

The Carl Junction City Council met in regular session on Tuesday October 17, 2017 at 7:00 PM at City Hall. Mayor Mark Powers called the meeting to order with the following present: Bob Cook, Don Marshall, Richard Zaccardelli, Roger Spencer, LaDonna Allen, Mike Burns, Jeff Hammons and Randy Hutcheson. Also present were City Administrator Steve Lawver, City Clerk Maribeth Matney and City Attorney Mike Talley.

AGENDA

Richard Zaccardelli motioned to approve the agenda as presented. LaDonna Allen seconded. All in favor. No opposed. Roger Spencer motioned to approve the consent agenda. Richard Zaccardelli seconded. All in favor. No opposed.

PUBLIC FORUM

Judd McPherson, 126 N Windwood, addressed the council about the Fox Briar Subdivision plats. He has heard of a lot of things and wanted to speak on behalf of the developer. He said that he has heard of a lot of misconceptions that are ridiculous. He is buying 405 Meadow Lake for his daughter and grandchildren. He invited everyone to look at the house to see the quality of the house they built. He also stated that a lot of homes are built on slabs now. His house on North Windwood is a slab house. He also pointed out that there are 33 identical duplexes 2 blocks away from his house. There are a lot of homes that are similar on West Briarbrook Lane. He stated that this is the 2nd or 3rd home he has bought from Schuber Mitchell. Bob Cook stated that Carl Junction relies on property tax since we do not have a strong sales tax base. He asked Mr. McPherson if he thought these homes would devalue his house. Mr. McPherson replied no.

David Jordan, 706 Blackthorn, stated that he attended the P&Z meeting. He stated that Schuber Mitchell was listening to the residents. He stated that we need the road connecting to Joplin Street. Schuber Mitchell has done several changes and is trying to work with the community. He has concerns about the storm water pond and that the storm water needs to be addressed. Even the city's engineer had concerns that should be addressed. It needs to be done right. He is not against Schuber Mitchell but there are items that need addressed.

TRACEY MARTIN- CODE CHANGES

Tracey Martin, 101 N Windwood, stated she was here about infrastructure concerns not code changes at this time. She did state that Mr. Mitchell contacted the people on the list as promised and held a meeting with them. The lots are a little larger. Her concerns are about safety and the infrastructure of the neighborhood. Mr. Jordan touched on one concern, the access road to Joplin Street. There is a lot of concern about construction traffic and the additional traffic that these new 60 homes will bring. Copper Oaks cannot handle that much extra traffic. She stated that there should be 2 ways in and out of the subdivision. She also has concern along with our engineer about storm water issues. There was also concern about water pressure. She asked that we do a study on our water system before we add homes. She stated that our growth needs to be planned for properly. They also asked Schuber Mitchell to try to keep some of the trees and not take them all out. They are not here to complain about Schuber Mitchell but to let the council know they have infrastructure concerns and traffic concerns. Mayor Powers asked everyone in the audience who agrees with what Ms. Martin said to raise their hands. Almost everyone in the audience raised their hands.

P&Z CASES

The council then considered Case #17-08 & Case #17-09 – Preliminary Plats for Fox Briar Plats 3, 4 and 5. Steve reported that P&Z met on these cases and they recommended approval with conditions on both cases. LaDonna Allen said that they want to be fair to both parties. She asked about the construction road to Joplin Street. Steve said that Jerrod Hogan was here from Anderson Engineering who is the engineer for Schuber Mitchell and he can answer any questions we may have. There will be a construction entrance from Joplin Street for the subdivisions. LaDonna asked that the concerns about water pressure be checked into. She said that she is Chairman of the Public Facilities Committee and this has never been brought up before. She also stated that the schools are well aware of the growth and watch that very closely and plan for it. She said that safety is a concern city wide. There was discussion about the storm water concerns. Steve reminded everyone that this is a preliminary plat only. There is more work to be done before the final plat will be approved. A lot of changes happen between preliminary plats and final plats. The engineer's storm water concerns will be addressed. Jerrod Hogan confirmed that the access road will be put in. It was also stated that our code requires sidewalks in new subdivisions and so that will help with safety. Jerrod Hogan stated that the plat meets 100% of the city regulations. There was more discussion about the concerns of the audience. Jerrod stated that they have changed a lot of things since the P&Z meeting, there are less lots and the expenses increased. Jeff Hammons motioned to approve the preliminary plats of Fox Briar Plats 3 and 4 with conditions and approval of the city engineer. Bob Cook seconded. All in favor. No opposed.

