

City of Carterville Public Hearing

January 9, 2024

5:30 p.m.

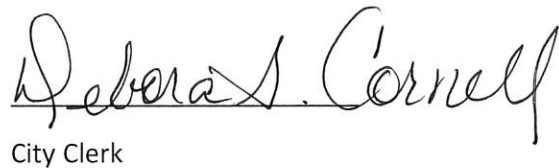
Mayor Griffin opened the public hearing. Council present were: Darlene Taylor, Warren Myers, Jason Meyer, Bryan Crane, Cris Henkle and Brenda Cupp.

Eddie Edwards stated that he was wanting to place trailer where an existing trailer was 5 years prior. Blake Ward from Clayton Homes said that the single wide would be 784 square feet. The council told him that the city by code has a 900 square foot minimum. The trailer does not meet the codes that the city has set up.

Mayor Griffin closed the hearing at 5:49 p.m.



Mayor



City Clerk

City of Carterville Public Hearing

CDBG CLOSEOUT

January 31, 2024

5:30 p.m.

Mayor Griffin opened the public hearing. Council present were: Darlene Taylor, Judy Martin, Justin Lawson, and Brenda Cupp. Also, present was Will Cline and Debbie Cornell taking minutes.

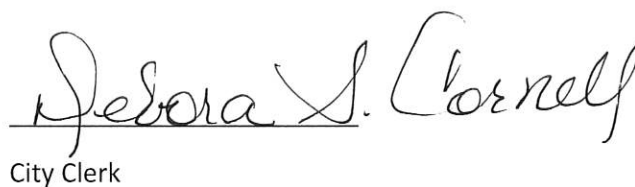
Olivia Spencer from Truman Council and Blake Watson from Allgeier Martin were there to answer any questions.

Mayor Griffin closed the hearing at 5:50 p.m.



Alan Griffin

Mayor



Debora S. Cornell

City Clerk

Planning and Zoning Commission

Public Hearing

April 29, 2024 at 5:30 P.M.

In attendance was John Henkle, Alan Griffin, Mickey Bulger, Dwayne Cupp, Will Cline and Kaylee Nash.

First hearing regarding the rezoning of the 6.2 acres between Casey's and the Highway on ramp from Residential to Commercial.

- Lola Shaw voted no and voiced numerous concerns about an increase in crime rates and a decrease in value of the current properties. She would prefer it remain as residential and have a subdivision instead of a business of any kind.
- All the residents would like to know what is planned to be there.
- Larry Wald Sr. stated he would not be opposed to it being used for either commercial or residential.
- Jody Payton would not mind it being a business versus more homes.
- Michelle Wald questioned whether or not the commission has made any progress on the zoning map issue and if the board was certain what zoning the area currently is.
- Erin Madden clarified that the entire time her family owned the property it was considered and taxed as agricultural.

Second Public Hearing was opened at 5:45 PM, to discuss Vacating the alley next to Arch Street off of Fifth Street.

- Michelle Wald stated that the alley is 16 feet wide and the majority of the alley will be vacated to them.
- Larry Wald Sr. brought up concerns with accessing the back portion of the property if the alley is no longer kept as open property, due to the alley on Fourth Street has been vacated and has a fence in it.
- Larry Wald Sr. questioned the board if the city would have to repurchase the property back from the owners in the future to create an easement.
- Larry Wald Sr. said he is against the vacate.
- Mike Harlan spoke up against the alley vacate because he thinks we should plan for utilities in the future.
- Michelle Wald and Larry Wald Jr. both stated they do not care if the alley is vacated or not. Larry Wald Jr. later stated he does not want the alley to be vacated.
- Bryan Crane questions the ability to reopen the roads between Second Street and Fourth Street.
- Justin Lawson stated he would like the alley to be vacated.
- Johnny Wells saw no problem with vacating, he didn't think it would matter if it was.
- A Resident questioned whether or not the Fourth Street alley had ever actually been vacated. Johnny Wells spoke up stating that when he bought the property it was part of the lot so it had to have been vacated prior to that.
- Bryan Crane brought up issue with the numerous alley vacates the council had approved in the last year. There had not been public hearing for any of the alleys.

