

Regular Meeting Minutes

Cabool Board of Aldermen

Monday, July 17, 2023, 5:30 p.m.

Cabool City Hall, 618 Main Street

Present: Brent Honeycutt – Fire Chief, Jerald Sigman – Chief of Police, John Casey, Ron Scheets – City Administrator, Kim Elliott – City Clerk

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

Alderman Brad Roberts

Alderwoman Kate Ellison

Alderman John Williams

Alderman John Mark Hale

Public Comment: John Casey stated the City did a great job with the recent storm.

A motion was made by Hale/Williams to amend the agenda to add Item A under New Business – Fireworks. Motion carried with 4 ayes and 0 nays.

Approval of Agenda: A motion was made by Hale/Williams to approve the amended agenda. Motion carried with 4 ayes and 0 nays.

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I. Unfinished Business:

- A. **Fireworks:** City Administrator Ron Scheets stated we had made the decision to cancel the fireworks on July 4 due to the extremely dry weather conditions. He thought we might want to have them on Labor Day weekend like we had done in the past. Mr. Scheets felt like Sunday night would be a good time to have it. Mr. Scheets stated he didn't know if the Chamber of Commerce would reschedule the activities they had planned for the 4th that they canceled as well. Alderman Hale feels like we should have them actually on Labor Day.

A motion was made by Hale/Williams to have the fireworks show on Monday, September 4th. Motion carried with 4 ayes and 0 nays. City Clerk Kim Elliott will contact Premier Pyrotechnics to see if we can schedule the show for that date.

II. New Business:

- A. **Public Hearing/Regular Meeting Minutes – June 26, 2023:** A motion was made by Hale/Roberts to approve the minutes. Motion carried with 4 ayes and 0 nays.

- B. **Police Report – June 2023:** A motion was made by Ellison/Hale to approve the police report. Motion carried with 4 aye and 0 nays.
- C. **Municipal Court Report – June 2023:** A motion was made by Williams/Ellison to approve the court report. Motion carried with 4 ayes and 0 nays.
- D. **Financial Report – June 2023:** A motion was made by Roberts/Hale to approve the report. Motion carried with 4 ayes and 0 nays.
- E. **Paid Bills – June 2023:** Alderman Hale asked about a check that was written for a framed flag. Mr. Scheets stated it was purchased from a disabled veteran, and it is hanging in our lobby. A motion was made by Roberts/Ellison to approve the paid bills. Motion carried with 4 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 17, 2023

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City Administrator Report

It has only been 3 weeks since we last met, but it has been a busy three weeks. First of all I would again like to thank the Council for their direction while working on the budget that was approved at the June meeting. I have been blessed with a good group of Councilmen and Mayors over the years, it makes things a lot smoother when there are decisions to be made.

We had to make a call on the Fireworks for the Fourth of July, this is always a hard one. The Mayor, Fire Chief and I met and discussed the options, and at the time postponing the fireworks was the best choice. We did get a shower on the Fourth, but we couldn’t wait and see. I am hoping to get them rescheduled possibly for Labor Day weekend if that works for everyone.

This past Thursday we had an “Event” for the kickoff of the CDBG Grant we were awarded at Twin Cities, I am writing this report the day before that event. I know they are planning to have several Department of Economic Development (DED) employees there as well as some political figures and local representation. The plan for this is to showcase the fact that there are four separate grants in play in this project, and that each is contingent on the others working out. There are a lot of moving parts to this project and in the end it will open up a huge area for industrial growth in our area. Ron Reed has been working on this project as well as working to push for retail growth in Cabool. Ron and I have been working to get the sewer extension out to bid for getting sewer service to the West side of Woodland Heights subdivision. The surveying for

easements has been done, and the bid is out for advertisement for the next 2 weeks. I have contacted all local excavation contractors directly.

