

**Regular Meeting Minutes**  
**Cabool Board of Aldermen**  
**Monday, September 25, 2023, 5:30 p.m.**  
**Cabool City Hall, 618 Main Street**

**Present:** Ron Reed, Tim Wilson, Jerald Sigman – Chief of Police, Conway Hawn – City Attorney, 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

Absent: Alderman John Mark Hale

**Public Comment:** None

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

I. **Unfinished Business:** None

II. **New Business:**

- UNAPPROVED**
- A. **Public Hearing Minutes/Regular Meeting Minutes – August 21, 2023:** A motion was made by Roberts/Ellison to approve the minutes. Motion carried with 3 ayes and 0 nays.
- B. **Police Report – August 2023:** Alderman Roberts asked Police Chief Jerald Sigman if they ever wrote tickets on any of the animal calls that the animal control officer responds to. He stated he never notices many on the court report. Chief Sigman stated they do on occasion, but they either have to have a signed complaint or the officer has to physically see the animal at large in order to issue a ticket.
- A motion was made by Ellison/Williams to approve the police report. Motion carried with 3 ayes and 0 nays.
- C. **Municipal Court Report – August 2023:** A motion was made by Williams/Roberts to approve the court report. Motion carried with 3 ayes and 0 nays.
- D. **Financial Report – August 2023:** Alderman Roberts asked if everyone had noticed the change in interest rates on the CD's. There is one still at the old rate, and there is a substantial increase with the new rates, and that will add up in a hurry. City Clerk Kim

Elliott stated the other CD will renew on October 2<sup>nd</sup>, and she will be calling the bank to ensure we get the better rate on it as well.

A motion was made by Ellison/Roberts to approve the financial report. Motion carried with 3 ayes and 0 nays.

- E. **Paid Bills – August 2023:** A motion was made by Roberts/Ellison to approve the paid bills. Motion carried with 3 ayes and 0 nays.

### III. **City Administrator's Report:**

Mr. Scheets had presented the following written report to the Mayor and Board of Aldermen prior to the meeting:

**September 25, 2023**

#### **City Administrator Report**

*This month has been another busy one around the office, we have had a couple of the ladies out for vacations, and have had to cover the phones and things that kind of get crazy at certain times. Tonya has done a great job handling things when we have been shorthanded. We are very fortunate to have the office staff we have, they all do a great job.*

*We are still seeing building continue at the Woodland Heights development, they have started on the apartments now. We are close to getting the sewer extension up to the West side, Materials are supposed to be delivered on the 26th. We are also working on several projects around town that we should see come around pretty quickly. Ron Reed is going to try to be here for our meeting to give you all as much of an update as he can, some things we just can't discuss too much at the developer's request.*

*The Cabool Community Foundation (CCF) barbeque event went very well, I think it exceeded everyone's expectations. There were 5 competitors this year, with a bounce house for the kids, and music performed by local talent. The attendance was great. I think the members of CCF learned a lot from this first event and are planning to do this again, bigger and better!*

*A couple of weeks ago Ron Reed, myself and a representative from the MO Department of Economic Development had the opportunity to meet with DFA management and Twin Oaks/WoodPro owners. The DED representative had asked us to set up these meetings to help her let businesses know about any state programs that would be helpful to them. The state is focusing on business retention and expansion in Missouri, due to some major lay-offs in the boot-heel area. The visits went very well, it was good to have a face-to-face meeting with DFA management and the discussion went great. DFA is a little slow right now, but is always looking for additional opportunities for production.*

*The Street Department: has gotten the new doors on the street shop and an opener on the rear door. It looks very good. We have ordered a new spreader bed and plow for the yellow dump truck and should see it in the next month or so, seems early to be thinking about winter weather, but it will be here before you know it. Arnold has been talking to Jason with the asphalt company, and they are still planning to do some paving, but the company has moved their plant from Willow Springs to the boot heel due to damage at the plant there. We will have to get our asphalt from West Plains now, which will cost a little more for us. The street guys were very helpful getting things ready for the BBQ event last week as well.*

*The Park Department: has gotten the pool closed down and winterized the lines. They have pressure washed the pool and gotten most of the painting done. I was asked why we painted in the fall, the answer is that the weather has to be warm enough, and it gives it time to cure before it gets filled with water. The Ministry group that Ken Polm is involved with had been asking if they could help us with a project, so Clayton arranged for them to help paint the pool. Clayton said they did a GREAT job! They came in on a Saturday pretty early and had done everything they could by about 9:30. We had planned to feed them pizza as a thank you gesture, but they got done so early we decided we would plan a day to cook for them instead. I hope everyone has had the opportunity to see the fall decorations around town.*

*UNAPPROVED*  
*Last year we purchased some decorations for City buildings and parks, this year Clayton had the idea of growing our own down by the community garden. A couple of weeks ago the guys harvested the crop of pumpkins, gourds, and Indian corn, and corn stalks. Clayton also had some older hay bales that he donated. Clayton went to businesses around town and asked if they would like some to decorate their business. The majority of folks were happy to get them and the guys delivered them to them a few days later. Mowing has slowed down some as the cooler weather moves in so the guys are working on other projects also. The new bleachers have been placed at Robert Park, and they have done some staining on some of the facilities. Clayton, L.B., and Ethen were also very helpful setting up for the BBQ event and collecting the trash when it was over.*

