



BUSINESS MEETING AGENDA

Posted January 3, 2020

Date: Thursday, January 9, 2020
Time: 2:00 pm
Location: 205 North Main Street, Cameron City Hall, Missouri

Meeting Agenda

- I. Call to Order and Member Roll Call
- II. Approve Agenda
- III. Approval of the December 12, 2019 Minutes
- IV. Approval of Financial Report
 - a. Payment of Bills
- V. Approval of Pre-Interim Invoices
- VI. Old Business
 - a. Project/Survey/Design Update
 - b. Easements
- VII. New Business
- VIII. Reports from Members
- IX. Chairman's Report
- X. Other Business
- XI. Closed Session, if necessary
- XII. Adjournment—Next Meeting February 13, 2020 – 2:00 p.m.



January 9, 2020
Cameron City Hall
205 North Main Street, Cameron, Missouri

Call to Order and Member Roll Call

Zac Johnson called the meeting to order at 2:02 pm at Cameron City Hall.

Members Present: Becky Curtis, City of Cameron, Patricia Fisher Johnson, City of Maysville and Tom Barnett, City of Stewartsville. (3 members Present).

Others in Attendance: Zac Johnson, City of Cameron; Ed Proctor, Attorney; Steve McIntosh, Project Liaison; Steve Rasmussen, City of Cameron; Verlon Persinger, Alliance Water; Linda Laderoute, Mo-Kan Regional Council; and Jerri Dearmont, NW MO Regional Council.

Approval Agenda

Motion by Becky Curtis to add to the agenda under New Business, Resolution 2020-1 on Easement Negotiations, seconded by Patricia Fisher Johnson. Motion passed. (3 ayes; 0 nays).

Approval of the December 12, 2019 Minutes

The December 12, 2019 meeting minutes were previously e-mailed to each member and available at the meeting. Patricia Fisher Johnson motioned to approve the December 12, 2019 minutes as presented, seconded by Becky Curtis. Motion approved (3 ayes; 0 nays).

Approval of Financial Report

The Financial Report was made available at the meeting. The ending checking account balance was \$3,478.97 as of December 31, 2019. Bills to pay this month include: Northwest Missouri Regional Council, Administrative Fees for January in the amount of \$750; and Global Land Trust LC from 12/1/2019 to 12/31/2019 for \$1,041.25. Becky Curtis motioned to approve the financial report and to pay bills as presented, seconded by Tom Barnett. Motion approved (3 ayes; 0 nays).

GNWWC invoiced the City of Cameron to pay the following:

- 1) E.K.S Appraisals, Inc in the amount of \$10,500 for H. Fitzgerald and E. Schneider appraisals
- 2) Compass Acquisition in the amount of \$3,825

The city presented a check payable to GNWWC for \$14,325.

Approval of Pre-Interim Invoices

No Pre-Interim invoices submitted for approval. Request #44 to pay Proctor Law Firm is still pending USDA acknowledgement. No other pre-interim invoices.

Old Business

Project/Survey/Design Update

Zac Johnson reported that CDM Smith is not here today due to nothing to add until easements are acquired to complete the design.

Easements

Regarding the easement process, GNWWC is engaged with Compass Acquisition and they are working on all easements. Conference calls have been held every Friday with Craig for updates. Todd Archer with CDM Smith will begin hosting weekly conference calls to keep the communication open on any easements. Craig has contacted approximately 25 landowners whether that is meetings held or setting up meetings and some offers have been made to the landowners. As of today, the easements recorded is still 39, but work has been done. Ed Proctor spoke with Craig today and gave him easements today. Several landowners are willing to sign once some small items are corrected and placed into the easements. There are two big easements willing to sign but may need to do meets and bounds which Ed can do.

Need to get title company opened back up to work with Compass Acquisition on title work. The original contract was with Bartlett & West Engineers with St. Joe Title. It was suggested to have Bartlett & West authorize to work with Craig.

Steve Rasmussen, Cameron City Manager asked several questions:

1) GNWWC has no authority for Eminent Domain. The Resolution will be passed today under New Business

2) Two checks signed and no easements.

Mr. Rasmussen expressed his concerns that no easements have been acquired and the GNWWC is spending money from the city loan.

USDA intends to hold a meeting on February 11, 2020 in Columbia. Zac will confirm the date and time of this meeting. The meeting is a follow-up from the December 12, 2019 meeting with USDA regarding progress on easements.

The commission needs to consider if the second loan does not happen, other alternatives, Zac has asked Todd to put together a cost estimate on how much it will cost to get to bid. Currently, there is approximately \$400,000 remaining with CRB&T, which leaves a gap. There's a chance that the three member communities may need to pay the first bond payment come October 2020.

A meeting is scheduled on January 31 in Columbia with other water commissions regards the Multi-Purpose Fund to see if they can assist the GNWWC with the gap funding.

New Business

Resolution 2020-1

The Resolution is for determining and declaring the necessity of acquiring for public use certain permanent right of way, temporary construction and other easements in real property for public improvements associated with the construction of a water pipeline by the GNWWC, authorizing the chairman and his designees to negotiate for the purpose of acquiring the necessary interests in real property; and authorizing the project attorney and his designees to institute condemnation proceedings if such interests in real property cannot be acquired by purchase through good faith negotiations. Tom

Barnett motioned to approve Resolution 2020-1 as stated above, seconded by Becky Curtis. Motion passed (3 ayes; 0 nays).

Craig with Compass Acquisition can negotiate for the Commission up to a certain amount and anything after that amount, Craig will need to go to the Commission. Craig will provide weekly status reports to update the board.

A voucher will be offered for the City of Cameron to pay for any land acquisitions.

If any easements are in the condemnation process, USDA will consider that easement as obtained per the meeting in December 2019 with USDA.

REPORTS FROM MEMBERSHIP

None

Chairman's Report

Zac will confirm date and time with USDA regarding the February meeting in Columbia to update on easements and then contact members. Will continue working on getting the conference call set up.

Other Business

None

CLOSED SESSION

A motion was entertained to go into Closed Session at 2:35pm to discuss Real Estate. Tom Barnett motioned to enter closed session at 3:05pm, seconded by Becky Curtis. Motion passed (3 ayes; 0 nays). Roll Call Vote: City of Cameron, yes; City of Maysville, yes; City of Stewartsville, yes.

A motion to adjourn closed session and return to the regular open meeting at 3:11pm was made by Patricia Fisher Johnson, seconded by Becky Curtis. Roll Call Vote: City of Cameron, yes; City of Maysville, yes; City of Stewartsville, yes.

Two votes were taken in Closed Session.

#1 - To request first payment from the City of Cameron in the amount of \$10,500 to pay E.K.S. Appraisals. Jerri Dearmont will request by email. Patricia Fisher Johnson motioned to request \$10,500 from the City of Cameron to pay E.K.S., seconded by Becky Curtis. Motion passed (3 ayes; 0 nays).

#2 – To approve engagement letter with Williams & Campo, PC to acquire the remaining easements. Patricia Fisher Johnson motioned to authorize Zac Johnson, Chairman to execute the letter, seconded by Becky Curtis. Motion passed (3 ayes; 0 nays).

CHAIRMAN'S REPORT

None

Adjournment

With no other business, the next Commission meeting is scheduled for February 13, 2020 in Cameron. The meeting was adjourned at 3:11pm with a motion made by Patricia Fisher Johnson, seconded by Tom Barnett. Meeting adjourned.

Zac Johnson, Chairman

Patricia Fisher Johnson, Secretary