

The Carl Junction City Council met in regular session on Tuesday July 5, 2011 at 7:00 PM at City Hall. Mayor Mike Moss called the meeting to order with the following present: Richard Zaccardelli, Carl Skaggs, Mark Powers, Steve Daniels, Dee Lynn Davey, Sean Haase and Bob Cook. Alderman Don Marshall was absent. Also present were City Administrator Steve Lawver and City Clerk Maribeth Matney.

AGENDA

Steve Lawver asked that the agenda be amended to remove items 6 & 9 from the agenda. Mark Powers motioned to amend the agenda as requested. Steve Daniels seconded. All in favor. No opposed. Mark Powers motioned to approve the agenda. Richard Zaccardelli seconded. All in favor. No opposed. City Clerk Maribeth Matney asked to add Tiff City Pump to the disbursement list for \$10033.35 for the repair of #3 well. Carl Skaggs motioned to approve the consent agenda as amended. Mark Powers seconded. All in favor. No opposed.

PUBLIC FORUM

There was no one for public forum.

P&Z CASES

Mayor Moss then opened case #11-03 – Deerfield Estates Plat #2 – Redwood Development. Steve reported that P&Z recommended approval with the conditions of the engineer’s changes. They are going to upgrade the lift station and add street lighting. Jimmy said that the lift station needs to be upgraded before we issue building permits. There are 8 duplexes in this plat for senior housing. There was some discussion about sump pumps and if they are hooked to our sewer system. This plat is north of the High School. Mark Powers motioned to approve the preliminary plat with the recommendations made from the P&Z and the engineer. Richard Zaccardelli seconded. All in favor. No opposed.

REVIEW AND APPROVAL OF WELL #2 BIDS

It was reported that we only received one bid that was from Tiff City Pump for \$39771.00. It came in lower than Jimmy had guessed. We need to get #2 up and running again. Tiff City Pump said he could have it done in 30 days. All the wells will be updated after this is completed. We have also turned the #3 well lighting strike into our insurance company. Jimmy said that we are pumping over 1,000,000 gallons a day now in the south part of town. Mark Powers motioned to accept the bid from Tiff City Pump for \$39771.00. Richard Zaccardelli seconded. All in favor. No opposed.

REPORTS

The council reviewed the Administration report. Steve discussed his sewer rate proposal. It is milder than the engineer wanted but it is a stepped increase. He will need to tweak the numbers yet. He has looked at a SRF loan from DNR which would call for a vote of the people or a loan from MAPU which would not require a vote from the people. We will start accruing the money for 5 years while we proceed with the plans for the plant to be expanded as DNR is requiring. Bob Cook asked if the people out of town were paying their share. Dee Lynn Davey stated that the bond amount paid by our residents is built into the out of town rates. Steve said he used the same formula the engineers used. They are saying a 35.9% increase is needed. Steve wants to spread it out. There was discussion about the financing. Mark said we need to look at interest rates before we decide which way to go. Mark Powers supports the suggestion that we have Mike Tally write an ordinance to increase our sewer rates so we can get started. We need to start accruing the money now. Steve said that we could get started October 1st. We need to give a 60 day notice for our out of town users. Steve said he would contact Mike Talley to draw up the ordinance. It was decided that we will start the rates in October 2011 and then do increase at the beginning of each fiscal year. There was some discussion about the expansion itself. Steve Daniels said that if we add now it will be cheaper because eventually we will need the capacity anyway because we will grow. Mark asked Steve to check surrounding towns’ rates also.

Public Works Department report – there was nothing to add. Jimmy said that they have had problems with the SCADA and have been running the wells manually. They have them working now. He then discussed the plastic meters and that the company is replacing them. They have replaced 60 so far. They have a 10 year warranty. It was discussed whether we should file a claim with the company. Jimmy said that he did not think it would be worth filing a claim. Jimmy also stated that smoke testing will not let us know if a sump pump is hooked to the sewer because they usually have back flow preventers on them.

Police Department report – there was nothing to add. He is testing for a new officer. Our cars should be in next month. He has a grant application that is due the 13th. The tower has been delayed but will go up. We are getting quotes on a fence. Steve Daniels discussed Country Club Park and the vandalism. He suggested we put a camera on a pole. Delmar said he would look into it.

Building Inspector report – there was nothing to add.

COMMITTEE REPORTS

The Code/Nuisance Committee had nothing to report.

The Budget/Finance Committee had nothing to report.

The Human Resource Committee had nothing to report.

The Public Facilities & Planning had nothing to report.

The Senior Citizen Committee said that they are going to contact Helping Hands to see if they will help to with the breakfasts and they can split the money.

UNFINISHED BUSINESS

Mayor Moss then explained that he declared the emergency repair for #3 well because we only had 1 well working to supply water to the North side of town. The council agreed with his decision.

Mark Powers said we should establish a policy that if we mischarge someone for a period of time they should have the same amount of time to pay it back. The City Clerk said that is what she has been doing. Mark just said that should be standard policy.

Richard Zaccardelli said that our school system will have a student increase in enrollment and we needed to be prepared.

NEW BUSINESS

Bob Cook then handed out a brochure from the Lamar Lake and said that we might look at that to see if we wanted to incorporate any part of their fees. It might add some revenue for the City. He said that people in town are paying for the lakes but out of town people are fishing for nothing. It was stated that the Planning Committee needed to look at it along with the Code/Nuisance Committee.

Steve Lawver reported that we had a citizen go before the Board of Adjustments for a fence permit. He did not agree with the interpretation of the code. The Board upheld the interpretation and he is now applying for a variance. The Board asked if the City Council would waive his variance fee since he had already paid one for the appeal. The council agreed it was OK to waive the charge.

ADJOURNMENT

Mark Powers motioned to adjourn the meeting. Carl Skaggs seconded. All in favor. No opposed. Meeting adjourned at 7:58 PM.

CITY CLERK

MAYOR