

**Regular Meeting Minutes**

**Cabool Board of Aldermen**

**Monday, July 18, 2022, 5:30 p.m.**

**Cabool City Hall, 618 Main Street**

**Present:** Benny Cook – State Representative, Brent Honeycutt – Fire Chief, Jerald Sigman – Police Chief, Conway Hawn – City Attorney, Ron Scheets – City Administrator, Kim Elliott – City Clerk, and arriving later Jeff Gettys – TCMH.

**Call to Order:** Mayor Cannon called the meeting to order at 5:30 p.m. with the following Aldermen present:

Alderwoman Kate Ellison

Alderman John Williams

Alderman John Mark Hale

Absent: Alderman Brad Roberts

**Public Comment:** None

**Approval of Agenda:** A motion was made by Hale/Williams to approve the agenda. Motion carried with 3 ayes and 0 nays.

**I. Unfinished Business:**

- A. **Discussion on Collection Agencies:** City Clerk Kim Elliott stated she had only heard back from two collection agencies, Credit Bureau Associates and Online Collections. They both charge the 40% fee of what is collected. After discussion, it was decided to have the City Attorney send letters out to the accounts we feel may be collectible. Then in future, if we want to use a collection agency, it was the consensus of the Board of Aldermen to go with the local company, Credit Bureau Associates, out of West Plains. City Attorney Conway Hawn stated he would work with the City Clerk to get a list of names and addresses for letters.

**II. New Business:**

- A. **Public Hearing/Regular Meeting Minutes – June 13, 2022:** A motion was made by Hale/Williams to approve the minutes. Motion carried with 3 ayes and 0 nays.
- B. **Special Meeting Minutes – July 7, 2022:** A motion was made by Williams/Ellison to approve the minutes. Motion carried with 3 ayes and 0 nays.
- C. **Police Report – June 2022:** A motion was made by Hale/Williams to approve the report. Motion carried with 3 ayes and 0 nays.

- D. **Municipal Court Report – June 2022:** A motion was made by Williams/Ellison to approve the report. Motion carried with 3 ayes and 0 nays.
- E. **Financial Report – June 2022:** A motion was made by Hale/Williams to approve the report. Motion carried with 3 ayes and 0 nays.
- F. **Paid Bills – June 2022:** A motion was made by Williams/Hale to approve the bills. Motion carried with 3 ayes and 0 nays.

**III. City Administrator’s Report:**

- A. **Project Update:** Mr. Scheets had presented the following written report for the Mayor and Board of Aldermen:

July 18, 2022

**City Administrator Report**

Good afternoon, we have had a busy couple of weeks. I’m sure you have probably heard; Cabool has been awarded as a location for an electric vehicle charging station. This is a Federal and State program, it is not anything that anyone locally has applied for. I did get a call from a company called “EV1” that is finding locations for the charging stations. They have been contacting businesses near highway exits. The way the grant works is it pays 80% of the install, and then there is a 30% tax credit that goes along with it.

I attended the MEDC conference just after our last meeting, it was a very interesting meeting, the change in the workforce was the main focus, what is being seen overall is that the workforce is retiring faster than they can be replaced. This brings a whole different set of issues that we are going to face. That along with child care are the big issues that we are going to face in the future with our work force.

We are seeing the construction going strong, out at Doc Stringer’s sub-division the 3 homes there are continuing to go up, and the couple that has purchased Tod’s Motel are planning to sell off the shop building. The plan there is possibly a restaurant and another small business. They have also started the rehab on the existing motel rooms.

I have had a visit from C.R. Riddle, he has purchased some property from Riley Dotson, on the West end of town, and is going to be putting in some storage units, and we will be working with him to help with what we can. He has also expressed interest in the old wooden billboard that is not in use anymore. C.R. and Dan Salyers from the Sinclair station would like to rent the billboard. We have not done that, but I would like the Councils thoughts on the subject. C.R. said they would do all the work needed to get the sign up.

