

CITY OF WEBB CITY, MISSOURI
CITY COUNCIL MEETING
Tentative AGENDA
Monday, May 08, 2023
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INVOCATION

Pastor Dustin Burdin from First Baptist Church

PLEDGE

OPENING OF MEETING

Roll Call
Mayor's Statement
Public Comments

BADGE PINNING

PD-Justin Wilson

DISCUSSION

Notifications

INFORMATION ONLY

Planning and Zoning Draft Minutes April 17, 2023

ADMINISTRATOR'S REPORT

Administrator Report

APPOINTMENTS AND RESIGNATIONS

Resignation-Park board-Nancy Spaeth
Appointment-Library-Debra White-1st term-2026
Reappointments- Library-Lisa Martin-3rd term-2026
Library-Jennifer Hoffman-2nd term-2026

CONSENT AGENDA

1. Council Minutes-April 24, 2023

ORDINANCES

Council Bill No. 23-013 Rezone from C-2 to R-1 (Troy Kinast- on Fountain Rd) (2nd)

MOTIONS

COLA-Wage increase for 2023 (Motion to approve and vote)

COMMITTEE REPORT

1. Financial Oversight
A. Statement of Accounts, May 8, 2023 Action & Authorization
2. Committee of the Whole
Next Council Meeting May 22, 2023

ADJOURN

Planning and Zoning Meeting Minutes April 17, 2023

The Planning and Zoning Commission met on Monday April 17, 2023 at 5:45 pm in Council Chambers at 200 South Main Webb City, Missouri.

ROLL CALL:

The following members answered roll call:

CHAIR: RICK UTTER

RYAN EVITTS

MIKE MOORE

MELISSA ANNIS

CHRIS TAYLOR

CLARENCE GREENO

KELLY BRAECKEL was absent.

Also present were:

Secretary: Dan Greer

City Administrator: Carl Francis

City Attorney: Troy Salchow

Applicant: Troy Kinast

CALL TO ORDER:

There being seven members, with six representing a quorum, Mr. Utter called the meeting to order.

MINUTE APPROVAL:

Mr. Utter asked for any corrections or additions to the meeting minutes of the previous session (February 20, 2023).

Ms. Annis noted that in the sentence, "The following members were absent: David Moore and Debi Greek", the names should instead read: Ryan Evitts and Chris Taylor.

Mr. Greeno noted that on the signature page where it says, "Chari Utter adjourned the meeting at 5:50 pm", should not have an "i" on the abbreviation for Chairman.

Mr. Utter asked for a motion. Ryan Evitts made motion to approve minutes. Mike Moore seconded. All were in favor and none opposed.

PUBLIC HEARING:

Mr. Utter opened discussion of the Rezone Request. Troy Kinast, the applicant, was present to speak in favor of the change in zoning from C-2 to R-1. None were present to voice opposition. Mr. Kinast explained the nature of his request and fielded question from P&Z members.

Mr. Kinast said that part of the reason he initiated the Rezone Request was that he enjoyed living next door in a rental which he had offered to purchase, but his landlord had declined his offer. The two properties abut one another. But in the weeks intervening between then and now, his landlord (1613-A Gold Stream Drive) had agreed to sell. Mr. Kinast explained that he had originally intended to build a single-family home on the undeveloped parcel in question, therefore he had requested a rezone to R-1. But now that it appears likely he will acquire 1613-A & B Gold Stream Drive (Zoned R-2). He suggested that it may be better to change his Rezone Request from C-1/R-1 to C-1/R-2 so both properties would be zoned alike, thereafter making a future lot consolidation more palatable. If this were the case, instead of building a single-family home, he could build duplex(es). City Attorney Salchow said that this P&Z meeting could only address the C-2 to R-1 request as published, and if Mr. Kinast chose to change his request to C-2/R-2, he would need to refile a separate application. Mr. Kinast decided to continue the meeting with a Yes/No vote on C-1 to R-1, postponing any decision on R-2 to a later date, depending on any changes to his plans.

Mr. Utter asked for a motion. Ms. Annis made motion to approve. Mr. Taylor seconded. All were in favor and none opposed. Motion passed.

Adjournment:

Mr. Utter adjourned the meeting at 6:00 pm.

