

**MINUTES FOR THE TOWN OF CARROLLTON**  
**September 18, 2017**

The council for the Town of Carrollton met in regular session on Monday, September 18, 2017, at 6:00 p.m., at City Hall, 206 W. Washington, Carrollton, MO 64633.

**ROLL CALL**

Roll call was taken and answered by the following: Councilman Bartlett, Councilwoman Horine, Mayor Mathis, Counselor Cowherd, Councilman Shields and Councilwoman Ward. Ward II vacant.

**APPROVAL OF AGENDA**

***A motion was made by Councilwoman Horine and seconded by Councilman Bartlett to approve the agenda as presented. The motion passed without opposition with the following council members voting yes:*** Bartlett, Horine, Shields and Ward. Councilman Ward II vacant.

**APPROVAL OF MINUTES.**

Minutes from the ***Regular Meeting held on September 5, 2017*** were presented.

***A motion was made by Councilman Shields and seconded by Councilwoman Ward to approve the minutes as presented for the Regular Meeting held on September 5, 2017. The motion passed without opposition with the following council members voting yes:*** Horine, Bartlett and Shield and Ward. Councilman Ward II vacant.

**TABLED ITEM**

- a. No Agenda.

**NEW BUSINESS**

- a. Tonya Land – Hillcrest Drainage Issue

Tonya and Scott Land were present to discuss a drainage issue at the drive to the shed at their residence, 1007 Hillcrest.

Water from the city maintained street runs over their drive and has washed out the culvert. May need new ditch to culvert.

Discussion was held with Counselor Cowherd, the Mayor and Planning and Zoning Administrator, Kim Burger. Maps were also looked at.

The Mayor and Kim Burger will further investigate to see if there are any existing private easements. Will need drainage easements.

The Land's will be contacted with a solution.

b. Old Police Station Wall Bid

Moonlite Construction      \$4,385.00      Only bid received.

Bill No.: 2017-14:

Ordinance No.: 2017-1248: An Ordinance Authorizing The Town Of Carrollton To Enter Into A Contract With Moonlite Construction To Do Repair Work On Old Police Station And Authorizing All Acts Necessary To Carry Out The Terms Of Such Contract.

Councilman Bartlett requested a second reading by Title

***A motion was made by Councilman Bartlett and seconded by Councilwoman Horine to approve Ordinance No.: 2017-1248. The motion passed without opposition with the following council members voting yes: Horine, Bartlett and Shield and Ward. Councilman Ward II vacant.***

## **OLD BUSINESS**

a. Building Codes Discussion

Lengthy discussion was held with participation from residents in the audience.

Amos Machado:

Voiced he had just learned of the Codes and inquired if they were passed yet. Does a list exist and who is going to approve the codes.

Counselor Cowherd stated the codes were passed and work is being done on each code including fees, inspector and what to enforce.

All codes are available for everyone to view.

There are two different codes for existing structures and new structures.

If a contractor, electrician etc. is licensed in another City they will be honored here if qualified. If not qualified will need to become qualified through testing.

If a homeowner is doing repairs on their own residence, do not need to be licensed.

Rentals are different.

Dusty Lyon

Questioned if Carrollton Municipal Utilities would be inspecting electrical and voiced concern if they would be qualified to do that on both interior and exterior electrical. This was clarified that Municipal Utilities would probably not be doing this inspection.

Gary Olvera

Question regarding licensing- qualified elsewhere if would be qualified here. Will be qualified here, need to provide City Hall with a copy of license. Further qualifications have not been set as far as Workers' Comp and liability.

Jane Olvera

Questions regarding implementation of codes. Discussion held explaining implementation of codes on re-models and new construction. Repairs in homes

when it is not new construction or re-model is not the same. Rental property is a different issue than construction. There are different Ordinances for rental property.

The whole purpose of codes is to make properties safe for inhabitants. Kim Burger, Planning and Zoning Administrator read a list of surrounding towns / cities that currently have codes. Most towns/cities have codes. Cowherd stated the the whole purpose of codes is for safety purposes.

#### Matt Lock

Expressed his appreciation of the implementation of codes in the Town of Carrollton. Also expressed appreciation of Code compliant for resales etc. Questions and thoughts regarding commercial architects and engineers- what is required for Inspector to approve. Levels of toughness with Inspectors can also vary from city to city including Inspector's interpretation of code.

#### Carol Abate

Inquired if there would be a list in plain English that is understandable. Counselor Cowherd stated they are technical codes- homeowners need to tell contractor that builds, needs to be according to code and have an inspector.

#### Amos Machado

Existing houses - generalizations. Repairs homeowners can look at themselves.

#### Matt Lock

Need to have good baseline. Rental property will be a good dummy down list.

#### Jane Olvera

Inquired what caused the code issue to be brought forward. Councilwoman Horine stated that several years ago when Curtis Shields was Fire Chief he asked for codes. Lonnie Sensenich, the current Fire Chief would also appreciate Fire Codes. They have been talked about numerous times and as previously stated most surrounding cities currently have Codes.

#### Matt Lock

Stated it has been on the Planning and Zoning Agenda for years. There currently is no enforcement ability to enforce anything until the implementation of Codes. Current homeowners – if no upgrade or rental – will have no effect.