Steve reported that P&Z recommended approval on Case #17-09 – Fox Briar #5 Preliminary Plat with conditions. LaDonna motioned to approve Fox Briar #5 Preliminary Plat. Bob Cook seconded. Jeff Hammons asked if it was with conditions as recommended. LaDonna amended her motion to include with conditions as outlined by the city engineer. Bob Cook seconded the amended motion. All in favor. No opposed.

RICK SMITH- 509 W WILLOW – CONNECTING TO CITY WATER

Rick Smith, 509 W Willow, addressed the city council about connecting to city water. He said that they used to be on city water and then the family drilled a well and now 3 houses are on the line. He is getting ready to sell his house and would like to reconnect to the city water. Steve said that we would have to make sure that the cross connection is disconnected and reinstall the meter. Richard Zaccardelli motioned to approve this request. LaDonna Allen seconded. All in favor. No opposed.

REPORTS

The council reviewed the Administration report.

Public Works – there was nothing to add. Jeff Hammons asked about the sewer line. Jimmy said that it is completed and is working fine.

Police Dept. – Chief Haase stated that the PD car will be here soon from Columbia.

Building Insp report – there was nothing to add.

Court report – there was nothing to add.

COMMITTEE REPORTS

Budget/Finance – Mike Burns had nothing to report.

Code/Nuisance – Don Marshall had nothing to report.

Human Resources – Roger Spencer had nothing to report

Public Facilities & Planning – LaDonna Allen reported that they met at 6:30 to look at adding a laundry facility to the Police Department. They have some preliminary numbers and we are looking at alternative service. Jimmy Chaligoj asked that we amend the budget so that he could replace a 2” water main to Walton along Joplin Street. The cost is about \$27,000. The committee is recommending that we go ahead with that project.

Senior Citizens - Richard Zaccardelli reported that they are giving flu shots this week at the Center.

UNFINISHED BUSINESS

Mike Talley reported that there will be a conference call Thursday at 10:00 a.m. regarding the Boyle litigation.

Mayor Powers stated that the company that did our chip and seal projects did an excellent job.

LaDonna Allen asked about the request to change the name on the cul-de-sac at the last meeting. Mike Talley reported that the ordinance is ready and needs to go before the P&Z committee.

Jeff Hammons asked about the bids for engineering services. Steve said that we need to get those back to him and the Public Facilities Committee needs to look at them. He would like them back by the next meeting.

Chief Haase stated that he would like to add the Corporal’s position back into the budget. It was discussed whether it should be before Human Resources or the Budget Finance committee. It was decided that it needs to go to the Budget and Finance first. They will meet at 6:30 on 11/7/17 before our next council meeting.

NEW BUSINESS

Randy Hutcheson stated he was impressed with our residents regarding the P&Z Cases.

City Clerk Matney pointed out that the county has asked us to take candidate filings for the Carl Junction Special Road District this year. The consensus of the council was to approve that request.

Steve reported that Maribeth can now update the website with information. He also reported that they are trying to find alternative methods to mosquito spraying. The spray is \$1500/barrel and is not very effective. The equipment is a UV light that releases carbon dioxide and attracts mosquitoes and flying insects. They are \$149 apiece and they are run by electricity. They come in different sizes. We also are looking at purple martin houses and dragonflies.

ADJOURNMENT

Roger Spencer motioned to adjourn the meeting. LaDonna Allen seconded. All in favor. No opposed. Meeting adjourned at 8:02 PM.


CITY CLERK


MAYOR