

The Carl Junction City Council met in regular session on Thursday, July 6, 2006 at 7:00 PM at City Hall. Mayor Mike Moss called the meeting to order with the following present: Richard Zaccardelli, Mark Powers, Dee Lynn Davey, Walter Hayes and Wayne Smith. Also present were City Attorney Mike Talley and City Clerk Maribeth Matney. Aldermen Barbara Evans, Carl Skaggs and Pat Smith were absent.

### **AGENDA**

Walter Hayes motioned to approve the agenda. Richard Zaccardelli seconded. All in favor. No opposed. Walter Hayes motioned to approve the consent agenda. Richard Zaccardelli seconded. All in favor. No opposed.

### **PUBLIC FORUM**

Vicki Parker, 112 Skinner Street addressed the council. She stated that on 6/9/06 the police were called to her house. Her daughter was trying to pick up her 3 year old son in an unsafe car, expired tags, the doors are falling off and she had no headlights. Officer Mike Davis allowed her daughter to take her son with her. She stated that she no longer has faith in the police department and that we need a huge change. She stated that they had filed for custody and a court date was set. She stated that her daughter should have been charged with child endangerment. She also stated that her daughter lied to the police that evening. She then went into details of her daughter's life and the biological father. She stated that there was a warrant out but that we had no record of it. She thought that the warrants went out to other cities. She also stated that her daughter's boyfriend was shooting up drugs in front of the minor children. The time keeper of the public forum stated she had been allowed to speak for her 5 minutes. She asked that they look out for the best interest of children and not allow them to be taken to an unsafe house. She admitted her daughter had drug problems and the officer should have been able to tell she was high on drugs. Richard Zaccardelli asked where the child was now. Ms. Parker replied with her mother. There were no further questions from the council. Ms. Parker stated that she asked the officer to apologize to the children and the Chief said he was sorry. She stated that it would be hard for her grandchildren to trust a police officer now.

### **DISCUSSION OF CAPITAL IMPROVEMENTS LIST**

Dee Lynn Davey stated that park improvements were the top priority for her ward. Wayne Smith agreed that we need to improve the parks with Memorial Park being the most visible park in town. Walter Hayes agreed that parks were the 1<sup>st</sup> priority but we then need to consider sidewalks and curb & guttering in the older section of town. We have spent little money in the older section and we need to consider the downtown area for the DREAM issue. We need to make our downtown pedestrian friendly. It needs to be easily accessible and visible. There are some quick hit things that would make an improvement. Richard Zaccardelli stated that a center turning lane at Briarbrook Drive & Fir Road were important and also that we need access to the park in Country Club Estates from the Briarbrook area. Mark Powers said that the Country Club Park needs to have some improvements. It is has a lot of ground and we need to make it visible and utilize it. The ballparks also need work with parking being addressed at all of our parks. Mayor Moss stated he would like to see a new City Hall, street improvements, sewer improvements in the old part of town, library/museum with the new City Hall, curbing & guttering on North Main Street to Walnut. Mayor Moss also asked the council to search for residents willing to serve on committees. We will try to put together a TASK Force using the MOCAP concept. We need to move forward on this.

### **REPORTS**

The council reviewed the City Administrator's report. City Administrator pointed out the memo on the minimum building standards. He would like the council's thoughts on this. Walter Hayes said that when we adopted the ICC we never discussed the transition period. He stated that his intention was that what started under BOCA should be able to finish under BOCA. He wants to clarify if the rest of the council had that intention when we passed the new code. He doesn't feel it would be fair to change midstream. There was some discussion. Walter stated that we could go by when the permit was issued. City Administrator, Jim Whisenant, stated that the current situation was that this contractor is in violation of both sets of codes. Mike Talley thought that we gave the contractor's notice that we were changing the code. Jim stated that he felt that if it started under BOCA anything that he had done would be grandfathered in but that anything after that should be under the new code unless it caused undue hardship. He does not want the contractor to incur losses but they should do what they can. Walter stated that a lot of what he has seen was a violation under BOCA also but once we adopted the new code then we started enforcing it where before we didn't enforce it. Richard Zaccardelli stated we needed to handle this carefully. Jim stated he is committed to working with the developers and builders. He is looking for ways to better serve them and also to put our message out to them. Walter agreed that it is getting better. Jim said he found it disturbing that the code is out there and available to the builders but they are not conforming to the code. There was also discussion as to why we require 4" of asphalt where other towns only require 2". Walter responded that we passed that per our city engineer's recommendations. Jim said he would poll other local communities.

