

The Carl Junction City Council met in regular session on Tuesday March 19, 2024 at 7:00 PM at City Hall. Mayor Mark Powers called the meeting to order with the following present: LaDonna Allen, Mike Burns, Rick Flinn, Bill Maguire, Bob McAfee, David Pyle, Roger Spencer, and Hollie LaVigne. Also present were City Administrator Steve Lawver, City Attorney Mike Talley, and City Clerk Alaina Wright.

### **AGENDA**

Roger Spencer motioned to approve the agenda as presented. Rick Flinn seconded. All in favor. No opposed. LaDonna Allen motioned to approve the consent agenda. David Pyle seconded. All in favor. No opposed.

### **PUBLIC FORUM**

Chevelle Lawver-616 Locust-She was present to give an update for the Citizens for the CJP. She said flyers were created and are available throughout the town and they have different times and locations where a committee member is out and available to answer questions. Chevelle said the Facebook page is the Citizens for the CJP if anyone wants more information.

### **P&Z CASES**

Mayor Powers asked for discussion regarding Case #24-02 – Site Plan Review NE Corner of Elliot & Walnut – Bittner Properties

Steve Lawver said P&Z heard this case and are recommending approval. He said one thing P&Z had talked about was a stormwater buyout rather than a retention pond because they could not get the flows correct for a retention. He said the recommendation is a stormwater buyout which means the developer pays us and that money goes into the stormwater fund.

Hollie LaVigne asked if the stormwater issue would affect the people on Tara Way and Steve Lawver said no. She asked if the stormwater buyout would mean the city would take care of any issues that might come up in the future for stormwater there and Steve Lawver said that was correct.

David Pyle motioned to approve site plan as presented. Bill Maguire seconded. All in favor. No opposed.

### **RATIFY THE MAYOR'S EMERGENCY DECLARATION FOR WELL #5 EMERGENCY REPAIR**

Steve Lawver said well #5 pump and soft start went out and had to be replaced. Roger Spencer motioned to ratify the mayor's emergency declaration. David Pyle seconded. All in favor. No opposed.

### **RATIFY THE MAYOR'S EMERGENCY DECLARATION FOR WELL ST LIFT STATION REPAIR**

Steve Lawver said this is the lift station across the street from the Methodist Church. One pump had broken loose and one was detached from the rails and it was the first time in 17 years one of the pumps had to be pulled. Harvey Kitzburger said anything over seven years is good for these pumps. David Pyle motioned to ratify the mayor's emergency declaration. LaDonna Allen seconded. All in favor. No opposed.

### **DISCUSSION OF BID FROM MID CENTRAL CONTRACTORS, LLC FOR COUNCIL CHAMBER WINDOW TINT**

Steve Lawver said this was the bid since the council did not like the previous bid to resolve the issue. He said this would not completely black out the windows but is similar to what you see on vehicles. David Pyle motioned to approve the quote. Rick Flinn seconded. Hollie LaVigne, Bob McAfee, Rick Flinn, Roger Spencer, LaDonna Allen, Bill Maguire, and David Pyle were in favor. Mike Burns was opposed. The quote was accepted.

### **REQUEST FROM SCHUBER MITCHELL TO AMEND RAINER FARMS PLANNED UNIT DEVELOPMENT**

Steve Lawver said this is the formal request to amend the plan. Oscar Sarceno was present with Schubert Mitchell to answer any questions. He said there are two changes, originally there were 16 lots that were going to be duplex and they would like to make those single-family homes. He said the second change is a phase line modification so they can connect to Ruby Jack Trail earlier in the project. LaDonna Allen motioned to approve amended Hollie LaVigne seconded. All in favor. No opposed.

### **APPROVAL OF BIDS FOR COMMUNITY CENTER OUTDOOR BASKETBALL COURT RESURFACING**

Steve Lawver said he would like this item to be tabled. He said two contractors have looked at the court and are concerned about the seal that's on top of the court. They would like to research ways of cleaning the concrete so anything put on top will bond and stay. LaDonna Allen motioned to table the issue until Steve Lawver can get more information. Roger Spencer seconded. All in favor. No opposed.

### **ORDINANCES**

LaDonna Allen motioned to put "AN ORDINANCE APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF CARL JUNCTION, MISSOURI AND MID CENTRAL CONTRACTORS, LLC, TO BE A PREFERRED SERVICE PROVIDER FOR THE IMPLEMENTATION OF NEW PROJECTS, UPGRADES AND MAINTENANCE TO MEET THE NEEDS OF THE CITY OF CARL JUNCTION, MISSOURI, INCLUDING, BUT NOT LIMITED TO, THE POLICE

**DEPARTMENT, COMMUNITY CENTER, CITY PARKS AND PUBLIC WORKS, FOR THE SUMS SET FORTH IN THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE SAID SERVICE AGREEMENT FOR AND ON BEHALF OF THE CITY OF CARL JUNCTION, MISSOURI”** on first reading by title only. David Pyle seconded. All in favor. No opposed.