To follow up on the fireworks decision, the fire department has been extremely busy, the dry conditions have made for a lot of calls. The department has had multiple mutual aid calls from neighboring communities during this time. The small showers we got right around the fourth didn't really do much to help. Since then we have gotten some rain that has seemed to change conditions some though.

I want to give you an update on Ronnie Collins Property as well, we had been trying to get a plan from Mr. Collins and had not been getting any response. Conway, Tyler and I had a conference call last week and got a plan together on our end to move forward with the condemnation process. Tyler and I drafted a letter outlining the issues with the building and sent that to Conway. Conway reviewed and edited our draft to be sure it covered all the bases according to our code and would be enforceable. I have contacted Hiatt Title to do a basic title search so we know all parties with an interest in the property, they all have to be served or sent the same registered letter. Last Tuesday Ron Reed called me and Ronnie had called him back finally. Ron told me the Ronnie Collins would be calling me that day. It just so happened that Mayor Cannon was here at City Hall when Ronnie called. Ronnie and his son Shaun were on the call, we had a good discussion about the buildings, and told Ronnie that we needed a plan in writing for this council meeting, and had been working on the condemnation proceedings with our attorney. We hope to have something for you at this meeting, if not we will send the condemnation notice as soon as we get the results of the title search.

Tyler has been keeping on Brian Clark and is hoping to get some windows replaced soon.

The Street Department: has been busy, they worked the week of the fourth cleaning the streets with the sweeper and spraying, trying to get things cleaned up for the celebration. That didn't happen of course, but that needed done. They have hauled a lot of brush, and are working on the building across from City Hall that was damaged. Roger Keller has agreed to help get this done, and to do some maintenance on the City owned hangars at the airport. The hangars need some boards replaced along the bottom of the walls. We have had several inquiries about the hangars recently due to Houston's airport being shut down for several months.

The Water/Sewer Department: has been busy with some leaks popping up around town. A lot of these are due to the dry conditions as well. Last week they had a pretty big leak in front of the dentist office. The guys have the materials ordered for the water extension to service the Second Baptist Church as well. They will have to cut about 90ft of asphalt in front of Shetler's to get this going. The City part will be to extend the line down the slope toward the church and get across the creek/ditch to the church property.

The Electric Department: The Electric guys have been too busy. We have had a couple of bigger problems this past couple weeks. On July 8th we had a big outage that affected everyone on the East side feeder line. Of course Stacy was out of town at a family reunion in Ohio. Fred and Kyle did a good job though. They were on the phone with Stacy and figuring out what to do. The problem was that the Substation took a big hit from lightning. When Fred, Kyle and I were out looking at the whole feeder line there was no visible signs of anything wrong, such as broken line, limbs, broken pole, etc. so after inspecting the entire line they had Show-Me kick the breaker in and it would not hold. So when the breaker wouldn't hold we had to start working to find the short. We cut out parts of the line to isolate areas and work the way back in on that line. The line held with the first isolation, but not anymore. We found that the Center Phase of the feeder was dead, clear back to the substation. So Stacy helped the guys get everything switched over to the West Side Feeder and to the DFA feeder. Those have to be split so we didn't overload either line. When everyone was switched over we still had to check and be sure there were not any issues down around Sinclair and Casey's. When everyone was back on we went to the substation to make sure the breaker was the issue with the East feeder, it was dead on the center phase there, so we had it shut down and tagged out so it couldn't be turned on. On Monday when Stacy was back they were out looking at getting the breaker out to have it rebuilt and Stacy told me that Kyle was looking at the connections and found a lead completely gone on the Show-Me side of the breaker. So, best case scenario was they got it fixed and didn't have to have the breaker rebuilt. I know this was a long explanation, but I want everyone to understand that with electricity we have to check everything before we just try to "kick it back on" we could cause a fire, or get someone hurt or killed. These things never happen at a convenient time, but the guys did a good job with the whole outage, this was a strange one that was hard to find. I would like to thank the guys from Willow Springs that came and helped with the lines around Sinclair and Casey's, which was a big help.

