

The Carl Junction City Council met in regular session on Tuesday October 6, 2020 at 7:00 PM at City Hall. Mayor Mark Powers called the meeting to order with the following present: Rick Flinn, Richard Zaccardelli, Roger Spencer, Ladonna Allen, Mike Burns, Mark Satterlee and Gary Stubblefield. Also present were City Administrator Steve Lawver, City Attorney Mike Talley, City Clerk Maribeth Matney, Deputy City Clerk Alaina Wright and City Administrator Assistant Crystal Winkfield. Bob McAfee was absent.

### AGENDA

Roger Spencer motioned to approve the agenda as presented. Ladonna Allen seconded. All in favor. No opposed with one absent. Ladonna Allen motioned to approve the consent agenda. Richard Zaccardelli seconded. All in favor. No opposed with one absent.

### PUBLIC FORUM

Charlie Clark 8284 County Road 290-Mr. Clark said he has property on County Road 290 that he has listed for sale, and he has developers interested in developing up to 64 homes. The property has access to all utilities except sewer, and he requested that a lift station be built in the area so the homes would have access to sewer. Ladonna Allen asked how much it would cost to put in a lift station. Steve Lawver said it could be \$200,000 depending on the location, homes being built and their size.

Martha Neiss Carl Junction Area Chamber of Commerce- Martha introduced Cavanaugh Studyvin as the new Chamber of Commerce director.

### P&Z CASES

Mayor Powers asked for discussion regarding Case #20-07-Purchase of land from Community Residence Inc (160X60') for road purposes

Steve Lawver said Planning & Zoning met last night but they did not have a quorum so there is no recommendation. Mike Talley said P&Z has to make recommendation, it is a necessary precondition to purchase the land. He also said the contract has already been signed by other party. He suggested amending section 5 of the ordinance to read "from and after a favorable recommendation from PZ commission for the purchase of this property."

### ORDINANCES

Ladonna Allen motioned to put "AN ORDINANCE APPROVING A CONTRACT FOR THE SALE OF AN INTEREST IN REAL ESTATE BETWEEN THE CITY OF CARL JUNCTION, MISSOURI AND COMMUNITY RESIDENCE, INC., A MISSOURI CORPORATION, AUTHORIZING THE CITY TO PURCHASE A 160' X 60' TRACT OF LAND IN THE CITY OF CARL JUNCTION, JASPER COUNTY, MISSOURI, AS MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE; AUTHORIZING THE CITY TO ACCEPT A CORPORATION WARRANTY DEED TO SAID LAND FROM AND COMMUNITY RESIDENCE, INC.; AUTHORIZING THE PAYMENT OF THIRTEEN THOUSAND FIVE HUNDRED SIXTY-TWO DOLLARS (\$13,562.00) TO PURCHASE SAID LAND; AND AUTHORIZING THE MAYOR, CLERK AND SUCH OTHER OFFICERS OF THE CITY AS MAY BE NECESSARY TO EXECUTE AND PROCESS SUCH DOCUMENTS AS MAY BE NECESSARY TO CONCLUDE SAID PURCHASE" on 1<sup>st</sup> reading by title only. Roger Spencer seconded. Mike Talley reminded the board that the ordinance language has to be amended prior to voting. Ladonna Allen withdrew her motion. Roger Spencer withdrew his second. Ladonna Allen motioned to amend section 5 of the ordinance to say the sale would take place after a favorable recommendation by P&Z. Roger Spencer seconded. All in favor. No opposed one absent.

Ladonna Allen motioned to put the ordinance as amended on 1<sup>st</sup> reading by title only. Roger Spencer seconded. All in favor. No opposed with one absent.

Discussion: Mike Burns asked about the plan because he hasn't seen a sketch or final plan. Steve Lawver replied he has a draft that takes the road directly north from Peace Church then takes a 90 degree turn to Silver Oaks. Richard Zaccardelli said we really need that road for Silver Oaks to go through so it will ease traffic on Marie Lane and Briarbrook Drive.

Ladonna Allen motioned to put it on second reading by title only as amended. Roger Spencer seconded. All in favor. No opposed with one absent.

Discussion: Mike Burns questioned if the land would be city property after the road was completed. Steve Lawver said all city streets are city property.

Ladonna Allen motioned to put it on final passage. Rick Flinn seconded. All in favor. No opposed with one absent.

McAfee-absent, Flinn-yes, Zaccardelli-yes, Spencer-yes, Allen-yes, Burns-yes, Satterlee-yes, Stubblefield-yes. Motion on Ordinance #20-27 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.

### REPORTS

The Council reviewed the Administration report. Steve Lawver said we received the signed letter of determination from FEMA and we will be getting the response sent in.

Public Works report – Richard Zaccardelli said the leaves are falling. Mayor Powers said we might not be picking up leaves until the last week of November this year.

