

Regular Council Meeting
April 14, 2025 – 6:00 P.M.
City Hall - 203 Paul St., Pleasant Hill, MO 64080

Present

Mayor: John King

Council Members: Auggie Augspurg, Pat Niner, Michelle Newberry

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

Legal Counsel: Nick Purifoy

Press: n/a

Public: Carla Murray, Don Donovan, Jessica Elliott, Brenda Dummer, Scott Dummer, Pat Clifford, Michelle Donovan

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.

A motion was made to enter into closed session at 6:02 P.M. pursuant to RSMo. 610.021 (3), and 610.021(12) for discussion of personnel and contract negotiation by CW Niner, seconded by CW Newberry. Vote as follows: CM Augspurg aye, CW Niner aye, CW Newberry aye. Motion carried.

Present in closed session: Mayor King, CW Augspurg, CW Niner, CW Newberry, and legal counsel Nick Purifoy.

One vote was taken in closed session. Pursuant to RSMO 610.021(12), motion was made by CW Niner, seconded by CM Augspurg to authorize the Mayor to execute an employment agreement as presented with the City Administrator. Vote as follows: CM Augspurg aye, CW Niner aye, CW Newberry nay. Motion carried.

A motion was made to go out of closed session at 6:07 P.M. and back into open session by CM Augspurg, seconded by CW Niner. Vote as follows: CM Augspurg aye, CW Niner aye, CW Newberry aye. Motion carried.

3. Resolution No. 25-11 | A Resolution Approving a Memorandum of Understanding Between the City of Pleasant Hill and the Community Betterment Association of Pleasant Hill:

CW Newberry stated that she's not sure that she feels the same as before regarding this MOU with Community Betterment now that things may be changing and the space possibly become a visitor's center. Mayor King stated that we do not have a time frame of when other things will start but we need to get this done now. Carla Murray asked how the rental rates are determined because they seem below market value. Ms. Murray also asked what was their vision for the Depot. Finally, Ms. Murray asked what the process is for leasing out properties and if the City could look at that and make sure it is more inclusive to the other entities that may want the opportunity to lease it out.

A motion was made to approve Resolution No. 25-11 | A Resolution Approving a Memorandum of Understanding Between the City of Pleasant Hill and the Community Betterment Association of Pleasant Hill by CW Niner, seconded by CM Augspurg. Vote as follows: CM Augspurg aye, CW Niner aye, CW Newberry nay. Motion carried.

4. Acceptance of the April 8, 2025, Certified Election Results:

City Clerk Jodie Wasson presented the election results from the April 8, 2025, general municipal election.

Precinct #20	Marla Largent	79
	Brian "Auggie" Augspurg	76
	Brenda Dummer	110
Precinct #21	Pat Niner	235

A motion was made to accept the certified results from the April 8, 2025, general municipal election by CW Newberry, seconded by CM Augspurg. Vote as follows: CM Augspurg aye, CW Niner aye, CW Newberry aye. Motion carried.

5. Adjourned Sine Die:

A motion was made to adjourn the meeting at 6:18 P.M. for a presentation and to swear in the new officials by CW Niner, seconded by CM Augspurg. Vote as follows: CM Augspurg aye, CW Niner aye, CW Newberry aye. Motion carried.

Mayor King presented CM Auggie Augspurg with a plaque honoring him for his dedication and years of service as a City Councilmember (2021-2025) and his service to the community.

City Clerk Jodie Wasson swore in the newly elected officials.

6. Reconvene at 6:23 P.M.:

Roll call taken, present - Mayor King, CW Niner, CW Newberry, CW Dummer

7. The meeting agenda was approved by unanimous consent with no changes noted.

8. Proclamation:

Mayor King read a proclamation declaring April 25, 2025, as Arbor Day in Pleasant Hill, Missouri, urging all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and further persuading all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

9. Special Events Application | Cruise Nights on 3rd Fridays 2025:

A motion was made to approve the Special Events Application for Cruise Nights on 3rd Fridays in 2025, allowing the street closures of Paul St, Depot Dr, Boardman from Cedar St to Wyoming St, and Wyoming St to 1st St by CW Newberry, seconded by CW Niner. Vote as follows: CW Niner aye, CW Newberry aye, CW Dummer aye. Motion carried.

