

The Carl Junction City Council met in regular session on Tuesday, October 07, 2008 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, Pat Smith, Dee Lynn Davey and Wayne Smith. Aldermen Mark Powers and Walter Hayes were absent. Also present were City Administrator Steve Lawver, City Clerk Maribeth Matney and City Attorney Mike Talley.

AGENDA

Pat Smith motioned to approve the agenda as presented. Carl Skaggs seconded. All in favor. No opposed. Pat Smith then stated that Item #1522 to Mike Wilson in the amount of \$2000 should be \$250.00 and the City Clerk would like to add Crews Construction's bill for \$27095.20 to the disbursements. Pat Smith motioned to approve the disbursements as amended. Carl Skaggs seconded. All in favor. No opposed. Pat Smith motioned to approve the minutes as presented. Carl Skaggs seconded. All in favor. No opposed.

PUBLIC FORUM

There was no one for public forum.

P&Z CASES

Mayor Moss then opened the discussion on Case #08-11 – Rezoning of 302 S Cowgill from R-1 to C-2 – Don Hance. Mayor Moss opened the public hearing at 7:05 PM. There was no one in the audience for or against the rezoning. Steve Lawver reported that the P&Z recommended denying the request because it would be spot zoning and they try not to do that. It was going to be a carpet cleaning business. It used to be a group home and that is allowed in an R-1. It is the old Methodist Church that used to house the CJ Guest House. Carl asked what can be done with it. It needs to be maintained. Richard Zaccardelli asked if there was anyone at their P&Z meeting against it. Steve reported that there were no residents for or against it at the meeting. The only people who were there was Robert Dupont and Don Hance. Carl said if it is not rezoned what can be put there. What advantage is leaving it vacant? City Clerk stated that Mr. Hance commented during the application that you can look in all directions and see businesses. Steve said that to the West is the school, East is the church, South is residential and North is residential for one block and then commercial. He would have 4 commercial vehicles parked at the location. There was considerable discussion about letting it set empty or rezoning it for a business. It was stated that it is a service industry not retail so it would not bring sales tax. Mayor Moss closed the public hearing at 7:12 PM. Pat Smith motioned to deny the request for rezoning. Richard Zaccardelli seconded. All in favor. No opposed.

APPROVAL OF REDEMPTION LETTER TO UMB FOR 1994B GO BOND

The City Clerk explained that this letter is to prepay off some bonds. The bond amount we are paying off is \$213,000. All of our bonds are not callable at this time. Pat Smith motioned to authorize the Mayor to sign the letter. Carl Skaggs seconded. All in favor. No opposed.

REPORTS

The council reviewed the administration's report. SDA will be here on 10/16/08 at 2:00 PM with the floor plan design and where stuff will be placed. They also designed a sign for us that we can put up after our ground breaking ceremony. That will be after the bid opening. Steve also explained the change order for Wheeler Construction for \$1200 (concrete). It needed a shallow foundation for the framework. Steve also discussed the building permit for that structure. Ed did the foundation inspection but since we did not have any engineering drawings or site plan, other than what Jimmy drew up, we are only filling out the paperwork and putting it in the file. This is just a storage building with no electricity. Jimmy said that we will need to budget in for the walk between Anita and Country Club Estates Park next year. Steve also reported that there had been an accident at our Memorial Park on the new playground equipment. Our insurance company denied the claim.

Police Department – there was nothing to add. Pat Smith thanked the Chief for his participation at the Festival.

Public Works report – there was nothing to add. Pat Smith thanked the PW employee's for all the hard work they did on the park for the bluegrass. Jimmy said that the manhole by the Fire Department is all cleaned up now. He also said that they are going to smoke test the line between Fairway Drive and Par Lane this winter. It keeps getting plugged up with roots.

COMMITTEE REPORTS

Nuisance Committee reported they had discussed the requested lighting ordinance. One of the ordinances that they reviewed tonight was simple and it was something to consider. It was also stated that the lights at the Senior Center are shining in the neighbor's house and needs adjusted. Jimmy will go by after the meeting to look at it.

Public Facilities Committee reported that SDA will be here on 10/16/08 at 2:00 PM. He gave a report about the last meeting on maybe using concrete instead of asphalt and ~~stained stamped~~ concrete floors.

Budget/Finance Committee had nothing to report now but the 6 month financial will be out at the beginning of November and then they will hold a meeting to review it.

Human Resources Committee reported that they need to meet on the items requested by the employee's. He would like to set up a time with the Budget Committee to look at these requests since it may involve the budget in some areas.

Citizens for Better Life Committee reported that they feel bad that the City has had to make so many repairs since they took over the building. He also has heard that the Area Agency for Aging may not put in new kitchen equipment in our new facility. They will see what happens. That is not definite yet.