Discussion: Steve Lawver said there was considerable discussion between himself and Mike Talley before the agreement was presented. He said any projects have to be approved by the Board before they can begin. Mike Talley said they are approving the rates for the risk assessment parts of the project that are specified in the contract. Steve Lawver said this would be similar to what we did with the pool consultant.

Hollie LaVigne asked what SME was on the fee schedule and Steve Lawver said he didn't know. Steve Lawver said a site assessment has already been done as part of the RFQ. Mayor Powers said the city could ask for a cap on the amount allowed for the risk assessment and report. Bill Maguire said there could be a clause added the fees could not exceed a certain amount. Hollie LaVigne said her hesitation was not the project itself but approving it without anything protecting the city from extremely high fees. Steve Lawver asked if the ordinance could be tabled after this first reading to give him the opportunity to add the language desired by the city and Mike Talley said that would be fine.

Rick Flinn motioned to table ordinance until they have more cost information. LaDonna Allen seconded. All in favor. No opposed

### **REPORTS**

**Long-Term Project report** – Steve Lawver said the public facilities committee needs to meet to discuss exactly what they want for the Center Creek Park playground project.

LaDonna Allen asked when the fence work would begin for the dog park and Steve Lawver said the contractor should be in this month.

LaDonna Allen asked if the footgolf design had been redrawn and Mike Burns said he was not at the last meeting and they needed to look more at the map.

LaDonna Allen asked if the Memorial Park lighting project had gone out to bid yet and Steve Lawver said no.

Steve Lawver said Nelson Enterprises could break down the Cowgill stormwater project into two projects if it was better for the city. Hollie LaVigne asked if the vegetation removal could be done by public works and Steve Lawver said some could be done slowly but we would still need someone to cut the trees down.

Steve Lawver said he only got one bid for the 4 Oaks basketball court and it came in at \$10,800. Mike Burns and LaDonna Allen both thought a public facilities meeting should occur before anything is approved.

Bob McAfee asked if the Cowgill stormwater project was a high priority, and Steve Lawver said it was high on the list. Hollie LaVigne said at the last meeting the alley on Main Street was said to be a higher priority and Steve Lawver said that was correct. David Pyle motioned to approve the bid for \$32,500 for the North Cowgill stormwater project. Bob McAfee seconded. Bob McAfee, Rick Flinn, Roger Spencer, Bill Maguire and David Pyle were in favor. Hollie LaVigne, LaDonna Allen and Mike Burns were opposed. The bid was approved.

**Public Works report** – Steve Lawver said there is a supply chain issue on the brass meter stops and Harvey Kitzberger said the vendors are saying they are a minimum of 22 weeks out. Steve Lawver said we might have to pause new home permits if we cannot get more stops.

**Police Dept. report** – Chief McCall said they had two interviews today that appear promising. Roger Spencer asked if the storm sirens were fixed and Chief McCall said he believes so.

### **COMMITTEE REPORTS**

**Budget/Finance:** LaDonna Allen said the budget committee had presented the budget at the previous meeting and will be ready for approval at the first meeting in April. Rick Flinn said during all the budget meetings it was only discussed for the police department raises but not for the rest of the city. Hollie LaVigne said giving a blanket raise across the city is extremely irresponsible and it should be based on a merit-based system. Rick Flinn said the raises were 10-15%. LaDonna Allen said there needed to be a budget committee meeting. A meeting was set for Thursday March 21 at 4:10PM.

**Code/ Nuisance:** Rick Flinn had nothing to report.

**Human Resources:** Roger Spencer had nothing to report.

**Public Facilities & Planning:** Mike Burns asked if Frank Dean was ready for the season. A committee meeting was set for Monday March 25 at 4:00PM.

**Economic Development:** Hollie LaVigne had nothing to report.

### **UNFINISHED BUSINESS**


Mayor Powers said the solar panel company came in to look at the panels. He said the WWTP is set for 20%, public works is set for 48%, police department is set for 25%, and city hall is set for 18% because there is a cap on how much energy can be produced for each building. Mayor Powers also said there is a 1/2% loss each year. He said they are still working to see how much the city's panels are producing.

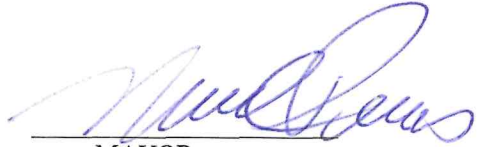
### **NEW BUSINESS**

Mike Burns asked if the work at the splashpad was shade structure installation and Steve Lawver said yes

ADJOURNMENT

PM. LaDonna Allen motioned to adjourn the meeting. Rick Flinn seconded. All in favor. No opposed. Meeting adjourned at 8:14

  
CITY CLERK

  
MAYOR