

The Carl Junction City Council met in regular session on Tuesday December 15, 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

Ted Taylor, 123 Rocky Lane, asked about speed limit signs along Rocky Lane. He talked to a cop Saturday and they said that they allow people to go over the speed limit. He asked to be put on the agenda for next council meeting.

Sue Taylor, 123 Rocky Lane, said that the PD should do their job so people feel safe. The roads are unsafe currently for anybody. Tim smith asked who told them they allowed 10 MPH over the speed limit. It was replied Officer Dickey. Chief Haase said that they do give some leeway and it is the officer's discretion. Chief Haase said that he felt they are people living in the area since there is not a lot of thru traffic. The Taylor's stated that the police are not out there very often. Tim Smith suggested that maybe the police should be out there after school and dusk.

### CHAMBER REPORT

Gary said he did not have a Chamber report but wanted to express their appreciation for their support. It is what has made the Chamber successful.

### P&Z CASES

Mayor Moss stated that the next agenda item was Case #15-10 – Amendment to Chapter 405-Section 405.085-fences. Steve reported that P&Z met and recommended tabling this item for further review. Mark Powers motioned to table this item until the next meeting. Richard Zaccardelli seconded. All in favor. No opposed.

### REVIEW AND APPROVAL OF SOLAR PANEL BIDS

Steve reported that we had opened the solar panel bids on 12/8/15. There were as follows: Roof Power Solar - \$587,800; MC Power Companies - \$619,119.60; Prost Building Inc - \$654,900; Mo Sun Solar - \$667,000. Brightergy LLC - \$736,000. Kurt Higgins is recommending that we approve the Roof Power Solar bid for \$587,800. Jeff Droz, 908 E Park Avenue, Rich Hill MO addressed the council. He explained how the solar panels worked. Empire District rebate program changes 12/31/15 and we are trying to get our application before that deadline. Roof Power Solar has been in business for 4 years now. They have had over 100 projects in Missouri and Kansas. Steve said that we have applied for financing and we will know the end of January or 1<sup>st</sup> of February if we are awarded it. He also sent an application to Missouri Clean Energy District or we can go local if the council wants. LaDonna asked what our annual savings would be. It was responded about \$42,000/annually. We don't know what our loan payment would be yet. Steve said it would be a 7-13 year payback. There is a 10 year warranty on the equipment. It will sustain up to 60 MPH impact. It will be a 30° tilt. They are 77"x39" and weigh 50 pounds. There was concern about approving the bid and not knowing what kind of financing we will have or how much. Steve said that if we approve the bid it does not lock us into anything yet. We just need to approve it so that we can apply to Empire for the rebate before the end of the year. We have a fine window. It was asked if residents can do this also and Steve replied yes. There was discussion about Empire rebate and that we again are not locked in at this point. Mark Powers motioned to approve the bid from Roof Power Solar for \$587,800. Richard Zaccardelli seconded. All in favor. No opposed.

### ORDINANCES

Mark Powers motioned to put "AN ORDINANCE APPROVING AN AGREEMENT BETWEEN THE CITY OF CARL JUNCTION, MISSOURI AND CREWS CONSTRUCTION, INC., TO CONSTRUCT WASTEWATER TREATMENT PLANT MISCELLANEOUS IMPROVEMENTS FOR THE CITY OF CARL JUNCTION, MISSOURI, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, FOR THE SUM OF \$225,000.00; PROVIDING THE TERMS AND CONDITIONS THEREOF; AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT FOR AND ON BEHALF OF THE CITY OF CARL JUNCTION, MISSOURI" on first reading by title only. Don Marshall seconded. Mark asked if we had the money for this project. Steve said yes. Tim Smith asked why it was not \$125,000. Steve said that the bids came in higher than expected. Bob Cook asked if they are going to have any changes after we approve this. Steve replied that things can always happen. He will not guarantee that once they get into the repairs they will not run across something that needs to be added. There was a lot of discussion about change orders and why we have them. It was stated that some things cannot be seen until after you start the project. Roger Spencer 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 #15-28 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.

Mark Powers motioned to put "AN ORDINANCE AMENDING TITLE V: BUILDING CODE, CHAPTER 500: GENERAL PROVISIONS, ARTICLE I. BUILDING CODES ADOPTED BY REPEALING SECTIONS 500.010, 500.020,

500.030, 500.040, 500.050 AND 500.060, AND ENACTING IN LIEU THEREOF, NEW SECTIONS 500.010, 500.020, 500.030, 500.040, 500.050 AND 500.060 ADOPTING THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE, THE 2012 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, THE 2012 EDITION OF THE INTERNATIONAL MECHANICAL CODE, THE 2012 EDITION OF THE INTERNATIONAL PLUMBING CODE, THE 2011 EDITION OF THE NATIONAL ELECTRICAL CODE, AND THE 2012 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE” on first reading by title only. Don Marshall seconded. Steve said that we try to pass new building codes every 3 years to keep current. Webb City, Joplin, and we try to have the same codes on the books so the contractor’s know they are all the same. 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. Don Marshall 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 #15-29 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.