Chairman of Planning and Zoning

Date

Administrator's Report 05/08/23



The Kneeling Minor Statue in front of King Jack Park will soon be receiving some new landscaping. Evidently the winter was especially hard on the foliage in many places last year and unfortunately we lost many of the plants around the statue. Also the small white flags are the marked locations that the Webb City / Carl Junction Rotary will soon be placing American flags to recognize local heroes on the 4th of July, Memorial Day and Veterans Day.

The Police Department will host the annual Special Olympics Torch Run Tues, May 23rd starting at 9:30am. The officers will pick up the torch on the parking lot of the NAPA store on south Madison. The route will take them through the city and conclude at the Kneeling Minor Statue.

First round of 2023 paving has been scheduled. The total cost of these overlays will be \$600,238.95. The FY 22/23 budget contains \$500,000. Staff recommends council approve the use of ARPA funds to cover the amount over budget. We hope to move forward with the aid of the recent roadway conditions study, to look for additional areas following this round. This will take considerable prep time and effort from our public works staff and did not want to get extended out too far. **(Update, we are working with the pavers to secure as early a start date as we can)**

The new **Vector Truck should be arriving this week**. We have many maintenance projects lined up waiting for it to arrive. Waste Water crews were able to locate a seriously bad tap connection that had been placed years ago but a residence was never built and this was causing some backups in the Walnut Ridge area.

Previous Meetings

Some good news for down town. The two buildings that were sold several years ago located at 27 and 29 South Main look to have some improvements soon. Public works staff have been

communicating with the property owner who hopes to have the improvements completed this year.

Our new Habitat Manager, John Nichols, will be starting on May 1st. He will replace Randy Haas who will be retiring in June. We will be bringing forward the funding plan and maintenance agreement that will be funded in 25 year increments. The plan is currently in the 30 day public input process with the U.S. Fish and Wildlife Office.

Waste Water staff participated in a demonstration of a new polyurethane coating system that can be used to seal up leaky manholes. This demo was provided free to the city and was observed by some other surrounding waste water employees. It is a good option for those manhole locations that are in really tight hard to get to locations or next to structures that can be compromised if dug up. They come with a 10 year full warranty and an expected life of 50 years. Crews have identified approximately 20 locations in the city that we believe could be a big benefit to the inflow of water to our system. Hopefully pricing and plans to be presented to council in the near future.

The Georgia City Bridge has been repaired and is now back open. \$3,200 was the cost for labor and material to replace the railings and posts plus a few of the deck boards were also replaced. We will be watching it close to see if we need to make additional repairs.

The Police Department has received a request from the Webb City Schools for an additional School Resource Officer. They will continue to fund all of the resource officer positions at 50% of all pay and benefits. Proposed position is on the agenda for council consideration.

The limb yard and Recycle gate to date has been a success regarding keeping of trash and unwanted items under control. One complaint has been that there are not enough hours where the gate is opened. **Our plan is to try and increase hours once school is out for the summer.**

Well #15 was originally located next to the Water Tower and constructed in the 1960's. This well had to be shut down for approximately the last 15 years due to a bent casing preventing the pumps from being dropped below 750 feet which is at the current water table level. At the time of it being shut down the water quality and quantity was good. Public Works has requested bids to have a new well drilled at the same location down to approximately 1100 feet along with the testing and casing necessary. If successful this could be a good producer of water once new pumps and well house would be constructed. The volume and quality tests would be completed with this contract being presented to council.

Georgia City Bridge is currently closed to foot traffic. We are looking at some ways to temporarily repair the railing and also a full plan for complete replacement of both the railing and the deck.

Traffic Engineering Analysis Project is complete. The map has been posted in the council chambers and we have all the data on an interactive website that is available to all who are interested.

Paving Contractor to tour streets with Public Works for cost estimates. East Street and cross streets off Madison at 13th, 14th, 15th and 16th streets are planned.

Been contacted by the property owner of the section of land between the entrance to the Center Creek Waste Water and the Mathews Circle area. They have presented the legal description and **wish for the land to be annexed into the city of Webb City**. Current plan contains approximately 150 single family homes.

3% retail tax ballot question was passed by voters. We will be working on the ordinance for Council approval in the future.

The recently ordered disc golf baskets have arrived. We hope to start the install process as soon as the weather clears. Parks Department will be making announcements on their web site as to when play can begin. We hope this new amenity is enjoyed by many.

