

The Carl Junction City Council met in regular session on Tuesday November 15, 2022 at 7:00 PM at City Hall. Mayor Mark Powers called the meeting to order with the following present: LaDonna, Allen, Rick Flinn, Jim Gozia, Bob McAfee, Roger Spencer, Mike Burns, Mark Satterlee and Hollie LaVigne. 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. Roger Spencer motioned to approve the consent agenda. Hollie LaVigne seconded. All in favor. No opposed.

PUBLIC FORUM

There was no one present for public forum.

ORDINANCES

LaDonna Allen motioned to put **“AN ORDINANCE AMENDING TITLE I. GOVERNMENT CODE: CHAPTER 110: MAYOR, BOARD OF ALDERMEN, BOARD MEETINGS: ARTICLE I. MAYOR, BY AMENDING SECTION 110.010 “HOW ELECTED”, TO ADD NEW QUALIFICATIONS FOR THE OFFICE OF MAYOR”** on first reading by title only. Roger Spencer seconded. All in favor. No opposed.

Discussion: Mayor Powers and LaDonna Allen said they thought the proposed changes were already part of the ordinance.

Roger Spencer motioned to put it on second reading by title only. LaDonna Allen seconded. All in favor. No opposed.

Discussion: There was no further discussion.

LaDonna Allen motioned to put it on final passage. Rick Flinn seconded. All in favor. No opposed.

McAfee-yes, Stubblefield-yes, Flinn-yes, Spencer-yes, Allen-yes, Burns-yes, Satterlee-yes, Gozia-yes. Motion on Ordinance #22-27 was approved by roll call vote, signed by the Mayor, attested by the City Clerk and made a part of the permanent records of the City of Carl Junction.

LaDonna Allen motioned to put **“AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CARL JUNCTION, MISSOURI, BY AMENDING TITLE III. TRAFFIC CODE, CHAPTER 340 – MISCELLANEOUS DRIVING RULES, BY ADDING NEW SECTION 340.240, CORNER CUTTING, TO PROHIBIT CORNER CUTTING FOR THE PURPOSE OF EVADING REGULATIONS GOVERNING THE TURNING OF MOTOR VEHICLES AT INTERSECTIONS”** on first reading by title only. Roger Spencer seconded. All in favor. No opposed.

Discussion: There was no discussion.

LaDonna Allen motioned to put it on second reading by title only. Roger Spencer seconded. All in favor. No opposed.

LaDonna Allen motioned to put it on final passage. Rick Flinn seconded. All in favor. No opposed.

McAfee-yes, Stubblefield-yes, Flinn-yes, Spencer-yes, Allen-yes, Burns-yes, Satterlee-yes, Gozia-yes. Motion on Ordinance #22-28 was approved by roll call vote, signed by the Mayor, attested by the City Clerk and made a part of the permanent records of the City of Carl Junction.

LaDonna Allen motioned to put **“AN ORDINANCE APPROVING A TOWER AND GROUND SPACE LEASE AGREEMENT BETWEEN THE CITY OF CARL JUNCTION, MISSOURI, AND USCOC OF GREATER MISSOURI, LLC., A DELAWARE LIMITED LIABILITY COMPANY, FOR A TERM OF FIVE (5) YEARS COMMENCING ON MARCH 1, 2026, WITH TWENTY (20) OPTIONS TO RENEW FOR LIKE TERMS, PROVIDING THE TERMS OF SAID AGREEMENT, AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT AND MEMORANDUM OF LEASE FOR AND ON BEHALF OF THE CITY OF CARL JUNCTION, MISSOURI”** on first reading by title only. Roger SPencer seconded. All in favor. No opposed.

Discussion: Steve Lawver said this is specifically for the water tower on Anita Drive. Mark Satterlee asked if this was for cell phones and Steve Lawver said yes. He said we’ve done one already for US Cellular to put their 5G equipment on the tower.

Mike Talley said he’s never seen an agreement that lasts as long and is as one-sided as this agreement is. Steve Lawver said this is the first cellular agreement he’s seen and he had a section removed saying they could fix any problems that occurred with the water tower.

LaDonna Allen asked why it takes effect in 2026 if we’re trying to pass it now. Steve Lawver said our current lease with them expires in February 2026 so it probably has to do with their long-term planning.

Mike Burns asked why we would agree to these terms if everyone has questions about it. Steve Lawver said if we don’t accept the agreement, they would take their equipment off the tower and we would not receive the \$1,400 rent stated in the contract.

Mark Satterlee asked what our liability would be if the water tower came down because of a natural disaster or we no longer needed to use the tower. Steve Lawver said if it came down because of a natural disaster, we would make an insurance claim, and if we no longer needed to use the tower we would just leave their equipment would stay on it.

LaDonna Allen motioned to put it on second reading by title only. Hollie LaVigne seconded. All in favor. No opposed.

Discussion: There was no additional discussion.

LaDonna Allen motioned to put it on final passage. Hollie LaVigne seconded. All in favor. No opposed.

McAfee-yes, Stubblefield-yes, Flinn-yes, Spencer-yes, Allen-yes, Burns-yes, Satterlee-yes, Gozia-yes. Motion on Ordinance #22-29 was approved by roll call vote, signed by the Mayor, attested by the City Clerk and made a part of the permanent records of the City of Carl Junction.

REPORTS

The Council reviewed the Administration report. Steve Lawver said we heard back from DNR on the Water project ARP money and we were denied. He said the stormwater project is on hold because DNR took projects and combined them and will reallocate the money after that process.

Public Works report – Mark Satterlee asked about the high numbers of shut offs last month. Crystal Winkfield said we had a lot of people that have mistaken the new water bills for taxes, and Alaina Wright said the number of shut offs always goes up this time of year.

Police Dept. report – LaDonna Allen asked if there was any update on the LEST Grant and Chief McCall said no.
Bldg Insp report - No discussion.

COMMITTEE REPORTS

Budget/Finance: LaDonna Allen said there was a joint meeting at 6:00 with public facilities to look at larger potential projects and possibly funding some smaller projects sooner. Mayor Powers asked if the fuel budget was looking better and Steve Lawver said yes.

Code/ Nuisance: Rick Flinn said there will be a committee meeting on December 6 at 6:30 pm.

Human Resources: Roger Spencer said there is a closed session later during this meeting.

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

Senior Citizens: Bob McAfee had nothing to report.

UNFINISHED BUSINESS

Mike Burns asked about the land across from the swimming pool and who owns it. Steve Lawver said the city owns some, but Parker Development owns most of it.

Alaina Wright said the website and app are now up and running.

NEW BUSINESS

Alaina Wright said the candidate filings will open at 7:30 am on Tuesday December 6. She said there are two openings for Ward I and one opening each for Wards II, III, and IV and for mayor.

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

Roger Spencer motioned to go into closed session. Mark Satterlee seconded. Roll call vote: McAfee-yes, Stubblefield-yes, Flinn-yes, Spencer-yes, Allen-yes, Burns-yes, Satterlee-yes, Gozia-yes. Council went into closed session at 7:33 PM.

Council meeting reconvened at 8:04 PM. Mayor Powers said discussion happened, but no decisions were made.

ADJOURNMENT

LaDonna Allen motioned to adjourn the meeting. Mark Satterlee seconded. All in favor. No opposed. Meeting adjourned at 8:04 PM.


CITY CLERK


MAYOR