

Regular Council Meeting
June 9, 2025 – 6:00 P.M.
City Hall - 203 Paul Street - Pleasant Hill, MO 64080

Present

Mayor: John King

Council Members: Pat Niner, Michelle Newberry, Jackie Emo

Brenda Dummer joined by phone in a non-voting capacity at 6:11 pm and arrived in person at 6:20 pm

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

Public: Joey McLiney, Nadja Karpilow, Pat Clifford, July Brown, Bonnie Chambers, Carla Murray, George Constable, Scott Vilas, Adam Formby

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

1. The meeting agenda was approved by unanimous consent with no changes noted.
2. The consent agenda was approved by unanimous consent with no changes noted.
3. Public Comment: Carla Murray - 300 N Campbell
Downtown Pleasant Hill, Inc. is working with the Masonic Lodge to replace the benches on the east side of the Memorial Building on Saturday morning. They have volunteers lined up. Murray updated that the foam party event was successful. An area of grass was worn down and they have re-seeded and strawed down the area.
John Mooneyham - VFW Post #3118
Invited everyone out for Coffee with a Cop behind hosted at the VFW Post from 8am-10am.
4. Special Event Application - Hern/Keller Williams Real Estate Group
The special event application submitted by the applicant for their Family Fireworks Spectacular was presented. Adam Formby told the Mayor and City Council that their client appreciation event is family friendly with games, music, inclusive for all ages and will conclude with a fireworks display.
Motion was made by CW Niner, seconded by CW Newberry to approve the special events application. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye. Motion approved.
5. Project P2: Animal Shelter Project Buy Out Package
Scott Vilas with Navigate Building Solutions presented the buy out package for the animal shelter project. Vilas noted that the project was completed through the design build process, but as required within the city's procurement process portions of the project over \$50,000 require competitive bidding to provide an additional layer of transparency and is best practice to ensure the city is receiving competitive pricing and best value on each subcontractor package. Vilas noted those had been completed. CW Newberry inquired if it was within budget. Teufel noted that it is.
Motion was made by CW Newberry, seconded by CW Niner on the Animal Shelter buy out packet. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye. Motion approved.

6. Bill No. 25-18 / Proposed Fee Schedule Amendment for Solid Waste

The proposed ordinance was presented for the fee schedule amendment for solid waste.

Finance Manager Amy Johnson introduced George Constable. It was noted that the proposed increase for the contracted trash service took the consumer price index for garbage and trash collection and actual cost increases for the proposed monthly increase of \$0.47 for trash service and \$0.17 for the optional recycling service. The trash service goes from \$19.04 to \$19.51 and the optional recycling from \$6.56 to \$6.73. If approved this would go into effect on July 1, 2025. Constable noted that trash weights in Pleasant Hill continue to stay higher than average. He noted that people tend to eat more in their home so trash weighs more. The Mayor asked how the rates are determined. Constable explained that trash costs are based on weights. Several components are taken into consideration of the census demographics and average number of people per household which equate to the weights of trash produced.

Motion was made by CW Niner, seconded by CW Emo to approve bill no. 25-18.

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

7. Budget Amendment 2026-02

As a result of the approved trash rate increase, Amy Johnson presented budget amendment 2026-02 to reflect the increase in revenue and expense in solid waste service.

Motion was made by CW Newberry, seconded by CW Niner to approve budget amendment 2026-02. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.

8. MARC Household Hazardous Waste Program Presentation

City Administrator Shelby Teufel introduced Nadja Karpilow with the Mid-America Regional Council to present an overview of the Household Hazardous Waste Program provided in the region. Teufel noted that Karpilow had been the program coordinator for the program for over 25 years. Pleasant Hill had previously been a member of the program until 2018. The HHW program operates through participating entities paying a \$1.13 per capita charge so that residents can safely dispose of their household hazardous waste at the MARC HHW mobile drop off sites and the permanent facilities at no cost to the resident. Ms. Karpilow noted that at the mobile drop off event in Harrisonville there were several Pleasant Hill residents that tried to dispose of their materials and were turned away since we are no longer a participating entity. She added that when Pleasant Hill was a member, we averaged around 20,000 pounds per year of household hazardous waste dropped off to be safely disposed of. There was discussion surrounding the cost and questions asked about the cost for residents to drop off materials at the permanent facility as a non-participating entity. The City Council showed interest in rejoining the program. They have asked Ms. Karpilow if we could pay a prorated amount for the remainder of 2025. If that is not an option the consensus seemed to be to join beginning in 2026. Public Comments on the agenda item: Lisa Hoffman, as these materials are not good for the environment and community, she encouraged the Council to prioritize the joining of it. Carla Murray noted as a taxpayer she felt it was better to wait until 2026 to get a full year's benefit if the cost is not prorated.