Public Hearing Closed 05:59 pm.

Mayor Alan Griffin

Deputy City Clerk Kaylee Nash

Planning and Zoning Commission

April 29, 2024 at 6:03 P.M.

John Henkle opened the meeting.

Present were Dwayne Cupp, John Henkle, Alan Griffin and Mickey Bulger.

Absent was Jason Meyer, Ron Vann and Terri Arterburn.

Also present was Will Cline (*City Administrator*) and taking minutes Kaylee Nash (*City Clerk*).

Mickey Bulger made the motion to accept the minutes, Dwayne Cupp made the second. 4 Yeas & 0 Nay (3 Absent) **Motion Carried.**

New Business: Public Hearing 6.2 Acres Between Casey's and the Highway Ramp

John Henkle began with his concerns about all the opinions voiced during the public hearing, one concern that remains is still entry and egress. Public Works noted that the land needs to be raised up roughly 4"-6" to prevent flooding and to help with drainage.

- Alan Griffin makes the motion to send the rezoning to council, Mickey Bulger made the second. 4 Yeas & 0 Nay (3 Absent) **Motion Carried.** It will be added to the City Council agenda for May 14, 2024.

New Business: Public Hearing Vacate Alley Beside Arch off Fifth Street

Alan Griffin addressed the audience on his feelings on the alley vacate and he did not see any reason to take any action. There is no incentive or need to vacate. John Henkle asked the commission if anyone else had any other thoughts, he does agree that the need for services in the future could be an issue. Mickey Bulger agrees that until there is a need to vacate the alley, we should just leave it as is.

- Mickey Bulger makes the motion to do nothing, Alan Griffin makes the second. 4 Yeas & 0 Nay (3 Absent) **Motion Carried.**

Old Business: Sanders Subdivision

The commission needed a formal vote to send the preliminary plat to the council for it to be approved.

- Mickey Bulger made the motion to send Mr. Sanders preliminary plat to council, Dwayne Cupp makes the second. 4 Yeas & 0 Nay (3 Absent) **Motion Carried.** It will be added to the City Council agenda for May 14, 2024.

Meeting Closed 06:19 pm.

Mayor Alan Griffin

Deputy City Clerk Kaylee Nash

Public Hearing

May 14, 2024

Rezoning of 6.2 Acres between Casey's and Highway on ramp – Began 5:34 p.m.

- Nick Sanders spoke to the council and citizens present about his plans and what he would like to do and what he would like to see in the future.
- Cindy Myers asked if Mr. Sanders intends to plant new trees or if he is going to leave some vegetation there. Mr. Sanders is working on a plan for the drainage water and there will possibly be some landscaping.

Public Hearing Ended 5:45 p.m.

Alley Vacate in Johnstown off Fifth Street – Began 5:45 p.m.

- Mayor Griffin began with some opening remarks explaining the situation and that the Planning and Zoning Commission did not vote to do anything and determined leaving the alley as it is will be the best thing for now.
- Mike Dudley thinks the alley should be opened up and maintained by the city.
- Larry Wald expressed that by vacating the alley it could cause issues in the future with the City having ability to get utilities to the back side of the properties.
- Darlene Taylor asked if the alley is currently vacated or if it is accessible. She was informed that at the moment the alley is not accessible it is full of brush and trees. Justin Lawson stated the alley has never been used and has been inaccessible as long as he has lived here.
- Larry Wald and Michelle Wald both expressed frustration that they are being excluded from the mailing list. They both had issues with this subject even being brought up again, they thought this issue had been addressed already and don't know why it is even being discussed again
- Devin Keeling questions what Larry Wald and Michelle Wald want to be done with the alley and what their intentions are with the alley.
- Larry Wald believes there was a secret meeting to block him from clearing up the alley like he had originally offered almost a year ago. He was told by Planning and Zoning Commission that they could clear the alley if they were willing to, then at City Council meeting he was informed that the Planning and Zoning Commission does not have the authority to make a call like that and the council did not approve him to clear the alley. Once he was told by council that was not an option, he rescinded the offer and started that he no longer was willing if the council was going to make it so difficult.
- Brenda Cupp questioned why there is such a conflict and why everything was all switched around. Larry and Michelle Wald brought up many zoning issues on the zone map and they are upset that they feel like there have been several failures with City Administration to properly notify people of things happening in the town.

