voluntary annexation which could create an "island". Adjacent property owners Smith and Ward are not joining the proposed annexation. Councilmember Jack said this compounds issues for future Councils and suggested having a plan to address the creation of "islands" in the future. Chairman O'Donnell said the Commission has discussed the topic a great deal and noted it is a hard process to put in place. The Commission does not recommend any change at this time. The property meets the criteria and the Commission recommends approval. Council could choose to do an involuntary annexation and at the time, the issue would remand back to the Commission for review and recommendations.

City Attorney Corcoran noted various steps taken by the City of Cameron for the annexation hearing as follows: review of various documents, voluntary petition verification, notice of public hearing, verification of adjacent property owners and letters to property owners Ward and Smith offering the opportunity to annex voluntarily. In addition to the steps noted, City Attorney Corcoran noted and entered into the public record various documents relating to the annexation including the verified voluntary annexation petition signed by the fee owners of the area to be annexed, a map evidencing that the area to be annexed is contiguous and compact to the current boundaries of the City, and the letters above to property owners Ward and Smith offering them the opportunity to join the voluntary annexation. The City Council heard evidence of the ability of the City to serve the annexed area with municipal services including municipal utilities and police protection within a reasonable amount of time. Further, the proposed annexation area is already served by the Cameron Fire Department.

Councilmember Feighert moved to adjourn the public hearing for annexation at 7:00 p.m. Councilmember Jack seconded the motion which passed with the following roll call vote: "Aye": Councilmembers: Breckenridge, Feighert and Jack. "Nay" none. Absent: Councilmember Sloan. Recused: Councilmember Clark.

Councilmember Clark returned to the Council Chamber.

Liquor License Approval Crossroads Crush Festival. Councilmember Jack moved to approve caterer liquor license applications for the October 7, 2017 Crossroads Crush Festival submitted by Grindstone Valley Winery, Terre Beau Vineyards LLC, Of the Earth Distillery, Levi Garrison & Sons Brewing Company and Riverwood Winery. Councilmember Clark seconded the motion which passed with a voice vote. Absent: Councilmember Sloan.

TIF appointment. Gib Keith, TIF Commissioner, has moved from Cameron and is no longer eligible to serve on the Commission. Mr. Keith's term expires in 2021. Staff placed notices on social media and in the *Cameron Citizen-Observer* regarding the Commission vacancy and received two (2) letters of interest and resumes. Council reviewed resumes and letters of interest from Quinten Lovejoy and Michael Russell. Councilmember Clark moved to appoint Michael Russell to fill the unexpired term of Mr. Keith. Councilmember Jack seconded the motion. The Tax Increment Finance Commission reviewed the resumes and letters of interest and recommend to Council the appointment of Mr. Russell. Credentials of both candidates were discussed by Council and it was noted both are qualified for the appointment. Michael Russell was appointed with a voice vote of three (3) "Aye" and Councilmember Feighert "Nay". Absent: Councilmember Sloan.

PUBLIC PARTICIPATION

None.

MISCELLANEOUS

City Clerk/Finance Clerk O'Connor:

- Shared an observation with Council about individual and group efforts that are happening in Cameron to meet the "immediate" needs for citizens. Council has the unique opportunity, privilege and responsibility to meet "lifetime" needs for those same people with the decisions they are able to make that will affect the future of each citizen in Cameron. Council decisions and directions are long term and allow citizens to not be in the same place each month, short of money and needing essentials. The growth of Cameron and the visionary decisions that help create jobs and show the City cares about citizens and steps up to provide lifetime essentials is a unique responsibility on the Council's part.

Councilmember Clark:

- Said the community would go backwards without Council making major decisions for the future of Cameron.

Councilmember Feighert:

- Agreed that determination is needed to move forward.
- Said there is a need for attention to retaining and assisting current small businesses noting the red tape involved in the location/relocation process can be

prohibitive. One such business is facing a fence requirement issue. The City needs to focus on smaller business concerns.

- Thanked eTruck for choosing to locate in Cameron.

Councilmember Jack:

- Stated the procedure for future annexations needs to be reviewed and improved upon.

Development Director Wymes:

- Stated the City tries to find ways to help small businesses thrive in the community.

Mayor Breckenridge:

- Said the TIF appointment was a hard decision because both candidates were well qualified.
- Thanked all for attending the Council Session.

There being no further business on motion made by Councilmember Jack and seconded by Councilmember Feighert, the meeting was adjourned at 7:15 p.m. on a voice vote. Absent: Councilmember Sloan.

APPROVED:

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Mayor Darlene Breckenridge

ATTEST:

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City Clerk/Finance Clerk