It was further noted that Pleasant Hill residents in unincorporated portions of Cass County do not get to participate as Cass County is no longer a member as well.

9. Resolution No. 25-19 / 2025 Regional Hazard Mitigation Plan

Chief Tommy Wright presented the resolution for the consideration of the adoption of the regional hazard mitigation plan. Chief Wright explained that every five years the Mid America Regional Council undergoes a process of updating and revising the regional hazard mitigation plan. Part of this process invites local jurisdictions to identify a few of the larger hazards facing their communities, as well as ongoing mitigation actions that jurisdictions can focus on in the future. Following the completion of these updates, MARC requests adoption of the updated plan by all jurisdictions within the region before submitting it to FEMA for final approval. Motion was made by CW Newberry, seconded by CW Niner to approve Resolution No. 25-19, adopting the 2025 Regional Hazard Mitigation Plan. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.

10. Improvements to Gray's Lot - Pleasant Hill Historic District

Bonnie Chambers, 124 S First Street presented a proposed plan from the Pleasant Hill Historic District to place two (2) - 12'x16' cedar pavilions on the lot to create a more formal gathering space for the community and visitors of Downtown. Chambers presented the plan noting that the structures would be placed on piers and could be removed if a different direction is desired for the use of that lot in the future. It was noted that additional flower pots have been placed in the area and Adirondack chairs on the space adjacent to Gray's lot and they have been well received and enjoyed by a large number of visitors. It was noted that the structure placement would be subject to the approval of Historic Preservation Commission.

Motion was made by CW Niner, seconded by CW Emo to approve the request for improvements to Gray's Lot by the Pleasant Hill Historic District. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.

11. Special Events Application / Summer Block Party - Pleasant Hill Historic District

Lisa Hoffman, 116 S First Street presented the special events application for the PHHD Summer Block Party. This event will be in conjunction with the PHHD Cruise Night. Their request is for the use of the Western Auto lot and use of the city's stage trailer for live music during the car show. She further noted there will be bounce houses and other activities to make it a very family friendly event in the downtown district.

Motion was made by CW Newberry, seconded by CW Niner to approve the special events application as presented. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.

12. Resolution No. 25-20 / Change order for the Timber Street Pump Station Improvements

Public Works Director Tony Bakken presented Resolution No. 25-20 that would authorize the City Administrator to execute change order no. 1 with Smico Contracting Group, LLC and to extend the time to complete the project. It was noted that the city executed the contract with Smico on 7/23/2024 for the Timber Street Pump House Renovations. On May 12th, the City Council granted an additional thirty (30) days for completion before liquidated damages would be assessed. The City and contractor have experienced two (2) water main breaks during excavation of the exterior pipes of the pump house since May 12th. One break occurred close to the building and the city and contractor find it in the best interest of the project and public to modify plans to allow for additional piping replacement and coring the wall at the pump house. This work is estimated to cost an additional \$10,000. In consideration of these delays outside of the contractor's control, City staff is recommending an extension of another thirty (30) days of the contract time with completion on June 22, 2025 before liquidated damages will be assessed. This amount will be paid for from the water/sewer revenue bond fund. CW Dummer asked why

we don't just fix the whole thing. Bakken indicated that we are with this project. It was further noted that when the pumphouse comes back online once the lines are replaced a precautionary boil water advisory will have to be issued per MO Department of Natural Resources. CW Newberry inquired about public notifications. Staff advised how those avenues will be handled. Motion was made by CW Niner, seconded by CW Emo to approve Resolution No. 25-20. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.

