

The Carl Junction City Council met in regular session on Tuesday October 21, 2025 at 7:00 PM at City Hall. Mayor Pro-Tem Hollie LaVigne called the meeting to order with the following present: Walter Hayes, Bob McAfee, David Pyle, James Shanks, Roger Spencer, and Carole Wofford. Anita Francis and James Shanks 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. Roger Spencer motioned to approve the consent agenda. Walter Hayes seconded. All in favor. No opposed with two absent.

PUBLIC FORUM

Bill Dooling – 107 Gum Road – He thanked Steve Lawver for the site plan but said the residents do have comments. He asked if the entrance to the commercial properties would be from Gum Road or Highway 171 and said the residents do not want an access road from Gum Road. He said they also believe the southern buffer should be 100 feet, even though that resident is outside city limits. Bill said he received a site plan checklist from Steve that was surprisingly detailed, which he appreciated. He said the residents in the area are requesting the access street from Gum Road be removed, and the southern buffer be extended to 100 feet.

James Shanks joined the meeting at 7:04 PM.

P&Z CASES

Mayor Pro-Tem Hollie LaVigne asked for discussion regarding Case# 25-09 – Rezone +/- 17 acres at Ivy Road and CR 284 – Nick & Tiffany Gratton

The public hearing was opened at 7:06 pm.

Clay Cole was present on behalf of Nick and Tiffany Gratton and said they are ready to do excavation and site work. He said they are going to develop 33 lots. Hollie LaVigne said the property is currently not zoned and is being rezoned to single family residential.

Carole Wofford asked Steve Lawver if he made any progress on that intersection becoming a four-way stop. Steve Lawver said he spoke with the Special Road District and Jay Morton about making it a four-way stop, and they are looking into it.

The public hearing was closed at 7:08 pm.

DISCUSSION OF CONCEPTUAL SITE PLAN FOR +/- 32 ACRES AT HIGHWAY 171 & GUM

Steve Lawver said Allgeier Martin got the site plan back quickly. Steve said there is a natural stormwater drainage on the map, and it takes care of a lot of the Dogwood Trails area, and the city would have to be careful as it is developed. Steve Lawver said they started thinking about how to make a very effective buffer and said there's such a natural drop in elevation you could put in a retaining wall and put green growth above that to use it as a natural buffer zone. He said they have access to a landscape architect to make sure anything planted is good for noise pollution. Steve Lawver said at this point there is a planned access point off Gum Road, but it doesn't have a right turn for traffic to turn onto Gum Road. He said Highway 171 has an extended turn lane if you're heading northbound already, and this would require more widening to put a turn lane in from the southbound lane as well. He said those are things that a traffic impact study will look at, which would be required as a part of a site plan for anyone to develop that area. Steve said the land needs to be cleared of dead trees and invasive tree species and said he and Jay Morton believe that would be a good job for public works.

Hollie LaVigne said the drawing is conceptual and said that we could definitely look at the requests from the residents in the area going forward.

ORDINANCES

David Pyle motioned to put “AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED BY THE BOARD OF ALDERMEN OF THE CITY OF CARL JUNCTION, MISSOURI, BY ORDINANCE NO. 99-10 ON THE 18TH DAY OF MAY, 1999, AS AMENDED, TO REZONE +/-32 ACRES AT HIGHWAY 171 AND GUM ROAD, CARL JUNCTION, JASPER COUNTY, MISSOURI OWNED BY THE CITY OF CARL JUNCTION AS MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM UD TO C-2” on first reading by title only. Roger Spencer seconded. All in favor. No opposed with one absent.

Discussion: David Pyle asked what the development process would look like next if the rezoning were approved. Steve said after it's rezoned, we would let Retail Strategies know it's zoned for commercial properties, and they will let their partners know that it is ready. He said after that it's up to Retail Strategies to move forward with finding businesses to go there.

James Shanks asked if we would develop the land to get it ready for retail space even if we had nobody interested. Steve Lawver said if that happened, we could list it with a commercial real estate developer and list it as willing to subdivide.

Walter Hayes motioned to put it on second reading. Carole Wofford seconded. All in favor. No opposed with one absent.

Discussion: There was no further discussion.

