

Regular Council Meeting
February 9, 2026 - 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: Kristen Dorman, Nici Wilson, Tommy Wright, Tony Bakken, Jeff Hull, Amy Johnson, Missy Gentry, Kylie Baker, and Jodie Wasson

Legal Council: Jeremy Cover

Press: Paige Gustin

Public: John Self, Jessica Elliott, Marvin Dotson, Cathy Gilbert, Don Donovan, Robert White, Randy Miller, Rob Gear, Carla Murray, Pat Clifford

Mayor King called the meeting to order at 6:04 P.M. Jodie Wasson called the roll of officials. A quorum was declared.

The agenda was approved by unanimous consent.

The consent agenda was approved by unanimous consent.

Public Comment

John Self addressed the Council regarding the broken lights at the Veterans Memorial. He requested that the City issue a public statement that they will not retaliate against anyone that signs the petition for a city audit. Lastly, he expressed his concern about children riding electric scooters in town that have no clue about the rules of the road.

Presentation

Assistant City Administrator Nici Wilson presented to the Council the 2025 Household Hazardous Waste Program Review. In July 2025, the City Council elected to re-join the Mid-America Regional Council Household Hazardous Waste program after a 6.5 year gap in membership. Residents of the City of Pleasant Hill had the opportunity starting August 1, 2025, to once again dispose of their HHW safely at the permanent drop off facilities in Lee's Summit or Kansas City or by utilizing one of the remaining mobile

events in 2025, safely disposing of 6,245 pounds of household hazardous waste. City Council approved the 2026 HHW Agreement on October 13, 2025. In partnership with the City of Harrisonville, our city will host a mobile drop-off collection event this summer (2026) with the date to be determined within the next few weeks. That event will be held at the Cass County Fairgrounds and will be advertised once the date is determined by MARC. Accepted items at the mobile or permanent facilities are: paint, automotive fluids, cleaners, lawn and garden products, fluorescent light bulbs, and items containing mercury.

Items for Consideration

2026 Excise Tax Report:

The voters authorized an excise tax and Council adopted a rate methodology to calculate this tax in 2002. An excise tax is a fee charged on new development and provides a funding mechanism for streets and related improvements based on the total number of new vehicle trips generated by building activity. The Council is obligated to review the excise tax fund and evaluate established rates annually. Increases or decreases to the existing excise tax will have an impact on the budget, making more or less funding available for transportation related projects. The Excise Tax Fund is projected to have a \$31,526 estimated fund balance at the end of FY 2026.

The per-trip surcharge has not been updated since FY 2024, and staff recommends it to be adjusted 2% for the residential category to keep pace with adjustments in the construction cost index (CCI). This would increase the per-trip surcharge from \$1,344 to \$1,370. Staff will bring a resolution back at the next meeting for Council to consider.

Carla Murray inquired what the cost increase would be on a building permit.

Historic Preservation Grant Application - Missouri State Parks | Historic Depot Window Replacement Project:

City Facilities staff, in coordination with members of the Pleasant Hill Community Betterment (PHCB) Board, have identified a significant need for window improvements at the historic Train Depot. The existing windows are deteriorating and require specialized restoration work to preserve the historic integrity of the structure. The Community Betterment Board was tasked with seeking bids for new windows. They received a quote from a company that specializes in historic preservation projects. This

quote was obtained in 2025 for work that meets applicable preservation standards. Due to the cost of the project, staff and the PHCB Board began exploring external funding opportunities to assist with financing. To date, PHCB has been awarded a \$15,000 grant from Union Pacific to contribute towards the project. The Historic Preservation Grant program through Missouri State Parks is currently open, with the pre-application deadline of February 27, 2026. The grant requires a 60/40 match, and municipalities are eligible applicants under the program guidelines. While the grant is highly competitive, the scope and purpose of this project align well with the program's criteria.

The original quote for the full window improvement project is for unit replication and/or sash replication with frame restoration of all forty-six (46) windows for a total of \$298,001. Staff estimates a 5% increase since the quote was received, bringing the estimated total project cost to \$312,901. The required 40% local match for the full project would be approximately \$125,160. A reduced-scope option was also provided, focusing solely on the sixteen (16) windows of the second-story windows, which are considered a higher priority due to their current condition. The original estimate for this reduced scope was \$127,809. With a projected 5% increase, the estimated total is \$134,200. The 40% local match for the reduced-scope project would be approximately \$53,680.

Staff is seeking direction from the City Council on whether to proceed with submitting an application for this grant and, if so, whether to pursue the full project scope or the reduced-scope option. Should Council choose to move forward, this would authorize the allocation of funds necessary to meet the grant's local match requirement if awarded. Project contracts would still come back to the City Council for consideration following the procurement process. If awarded, staff recommends utilizing a draw from fund balance, as this represents a one-time capital improvement expenditure.

Randy Miller, a member of the PHCB Board, addressed the Council regarding the quote that was received and explained in further detail the scope of work. There was some discussion regarding the costs associated and whether less expensive methods could be used. Carla Murray had some questions regarding the quote and whether different types of windows can be used. Jessica Elliott stated that more information is needed and options presented before Council decides. John Self suggested the City reach out to the individuals that restored the Caboose to see if they know of any other options for doing the restoration. CW Niner reiterated that even if Council decides to pursue the grant, the City is not locked into the current quote received. The quote is merely a starting point so that we have a good understanding of the scope of work needed and estimated costs. After some more discussion it was agreed to further discuss this matter at the next meeting.

A motion was made by CW Newberry to go into closed session at 6:48 P.M. pursuant to RSMo. 610-021 (1) for legal action, litigation, and attorney-client communication and RSMo. 610-021 (3) for personnel matters, seconded by CW Emo. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion carried.

Present in closed session: Mayor King, CW Niner, CW Newberry, CW Emo, CW Dummer, Jeremy Cover, Kristen Dorman, Nici Wilson, and Missy Gentry joined at 7:04 P.M.

One vote was taken.

Nici Wilson, Missy Gentry, and Jeremy Cover left closed session at 8:07 P.M.

Council and Kristen Dorman continued their discussion pursuant to RSMo. 610-021 (3) for personnel matters.

There being no further business for closed session, a motion was made by CW Niner to go back into open session at 8:27 P.M., seconded by CW Dummer. 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 Dummer to adjourn the meeting at 8:30 P.M. Vote as follows: CW Niner aye, CW Newberry aye, CW Emo aye, CW Dummer aye. Motion carried.

Approved: _____

Mayor John King

ATTEST:

City Clerk Jodie Wasson