13. Resolution No. 25-21 / Task Order Agreement with Alpha-Omega Geotechnical Services
City Administrator Shelby Teufel presented the information for Resolution 25-21. She noted that the city had solicited requests for qualifications for an on-call geotechnical engineering firm for a contract term of three (3) years, with an additional two (2) year renewal option. The City received seven (7) submissions and Alpha-Omega Geo-Tech was deemed the most qualified bidder. The City came to terms on price, verified as reasonable by the City's 3rd party owner's representative. To date, the City has executed individual task agreements with Alpha-Omega Geotech as costs were below the purchasing policy threshold that required Council approval. The City has executed task agreements for materials testing at the Parks projects and borings at the Animal Shelter. The City has a need to execute task agreements for the Police Station Renovation, the Animal Shelter construction, and the 7 Highway waterline per MoDOT's requirements. It is possible that one of these projects will require Council approval for a continued engagement with Alpha-Omega according to the purchasing policy. Staff is asking for approval for the ability to continue utilizing Alpha-Omega Geotech, Inc. and authorizing the City Administrator the ability to execute task agreements as needed through October 31, 2027. Motion was made by CW Newberry, seconded by CW Dummer to approve Resolution No. 25-21. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.
14. Bill No. 25-22 / Proposed Ordinance for Leased Purchase Agreement of the Bleacher Capital Improvements at the Cass County Fairgrounds.
Assistant City Administrator Nici Wilson reviewed this project as the need for safer and additional seating at the fairgrounds that has drawn attention by staff, volunteers, and previous elected councils for over a decade. Over the years we've done the best we could with portable bleachers and making improvements to the aging assets. Since 2021, the Cass County Fair has experienced substantial growth, significantly increasing the demand for improved seating capacity and amenities at the rodeo arena. Additionally, Council has prioritized using and promoting the space for additional programming outside of the week of the Cass County Fair. As plans for 2025 commenced, staff and volunteers worked to make this vision a reality. On March 24, 2025, City Council voted to move forward with the project. Joey McLiney provided an overview of the Certificate of Participation financing process on the approved Fairgrounds arena improvement project, noting the terms of the lease at 4.95% interest and a five (5) year call feature for refinancing should interest rates go down. CW Newberry shared concerns that she received from a constituent and said she feels the project is just being pushed through. Public Comments: Carla Murray, 300 N. Campbell, noted her issues with the project and that she doesn't see how the fair can pay for this after reviewing the financial statement. Jessica Elliot noted her feelings were the same as Carla's and doesn't understand how a project like this can occur without a vote of the people. CW Newberry asked what would happen if this bill was not approved. It was noted that the contract for the project has already been executed and the initial COP reimbursement approved. If the financing isn't approved the money will come from the General Fund to pay for the project.

Motion was made by CW Niner, seconded by CW Emo to approve bill no. 25-22. Vote as follows: CW Niner aye, CW Newberry naye, CW Emo aye, CW Dummer aye. Motion approved.

15. Discussion SRO Position

It was announced the current Cass County Sheriff assigned as a Pleasant Hill School District SRO has received a promotion and there will be an opening for this SRO position. Chief Wright would like the ability to have a conversation with the school district to fill this opening with a Pleasant Hill Police Officer. Discussion was held surrounding the ability to fund the position, COP grants, gave direction for Chief Wright to move forward with conversation with the school district on their willingness to partner with the city on the PHPD filling this role.

16. Staff Reports:

- Development Coordinator Missy Gentry provided updates on code enforcement, a BZA application and ongoing code enforcement
- Finance Manager Amy Johnson provided an update on A/P efficiencies, a fraud meeting she had with our bank, and that the City's annual audit is scheduled for the week of July 14th
- Parks and Facilities Director Jeff Hull provided updates on the opening of the pool including rules and regulations of the pool and working with Midwest Pool Management, programming on the east and west fields of the Rec Complex, and a reminder that the parks remain closed for construction absent of our monitored programming
- Public Works Director Tony Bakken provided further updates on the Timber Street pump station and the latest with the 7 Hwy water line project, their work on potholes and patching, and the initial sewer plan review of the Pleasant Hill Marketplace project
- Police Chief Tommy Wright updated the Mayor and City Council on the Hooks with Heros event and thanked the Optimist Club for their partnership on the event, and reminded them of the Coffee with a Cop, Mr. Mooneyham previously mentioned in the meeting.
- Kylie Baker noted on the successful City Wide Garage Sale event, communication to residents and businesses along the 7 Hwy Waterline project, and will be planning the communication for the precautionary boil water advisory, opening pool day communications, and a review of the Primary School Career Day participation
- City Administrator Shelby Teufel gave an overview of the Dogwood Energy sewer line connection, updated that the Pleasant Hill Marketplace property purchasing has closed and officially transferred ownership, noted the pre-bid meeting for the Police Station renovations, and indicated further conversations would be needed as to the options of municipal court as our Court Administrator has provided her notice that she has accepted another job

17. In other business, CW Newberry read an email she received from citizen John Self regarding the request to have the meetings livestreamed with the ability for the online community to be able to comment and communicate in live time.

18. There being no further business to come before the City Council in open session, motion was made by CW Niner, seconded by CW Emo to move the meeting into closed session pursuant to RSMO 610.021(2) at 8:23 pm. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.

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

Motion was made by CW Newberry, seconded by CW Niner to move the meeting back into open session at 9:03 pm. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.

19. Back in open session, there being no further business to come before the City Council, a motion was made by CW Niner, seconded by CW Newberry to adjourn the regular meeting at 9:06 pm. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.

Approved: _____

Mayor - John King

Attest: _____

City Clerk - Jodie Wasson