

**STATE OF WEST VIRGINIA, COUNTY OF MARSHALL, CITY OF CAMERON,
CITY COUNCIL, REGULAR MEETING, January 17th, 2024.**

The City Council of the City of Cameron had a regular meeting held on January 17th, 2024. Mayor H. Greg Galentine called the meeting to order at 7:00 p.m. The following council members were present Sarah Burge, Joseph Wendt, Stephanie Neely, Terri Galentine, John “PZ” Winters.
Councilperson Sherry Johnson, Absent
City Attorney Christian Turak, Absent

PLEDGE OF ALLEGIANCE:

Led by councilperson John “PZ” Winters.

APPROVAL OF MINUTES:

- 1) Councilperson Stephanie Neely moved to approve the Minutes for December 4th, and Special Meeting December 27th, 2023, seconded by Councilperson Joseph Wendt. Motion passed 4 YES, abstained by 1.

NEW BUSINESS:

- 1) Discussion and Approval / or Disapproval of Mayor H. Greg Galentine to sign annual Audit Engagement Letter with CPA David Howell. Councilperson John “PZ” Winters moved to approve Mayor H. Greg Galentine to sign annual Audit Engagement Letter with CPA David Howell, seconded by councilperson Sarah Burge. Motion passed 5 YES.
- 2) Discussion and Approval / or Disapproval of Mayor H. Greg Galentine, City Clerk Nichole M. Bryan, and Assistant City Clerk Stephanie Neely to sign (MOR) entered into by and between The Marshall County Commission and The City of Cameron Municipality, referred to jointly as the “Parties” which sets forth the intergovernmental agreement for the County to administer the Municipality’s regularly scheduled elections concurrently with the statewide primary or general elections as set forth in Chapter 3 of the WV Code, or both as agreed in the MOU, as authorized by WV Code 3-1-31 and 8-5-5. Councilperson Sarah Burge moved to table discussion, seconded by councilperson John “PZ” Winters. Motion passed 4 YES, abstained by 1.
- 3) Discussion and Approval / or Disapproval of purchasing a new blower for the sewer plant from D&G Machine in the amount of \$5,702.18 paid out of ARPA Funds. Councilperson John “PZ” Winters moved to approve purchase of new blower for the sewer plant from D&G Machine in the amount of \$5,702.18 paid out of ARPA Funds, seconded by councilperson Joseph Wendt. Motion passed 5 YES.
- 4) Discussion of an ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMERON FIXING THE ASSESSMENTS FOR THE COSTS OF RAZING DILAPIDATED STRUCTURES ON CERTAIN PROPERTIES IN THE CITY IN ACCORDANCE WITH APPLICABLE SETIONS OF THE WEST VIRGINIA CODE AND THE

ORDINANCES OF THE CITY OF CAMERON. Mayor requested the 1st reading of this ordinance be placed on our next council meeting agenda.

- 5) Discussion and Approval / or Disapproval of paying bills for December 18th, 2023 and January 3rd, 2024. Councilperson Sarah Burge moved to approve paying bills for December 18th, 2023, and January 3rd, 2024, seconded by Councilperson Stephanie Neely. Motion passed 5 YES.

OLD BUSINESS

- 1) Discussion and Approval of bringing back to the table the City of Cameron taking ownership of all city / state streets within the city limits. After completion of all paving all and repairs. Councilperson John "PZ" Winters approved to bring back discussion of The City of Cameron taking ownership of all city / state streets within the city limits. After completion of paving all / repairs, seconded by Councilperson Terri Galentine. Motion passed 5 YES.
- 2) Discussion and Approval to retable the City of Cameron taking ownership of all city / state streets within the city limits. After completion of all paving and repairs. Councilperson Sarah Burge approved to table the City of Cameron taking ownership of all city / state streets within the city limits. After completion of all paving and repairs., seconded by Councilperson John "PZ" Winters. Motion passed 5 YES.

FINANCE REPORT

City Clerk to able to print due to printer issues. Will pull and forward to councilpersons and mayor.