Staff have been speaking with the owners of Flat Creek Grill and they have stated they are working to have the new facility open on or before the first of May. Popeye's owners have said they plan to begin construction on the first of April. We anticipate a busy summer as several other developments will be moving forward.

Dates for the Annual **City Wide Cleanup** have been set for the week of **May 9th-12th** and the Hazardous Waste cleanup will be May 13th at the Public Works facility. More details will be coming as the date gets closer.

Since the media coverage regarding our **Memorial Park Bench program** occurred after the last meeting we have had several new requests. We will be working with the residents as best we can and schedule the additional installs as time allows within our work schedule.

The city has purchased back the 5 acre parcel from the original developer who had failed to build as planned on the north side of the tracks east of East Street within the Centennial Retail District. The property is located between the Mattress Factory and Washe Laundromat.

The idea of placing a **sunshade of some type over the Amphitheater** is still being discussed. We have some ideas that would include a vinyl material covering that would be retractable when not in use. This would significantly extend the life of the material. We hope to have something to present to council in the next month for their consideration.

City staff have been busy working on a new web site. The current site has had some issues and made it very difficult to make changes. We are wanting to incorporate some additional features such as online bill pay and permit applications. It will still be located at the same domain of www.webbcitymo.org and we hope to announce the unveiling very soon.

Carl Francis
City Administrator

2023 Dates to remember upcoming;

Tuesday April 18th Non-Profit career fair at Route 66 Events Center

Thursday, May 4 – Downtown After Dark, 4:30 – 7:30 p.m.

May 4th Mayors Prayer Breakfast

May 4, 5 & 6 – Citywide Garage Sale weekend

May 9-12 – Citywide clean-up

Saturday May 13th Hazardous Material collection at Public Works

Saturday, May 13 – Route 66 Cruise Night 5 – 8 p.m.

Friday, May 26 – Splash Pad Opens

Thursday, June 1 – Downtown After Dark, 4:30 – 7:30 p.m.

Saturday, June 10 – Route 66 Cruise Night, 5 – 8 p.m.

Friday & Saturday July 14 & 15 – Route 66 Cruise-A-Palooza @ King Jack Park

Thursday, August 3 – Downtown After Dark, 4:30 – 7:30 p.m.

Saturday, August 12 – Route 66 Cruise Night, 5 – 8 p.m.

Tuesday, September 7 – Downtown After Dark

Saturday, September 9 – Route 66 Cruise Night

Thursday, October 5 – Downtown After Dark

October TBA – Badges & Burgers

October TBA – WC Chamber of Commerce Banquet

Friday, November 3 & Saturday, November 4 – WC Holiday Merry Market (VIP Passes go on sale

Tuesday, October 3)

Saturday, November 4 – Polar Bear Express Tickets go on sale online, 9 a.m.

Friday, November 24 – “Bright Friday,” Park Lighting Ceremony @ King Jack Park, sundown

November 30, December 1, 2, 5, 7, 8, 9, 14, 15, 16 – Polar Bear Express

Monday, December 11 – Employee/Sponsor Night @ Polar Bear Express

Wednesday, December 13 – Christmas Parade, 6:30 p.m.

All staff & Council Members invited to ride in the Old Urban Street Trolley

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INVOCATION	Pastor Chris Jackson of the United Methodist Church gave the invocation						
PLEDGE TO FLAG	The Council remained standing for the Pledge of Allegiance.						
COUNCIL MEETING	The City Council of Webb City, Missouri met in regular session Monday, April 24, 2023 at 5:30 p.m. in Council Chambers. Mayor Lynn Ragsdale presided.						
ROLL CALL	The following members answered roll call: Andy Queen, Gina Monson, Jonathan Shull, Alisa Barroeta, Jerry Fisher, and Jim Dawson. Absent: Ray Edwards, and Debbie Darby. There being six members present and six members representing a quorum. Mayor Lynn Ragsdale declared this session of council officially opened. Also present were: City Administrator Carl Francis, City Attorney Troy Salchow, City Clerk Kimberley DeMoss, Finance Director Tracy Craig, Police Chief Don Melton, Waste Water Director William Runkle, Street & Water Director Rick Roth, Parks Director Bryan Waggoner and Economic Development Coordinator Erin Turner. Absent: Fire Chief Andy Roughton.						
MAYOR STATEMENT	None						
VISITORS	None						
WC CHAMBER	LeeAnn Crider, Director of WC Chamber gave the council an update of current and upcoming events for this year. Ms. Crider also thanked the council and city for the continued support of the Chamber.						
KPM AUDITOR REPORT	Jon Cummings of KPM CPA's and Advisors, presented the City's annual audit ending October 31, 2022. The City received a clean audit, the best possible, except Mr. Cummings suggested the City adopt an investment policy.						
ADMINISTRATOR	Administrators Report for April 24, 2023 was available for the Council to review.						
CONSENT AGENDA	Mayor Lynn Ragsdale entertained a motion to accept the Consent Agenda items for April 24, 2023. Councilwoman Barroeta made the motion. Councilman Shull seconded. The motion carried with six yes votes. <table><tr><td>1. Council Minutes-April 10, 2023</td><td>2. PD Reports</td></tr><tr><td>3. Fire Reports</td><td>4. Sales/Use Tax</td></tr><tr><td>5. Treasury's Report</td><td></td></tr></table>	1. Council Minutes-April 10, 2023	2. PD Reports	3. Fire Reports	4. Sales/Use Tax	5. Treasury's Report	
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COUNCIL BILL
NO. 23-012

