

Regular Council Meeting
April 28, 2025 – 6:00 P.M.
City Hall - 203 Paul St., Pleasant Hill, MO 64080

Present

Mayor: John King

Council Members: Pat Niner, Michelle Newberry, Jackie Emo, Brenda Dummer

Staff: Shelby Teufel, Nici Wilson, Tommy Wright, Tony Bakken, Jeff Hull, Amy Johnson, Missy Gentry, Kylie Baker, and Jodie Wasson

Legal Counsel: n/a

Press: n/a

Public: John Self, Harry Wolf, Marla Largent, Scott Vilas, Lindsay Tetro, Ethan Stanfill, Joey McLiney

Mayor King called the meeting to order at 6:00 P.M. Jodie Wasson called the roll of officials. A quorum was declared.

1. The meeting agenda was approved by unanimous consent with no changes noted.
2. The meeting agenda was approved by unanimous consent with no changes noted.
3. Public Hearing - Bill No 25-14 | An Ordinance Approving the Rezoning Application for Lot 1 of "218" Subdivision from Single-Family (R1) to Two-Family Residential (R2):

A motion was made to open the public hearing at 6:02 P.M. by CW Newberry, seconded by CW Niner. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion carried.

Development Coordinator Missy Gentry opened the public hearing by providing some information on the application received. This rezoning application was submitted by Stanfill Homes and requests to reclassify the zoning of Lot 1 of "218" Subdivision (commonly known as 218 Boardman) from Single-Family Residential (R1) to Two-Family Residential (R2). The applicant intends to build a slab on grade duplex unit similar to the adjacent property. The Planning & Zoning Commission held a public hearing on April 1, 2025, and voted to recommend approval to the City Council. Staff also recommends approval because it does meet all of the development code standards for the lot size and dimensions, it aligns with surrounding zoning, it aligns with future land use maps and the UDC standards.

The applicant, Ethan Stanfill with Stanfill Homes, addressed the Council regarding this project. He is a local builder that has constructed over 32 homes in Pleasant Hill. He purchased this lot with the intent of building a duplex and maintain it as rental property for himself.

CW Newberry inquired what his plans were for the property if they were to vote no on the rezoning application. Mr. Stanfill stated that he would probably sell the lot at that point.

One question was asked by John Self, a member of the public and one email comment by Jerri Brandes was read before Council concerning this application.

There being no further comments or discussion, a motion was made to close the public hearing at 6:09 P.M. by CW Newberry, seconded by CW Niner. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion carried.

4. Consideration of Bill No 25-14 |An Ordinance Approving the Rezoning Application for Lot 1 of “218” Subdivision from Single-Family (R1) to Two-Family Residential (R2):

A motion was made to consider Bill No 25-14 |An Ordinance Approving the Rezoning Application for Lot 1 of “218” Subdivision from Single-Family (R1) to Two-Family Residential (R2) by CW Newberry, seconded by CW Niner. Discussion ensued. CW Niner inquired about the rental ratio. Mayor King stated that when looking at the US Census Bureau you are strictly seeing the number of single-family homes that are occupied by the owner or rental homes. It does not take into account multifamily buildings. Mayor King stated that he thinks our owner-occupied amount is approximately 73%. CW Niner also inquired about a rental registry. Gentry is working on information and gathering data that will be discussed at a future meeting. John Self inquired about how many Two-Family structures are in town.

After some discussion a roll call vote was taken regarding the Consideration of Bill No 25-14 |An Ordinance Approving the Rezoning Application for Lot 1 of “218” Subdivision from Single-Family (R1) to Two-Family Residential (R2). Vote as follows: CW Niner aye, CW Newberry nay, CW Emo aye, CW Dummer nay. There being a tie, Mayor King voted nay. Motion did not pass.

5. Public Comment:

A gentleman from the public inquired what the ratios meant. Mayor King stated that when you start to dip below a certain percentage it starts to impact things such as economic development and property values. Ideally it is best to have more owner-occupied dwellings.

Ethan Stanfill asked the Council as a local builder wanting to hold onto this property and invest back into the community, what is the hesitation on this property versus if he were to purchase a single-family home and then turn around and sell it to an overseas investor. Mayor King noted his reservation with this property because he’s not a proponent of spot zoning, he would rather see more planned development.

John Self inquired about the hold up on getting the meetings livestreamed with commenting available for the viewers. He then read a statement from Jessica Elliott who was unable to attend regarding her views on the bleacher proposal and the roof replacement on the Police Station. She is troubled by what appears to be a lack of prioritization of these projects and expressed her views. She also would like the Council to look into holding second readings of bills. Mr. Self then addressed the Council regarding his view on the bleacher proposal.

