

COMMUNITY DEVELOPMENT COMMITTEE
APRIL 24, 1998 @ 4:30 P.M.

CALL TO ORDER: BETTY PEARSON
ANGELA MADDEN
JOHNNY ARROWOOD

GUESTS: MRS. PENDERGRAFT
MRS. PENDERGRAFT'S DAUGHTER, MRS.
LARRY WALD

Larry Wald told everyone if they wanted to see plants that will be very much like his, we could go to Petro, Pilot and McDonald's in Joplin.

Mr. Wald said there was two other places for proposed sites, property going toward Webb City off of 5th Street by the Metal Recycling Building and he could hook into one of our manholes either at Maple or Walnut. This site would require him to run sewer line over 1/4 of a mile.

or

Behind Carterville Flea Market, Mr. Wald owns 4 acres (1/2 acre has his storage building on it). He could hook up the sewer at Lewis. However, the most logical place will be the South Pine location. There is almost 100 acres that could be developed into a commercial area. Additionally, he said he could put his buildings on the farthest southwest corner of his property. Pine Street would be left open to develop other frontage businesses that would hide his business. He also suggested planting pine trees as a sound buffer and help cover smells, if there would be any. Mr. Wald stated that there should be no odor because everything would be enclosed.

Citing following properties for lack of clean up:

The Jacks on Daugherty
Reynolds on Elizabeth
Logans on Oak Place

No further business. Meeting adjourned at 6:00 p.m.


Johnny Lee Arrowood, Secretary

Community Development

May 6, 1998

At: Cartersville City Hall

Committee Members present:

5:31 p.m.

Marilyn Newmen

Dean Hedgecorth

Angie Broaddus

Johnny Arrowood

Guest:

Glen Rusk & Brenda Beardsly

Chris White, the Mayor

First order of the business the Johnstown Housing Development, Don Rusk & Brenda Beardsly Contractor's: *John*

Johnny Arrowood: We are going to skip to your project and let you speak

Well I'm Don Rusk and I have some lots in Johnstown, lots we are discussing are right here (shown as between second and third streets on Arch Street)

J. A. can you show me on the map where Randy Gunlock's house is and the Kock?

(Rusk) My name is Don Rusk, right here (pointing to the map, to the left one house over from where they want the Street to be build, between Roger Kock's house which is next door to Randy on the west side) Yes, I built a house right here at first and Walnut Street, and when I sold it I developed this which is on this map here. (Mr Rusk, however, then stated that the map he was showing was wrong, and that Herb had the corrected map.) There is a 66 foot strip that goes down here between the two house. All this property is the same size. The property was not on the tax rolls when I bought it and didn't have a legal description, I had to go to court to get it, and when I had this plotted to sell, I had to divide it up and it came out 66 feet wide from here to here (pointing at the proposed road).

I told everybody when they bought, if I couldn't sell this, without selling this, I'd have to put a street in, but if they wasn't interested in putting a street in there, I'd give a half to each one cause I'd have no use for it. But Brenda wants a street through there. She's my daughter and she wants to build 7 houses up there. We have re-plotted that land because we can't build a house up there on a 50 foot lot. We've taken a lot and a half on each one of them, so there will be 4 houses on the west side of the road and 3 houses on the east side, they will be equal except this one which will be a 75 foot, or 100 feet, because we can get in to this lot, and Wald's won't sell to us. So we're stuck with 7 house, this would actually widen the deed that I've got, the deed that I've got is 66 feet wide from here to here (pointing to proposed street), and I was wanting to deed that to the city for a street.

Also on first street when they run these water lines down through here, and put a fire hydrant for this guy down here on the end that never did develop anything, Herb put a 4 inch valve right off center of this (proposed) street, because he knew what I was going to do later and they put one in at that time which was a few years ago.