Walter Hayes motioned to put it on final passage. Bob McAfee seconded. All in favor. No opposed with one absent.

Francis-absent, LaVigne-yes, McAfee-yes, Spencer-yes, Pyle-yes, Hayes-yes, Wofford-yes, Shanks-yes. Motion on Ordinance #25-35 was approved by roll call vote, signed by the Mayor Pro-Tem, attested by the City Clerk and made a part of the permanent records of the City of Carl Junction.

David Pyle motioned to put **“AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED BY THE BOARD OF ALDERMEN OF THE CITY OF CARL JUNCTION, MISSOURI, BY ORDINANCE NO. 99-10 ON THE 18TH DAY OF MAY, 1999, AS AMENDED, TO REZONE +/-17 ACRES AT IVY ROAD AND COUNTY ROAD 284, CARL JUNCTION, JASPER COUNTY, MISSOURI OWNED BY NICK & TIFFANY GRATTON AS MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM UD TO R-1”** on first reading by title only. Carole Wofford seconded. All in favor. No opposed with one absent.

Discussion: James Shanks asked what the current zoning is and Steve Lawver said it is undeveloped.

Roger Spencer motioned to put it on second reading. David Pyle seconded. All in favor. No opposed with one absent.

Discussion: There was no further discussion.

David Pyle motioned to put it on final passage. Walter Hayes seconded. All in favor. No opposed with one absent.

Francis-absent, LaVigne-absent, McAfee-yes, Spencer-yes, Pyle-yes, Hayes-yes, Wofford-yes, Shanks-yes. Motion on Ordinance #25-36 was approved by roll call vote, signed by the Mayor Pro-Tem, attested by the City Clerk and made a part of the permanent records of the City of Carl Junction.

David Pyle motioned to put **“AN ORDINANCE APPROVING CHANGE ORDER NO. 2 TO AN AGREEMENT BETWEEN THE CITY OF CARL JUNCTION, MISSOURI AND ELEMENTS CONSTRUCTION CONCEPTS, INC., TO CONSTRUCT THE WEST BRIARBROOK LANE STORMWATER DRAINAGE DITCH FOR THE CITY OF CARL JUNCTION, MISSOURI, SAID CHANGE ORDER NO. 2 TO ADD AND INSTALL NEW PIPE, FITTINGS AND BEDDING ROCK FOR AN ADDED COST OF \$3,724.00, BRINGING THE TOTAL TO \$321,838.00; AND AUTHORIZING THE MAYOR AND/OR CITY ADMINISTRATOR TO EXECUTE SAID CHANGE ORDER NO. 2 FOR AND ON BEHALF OF THE CITY OF CARL JUNCTION, MISSOURI”** on first reading by title only. Walter Hayes seconded. All in favor. No opposed with one absent.

Discussion: Steve Lawver said this is on the stormwater project for West Briarbrook Lane. He said when they were doing the dirt work, they uncovered a sewer lateral from a house and had to relocate it to get it deeper.

Walter Hayes motioned to put it on second reading. David Pyle seconded. All in favor. No opposed with one absent.

Discussion: There was no further discussion.

David Pyle motioned to put it on final passage. Bob McAfee seconded. All in favor. No opposed with one absent.

Francis-absent, LaVigne-yes, McAfee-yes, Spencer-yes, Pyle-yes, Hayes-yes, Wofford-yes, Shanks-yes. Motion on Ordinance #25-37 was approved by roll call vote, signed by the Mayor Pro-Tem, attested by the City Clerk and made a part of the permanent records of the City of Carl Junction.

David Pyle motioned to put **“AN ORDINANCE APPROVING CHANGE ORDER NO. 1 TO AN AGREEMENT BETWEEN THE CITY OF CARL JUNCTION, MISSOURI AND ACE PIPE CLEANING COMPANY, INC. TO COMMENCE AND COMPLETE THE 2023-01 WASTEWATER COLLECTION SYSTEM REHABILITATION IN THE CITY, SAID CHANGE ORDER NO. 1 TO ADJUST CONTRACT QUANTITIES TO MATCH AS-BUILT QUANTITIES FOR AN ADDED COST OF \$13,162.93, BRINGING THE TOTAL TO \$320,284.07; AND AUTHORIZING THE MAYOR AND/OR CITY ADMINISTRATOR TO EXECUTE SAID CHANGE ORDER NO. 1 FOR AND ON BEHALF OF THE CITY OF CARL JUNCTION, MISSOURI”** on first reading by title only. Walter Hayes seconded. All in favor. No opposed with one absent.

