

The Carl Junction City Council met in regular session on Tuesday September 19, 2017 at 7:00 PM at City Hall. Mayor Mark Powers called the meeting to order with the following present: Bob Cook, Don Marshall, Richard Zaccardelli, Roger Spencer, Mike Burns, Jeff Hammons and Randy Hutcheson. Alderman LaDonna Allen was absent. Also present were City Administrator Steve Lawver, City Clerk Maribeth Matney and City Attorney Mike Talley.

Mayor Powers called for a Moment of Silence for Retired Fire Chief Bill Dunn who passed away this last weekend.

AGENDA

Roger Spencer motioned to approve the agenda as presented. Richard Zaccardelli seconded. All in favor. No opposed. Bob Cook motioned to approve the consent agenda. Roger Spencer seconded. All in favor. No opposed.

PUBLIC FORUM

There was no one for public forum.

PRESENTATION TO CJ CHAMBER FROM SENATOR RON RICHARD

Senator Ron Richard presented to the CJ Chamber a proclamation from Governor Greitens recognizing them for promoting tourism in SW Missouri by putting on the Bluegrass Festival for 20 years.

PROCLAMATION TO THE CJ CHAMBER FOR BLUEGRASS FESTIVAL

Mayor Powers presented Gary Stubblefield, CJ Chamber, with a proclamation for the Bluegrass Festival.

P&Z CASES

Mayor Powers opened the public hearing for Case #17-06 – BCID Memorandum of Understanding for land exchange between the 2 parties at 7:05 PM. Steve Lawver reported that the P&Z met on this and are recommending approval. There was no one against the land exchange. Mayor Powers closed the public hearing at 7:06 PM.

Richard Zaccardelli motioned to put “**AN ORDINANCE APPROVING A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE BRIARBROOK COMMUNITY IMPROVEMENT DISTRICT AND THE CITY OF CARL JUNCTION, MISSOURI, TO EXCHANGE REAL PROPERTY, TO UNDERTAKE CERTAIN IMPROVEMENTS TO THE PROPERTY, AND TO SHARE USE OF CERTAIN PARKING LOTS; AUTHORIZING THE MAYOR TO EXECUTE SAID MEMORANDUM OF UNDERSTANDING; AND AUTHORIZING THE MAYOR AND OTHER OFFICIALS OF THE CITY TO UNDERTAKE THE OBLIGATIONS SET FORTH IN THE MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE CITY OF CARL JUNCTION, MISSOURI**” on first reading by title only. Roger Spencer seconded. All in favor. No opposed. There was no discussion. Richard Zaccardelli motioned to put it on second reading by title only. Jeff Hammons seconded. All in favor. No opposed. There was no discussion. Roger Spencer motioned to put it on final passage. Richard Zaccardelli seconded. All in favor. No opposed. Cook-y, Marshall-y, Zaccardelli-y, Spencer-y, Allen-absent, Burns-y, Hammons-y, Hutcheson-y. Motion on Ordinance #17-24 was approved by roll call vote, signed by the Mayor, attested by the City Clerk and made a part of the permanent records of the City of Carl Junction

Mayor Powers opened the public hearing for Case #17-07 – Land use changes to Chapter 400 & 410 Sections 400.190, 410.095, 410.080 and 410.090 at 7:09 PM. Steve Lawver reported that the P&Z met on this and recommended 2 changes. One was to put sidewalks on both sides of the street and change the location from 3’ to 5’. It was asked if this was only on new subdivision and it was responded yes. It was also asked why both sides and Steve responded to help disabled people. There was no one against the changes. Public hearing closed at 7:11 PM. Mike Talley stated that the changes are being made with 2 different ordinances.