We are at a point now were we want to develop, we met with council last summer and thought we had it all hashed out, and we went through the DNR, Brenda's going to give you a letter on the approval of the water line,

(Chris) Actually we received a copy of your letter from DNR.

(Rusk) They have some questions on the sewer yet, and I have to retry that man before the 15th of May to get his answer, because he's leaving office, his name is Sherbol or Sheric or something. He has some minor questions that our engineer needs to address, I called the man up and told him how it was going to be, or should be, and he agreed with me, but he said "we need to just follow it up with a letter so he can approve it" probably by the end of this month for the sewer. The sewer will hook on here,

(J. A.) hook on a second street & Maple,

(Rusk) there is a manhole there and it will go up and be a two inch forced main.

(J.A.) So it will hook up at second and Maple and go up Arch street.

(Rusk) Yes, the water line will come up on the other side of the street on third street. Wald's had Third street vacated about two years ago, maybe less than that and we never vacated anything but this wasn't plotted past this, Hunter's own 10 acres in here, (pointing behind proposed project and Randy Gunlock's, but this has been there since Gilbreth addition was plotted back in the 18 hundreds, this was plotted just like you see it (were the older home are setting now). This wasn't, these streets were here, and this had all been sold off.

I wanted to keep an opening for a street down First street to get through there, that would relieve all the traffic and increase for the fire department, the fire department tried to buy it off me, to put a fire station up there, and my daughter Brenda said she wanted it so that took care of that. But they was gonna open the street and I didn't think we had a problem. If they run a water line up through there, we have to do something with the city about an easement.

I understand Gunlock don't want the street, why I don't know cause he don't even live on it. He lives east of it. Kock knew it before he bought the property that I sold, and built but everybody knew before they ever paid for the lots, and I showed them the map were this was plotted that it was deeded out for a street.

I didn't want to go to the city then, because I didn't want the street to be opened up for a trash dump, and we basically kept it closed, in fact up until about three years ago I run a fence across that south end just to keep people from coming in there and dumping refrigerators, water heaters and stuff like that, they haven't and its been fine.

(J.A.) Can you get us another map with the plotting, Herb has a copy of the map.

(Rusk) Yes

(Chris) By the way Herb talked to them at Empire and they said there would be no problem moving the electrical guide wires.

Mr Rusk points out the fact that they have gas, electric and phone lines available now, the only thing they don't have is the sewer and water.

(Rusk) The engineer we had wanted to hook the water lines in a different location, and Herb wants to hook them up on 1st street, it's shorter and he already has a valve there.

(Rusk) Then we went into a discussion 2, 4 and 6 inch lines and the city finally decided they didn't want to participate, so we decided to put in a 2 inch line.

(J.A.) now the city did not want to participate in?

(Rusk) I agreed to put in a two inch line, anything over that & the city wanted to pay for it, I'll install it for nothing. They didn't want to do that. They wanted to put in a 4 inch line and a fire hydrant at the south end of that, but the codes of municipality said you can't put a fire hydrant on the end of a four inch line. They wouldn't let the city put a pad lock on there, they just don't want it. There is a fire hydrant up by Wald's which is 300 feet away so the property is still covered under the same classification because you only have to have a hydrant every 600 feet away, according to the

Dept. of Natural Resources. I thought we had everything pretty well under control.

(Chris) I think there had been a little confusion, because you had come to the council original, and then Brenda has kind of taken over unless you were speaking in her behalf when you first approached the council, or not?

(Rusk) No it was on my behalf, but I deeded the property over to her, I'm helping her with it because I have a masters license in plumbing, I sold my plumbing business, but I still hold my masters license, and I'll be running the water and sewer. We'll be doing all of it in house. We won't be sub-contracting any of it out, we're going to do the mains which we have sent the blue prints to DNR which you have seen, I think there is a letter in there where they want to see the final before we get done, but it won't be changed, once you send the letter nothing can be changed on it.

