

The Carl Junction City Council met in regular session on Tuesday November 7, 2023 at 7:01 PM at City Hall. Mayor Mark Powers called the meeting to order with the following present: LaDonna Allen, Mike Burns, Rick Flinn, Bill Maguire, Roger Spencer, and Hollie LaVigne. Bob McAfee and David Pyle were absent. Also present were City Administrator Steve Lawver, City Attorney Mike Talley, City Clerk Alaina Wright and City Administrator Assistant Crystal Winkfield.

AGENDA

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

PUBLIC FORUM

Jason Stephens-506 N. Cowgill-present to discuss stormwater issue. He said in early June he made contact about a sewer pipe going in east of his house and how it could cause a problem with the culvert. He said the west side of the culvert is 8" lower than the east side and the water no longer flows through the culvert. He said the stormwater used to run to the retention pond next to the Community Center and it no longer does that.

Steve Lawver said he contacted Schuber Mitchell about the issue and they were supposed to clean out the water way and clean out the whistle. Steve Lawver said Kurt Higgins with Allgeier Martin went out there today and is going to look at the situation again, but he believes the issue is that two smaller whistles were put in and are not big enough.

P&Z CASES

Mayor Powers asked for discussion regarding Case #23-07 – Rezoning Request R2 to R3 – Walnut & Elliott (NE Corner) – Elisa Bittner. Mayor Powers opened the meeting P&Z hearing at 7:10 PM. (*Amended 11/21/23, Consent Agenda*)

Steve Lawver said the Bittners, who requested the rezoning, were not present at the meeting because of a family emergency.

Scott Littlefield-908 Katlin Circle-He said he doesn't believe it's a good idea to have 4-plexes where all single-family homes are and that he's sure there are dilapidated homes that could be torn down to build these.

Shannon Sampson-606A Tara Way-She said her duplex backs up to this property. She says there's a lot of flooding that happens between that lot and her duplex and she is worried about the stormwater affecting her home. She is also worried about her security.

Dennis Sawyer-914 Monroe Circle-He said they moved here one and a half years ago and said this project doesn't feel like it fits in Carl Junction.

Sharon Logan-604 Tara Way-She said she doesn't want to look out her door and see a fence or see an apartment and she doesn't want it to disturb the wildlife there.

Mike Talley suggested postponing the remainder of the public hearing to a definite date for the Bittners to be allowed to show up and speak.

LaDonna Allen motioned to move the public hearing to November 21. Roger Spencer seconded. All in favor. No opposed with two absent.

DISCUSSION OF SCHUBER MITCHELL'S REQUEST FOR WATER SERVICE FOR THE ESTATES AT FOX BRIAR

Micah Souder with OWN was present. He said there is a floodplain that goes right down the middle of the area in question. Hollie LaVigne asked why they didn't want to annex the property into city limits and Micah Souder said it was because they wanted to put the houses on septic systems and the city code doesn't allow that. Jacob Lett said annexing in would be a considerable increase in development costs. LaDonna Allen said if you want to use city services, you should have to annex into the city and Hollie LaVigne agreed. LaDonna Allen also said the property adjoins city property and those property holders will not be required to follow any city codes. Jacob Lett said if this plan isn't approved, they will not be able to provide an egress to Joplin Street.

Mike Burns said that egress going to Joplin Street was promised back in the first subdivision was approved but it was not put in writing. Mike Burns asked if houses were being built in the middle of the flood plain and Jacob Lett said no and provided the council with a better view of the area. Steve Lawver said even in Jasper County, homes built in flood plains are more difficult and require much more work than regular permits.

DISCUSSION OF ANTHEM BCBS INSURANCE RENEWAL RATES

Steve Lawver said he met with the InsuranCenter on our annual health, dental and vision insurance renewal. He said the same plan and coverage would be a 4.9% increase. He said employee only coverage would go from \$685.99 to \$719.60. Steve said the only way to lower the cost would be to go to a higher deductible and then the increase would only be about \$.60. LaDonna Allen said for a family deductible the deductible would increase by \$1000 total but would pay \$1200 over the year in insurance premiums. Mayor Powers said he would recommend increasing the deductibles and not the premiums. LaDonna Allen and Hollie LaVigne recommended giving employees the choice as to whether they wanted the base plan or buy up plan.

ORDINANCES

LaDonna Allen motioned to table "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 THE NORTHEAST CORNER AT WALNUT & ELLIOT, CARL JUNCTION, JASPER COUNTY, MISSOURI OWNED BY ELISA BITTNER AS MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM R-2 TO R-3” until the next council meeting. Rick Flinn seconded. All in favor. No opposed with two absent.

REPORTS

The Council reviewed the Administration report. LaDonna Allen asked about a quote included to switch all city phones over to VoIP lines and asked if we would have to keep a landline phone for the Police Department and for Public Works and Steve Lawver said no. He said the previous police chief wanted to have a landline but we are not required to.

Treasurer’s report – No discussion.

Public Works report – No discussion.

Police Dept. report – Mike Burns asked about a new stop sign placed at Lexington & Angel Lea. Steve Lawver said the police department asked for it because of speeding. Scott Littlefield spoke up again about vehicles parking in the roadway and disabled vehicles. Chief McCall told him to contact the Police Department tomorrow and speak with the code enforcement officer.

COMMITTEE REPORTS

Budget/Finance: LaDonna Allen said there was a meeting at 6:30 to go over numbers for a new records management system and new digital ticket system and there should be an agenda item next time for a new contract if everything comes in on time.

Code/ Nuisance: Rick Flinn had nothing to report.

Human Resources: Roger Spencer had nothing to report.

Public Facilities & Planning: Mike Burns had nothing to report.

Economic Development: Hollie LaVigne said she wanted to do a combined meeting on November 13 with the Budget Committee to listed to a presentation from Retail Strategies 4:15 PM.

UNFINISHED BUSINESS

Hollie LaVigne thanked everyone who came to give their input on the proposed zoning changes.

Chief McCall said he’d like to see something done with the Police Department phone lines because the rollover feature doesn’t work much of the time.

NEW BUSINESS

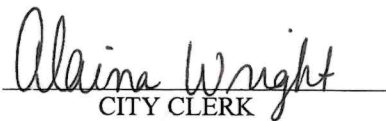
Mayor Powers said yesterday construction was started at the pavilion at Lakeside Park.

Mike Burns asked if the pavilion at Lakeside Park was going forward as planned or if the changes that had been discussed were going to be made. Steve Lawver said right now it’s going forward as originally planned, but he will get the change order ready to be voted on at the next meeting. Rick Flinn asked if the change order would be to decrease the size of the pavilion and put the money saved toward more playground equipment. Steve Lawver said no, the change order would just be to make the decreases and another change order would have to be approved to reallocate the money to the playground equipment.

Mike Burns asked if there is a report on what goes into our drinking water. Steve Lawver said chlorine is the only thing that is added for disinfection. Mike Burns asked if fluoride was added and Steve Lawver said no.

ADJOURNMENT

Roger Spencer motioned to adjourn the meeting. Hollie LaVigne seconded. All in favor. No opposed with two absent. Meeting adjourned at 8:14 PM.


CITY CLERK


MAYOR