

**CITY OF CAMDENTON**  
**REGULAR SESSION MINUTES**  
**February 16, 2010 – 7:00 PM**  
**CITY HALL – 437 WEST U.S. HIGHWAY 54**

The Board of Aldermen of the City of Camdenton, met in Regular Session this 16<sup>th</sup> day of February, 2009, City Hall, 437 West U.S. Highway 54, Camdenton, Missouri, with Mayor Gentry D. North presiding. A copy of the Tentative Agenda, Minutes of the February 2, 2010 meeting, and Ordinances and Resolutions to be considered were posted on the City Hall bulletin board on Friday, February 12, 2010, and forwarded to members of the media requesting same.

**CALL TO ORDER**

Mayor North called the meeting to order at 7:00 PM.

The following members of the Board of Aldermen were present: John McNabb, Scott Frandsen, Sarah Stark, Dan Hagedorn, Gerry Rector, and Sandy Osborn. Appointed officials present included: City Administrator Brenda Colter, Assistant City Administrator/ED Director Mike Nichols, City Attorney Phil Morgan, City Clerk Renee Kingston, Police Chief Laura Wright, Public Works Director Bill Jeffries and Fire Chief Steve Eden.

Guests registering their attendance are listed on the sign in sheet attached to and made a part of the Minutes.

Prayer was led by Mayor North, followed by the Pledge of Allegiance to the Flag.

**APPROVAL OF THE MINUTES OF FEBRUARY 2, 2010**

Alderman Hagedorn moved, seconded by Alderman Frandsen to approve the minutes of the February 2, 2010 Regular Session as presented. Call for vote: Motion carried unanimously.

**CITIZENS PARTICIPATION –**

Under Citizens Participation -Citizens present and not otherwise listed on the Agenda are permitted an opportunity to address the Board of Aldermen.

**1. Shadow Oaks Development Co., LLC – Request to Install Temporary Sewer Line in Block 2, Lot 2 of Shadow Rock Subdivision**

Alderman Osborn moved, seconded by Alderman Rector to allow Shadow Oaks Development Co., LLC to temporarily install a service line to this home until the gravity main is placed in to service but not to exceed thirty (30) days. Per City code 700.090 a residential sewer connection fee will be paid to the City. Call for vote: Motion carried unanimously.

**PUBLIC HEARINGS –**

Mayor North opened the Public Hearing at 7:05 PM on the rezoning request submitted by Foresight Management, LLC to rezone all of Lot 145 of Blair Height, a subdivision of record in Camden County, Missouri, and all that part of Tract 17, of Lake Drive Addition, also a subdivision of record in Camden County, Missouri, from C-2, Highway Commercial District to an R-3, Multiple Family Residential District and called for comments. The following comments were recorded:

Mr. Pete Breting, Camden County Development Disability Resources Board – Presented a handout and outlined the HUD Section 811 Facility guidelines as planned for this area. He stressed that this

facility would only be for those individuals with developmental disabilities such as autism, cerebral palsy, developmental disabilities, etc. not for anyone with prior criminal activity. Mr. Breting stated that if they do not maintain this facility as intended for 40 years the entire grant amount must be repaid which would be approximately \$1.6 million. So there is very good incentive to maintain the facility as a HUD Section 811 Facility.

Ms. Ann Graff; Director, Center for Human Services, Sedalia, Missouri – Spoke on behalf of the sponsors of this facility. They maintain several around the state and they have in fact increased surrounding property values. The facility is designed to provide a service to those with developmental disabilities. There are very strict guidelines for acceptance into the facility. There is an extensive support system with a staff member living on site. These are individuals who need some level of assistance but are capable of maintaining an apartment on their own.

Patti Triggs – Ms. Triggs is a resident in this area and is opposed to this facility being built. She feels that it will lower her property values and sees no benefits to the City. She stated that she can see where there would be an increased need for police and fire service. She is also concerned for her safety and that of her neighbors.

Randy Stauch – Mr. Stauch owns rental property in this area and voiced objection to the increase of traffic and feels that the property values may decline.

Sally Everhart – Ms. Everhart lives on Lakeview and two of her own children have autism. She does understand the concern over keeping the neighborhood looking nice and does not want her property value to decline either. She also feels that while there is a general pride in the keeping the neighborhood well maintained by most residents, there are some in the area who do not and has concern about that causing a decline in property values more than this type of facility. Ms. Everhart stated that despite better opportunities elsewhere she choose to stay in the area while pursuing a career in social services and to raise her children in the community where she was raised. Her children want what everyone else wants; a social life, friends and being a part of the community. She would hope someday that her children could have just that and providing this type of facility would give them that opportunity.

Chris Stoecklein – Mr. Stoecklein stated that he has no objection to those with developmental disabilities. He does feel that since it is a government subsidized facility that at some point should the economy worsen or conditions change that the government could step in and change the facility and allow for other types of individuals to reside there which might be a danger to the community. He also feels that property values are a big concern for him also.

Don Hay – Mr. Hay stated that declining property values are not as big of a concern to him as to others. He feels that the Council should be listening to the objections of the neighbors and if so many are objecting then the City Council should listen and vote to deny this request.

Cathy Jackson – Ms. Jackson stated that she has no objections to this facility and she will be living directly across the street. She would prefer this type of facility over a commercial facility such as a bar or convenience store.

Georgia Pettit – Ms. Pettit has young children in the neighbor and is concerned about these individuals walking around at night with no curfews or supervision.

Aldermen Osborn, McNabb, Hagedorn, and Stark also had questions and concerns which were expressed to those residents present in regards to: if not here then where; city must consider not only financial benefits but humanitarian benefits; commercially zoned currently and the possibilities of types of facilities that could currently be placed there without consulting the residents of that area i.e. bar, convenience store, etc.

