

The Carl Junction City Council met in regular session on Tuesday January 02, 2018 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 and Randy Hutcheson. Aldermen Jeff Hammons and Mike Burns were absent. Also present were City Administrator Steve Lawver, City Clerk Maribeth Matney and City Attorney Mike Talley.

AGENDA

Mike Talley stated that the agenda was amended without the 24 hour notice due to the holidays. We added the closed session for the City Administrator's evaluation so that we won't slow down that process. It has no adverse effect on anyone in adding this to the agenda. LaDonna Allen motioned to approve the agenda as amended. Richard Zaccardelli seconded. All in favor. No opposed. LaDonna Allen motioned to approve the consent agenda. Roger Spencer seconded. All in favor. No opposed.

PUBLIC FORUM

Curt Medlin, 808 Briarbrook Drive, owns the house South of the lots at 804-806 Briarbrook Drive that are being considered for rezoning. He is wondering why there is a need for rezoning since it is mainly a R-1 area. His wife spoke to the neighbors and she has additional comments. Kathy Medlin then addressed the council. She stated that there is no evidence that this needs to be changed. We should consider what will benefit all the community not just one person. She spoke to the neighbors and they all are against it. It will also create more traffic issues and drive down home values. She has a petition from the neighbors for the council to consider.

Lyla Boyer, 603 W Briarbrook Lane, is West of the property. She sent an e-mail for the last meeting. She bought her house in 1997 and the use of the land was supposed to be R-1. She has had trouble with the duplexes north of her house with trash and nuisances that was allowed to be built without the neighbors consent. She said that the tenants have disregard for not only the place where they live but the neighbors property also.

Marilyn Seber, 801 Briarbrook Drive, stated that she does not feel it is fair to the homeowners in that area to change it to R-2 since they bought their houses and it was zoned R-1 when they purchased their homes.

RATIFICATION OF EMERGENCY REPAIR OF WELL #6 PUMP

Steve Lawver reported that well #6 pump went down. We had to replace the pump and we are talking to Flynn Drilling to see if there is any warranty. The pump was only 2 years old and they are supposed to last 10 years. Richard Zaccardelli motioned to ratify the emergency repair to well #6 pump. Don Marshall seconded. All in favor. No opposed.

REPORTS

The council reviewed the Administration report.

Public Works – Jimmy stated that they will be starting on Lakeside Park parking lot next week.

Police Dept. – had nothing to report. Randy Hutcheson stated that our police officers are very helpful and he appreciates it.

Building Inspection report – there was nothing to add.

COMMITTEE REPORTS

Budget/Finance – Mike Burns was not at the meeting but Steve reminded the Budget/Finance Committee that they will start budget talks 1/17/18 at 4:00 PM.

Code/Nuisance – Don Marshall had nothing to report.

Human Resources – Roger Spencer had nothing to report.

Public Facilities & Planning – LaDonna Allen stated that if anyone had concerns that need addressed they just need to let her know.

Senior Citizens - Richard Zaccardelli reported that the Senior has a lot of activities planned this next month.

UNFINISHED BUSINESS

Mike Talley went over the process of reconsideration of the ordinance that failed at the last council meeting. A member of the prevailing party must make the motion to have the ordinance reconsidered. It also has to be made at the next succeeding meeting. If a motion is made for reconsideration he stated that a simple majority had to consent to pass the motion for reconsideration but that it would take 5 yes votes to pass the ordinance if it is reconsidered. Randy Hutcheson received a phone call from Tausha Hardy after the last meeting. She apologized for not being able to attend the meeting but she and her husband were both ill. Randy stated that he felt in order to fair to the Hardy's we should reconsider the ordinance to give them an opportunity to address the council about the rezoning. Randy Hutcheson then motioned to reconsider the ordinance of rezoning 804 Briarbrook Drive from R-1 to R-2. Richard Zaccardelli seconded. 5 (Marshall, Zaccardelli, Spencer, Allen, Hutcheson) in favor. 1 (Cook) opposed. Tausha Hardy, 406 Eugene Court, addressed the council about rezoning 804-806 Briarbrook Drive. They want to build 2 duplexes on these lots. Lori Salchow 305 Gold Leaf, stated that she understood the neighbors concerns. The Hardy's are not trying to do something that is detrimental to the neighborhood. She stated that the concerns expressed earlier depends on the landlords and how they take care of them. These will be nice duplexes and well taken care of. They are not trying to trash the neighborhood. Jason Goade, 917 Briar View Road, is the builder and handed out copies of the proposed plans for the duplexes. They are quality construction and each side will be 1300 – 1600 square feet. They will not look cheap and will blend in with the neighborhood. They are 3 bedroom duplexes. Richard Zaccardelli asked about water runoff. Jason Goade said it would be addressed. Audrey Sneed, 6161 County Lane 296, is the realtor and she stated that these lots have been on sale now for 3 years and have not sold. They have had 3 interested parties. 1 was for a single

