

The Carl Junction City Council met in regular session on Tuesday March 1, 2016 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 and Wayne Smith. Alderman LaDonna Allen was absent. 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. Roger Spencer seconded. All in favor. No opposed. Mark Powers motioned to approve the consent agenda. Richard Zaccardelli seconded. All in favor. No opposed.

PUBLIC FORUM

Dixie Asbell, 720 Sheridan, addressed the council about the 4th of July parade this year. It was a good parade with a lot of community effort. She had lots of help last year. It was wonderful and they would like to do it again this year. She asked if the parade could be considered under the City's insurance umbrella. She knew that the Christmas parade was and thought they should be considered also. She said that they spot light the veterans and the cost of insurance last year was \$400. She went over the guidelines they used last year for their parade. It was stated that they could probably be covered under the insurance and to get with Steve tomorrow.

CHAMBER REPORT

Steve reported that their next meeting is 3/3/16 and the Business Expo is this Saturday 3/5/16 from 9:00 to 2:00.

PRESENT 2016-2017 PROPOSED BUDGET TO COUNCIL FOR REVIEW

Steve stated that this is for review only. We will pass the budget in April. The Budget Committee met several times and it was a lot easier to balance it this year. Mark Powers agreed and asked the council to look at it and give us comments.

REVIEW AND APPROVE FENCE BIDS FOR FRANK DEAN BALL COMPLEX

Steve reported that we received 3 bids for the repairs at Frank Dean Ball Complex from the flooding. They are 360 Landscaping LLC - \$23650.00; MO Contracting & erosion Control LLC - \$25184.25; MW Fence Co LLC - \$25550.00. Steve then reported to the council that FMEA now has public assistance available for the flooding so we can be reimbursed for our damages. The problem is that we did not advertise to FEMA guidelines and when he talked to a SEMA representative he said we had 3 choices. 1st is to go ahead with the project and pay on our own, 2nd we can rebid it with the specifications and advertise 14-21 days (the problem with that is the fence would not be done in time for baseball to start) and 3rd we can do the work ourselves and then get reimbursed 75% from FEMA. Steve said it was a job PW can handle. He would like to see the council reject the bids and do the project on our own. There was some discussion on the cost of doing it ourselves. Steve said probably ½ the price of the bids. Tim Smith motioned to reject the bids and have the city employees do the work. Mark Powers seconded. All in favor. No opposed.

ACCEPT BILL STANSBERRY RESIGNATION FROM P&Z COMMISSION

Bill Stansberry is resigning from the P&Z Commission due to health reasons. Mark Powers motioned to accept Mr. Stansberry's resignation. Richard Zaccardelli seconded. All in favor. No opposed.

APPOINT RICHARD GARRETT TO P&Z COMMISSION TO REPLACE BILL STANSBERRY

Steve stated that Richard Garrett has agreed to serve on the P&Z Commission to replace Bill Stansberry. Mayor Moss stated he would like to appoint Mr. Garrett to the P&Z Commission. Mark Powers motioned to accept the mayor's appointment of Richard Garrett to the P&Z Commission to replace Bill Stansberry. Roger Spencer seconded. All in favor. No opposed.

REVIEW REQUEST TO SELL PARCEL OF LAKESIDE PARK

James & Deborah Christman, 506 Ridgewood Circle, has requested the consideration of the City to sell a parcel of Lakeside Park that adjoins their property. Steve said he received this request in the mail. Mayor Moss stated he was not for it. Mark Powers said that he agrees and that we should not sell it. Steve stated that was going to be his recommendation also. Mark Powers stated that in the past we did it to even out the property lines. This does not do that but creates an uneven property line. Mark Powers then motioned to reject the request to sell. Roger Spencer seconded. All in favor. No opposed.