(Chris) Just for a little clarification I do recall the 2 inch line, verses the 4 inch line, verses the 6 inch line and basically the problem that the city had wasn't that we didn't want to participate it was cause we couldn't afford to. It's phenomenal the price increase when you go from a two inch line to a 4 inch, to a 6 inch line. We just didn't have the funds.

(Rusk) 4 inch is about 30 cents a foot, and when you go to a 6 inch it doubles.

(Brenda) Plus Herb said there just wasn't enough volume to fill a 6 inch line up there.

(Chris) I met with Brenda & Herb to walk this area, and honestly for drainage purposes we talked a little bit about coming in off of Second street, but quite frankly if I were a prospective home owner to come in here off First, and come right up here to the development, to me seems like the most logical route to look at. Herb had talked about maybe, even though there development will stop back here, going ahead and at least clearing this off kind of as an emergency escape route for fire and police.

(J.A.) It's just gravel and dust right now.

(Rusk) This is a street is a street that's always been, it turns right down here by Addy Wald's, they have all there trucks here, and a mobile home here. But this street has been use for years. For all of you that have not been up in this area, all the drainage in this area goes from south to north down through the properties that set on first street. From the manhole on second street this drops about 4 feet and the this manhole is about 2 feet. We can't get into it. But to tell you the natural drainage, 20 years ago I asked the city to go up there and do something, cause it was flooding this medal building I built. so they graded back behind this alley where it dumps. So if you get a 4 inch rain it actually goes in under this house, this house and down behind this house, (pointing to the three houses on First St.) This is basically level but it all drains this way.

That was one reason I was wanting to open this street, cause they are going to have to get rid of some water. This runs this way but this don't, so there needs to be a kind of a little swale through here and then the water needs to get off down this way into that ditch.

(J.A.) I was going to say who would be flooded if you don't..

(Rusk) There flooded now, you get a big rain, I've owned this property since 1964 and it always flooded.

(J.A.) Are these people going to be affected by water coming through this street

(Brenda) It would help them

(Rusk) It will eliminate the water from going down in here, and you can see it. Your more than welcome to go and drive up through there if you haven't been up there. I have stakes out there were the surveyor stakes was so you can see where the lots were and were the road would be.

(Brenda) That's why I couldn't understand why Randy and them were apposing it cause this road will bring the water away from there.

to be approved by DNR. And that goes to Jefferson City and people up there have no idea of what is going on. Some of these questions are that they want sewer clean out on the forced main, I thought any idiot new to do that, but they want it in writing. They want alarms on the pumps in case the pumps in the tanks don't work, that will send an alarm off in the garage and we have agreed to that. They talked about a pump for each house and I told them that was not feasible. I told them I would buy a pump and give it to the city, but the first thing they'll do is lose it, and if I buy a pump to each person I sell the house to they'll just steal it when they leave. So we're back to one pump and you can't put a standby pump in a pit with a working pump in just won't work. After 6 months it will freeze up. The only way you can put two pumps in a pit is if you put a hand off automatic on it so when one shuts off the other one comes on. Wildwood Development in Joplin out by I-44, all those houses are on the same system we're going to put in.

I guess our only opposition is curb, guttering and black top, it just doesn't seem feasible for that area at that time. I would think if you put a ditch down one side and later on as we get this developed maybe the city gets the money to go in there and chip and seal like they have done in other areas of the city. If you're going to chip and seal you need to start at the top and go down cause otherwise you're working against yourself. Every time it rains it's going to be a mess.

For seven houses there is just not enough money in a \$60,000 home to curb, gutter and pave. Herb said it was \$9.00 per running foot for one side to be curbed. $9 \times 600 = \$5400.00$.

(Brenda) We wouldn't make any money selling houses if we had to curb, gutter and pave.

(Rusk) I think if the thing was graded with a road grader it would be just as good and the rest of them up there. And eventually you'll chip and seal it you did Walnut. I'm not bragged but I think I've done pretty good up in Johnstown in the 30 some years I've been up there.