An Ordinance declaring the necessity of acquiring for public use certain fee simple right-of-way and easements for the purpose of Street construction improvements associated with the Zora widening from Rangeline to MO-249 project; authorizing the City Administrator and his designees to negotiate for the purpose for acquiring the necessary interest in land; and authorizing the City Attorney and his designees to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations.

Councilman Fisher presented Council Bill No. 23-012 for the second and final reading. Second and final reading completed. Councilman Fisher moved to accept the second and final reading. Councilman Dawson seconded. The motion carried with a roll call vote. Yes: Queen, Monson, Shull, Barroeta, Fisher, and Dawson. Thereby duly giving Council Bill No. 23-012, Ordinance No. 23- 016.

COUNCIL BILL
NO. 23-013

An Ordinance amending the zoning map for the City of Webb City, Missouri by reclassifying certain areas within the City limits from C-2 General Commercial District to R-1 Residential District. (Troy Kinast-property located directly West of 1206 W. Fountain Road, WC)

Councilman Fisher presented Council Bill No. 23-013 for the first reading. First reading completed. Councilman Fisher moved to accept the first reading. Councilman Queen seconded. The motion carried with six yes votes.

MOTIONS

Water Dist.-Purchase Fire Hydrants from Joplin Supply Company

Councilman Queen made a motion for the Water Distribution Department to purchase 3 additional Fire Hydrants from Joplin Supply Company in the amount of \$9,504.69. Councilwoman Monson seconded. The motion carried with six yes votes.

Cemetery-Purchase a Zero Turn Mower

Councilwoman Barroeta made a motion to authorize the Cemetery Dept. to purchase a Zero Turn Mower from Lambert Tractor & Machinery Sales in the amount of \$6,748.85. This purchase will be taken from the Cemetery Budget line item 00-24-49105 and will leave a balance of \$1,251.15. Councilman Shull seconded. The motion carried with six yes votes.

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MOTIONS CONTINUED

Admin/Public Works-Approve funding of planned overlay project

Councilman Fisher made a motion to authorize and approve the Public Works Department to proceed with the current holder of the City’s contract with Blevins Asphalt, to complete the following locations: 17th & Fountain Road, East Street, 13th Street to Madison and Oronogo, 14th Street to Madison and Oronogo, 15th Street to Madison and Oronogo, and 16th Street to Madison and Oronogo. The listed paving will be completed in the amount of \$600,238.00. There is \$500,000.00 allocated in the current budget for paving. The additional \$100,238.00 will be paid by using ARPA funds. Councilwoman Barroeta seconded the motion. The motion carried with six yes votes.

Mining Days Building- Approve funding of Heat and Air Unit replacement

Councilman Shull made motion to authorize and approve the Parks and Recreation Dept. to purchase and replace the heating and air unit from Satterlee Plumbing in the amount of \$41,500.00, as this AC unit will be available in one week verses the other bids received would be available in 12 weeks. In addition, this item was not budgeted in the FY 23/24 year for the Parks and Recreation Dept. so this will be paid by using ARPA funds for the purchase amount. Councilman Queen seconded. The motion carried with six yes votes.

**FINANCIAL
OVERSIGHT**

Mayor Lynn Ragsdale entertained a motion to accept the Statement of Accounts dated April 24, 2023. Councilwoman Monson moved to accept the Statement of Accounts for April 24, 2023. Councilman Queen seconded. The motion carried with six yes votes.

