

The Carl Junction City Council met in regular session on Tuesday, August 4, 2026 at 7:00 PM at City Hall.

1. Roll Call

Mayor Tom Paul called the meeting to order with the following present: Anita Francis, Walter Hayes, Hollie LaVigne, David Pyle, Roger Spencer and Carole Wofford. Also present were City Administrator Steve Lawver, City Attorney Mike Talley, and City Clerk Alaina Wright.

2. Pledge of Allegiance/Invocation

3. Approve Agenda

Walter Hayes motioned to approve the agenda as presented. David Pyle seconded. All in favor. No opposed with two absent.

4. Consent Agenda

- a. Approval of minutes of previous meeting: 072126 (open & closed)
- b. Approval of disbursements

David Pyle motioned to approve the consent agenda. Roger Spencer seconded. All in favor. No opposed with two absent.

5. Public Forum

There was no one present for public forum.

6. Appoint Christopher Whitehead as new police officer

Chief McCall said the background check was completed. He said Christopher has 12 years of law enforcement experience, including in Lawrence County, Monett, and Seneca.

Roger Spencer motioned to approve Christopher Whitehead's appointment as a new police officer. David Pyle seconded. All in favor. No opposed with two absent.

7. Ordinances

a. Ordinance amending Chapter 405: Zoning Regulations to add R-1C Residential Compact District
AN ORDINANCE AMENDING TITLE IV: LAND USE, CHAPTER 405: ZONING REGULATIONS, AMENDING SECTION 405.020: DISTRICTS, AND SECTION 405.040: USE REGULATIONS, AND ADDING NEW SECTION 405.045: RESIDENTIAL DISTRICT BUILDING TYPE DEVELOPMENT STANDARDS, AND ADDING NEW SECTION 405.062: HEIGHT AND AREA REGULATIONS IN THE "R-1C" RESIDENTIAL COMPACT DISTRICT, TO ADD A NEW "R-1C" SINGLE-FAMILY RESIDENTIAL COMPACT DISTRICT TO THE ZONING REGULATIONS

- David Pyle motioned to put the ordinance on first reading by title only. Carole Wofford seconded. All in favor. No opposed with two absent.

Discussion: David Pyle asked if there were any plans where this would immediately go into effect and Steve Lawver said no. Hollie LaVigne asked if there was anywhere in mind that this would be used and Steve Lawver said there are no current plans. Steve said this started with Walter Hayes saying there should be a district for land costs for first-time homebuyers or people wanting to downsize. He said this was fashioned after the Joplin zoning code, which is a compact residential district that only requires a lot size of 6000 square feet, rather than 8000.

- David Pyle motioned to put the ordinance on second reading by title only. Roger Spencer seconded. All in favor. No opposed with two absent.
- David Pyle motioned to put the ordinance on final passage. Roger Spencer seconded. All in favor. No opposed with two absent.

Yes Votes: Anita Francis, Walter Hayes, Hollie LaVigne, David Pyle, Roger Spencer, Carole Wofford

No Votes: None **Absent:** Bob McAfee, James Shanks

Motion on Ordinance 26-17 was approved by electronic vote, signed by the Mayor, attested by the City Clerk and made a part of the permanent records of the City of Carl Junction.

- b. Ordinance approving contracts with Keller Williams Realty Elevate to sell four tracts of land at Highway 171 & Gum

AN ORDINANCE APPROVING FOUR (4) SELLER'S AGENCY VACANT LAND LISTING CONTRACTS FOR THE SALE OF REAL ESTATE BETWEEN THE CITY OF CARL JUNCTION, MISSOURI AND KELLER WILLIAMS REALTY ELEVATE; AUTHORIZING KELLER WILLIAMS REALTY ELEVATE AS SELLER BROKER WITH THE SOLE AND EXCLUSIVE RIGHT TO SELL, TO FIND A BUYER FOR FOUR TRACTS OF LAND VARYING IN SIZE FROM 4.3 ACRES TO 6.6 ACRES, TOTALING 25.9 ACRES, ON STATE HIGHWAY 171 LYING WITHIN SECTION 5, TOWNSHIP 28, RANGE 33, IN THE CITY OF CARL JUNCTION, JASPER COUNTY, MISSOURI, AS MORE FULLY DESCRIBED IN THE FOUR (4) CONTRACTS ATTACHED TO THIS ORDINANCE; AUTHORIZING THE SALE OF EACH OF THE FOUR (4) TRACTS FOR SUMS TOTALING \$1,311,000.00 AS PROVIDED IN EACH CONTRACT; AUTHORIZING THE PAYMENT OF SIX PERCENT (6%) OF THE SALES PRICE OF EACH TRACT AS COMPENSATION DUE THE SELLER BROKER UPON CERTAIN CONTINGENCIES; PROVIDING THE TERMS AND CONDITIONS THEREOF; AND AUTHORIZING THE MAYOR AND/OR CITY ADMINISTRATOR TO EXECUTE SAID AGREEMENTS FOR AND ON BEHALF OF THE CITY OF CARL JUNCTION, MISSOURI

- Walter Hayes motioned to put the ordinance on first reading by title only. Hollie LaVigne seconded. All in favor. No opposed with two absent.
- Walter Hayes motioned to put the ordinance on second reading by title only. Carole Wofford seconded. All in favor. No opposed with two absent.