The electric guys have also been dealing with several issues of birds and squirrels. They have even had a couple on poles that have guards for both birds and squirrels installed. There have been some flashes that Stacy is trying to track down also.

The Park Department: has been busy with mowing and cleaning up the shelters and Gazebo. If you have a chance be sure and check out the new stain job they have done on the gazebo, it looks really good. Mowing had slowed down a little, but the few showers we have had has really got things going again. They have had a few things at the pool, but it seems like that is settling down. Last week they were doing recycle and hauling off cardboard also. The last discussion that was had about the pool operation in 2024 was after our last meeting, Sharon is working on the YMCA budget for next year, their budget begins in September I believe, we are supposed to get together and look at the contract they have currently with the City of Mountain Grove and see how it would work for us, and go from there. I did put this on the agenda for discussion at this meeting in the event it is needed,

The Police Department: has been busy, they have had a lot of guys using vacation and traveling. Jerald has made a change with the school, and Officer Carey Sigman is now back on the road, and Officer Shane Wallace will be the School Resource Officer. Officer Wallace has to have some SRO training before school starts, he is excited about this change. I also want to give a big thank you to the dispatchers on duty during the power outage, they handled a lot of calls and listened to a lot of complaints. They did a very good job.

This past few weeks have been very busy, we have several employees using vacation time and traveling with their families, I'm sure this will slow down as we get closer to the start of the school year.

The Chamber of Commerce had some activities scheduled for the Fourth as well, I do not know if those will try to be rescheduled for when the fireworks are or not.

The Cabool Community Foundation (CCF) is planning a BBQ Contest on September 16th, they are wanting to do a "Beer Garden", they have a location picked out, and will be covered by the Community Foundation of the Ozarks (CFO) insurance policy. They are asking the A Squared Brewing Co. to set up there. A Squared has asked for a letter from the City to turn in with their license/permit request to the state. I am enclosing a copy of the letter they received from the City of Mountain Grove previously. This is an agenda item as well.

UPDATE:: Weather Event, Thursday July 13, 2023

I am updating this report Thursday morning, we currently have about 2/3 of town without power. There were high winds and a lot of lightning Wednesday night. Several trees down, limbs on lines and so on. The worst we have seen so far looks like on South Cedar. Pretty big trees down there. It is 5am now, and the Electric and Street crews and I have been here since about 3am. Currently Intercounty has about 2500 out, and we have had the fire department out all night as well working downed trees and lightning strikes. There has been a total loss in a house fire north of town also. The surrounding area looks to be out in about an 8-10 mile radius. We did get the DFA line back on pretty quickly. It will be an all-day process working on clean up. Stacy is considering calling Willow Springs and Houston to assist if needed. I spoke with Beverly Hicks from Willow about 2:45 and they are available if needed.

6:00pm Thursday, crews are still working, most residents are on, tracking down a few shorts still. Willow Springs crew has been here most of the day. Some fixes are temporary, the guys are going to get everyone on and go home and get some rest. Most have been here 16 plus hours. They will work on permanent fixes tomorrow. This has been a rough one for the guys, they have done a good job, and storms like this create a very dangerous situation for them with so many lines damaged by the winds.

Mr. Scheets also reported that we had applied for a grant through Ozark Independent Living to get an automatic door opener for the front door to City Hall. We were awarded, and they should bring the check tomorrow.

Mr. Scheets also reported that we had had an inspection at the Dog Pound, and everything is ok.

Mr. Scheets also reported that we have had Roger Keller do some work on the doors at the street department as well as on some hangars at the airport. City of Houston is closing their airport and we have had a couple come over to rent a hangar from us.

Mr. Scheets stated that we had included \$14,000 in the budget for a new mower for the park department, and we finally received the trade in amount they are offering for our old mower, and that is \$6,000.

