

The Carl Junction City Council met in regular session on Tuesday December 01, 2015 at 7:00 PM at City Hall. Mayor Mike Moss called the meeting to order with the following present: Bob Cook, Don Marshall, Richard Zaccardelli, Mark Powers, Tim Smith, Roger Spencer, Wayne Smith and LaDonna Allen. Also present were City Administrator Steve Lawver, City Clerk Maribeth Matney and City Attorney Mike Talley.

**AGENDA**

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

**PUBLIC FORUM**

Sue Taylor, 123 Rocky Lane, addressed the council on Children at Play signs. She said that there are 17 signs in Briarbrook. She said they are everywhere else but out there. She has filed a complaint with ADA. The insurance is one person's opinion. Currently there are 15 signs in Briarbrook and 7 in Carl Junction.

**CHAMBER REPORT**

There was no Chamber report.

**P&Z CASES**

Mayor Moss stated that the next agenda item was Case #15-09 – Site plan review – United Methodist Church – 601 W Well Street. Steve reported that P&Z met and recommended approval of the site plan presented. Mr. Sams, engineer for UMC, addressed the council. He stated that the new building will be smaller than the old church. It could be added onto later. Don Marshall motioned to approve the site plan presented. Richard Zaccardelli seconded. All in favor. No opposed.

**REAPPOINT SEAN HAASE AND WALTER HAYES TO THE BOARD OF ADJUSTMENTS**

Mayor Moss stated he would like to reappoint Sean Haase and Walter Hayes to the Board of Adjustments. Mark Powers motioned to approve the Mayor's appointments. Richard Zaccardelli seconded. All in favor. No opposed.

**REVIEW AND APPROVAL OF WWTP REPAIR BIDS**

The council reviewed the WWTP repair bids. They were as follows: Branco Enterprises - \$318,000; Crews Construction Co - \$225,000; G&G Construction - \$234,591; McClanahan Construction - \$256,133; Sprouls Construction - \$364,000. Dean Willis, Allgeier Martin & Associates, has recommended we approve the low bidder, Crews Construction bid for \$225,000. There was some discussion about Crews Construction – how long in business and where they were based out of. Steve is also recommending approval of Crews Construction. Mark Powers motioned to approve the engineer and city administrator's recommendation of Crews Construction. Richard Zaccardelli seconded. All in favor. No opposed. Steve said that they will get a contract and ordinance ready for the next meeting.

**ORDINANCES**

Mark Powers motioned to put "AN ORDINANCE TO ENABLE THE CITY OF CARL JUNCTION, MISSOURI TO JOIN THE MISSOURI CLEAN ENERGY DISTRICT PURSUANT TO SECTIONS §67.2800 TO §67.2835, INCLUSIVE, RSMO., THE "PROPERTY ASSESSED CLEAN ENERGY ACT," AND STATING THE TERMS UNDER WHICH THE CITY WILL CONDUCT ACTIVITIES WITHIN THE CITY AS A MEMBER OF SUCH DISTRICT" on first reading by title only. Richard Zaccardelli seconded. Steve stated that this will allow our residents to apply for funding for solar panels. Mark Powers motioned to put it on second reading by title only. Richard Zaccardelli seconded. There was no discussion. Mark Powers motioned to put it on final passage. Roger Spencer seconded. All in favor. No opposed. Cook-y, Marshall-y, Zaccardelli-y, Powers-y, T Smith-y, Spencer-y W Smith-y, Allen-y. Motion on Ordinance #15-27 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.

