

--NOTICE OF MEETING--
PUBLIC WORKS COMMITTEE
July 7, 2026
5:30 PM
CITY HALL
326 GRANT STREET
COUNCIL CHAMBERS

OLD BUSINESS

- **Consideration and Approval of minutes from Meeting on June 2, 2026.**

CITIZENS PARTICIPATION

NEW BUSINESS

- **Discuss Overhead Electric Easement between The City of Carthage and CWEP**
- **Consider and Discuss Permit Fees for Villas at Myers Park**
- **Discuss list of Unfit Structures**

OTHER BUSINESS

STAFF REPORTS

- **Josiah Bayless**
- **Traci Cox**

ADJOURNMENT

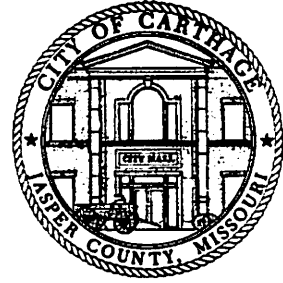
**PERSONS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE CALL
417-237-7000 (VOICE) OR 1-800-735-2466 (TDD VIA RELAY MISSOURI)
AT LEAST 24 HOURS PRIOR TO THE MEETING.**

POSTED: 07/2/2026
BY: Rachel Sutherland

PUBLIC WORKS COMMITTEE

Public Works Department 623 E 7th Carthage MO 64836
Tele: (417) 237-7010 Fax: (417) 237-7011

"America's Maple Leaf City"



June 2, 2026, PUBLIC WORKS COMMITTEE MEETING MINUTES

Committee Members present: Juan Topete, Ray West, Jack Perkins, and Robin Harrison

Staff Members present: Josiah Bayless, Director of Public Works and Rachel Sutherland, Public Works Administrative Assistant.

Citizens Present: Bren Flanigan

Chairperson Juan Topete called the Public Works Committee meeting to order at 5:30 p.m.

Robin Harrison made a motion to accept the minutes of the May 5, 2026, meeting. All ayes, motion passed.

New Business:

1. Discussion of Road Easement Agreement for South Industrial Park to make the entire area accessible to allow the area to be developed. Robin Harrison made a motion to forward the Easement Agreement to City Council. All Ayes, motion passed.
2. The extensive overhaul of repairs that CAT did on the Recycle Center Loader went over the budgeted amount. CAT ran into several issues with the repairs with the final bill being \$56,106.79 and the initial budgeted amount was \$45,000.00. Josiah is requesting a budget adjustment to reallocate funds to cover the expenses. CAT has written off \$7,000.00 of labor cost and Josiah will see if there is anything else that they will work on to lower the cost of repair. Robin made a motion to forward this to the Budget Committee, All Ayes, motion passed.
3. Josiah discussed the need to raise Building Permit Fees and explained how the cost of permits is determined. We are currently structuring the fees based on City Code Sec 6-17 using the building valuation data published in the Building Safety Journal each February. He proposed that we adopt 2025 issue prices as this would allow us to follow City Code. 2018 was the last time that The City had an increase in Permit Fees. Residential Permits are based on calculations done by the Building Inspector based on square footage of the home, and Commercial Projects are based on what The Engineer calculates as the cost of the project. He would also like to see a 25% increase in plan review fees. Jack Perkins made a motion to accept the increases, All Ayes, motion passed.

Staff Reports:

Josiah reported:

1. The Street Department is busy patching asphalt, pouring concrete and spraying for mosquitos the last week of every month, for the season.

Robin Harrison made a motion to adjourn the meeting at 6:12 p.m. All Ayes, motion carried.

RIGHT-OF-WAY EASEMENT

Tract No. 5 & 13

KNOW ALL MEN BY THESE PRESENTS, that (grantor) **The City of Carthage, a Municipal Corporation** for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the **CITY OF CARTHAGE, MISSOURI**, therein and to its successors and assigns, the perpetual right to enter upon the lands of the undersigned, situated in the County of **Jasper**, State of Missouri, and more particularly described as follows:

Easement Description: See Attached Exhibit "A"

Property Description: See Attached Exhibit "B"