10. Special Events Application | Senior Parade 2025:

A motion was made to approve the Special Events Application for the Senior Parade on May 4, 2025, by CW Niner, seconded by CW Newberry. Vote as follows: CW Niner aye, CW Newberry aye, CW Dummer aye. Motion carried.

11. Resolution No 25-12 | Governor Kehoe's Blue Shield Program - A Resolution of the City of Pleasant Hill, Missouri to Demonstrate the City's Commitment to Public Safety and Crime Reduction:

Upon taking office, Missouri Governor, Mike Kehoe, set forth plans to support law enforcement during his term with his *Safer Missouri* initiative. The Blue Shield Program was outlined in Executive Order 25-03. Achieving the Blue Shield designation allows communities to access state grants for law enforcement training and equipment as Governor Kehoe continues to work with the General Assembly to make \$10 million in grant funding available for this program. If approved by the General Assembly, they will begin accepting grant applications in July. Staff is working to complete the requirements for this certification to ensure we are eligible if/when the applications open.

A motion was made to approve Resolution No 25-12 | Governor Kehoe's Blue Shield Program - A Resolution of the City of Pleasant Hill, Missouri to Demonstrate the City's Commitment to Public Safety and Crime Reduction by CW Newberry, seconded by CW Niner. Vote as follows: CW Niner aye, CW Newberry aye, CW Dummer aye. Motion carried.

12. Resolution No 25-13 | A Resolution of the City of Pleasant Hill, Missouri Authorizing the City Administrator to Execute an Agreement Between Delta Innovative Services, Inc. and the City of Pleasant Hill, Missouri for the Installation of a New Roof at the Police Department:

The roof of the Police Department building has reached the end of its service life and needs replacement to ensure the safety, integrity and continued functionality of the facility. The

roofing materials will be purchased directly through an Omnia Partners cooperative purchasing agreement and the City solicited and reviewed proposals from qualified contractors for the roof replacement installation project. The City issued RFP 04-25 for roof replacements on a majority of the roof. Due to the pricing received, the City requested a revised price to replace the TPO roofs only. The metal roofs can be maintained at this time. The City received four proposals on the original scope of work; three of which provided a revised submittal. Delta Innovative Solutions was the lowest bidder on both and their proposed schedule falls within the City's desired timeframe. The installation contract price is \$95,000. The project will be paid from the 2024 General Obligation Bond for Law Enforcement Facilities.

A motion was made to approve Resolution No 25-13 | A Resolution of the City of Pleasant Hill, Missouri Authorizing the City Administrator to Execute an Agreement Between Delta Innovative Services, Inc. and the City of Pleasant Hill, Missouri for the Installation of a New Roof at the Police Department by CW Niner, seconded by CW Dummer. Vote as follows: CW Niner aye, CW Newberry aye, CW Dummer aye. Motion carried.

13. Discussion Regarding Non-Motorized Boat Access at Porter Lake:

At the March 24, 2025, City Council meeting there was a public comment asking for a discussion to be had regarding the usage of non-motorized boats on Porter Lake. The topic was discussed at the Park Board meeting on April 8, 2025. No formal direction was given, but options are being considered and evaluated by both members of the Park Board and City Staff. The options being evaluated for both cost and constructability include:

- Constructing a ramp or slope within the water's edge to allow for entry
- Installing a kayak/boat launch to current water's edge similar to what is being installed at the City Lake within the Bond project
- Installation of a pier that would allow for boat access
- Installation of a dock that would allow for boat access and in-water fishing access as the current fishing can only be performed from the shore

Mayor King stated that he would like the City to at least get started exploring those options so that people can have access. Mayor King further stated that he will reach out to Mr. Kemmerling and advise him of the direction the City is planning to take.

14. Council section of Mayor Pro Tempore:

A motion was made to appoint Pat Niner as Mayor Pro Tempore by CW Newberry, seconded by CW Dummer. Vote as follows: CW Niner aye, CW Newberry aye, CW Dummer aye. Motion carried.

