

The Carl Junction City Council met in regular session on Tuesday October 7, 2025 at 7:00 PM at City Hall. Mayor Pro-Tem Hollie LaVigne called the meeting to order with the following present: Walter Hayes, David Pyle, James Shanks, Roger Spencer, and Carole Wofford. Anita Francis and Bob McAfee were absent. Also present were City Administrator Steve Lawver, City Attorney Mike Talley, City Clerk Alaina Wright and Assistant Crystal Winkfield.

AGENDA

Roger Spencer motioned to approve the agenda as presented. David Pyle seconded. All in favor. No opposed with two absent. David Pyle motioned to approve the consent agenda. Roger Spencer seconded. All in favor. No opposed with two absent.

PUBLIC FORUM

Michael Moore – 801 Delaney Drive – He was present to talk about painted crosswalks for children. He was on Water Street turning onto Roney and there was a child on a bicycle that couldn't get across the street. He said it is not marked as a crosswalk and requests that it be marked as one. He said today on Pennell there were boys on bicycles that were waiting to cross, and the crosswalk was all the way on the other side of Main Street.

Michelle McCoy – 714 Locust – She said there's been continuous issues with a property at Grimes & Pennell being used as a diesel lot. She said there are 17 vehicles that are parked there, and it is loud, and it is zoned residentially. Steve Lawver said the issue has been turned over to the police department and code enforcement. She said an officer came to her home earlier and told her she was being trespassed from the property because she was recording them, and she doesn't want any nonsense.

P&Z CASES

Mayor Pro-Tem Hollie LaVigne asked for discussion regarding Case# 25-08 – Rezone +/- 32 acres at Highway 171 & Gum – City of Carl Junction.

The public hearing was opened at 7:07 PM. Steve Lawver said P&Z met on this and had a public hearing on it and there is a recommendation from them for approval with conditions.

Jason Gundy – 101 Sherri Lane – He said based on the rezoning application it doesn't look like the proper information was provided for a public hearing. He said the application states an island shouldn't be created and this land is surrounded by residentially zoned property and believes it would create an island. He said none of the stuff has been provided for public hearings and for rezoning data and he doesn't understand how a rezoning can be approved without all the necessary information. He said in the surrounding towns a site plan must be provided for a rezoning. He questioned if the egress drives would be off Highway 171 or off Gum Road and he questioned what noise pollution would be created.

Tasha Eilenstein – 204 Dogwood Trails Loop – She questioned how you can ask for rezoning when you don't know what's going there. She said this would destroy the wildlife and asked if all the trees would be destroyed without anyone even buying the property yet.

There were several minutes of discussion amongst audience members that did not identify themselves or speak at the podium.

Larisa Edmondson – 404 Dogwood Trails Loop – She asked if there was any reporting from realtors about how it would adversely affect property values and asked if the city would recompense any equity that would be lost.

There were several more minutes of discussion amongst audience members that did not identify themselves or speak at the podium.

The public hearing was closed at 7:24 PM.

Mayor Pro-Tem Hollie LaVigne asked for discussion regarding Case# 25-10 – Preliminary Plat Fox Briar #7 – Schuber Mitchell Homes.

Lilian Bryant with OWN, Inc was present. She said this would be 38 lots and connects to Fox Briar #4 and Fox Briar #6 and will make Joseph Dylan Lane a through road.

Hollie LaVigne asked if everything had been done with the EPA and Steve Lawver said no. Arturo Elivo with Schuber Mitchell said they've been trying and haven't been able to get the process completed yet. Steve Lawver said the city engineer has been in contact with the local EPA office about encapsulation.

David Pyle asked when the construction entrance would be completed as an actual city street and Arturo Elivo said that's what they're waiting on the EPA for.

Carole Wofford motioned to approve the preliminary plat. Walter Hayes seconded. Mike Talley said his recommendation is to motion to approve the plat subject to the recommendations provided by the engineer. Carole Wofford amended her motion to approve the preliminary plat subject to the recommendations provided by the city engineer. Walter Hayes seconded. All in favor. No opposed with two absent.

