



City Administrator Report

The Honorable Mayor
and Members of the Board of Aldermen
City of Camdenton, Missouri

August 14, 2014

Letter No. 14-013

SUBJECT: City Administrator Report

Dear Mayor and Board Members:

The following City Administrator Report, while respectfully submitted to the Camdenton Mayor and Board of Aldermen, is provided and available to the general public, media, friends, and fellow co-workers to better inform them of our community activities.

I am a believer in the "Leadership Challenge" program. It notes that everyone in our organization is a leader and that everyone can improve their leadership skills. It also notes that research notes that there are five trainable traits of a great leader. They are:

**Inspire a Shared Vision
Challenge the Process
Enable Others to Act
Encourage the Heart
Model the Way**

People do their best when there is an opportunity to change how things currently stand.... Those who embrace this practice do not wish to rest on their laurels. They motivate others to exceed their limits and look for innovative ways to improve the organization."

— Kouzes & Posner, The Leadership Challenge

This quotation centers on the leader's trait of "Challenge the Process".

AUGUST 19, 2014 BOARD OF ALDERMEN MEETING

Unless there are questions, I do not anticipate any additional comments at this meeting on this City Administrator Report.

July 14, 2014 Turkey Waste Spill

The company has agreed to pay our bill of \$586.04. The court date for the driver is scheduled for September 18, 2014.

Appointment of Comprehensive Plan Consultant Selection Committee and Request for Proposals Status

Notices for the Request for Proposals for the update of the Comprehensive Plan have been sent to the newspaper for publication and to the Missouri Chapter of American Planning Association to be placed on their web page. In addition, letters have been sent out to over 20 companies. Deadline for submittals is Monday, September 22 at 4:00 p.m.

While presentations were given to the Board of Aldermen, Parks Board and Planning Commission, the formal appointment of the Comprehensive Plan Consultant Selection Committee has been postponed until the your next September 9 Board of Alderman meeting.

Upcoming Recommended Change in Zoning Ordinance

City Staff will be recommending to the Planning and Zoning Commission that they vote to recommend that Section 400.100 "I-1" Light Industrial District be changed. This recommended change would allow uses in a "C-2" Highway Commercial District in the "I-1" Light Industrial Districts. Historically some commercial uses have been located in our industrial areas and this will give us the ability to legally recognize those uses. This change would allow for the possible use of not only current empty buildings, but in particular the old Modine Building.

Because of the change of the September Council meeting to September 9, the Planning Commission plans to consider this recommendation at their Thursday, September 4 meeting with the Board of Aldermen considering this recommendation at your September 9 meeting.

ECONOMIC DEVELOPMENT

As indicated in the last newsletter, I have been working on three commercial developments and am exploring the use of a commercial development agreement whereupon anticipated additional sales tax could be shared for putting in needed public infrastructure.

Recent City Administrator Activities, Meetings and Events

Since our last Tuesday August 5, 2014 Board meeting, on Wednesday I participated with Larry Bennett in the Chamber's radio interview at the 107.9 Coyote Radio morning radio

show and attended a Department Director's meeting. I also went to Rotary. Thursday Larry Bennett and I attended our Parks Board meeting. Friday I took a day off and went to the State Fair.

During the week of August 11, on Tuesday I attended a Lake of the Ozarks Council of Local Government's Economic Development Advisory Meeting in Versailles and then came back and attended the Planning and Zoning Commission Meeting. Wednesday, I went to the dentist, attended a Lake Area Convention Tourism funding meeting and a Lake Area Rotary Club meeting that evening at Old Kinderhook. Early Thursday morning included a Chamber Board meeting and a Chamber Ribbon cutting ceremony. Thursday, I also began meeting individually with Department Directors on their goals and objectives.

Upcoming City Administrator Activities, Meetings and Events

During the week of August 17, I plan to attend a Council of Local Government Board meeting on Monday and then participate in job analysis meeting and perhaps a Location One training before our Tuesday evening Board of Alderman meeting. The next morning I plan to participate with Trish in the Chamber's radio interview at the 107.9 Coyote Radio morning radio show and attend a Department Director's meeting. I will also attend Rotary. Thursday will be a LORDAC meeting in Osage Beach. Friday evening I may attend the Laclede County Electric Coop meeting in Lebanon with my wife.

During the week of August 24 the Mayor and I plan to meet with our State representative. I also plan to attend Rotary and also attend a Public Safety Meeting at the Camden County Court House.

UPCOMING BOARD OF ALDERMAN MEETING AGENDA ITEMS

Some Possible and Tentative Board of Aldermen Agenda items for next meeting include:

- Approve Purchase of One Ton Truck
- Approve Business 5 Paint Striping Contract
- Additional Discussion of Water/Sewer Rates,
- Recommended Change to Light Industrial Uses
- Appointment of the Comprehensive Plan Consultant RFP Committee
- Liquor License Ordinance Modifications

As always, if there are any questions or a need for additional information on any matter, please contact me anytime.