Richard Zaccardelli thanked Jim Chaligoj for cleaning out the ditches. The homeowner says that we will take care of it from now on.

### **COMMITTEE REPORTS**

The Nuisance Committee will meet 7/18/06 at 6:00 PM.

The Budget/Finance Committee said that we need to get everything together for the 1<sup>st</sup> meeting in August for the sales tax issue.

The Code Review Committee will meet 8/1/06 at 6:00 PM.

The Public Facilities Committee had nothing to report.

The Human Resource Committee has nothing to report.  
The Park/Pool Committee had nothing.

**UNFINISHED BUSINESS**

Richard Zaccardelli would like for the bridge crossing Center Creek to stay in the future somewhere.

Mike Talley received a fax regarding the Rails to Trails lawsuit. The court said that the pleadings were done incorrectly and needed to be refiled by 7/14/06. He said that he read through their arguments and there is not anything substantially new. There was discussion about the Williams lawsuit and Mike Talley stated that the quote came from our insurance attorney. He stated that if they recoup the attorney fee's it will impact our underwriting costs.

**NEW BUSINESS**

Jim Whisenant handed out a supplemental notice about a meeting being held 7/12/06 in Joplin. He thought the council might find it interesting. It is regarding the Joplin Municipal Airport. He also mentioned that the Joplin Museum Complex will host a meeting 7/8/06 honoring the American Military.

Mayor Moss pointed out that Mediacom rates on the digital video recorder are going up. He also stated that Walter Hayes has been notified that he has been appointed to the MML Economic Development/Human Resources Committee. It is a big honor for Walter and the City.

City Administrator, Jim Whisenant, then discussed his proposal of putting an Economic Development category back into the budget for this fiscal year. He does not have all the details worked out yet but there is a need for this activity. We have had businesses make inquiries about relocating their businesses to Carl Junction. He is proposing a part time Economic Developer and redefining the responsibilities of the City Clerk. Those 2 along with the City Administrator would be his TEAM approach to economic development. We have had people express interest in our downtown area. We have also put together the DREAM Resolution, which we feel comfortable with, if the council is inclined to pass it. We have until the next council meeting to pass the resolution. We need to apply for it and get our name on the list.

Jim then said that we are trying to put together a package for economic development to become a player and to try to attract businesses to Carl Junction. We have engaged in one appraisal process, 205 N Main Street, the former Carl Junction Special Road District property. It has never been appraised. Jim handed out maps of City owned properties. This is an inventory of property that the city has available for purchase. We have also discussed that it would be beneficial to get these sites pad ready. After this briefing and discussion it was decided that item #11(a) on the agenda was not needed. Dee Lynn Davey motioned to not 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 therefore. Mark Powers seconded. All in favor. No opposed.

Mike Talley then asked if the next item was about creating a new position or if it was for somebody to fill a position. Walter stated that it was an old position that was not filled and not budgeted for in this fiscal year. It used to be a full time position. It did exist as full time but now it will be part time. Jim stated that we are looking at the Economic Developer position as a part time position. We feel that we could put in the budget \$33373 for Economic Development and that would cover everything except if we have to hire someone in the office to help the City Clerk. Last year we had over \$49000 budgeted for the department. We might consider making it full time later after we get some businesses in. There was some discussion about salary allocation. See the attached memo on Economic Development. Richard Zaccardelli said that we should go ahead with the plan. Mike Talley said that first we need to amend the budget. We will also need to amend the code for the City Clerk duties. Mike Talley stated that he is not an appointed officer so the City Administrator should be able to hire for this position. Mayor Moss suggested we authorize Jim Whisenant to spend up to a certain dollar amount for this department. Walter Hayes motioned to authorize City Administrator, Jim Whisenant, to expend up to \$33373 to recreate the Economic Development Department with the proper documentation to be brought before the council to do this. Richard Zaccardelli seconded. All in favor. No opposed. After this discussion it was decided that item #11(b) on the agenda was not needed. Mark Powers motioned to not go into 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. Walter Hayes seconded. All in favor. No opposed.

**ADJOURNMENT**

Walter Hayes motioned to adjourn the meeting. Richard Zaccardelli seconded. All in favor. No opposed. Meeting adjourned at 8:45 PM.

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CITY CLERK

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MAYOR