APPROVAL OF BIDS FOR 2025 WATER LINE IMPROVEMENT PROJECT

Steve Lawver said there's a letter from Allgeier Martin recommending Southard Construction with a total bid of \$2,496,320.20, which includes both alternate one and alternate two bid items and both are outlined in the bid tabulation. The bids received were: Southard Construction with \$2,496,320.20, Shoemaker & Sons Constructions with \$2,550,471.00, Kenny Singer Constructions with \$2,880,520.80, Jeff Asbell Excavating & Trucking with \$3,158,909.18, Flatland Enterprise with \$3,363,477.57, Goins Enterprises with \$3,615,010.00, and Dirks Heavy Contractors with \$4,159,036.53. He said this is the project approved in March 2024 to borrow from

MPUA and we have spent approximately \$148,000 of that. He said to do this totally we would need to use some funds from sales tax and we have \$2 million in that fund and would need to use around \$430,000 to complete the project. Steve said Southard has done work in town before.

Hollie LaVigne asked how long it would take to get all the work done and Steve Lawver said around two years. It's a very extensive project and it is a loop removing 2-inch and 4-inch lines around Gum Road and Forest Drive to put in properly sized water mains and some places in the north part of town with the same issue. Roger Spencer motioned to approve the bid from Southard Construction. Walter Hayes seconded. All in favor. No opposed with two absent.

REPORTS

The Council reviewed the Administration report. Steve Lawver said he's added a citizen follow-up section to the report. He said the citizens in the area around the rezoning area have brought in good information and it is information we should pay attention to. He said there's information on the size of space required for different sizes of fueling stations. He said our code for this type of situation is completely inadequate and needs to be updated. He said he's talked to Allgeier Martin about a preliminary site plan which will show a minimum greenspace footprint and will look at entrances from Gum Road and Highway 171 and make sure they meet MoDOT's guidelines.

Hollie LaVigne asked about the vehicles and if Enterprise was receptive to our concerns. Steve Lawver said they've been good at addressing the concerns.

Carole Wofford asked how much is left from the tornado repairs. Steve Lawver said we still have windows to replace in all three buildings.

James Shanks said it seems like Steve Lawver is trying to keep the homeowners protected in the rezoning process. He said the council would work hard to make sure the rezoning goes well.

Police Dept. report – No discussion.

Public Works report – Hollie LaVigne thanked public works and the police department both for their work at the homecoming parade and the Bluegrass Festival. James Shanks said the park was cleaned up nicely afterwards.

COMMITTEE REPORTS

Budget/Finance: Walter Hayes said there will be a meeting sometime next month.

Code/ Nuisance: Carole Wofford had nothing to report.

Human Resources: Roger Spencer had nothing to report.

Public Facilities & Planning: David Pyle asked if we had heard from SAPP. Steve Lawver said they proposed a couple of dates toward the end of October and they'd like to meet with the committee again and then do a public forum.

Economic Development: Hollie LaVigne had nothing additional to report.

UNFINISHED BUSINESS

David Pyle said he believes the public isn't opposed to the rezoning, but they want to know what the plan is, and he appreciates Steve Lawver pushing the engineers.

Walter Hayes said he subscribes to citizenportal.ai and he expects a recap that will be available from tonight's meeting tomorrow morning.

Steve Lawver said there is a summary on vegetation for noise reduction he made available on the dais. He said oak trees aren't good for noise reduction, but it lists several options that would be better.

Mike Talley said he was asked at the last meeting about the minutes and said he talked to other cities and spoke with Alaina Wright. He said Joplin posts their unapproved minutes when they post their agenda. He said the same process here would be to post the minutes Friday before the meeting. He said the council just needed to decide if they wanted to change the way it's done.

NEW BUSINESS

Hollie LaVigne said the last farmer's market is October 9th, 4:00 pm-7:00 pm at Lakeside Pavilion.

Chief McCall said they've started donation requests for Shop with a Cop. He said they'll be participating in the trunk or treat program and said Walter Hayes has donated the money for an additional 250 child id kits.

ADJOURNMENT

David Pyle motioned to adjourn the meeting. Roger Spencer seconded. All in favor. No opposed with two absent. Meeting adjourned at 8:00 PM.

CITY CLERK

MAYOR