6. Resolution 25-16 | A Resolution of the City Council of the City of Pleasant Hill, Missouri, Declaring the Intention of the City to Reimburse Certain Capital Expenditures with Proceeds of Tax-Exempt Lease Purchase Obligations:

On March 24, 2025, the City Council voted to authorize the purchase and installation of a bleacher system at the Cass County Fairgrounds. During that conversation, staff indicated a desire to finance through a tax-exempt lease purchase. The lease purchase has not yet been executed but is expected in May 2025. The proposed resolution allows the City to declare its intent to reimburse itself for capital expenditures related to this project once lease purchase funds have been received. The City can reimburse project related expenses 60 days prior to the issuance. This authorizes the City to utilize existing cash on hand to make necessary payments related to the project; to be reimbursed by the lease purchase financing. The authorization notes the lease purchase will not exceed \$525,000. This not to exceed includes a contingency and costs of issuance. It is possible the final issuance will be less than \$525,000, but the Council's resolution now needs to ensure that it is not understated. This is not the final authorization for the lease purchase; the final number will be refined prior to issuance. The City anticipates a need to make a deposit prior to receiving funds, and potentially labor and materials costs for site preparation - anticipated reimbursable cash outlay is expected to not exceed \$150,000.

Joey McLiney, the City's financial advisor, addressed Council regarding the debt issuance. This will allow the City to pay itself back if it puts forth money 60 days before today and going forward. He is not comfortable going to market right now because interest rates are fluctuating. The debt issuance is on a 20-year note. There is also the ability to restructure or pay off within 5 years.

CW Dummer inquired about how much money the Fair Board had to put towards this purchase. City Administrator Shelby Teufel explained that the Fair Board doesn't have their own money, it is held within the City's budget. Teufel further explained that the debt obligations will come out of the Fair fund first. Our early projections were based on increased capacity, and how much at the current rates the fair could generate in revenue. Teufel explained that there is still a risk that if the fair was unable to turn out enough revenue to pay the payment, then we would have to use general fund revenue to do so. However, that is not the intention to have to do that. CW Newberry asked how much of a deposit is needed. Teufel stated that the deposit is 30% of the total cost. The City is still working to procure a sponsor to help offset the amount of debt. CW Dummer asked about other times that the bleachers could be used. Assistant City Administrator Nici Wilson stated that currently they don't get utilized outside of the fair. It has been the desire of staff and previous councils to market the event space for usage outside of the fair as a means to generate revenue. In the past when event organizers inquired about using the fairgrounds, seating capacity has always been a negative factor.

A motion was made to approve Resolution 25-16 | A Resolution of the City Council of the City of Pleasant Hill, Missouri, Declaring the Intention of the City to Reimburse Certain Capital Expenditures with Proceeds of Tax-Exempt Lease Purchase Obligations by CW Niner, seconded by CW Emo. Vote as follows: CW Niner aye, CW Newberry nay, CW Emo aye, CW Dummer aye. Motion carried.

7. P2 Project Update - Police Station Renovation:

Scott Vilas with Navigate Building Solutions and Lindsay Tatro with SFS Architecture presented the Mayor and Council with a design overview and budget projections for the Police Station Renovations.

Police Station : Water Intrusion:

- New storm sewer line that will run through the courtyard
- New paving at driveway
- New sump pumps
- Epoxy patching at Basement

Police Station : Accessible Entry:

- New ADA parking
- New ramp and handrails
- New accessible patch to West Dispatch Entry
- New security film at lobby

Police Station : Building Renovations:

- Dispatch Improvements
 - Demo wall at Dispatch
 - Cloaking film at transaction window
 - Demo and replacement of ceiling throughout
 - New LED lighting
 - Paint walls throughout
 - (2) new doors
 - New carpet/LVT Flooring throughout
 - Security Improvements
 - Updated wall layout to support security upgrades
 - New restroom fixtures and accessories
- Intake Improvements
 - Security and camera monitoring improvements
 - New detention grade door and frames
 - Infill of existing opening into holding cells
 - New storage area for inmate belongings
 - New paint throughout
 - Removal of existing restroom area
 - Added drain in intake for cleaning of area
 - New drywall ceiling with security board and lighting
 - New fixed casework
 - Sealed concrete
- New Training Area
 - Reconfiguration of wall layout
 - Wall framing for new IT, Mechanical and Restroom
 - New LVT flooring
 - Patch and paint of drywall throughout

- HVAC upgrades
- Repair and paint of existing casework
- New ACT ceiling and lighting at Training and Break
- New restroom fixtures and accessories
- Security and camera monitoring improvements
- Fitness Improvements

CW Niner inquired about the current number of ADA accessible bathrooms. There are two currently, but neither is ADA accessible from the lower levels. CW Niner also inquired about the mold in the building. Teufel explained that per the testing that was previously conducted, there was no mold detected other than what is present in the natural environment. As part of this project, they will begin this week on Phase 2 Environmental testing, which needs to be done before some of these renovations can occur.

