

Regular Council Meeting
August 25, 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, and Brenda Dummer

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

Legal Council: n/a

Press: Jimmy Gillespie

Public: Bonnie Chambers, Don Donovan, Charlie Blalock, Amber Cayler, Carla Murray, Arienne Fanolly, Ed Clemmons

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

Nici Wilson indicated there was a typographical error on the agenda relating to the date of the minutes on the consent agenda. The date should read 08/11/2025 minutes. Motion was made by CM Niner, seconded by CW Newberry to approve the agenda with the noted amendment. Vote was unanimous in favor 4-0.

Motion was made by CW Niner, seconded by CW Emo to approve the consent agenda as amended. Vote was unanimous in favor 4-0.

Public Hearing

Motion was made by CW Newberry, seconded by CW Niner to open the public hearing at 6:07 pm for the 2025 Tax Levy.

Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion carried.

Amy Johnson presented the tax levy as advertised explaining that the advertisement is at the highest allowable rate. Johnson provided the financial information indicating that staff recommends a rollback of the debt levy that still meets the financial needs to make the debt payment.

Let the record show there was no public comment.

Motion was made by CW Niner, seconded by CW Dummer to close the public hearing at 6:20 pm.

Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion carried.

Public Comment

Charlie Blalock (Mayor, City of East Lynne) - Mr. Blalock addressed the Mayor and City Council requesting to use the city's portable bleachers from the fairgrounds for the East Lynne Rodeo the weekend of September 12. Blalock indicated that while they have applied for a grant and are looking at ways to attain more seating it won't happen before this year's event and their ticket presale has exceeded the seating they currently have.

Staff indicated that the Cass County Sheriffs Department has also used these bleachers in the past for their event. Council was in favor of lending the use of the bleachers to the City of East Lynne and asked staff to coordinate the pick up of them as well as getting a certificate of insurance or waiver of any city liability.

Items for Consideration

Special Events Application - Pleasant Hill Noteables Haunted Trail

Nici Wilson presented the SEA for the Pleasant Hill Noteables. The Pleasant Hill NOTEables which support the high school music department annually host a trick or treat and haunted trail. The event this year will be held on Saturday, October 25, 2025. The request is for the following:

- Closure of the MOPac Trail from the start to the Boardman parking lot beginning at 9am for set up through the end of the event and clean up
- Barricades at the following intersections from 4pm 9:30pm: Olive & Boardman, Paul & Boardman, and 175th & Boardman
- Officer to man the barricade at 175th & Boardman
- Use of City Hall back parking lot to serve hot dogs & hot chocolate

Arianne Fancolly on behalf of the PH Noteables was present to answer questions. Motion was made by CW Newberry, seconded by CW Niner to approve the special events application.

Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion carried.

Special Events Application - Downtown Pleasant Hill, Inc. First Fridays Location Change

Don Donovan (709 Pine St) on behalf of Downtown PH, Inc. is requesting a change of location for the group's September event. The previously approved location was for Gazebo Park, however they are doing a foam party again and would like to move back to Gray's lot for a larger space and flatter surface. Concerns were raised by the Farmer's Market Committee of the condition of the ground following the last event. It was noted that the group re-seeded the area, it takes time for the grass to be re-established and the Farmer's Market is slated for the following morning where there will be large numbers of people in the area. Pictures were provided to Council on the condition of Gray's lot following the last event. Jeff Hull was asked how long it took for the grass to re-establish. Hull noted it was over three (3) weeks. It was further noted that the approved pavilions for Gray's Lot will also begin within a few weeks.

Discussion was held regarding alternate site locations, including the preference of Depot Drive. Jeff Hull also offered the grass area of the Fairgrounds. Mr. Donovan indicated that they prefer to be in downtown. Mayor King indicated he would work with the group and businesses along Depot Drive for that preferred location.

Motion was made by CW Niner, seconded by CW Newberry to approve the location change of first preference Depot Drive and for the Mayor to coordinate.

Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion carried.

Special Events Application - Use of Train Depot (Downtown PH, Inc.)

Carla Murray presented a SEA requesting the use of the Train Depot waiting room for a ghost walking tour of downtown. Ms. Murray indicated the request was to use the area for the bathrooms, to start the event from there and to conclude at that location. Jeff Hull will coordinate getting the keys to the waiting room to Downtown PH, Inc.

Motion was made by CW Newberry, seconded by CW Emo to approve the special events application.

Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer abstained. Motion carried.

The lease agreement with Goppert Financial Bank was removed from the agenda.

Bill No. 25-30, A Proposed Resolution for the sale of property to Little Blue Valley Sewer District

In a memo to Council, City Administrator Shelby Teufel provided the information regarding the sale of the parcel along 58 Hwy. Upon request of the Little Blue Valley Sewer District (LBVSD) to purchase the remaining parcel that makes up the area of the former City of Pleasant Hill Wastewater Treatment Plant, the city worked with LBVSD on the appraisal of the parcel. This information was previously conveyed to the City Council in a closed session for real estate negotiations. The amount offered by LBVSD and the sale of the property has been determined by the City Council to be in the best interest of the City. The agenda item is to finalize the purchase agreement and direct staff to fulfill the terms of the contract on the closing. Little Blue Valley Sewer District will purchase the property as described in Exhibit 1 (approximately 2.1 acres) for \$130,000.

