

The Carl Junction City Council met in regular session on Tuesday January 16, 2018 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, LaDonna Allen, Mike Burns, Jeff Hammons and Randy Hutcheson. Also present were City Administrator Steve Lawver, City Clerk Maribeth Matney and City Attorney Mike Talley.

AGENDA

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

PUBLIC FORUM

Susan Doyle, 401 Angel Lea, stated that she will be in charge of our 4th of July parade this year. She will be working with Dixie Asbell who has run it in the past. She just wanted to introduce herself and tell the council that she will be keeping in contact with them regarding the parade.

P&Z CASES

Mayor Powers opened the public hearing on Case #17-19 – Redwood Development - rezoning W Walnut & Hwy 290 from C-2 to R-1 and R-2 at 7:05 PM. Steve Lawver reported that P&Z met on this and Redwood has modified the plan to split the zoning to R-1 and R-2. The engineer sent over the new maps showing the split. Mike Stevenson with Anderson Engineering was here to answer questions. Mike Stevenson said that they are asking for rezoning due to market rate. Jeff Hammons asked if the market rate was what the market will bear and Mike stated yes. It was also stated that commercial would generate a lot more traffic than residential.

George Datum, 711 Hartley, addressed the council opposing the rezoning. He stated he had 102 signatures on a petition opposing it. They want to keep it soccer fields and are concerned about traffic. They are also concerned about it being low income housing. In 2 days he had 68 signatures. They already have crashes on the road from the school traffic and the state will not put in a light. Mike Burns asked how many people did not sign the petition. Mr. Datum replied he had a 92 % success rate. Some people wanted more information. LaDonna Allen said that a C-2 would create more traffic than residential. Mr. Datum said that they are also concerned it will hurt the value of their housing.

Tom Kabrick, 811 Nicholas, was concerned about the size of homes. He asked what specifications we have for building size. Steve replied that we do not regulate the size of homes just the size of lots. Jeff Hammons stated he lives in Deerfield Estates and it has a minimum of 1400 square feet for residential. There was discussion of how many lots there will be. The East side will be duplexes and the West side will be single family houses. There are 20 lots that are single family. The lot sizes are comparable with the other subdivisions. There was discussion of size regulations, infrastructure and traffic. It was stated that they will have to go through the plat process also.

Mayor Powers closed the public hearing at 7:25 PM.

LaDonna Allen motioned to put **“AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED BY THE BOARD OF ALDERMEN OF THE CITY OF CARL JUNCTION, MISSOURI, BY ORDINANCE NO. 99-10 ON THE 18TH DAY OF MAY, 1999, AS AMENDED, TO REZONE VACANT LAND LOCATED ALONG W WALNUT STREET FROM ELLIOT DRIVE TO STATE HIGHWAY 290 (+/-), CARL JUNCTION, JASPER COUNTY, MISSOURI OWNED BY REDWOOD DEVELOPMENT, AS MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM C-2 TO R-1 AND C-2 TO R-2”** on first reading by title only. Richard Zaccardelli seconded. Richard Zaccardelli felt that this was better than a strip mall. The audience was reminded that this was just rezoning and that the plat process still needed to be gone through. Roger Spencer motioned to put it on second reading by title only. LaDonna Allen seconded. There was no discussion. LaDonna Allen motioned to put it on final passage. Mike Burns seconded. All in favor. No opposed. Cook-y, Marshall-y, Zaccardelli-y, Spencer-y, Allen-y Burns-y, Hammons-y, Hutcheson-y. Motion on Ordinance #18-01 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 on Case #18-01 – Joplin Trails Coalition – annexation of section of Ruby Jack Trail at 7:27 PM. Steve Lawver reported that P&Z met on this and are recommending approval. This is a strip of land 100’ wide from Grimes to KSCRR. The city helps maintain the trail for the Trail Coalition sometimes and this will help them out. There was no one against the annexation.

Mayor Powers closed the public hearing at 7:30 PM. It was stated that we have to wait 15 days to pass the ordinance.

REVIEW DELINQUENT TAX LIST

LaDonna Allen motioned to approve the delinquent tax list. Mike Burns seconded. All in favor. No opposed.

DISCUSSION OF JAIL LAUNDRY SERVICES

Delmar will be going out for bids on this project. He has some very preliminary bids. After some discussion it was the consensus of the council to get bids on this and proceed.

ORDINANCES

Mayor Powers stated that the ordinance rezoning 804 Briarbrook Drive was tabled at the last meeting. Mayor Powers opened it up for discussion. Kurt Medlin, 808 Briarbrook Drive, stated that he owned the property at one time and was going to put a duplex on it but after talking to the neighbors he decided not to because they were against it. The concern is that it would bring 4 families to the lots. It will create new traffic, 4 driveways and other traffic issues. They would like to see it developed as R-1 as it is currently zoned.

Lyla Boyer, 603 W Briarbrook Lane, said that they are already having problems with the current duplexes. They were put in without any neighbor input. She was told by Mayor Wisdom that no more duplexes would be built in the area. She does not want it to be a rental area. All the lots were R-1 when they built their home. She is afraid that they will not be taken care of. It is not fair to the neighborhood. Audrey Sneed, 6161 County Lane 296, stated that there is a need for rental property in the Briarbrook area of Carl Junction. These duplexes will be 3200 square feet per duplex. Randy Hutcheson said that the plans they looked at were 2 bedrooms. Jason Goade said that they will be 3 bedrooms but he only had picture of a 2 bedroom. Jason said that the traffic would be a moot point and the drainage will be done as the city directs it to be done.

