

The Carl Junction City Council met in regular session on Tuesday May 21, 2013 at 7:00 PM at City Hall. Mayor Mike Moss called the meeting to order with the following present: Richard Zaccardelli, Don Marshall, Steve Daniels, Mark Powers, Sean Haase, Tim Smith and Roger Spencer. Alderman Bob Cook was absent. Also present were City Clerk Maribeth Matney, City Administrator Steve Lawver and City Attorney Mike Talley.

AGENDA

Mark Powers motioned to approve the agenda as presented. Sean Haase seconded. All in favor. No opposed. Steve Daniels motioned to approve the consent agenda. Sean Haase seconded. All in favor. No opposed.

PUBLIC FORUM

Julie Alford, 309 Temple got up to speak about the rezoning of 500 Cherry. Mayor Moss stated that they public hearing on that will be further down on the agenda and she can speak at that time.

There was no one else for public forum.

CHAMBER REPORT

Gary Stubblefield reported that the May Chamber meeting was the best they had ever had. The next meeting will be 6/6/13. They have 131 members now. They have added a spot on their website for available commercial spaces and they are trying to be aggressive in filling those spots.

P&Z CASES

Mayor Moss opened the public hearing on Case #13-04 – Bittner Properties – rezoning 500 Cherry from R-1 to R-3 at 7:09 PM. Elissa Bittner stated that they want to build 4 duplexes on 1 lot. The lot is 190 X 230. Steve Lawver reported that P&Z has recommended approval of this rezoning. Julie Alford, 309 Temple, stated that she was concerned about the additional road traffic. It will bring in more traffic and they already have too much. She stated that we need to alleviate the traffic. She suggested we open up Summit. Their road is only 18’ wide. They need another way in and out of that area. She understands that we need more homes but would like for the council to look at the traffic issue. Mayor Moss closed the public hearing at 7:15 PM. Mike Talley stated that when it gets rezoned it can be used for anything in that zoning use; no matter what assurances we receive from the owner.

Mark Powers 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 500 CHERRY ST, CARL JUNCTION, JASPER COUNTY, MISSOURI OWNED BY BITTNER PROPERTIES, LLC AS MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM R-1 TO R-3” on 1st reading by title only. Richard Zaccardelli seconded. There was some discussion as to what was allowed in an R-3. Steve stated that apartments are allowed we do have restrictions on height of buildings. Steve said that we would have to look at the budget to see if we could do the road. He said it would need surveyed. It is not something that would happen overnight. Tim Smith asked if they could be responsible for putting in a road. Steve said that we make contractors with new subdivision do that but not existing road right of ways. There was also discussion about it being an R-4 instead of R-3. Roger Spencer would like table this until the next meeting to get more detail on it and more information on the street. He would like to look at both sides. He sees the people’s issues on traffic. Roger Spencer motioned to table this until the next meeting. Don Marshall seconded. Mark Powers stated that the budget is tight and the street will not happen this year and maybe not next year. 2 (Marshall, Spencer) in favor. 5 (Zaccardelli, Daniels, Powers, Haase, Smith) opposed. Motion failed. Sean Haase asked Chief if there were a lot of complaints in that area. Chief Haase stated no. Mark Powers motioned to put it on second reading by title only. Roger Spencer seconded. There was no discussion. Steve Daniels motioned to put it on final passage. Richard Zaccardelli seconded. All in favor. No opposed. Zaccardelli-y, Marshall-y, Daniels-y, Powers-y, Haase-y, Cook-absent, Smith-y, Spencer-y. Motion on Ordinance #13-23 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.

REVIEW AND APPROVAL OF RECOMMENDATION OF CITY ADMINISTRATOR ON PAVILLION REFURBISHING

We advertised and sent the specs out to several bidders. We only received 2 bids back: L&M Construction \$12750.75 and NR Contracting \$6500.00. Steve Lawver is recommending NR Contracting. Bud Rogers has talked to the contractor and they bid on the same specifications and materials. They both bid prevailing wage. Mark Powers motioned to approve the City Administrator’s recommendation of approving NR Contracting bid. Richard Zaccardelli seconded. All in favor. No opposed.

REVIEW AND APPROVAL OF RECOMMENDATION OF CITY ADMINISTRATOR ON SCOREBOARD AND LIGHT REPAIR BIDS

Steve Lawver reported that we advertised it and send it to some contractors. We received 2 bids: KAB Electric \$3212.32, Ed’s Electric \$3710.00. Mark Powers motioned to approve the City Administrator’s recommendation of approving KAB Electric bid of \$3212.32. Richard Zaccardelli seconded. All in favor. No opposed.

REPORTS

The council reviewed the Administration report. Steve reported that US Bank had a conference call with Gilmore Bell regarding the fiber optic financing. They turned down the traditional method of a lease agreement but suggested a Revenue Bond with

the vote of the people. US Bank did not have a problem with the equipment lease for 15 years but did not want to do a long term lease on the construction part of it. The equipment is \$3.8 million and the labor is \$1.2 million. They are checking to see if there is a way to do a long term lease on labor.

Public Works report – had nothing new to report. Jimmy added that we have had a lot of rain and had a 500,000 gallon bypass they reported to DNR. He stated that all the surrounding towns have had to do that. Tim Smith suggested a dry cell to hold the extra water. Steve stated that DNR will not allow that. They want the plant expanded to handle the extra flow.

Police Department report – had no report. Delmar stated that they are going out for bids on the PD Cars. He has two cars that have low mileage on them and may hold onto them. He is reluctant to let them go unless we get a good trade in. He may also do it later in the year when the get a few more miles on them.

Court report– had nothing new to add.

COMMITTEE REPORTS

Budget/Finance –Mark Powers stated that he received a spreadsheet on our Sales Tax and he is wondering why the amounts are not the same on our ½ cent sales tax. They vary from each other each month. There was also some discussion on what effect the local use tax has made and the grocery store closing.

Code/Nuisance –Don Marshall had nothing to report.

Human Resources – Steve Daniels had nothing to report.

Public Facilities & Planning – Tim Smith reported that they met tonight regarding a skate park. They have asked Steve Lawver to find funding for Phase I. They want to see how that goes over before we do the next phase. The City can do a lot of the work. It needs to be fenced and rules posted. Tim also suggested we do soil testing for contaminants. We want it safe for the kids. Phase I should cost about \$40,000. It was stated that we can use the Park Fund and Capital Improvement Fund for financing.

Senior Citizen – Richard Zaccardelli stated that their new manager is trying a lot of new things for our seniors.

UNFINISHED BUSINESS

Mayor Moss stated that some communities are talking about trying to pass the local use tax. The City Clerk gave a report on that.

NEW BUSINESS

Steve Daniels stated that he would not be at the next meeting.

Richard Zaccardelli stated that he had a resident of Ward III ask for small children playground equipment in Country Club Park.

ADJOURNMENT

Steve Daniels motioned to adjourn the meeting. Sean Haase seconded. All in favor. No opposed. Meeting adjourned at 8:02 PM.

CITY CLERK

MAYOR