Park/Pool Committee reported that the Festival was good. We are about the same financially as we were last year. Pat also reported that she had sent a letter to Congressman Blunt's office for help with a veteran's list. It was stated that we need to send one to Senator Bond also. She stated that they need to set up a meeting to discuss the veteran's memorial and other items.

Code Review Committee met tonight and Dee Lynn Davey chaired it. They looked at the sign ordinance and they agreed with the changes P&Z made to it. We need to finalize it and hold our public hearings on it now. They also discussed the outdoor lighting ordinance and the feeling was that there was not a need for it. They discussed that they could put a paragraph in our nuisance code for complaints on lights and we could go out and ask the residents to put a shield around it or turn it down. We can vote on it at the next meeting. They also reviewed the confidentiality ordinance. They all felt it was needed but that we can wait until the next meeting to pass it.

UNFINISHED BUSINESS

Pat Smith thanked the girls in the office for all their help with the Bluegrass Festival.

Mike Talley said he handed out his research on term limits for the Mayor and Council. Pat Smith said that they have trouble getting people to run 2 years let alone 4. We have a good council now. It was stated that we could save \$3000 every other year on elections. There was some discussion on elections and their procedures.

Mayor Moss said that the council needs to be thinking of any issues that we might need to draft letters to the legislatures on and bring their attention to them. We need to look at the bills that have an interest in our cities. Richard said that there were 3 regarding seniors citizens and their budgets.

Steve reported that he had passed around a draft on Identity Theft that we are required to have in place by 11/1/08. After some minor discussion Dee Lynn Davey motioned to approve the Identity Theft policy. Richard Zaccardelli seconded. All in favor. No opposed. Steve then talked to the council about the 2 proposals from PILR on putting a webcam up at the Community Center. One is for service and the other is for upgrading our website to do it. It would be a weather proof camera that will be hardwired to the PD. We could use it later for security reasons. Chief Haase said if we are going to use it for security it needs to be recordable. Don Marshall asked why we needed it. Steve said he has had some requests to try to put it online for the residents. Steve will check into a recorder and the Mayor asked him to check on a maintenance plan also. Steve then pointed out the Long Range Transportation Plan proposal given to the City by Trans Systems. The bid is \$40,020.00. He is getting \$18,000 from other entities to go toward this long range plan. Our cost is \$22,020.00. We can take it out of the transportation bond money. We need an ordinance to approve it. We can do that at our next meeting. Mayor Moss said that we really need to do this so we can be ready for the future.

Chief Haase reported on the light issue. He talked to the neighbor and he wants to sit down with the other neighbor to work it out. Chief Haase will mediate for them. He does not want to enact ordinances because 2 neighbors are feuding. They have a personality clash. Chief is not sure he wants his department to make the determination on whether it is a nuisance or not. Mayor Moss then mentioned that one of the children on our police cars had been found in Mexico. Chief Haase stated that they are in the process of choosing another child and that the Citizens for Better Life have paid for the next photo to be put on.

NEW BUSINESS

Jimmy reported that the poles and lights are up at Country Club Park and that he needs to get with Gene for the conduit. He also wants a plug in at the shelter and needs to get with Gene on a meter box. Jimmy also said that he is not able to get any more salt for this year. We have some in our barn but he may have to use cinders in the future. We also may need to cut back on the streets that we treat.

Steve is working with Region M applying for a recycling grant. He has talked with Jennifer Fagan at Allied Waste in putting a trailer at Public Works behind the fence. They are willing to pick it up and take it to Joplin to unload and bring it back. If they have to go to Arkansas they will have to charge us. DNR also has a land conservation grant cycle coming up. They are 55% and 45%. They will fund up to \$75,000 which means we can have a \$166,000 project. It can be used for expansion, renovation and acquisition for parks. It takes a whole year to process.

The City Clerk reported that the final numbers came in for the JCHIA. They are extremely higher than what we are paying now. They also have higher deductibles and higher co-pays. The Joplin Chamber needs to know by tomorrow if we are going to participate in the program or not. Dee Lynn Davey motioned to not participate in the plan. Carl Skaggs seconded. All in favor. No opposed. The City Clerk then stated that we are looking at another group called MOPEG which has some cities and Jasper County in it. They are more comparable to what we are paying now and the programs more closely matched. They are also with Cox Freeman. MOPEG said we can join any time. We have filled out the paperwork to see if the group would be accepted if we decide to make the switch. They said we could wait until our renewal if we wanted to. Their plan renews on November 1st.

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 THEREFOR.

Pat Smith motioned to 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 therefor. Carl Skaggs seconded. Zaccardelli-y, Marshall-y, Skaggs-y, P Smith-y, Davey-y, W Smith-y. Meeting closed at 8:05 PM.

Meeting reconvened at 8:52 PM.

ADJOURNMENT

Richard Zaccardelli motioned to adjourn the meeting. Pat Smith seconded. All in favor. No opposed. Meeting adjourned at 8:53 PM.

CITY CLERK

MAYOR

DRAFT