Ron and I have been getting all of the grant applications lined out, we have all of the applications in and are waiting on reviews. If everything is awarded, we are looking at over \$2 million dollars in grant funding.

**Water/Sewer Department:** Tyler has started his apprentice training through MRWA this past week. The other guys have been busy with a few leaks, and have been dealing with issues at the lift station at Garden Inn (El Rancho) they have had a pipe break in the lift station, and an Air Relief Valve break on the force main coming from the truck stop to town. As I am typing this report they are there working with Evans Pump and Equipment to get things up and running. Over the fourth weekend we had a leak called in at the MFA Fertilizer Plant, and it is currently shut off until it can be fixed.

**Street Department:** The Street guys have been getting asphalt as much as possible since our last meeting, they have come in early several days to try to beat the heat. They have hauled brush and have been mowing whenever possible to try to get caught up with that as well. They have been out in the heat a lot the last couple of weeks.

**Electric Department:** The guys have done some trimming and have had to do some meter change outs lately, they have not had that much trouble due to the heat so far. Stacy has been on vacation this past week and will be back to work today. Kyle has helped with recycle this month. I am putting a copy of a "Master Service Agreement" in your packet, this is the agreement with MPUA that would allow us to use their traveling electric crews on projects that are a little too big for our guys to handle. With us being members of MPUA and them offering this as a service, we would not have to go to bid to get help with projects. Also the estimated savings on hiring outside companies would be 20-30%. If Council approves this agreement it does NOT commit us to anything, it just puts us on the list. We can choose to use the service, or not depending on the situation. We are also meeting on our next rounds of electric contracts now. We are looking at restructuring our group to allow us to own generation, currently we purchase off the open market. Owning generation would allow us to have a more stable portfolio for the group as a whole. I will be bringing you more information on this as we move forward.

**Park Department:** Randy and Clayton have been pretty busy, they did a good job getting things ready for the Fourth of July activities. Clayton ended up making 11 bears to give to the kids that participated in our "find the bear" contest. Things are kind of slowing down as far as mowing goes, unless we get some rain, mowing will be much slower. They have had some issues with chemical pumps at the pool, but they have gotten those taken care of.

We have had a pretty good response to asking folk to get their yards cleaned up, but we have sent out a few letters, and may have to issue a few summons before all is said and done. I have visited with the title company on the 2 houses that sold on the courthouse steps, and they tell me that in a month or two the year will be up and we can go after

owners that purchased the properties on the courthouse steps. So that is what we plan to do as soon as possible.

Please let us know if any of you would like to attend the MML Annual Meeting at Lake of the Ozarks in September, it is the 12-14<sup>th</sup>. The hotel will fill up quickly, so let Kim know as soon as possible if you would like to attend.

Mr. Scheets also reported that the ARPA grant was submitted by Great Rivers last Thursday. He also noted that Great Rivers will be here in September to discuss the sewer rate study in more detail.

Mr. Scheets also reported that we had had some trouble at El Rancho. Willow Springs let us borrow their old pump truck, which worked out very well. He stated that we would like to do something to thank them, maybe take them to lunch or dinner sometime. He also reported some of the problem may be covered under warranty, as it was from what Evans had done.

- B. **Grant Update:** Mr. Scheets stated the ARPA grant has been submitted, and the grant for Twin Cities to purchase the additional 200 acres is being worked on as well.
- C. **Master Service Agreement:** Mr. Scheets reported that MPUA is starting a traveling line crew. We, as members, can contract with them to do certain jobs rather than having to go out to bid. We will be running new lines from Zimmerman to Hwy M, and we might be able to utilize them on that project. They would have the equipment, and could also use it as training if any other towns wanted to send people over. The costs should be 20-30% less than an average contractor.
- D. **Electric Contract:** Mr. Scheets stated our prices are increasing. They are trying to do away with coal, and natural gas prices are way up, which in turn causes an increase in rates for us. Our electric group has never been able to own any generation, however we are looking into this for the new contract, which should in turn help our rates. Mr. Scheets reported that the MPUA bill we had received for June was over \$120,000 higher than the previous month.
- E. **Cyber Coverage:** Mr. Scheets reported that MIRMA is dropping the cyber liability coverage as it is getting so expensive. They provided us with information to obtain a quote if we wished to purchase the coverage directly. It is one of those things that if you need it you need it, but we feel our system is pretty secure, and we do not store personal information. In the information they sent us, \$1 million in coverage for a town of our size would be approximately \$4,500 per year. After discussion, a motion was made by Hale/Williams to table the cyber security coverage to a future date. Motion carried with 3 ayes and 0 nays.