Statement of Accounts is as follows:

City Electronically	797-824	46,403.48
City Fund	40196-40284	721,703.12
Habitat Electronically	196	51.17
Habitat Fund	885	<u>4,353.76</u>
Grand Total		\$772,511.53

**COMMITTEE OF
THE WHOLE**

Mayor Lynn Ragsdale set the next Council Meeting for Monday, May 08, 2023 at 5:30 p.m. in the Council Chambers.

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ADJOURN

Mayor Lynn Ragsdale adjourn the council meeting after closed session at 6:21 p.m.

Lynn Ragsdale, Mayor and Presiding Officer

Attest:

Kimberley E. DeMoss, City Clerk

COUNCIL BILL NO. 23-013

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING MAP FOR THE CITY OF WEBB CITY, MISSOURI, BY RECLASSIFYING CERTAIN AREAS WITHIN THE CITY LIMITS FROM C-2 GENERAL COMMERCIAL DISTRICT TO R-1 RESIDENTIAL DISTRICT (TROY KINAST, 1613 A GOLD STREAM DR., WEBB CITY, MISSOURI 64870).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEBB CITY, MISSOURI, AS FOLLOWS:

SECTION 1. Notice of public hearing having been properly published and recommendation for reclassification having been given after review by the Webb City Planning and Zoning Commission, the Zoning Ordinance for City of Webb City, Missouri, is hereby amended by reclassifying the following described property from C-2 General Commercial District to R-1 Residential District; to wit:

LOCATION OF SUBJECT PROPERTY: West of S. Madison on Fountain Road, directly West of 1206 West Fountain Road, WEBB CITY, MISSOURI 64870

LEGAL DESCRIPTION:

COMMENCING AT THE EAST QUARTER (E 1/4) CORNER OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 33 WEST; THENCE SOUTH 02°05'43" WEST 2248.89 FEET AND NORTH 87°30'17" WEST 930.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF 17TH STREET AND THE POINT OF BEGINNING; THENCE 213.57 FEET ALONG A 334.70 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 39°22'28" WEST 209.97 FEET, THENCE 239.76 FEET ALONG A 240.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 51°50'07" WEST 229.91 FEET, THENCE SOUTH 80°27'16" WEST 73.20 FEET; THENCE NORTH 01°59'56" EAST 333.01 FEET; THENCE SOUTH 87°30'16" EAST 374.98 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 33 WEST, IN THE CITY OF WEBB CITY, JASPER COUNTY, MISSOURI, EXCEPT: COMMENCING AT THE EAST QUARTER (E 1/4) CORNER OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 33 WEST, THENCE SOUTH 02°05'43" WEST 2248.89 FEET AND NORTH 87°30'17" WEST 930.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF 17TH STREET AND THE POINT OF BEGINNING, THENCE 182.00 FEET ALONG A 334.70 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 42°04'32" WEST 179.77 FEET, THENCE NORTH 59°29'20" WEST 294.91 FEET, THENCE SOUTH 87°30'16" EAST, 374.98 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI.

SECTION 2. The City Clerk is hereby authorized and directed to enter such reclassification upon the zoning map of the City of Webb City, Missouri.

SECTION 3. This Ordinance shall be in full force and effect from and after its date of passage.

PASSED BY THE COUNCIL OF THE CITY OF WEBB CITY, MISSOURI,

this _____ day of _____, 2023.

Lynn Ragsdale, Mayor and Presiding Officer

Attest:

Kimberley E. DeMoss, City Clerk

Council Report

City of Webb City

2023 COLA
WAGE INCREASE

May 08, 2023

SUBJECT/BACKGROUND:

The 2022 – 2023 budget allocated funds for a 7.0% total increase of wages for this fiscal year, a 5.0% merit raised effective November 2022 and a 2% COLA effective May 2023.

RECOMMENDATION:

Staff recommends implementing the 2% COLA increase effective on the first full payroll of May 2023.

FISCAL IMPACT:

Cost of the 2% COLA increase is included in the budget.

PREPARED BY:
Tracy Craig - Finance Director

SUBMITTED BY:
Tracy Craig - Finance Director

REVEIWED BY:
Carl Francis - City Administrator

REVIWED BY:
Kim DeMoss - City Clerk