#### Jennifer Brown

Wanted to know what the amount for cost of demolition was for taxpayers for attracted nuisances. The Mayor stated that the Town spent \$22,000 last year. There is a demolition budget. The Town's expense is put on as a tax lien. Inquired about a Board of Adjustment and how much there were getting paid. There is a Board of Adjustment and they volunteer their time.

#### Councilman Bartlett

Spoke about demolitions. Counselor Cowherd spoke about the Nuisance Ordinance.

### Everett Shields

The Codes were not designed to put work on or pick on contractors or a hardship on homeowners.

## OFFICIAL REPORTS

a. Wastewater Supervisor – Tammy Hamblen

Not present.

b. Street Supervisor – Vern Dale Martin

Patching on 13<sup>th</sup> Street and Hillcrest.

Weed-eating and preparing for Band Day.

Ready for Band Day and will be putting out the barricades.

Councilman Bartlett reminded Vern Dale Martin of the No Parking signs for Band Day at 9<sup>th</sup> and Jefferson to Johnson Circle.

Councilwoman Horine spoke about Snake Rd. now being one way.

Officer Perkinson stated that the same streets will be closed.

Mayor Mathis stated he is in the process of picking out streets for repaving next year. Hoping to budget \$300,000 on street repair.

## MAYOR'S REPORT

No Agenda.

## REPORT OF COUNCIL

**Horine:** Attended Municipal Utilities meeting. Talked about the \$15 million Bond Issue being on the November ballot. Applying for grants. No tax increase – will be paid for by fees for water distribution. They have no idea how old some of the water pipes are. Constantly spending money on repairs and replacing. Clint Mathis stated they will bore the replacement pipes to avoid tearing up streets. Some areas might be challenging. They will be adding more valves. Will be educating the public on the bond issue and the need for it. Will have Town Hall meetings, brochures in bills etc. Horine stated they were given a presentation on water and electric meters that can be read electronically. All meters would be read at the same time. Far more efficient and less manpower spent on reading meters. The board is contemplating the new meters. Nancy Carpenter inquired about fees and taxes – user fee -tax. Counselor Cowherd stated the fee is taxable. You are purchasing water.

**Bartlett:** CAEA meeting. Thanked the Street, Municipal Utilities and Police Department for all their help at all the recent events that have been held. Also for their assistance at the Park. The Wine and Beer Stroll went very well.

This weekend several events including Homecoming, Band Day and Fall Festival.

The Carroll County Museum had a good turnout during the Wine and Beer Stroll. The Museum has completed major upgrades including heating and air conditioning.

**Ward II** Vacant.

**Ward:** Helping at Monroe Manor.  
Assisting people needing to go get groceries etc.

**Shields:** Wine and Beer Stroll – all went well. Police were present and streets were closed properly. Everyone had a good time.  
All of these events are great things for the Town.

**Counselor:** No Report.

**Reimer:** No Report.

***A motion was made by Councilwoman Horine and seconded by Councilman Shields to pay the Shopko bill presented in the amount of \$217.28. The motion passed without opposition.*** Council members voting yes were: Horine, Shields and Ward. Ward II vacant. Bartlett abstained.

***A motion was made by Councilman Bartlett and seconded by Councilman Shields to pay the bills presented. The motion passed without opposition.*** Council members voting yes were: Bartlett, Horine, Shields and Ward. Ward II vacant.

## **GUEST ACKNOWLEDGMENT**

Mayor Mathis recognized all the guests in attendance and thanked them for attending. Guests in attendance were: Terry Bell, Lisa Ream, Kim Burger, Martha Brunjes, Lonnie Sensenich, Clint Mathis, Vern Dale Martin, Jane Olvera, Gary Olvera, Clifford Burkhardt, Dan Price, Stan Lazenby, Carol Abate, Officer Perkinson, Tony Land, Scott Land, Nancy Carpenter, Roxanna Carpenter, Mike Rice, Keith Higgins, Jana Higgins, Kendall Gladbach, Officer Patrick Todd, Steve Stottlemyre, Matt Lock, Sherry Wingate, Jennifer Brown, Dusty Lyon, KMZU reporter and Janet Zulling.

***A motion was made by Councilwoman Horine and seconded by Councilman Bartlett that the City Council enter into a closed meeting with closed record and closed vote to the extent permitted by law, pursuant to §610.021 (1), (2), (3), (12) and (13) RSMo for the following purposes:***

- a. Pursuant to §610.021 (1) to consider legal action, cause of action and/or litigation involving public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys;***

- b. Pursuant to §610.021 (2) to consider the leasing, purchase or sale of real estate;**
- c. Pursuant to §610.021 (3) and (13) to consider the hiring, firing, discipline or promoting of particular employees or personnel;**
- d. Pursuant to §610.021 (12) to consider sealed proposals and related documents or any documents related to a negotiated contract.**

**The motion was approved by the following roll call vote: Ward II – vacant, Bartlett – yes, Horine– yes, Shields –yes and Ward –yes.**

**A motion was made by Councilman Shields and seconded by Councilman Bartlett to adjourn the regular meeting. The motion passed without opposition. Council members voting yes were: Bartlett, Horine, Shields and Ward. Ward II vacant.**

The meeting adjourned at 8:21 p.m.

/s/ Dana L. Reimer  
**DANA L. REIMER, Clerk**