Being no further public comments voiced for or against the rezoning request, Mayor North closed the Public Hearing at 7:50 PM.

#### **Action from Public Hearing**

Alderman McNabb moved seconded by Alderman Osborn to table until the next meeting on March 2, 2010, the rezoning request from Foresight Management, LLC to rezone all of Lot 145 of Blair Height, a Subdivision of Record in Camden County, Missouri, and all that Part of Tract 17, of Lake Drive Addition, also a Subdivision of Record in Camden County, Missouri, from C-2, Highway Commercial District to an R-3, Multiple Family Residential District. Roll call vote: Aye: Hagedorn, Frandsen, Stark, Rector, Osborn, and McNabb.

#### **REPORTS FROM DEPARTMENTS, BOARDS AND COMMITTEES**

##### **A. Economic Development Report – Asst CA/Econ Development Director Mike Nichols**

**1. Monthly Statistical Reports.** Mr. Nichols gave the monthly statistical report orally from the written report submitted. Mr. Nichols also reported that he had received the ALP/Master Plan Agreement from CMT and will be presenting that for approval at the next Board of Aldermen meeting.

##### **B. Fire Department – Chief Steve Eden**

**1. Monthly Statistical Reports.** Chief Eden gave the monthly statistical report orally from the written reports submitted. Chief Eden also stated that Southwest Fire Protection District had been in contact with him regarding the purchase of the 1991 E-One Fire Engine and stated that they are looking at two options for their district and will have an answer by the end of next month.

##### **C. Police Department - Chief Laura Wright**

**1. Monthly Statistical Reports.** Chief Wright gave the monthly statistical report orally from the written reports submitted.

##### **D. Public Works Department – Director Bill Jeffries**

**1. Monthly Statistical Reports.** Mr. Jeffries gave the monthly statistical report orally from the written report submitted.

##### **E. Administration – City Administrator Brenda Colter**

**1. Monthly Financial and Statistical Reports.** Ms. Colter gave the monthly financial report orally from the written report. Ms. Colter reported that Sales Tax was up again for the second month in a row. We are down overall year to date by 2.78% for the same time period last year. Budget expenditures and revenues should be at 58% and Department Heads are monitoring all expenditures closely.

**F. Airport – Lake Aviation Center**

1. **Monthly Statistical Report** – In the absence of Mr. Cory Leuwerke, Mr. John Wilson gave the monthly statistical report orally from the written report submitted.

**RESOLUTIONS** –None

**BILLS REQUIRING SECOND AND FINAL READING**-None

**INTRODUCTION AND FIRST READING OF BILLS**-None

**CITY ADMINISTRATOR REPORT**

Ms. Colter gave the following report:

**1. Update on Projects**

- a. Camden Avenue Lift Station – Pre-bid conference was held Feb 11 with 10 plan holders so far. Bid opening scheduled for Feb 23<sup>rd</sup> @ 2:30 PM.
- b. Personnel – Applications are being accepted for a Street Laborer I. There was approximately 65 applicants. Interviews will be scheduled for the end of February and hopefully have a candidate to present at the March 2<sup>nd</sup> meeting.
- c. 2010 Legislative Conference – Mike Nichols and Ms. Colter will be attending the 2010 MML Legislative Conference in Jefferson City on February 17<sup>th</sup>.
- d. FY 2010-2011 Budget Planning – Department Heads will meet February 25<sup>th</sup> to begin the budget planning process for the next Fiscal Year. Pay and Compensation Committee will be meeting February 18<sup>th</sup> to discuss wage recommendations.

**2. User Charge System Review – 2010**

Ms. Colter explained the documents presented was an in depth review of the Water and Sewer User Charge System. City Code (Section 700.360) dictates that the user charge system will be reviewed at least every two (2) years. The last recommendation for an increase in water and sewer rates based on a review became effective March 1, 2004.

This review was based on the average residential water usage of 7,000 gallons per month as determined by using winter months instead of peak time of the year. Once the analysis was complete and before presenting the information to the Board of Aldermen, the worksheets were forwarded to our independent auditor for review as well as being reviewed by Mayor North and Director of Public Works Bill Jeffries. In the proposal the base water rate would increase from \$8.00 to \$8.80 for the first 2,000 gallons and water volume fees would increase from \$3.00 to \$3.25 per thousand gallons after the first 2,000 gallons. The base sewer rate would increase from \$5.00 to \$6.85 and sewer volume fees would increase from \$1.75 to \$2.18 per thousand gallons. A timeframe for implantation of any proposed increases was also included.

Alderman Osborn moved seconded by Alderman Hagedorn to proceed with the recommended timeframe of March 2, 2010-First Reading of Bill amending the Water and Sewer Rates; March 16, 2010-Second and Final Reading; and May 1, 2010-Rates become effective. Call for vote: Motion carried unanimously.

**NEW BUSINESS** – None

**MISCELLANEOUS BUSINESS –**

**FY 2010-2011 Budget** - Alderman Osborn stated that in preparing the new fiscal year budget the City needs to be conservative in their expenditures but consider projects that will help the entire community (making Camdenon a good place to live) and to look at building on what assets we currently have in place.

**ADJOURNMENT**

Being no further business to consider, Alderman Hagedorn moved seconded by Alderman McNabb that the meeting be adjourned. Call for vote: Motion carried unanimously.

Meeting adjourned at 8:17 PM.

Minutes by Renee Kingston \_\_\_\_\_

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Gentry D. North, Mayor

ATTEST:

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Renee Kingston, City Clerk