Bob Cook motioned to put “**AN ORDINANCE AMENDING TITLE IV: LAND USE, CHAPTER 400 -- PLANNING AND ZONING, SECTION 400.190: FEE STRUCTURE TO REQUIRE A \$20.00 FENCE APPLICATION FEE AND TO REQUIRE ANYONE FILING LAND USE PLANS TO REIMBURSE THE CITY FOR ENGINEERING AND OTHER ASSOCIATED FEES INCURRED BY THE CITY IN CONNECTION WITH THE REVIEW OF SUCH PLANS, AND DELETING THE \$70.00 FEE FOR PRELIMINARY SITE PLAN REVIEW, AND AMENDING CHAPTER 410 -- SUBDIVISION REGULATIONS, SECTION 410.095: PERFORMANCE GUARANTEES, TO REQUIRE ANYONE FILING GENERAL LAND USE PLANS TO REIMBURSE THE CITY FOR ENGINEERING AND OTHER ASSOCIATED FEES INCURRED BY THE CITY IN CONNECTION WITH THE REVIEW OF SUCH PLANS**” on first reading by title only. Roger Spencer seconded. All in favor. No opposed. Mike Talley stated that the \$70 preliminary plat fees have been removed and fees incurred by the city for land use plan reviews will be reimbursed to the city, such as subdivision reviews. The developer will cover our costs in plan review fees. The City of Duquesne did this several years ago. Steve stated that sometimes our engineering fees can run up to \$4000-\$5000 depending on the plat. It takes a long time to recoup that cost by taxes. Jeff Hammons expressed concern about the open ended costs to the developer. There was a lot of discussion about the expenses the developer incurs, adding to his costs and our engineer having to redo their plans to meet city codes. Jeff said he understands we need to review plans but if they do not meet codes they should be rejected and sent back not have our engineer redo their work. Mayor Powers agreed that we need something to cap the expenses to our engineering fees. There was discussion about who does the work for the engineers and we need to keep a working relationship with the other engineers. Steve said that they should come talk to him first to review their plans. Bob Cook motioned to put it on second reading by title only. Roger Spencer seconded. All in favor. No opposed. Steve said that we talked about requiring a deposit but it sounded like it would be very hard to track. There was more discussion about controlling the costs. There was a lot of discussion about storm water and other infrastructure items that add to the cost. Mike Burns motioned to put

it on final passage. Roger Spencer seconded. 6 in favor (Cook, Marshall, Zaccardelli, Spencer, Burns, Hutcheson). 1 (Hammons) opposed. Cook-y, Marshall-y, Zaccardelli-y, Spencer-y, Allen-absent, Burns-y, Hammons-n, Hutcheson-y. Motion on Ordinance #17-25 was approved by roll call vote, signed by the Mayor, attested by the City Clerk and made a part of the permanent records of the City of Carl Junction.

Mike Burns motioned to put “AN ORDINANCE AMENDING TITLE IV: LAND USE, CHAPTER 410 – SUBDIVISION REGULATIONS, SECTION 410.080: IMPROVEMENTS REQUIRED, AND REPEALING SUBPARAGRAPH “3” OF SECTION 410.090: OTHER DESIGN FEATURES, TO REQUIRE SIDEWALKS TO BE INSTALLED ALONG STREETS ON BOTH SIDES IN ALL NEW SUBDIVISIONS” on first reading by title only. Jeff Hammons seconded. All in favor. No opposed. Richard Zaccardelli motioned to put it on second reading by title only. Jeff Hammons seconded. All in favor. No opposed. There was no discussion. Roger Spencer motioned to put it on final passage. Richard Zaccardelli seconded. All in favor. No opposed. Cook-y, Marshall-y, Zaccardelli-y, Spencer-y, Allen-absent, Burns-y, Hammons-y, Hutcheson-y. Motion on Ordinance #17-26 was approved by roll call vote, signed by the Mayor, attested by the City Clerk and made a part of the permanent records of the City of Carl Junction

