

The Carl Junction City Council met in regular session on Tuesday October 4, 2011 at 7:00 PM at City Hall. Mayor Mike Moss called the meeting to order with the following present: Richard Zaccardelli, Don Marshall, Carl Skaggs, Mark Powers, Steve Daniels, Dee Lynn Davey, Sean Haase and Bob Cook. Also present were City Administrator Steve Lawver and City Clerk Maribeth Matney.

AGENDA

Carl Skaggs motioned to approve the agenda. Steve Daniels seconded. All in favor. No opposed. Carl Skaggs motioned to approve the consent agenda. Steve Daniels seconded. All in favor. No opposed.

PUBLIC FORUM

David Pyle, CJHS principal, was present to request that the council allow them to shoot a fireworks display at half time during the homecoming football game this Friday. Don Marshall asked if they were going to have a professional do the display. Mr. Pyle stated that they are commercial grade fireworks but that they will have a Missouri certified technician set them up. Don Marshall motioned to allow them to do the display this Friday. Bob Cook seconded. All in favor. No opposed.

Sharon Clark, USPO post master, thanked the City Council for their support. They have sold over \$10,000 breast cancer awareness stamps and ran out of them. The council then displayed the pink poodle skirts they were wearing in support of the cause.

Gary Stubblefield reported that the Post Office finished 2nd last year on sale of stamps and this year we are going for 1st place. That is nationwide including the big cities such as Los Angeles, New York and Chicago. Their goal is to sell \$40,000. The next step when we hit \$20,000, is that Steve will wear a pink mini skirt and when we hit \$40,000 the Branson Zip Line said that they would let the City Council all go down the zip line. The date will be set later.

CHAMBER REPORT

Gary Stubblefield reported that they have one new member and that the Bluegrass Festival and the City Wide Garage sale were both successes. This year was the biggest fall garage sale the City has ever had. They had traffic counters set out and will report back when those numbers come in. The next Chamber meeting is 10/6/11 with CBT providing donuts and bagels.

APPOINTMENT OF POLICE OFFICER DANNY CONWAY

Chief Haase introduced Danny Conway to the council. He will be replacing Brock Wescott. Danny is from the local area and will be a great asset to the force. Mayor Moss stated he would like to appoint Danny Conway to the Police Department. Richard Zaccardelli motioned to approve the appointment of Danny Conway. Carl Skaggs seconded. All in favor. No opposed.

REPORTS

The council reviewed the Administration report.

Public Works Department report – Jimmy reported that we had received our water inspection report. We have some things we need to do but overall we did pretty good. There are a few things that we have asked Kurt Higgins to respond back to DNR for us. Kurt said it was a good report also.

Police Department report – had nothing to add to the report.

Building Inspector report – had nothing to add to the report.

COMMITTEE REPORTS

The Budget/Finance Committee reported they had met regarding health insurance. Mark said that what has been proposed is a good plan to keep our health insurance costs down. He said we need to proceed with it. Mayor Moss said it looked like it would help stabilize our insurance costs.

The Code/Nuisance Committee had nothing to report.

The Human Resource Committee met with the Budget Finance Committee and agreed it was a good plan.

The Public Facilities & Planning reported that they had met with SAPP Design before our council meeting regarding the conceptual plan for proposed Community Center Addition in the future.

The Senior Citizen Committee had nothing to report.

UNFINISHED BUSINESS

Steve Daniels appreciated the EPA question and answer information regarding fluoride. Steve said he had looked for non biased, scientific and nationally accepted information for the council.

Steve Lawver said he had received a bid for a sign on the west edge of town along JJ Hwy. It was around \$2900 installed. It was asked if we would use solar lighting for it. Steve replied we could do that. It is not in the budget. After some discussion the council asked Steve if he would get a couple more bids.

NEW BUSINESS

Mayor Moss then informed the council that Zimmerman Properties was here to talk about their proposed subdivision and the Resolution needed for their financing for this project. Jamie McDonald addressed the council. He explained that they had done Prairie Hills Estates Subdivision west of the CJHS in 2006. They are proposing to buy vacant property from Stutesman Construction and put in 42 single family homes and 7 duplexes. They have been in business since 1986. They have allowed room for Community space that will be 2000 square feet with a kitchenette and laundry room. The homes will be 1350 square feet with a 2 car garage.

They will be finished nicer than the ones in Prairie Hills and each home will have a safe room for severe weather built in them. They will be different styles and they will have hardi-board as siding and 30 year shingles. They will be bronze rated for energy efficiency. They will rent anywhere from \$540 - \$620/month. It is work force housing. They do credit and securities checks and have strict guidelines. Some of their occupants are computer techs, teachers, and nurse technicians. They have done 77 of these communities in 8 states. There was some discussion about this project in this particular Ward. Jamie McDonald said that there are no abatements and they will pay their taxes. These homes are income based for example young couples where one is still in college or single parents with one income. This program is designed to provide nice housing to improve their situation. Richard asked about traffic. Mr. McDonald said that they plan on extending Anita Drive to Fir Road and will work with the City on traffic issues. They are asking for rezoning from C-1 to R-2 which is down zoning. It was stated that they will be part of the CID. Mr. McDonald was aware of that. Chief Haase asked what they do after someone is approve and then they let someone move in with them. How do they track that? Mr. McDonald said that is not allowed and needs to be reported so they can do back ground checks on them also. They have to go through the application process. They look for red flags. Jamie McDonald said that they were going to have a property manager on site also. Bob Cook asked about their contractor's. Mr. McDonald stated that they act as the General Contractor and sub-contract out. The subcontractors will have to be licensed. They also try to use local subcontractors. They participate in e-verify to make sure that all subcontractors are legal citizens. After some more discussion, Bob Cook motioned to approve the Resolution. Don Marshall seconded. All in favor. No opposed.

Chief Haase stated that they were approved for \$8000 in equipment by the LEST Board.

ADJOURNMENT

Mark Powers motioned to adjourn the meeting. Steve Daniels seconded. All in favor. No opposed. Meeting adjourned at 7:50 PM.

CITY CLERK

MAYOR