The City of Carthage will have the right to place, replace, construct, reconstruct, operate, repair, maintain and relocate thereon, and in or upon all streets, roads or highways abutting said lands, either above ground or underground or a combination of both, an electric transmission and or distribution line and or communication system on the above described premises, the right to increase or decrease the voltage of the line, and to grant, permit or otherwise agree to the joint use or occupancy of the line, system or easement by any other person, association or corporation as Grantee may deem necessary or advisable; and the right to have ingress and egress to, from and over the above described lands, for doing anything necessary or useful for the enjoyment of the easement herein granted; and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system, by chemical spray or cutting (the City of Carthage option); to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling; and to remove all structures that might endanger the line or system by fire or otherwise. All trees and limbs cut by the City of Carthage at any time shall remain the property of the owner. The owner assumes all risk occasioned by concreting or otherwise improving the surface area covered by the easement, and expressly agrees not to dig or trench beneath the surface of the land within the easement, or permit others to do so without first securing the written consent of the City of Carthage.

Signature

Signature

Print Name

Print Name

STATE OF MISSOURI, COUNTY OF JASPER

On this _____ day of _____, 2026, before me personally appeared _____ and _____ to me known to be the person or persons described in and who executed the foregoing instrument and acknowledge that he/she executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

(Notary Seal/Stamp)

Notary Public Signatures _____

EXHIBIT "A"

PROPERTY DESCRIPTION:

Parcel ID: 1450210000064000

All of Lot Numbered Six (6) in the PEACH TREE CENTER REPLAT, to the City of Carthage, Jasper County, Missouri, according to the recorded Plat thereof, subject to easements, covenants and restrictions of record.

Parcel ID: 1450210000033000

All of the South One-half (S1/2) of Section 21, Township 28, Range 31, Jasper County, Missouri, Except the North One-half of the Northeast Quarter of the Southeast Quarter of Said Section 21, and Except All of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 21, Township 28, Range 31, and Except any part taken or deeded for road or highway.

CARTHAGE WATER & ELECTRIC PLANT CARTHAGE, MISSOURI EXHIBIT "A"

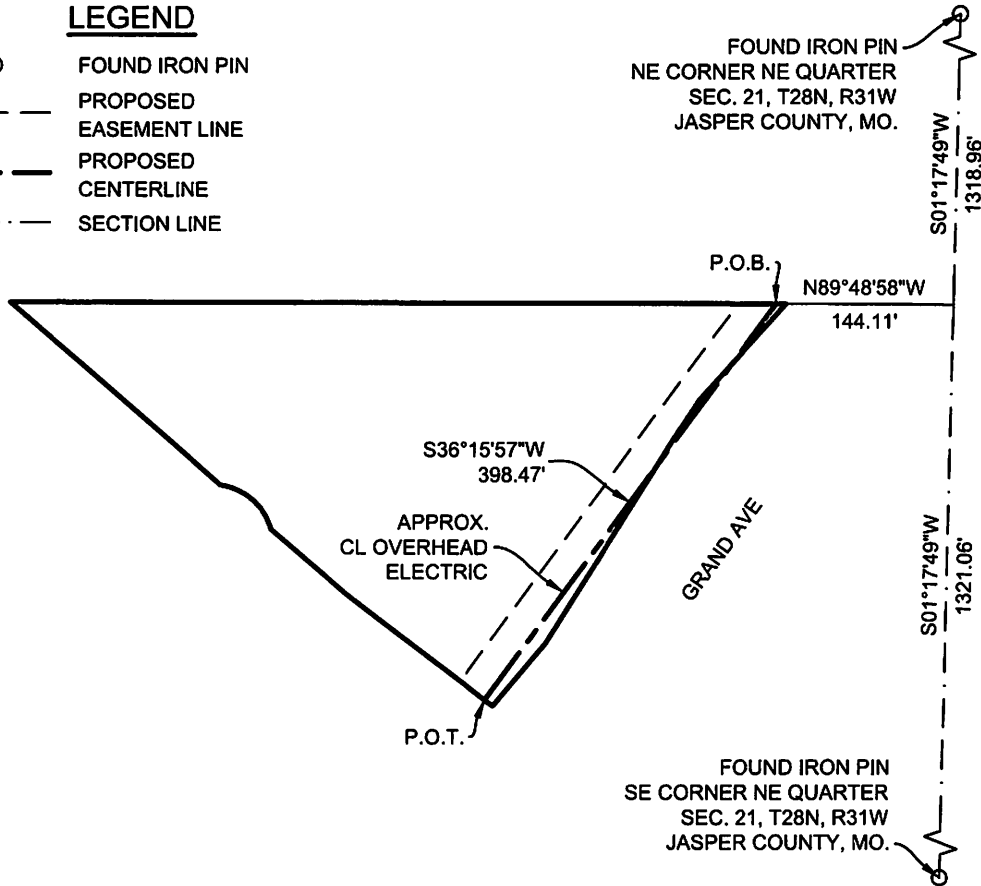


PART OF THE NORTHEAST 1/4
SEC. 21 T28N R31W
JASPER COUNTY, MO

NOT TO SCALE

LEGEND

- FOUND IRON PIN
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- SECTION LINE