Mr. Scheets also reported we have had 2 storms recently that has knocked out power for some time. The first one ended up being a lightning strike knocking out power to one of the phases at the sub-station. The storm last Thursday knocked down a lot of trees and limbs, and broke off a couple utility poles. A crew from Willow Springs came to assist, and we were out working until about 11:30 that night. At that time everyone was back on except for about 5 residences. Our guys are still finding some odds and ends to fix from that storm. Mr. Scheets stated that we need to get the guys from Willow Springs a nice meal or something to thank them for their help.

Mr. Scheets stated that we had received some flack due to the storm sirens not going off. Brent Honeycutt stated he was out of town during the storm, and there is a protocol in place, but it seemed to have failed. They had issued the tornado warning, then canceled it, then reinstated it, so there was some confusion. They also had a house fire during the storm that was a total loss due to a lightning strike.

Mr. Scheets also reported that the street department had worked late that night getting streets cleared from the fallen trees and limbs. They will be picking up brush for some time to come.

- B. **CDBG Event:** Mr. Scheets reported that the CDBG kickoff event was last Thursday, and there was a really good turnout for it. Mr. Scheets stated there were actually 4 different grants involved, and it was a joint effort between Cabool, Mtn. Grove, Twin Cities Board, L & R Industries, Texas County, Wright County, and Intercounty Electric. This is a huge project that will expand the Twin Cities Industrial Park, and provide streets and water and sewer services.
- C. **A2 Brewing Request Letter:** Mr. Scheets stated this is not a City event, but the Community Foundation is sponsoring a BBQ event, and they want permission to have a beer garden. They are asking for a letter from the City saying it is ok.

A motion was made by Williams/Ellison to provide a letter to A2 Brewing stating it is ok with the City if they have a beer garden at their BBQ event. The following roll call vote was recorded: Roberts – aye, Ellison – aye, Williams – aye, Hale – aye.

- D. **Collins Update:** Mr. Scheets stated he and the Mayor had talked on the phone with Ronnie Collins and told him he needed to have us something in writing by today stating his plans for cleanup of his buildings on Main Street. Mr. Scheets stated Mr. Collins son brought in a letter on Friday describing their plans to have an auction. After discussion, it was decided that Mr. Collins needs to have a definite auction date to us by the council meeting on August 21st, and the auction needed to be held within a couple months of that date. There is no need to keep dragging this out for another year or more. If we do not have anything from Mr. Collins by the August 21st meeting, we will proceed with the condemnation process. Mr. Scheets stated that we will have to do a title search on the property so that we can address everyone that has any interest in the property.

A motion was made by Roberts/Hale to have Mr. Collins provide us with an auction date prior to the August 21st meeting, and to have the auction date be within a couple months. Motion carried with 4 ayes and 0 nays.

- E. **YMCA Pool Discussion for 2024:** Mr. Scheets had met with Sharon Monter and talked about the pool. She was supposed to get a copy of the contract between the Mtn. Grove YMCA and the City of Mtn. Grove so that we can see how they do it. She thought the City of Mtn. Grove paid \$30,000 annually to the YMCA and they operate everything, including hiring the lifeguards and paying them. The maintenance would still be up to the City. Mr. Scheets said we paid out \$58,000 just in salaries last summer. Mr. Scheets also reported that Clayton Steelman, the Park Superintendent, is checking the chlorine levels at the pool every morning.

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

Mayor Cannon stated he would read the ordinances since our City Attorney, Mr. Conway Hawn, could not be here this evening.

- A. **First Reading – Council Bill No. 1113 – Ordinance No. 007-2023: AN ORDINANCE OF THE CITY OF CABOOL, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS.** A motion was made by Hale/Roberts to introduce the Bill for the first reading. The following roll call vote was recorded: Roberts – aye, Ellison – aye, Williams – aye, Hale – aye.
- B. **Second Reading - Council Bill No. 1113 – Ordinance No. 007-2023: AN ORDINANCE OF THE CITY OF CABOOL, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN**

MUNICIPAL OFFICIALS. A motion was made by Roberts/Williams to introduce the Bill for the second reading. The following roll call vote was recorded: Roberts – aye, Ellison – aye, Williams – aye, Hale – aye. Council Bill NO. 1113 will become City Ordinance No. 007-2023.