Mr. Scheets also reported that we had had a couple glitches at the pool, and a couple of lifeguards have left employment.

At this time, Jeff Gettys with TCMH, stated he wanted to drop by a copy of their annual report for the Mayor and Board of Aldermen. He stated that the CEO, Chris Strickland, is no longer with TCMH, and they currently have an interim team that is serving in the position for the time being. Mr. Gettys touched on a few things in the annual report. He stated that TCMH puts around \$1,949,799 back into the Cabool area. And last year they had \$712,000 more in revenue, not counting any grants or federal funds, than the previous year. He asked if the Mayor and Board had any questions, and he thanked them for their time.

At this time, Benny Cook – State Representative, introduced himself to the Mayor and Board of Aldermen. He stated this is his first council meeting in Cabool, and he had held a mobile office here this afternoon, and had one person come by. He stated he has been doing this around the area, and plans on being here again in October.

#### **IV. City Attorney's Report:**

Mr. Hawn stated he did not have any ordinances or resolutions for this evening, but will be working with Kim on the letters for delinquencies.

#### **V. Board Reports:**

**Alderwoman Ellison:** Nothing

**Alderman Williams –** Nothing

**Alderman Hale –** Asked where we are at on getting all of the meters changed over to the automated system? Mr. Scheets stated that almost all of the electric has been changed over, except for a few of the larger meters. The water is a much slower process, and he estimated maybe 2/3 of the water is done. Alderman Hale also asked about the house at Rogers and Ozark, and when we will be getting something done. Mr. Scheets thought that we will be able to move forward in 30 days or so.

Mr. Scheets stated that he had forgot to mention that the people that bought Tod's Motel is making efficiency rooms out of some the hotel rooms. They have done a lot of work and are close to being ready to rent them. They are also working on the house there and plan on renting it as well. They are selling the building on the corner where the old garage used to be, and a local couple are looking to put in a business there.

Alderman Hale asked how late in the evenings the pool was open, and Mr. Scheets stated that several days a week it was open until 8 p.m.

**VI. Mayor's Report:**

Mayor Cannon stated the tall grass and weeds around the old shoe factory building need to be cut. Mr. Scheets stated he would talk to Mr. Nichols again. Mayor Cannon also asked about the property at 911 Patton. Are we just going to let it rot down? Mr. Scheets stated he would see if he could get in contact with the owner.

Mayor Cannon also stated that the old Sunrise Trailer Park needs to be mowed. Mayor Cannon also stated that he thought we had money in the budget for a pump truck? Mr. Scheets stated we did, and it was split between the electric and sewer departments, as they both could use it. The trouble is finding a decent used one. We want one that the back opens up for dumping. Alderman Hale asked if Willow Springs would sell their old one. Mr. Scheets stated he didn't figure they would, but they say it is available anytime we need to use it. Mayor Cannon stated he would like to see us have our own.

- A. **Set Date for Next Regular Meeting:** Mayor Cannon stated the next regular meeting will be held on Monday, August 15, 2022, at 5:30 p.m.

There being no further business, a motion was made by Hale/Williams to adjourn the meeting at 6:12 p.m. Motion carried with 3 ayes and 0 nays.

APPROVED BY THE BOARD OF ALDERMEN AT THE REGULAR MEETING ON AUGUST 15, 2022.

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Danny Cannon, Mayor

ATTEST:

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Kim Elliott, City Clerk