

Regular Council Meeting
May 12, 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

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

Public: Mason Smith-Smico Contracting, Jessica Elliott

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 consent agenda was approved by unanimous consent with no changes noted.
3. Public Comment: Mason Smith with SMICO Contracting addressed the Mayor and City Council with his request for an extension in time on the Timber Street Pump Station Project. Smith noted that there were delays in getting the pumps in and all items that could be done prior to the pumps arriving were. He noted that there was a mistake on their part in the delay of asking for the extension of the assessment of liquidated damages. Smith requested a sixty (60) day extension that dates back to the original completion date of 04/23/25. Mayor King asked when they thought the project would be completed. Smith noted that they strongly believe that they will be done in thirty (30) days. CW Niner inquired if the delays were because it wasn't ordered on time or if it was due to a backorder. It was noted the largest component was backordered several times. Council will consult with staff and follow up with Smith.
4. Parks and Recreation Director, Jeff Hull presented Bill No. 25-17, an amendment to Appendix B - Fee Schedule as it relates to the fees associated with pool rental.
In a memo to the Mayor and City Council, Hull noted that in review of the 2024 budget, it was found that there were significant financial losses in relation to the income generated through rental fees versus the expenses incurred with staffing costs. The increased costs for additional staffing was not properly captured as labor requirements mandate that there be an additional lifeguard scheduled on staff for any event longer than one (1) hour. These costs were not accounted for, resulting in staffing costs exceeding rental revenue. Discussion ensued with the pool management company and staff proposing a fee schedule that covers costs and offers low cost alternatives for smaller and shorter rentals. Additionally, the current language on pool rentals was ambiguous on the guest counting. It was assumed that the number of swimmers is what constituted how many guests to account for. However, for liability and staffing purposes every person within the pool perimeter through the entrance gate must be accounted for. This language has been cleaned up within the proposed bill.
Motion to approve Bill No. 25-17 was made by CW Newberry, seconded by CW Emo. Vote as follows: CW Niner nay, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.

5. Staff Reports:

- Development Coordinator Missy Gentry informed the Mayor and Council that she is filling in for our building inspector that is out on leave. IBTS is also assisting with inspection. There has been an influx of tall grass/weed code letters sent out and she will continue to work to get the nuisances abated.
- Finance Manager Amy Johnson indicated that due to requirements of two factor authentication it caused technical issues and the e-bills did not go out. She is working with IT on the issue. Johnson noted that the budget for our current fiscal year is now posted on our website. Additionally, there are updates coming to our P-Card system that assist with coding and reviewing transactions.
- Parks and Facilities Director Jeff Hull noted that the mowing contract is in place. Upgrades have been made at the fairgrounds through a project collaboration with the Raymore LEAD Center. Students enrolled in trades type training worked alongside their teachers to help with bleacher board replacement, electrical work, and renovations to the announcer's stand of the arena. It has been a great project to collaborate on.
- Public Works Director Tony Bakken provided further updates on the Timber Street pump station and the latest with the 7 Hwy water line project. He further noted that MODOT is indicating that they will require our contractor (Earthworks) to have additional bonding for the sidewalks that they are replacing. We will continue to work with them to coordinate these efforts to try and get the project initiated as quickly as possible. Our Five (5) year infrastructure plan has been approved by the MO Department of Natural Resources. In this plan there are thirteen (13) to fourteen (14) projects that the plans have now been approved that we can do in the next five (5) years. Bakken noted he will be working on a timeline of those projects. He updated on the previous approved leak detection through the satellite imaging. Initially there were nine (9) points of interest. Repairs have been made to reduce that number to six (6). In addition to water projects, they have been patching potholes and working at the Fairgrounds.
- Police Chief Tommy Wright updated the Mayor and City Council on the first Pleasant Hill Police Department Scholarships awarded. Wright said that through the department's fundraising and in cooperation with the Pleasant Hill Education Foundation they were able to award two scholarships to Pleasant Hill seniors aiming to pursue a degree in criminal justice. The next Coffee with a Cop is Friday at KC Vintage Realty.
- Kylie Baker updated that project portals have been updated as well as updated messaging on social media. The City Wide Garage Sale was facilitated and advertised. Additionally, she is working on all communication and marketing for the Cass County Fair.
- Assistant City Administrator Nici Wilson provided an update on the landscaping and signage for the Project P1 projects. Wilson added to the update on the LEADS center projects that Midwest Lumber had donated the materials to facilitate the project, which was greatly appreciated. She told the Mayor and Council that city staff would be participating in the Primary School Career Day on May 21.
- City Administrator Shelby Teufel reiterated that IBTS will be helping Missy in the interim. Teufel updated the Mayor and Council that there will be no regular meeting at the end of May due to the Memorial Day holiday and on the Elementary School Community Day that was held in downtown. She updated on the City Lake playground; it is currently open following the community build day, and will remain open until the construction resumes on the City Lake restroom facility. Teufel further provided an update on the water situation in the area of the City Lake with PWSD No. 12 of Jackson County. Further

discussion will be needed as to the future water needs if they were ever needed to exceed what is currently provided on the property.

6. There being no further business to come before the City Council in open session, motion was made by CW Niner, seconded by CW Newberry to move the meeting into closed session pursuant to RSMO 610.021(1) and RSMO 610.021(2) at 6:35 pm. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.

The Mayor, City Council, Shelby Teufel, Nici Wilson, and Tony Bakken 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 6:55 pm. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.

7. Back in open session, a motion was made by CW Dummer, seconded by CW Newberry to extend the contract with SMICO Contracting from April 23, 2025 to May 23, 2025. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.
8. There being no further business to come before the City Council, motion was made by CW Niner, seconded by CW Newberry to adjourn the regular meeting at 6:59 pm. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion approved.

A brief recess was taken before the Work Session was called to order.

Approved: _____

Mayor - John King

Attest: _____

City Clerk - Jodie Wasson