- C. **First Reading - Council Bill No. 1114 – Ordinance No. 008-2023: AN ORDINANCE IMPOSING A SALES TAX IN CABOOL, MISSOURI FOR THE PURPOSE OF PROVIDING REVENUES FOR FIRE AND POLICE DEPARTMENTS OPERATIONS; CALLING FOR AN ELECTION IN THE CITY OF CABOOL, MISSOURI, ON THE QUESTION OF IMPOSING SAID SALES TAX; PROVIDING FOR SUCH ORDINANCE TO BE SUBMITTED TO THE QUALIFIED VOTERS OF THE CITY; DESIGNATING THE TIME FOR HOLDING SAID ELECTION; AND, AUTHORIZING THE CITY CLERK TO GIVE NOTICE TO THE COUNTY CLERK OF SAID ELECTION.** A motion was made by Williams/Ellison to approve the Bill for the first reading. The following roll call vote was recorded: Roberts – aye, Ellison – aye, Williams – aye, Hale – aye.
- D. **Second Reading - Council Bill No. 1114 – Ordinance No. 008-2023: AN ORDINANCE IMPOSING A SALES TAX IN CABOOL, MISSOURI FOR THE PURPOSE OF PROVIDING REVENUES FOR FIRE AND POLICE DEPARTMENTS OPERATIONS; CALLING FOR AN ELECTION IN THE CITY OF CABOOL, MISSOURI, ON THE QUESTION OF IMPOSING SAID SALES TAX; PROVIDING FOR SUCH ORDINANCE TO BE SUBMITTED TO THE QUALIFIED VOTERS OF THE CITY; DESIGNATING THE TIME FOR HOLDING SAID ELECTION; AND, AUTHORIZING THE CITY CLERK TO GIVE NOTICE TO THE COUNTY CLERK OF SAID ELECTION.** A motion was made by Hale/Roberts to approve the Bill for the second reading. The following roll call vote was recorded: Roberts – aye, Ellison – aye, Williams – aye, Hale – aye. Council Bill No. 1114 will become City Ordinance NO. 008-2023.

Mr. Scheets stated he had talked with the County Sheriff about how they had done their sales tax issue. Mr. Scheets reported that when the County did it, they did not have the proper wording, so they cannot tax utility services, which in turn made them collect less than what they had counted on. So we are going to double check with Conway to make sure the wording in our ordinance and ballot language is correct.

V. Board Reports:

Alderman Roberts: asked again about the blue house on Summit, and stated we need to get in contact with someone about mowing the yard. He also asked about cleaning up the ditch by the former flea market location, and Mr. Scheets stated he thought the guys are going to spray it.

Alderwoman Ellison: wanted to say thank you to the city workers for their hard work during the recent storms.

Alderman Williams: asked again about the junk accumulation at 1120 McCubbins and 905 Zimmerman.

Alderman Hale: nothing

VI. Mayor's Report:

Mayor Cannon asked about having a dead limb taken down at Robert's Park that is over the walking trail. Mr. Scheets stated he would talk to the guys about it.

- A. **Set Date for Next Regular Meeting:** Mayor Cannon stated the next regular meeting will be held on August 21, 2023, at 5:30 p.m. There will be a public hearing held prior to that meeting.

There being no further business, a motion was made by Hale/Williams to adjourn the meeting at 6:20 p.m.

APPROVED BY THE BOARD OF ALDERMEN AT THE REGULAR MEETING ON AUGUST 21, 2023.

ATTEST: **DRAFT COPY**

Danny Cannon, Mayor

Kim Elliott, City Clerk