(Chris) It's as I told you Mr Rusk, what we are trying to do is expedite things through the committees, since we only have a council meeting once a month. That's why I invited you to attend a community development meeting cause these folks are part of our council and they work with our building inspector and oversee the BOCA codes,

(Rusk) It's easier coming to you folks than it is to come to council and take up an hour trying to explain.

(J.A.) That's another reason I wanted to tape it so, because there are things you said that went over my head, now I can get it on the paper and they can ask you folks questions if they don't understand it.

(Rusk) We would have had a house already in there two months ago, if we hadn't had to screw with the DNR. but you can't do anything without approval from them. She would like to get started on these houses and if we can get your blessing I make out a quit claim deed for that 66 feet on the condition that you make it a street. If you really decide you don't want a street up there then I'll put an old tin building up there. I know that's a bad way to do, but, ... I don't want to do that and we have even talked about moving houses in there but we can do that unless we move the water line over to one side and give you all a ten foot easement and that's not enough room to get in there if something happens, You really need the street.

(Chris) Well as I said I appreciate you all coming over and spending the time to help cause I met with you and by going out there and walking it I got a much clearer picture. And it helps the committee members to hear what you are proposing. Bottom line is we aren't trying to be difficult and we know you aren't.

(Rusk) We just want you people to know where the finances is to do this.

(Chris) We have a council meeting coming up on May 12th and you are more than welcome

to attend.

(Brenda) I called to be put on the agenda

(Chris) If you want to come that's fine.

(Rusk) We have no questions other than if there is any problems with the council on what we are doing I will explain every way I know how,

(Chris) Right, right, we are trying so hard to get a comprehensive plan done, and trying to institute planning and zoning for the city. We trying to, as you all have made, contributions to the city to improve things. One of the questions actually there were two

1. The current home owners saying there was never going to be a street there and
2. the other thing

Well stay in touch with you,

(Rusk) as soon as we get report from DNR on the sanitary we will give you copies of that. We have so long to put that in or we have to start all over. They say two years, but we could start the water next week but it will be done in three months. We will go ahead and start if we've got the blessing of the city.

End of Rusk...

The rest of the meeting.

Nothing has been done on zoning. Chris has a comprehensive plan from 1974-95. housing objectives, she'll look into it.

As far as Mr Rusks development we don't have any ordinance requiring them to put in curb and street. We requested it of Maddis and he is complying because his streets were never platted like in Johnstown. We'll need to do something about the proposed street in Johnstown because of the drainage problem. Herbs contention is if we don't make developers do streets now it will cost the city later. Which would be true for the new additions that never had platted streets, but the streets in Johnstown were. So the city is responsible for them.

There were no abandon houses listed to demolish for this month other that the burn out at the 100 block of Wilson.

Letter was sent to the gentlemen in AZ. regarding demolished of the house next to the burn out on the west side.

Need to go in to close session regarding possible change in building inspectors.

Wald's project - you can go and see similar unit to his at Petro. Pine street will be considered again. We need to come up with and ordinance if you want a business you have to come to council.

No other business: adjourned at 6:35 pm

Boca Board Hearing
September 21, 1998

Committee Community Development
Present: Jack Lang - Board member - A/C
Dean Hedgecorth - Council/Committee member
Johnny Arrowood - Council/Committee member
Gayland White - Board member
Lucky Foddrell - Board member

Regarding: Maddis Brothers project on 905 Lincoln. And turning Electric on - for the sale of the house. Chuck Dial was the electrician/not certified. House was not inspected by inspector because of that reason..

All on board agreed to let this house pass, but to require from this point on to get all plans and fees anything else required by the BOCA laws.

Mr Snyder said he would abide by the boards decision, but would sign under protest and that he wanted a letter of protection for future problem that may occur. If you wish a copy of the letter see Cathleen.

Adj 8:00 p.m.