Discussion: Steve Lawver said this is to finalize the 2023 contract with Ace Pipe, so the dollar amounts match. He said there were four items that caused the cost increase. There were two emergency open cuts, one was a sanitary sewer overflow from the walking bridge at Center Creek and there were several smaller ones that Jay asked to be added to the project.

David Pyle motioned to put it on second reading. Bob McAfee seconded. All in favor. No opposed with one absent.

Discussion: There was no further discussion.

Roger Spencer motioned to put it on final passage. Walter Hayes seconded. All in favor. No opposed with one absent.

Francis-absent, LaVigne-yes, McAfee-yes, Spencer-yes, Pyle-yes, Hayes-yes, Wofford-yes, Shanks-yes. Motion on Ordinance #25-38 was approved by roll call vote, signed by the Mayor Pro-Tem, attested by the City Clerk and made a part of the permanent records of the City of Carl Junction.

REPORTS

Long-Term Project report – Steve said the architects and engineers with SAPP Designs would like to meet with Public Facilities and staff on October 29 at 3:00 PM. He said they would be scheduling another community meeting for either November 5, November 6, or November 12.

Hollie LaVigne asked if the splashpad was shut down, and Steve Lawver said it was taken care of today.

Carole Wofford asked what would happen to the pool over the winter, and Steve Lawver said it would be winterized.

Hollie LaVigne asked if the Tesla was delivered, and Steve Lawver said it was not.

Walter Hayes asked what the council chamber AV item was waiting on. James Shanks asked what we're hoping to achieve by upgrading the system and if we believe upgrading will cause people to be more engaged. Walter Hayes said it was about possibly being more transparent. David Pyle asked if it could be on the next agenda to discuss and approve the quote and Steve Lawver said yes.

Treasurer's report – There was no discussion.

Public Works report – Jay Morton said they started replacing sidewalks again.

Police Department report – Sgt. Dickey said Chief McCall is in Denver for the IACP Conference.

He said on October 13, Assistant Chief Stever and Officer Bindel checked out the equipment to outfit the patrol vehicles. He said all the Ford Explorers except one are in service now and the officers are enjoying them.

Sgt. Dickey said Shop with a Cop donations are coming in. Hollie LaVigne asked what the date would be and David Pyle said December 13.

COMMITTEE REPORTS

Budget/Finance: Walter Hayes said there will be a budget meeting November 4 at 6:00 pm and KPM will be here to present the audit report, and we will go over the first quarter budget.

Code/ Nuisance: Carole Wofford said there was a meeting tonight to change the code for service stations, and she said it will be presented to P&Z at their next meeting.

Human Resources: Roger Spencer had nothing to report.

Public Facilities & Planning: David Pyle had nothing to report.

Economic Development: Hollie LaVigne said Retail Strategies will be here on November 18 for an update.

UNFINISHED BUSINESS

Walter Hayes said several weeks ago he had received an email asking about speed bumps at Frank Dean. He said we could do temporary speed bumps that could be set up in the spring and then taken up in the winter, and he thinks it would be a valid option to look into.

Hollie LaVigne said the draft minutes were posted prior to tonight's meeting.

NEW BUSINESS

James Shanks said he received an email from someone talking about barking dogs and he said he wanted to investigate the codes regarding peace disturbance. He said we need a better solution for there to be a consequence of measure for breaking a code like this.

Walter Hayes said he received the same email James did and it says in section 205.150 a complaint can be filed against the owner for peace disturbance and then it points to section 210.670.

David Pyle said code enforcement is important if we are diligent to all residents and said perhaps the city should look at adding additional staff for code enforcement during the next budget cycle.

Mike Talley said he started prosecuting for Joplin on April 1, 1972 and he thinks his first case was a barking dog case.

ADJOURNMENT

David Pyle motioned to adjourn the meeting. Roger Spencer seconded. All in favor. No opposed. Meeting adjourned at 7:55 PM.

CITY CLERK

MAYOR