Discussion: Mayor Paul said there are a lot of trees on this property and asked about getting some cleaned off. Steve Lawver said public works had cleared out some of the brush and there have also been some residents there clearing some trees out. Steve said it probably needs to go out for bid for some type of land clearing to get all the brush and downed trees out. Mayor Paul asked about residents that want to take some trees and Steve Lawver said there's a waiver in City Hall that needs to be signed and then anyone can go get trees out. David Pyle asked how long before the contract is executed if the ordinance is passed. Steve Lawver said the realtor thought it would hit MLS within a week and be available after that.

- Hollie LaVigne motioned to put it on final passage. Walter Hayes seconded. All in favor. No opposed with two absent.

Yes Votes: Anita Francis, Walter Hayes, Hollie LaVigne, David Pyle, Roger Spencer, Carole Wofford

No Votes: None **Absent:** Bob McAfee, James Shanks

Motion on Ordinance 26-18 was approved by electronic vote, signed by the Mayor, attested by the City Clerk and made a part of the permanent records of the City of Carl Junction.

8. Reports

a. Administration report

Steve Lawver said he gave everyone a copy of the strategic plan booklet. He said the clock is ticking, and the projects need to be prioritized to decide how much money needs to be bonded. Steve said for it to be on the April ballot, an ordinance would need to be passed in December. He said Gilmore & Bell and Piper Sandler will handle all the work required to figure out how much can be bonded. He said around \$12 is probably available as a no-tax increase bond. Mayor Paul asked if the Aldermen got to keep the booklets and Steve Lawver said yes.

b. Department reports

Police Department: Carole Wofford asked how to find out about the court case if someone has an ongoing code complaint. Chief McCall said to either call Officer Wehmeyer if the case has not gone to court, and the court clerk if they have gone to court. He said it's not a quick process because Officer Wehmeyer has to send letters and then give them time to come into compliance before a citation can ever be written, and then it takes time to go through court.

Roger Spencer asked Chief McCall to check about the properties at Rocky & Red Oak and the property on Red Oak

Loop.

Public Works: Jay Morton said the culvert going between parks is rusted out and has collapsed below the concrete support. He said he's going to close it off until he decides how to repair it. Mayor Paul asked how often that gets used, and Jay Morton said it gets used pretty frequently, especially at the Bluegrass Festival.

c. Committee reports

- Budget & Finance — Walter Hayes had nothing to report.
- Code & Nuisance — Carole Wofford had nothing to report.
- Human Resources — Roger Spencer had nothing to report.
- Public Facilities — David Pyle had nothing to report.
- Economic Development — Hollie LaVigne said a contract was approved earlier to list the property at Highway 171 & Gum for sale earlier in the meeting.

9. Unfinished Business

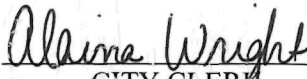
Chief McCall said several months ago we were designated as a Blue Shield Community and he did submit a grant before the July 31 deadline. He said he applied for around \$29,000 for in-car computers and now is just waiting for them to make a decision.

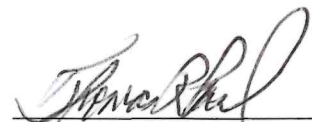
10. New Business

- Carole Wofford asked if there were security cameras at all the parks. Steve Lawver said there was one camera in Lakeside Park and that's all. Carole said she thinks there should be cameras in all the parks because there were issues with vandalism in Memorial Park a couple of weeks ago. Mayor Paul asked if Wi-Fi would be necessary to have cameras and if the parks had Wi-Fi. Steve Lawver said there was a proposal a couple of years ago, and he would have to look and see what that proposal consisted of.
- Alaina Wright said there will be a tax levy hearing at the next meeting.
- Steve Lawver said we received the assessment from Jasper County, and it was a total of \$133,525,565.
- An unnamed member of the audience asked who retained the property around the border of Highway 171 & Gum and Steve Lawver said it belonged to the City.

11. Adjournment

Walter Hayes motioned to adjourn the meeting. David Pyle seconded. All in favor. No opposed with two absent. Meeting adjourned at 7:35 PM.


CITY CLERK


MAYOR