

The Carl Junction City Council met in regular session on Tuesday December 4, 2007 at 7:00 PM at City Hall. Mayor Mike Moss called the meeting to order with the following present: Richard Zaccardelli, Barbara Evans, Mark Powers, Pat Smith, Dee Lynn Davey, and Wayne Smith. Aldermen Carl Skaggs & Walter Hayes were absent. Also present were City Clerk Maribeth Matney and City Attorney Mike Talley.

AGENDA

Pat Smith motioned to approve the agenda as presented. Barbara Evans seconded. All in favor. No opposed. Pat Smith motioned to approve the consent agenda as presented. Richard Zaccardelli seconded. All in favor. No opposed.

PUBLIC FORUM

There was no one for public forum.

DISCUSSION OF BOND COUNSELING

Brad McIntyre and Chris Collier, Edward Jones, addressed the council on bond financing. Brad McIntyre informed the council that his office is at Briarbrook Drive & Fir Road. He has been out there for 2 years. They are here to address the council about issuing bonds for our community project. They stated that Edward Jones tries to become part of the community and they would sell the bonds locally first and then open it up state wide. Other companies will sell bulk bonds to other investors and then they sell to individuals. Edward Jones cuts out the middle man. They just handled a Neosho bond issue. Chris Collier went over the spread sheet with the council. Randy Irey with Gilmore Bell will be our bond counsel. He will put together the language to put out to voters. We don't want it too strict but we also don't want it too general. This will keep our levy at 23 cents and the bonds will be \$4.5 million. The net proceeds will be \$4.3 million. The interest rate will be 4.23% or 4.35%. It could be lower also since the Fed is talking about lowering interest rates. He put a gauge of sensitivity on his work sheet to show what kind of impact the interest rate will have and our assessed valuation might have. The last 3 years we have shown tremendous growth. He averaged a 7% growth assumption. If it is less he gave figures on how that would affect the bond. He also said he can structure the bonds anyway the council would like. He can show anticipated growth at different levels throughout the bond. There was discussion of the current bond payoff. Chris said that most bonds are on a 10 year call. Edward Jones will facilitate the sale of the bonds and they guarantee the sale of all the bonds. Their cost is 1.88% for a total of \$85475.00. Edward Jones gets \$45000 of that money. \$25000 goes to the insurance company and the rest goes to other entities. Mike Talley asked several questions about the bonds. There was also discussion about a fixed payment or structuring it with the growth. There was a lot of discussion about the levy and the assessed valuation. Chris said that they can offer a lower interest rate than other companies due to the way they market the bonds. Chris also said that they can structure the bonds several different ways and that there are several scenario's that can be done. They can also offer ideas to the committee in support of the referendum to help get the bond issue passed.

BRYAN WEST – CDBG DEMOLITION GRANT

Bryan West, HSTCC, talked to the council about demolition funds that we can apply for. We didn't have enough interest last year to apply. He stated that if the homeowner participates in the demolition it helps our application. He is asking the council to set a grant match that the homeowners will have to pay in order to participate in the grant program. The cost of demolishing a house runs anywhere from \$2000 - \$3500. The state does not set a match amount; it is up to the council. We have until 5/1/08 to get our grant application in but we need to know what kind of match to set so that we can talk to the homeowners about participation. It is worth 15 points if we have the homeowners participate. Mayor Moss asked about Neck City. Bryan said he would get the information to Steve but that it worked well for Neck City. He also said that the City has had a good match in the past and that can be in kind labor. There was a lot of discussion about this grant. The council stated they wanted to be fair to the homeowners but that a small match would be justified. After some discussion Mark Powers motioned to set the homeowner match at \$200. Pat Smith seconded. All in favor. No opposed. Bryan said he will work with Steve Lawver on this project. We can hold a public hearing after the 1st of the year.

REPORTS

The council reviewed the Administration report. City Clerk stated she has been in contact with Gene McMeen and will be starting work on the street lights. Mike Talley stated that it was hard to give the council an update on the water line project since the party involved is out in the audience and his lawyer is not present. He did say that he has contacted his attorney and that attorney is going to get Mike Talley more particulars on what his client wants. The client's attorney will be busy next week but will try to get back with Mike the week after.

Steve Lawver reported that we have had 1493 hits on our new website. It has been up for 11 days. We have also received compliments on it. We also have a meeting in December to talk to the YMCA Executive Committee about our community center. The board meeting is 12/19/07.

COMMITTEE REPORTS

The Nuisance Committee had nothing to report.

The Public Facilities Committee had nothing to report.

The Park/Pool had nothing to report.

The Code Review had nothing to report.

The Budget/Finance Committee will meet at 9:30 AM 12/07/07.

Human Resource Committee had nothing to report. Richard Zaccardelli said that the Chief could go ahead and use his evaluation form. The Human Resource Committee approved it.

Citizen for Better Life Committee reported that they provided City Hall with a copy of their deed. Mike Talley said he has it now and talked with Chuck Brown. The one agreement from Noel seemed to have a lot of what we need in ours. Mike will come up with a draft to give to the committee to review.

Richard Zaccardelli complimented the Public Works on their leaf pickup in Airport Drive. Jimmy said that it took 2 days and 28 loads.

UNFINISHED BUSINESS

Richard Zaccardelli asked about the bag lady. It was stated that she is a distraction for people driving down the street. It is also not attractive. Delmar stated he understands that but there is nothing he can do. She moves when she is asked to move. She goes to the Fastrip for her hygiene needs. Delmar said that people are taking care of her and that she is not breaking the law. Delmar said that she was at Webb City and he heard that they bought a cab ticket for her to Carl Junction. Delmar said it is profitable for her here; she is safe and is being taken care of here. She has no motivation to leave. She chooses the life she leads. Richard said it is dividing the town. Delmar understands that but he can't violate her rights.

Richard asked about the mistake of zoning the golf course R-1. Mike Talley said it was not a mistake. It was a decision that was made at that time. We could have made a separate zoning district for golf courses but it was not done. We patterned our code after Joplin's. We can have as many zoning districts as we want. It is the traditional place for it to go. Mike Talley said he would have to look at it because he is not sure how to do it now. We might draw litigation.

Chief Haase reported that he has the Shop with a Cop set for December 15 at the 15th Street Wal-Mart. Any council who wants to help is invited. They will have about 40 kids and volunteers need to be there by 6:30 AM.

NEW BUSINESS

Mayor Moss pointed out the letter from Phyllis DeTar about a dump station for RV's. Jimmy said that he has no safe place for a RV to dump. Mayor Moss also pointed out the new rate sheet from Mediacom.

Richard Zaccardelli thanked Jimmy for the load of dirt for the Church. They were making a handicap assessment for the Hwy 171 Church.

The City Christmas dinner will be 12/21/07 at noon. It is a covered dish meal.

ADJOURNMENT

Barbara Evans motioned to adjourn the meeting. Dee Lynn Davey seconded. All in favor. No opposed. Meeting adjourned at 9:00 PM.

CITY CLERK

MAYOR