

The Carl Junction City Council met in regular session on Tuesday, January 17, 2006 at 7:00 PM at City Hall. Mayor Mike Moss called the meeting to order with the following present: Richard Zaccardelli, Barbara Evans, Gary Stover, Walter Hayes, Dee Lynn Davey and Wayne Smith. Aldermen Carl Skaggs & Pat Smith were absent. Also present were City Attorney Mike Talley (8:10 PM) and City Clerk Maribeth Matney.

AGENDA

Barbara Evans motioned to approve the agenda. Walter Hayes seconded. All in favor. No opposed. Dee Lynn Davey motioned to approve the consent agenda. Richard Zaccardelli seconded. All in favor. No opposed.

PUBLIC FORUM

Mary Schillaci, 706 Springhill, addressed the council. She stated that it was her understanding that the motion Richard Zaccardelli made was to change our ordinances. When she came to the office the other day she was informed that it was a policy change and not an ordinance. She stated we need it in our code to follow. Richard Zaccardelli stated it was his intent to have an ordinance on it. The motioned was reread. Ms. Schillaci said it needs to be a code to help future home owners. Mayor Moss asked Walter Hayes to have the Code Review Committee look into it. Walter stated if it was to be an ordinance we just need that in a motion. Richard Zaccardelli asked that the Code Review Committee look into it first. Walter stated they will meet again in March. They will have a work session at 6:00 PM 3/7/06.

P&Z CASES

Mayor Moss opened the public hearing on Case #06-01 – Rezoning of Fox Briar #2 – Briarbrook Development, at 7:08 PM. Ray Schmidt, 343 Fairway, is the developer and they are asking it to be rezoned from UD to R-1. They will have 10 lots on this development. Joe Barfield stated that the P&Z recommended approving the rezoning. There was no one in the audience for or against the rezoning. Public hearing closed at 7:10 PM.

Case #06-02 – Final Plat – Fall Creek Estates. Steve Moore, 21 S Main, Webb City addressed the council. He has been working with Kurt Higgins and Joe Barfield and has complied with their requests. He also has a check for \$70,000 for his storm water buyout. He has paid \$219 for recording fees. Joe has talked to the City Engineer and he has recommended approval of the final plat. Mayor Moss stated he understands more about the flood zone now after talking to some people and how it is dealt with and apologized for some of his concerns at the last meeting. Steve Moore thanked him and stated it has been a learning experience for him also. There was discussion about possible flooding and flood insurance requirements. There are actually only 9 lots affected. Steve then went over his plans for those 9 lots. They are going to elevate them out of the flood plain. They then are going to elevate the foundations also. They will be well above the flood plain level. It will accommodate the 500 year flood plain based on the 1993 flood. They also discussed soil compaction and top soil issues.

ORDINANCES

Richard Zaccardelli 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 APPROXIMATELY 4.9 ACRES SOUTH AND WEST OF COPPER OAKS IN THE CITY OF CARL JUNCTION, JASPER COUNTY AND OWNED BY BRIARBROOK DEVELOPMENT, AS MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM UD TO R-1” on first reading by title only. Walter Hayes seconded. Richard Zaccardelli motioned to put it on second reading by title only with a roll call vote. Barbara Evans seconded. Zaccardelli-y, Evans-y, Skaggs-absent, Stover-y, P Smith-absent, Davey-y, Hayes-y, W Smith-y. Motion on Ordinance #06-02 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.

Walter Hayes motioned to put “AN ORDINANCE ACCEPTING FALL CREEK ESTATES SUBDIVISION OF THE CITY OF CARL JUNCTION SUBJECT TO CERTAIN CONDITIONS” on first reading by title only. Richard Zaccardelli seconded. Walter Hayes motioned to put it on second reading by title only with a roll call vote. Richard Zaccardelli seconded. Zaccardelli-y, Evans-y, Skaggs-absent, Stover-no, P Smith-absent, Davey-y, Hayes-y, W Smith-y. Motion on Ordinance #06-03 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.

APPOINT TRACY SKAGGS TO BOARD OF ADJUSTMENTS

Mayor Moss talked to Tracie and she has agreed to serve another term. Walter Hayes motioned to appoint Tracie Skaggs to the Board of Adjustments for another term. Richard Zaccardelli seconded. All in favor. No opposed.

DOUG & TINA HUCKABY-RR PROPERTY

Mayor Moss stated we had received a letter from Mr. & Mrs. Huckaby to purchase some railroad property adjoining their land. They own lots 21 & 22. We changed the amount per acre that we are selling it for with Resolution #118. The council discussed this with the Huckaby's. There was some discussion about green space along the new Police building. They also discussed about just squaring up their lots in the back. He was thinking about 50'. The council and Mr. & Mrs. Huckaby looked at several maps. It was stated that they needed to stake off what they would like for the council to consider and have Mr. Barfield look at it and bring it back to the council.

REPORTS

The council reviewed the City Administrator's report. There were no questions.

Memo #1 – Pending items. Joe reported that 3 council members attended the disaster training meeting.

Memo #2 – Rate agreement with Allgeier-Martin & Associates. Dean Willis sent a letter agreeing to hold rates for 2 years.