house but the other 3 were for duplexes. Bob Cook asked if they had other rentals and if they have strict tenant agreements. He stated that if they have strict tenant agreements then they should be kept neat and clean. Tausha Hardy said that they live in Briarbrook and they do have a very strict rental agreement. They don't allow tenants to trash the neighborhood. She understands the concerns. Richard Zaccardelli stated that he knows the family and the Hardy's and feel they will keep the property up. Curt Medlin stated that if they had talked to the neighbors and showed them the plans first they might not have had this opposition. LaDonna Allen asked if anyone has changed their minds after hearing their concerns addressed. It was stated that traffic is still an issue. Ms Boyer asked how they were going to take care of the water drainage. It is already a problem. Jason Goade said that they will direct it to the front no matter what is built on the lots. He said it is part of the building permit and the inspector will make sure it is addressed. Mayor Powers said that we can take it to the vote tonight or motion to table it until we can have a full council. Bob Cook said that we have traffic everywhere and that happens when a town grows. Bob Cook motioned to put the ordinance on final passage. Mike Talley stated that since the ordinance failed at the last meeting and if it fails this meeting they will have to start the process all over again. He wanted the council to be aware of that. LaDonna Allen stated that she would like to wait until we have a full council to vote. Bob Cook withdrew his motion. LaDonna Allen motioned to table this ordinance until the next council meeting so all the council can be here. Richard Zaccardelli seconded. 5 (Marshall, Zaccardelli, Spencer, Allen, Hutcheson) in favor. 1 (Cook) opposed.

Richard Zaccardelli stated that the mail is taking longer to deliver because the boxes are on both sides of the street.

NEW BUSINESS

Don Marshall stated he received a phone call regarding our water shut offs. The resident said he made the payment but was shut off anyway. City Clerk Matney said that they went through all the mail, night drop and online payments before doing the shut off's since it was after the holiday weekend.

Richard Zaccardelli asked if we had any changes that needed to be made to our employee handbook.

Mayor Powers stated that we have our e-bills up and running. This is another option for people to get their water bills instead of having them mailed.

LaDonna Allen asked about the comments online about the shut off fees for the mail that took 25 days to get to City Hall. It was stated that all mail goes to Springfield now. There was discussion about setting a precedence in taking post mark dates.

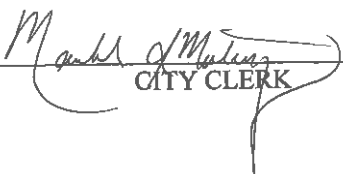
Mark McCall said that they have had calls about people being on the ice on our ponds. Steve will check with MIRMA to see if they have any recommendations.


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

Richard Zaccardelli motioned to 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. We added the closed session for the City Administrator's evaluation so that we wouldn't slow down that process. It has no adverse effect on anyone that we added this to the agenda. Roger Spencer seconded. Cook-y, Marshall-y, Zaccardelli-y, Spencer-y, Allen-y Burns-absent, Hammons-absent, Hutcheson-y. Council went into closed session at 8:03 PM. Meeting reconvened at 8:16 PM. Mayor Powers stated that the council met in closed session but no action was taken.

ADJOURNMENT

LaDonna Allen motioned to adjourn the meeting. Richard Zaccardelli seconded. All in favor. No opposed. Meeting adjourned at 8:18 PM.


CITY CLERK


MAYOR