Police Dept. report – Delmar Haase got a quote to put a road down to the shooting range but he would like to go out for bid. Mike Burns asked how far it is from where you can drive to where they need to go. Delmar replied it was approximately 450-500 feet. Delmar also said they need base rock at the bottom of the range. Ladonna Allen asked if any money could be recouped by the EPA.

Mike Burns asked about the person staying under the bridge. Delmar Haase said most of what's down there is on state property. He said he has talked to MoDOT and they said it is a state-wide problem and they are working on a state response. He also said right now they aren't seeing any increase in the crime in that area and ultimately the city has the responsibility to protect everyone's civil rights. Richard Zaccardelli asked if they are staying in the area that floods.

Ladonna Allen asked Delmar for an update about reports of suspicious activity Monday night on the walking trail on the north side of Center Creek and Delmar said the police department didn't receive any calls.

Bldg Insp report – Mayor Powers said there were 122 roof inspections.

Court report - No discussion

### **COMMITTEE REPORTS**

**Budget/Finance:** Ladonna Allen said the committee met last week regarding the purchase of a front-end loader for public works. She said there are three accrual accounts we can pull money from and the funds are available. Ladonna also said the committee will be going into earlier talks this year about a contract renewal with CJACC, and that Steve Lawver is handling that to make sure there is a fair and equitable contract for both parties. There will be a committee meeting on October 13 at 4:00 PM.

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

**Human Resources:** Roger Spencer reported there is a new evaluation that is coming out. The committee reviewed the evaluation and didn't find any issues. He also said there will now be evaluations for four people: the city administrator, city clerk, chief of police and public works superintendent, and those will begin in November.

**Public Facilities & Planning:** Mark Satterlee had nothing to report.

**Senior Citizens:** Richard Zaccardelli said they are still waiting to hear when they can reopen. There will be a drive through flu shot clinic Thursday from 10:00 AM-1:00 PM. They are doing parking lot bingo this Friday October 9 and October 28 is taco day again.

### **UNFINISHED BUSINESS**

Steve Lawver told the board he issued a memorandum to purchase front end loader for public works. He said he has been searching for a couple of years and this is good equipment. The cost is \$95,000 including delivery, Jim Chaligoj would like to purchase it and Steve recommended the purchase to the board. Ladonna Allen said the funds are available. Mike Talley asked if it would be a cash purchase. Steve Lawver replied yes. Mark Satterlee motioned to purchase the front-end loader from Victor L Phillips for \$95,000. Roger Spencer seconded. All in favor. No opposed with one absent.

Steve Lawver told the board he needs guidance regarding use of the community center this fall/winter. He said BYAA is asking about basketball, the LEO club is asking about the Holiday Bazaar, and the building is usually full after the Christmas parade. Steve said guidance from the CDC says gatherings are ok as long as people can spread out and the number of people inside is limited. He has spoken with the LEO club and they are willing to reduce the numbers of vendors and space them out. Steve Lawver said he spoke with Tammy about renting senior center and if we do, they would like to clean the room themselves afterwards. He said they talked about adding \$100 to the rental fee for the cleaning process and then paying that money to the policy committee. Mayor Powers asked what types of regulations would be in place if larger events were held. Steve Lawver replied that with the Holiday Bazaar they would spread out and recommend masks. He also said he would meet with Shawn Leggett with BYAA about spacing out their scheduling so there's not as many people in the building at once. Gary Stubblefield said he spoke with Leona Stice about the Christmas parade and they won't come here after the parade like usual. Rick Flinn asked what the CDC recommendations are on large gatherings like basketball games. Steve Lawver replied that he hasn't been able to read it all yet and he also believes they released new recommendations today. Ladonna Allen said the school has opened up for all sports, and believes we should open the building back up.

Delmar Haase said he has been talking to a 10-year veteran from a larger department that is looking to downsize. He said he is not ready to make an offer but would like the board to consider filling their open position.

### **NEW BUSINESS**

Mike Burns said there is another road going in south of Wisteria and he has seen that area flooded many times and thinks we are letting developers build homes in a definite flood area.

Mike Burns asked for the city to build a shelter and restrooms at Lakeside park and have permanent trash facilities.

Ladonna Allen asked if we have heard back from the bank about the finance package.

Ladonna Allen also reminded everyone the election is four weeks from today.

Mayor Powers said there is a ribbon cutting at the Ruby Jack Trail at 9:00 AM on Saturday.

Richard Zaccardelli asked if Mi Torito is wanting to buy the building they're in and wants to discuss the policy committee getting some of the money since it used to be their building.

Mayor Powers said if you are over 65 and want to vote early you can go to 6<sup>th</sup> and Pearl. Richard Zaccardelli said he voted early in Carthage.

### **ADJOURNMENT**

Mark Satterlee motioned to adjourn the meeting. Ladonna Allen seconded. All in favor. No opposed with one absent. Meeting adjourned at 7:56 PM.

*M. J. McIntyre*  
CITY CLERK

*Mark S. Rosen*  
MAYOR