Motion was made by CW Newberry, seconded by CW Niner to approve bill no. 25-30. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion carried.

Bill No. 25-28, Proposed 2025 Tax Levy Ordinance

Amy Johnson presented the proposed ordinance for the 2025 Tax Levy. In her presentation and in a memo to the Council the following information was presented:

- The City is required to advertise and hold a public hearing in order to establish the annual tax rates. The rates are validated by the State Auditor to determine the maximum allowable levies for each category. This Public Hearing is part of the annual process for setting the 2025 tax levy.
- The City advertised the city's tax levies in the Tribune and Times at the maximum allowable rates although they can be rolled back at the Council's discretion.
- The City's general, roads, parks, and public health levies are voter established and adjusted based on the assessed valuation levied. The debt service levy is allowed to be the amount necessary to cover two years worth of general obligation debt. The rate is set by the State of Missouri via the Hancock amendment which takes the maximum rate, but then rolls it back so that the taxpayers are not paying more taxes than necessary and the City still receives the same amount of funding.
- The Debt levy is established by the City Council, it can be set at the maximum allowable which is 1.1017, last year's debt levy was set at 0.5934.
- The attached bill shows the tax levies at the maximum allowable. The Council will need to amend the bill in order to roll back any of the tax levies
- Total revenue budgeted \$2,041,604

Staff provided a recommendation to set the overall levy at \$1.0927 per \$100 of assessed valuation. Below is the amount of each voter approved levy to make up the overall total.

- General Revenue set at \$0.3026, decrease from 2024
- Parks & Recreation set at \$0.0604, decrease from 2024

- Public Health set at \$0.0604, decrease from 2024
- Streets (Roads) set at \$0.1134, decrease from 2024
- Debt set at \$0.5559, decrease from 2024

Motion was made by CW Niner, seconded by CW Newberry to amend the proposed bill to roll back the debt levy to \$0.5559 from the advertised maximum amount and establish the 2025 tax levy as recommended by staff.

Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye.
Motion carried.

Motion was made by CW Newberry, seconded by CW Niner to approve amended bill no. 25-28, setting forth the 2025 Tax Levy.

Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye.
Motion carried.

Staff Reports

Jeff Hull (Parks/Facilities)

- Created a relationship with the school for the work release program at the high school for Lexi Malena. Lexi had worked for us as summer help and we will be able to keep her on board through the work release program.
- The banners for the rules and facilities information for The Hill Complex are beginning to be installed

Tommy Wright (Police Department)

- Westport Construction is on site beginning work for the police station renovations
- Coffee with a Cop will be on Wednesday from 9:00 - 10:30am at Pleasant Hill Health and Rehabilitation
- Citizen's Academy has kicked off with six (6) students enrolled for this class

Kylie Baker (Communications)

- The SRO public outreach was very well received and was one of the highest engaging posts on our social platforms.
- Registrations for fall CWGS are being accepted

Tony Bakken (Public Works)

- 7 Hwy waterline project is moving along well with the main from Wright to Timber all in place and pressurizing and testing underway. Once the water tests are cleared they will begin the portion of the project that creates the loop and then tie-ins.
- Staff is working on the Pine and Taylor Street Stormwater Improvements
- USG has begun mobilizing for the water tower rehabilitation project

Mayor King provided a statement indicating that he had accepted the resignation of City Administrator Shelby Teufel. The Mayor's statement thanked Shelby for her unwavering commitment and service to the citizens of Pleasant Hill since 2011.

Shelby Teufel thanked the Mayor, Council and Staff noting that Pleasant Hill is her home and public service has been her calling. She will be able to continue serving through a new opportunity in the private sector.

Motion was made by CW Niner, seconded by CW Newberry to approve the Mayor's recommendation of the appointment of Nici Wilson as the Interim City Administrator.

Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye.
Motion carried.

Motion was made by CW Dummer, seconded by CW Emo to move the meeting into closed session pursuant to RSMO 610.021 (1) for legal discussions at 6:50 pm.

Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye.
Motion carried.

The Mayor, City Council, Shelby Teufel, Nici Wilson, and Missy Gentry were present during the closed session. No action was taken.

Motion was made by CW Newberry, seconded by CW Emo to move the meeting back into open session at 7:25 pm.

Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye.
Motion carried.

With no further business before the Council, CW Niner made a motion, seconded by CW Newberry to adjourn the meeting at 7:25 pm. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion carried.

Meeting adjourned at 7:25 p.m.

Approved: _____

Mayor John King

ATTEST:

Deputy City Clerk Nici Wilson