Mark Powers motioned to put “AN ORDINANCE AMENDING TITLE V: BUILDING CODE, CHAPTER 520: FIRE PREVENTION BY REPEALING SECTIONS 520.010, 520.020, 520.025 AND 520.030 AND ENACTING IN LIEU THEREOF NEW SECTIONS 520.010, 520.020, 520.025 AND 520.030 ADOPTING THE INTERNATIONAL FIRE CODE, EDITION 2012” on first reading by title only. Don Marshall seconded. Steve said that we try to pass new building codes every 3 years to keep current. Mark Powers motioned to put it on second reading by title only. Richard Zaccardelli seconded. Mike Talley said that we could have put all of these on one ordinance but he thought this would be cleaner. Mark Powers motioned to put it on final passage. Richard Zaccardelli 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 #15-30 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.

Mark Powers motioned to put “AN ORDINANCE AMENDING TITLE V: BUILDING CODE, CHAPTER 525: EXISTING STRUCTURES BY REPEALING SECTION 525.010 AND ENACTING IN LIEU THEREOF NEW SECTION 525.010 ADOPTING THE 2012 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE” on first reading by title only. Roger Spencer seconded. There was no discussion. 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. Don Marshall 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 #15-31 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.

**REPORTS**

The council reviewed the Administration report. Steve reported that DNR will be in town next week to do a final inspection and sign off on our SRF. MODOT has signed off on all the documents for the sidewalk grant but they have not received a report from Fish & Wildlife. We also to hope to have our new website live by Friday.

Public Works report – had nothing to add. Richard wanted to thank them for the good work on the leaf pick up. Tim said that there is a light out at Center Creek Park and asked if all of them were working on Main Street. Steve said the Center Creek Park may be the City’s and thought all the lights on Main Street were working.

Police report – had nothing to add.

**COMMITTEE REPORTS**

Budget/Finance - Mark Powers reported that we will start meeting on the budget the 1<sup>st</sup> week in January. After some discussion it was stated we would meet on Wednesday’s at 6:30 PM for 5 weeks. (Revenues, Water/WWTP, Street/Park, Police/General Fund, final review) Our 1<sup>st</sup> meeting will be 1/6/16.

Code/Nuisance –Don Marshall had nothing to report.

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 about the Steve Thomas letter from the last meeting. Steve said that the engineers have put something put together and have it worked out. They are drawing it up now.

Mark Powers asked about the use tax issue. He said that the council needs to decide if we are going to put it on the ballot. He said that since it does not cost anything we should and suggested our attorney draw up the language.

Tim Smith asked about the speed limit signs. He said that the council needs to decide so they people know where they are at. There was discussion about the speed limits throughout other parts of town. Chief Haase suggested we put a 4 way stop at Red Oak and Rocky that way the cars have to slow down to stop. Steve agreed saying it would be the same as what they did on Copper Oaks and Sunnybrook. The council agreed that would be a good solution.

Roger Spencer asked about the house on Luke Place. Steve said that it is going through the process and will have a hearing in front of the Board of Appeals.

Steve then said that he had a bid on a traffic study. We can get some grant money from MPO to help pay for it. The bid is \$9408 and we could get \$7526 from MPO and the City would owe \$1882. It would be a city wide engineering study. Wayne Smith said it was a good idea. Bob Cook said that we have 3 problem streets and doesn’t see a need for a study to fix what we can fix

ourselves. It was replied that we are not traffic engineers and we don't have one on staff. LaDonna asked about round a bouts. Steve said that once we have the study we can take the recommendations and it should help our liability. Plus we will have a plan if some funds become available for improvements. Mike Talley also explained that it gives the city a basis on the decisions we make. Steve also said that the traffic engineer accepts some liability because he is putting his seal on it. Richard said that we need to look at the surrounding areas also not just the city limits. It was explained that we could not do that. Mark said that we need to budget for it. Steve said he would bring back to the council for approval.

Chief Haase then informed the council that he would like to buy a good treadmill for the PD. They have been running an officer short and should have the money in the budget for it. It should cost \$2200-\$2400.

**NEW BUSINESS**

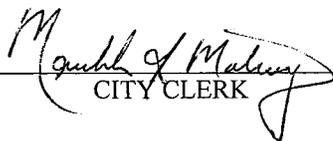
LaDonna asked if we are taking extra security measures. Chief Haase said nothing at this time. He has not received any reports that he has been concerned about.

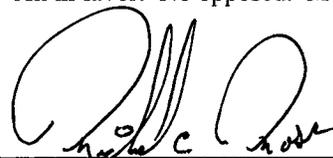
Steve said he included in the packet a map of some park land that Jeff and Lauri Mead would like to purchase from the city to square off their lot. It is 3500 square feet that would adjoin their back yard. He told them to make an offer to the city that would equal the amount paid by Darren Prather. It was stated that they wanted to put a fence up in their back yard. The council was OK with the selling of the land. It was stated that they need to go through normal procedures.

Chief Haase said that Shop With A Cop is this Saturday and would love to have help. Tim Smith encouraged the council. He said it is very rewarding.

**ADJOURNMENT**

Mark Powers motioned to adjourn the meeting. Richard Zaccardelli seconded. All in favor. No opposed. Meeting adjourned at 8:11 PM.

  
CITY CLERK

  
MAYOR