ORDINANCES

Mark Powers motioned to put "AN ORDINANCE AMENDING TITLE V: BUILDING CODE, CHAPTER 500: GENERAL PROVISIONS BY AMENDING SECTION 500.150, FEEs, TO REDUCE THE MINIMUM FEE FOR CALL BACK AND SEVERAL OTHER INSPECTIONS TO \$25.00, TO INCREASE THE NUMBER OF INSPECTIONS FROM TWELVE TO FOURTEEN, AND TO REDUCE THE FEE FOR A SINGLE-FAMILY DWELLING FROM \$440.00 TO \$350.00" on first reading by title only. Richard Zaccardelli seconded. Steve reported that the Code Nuisance Committee met and recommends approval. Mark Powers motioned to put it on second reading by title only. Roger Spencer seconded. There was no discussion. 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-absent. Motion on Ordinance #16-08 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 APPROVING AN AGREEMENT BETWEEN THE CITY OF CARL JUNCTION, MISSOURI AND ROOF POWER SOLAR, LLC., TO CONSTRUCT THE CARL JUNCTION SOLAR POWER PROJECT FOR THE CITY OF CARL JUNCTION, MISSOURI, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, FOR THE SUM OF \$454,400.00; 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. Richard Zaccardelli seconded. Tim Smith asked about the rebate from Empire for \$100,000. Steve said it has been approved and this project will involve 3-4 funds that the money will be taken out of. It was asked where the \$100,000 was going to go. Steve said it was originally intended to offset the cost of the loan. Mark Powers asked what happens if we don’t see a \$42,000 savings, then what do we do? If we only save \$25000 that is \$17000 that we would have to pay that we don’t have. Mayor Moss said that he does not see the electricity rates going down but he thinks they will go up quite a bit with Empire being bought out. He is trying to keep the utility bills level. Steve said that the estimate is based on the current costs with a 3.8% addition per year. The warranty is 25 years. It is not a performance warranty. The performance warranty is 20 years. It is estimated a 97.365% performance. Mark stated his only concern is if we don’t save enough money to pay the loan. Steve said it is a risk that we would have to take if we approve it. Tim Smith asked if we had looked at other companies. Steve said that this is a higher quality panel they are a good panel. There was a lot of discussion about electricity rates. Steve said that the technology has gotten better and the cost is coming down. The inverters are improved also. Tim asked about the time line on the rebate. He wondered if we should put in one phase and then see how it worked before we do the others. Steve said that changes the project a lot and they would have to redo it. Mark Powers motioned to put it on second reading by title only. Richard Zaccardelli seconded. Steve said that this is a 10 year loan and the payment is \$42,000/annually. We get the rebate after the construction is done. The time line that is with this paperwork was put together by the solar company. Mark Powers motioned to put it on final passage. Richard Zaccardelli seconded. All in favor. No opposed. Cook-y, Marshall-y, Zaccardelli-y, Powers-n, T Smith-y, Spencer-y W Smith-y, Allen-absent. Motion on Ordinance #16-09 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. Mark Powers asked if we heard anymore from Steve Thomas. Steve Lawver reported that Kurt Higgins has contacted their engineer a couple of times but he does not know where they are at.

Public Works report – had nothing to add.

Police report – had nothing to add.

COMMITTEE REPORTS

Budget/Finance - Mark Powers reminded the council to review the proposed budget.

Code/Nuisance –Don Marshall said they met tonight regarding the ordinance we passed tonight.

Human Resources – Roger Spencer had nothing to report.

Public Facilities & Planning – Tim Smith reported that there seems to be an issue with soccer and the football team needing the park at the same time. They met with BYAA to try to get it straightened out. Roger Spencer also met with them. It was stated that the football team said that goal post were to be set and a score board. Roger said it was a mess out there. He suggested we have a schedule drawn up. Steve said that he met with BYAA also. They were upset that their stuff we moved around. Steve said that it would be put back. We just need to work out a schedule. Soccer runs 6-9 weeks. They are out of school by May 24th and the football season will be over before school starts in August. Steve said that the football needs 2 nights. Sunday and one other night. They suggested Thursday’s. He talked to Earl Campbell (football team) and he told Steve that the school will let them have the 1st home game on the old practice field. The school will also donate the goals and score board to the City for them to use. There was a lot of discussion of the soccer and football situation.

Senior Citizens - Richard Zaccardelli had nothing to report.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Roger Spencer stated that he thought the City should explore getting an ambulance service in Carl Junction. There are times the downtown is cut off. He said that the 1st responders is great but feels we need an ambulance. Don Marshall said that we couldn’t afford it. He also said that if they can’t get in we can’t get out either. Roger said that the ambulance has everything that a hospital has except the doctor. Mayor Moss said he would have Steve look into it.

Mark Powers suggested that we look at Fir Road and Hwy 171 to see if they would put some of those white poles or stripes to keep traffic moving. It is a merge lane not a yield to traffic.

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 THEREFOR.

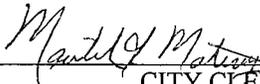
Mark Powers motioned to go into closed session per RSMO 610.021(2): leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor. Don Marshall

seconded. Cook-y, Marshall-y, Zaccardelli-y, Powers-y, T Smith-y, Spencer-y W Smith-y, Allen-absent. Council went into closed session at 7:57 PM.

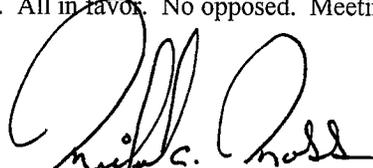
Council reconvened at 8:24 PM. Mayor Moss stated that no action was taken during closed session.

ADJOURNMENT

Mark Powers motioned to adjourn the meeting. Roger Spencer seconded. All in favor. No opposed. Meeting adjourned at 8:25 PM.



CITY CLERK



MAYOR