Dorothy Larrabee, owner of property, addressed the neighbors. She has owned these lots several years and has paid taxes every year. It was asked if the neighbors have tried to buy it. It was stated that they have had plenty of opportunity to buy it. It was stated that the county shows it as 1 large lot so that is why it only had 804 Briarbrook drive on the description. There was discussion that it used to be 2 lots.

LaDonna Allen motioned to put "AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED BY THE BOARD OF ALDERMEN OF THE CITY OF CARL JUNCTION, MISSOURI, BY ORDINANCE NO. 99-10 ON THE 18TH DAY OF MAY, 1999, AS AMENDED, TO REZONE 804 BRIARBROOK DRIVE, CARL JUNCTION, JASPER COUNTY, MISSOURI OWNED BY LARRY D AND TASHA A HARDY, AS MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM R-1 TO R-2" on 3rd reading by title only. Mike Burns seconded. Richard Zaccardelli stated that he knows both parties very well and feels they will take care of them. There was some discussion about traffic. Randy Hutcheson expressed concern that we are putting 4 families where it was going to be 1 family. Jeff Hammons agreed that there are no rentals available in Carl Junction. Roger Spencer motioned to put it on final passage. LaDonna Allen seconded. 7 (Cook, Marshall, Zaccardelli, Spencer, Allen, Burns, Hammons) in favor. 1 Hutcheson opposed. Cook-y, Marshall-y, Zaccardelli-y, Spencer-y, Allen-n, Burns-y, Hammons-y, Hutcheson-n. Motion on Ordinance #18-02 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.

LaDonna Allen motioned to put "AN ORDINANCE CALLING A BOND ELECTION IN THE CITY OF CARL JUNCTION, MISSOURI" on 1st reading by title only. Bob Cook seconded. Steve reported that we received the ballot language from Gilmore & Bell. Mike Burns said that BYAA are behind it and will support it. LaDonna Allen said she is not sure the residents will pass it since they voted down a \$2 million project. There was discussion that it won't cost any extra to have it on the ballot and it is different language, that Ward III is already paying an extra tax and that we need to let the people decide. Jack Dillingham said that they figured it would be about a \$.25 cent increase on the tax levy. LaDonna Allen motioned to put it on second reading by title only. Don Marshall seconded. There was no discussion. Jeff Hammons motioned to put it on final passage. Roger Spencer seconded. All in favor. No opposed. Cook-y, Marshall-y, Zaccardelli-y, Spencer-y, Allen-n, Burns-y, Hammons-y, Hutcheson-y. Motion on Ordinance #18-03 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. It was asked if a councilman could promote it. Mike Talley stated that the city can provide facts but that is all. An individual can as long as they do not spend any city resources.

REPORTS

The council reviewed the Administration report. Steve said that Empire is starting their vegetation control projects and he has maps available.

Public Works – there was nothing to add. The SCADA is in now but there are still some bugs to work out. The #6 well went down and we have to replace it. It was asked about the work being done on Pennell. It was reported that AT&T is burying the cable and the poles will be coming down.

Police Dept. – there was nothing to add. They did find out who was stealing items out of cars. Roger asked that they look into 113 Schimm. There is a dog outside with no shelter.

Court report – there was nothing to add.

COMMITTEE REPORTS

Budget/Finance – Mike Burns reported that he had reviewed the bank statements all looked OK. They will be starting the budget meetings tomorrow.

Code/Nuisance – Don Marshall had nothing to report.

Human Resources – Roger Spencer had nothing to report.

Public Facilities & Planning – LaDonna Allen said she would like to look at Memorial Park. She asked if we could find the Pat Smith file for the veterans' memorial.

Senior Citizens - Richard Zaccardelli had nothing to report.

UNFINISHED BUSINESS

It was stated that we need to look at Fir Road and Briarbrook Drive traffic. A round a bout was discussed. It was also pointed out that 50% of that road is county road. Don Marshall commented that every town has traffic problems.

NEW BUSINESS

Roger Spencer said that he, Steve and Maribeth were going to go through the Employee handbook and update it. There was discussion of the vegetation control Empire is going to do and whether it was legal to park on the opposite side of the street.

CLOSED SESSION PER RSMO 610.021 (3): HIRING, FIRING, DISCIPLINING OR PROMOTING OF PARTICULAR EMPLOYEES BY A PUBLIC GOVERNMENTAL BODY WHEN PERSONAL INFORMATION ABOUT THE EMPLOYEE IS DISCUSSED OR RECORDED

LaDonna Allen motioned to go into closed session per RSMO 610.021 (3): hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded. Roger Spencer seconded. Cook-y, Marshall-y, Zaccardelli-y, Spencer-y, Allen-y Burns-y, Hammons-y, Hutcheson-y. Council went into closed session at 8:30 PM. Meeting reconvened at 8:42 PM. Mayor Powers stated that the council met in closed session but no action was taken.

ADJOURNMENT

Roger Spencer motioned to adjourn the meeting. LaDonna Allen seconded. All in favor. No opposed. Meeting adjourned at 8:44 PM.


CITY CLERK


MAYOR