Scott Vilas then went over the project budget and the updated estimates that they are working with. The conceptual estimates given in December 2024 estimated the total project at 1.615 million. The new estimate they are working with as the project unfolds is 1.632 million.

City Administrator Shelby Teufel explained that the City has executed the roof contract for the TPO portions of the roof. The City still plans to execute the other portions of the roof. The timing of the bids and the pricing received didn't make sense to execute at this point. Teufel further explained that work on the renovations could not move forward until we were sealed on the portions that needed the most work. The water infiltration investigation was completed, and the Public Works Department continues to work in the area to locate exactly where every utility lies in the courtyard. Staff has executed the contract for Phase 2 Environmental assessment. They are also working on security cameras and access controls. Additionally, all surveying work is completed.

Scott Vilas stated that over the course of the month of May we will finalize the rest of the documents and submit for permits, go through the permit review process with plans to go out to bid in June and come back to the Council in July for approval of the contract and proceed immediately.

Marla Largent stated that there is black mold present in the building, and it will need to be addressed for the safety of the employees that work there.

John Self inquired about whether there is a cistern in the basement, and if it exists how will it be dealt with.

8. Special Request | PH Theatrical Guild:

A motion was made to approve the Special Request by the PH Theatrical Guild for the use of the Memorial Building on September 19 - 20, 2025, to host their "Murder Mystery Dinner and Show" fundraiser at no charge by CW Niner, seconded by CW Emo. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion carried.

Staff Reports:

9. Development Coordinator Missy Gentry informed the Council that she has been busy filling in as the Building Inspector while that employee has been off work.
10. Finance Manager Amy Johnson informed the Council that the ARPA Compliance Report is due on April 30th, however she has turned the City's in today. The newsletter going out this month will communicate the new water and sewer rates.
11. Parks and Facilities Director Jeff Hull informed the Council that the department is busy mowing. He is working on getting the mowing contract activated. Staff has also been working at the fairgrounds getting some prep work done for the upcoming fair.
12. Public Works Director Tony Bakken informed the Council that there was a pre-con meeting last week for the 7 Hwy Waterline Replacement project starting on May 5th. The SIPP Lining Project is completed. The 5 Year Plan is still under final review with DNR. Work continues on the Timber St Pumpouse.
13. Chief Tommy Wright informed the Council that "Coffee with a Cop" will be held at KC Vintage Realty on May 16th. Saturday, September 13th, the department will be hosting their "Touch a Truck" event. More information on this event will be out in June.
14. City Clerk Jodie Wasson informed the Council that she has mainly been focused recently on employee matters. Open Enrollment for employees is scheduled for May 8th.
15. Communications Specialist Kylie Baker informed the Council that on Friday, in partnership with our contractors, PCC, staff and park board members participated in a community build day at the City Lake. Together volunteers built the new City Lake playground. In honor of Arbor Day, they planted 3 trees alongside the bank of the lake. The citywide garage sale will be held on May 17th.
16. City Administrator Teufel informed the Council that she along with CW Niner, CW Emo, and CW Dummer attended a city officials training hosted by Lauber Municipal Law on Friday. The City has purchased the striping robot for the Parks Department and executed that service contract. A grant was submitted to Variety KC for some of the accessible play features at the parks. The City is working with Comcast for internet redundancy between City Hall and the Police Station specifically but also making sure we have access at the other facilities as well. Animal Shelter design is almost finalized, and Council will be receiving some more information regarding the schematics very soon.
17. CW Niner inquired about the work being done in Hickory Hills by Comcast. Gentry stated that she is not aware of any work that Comcast is doing, they do not currently have any open right of way permits but she will look into it.
18. CW Newberry requested copies of the recent ordinance violation letters that have been sent out in the last 60 days.

There being no further business, a motion was made to adjourn the meeting at 7:15 P.M. by CW Newberry, seconded by CW Niner. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion carried.

Meeting adjourned at 7:15 P.M.

Approved: _____

Mayor King

Attest: _____

City Clerk - Jodie Wasson