

The Carl Junction City Council met in regular session on Tuesday November 16, 2021 at 7:00 PM at City Hall. Mayor Mark Powers called the meeting to order with the following present: Jim Gozia, Bob McAfee, Rick Flinn, Roger Spencer, Ladonna Allen, Mike Burns, and Gary Stubblefield. Mark Satterlee was absent. 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.

AGENDA

Roger Spencer said two amendments need to be made to the agenda. He said item 4a needs to be amended to say the minutes to be approved are from the meeting on November 2, 2021. He said item 13a needs to be stricken from the agenda. Rick Flinn motioned to make the amendments suggested by Roger Spencer. LaDonna Allen seconded. All in favor. No opposed with one absent. LaDonna Allen motioned to approve the agenda as amended. Roger Spencer seconded. All in favor. No opposed with one absent. LaDonna Allen motioned to approve the consent agenda as amended. Rick Flinn seconded. All in favor. No opposed with one absent.

PUBLIC FORUM

There was no one present for public forum.

KELLY BEETS – MIRMA GRANT AWARD

Kelly Beets with MIRMA was present to award a risk management grant for a sewer camera. MIRMA awarded the city \$6,000.

P&Z CASES

Mayor Powers asked for discussion regarding Case #21-08 – Rezoning 54.44 acres south of Ivy Road – Rainer Scholz

The public hearing was opened at 7:05 PM. Steve Lawver said P&Z met on this and are recommending approval.

Terry Mitchell and representatives from Anderson Engineering were present to answer any questions.

Mike Burns asked what the R4 zone is. Steve Lawver said it is a planned unit development, which gives builders options to apply for variances they feel are needed and gives them more options. Steve said it also allows for zero lot lines for commercial developments.

Rick Flinn asked what type of lots and Terry Mitchell said currently it is all single-family homes with 16 duplex lots right now. Terry also said Rainer Scholz has requested a barbed wire fence be put in for his cattle.

LaDonna Allen clarified that this case is strictly for the rezoning request, and the rest of the unit development will still have to go through the approval process.

There was no one present to speak against the rezoning and the public hearing was closed at 7:11.

Mayor Powers asked for discussion regarding Case #21-09 – Rezoning 800 E Pennell – Harry S Truman Community Development

The public hearing was opened at 7:11. Steve Lawver said P&Z also met on this and are recommending approval.

Kelly Kelso with Harry S Truman Community Development was present to answer any questions.

There were no comments and the public hearing was closed at 7:12.

DISCUSSION WITH BYAA BOARD MEMBERS

Vice President Zac Porath and Treasurer Travis Brown were present and apologized for the email that was sent out.

APPROVAL OF BID FOR RENEWAL OF ANTHEM BCBS HEALTH INSURANCE

Steve Lawver said the insurance renewal came in and it's a 4.7% increase this year.

Roger Spencer asked what the increase would be and Steve Lawver said it would be approximately \$1500 per month.

LaDonna Allen motioned to approve the recommendation for renewing health insurance with Anthem. Gary Stubblefield seconded. All in favor. No opposed with one absent.

APPROVAL OF BID FOR ARCHEOLOGICAL SURVEY FOR LWCF GRANT

Steve Lawver said one of the requirements for the LWCF grant is to complete a survey at the sight at the request of the Osage Tribe. Steve said we received bids from Missouri State University and Stone Point Services. He said Stone Point Services' bid was \$3000 and Missouri State's bid was \$3,511. Steve recommended Stone Point Services since the amount was lower and they can get to the project much faster. LaDonna Allen moved to approve Steve Lawver's recommendation to have the study done by Stone Point Services. Roger Spencer seconded. All in favor. No opposed with one absent.

APPROVAL OF BID TO REPLACE THE ROOF ON THE WASTE WATER TREATMENT PLANT

Steve Lawver said there were some leaks in the roof at the treatment plant last time it rained and they found a lot of damage. He said we received two estimates, one from Bridgewater Roofing for \$6,294 and one from Victor Torres Roofing for \$8,000.

LaDonna Allen asked if we'll get a portion back from MIRMA and Steve Lawver said yes.

LaDonna Allen motioned to approve Bridgewater Roofing to replace the roof on the treatment plant. Roger Spencer seconded. All in favor. No opposed with one absent.

