

The Carl Junction City Council met in regular session on Tuesday December 3, 2024 at 7:00 PM at City Hall. Mayor Mark Powers called the meeting to order with the following present: LaDonna Allen, Rick Flinn, Walter Hayes, Hollie LaVigne, Bob McAfee, David Pyle, Roger Spencer, and Carole Wofford. Also present were City Administrator Steve Lawver, City Attorney Mike Talley, City Clerk Alaina Wright and City Administrator Assistant Crystal Winkfield.

AGENDA

Roger Spencer motioned to approve the agenda as presented. David Pyle seconded. All in favor. No opposed. LaDonna Allen motioned to approve the consent agenda. Rick Flinn seconded. All in favor. No opposed.

PUBLIC FORUM

There was no one present for public forum.

P&Z CASES

Mayor Powers asked for discussion regarding Case# 24-07 – Rezoning Request 101 Cambridge – MIBSI Investments

The public hearing was reopened at 7:02 PM.

Charles Nolan - 6100 Holly Road Neosho, was present to speak on behalf of the rezoning. He said he buys dilapidated homes and renovates them to be affordable housing. He said the home is currently rented to two tenants. Mayor Powers said there were people that were present last time that were opposed to the rezoning. He said the two tenants don't cause any issues and keep the property in good shape. Hollie LaVigne asked what the home was like when he bought it, and he said there was already a separate entrance and all he did was put in an apartment wall in a hallway on the inside and that everything was already set up for two separate living areas. Mayor Powers asked Steve Lawver why P&Z recommended denying the case and Steve said Charles Nolan wasn't at that hearing and the commission was going strictly off the people who were opposed to the rezoning. Steve Lawver said there is another option of a special use permit that would allow the residence to be temporarily rezoned for two families and then when one family moves out it would revert to R1. David Pyle asked if the board could vote on the ordinance presented and either approve or deny it and then if it's denied it could go back to P&Z Commission. Walter Hayes said there are places in the city where R1 and R2 residences are right next to each other. Hollie LaVigne asked if the home was up to code. Charles Nolan said it was up to code when he bought it. LaDonna Allen asked if any building permits were pulled when he remodeled the residence and he said he didn't believe any were needed because the changes were cosmetic and not structural.

Mike Moss-107 York Drive, was present to speak against the rezoning. He said as a resident in that area he doesn't want to see it set a precedent for changing the zoning from R1 to R2 in the neighborhood.

The public hearing was closed at 7:20 PM.

LaDonna Allen motioned the case be referred back to P&Z and to table the ordinance until P&Z returns the case to the board of Alderman. Bob McAfee seconded. Bob McAfee, Rick Flinn, Roger Spencer, LaDonna Allen, Walter Hayes, and Carole Wofford were in favor. Hollie LaVigne and David Pyle were opposed.

RATIFY THE MAYOR'S EMERGENCY DECLARATION FOR THE UV LIGHT DISINFECTION SYSTEM AT WWTP

David Pyle motioned to ratify the mayor's emergency declaration for the UV light disinfection system at the WWTP. Walter Hayes seconded. All in favor. No opposed.

ORDINANCES

LaDonna Allen motioned to put **“AN ORDINANCE APPROVING MEMORANDUMS OF UNDERSTANDING BY AND BETWEEN THE CARL JUNCTION R-1 SCHOOL DISTRICT AND THE CITY OF CARL JUNCTION, MISSOURI, PROVIDING THE TERMS AND CONDITIONS FOR THE CITY TO PROVIDE A SCHOOL RESOURCE OFFICER TO THE SCHOOL DISTRICT IN ACCORDANCE WITH RSMO SECTION 162.215.1., AND AUTHORIZING THE CITY ADMINISTRATOR AND CHIEF OF POLICE TO EXECUTE SAID MEMORANDUMS OF UNDERSTANDING”** on second reading by title only. Roger Spencer seconded. All in favor. No opposed.

Discussion: Steve Lawver said the basic MOU was signed previously. Steve Lawver said he spoke with Dr. Cook and he is comfortable keeping the basic agreement in place through the end of the school year.