MAPS SERVICE PARTICIPATION REQUEST

Steve Lawver reported that he received the information the council requested yesterday. In 2014 there were 3042 rides with 22 stops, in 2015 there were 2795 rides with 24 stops, and in 2016 there were 2500 rides with 16 stops. He found that there was a total of 260 rides billed incorrectly that were not in our city over all 3 years. He talked to APD and Cartersville. APD has not ever been billed but Cartersville has been and they pay it. He did not receive any response about a voucher system. Steve said that he does not believe we should pay the previous 2 years since our budgets are closed for those years. With this new MOU it will outline our agreement. It was asked if we had paid them previously and it was replied yes. Steve said he has been asking for a MOU for years. There was discussion about accounting of all rides and that we need to review the bills we receive. It was also stated that we need to help people and this is some residents only transportation. There was discussion about paying previous bills or just starting fresh. It was asked if we could receive monthly reports and bills and then we can cap it if we need to. They only gave us Tier 1 or Tier 2 but Steve said that there should be other options about the rider paying more of the costs. There was division about whether we should pay the past years or not. Mike Talley said that as a general rule cities cannot agree after the fact to pay for services previously rendered, and that he thought this was a constitutional requirement. There was a lot of discussion about why it took so long for them to bill us for the past years. Jeff Hammons motioned to not pay the back ears for \$13000.00 since no agreement was in place. Bob Cook seconded. All in favor. No opposed. Mayor Powers asked Mike Talley to help Steve construct a letter about the council decision. Mike Talley said that he is sure they will tell us if we are in error. The letter stated that if we don't pay they will stop picking up people 11/1/17. Steve said he will try to get information monthly so we can budget. Steve did say one of the major users will be moving so the costs may go down. The council asked Steve to go back and try to negotiate other tiers. Roger Spencer motioned to table this decision until the next meeting. Jeff Hammons seconded. All in favor. No opposed.

REPORTS

The council reviewed the Administration report. Steve reported that MML was really good this year. They had several good meetings.

Public Works – there was nothing to add. It was stated that we put in water lines at Memorial Park and are working on the culvert piping. They are still drilling for the sewer line to cross Center Creek. Steve thinks we are still within our estimated costs. Richard said that there were people wearing hazmats suits cleaning out a house on South Main Street.

Police Dept. – there was nothing to add.

Building Insp report – there was nothing to add.

Court report – there was nothing to add.

COMMITTEE REPORTS

Budget/Finance – Mike Burns had nothing to report.

Code/Nuisance – Don Marshall had nothing to report.

Human Resources – Roger Spencer had nothing to report

Public Facilities & Planning – LaDonna Allen was not here but there is a memo regarding the last meeting.

Senior Citizens - Richard Zaccardelli had nothing to report.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Mike Burns asked if we could look at parking at Country Club Park since BYAA soccer season will be starting soon. Maybe we could make Hickory Street one way going North to keep congestion down. There was discussion about increasing the parking lot by adding culverts.


Mayor Powers said he attended a 2020 future planning meeting. Jeff Hammons also attended the meeting and said that the Chamber is trying to look down the road. Mayor Powers said he would get Steve a copy of the plan. He also reported to the council that he has asked Steve to work up estimated costs for a new ballpark complex to go in West of New Aire Fireplace. We will try to

get the costs of everything and then go to the vote of the people. It will put it to bed one way or another. Phil Cook said that if we put in all weather turf we could get a lot of action going. Steve said he would have the estimate by the next meeting. Jeff Hammons said that baseball is a huge deal and a lot of weekends are spent on sports activities. It is something serious to consider as it could bring people from all over.

Chief Haase said that 2 years ago he lost his Corporal position and we stopped budgeting for it because he did not have anyone to fill the position. He now has someone and would like for the budget committee to look at amending the budget to fill that position. It should not take a large amount but he should earn more since he will have more responsibility. Chief Haase then stated that he needs more room for a shower and laundry facilities. Joplin Workshop used to do the jail laundry for \$20/week. Now it is running us \$150/\$180week. We need to look at remodeling and add the laundry facilities. It is eating up the budget real quick. Mayor Powers said that we need to have the Public Facilities Committee look into it. He also needs more storage.

ADJOURNMENT

Jeff Hammons motioned to adjourn the meeting. Don Marshall seconded. All in favor. No opposed. Meeting adjourned at 8:22 PM.


CITY CLERK


MAYOR