15. Appointment of Councilperson to the Planning & Zoning Commission:

A motion was made to re-appoint Michelle Newberry to Planning & Zoning Commission by CW Niner, seconded by CW Dummer. Vote as follows: CW Niner aye, CW Newberry aye, CW Dummer aye. Motion carried.

Staff Reports:

16. Development Coordinator Missy Gentry informed the Council that Planning & Zoning held a public hearing for a rezoning application at 218 S Boardman that will come before Council at the next meeting. Sections 5 and 6 of the UDC have been reviewed by Planning & Zoning and they intend to review Sections 7 and 8 at the next meeting. Tonya Pearce has volunteered to coordinate the Cass County Fair Queen contest this year. Gentry also informed the Council that there has been an influx of conex trailers used as storage in town. This is not a permitted use per our municipal codes and staff is working to address it.
17. Finance Manager Amy Johnson informed the Council that she has been working on setting up emails for new employees and got the Square set up for Parks and Rec to use for concessions.
18. Parks & Facilities Director Jeff Hull provided the Council with some P1 updates. Shepard Henry, a full-time seasonal employee, started working this week.
19. Public Works Director Tony Bakken informed the Council that 2,000 tons of millings were sold last week. There is approximately 2,5000 tons remaining that will be used for other projects. The SIPP linings projects along 7 Hwy and Country Club are completed. Public Works will be hosting a Lunch and Learn at their building on Tuesday for staff to learn more about the water pipe lining process.
20. Captain Dennis Kleyh informed the Council that the department has a new DWI cart that has been assembled and is operational. The new Durangos have arrived, are equipped, and ready to be put in service.
21. City Clerk Jodie Wasson informed the Council that staff recently attended a LAGERS Employee meeting at City Hall. Departments are currently finishing up the employee evaluation process.
22. Communications Specialist Kylie Baker informed the Council that she has updated the Cass County Fair website and is working on the monthly newsletter.
23. Assistant City Administrator Nici Wilson informed the Council that "Coffee with a Cop" will be held at the Masonic Lodge on Thursday from 8:00 to 10:00 A.M. The easements for the 7 Hwy project have been filed with the County.
24. City Administrator Teufel informed the Council that the City Lake entrance is currently closed to mobilize equipment for work that is going to commence out there soon. Teufel stated that she will be signing the 7 Hwy Project Manual this week. The Police Department design development has been received. The Animal Shelter project is still on track for a summer start date.

A motion was made to enter into closed session at 7:11 P.M. pursuant to RSMo. 610.021 (1) for discussion of attorney client communication by CW Newberry, seconded by CW Niner. Vote as follows: CW Niner aye, CW Newberry aye, CW Dummer aye. Motion carried.

Present in closed session: Mayor King, CW Niner, CW Newberry, CW Dummer, Shelby Teufel, Nici Wilson, and legal counsel Nick Purifoy.

One vote was taken in closed session. Pursuant to RSMO 610.021(1), motion was made by CW Niner, seconded by CW Newberry to authorize the City Attorney's settlement authority. Vote as follows: CW Niner aye, CW Newberry aye, CW Dummer aye. Motion carried.

An additional vote was taken in closed session. Pursuant to RSMO 610.021(1), motion was made by CW Niner, seconded by CW Newberry to authorize the City Attorney's settlement authority. Vote as follows: CW Niner aye, CW Newberry aye, CW Dummer aye. Motion carried.

A motion was made to go out of closed session at 7:50 P.M. and back into open session by CW Newberry, seconded by CW Niner. Vote as follows: CW Niner aye, CW Newberry aye, CW Dummer aye. Motion carried.

There being no further business, a motion was made to adjourn the meeting at 7:52 P.M. by CW Newberry, seconded by CW Niner. Vote as follows: CW Niner aye, CW Newberry aye, CW Dummer aye. Motion carried.

Meeting adjourned at 7:52 P.M.

Approved: _____

Mayor King

Attest: _____

City Clerk - Jodie Wasson