**DISCUSSION OF STEVE THOMAS LETTER**

Richard Zaccardelli excused himself and left the dais. Mike Talley explained that he has had a personal relationship with the Thomas family for several years and did not want anyone questioning his advice so he felt he needed to excuse himself also. After some discussion the council agreed and Mike Talley also excused himself and left the dais. Bob Cook asked if the land was landlocked. Kurt Higgins replied no. Kurt Higgins gave some history on the situation. The city purchased the RR land in 2004, in 2008 there was an ingress and egress easement given, in 2010 we put in the walking trail and after the trail was put in we found out about the ingress and egress easement. The owner at the time did not plan on using it but wanted the City to be aware of it. In 2012 Mr. Thomas purchased the land. It is 12 acres. Tri State Engineering is Mr. Thomas's engineer and the site plan presented is for 10 lots. Copper Oaks dead ends before it gets to the property. Copper Oaks would have to be extended to access the property. Kurt said in February 2015 we were close in finalizing the site plan and the differences were not significant. He explained what they were (storm water, private roads and a low water bridge). Kurt was surprised when he received Mr. Thomas's letter because he thought they were close to working it out. He is not sure what happened. When he called Tri-State they could not shed any light on it. Mr. Thomas was asked if he wanted to comment and he said not at this time. Steve Lawver also thought they were close. He is sure there

is a solution that could be worked out. There was some discussion of our standard specifications. Mike Talley and Richard Zaccardelli returned to the dais.

**REPORTS**

The council reviewed the Administration report. There was nothing to add to the report.  
Building Inspector report – had nothing to add.  
Court report – had nothing to add. Steve reported that this will be the report they will see from now on.

**COMMITTEE REPORTS**

Budget/Finance - Mark Powers had nothing to report.  
Code/Nuisance –Don Marshall reported they met tonight and the reviewed codes to update our building codes. They will have ordinances ready for our next council meeting.  
Human Resources – Roger Spencer had nothing to report.  
Public Facilities & Planning – Tim Smith had nothing to report.  
Senior Citizens - Richard Zaccardelli had nothing to report.

**UNFINISHED BUSINESS**

Bob Cook asked if there was anything we could do to help out the residents at 123 Rocky Lane. He thought they had a legitimate complaint. Bob said if they are illegal why do we still have some up. Steve replied they are not illegal; it is a recommendation from our insurance company not to put up any new ones. He said the signs that are up do not currently meet the new sign standards. When they need replaced we will just remove them and not replace them. He said this decision is totally up to the council on the signs. Richard said that a big issue is texting while driving. Mayor Moss said that it appears the consensus of the council is to take the recommendation of the insurance company. Mark Powers pointed out that residents can buy a sign for \$9.00 and put it in their yard if they want a children at play sign.

Mark Powers asked how our website was coming. Steve replied that they have a lot done and it should be done shortly.

Steve reported that we went out for bid on the solar panels and the bid opening is 12/8/15. He also reported that the ones by the PD tower will be moved to another location.

Steve also reported that several towns are going to put ballot language regarding the vehicle use tax on the April election ballot. We will be losing the Vehicle use tax in November 2016. MML has put together some ballot language if we would like to try again this year. They anticipate we will lose \$47,000 in revenues per year. There was some discussion about ballot language. It was stated that we have until January to make a decision.

Steve then discussed the letters to residents for their sewer connection charges. These are for the ones along Impatiens Lane and JJ Highway. They were to be added as a special tax for this year but we didn't get them in the computer before the statements were mailed out. This is the letter we are proposing to send the residents. Steve said that they are all on sewer now. There was some discussion about whether the lift station land has been donated to the City. The council approved the letters to be sent.

**NEW BUSINESS**

Mayor Moss pointed out the thank you card from Bill Dunn for the plaque the city gave him on retiring.

**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**

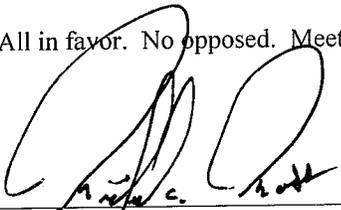
Mark Powers motioned to go into closed session per RSMO 610.021 (3): hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded. Richard Zaccardelli seconded. Cook-y, Marshall-y, Zaccardelli-y, Powers-y, T Smith-y, W Smith-y, Spencer-y, Allen-y. Motion was approved to go into closed session at 7:59 PM.

Council returned to open session at 8:15PM. Mayor Moss reported that no action had been taken during the closed session.

**ADJOURNMENT**

Mark Powers motioned to adjourn the meeting. Don Marshall seconded. All in favor. No opposed. Meeting adjourned at 8:16 PM.

  
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CITY CLERK

  
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MAYOR