SWPA - SUB 4
TRACT #5

OVERHEAD ELECTRIC EASEMENT

CITY OF CARTHAGE

DEED BOOK 2327 PAGE 1627

THIS EXHIBIT DEPICTS APPARENT OWNERSHIP LINES AND WAS PREPARED EXCLUSIVELY FROM INSTRUMENTS OF RECORD AND IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS OR RIGHT-OF-WAYS, IF ANY. 05-15-2026

THIS DRAWING IS A DOCUMENT OF SERVICE AND IS THE PROPERTY OF ALLGEIER, MARTIN and ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE USED ON THIS OR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ALLGEIER, MARTIN and ASSOCIATES, INC.

LAND SURVEYING CERTIFICATE
MISSOURI NO. 000081



ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS
7231 EAST 24TH STREET
JOPLIN, MISSOURI 64804 (417) 680-7200



ERIC S. DURKIN
MISSOURI P.L.S. #2004001330
AGENT FOR ALLGEIER, MARTIN and ASSOCIATES, INC.

CARTHAGE WATER & ELECTRIC PLANT
CARTHAGE, MISSOURI
EXHIBIT "A"

2 OF 2

SWPA - SUB 4
TRACT #5

OVERHEAD ELECTRIC EASEMENT

CITY OF CARTHAGE

DEED BOOK 2327 PAGE 1627

EASEMENT DESCRIPTION:

THE EASEMENT HEREIN GRANTED WILL BE 50 FEET WIDE AND LIE 25 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AS CONSTRUCTED (ALL SIDELINES ARE LENGTHENED OR SHORTENED AS REQUIRED TO END ON GRANTOR'S BOUNDARY):

COMMENCING AT A FOUND IRON PIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 31 WEST, ALL IN JASPER COUNTY, MISSOURI; THENCE S01°17'49"W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1318.96 FEET MORE OR LESS; THENCE LEAVING SAID SECTION LINE N89°48'58"W, 144.11 FEET MORE OR LESS TO THE INTERSECTION OF THE GRANTOR'S BOUNDARY AND THE CENTERLINE AS CONSTRUCTED ALSO BEING THE POINT OF BEGINNING; THENCE S36°15'57"W ALONG SAID CENTERLINE, 398.47 FEET MORE OR LESS TO THE GRANTOR'S BOUNDARY AND THE POINT OF TERMINUS.