RESOLUTION TO GO TO MARKET

Maribeth Matney said Todd at Piper Sandler contacted us about refinancing the bond on the Community Center. They estimate it will save the city \$135,000 after all the agent fees. Maribeth said the refinancing won't happen until March but this resolution would allow them to get everything in order.

LaDonna Allen asked if the bond would still pay off in 2028 and Maribeth Matney said yes.

Rick Flinn asked if the savings is just an estimate and Maribeth Matney said it is an estimate but Piper Sandler is good at these estimates.

LaDonna Allen motioned to authorize a resolution to go to market for refinancing. Rick Flinn seconded. All in favor. No opposed with one absent.

ORDINANCES

LaDonna Allen 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 54.44 ACRES SOUTH OF IVY ROAD, CARL JUNCTION, JASPER COUNTY, MISSOURI OWNED BY RAINER & ILONA SCHOLZ AS MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM UD TO R-4" on 1st reading by title only. Roger Spencer seconded. All in favor. No opposed with one absent.

Discussion: Mike Burns asked when the proper time would be to raise objections about the planned development and Steve Lawver said that the plat process would still happen and any objections could be raised then.

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

Discussion: There was no additional discussion.

LaDonna Allen motioned to put it on final passage. Gary Stubblefield seconded. All in favor. No opposed with one absent.

McAfee-yes, Stubblefield-yes, Flinn-yes, Spencer-yes, Allen-yes, Burns-no, Satterlee-absent, Gozia-yes. Motion on Ordinance #21-40 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 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 800 E PENNELL, CARL JUNCTION, JASPER COUNTY, MISSOURI OWNED BY HARRY S TRUMAN COMMUNITY DEVELOPMENT AS MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM R-1 TO C-2" on 1st reading by title only. Roger Spencer seconded. All in favor. No opposed with one absent.

Discussion: There was no discussion.

LaDonna Allen motioned to put it on second reading by title only. Rick Flinn seconded. All in favor. No opposed with one absent.

Discussion: LaDonna Allen asked why this was not rezoned in the past. Steve Lawver said they are a quasi-governmental organization and public facilities is an acceptable use of R1.

Gary Stubblefield said this property was always intended to be commercial and this rezoning is just cleaning it up.

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

McAfee-yes, Stubblefield-yes, Flinn-yes, Spencer-yes, Allen-yes, Burns-yes, Satterlee-absent, Gozia-yes. Motion on Ordinance #21-41 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 he received a letter of agreement from Olsson and the cost of doing the next study is \$22,585. Mayor Powers asked LaDonna Allen where the money would come from. Maribeth Matney said it could come out of Capital Improvements.

Jim Gozia asked if Jasper County would offset any of the cost of the study and Steve Lawver said he would speak to the Joplin Special Road District about it. It was also mentioned to ask Airport Drive about possibly offsetting some of the costs.

Public Works report –Mike Burns asked about the repaired post on the walking trail. Steve Lawver said there's been problems in the Briarbrook area with property damage like that.

Police Dept. report – Gary Stubblefield asked how Shop with a Cop is going and Mark McCall said it's going well.

Bldg Insp report - No report.

Court report - No discussion

COMMITTEE REPORTS

Budget/Finance: LaDonna Allen said there was a meeting last week regarding the audit report and we received the highest rating we could get.

Code/ Nuisance: Rick Flinn had nothing to report.

Human Resources: Roger Spencer said it's time for evaluations again. He asked for the evaluation forms to be distributed and returned by the next council meeting.

Public Facilities & Planning: Bob McAfee had nothing to report.

Senior Citizens: Richard Garrett said Friday at 1:00 there will be staff here from the Area Agency on Aging to answer questions about Medicare open enrollment.

Richard Garrett said the policy council was able to raise \$600 to help buy new televisions for the senior center.

UNFINISHED BUSINESS

There was no unfinished business.


NEW BUSINESS

Maribeth Matney said the police department found records of people that had applied for jobs but weren't hired going back to the early 2000's and she would like to destroy those records. She said we have a list of all names of the people applied and the dates they applied. Mike Talley asked Maribeth Matney if she checked the Secretary of State's retention schedule to ensure they could be destroyed and Maribeth said yes. Roger Spencer motioned to allow the destruction of the records. LaDonna Allen seconded. All in favor. No opposed with one absent.

ADJOURNMENT

LaDonna Allen motioned to adjourn the meeting. Roger Spencer seconded. All in favor. No opposed with one absent. Meeting adjourned at 7:56.


CITY CLERK


MAYOR