COUNCILPERSON COMMENTS

- a) Sarah Burge – When will waterlines and Fire Hydrants be fixed on Gable Avenue?
They are all included in the new Water Project Application that was submitted.
- b) Joseph Wendt – Update on the purchase of Old Hardware location?
Waiting for the LLC issue to be resolved on the current owner's part. Once cleared up purchase will go through. New City Crew Garage.
- c) Stephanie Neely – Who owns steps on High Street beside 65 High Street?
These steps have been abandoned by the city.
Asked Fire Chief Mike Simms if the fire department offers free carbon monoxide detectors?
Chief stated to have resident contact Red Cross they possibly might. Cameron VFD does not.
Drainage problem on High Street. When the weather calms down some, the city crew will be working on a solution to the runoff water issue.
- d) Terri Galentine – NA
- e) John "PZ" Winters – Update on Dufford Property located on Main Street and State Street?
The Marshall County Prosecutor sent a certified letter to Mr. Dufford concerning properties.
Chief Allman will verify if Mr. Dufford received and signed for letter. If not, the State will be sending someone to serve Mr. Dufford. What is the status of falling down building located on Main Street owned by Sharon Roupe? Owner will be contacted to see if she is willing to allow property to be demolished and a clean lot left. Spoke about a few 4-wheelers being driven at all hours through the night. Driver no helmet and past curfew.
- f) Sherry Johnson – Absent

MAYOR'S COMMENTS

- 1) The mayor asked Chief Simms if company Edgeco that is completing the demolition for our first CDBG can park truck or equipment on empty lot the VFD owns. The Chief is going to bring it up at their next meeting. The usual price to rent is \$750.00 a month to rent area. Chief Simms also questioned the council to see if they would be interested in setting a timeframe of 48 hours for unsafe structures to be demolished after a house fire, and for city code officials to be contacted immediately. VFD held their 4th of July meeting. The City Clerk will be putting on the next Agenda request for \$5,000.00 donation for purchase of fireworks. 4th of July activities are going to be held on Friday July 5th and Saturday July 6th, fireworks will be held on July 6th at dusk.
- 2) Requesting for West Virginia Rural Water to send someone to check for water leaks on main lines.
- 3) Water Plant Phase III has been submitted. Rule 42 has been completed by Lowes Associates. Jared from Lowes Associates will be invited to the next council meeting to explain Rule 42 to council. Looking at a possible 20 % increase to our water rate. The city has not had an increase in water rate since 2017. Mayor spoke with the council about the aging water plant. Have they ever thought about doing away with water plant and purchasing water from PSD? Lots of things to consider with either route that is decided on. The mayor asked the council to investigate the options discussed.
- 4) Phase II Sewer Project agreement will be on next agenda for Mayor to sign.
- 5) The city received funds in the amount of \$56,000.00 from Senator Ryan Welds and Senator Laura Wakim Chapman. These funds will be used toward purchasing the Old Hardware property for City Garage.
- 6) The city was awarded phase II CDBG Demolition Project from the state in the amount of \$180,730.00.
- 7) The city was approved to submit application to WV DEP DLAP for up to a total of \$250,000.00 to demolish blight within the city.
- 8) Pre-construction meeting was help with A.C. from Bel-o-mar Reginal and winning contractor Edgeco. Demolition of the first 4 houses through the CDBG Phase I Project will be starting within a month. The city received low bid so now is in the process of adding more properties to this project.
- 9) Attorney Christian Turak contact mayor to inform him the gas lease was approved, and check will be coming in the mail for \$1,000.00.
- 10) Mayor will be contacting Steve with Thrasher about starting Phase II of the sidewalk project.

ADJOURNMENT:

Councilperson Stephanie Neely moved to adjourn the meeting at 8:30 PM, seconded by Councilperson Joseph Wendt. Motion carried, vote of 5 YES.

H. Greg Galentine, Mayor

Nichole M. Bryan, City Clerk