0.3 ACRES, APPROX.

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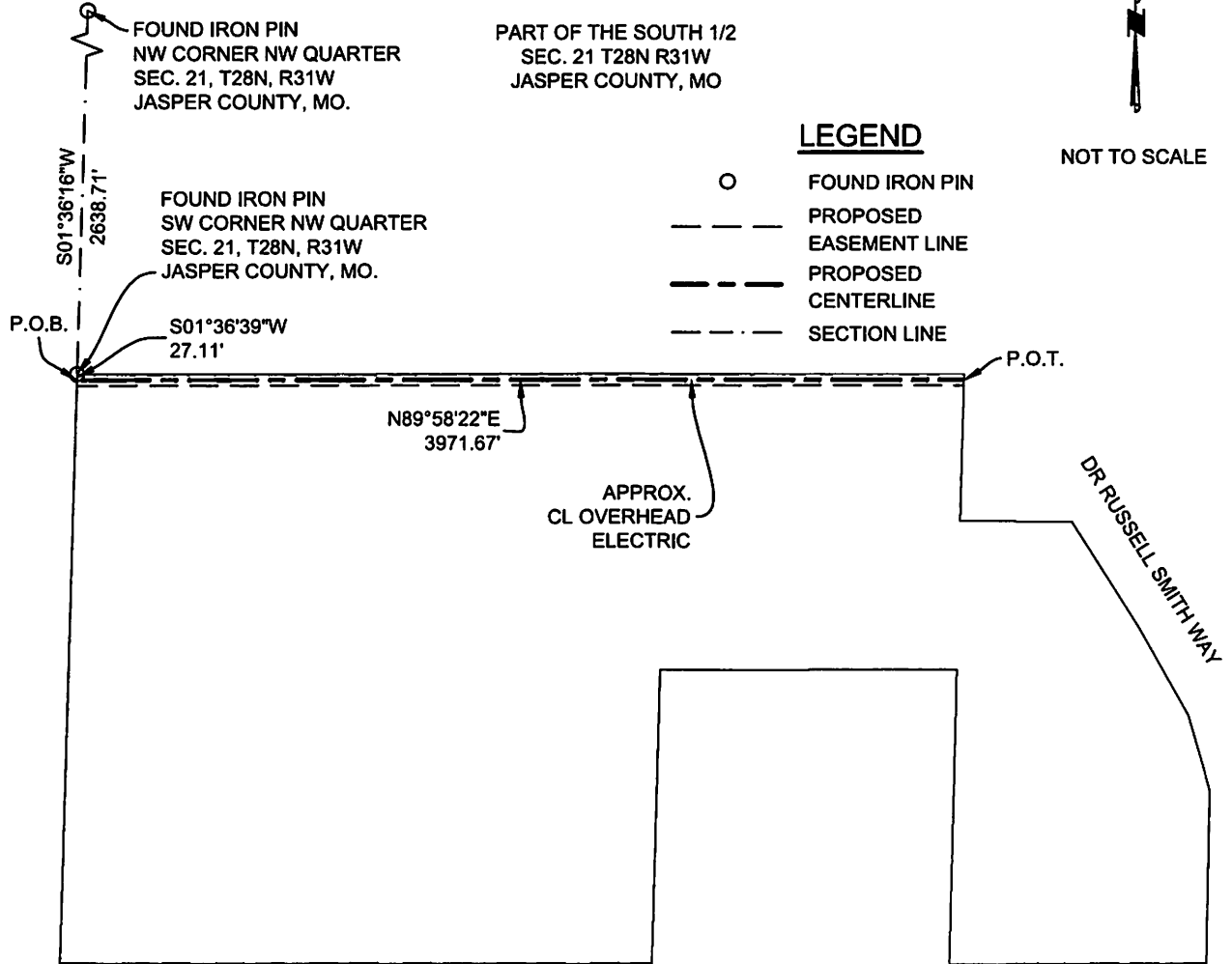


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CARTHAGE WATER & ELECTRIC PLANT CARTHAGE, MISSOURI EXHIBIT "A"



SWPA - SUB 4
TRACT #13

OVERHEAD ELECTRIC EASEMENT

CITY OF CARTHAGE

DEED BOOK 2707 PAGE 358

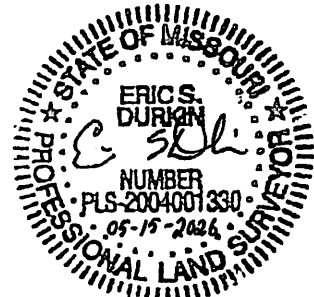
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TRACT #13

OVERHEAD ELECTRIC EASEMENT

CITY OF CARTHAGE

DEED BOOK 2707 PAGE 358

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COMMENCING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 31 WEST, ALL IN JASPER COUNTY, MISSOURI; THENCE S01°36'16"W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 2638.71 FEET MORE OR LESS TO A FOUND IRON PIN AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S01°36'39"W, 27.11 TO THE INTERSECTION OF THE CENTERLINE AS CONSTRUCTED AND THE GRANTOR'S BOUNDARY ALSO BEING THE POINT OF BEGINNING; THENCE N89°58'22"E ALONG SAID CENTERLINE, 3971.67 FEET MORE OR LESS TO THE GRANTOR'S BOUNDARY AND THE POINT OF TERMINUS.

4.6 ACRES, APPROX.

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404 Case
819 Cedar
1003 Clinton (two on same parcel)
400 S Fulton
404 S Fulton
708 High
716 High
904 Howard
1306 James
901 McGregor
225 N Main
231 N Main
1725 S Main
323 N Maple
210 E Mound
415 W Mound
1009 Olive
904 Olive
623 Orner
627 Orner
523 Pine
1011 Poplar
728 Sycamore
606 E 13th