Memo #3 – Engineering memo. This letter was sent to all engineering firms reminding them of testing our water & sewer lines and that the City needed to sign off on those tests.

Memo #4 – Treatment Plant inspection. This letter from DNR was their report on their on site inspection due to the complaint they received. We are operating within our plant guidelines.

COMMITTEE REPORTS

Nuisance Committee – will meet 2/7/05 at 6:00 PM to meet.

Budget & Finance Committee – will set a meeting date.

Code Review Committee – will meet 3/7/06 at 6:00 PM.

Public Facilities Committee – nothing.

Human Resources Committee – will set a date with Joe.

Park/Pool Committee – will meet 2/21/06 at 6:00 PM.

UNFINISHED BUSINESS

Walter Hayes had an inquiry about the Bluegrass festival. They are to send him an e-mail.

NEW BUSINESS

Barbara Evans had a request for street lights along Valley View Lane. Joe will look into it.

Joe reported that all our water tests came back OK. He also pointed out that the Chamber sent out a draft of an agreement they would like for the council to consider. We will look at it in a couple of weeks. We also passed the Resolution requested by the Environmental Task Force and we need to proceed with the ordinance.

Dee Lynn Davey reported that a resident had received a citation notice on some decorative grass. Joe stated that the next time they need to give us a call so we can check it out.

Walter Hayes asked about the ICC zoning code. It states that when land is annexed it comes into the City as R-1 not undeveloped. It would save our developers some time and money if we did this.

MML Legislative Conference is 2/22 & 2/23. We need to know who is all going to make reservations.

CITY ADMINISTRATOR ADDRESS TO COUNCIL

Joe stated that in his duties he has the right to address the council. In his 4 years he has been here it has never been necessary. He is addressing the council tonight to announce his intention to retire. His letter gives an effective date of 2/1/06 but he will stay longer if necessary. He wants to make the transition for the City as easy as possible. He then went over a list of accomplishments for the last 4 years. He thanked the council for all their support during his term. Mayor Moss stated he appreciated all of Joe's hard work. He has asked Walter Hayes to chair the City Administrator Search committee. He has also appointed Richard Zaccardelli, Wayne Smith and Dee Lynn Davey to the committee. They will advertise immediately. Mayor Moss stated he wants to look at some outside sources for the committee but he wants to keep it small. Joe has agreed to stay as long as needed but would like to be finalized by April. They put 2/17/06 as the application deadline date.

CLOSED SESSION

Walter Hayes motioned to go into closed session per RsMO 610.021(2) leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore. Richard Zaccardelli seconded. All in favor. No opposed. Meeting closed 8:00 PM. Meeting readjourned at 8:23 PM. Mayor Moss stated that they had some discussion regarding some real estate and no action was taken.

Walter Hayes motioned to amend the agenda to add AN ORDINANCE APPROVING A CONTRACT FOR THE SALE OF VACANT LAND BETWEEN THE CITY OF CARL JUNCTION, MISSOURI AND LARRY M. THOMAS AND CAROLYN K. THOMAS, HUSBAND AND WIFE; AUTHORIZING THE CITY TO PURCHASE TWO TRACTS OF LAND, ONE TRACT OF 8.8 ACRES LYING WITHIN SECTION 8, TOWNSHIP 28, RANGE 33, IN THE CITY OF CARL JUNCTION, JASPER COUNTY, MISSOURI, SOUTH OF THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE ST. LOUIS-SAN FRANCISCO RAILROAD, AND THE OTHER TRACT OF 13.25 ACRES BEING A PART OF THE EAST ½ OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 28, RANGE 33, IN THE CITY OF CARL JUNCTION, JASPER COUNTY MISSOURI, AND BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST ½ OF SAID NORTHWEST QUARTER, BOTH OF SAID TRACTS BEING MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE; AUTHORIZING THE CITY TO ACCEPT A WARRANTY DEED TO SAID LAND FROM LARRY M. THOMAS AND CAROLYN K. THOMAS; AUTHORIZING THE PAYMENT OF THIRTY-SEVEN THOUSAND DOLLARS (\$37,000.00) TO PURCHASE SAID LAND; AND AUTHORIZING THE MAYOR, CLERK AND SUCH OTHER OFFICERS OF THE CITY AS MAY BE NECESSARY TO

EXECUTE AND PROCESS SUCH DOCUMENTS AS MAY BE NECESSARY TO CONCLUDE SAID PURCHASE. Richard Zaccardelli seconded. All in favor. No opposed. Walter Hayes then motioned to put it on first reading. Barbara Evans seconded. Walter Hayes motioned to put it on second reading by title only with a roll call vote. Richard Zaccardelli seconded. Zaccardelli-y, Evans-y, Skaggs-absent, Stover-y, P Smith-absent, Davey-y, Hayes-y, W Smith-y. Motion on Ordinance #06-04 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.

ADJOURNMENT

Barbara Evans motioned to adjourn the meeting. Richard Zaccardelli seconded. All in favor. No opposed. Meeting adjourned at 8:30 PM.

CITY CLERK

MAYOR