LaDonna Allen asked if what was approved last time is good through the end of the school year and David Pyle said it allows the school district to provide their own school resource officers. Steve Lawver said this is the same document the school originally brought to the city to codify what's currently being done between the city and the school. DP said in creating the smaller MOU it was discovered there was no MOU in place for the current setup and best practice is to have this written down and renewed each year. Mike Talley said the agreement is ongoing, and it is reviewed annually but must be terminated with a 60-day notice. LaDonna Allen said at the end of the school year she would like the compensation to be reviewed.

LaDonn Allen motioned to put it on final passage. Water Hayes seconded. All in favor. No opposed.

LaVigne-yes, McAfee-yes, Flinn-yes, Spencer-yes, Allen-yes, Pyle-abstain, Hayes-yes, Wofford-yes. Motion on Ordinance #24-38 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 Lawver said he heard from DNR at 4:30 this afternoon and they approved taking the Stormwater improvements from West Briarbrook Lane into the park and to the trail and the total is now \$414,750.00

Public Works report – Mayor Powers said they are doing a good job picking up leaves. Carole Wofford said there's a street sign at Verbruyck & Walnut and if you're going east, you cannot see Verbruyck clearly because the sign is bent.

Police Dept. report – Hollie LaVigne said she hopes Officer Bindel is okay.

COMMITTEE REPORTS

Budget/Finance: LaDonna Allen asked anyone on the budget committee to look at Saturdays in February to see when they are not available.

Code/ Nuisance: Rick Flinn said there was a meeting at 6:30 to discuss changes to the golf cart code and the committee is recommending no changes be made at this time.

Human Resources: Roger Spencer said there's a closed session at the end of the regular meeting.

Public Facilities & Planning: David Pyle had nothing to report.

Economic Development: Hollie LaVigne had nothing to report.

UNFINISHED BUSINESS

LaDonna Allen said at the previous meeting a resident brought up a streetlight that was out and there was discussion that residents need to know the pole number to report the lights out. She said she had gone out to Wards 1, 4 and part of 2 and there are over 60 lights that were out. She said she got information on the rates that were charged, and she said it's around \$300 per year that we are charged for lights and for just the 60 lights that were out that would be over \$21,000 dollars the city paid for lights that aren't working. She said she would like to finish the current inventory and then get a plan to have a reporting feature on our website and the city could go out and get the numbers on the pole. She said we need a procedure in place to have the streetlights checked regularly.

NEW BUSINESS

Alaina Wright said the opening for candidate filing for the April election would be Tuesday December 10 at 8:00 AM and would last until December 31 at 5:00 PM.

Steve Lawver said he and Mayor Powers met a month ago with RE Smith about adding bathrooms to Memorial Park to attach to the current pavilion that would mimic the structure at Lakeside Park except without a utility closet. He said RE Smith gave an estimate of \$178,000.

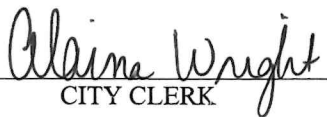
CLOSED SESSION PER RSMO 610.021 (3): HIRING, FIRING, DISCIPLINING OR PROMOTING OF PARTICULAR EMPLOYEES BY A PUBLIC GOVERNMENTAL BODY WHEN PERSONAL INFORMATION ABOUT THE EMPLOYEE IS DISCUSSED OR RECORDED


LaDonna Allen motioned to go into closed session. Roge Spencer seconded. Roll call vote: LaVigne-yes, McAfee-yes, Flinn-yes, Spencer-yes, Allen-yes, Pyle-yes, Hayes-yes, Wofford-yes. Council went into closed session at 7:50 PM.

Council meeting reconvened at 8:09 PM. Mayor Powers said no votes or action was taken.

ADJOURNMENT

David Pyle motioned to adjourn the meeting. Roger Spencer seconded. All in favor. No opposed. Meeting adjourned at 8:10 PM.


CITY CLERK


MAYOR