Public Hearing Ended 5:59 p.m.



Mayor Alan Griffin



City Clerk Kaylee Nash

Public Hearing

June 27, 2024

Phase II CDBG Grant Application – Began 5:49 P.M.

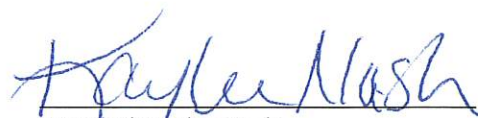
The meeting is opened with Mayor Alan Griffin reading the Public Hearing Notice and Amanda Hampton with the Harry S Truman Council answering questions while handing out score cards and sign in sheets.

- Doug Joyce questions road work being done without fixing storm water first. He feels like its ridiculous to do a bunch of street work without first dealing with the storm water issues.
- Bill Oakes questions Amanda Hampton on the rating system for the questionnaire and the point of the questionnaire.
- Leah Cox asks if the board knows what the 5 worst streets in town are and she would like to know why the rest of the town is not eligible for the grant and when it will be eligible for grants.
- Erin Madden explained to the audience how grants use census data to pick lowest income areas to try and revitalize them. She told everyone that the people west of Pine Street were eligible for grant money because they lived in a low LMI region, most likely they participated well in the census study and if the eastern side of town wants to be eligible next time they should participate in the census surveys.
- Jason Meyer agreed with Erin Madden, participation in census surveys is crucial for more than just grants. He thinks that everyone should try and participate next time they do a census.
- Multiple citizens questioned why such large stretches were chosen rather than fixing all the worst spots in the allotted zone. Mayor Alan Griffin noted that we will get a better rate from the paving companies if we stick to longer stretches, that way they aren't moving all over town and having to prep various sites.
- Mayor Alan Griffin mentions to the council and citizen about possibly saving the allotted street money for one year and then using 2 years' worth of money to do larger projects.
- Mayor Alan Griffin also notes that the larger projects will be in wards 3 and 4. By getting a large portion of wards 1 and 2 issues fixed with grant money that is more money that can be spent on other parts of the town.

Public Hearing Ended 6:10 P.M.



Mayor Alan Griffin



City Clerk Kaylee Nash

Tax Levy Public Hearing

August 27, 2024 at 6:00 p.m.

In attendance was council persons; Dwayne Cupp, Justin Lawson, Jason Meyer, Warren Myers, Devin Keeling, Cody Franks, Brenda Cupp and Mayor Alan Griffin. Staff present were Officer Jeremiah Norton, Public Works Director Craze Brown and City Clerk Kaylee Nash taking minutes.

In the audience was Leah Cox, Michael Madden, Cris Henkle, John Henkle and Kelvin Bowman.

Mayor Griffin opens the meeting by reading tax rates and opening up the discussion.

Audience member John Henkle questions if we can go up or down on the tax levy is. If we were allowed to raise it or if there was a limit to how much the city can levy. Kaylee Nash answered that the city can only set the levy to recoup the funds we will pay out for the bonds.

Brenda Cupp questions why general has not changed but the roads have decreased over the years. Kaylee Nash informs Mrs. Cupp that the increase in population has caused the roads to decrease because there is a limit the state allows a municipality to recoup, general has no limits. Mrs. Cupp was still confused, so audience member Cris Henkle tries to answer the question in a way Mrs. Cupp can understand.

Public Hearing Ended 6:15 p.m.



Mayor Alan Griffin



City Clerk Kaylee Nash