

The Carl Junction City Council met in regular session on Tuesday, November 16, 2004 at 7:00 at City Hall. Mayor Pro-Tem Mike Palmer called the meeting to order with the following present: Richard Zaccardelli, Barbara Evans, Mike Moss, Gary Stover, Mike Palmer, Walter Hayes and Wayne Smith. Alderman Pat Smith was absent.

AGENDA

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

PUBLIC FORUM

There was no one in the audience for public forum.

P&Z CASES

Mayor Pro-Tem Mike Palmer opened the public hearing on Case #04-36 – Rezoning property West of Hartley Street to County Rd 290 for Redwood Development from UD to C-2 at 7:04 PM. It was reported that the P&Z recommended approval. There was no one in the audience for or against the rezoning. There will be a buffer zone between the R-1 & C-2 and Rick Schroeder has no issues with that. There are no conditions attached to the record of determination. Public hearing closed at 7:05 PM.

ORDINANCES

The council reviewed the ordinance rezoning this property. Walter Hayes motioned to put “AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED BY THE BOARD OF ALDERMEN OF THE CITY OF CARL JUNCTION, MISSOURI, BY ORDINANCE NO. 99-10 ON THE 18TH DAY OF MAY, 1999, AS AMENDED, TO REZONE APPROXIMATELY 6.53 ACRES OWNED BY REDWOOD DEVELOPMENT INC., IN THE WEST QUARTER OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 33 WEST IN THE CITY OF CARL JUNCTION, JASPER COUNTY, MISSOURI, LYING GENERALLY BETWEEN HARTLEY STREET AND COUNTY RD 290, AS MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM UD TO C-2” on first reading by title only. Gary Stover seconded. Walter Hayes motioned to put it on second reading by title only with a roll call vote. Barbara Evans seconded. Zaccardelli-y, Evans-y, Moss-y, Stover-y, P Smith-absent, Palmer-y, Hayes-y, W Smith-y. Motion on Ordinance #04-75 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.

RESOLUTION

Joe Barfield reported that this resolution is for the energy loan we are receiving from the Department of Energy to buy energy efficient items for the new police department. We are to pay back the loan with our energy savings. It is similar to the ballpark lights. We may need an ordinance at a later date. The pay out is over 16 years. The maximum we would have to pay a year would be \$6000. The Department of Energy only requires a resolution. Our code might require an ordinance. Joe is getting clarification on the pay back requirements. Walter Hayes motioned to approve the resolution. Wayne Smith seconded. All in favor. No opposed.

REPORTS

The council read the City’s Administrator’s report. It was reported that the leaf vac machine is working great. Walter Hayes stated that JCT has found out what happened on the title search on the property we bought from Carl Junction Special Road District and is correcting it.

Memo #1 – Pending items. Steve Lawver reported that on the tree grant it has to be drawn out by a landscape architect. Then we get a 50% grant. We are having some landscaping done at the new police department and will be applying for a grant for that project. Mike Moss asked about Fast Freedom. Joe reported that they have had trouble getting the equipment. They are to start paying effective 11/1/04 and will be providing us the service once the equipment is in.

COMMITTEE REPORTS

There were no committee reports at this time.

UNFINISHED BUSINESS

Richard Zaccardelli stated that we had removed the hay from the ditch by Hedge and it looked like the grass was growing. Joe stated Bryan had removed the hay. Richard commented that it looked like at the entrance of the ditch it might be too high there.

NEW BUSINESS

Richard Zaccardelli stated that the paper had an article about the Senior Citizen Center being in financial trouble. Joe reported that last year we talked to them about taking the building over but they couldn’t agree amongst themselves. It appears the problem is recurring again. Joe stated that they went to the conclave meeting today in Carthage and they have expanded their Senior Center building and it is flourishing for the seniors. Richard also asked about hole #13 around Par Lane and Foursome Lane. They are needing to do some work on a ditch there. Joe stated they had talked to Chad and his greens keeper and they were to get back with us. Richard stated they are ready to talk.

Mike Moss asked about when we were going to start on the budget and where we were currently at with our current budget. He would like to see our projections for next year.

Walter Hayes stated that they are having a Christmas tour of homes in Briarbrook 12/2/04, the Chamber Christmas banquet 12/3/04 and the Christmas parade 12/5/04.

Joe reported that we have had an offer of \$5000 from Redwood Development for the railroad property that goes through his proposed subdivision. It is 3.3 acres. He would like to pursue the value of the property. There was some discussion regarding the value. Mike Talley stated we set a policy on the price and we would have to break that policy if we change the amount. Mike Palmer said that the issue was not really resolved after the last piece was sold. It was stated it was not a good policy to continue. Walter Hayes feels it is different if it is a developer or a current resident wanting to purchase it. He feels we should entertain the offer as presented. Mike Talley stated our old policy was due to the fact that was what we paid for it and that was how we justified selling under market value. If we break that policy we can no longer use that as justification. Mike Palmer said we would have Joe work out a policy.

Mike Palmer reported that the Methodist Church is coming along. They hope to move into part of the facility by Thanksgiving and have the rest done by Christmas. They will be having an open house.

ADJOURNMENT

Walter Hayes motioned to adjourn the meeting. Barbara Evans seconded. All in favor. No opposed. Meeting adjourned 7:30 PM.

CITY CLERK

MAYOR