*The Water/Sewer Department: has been working on the water line to supply the Second Baptist Church, they have cut the concrete and teed off of the line to head over toward the church. They will be running the line down toward where the meter will be set in a few days, then the church will bring their line to the meter. They have also been getting things set up to install metering for the apartments at Woodland Heights as well as the new homes that are going in, As I mentioned earlier the materials for the sewer extension to service the West side of Woodland Heights are supposed to be here the 26th. They are also working to set meters for the new apartments going up there too.*

*The Electric Department: has been working on a few pole replacements and new services for the new homes going in. We have not had any major outages in the last meeting. They just set a couple poles for a new service on Barr West Dr. last week. They have visited with*

*DFA about doing a little more work there pretty soon. They have been keeping ahead of the building out at Woodland Heights also.*

*On another note, Mark and Debbie Stoutenborough are starting to clear property to build more new homes on their property next to Woodland Heights. We will need to annex that property into the City limits soon, Mark is supposed to bring a letter in requesting annexation soon..*

*On the subject of buildings, I have started the process to move forward on Ronnie Collins' property like we had discussed at our last meeting, we will be able to start action after November 1. I have also talked with the new owner of the house at the corner of Rogers St. and Ozark, it will be coming down very soon, and he is looking at building a duplex there. Ron has also been told that a couple of the houses on the other end of town will be demolished too. I have also asked the Police to issue tickets to two locations for nuisances, they have had ample time to address things since we sent out letters.*

- A. **Project Update:** Mr. Scheets apologized for not getting his written report in the packets on Friday.

Mr. Scheets also reported that the materials for the new sewer extension for the new subdivision will be here tomorrow. Dotson Excavating should be ready to start the project within a couple of weeks.

- B. **Grant Update:** Mr. Scheets reported that three people with CDBG were here to meet with him and City Clerk Kim Elliott last Thursday to discuss the financial side of the grant and to make sure we had everything in place.
- C. **MPUA Visit:** Mr. Scheets reported on the visit we had from MPUA last week. They plan on featuring Cabool in one of their newsletters, so we showed them around and answered their questions.

Mr. Scheets stated the annual MPUA Conference is this week in Branson, and he will be out the rest of the week to attend it.

Mr. Scheets asked Mr. Ron Reed to give a report on the economic development side of things.

Mr. Reed reported that we have several good things going on. Midland Ag and Equipment, which is located in the former Bruce's Auto Repair building out on Shelton, is expanding their business to include more farm equipment sales. They have acquired two new brands that are not sold by anyone else locally, and that is Doitz and Clouse. That will be good for our local residents.

Mr. Reed also reported that we have several new houses as well as 2 – 12 unit apartment buildings being built. We have had a few “growing pains” as we go, most are civil issues, but we as a City are trying to do what we can to help. We are trying to work with both sides to resolve the problems. We as a City want them to know that we are glad they are here, and will help with what we can.

Mr. Reed also reported that we should see some demolition starting soon. There are plans to take down a couple of the old houses to the east of Sonic, as well as a couple of the little rock cottages that were owned by Mr. Navarro.

Mr. Reed stated the Dollar Tree project is still moving forward, but has been very slow. The holdups have been environmental, due to the former gas tanks at this location years ago. We have been told the environmental work is almost completed, so hopefully we will see progress there soon.

Mr. Reed also reported that we had received a call from DED requesting a meeting with us and some local industry so that they can introduce to them some of the programs and help that DED has available. We took them to DFA and Twin Oaks Cabinetry, and feel like they were very informative and helpful meetings.

Mr. Reed also stated that there is 5 acres to the south of TMB Auto Parts that could see some retail development in the future. Alderman Williams asked if something new would be built where the Navarro apartments will be torn down. Mr. Reed stated he thought two of them would be renovated, and then something new will be built as well.

Mr. Reed also reported that our new subdivision is one of the largest in the area. All of the houses that are being built there currently have been sold. There are still 50 lots available, but some would be difficult to build on due to the terrain, and would require specific types of homes.

Mr. Scheets reported that the BBQ competition held a couple weeks ago went very well. It was well attended, and they are planning on ways to make it bigger and better next year.

#### **IV. City Attorney’s Report:**

- A. **Sample Ballot – November 7<sup>th</sup> Election:** Mr. Hawn stated the County Clerk had provided us with a copy of the sample ballot for the November 7<sup>th</sup> election. Since this is the only thing on the ballot for that day, they can do a “generic” type ballot that would save a lot of money for the City, and it would be hand counted. The County Clerk sent over a sample of what the ballot would look like, and it was included in your packets. It was the consensus of the Board of Aldermen to move forward with the ballot as presented.

**V. Board Reports:**

**Alderman Roberts:** Stated he had received a call from someone in the new subdivision asking why apartments are being allowed to be built there. He told them it was zoned as business, and apartments were allowed. He also asked about getting utility services to businesses in outlying areas, and Mr. Scheets stated he has discussed this with Duane Ottmar to get his ideas on how would be best. Alderman Roberts also stated that there seems to be a lot of loose dogs running around in the Chestnut Street area.

**Alderwoman Ellison:** Reported that she had received a complaint on a property on North Peabody Avenue regarding junk piled around the house and behind it. She also stated she had received compliments on all of the fall decorations around town and how nice it looked.

**Alderman Williams:** Stated he had received complaints the junk around the house at Rogers and Durnell. He also reported that he serves on a committee for the YMCA, and they have voted to purchase a 22 acre parcel of land near the Piney River Recreational Area for a possible location for a new YMCA.

Mr. Scheets reported that he had met with the new owner of the property at the corner of Rogers and Ozark, and he is planning to tear the house down to build something new there. So we should see something happening there in the near future.

**VI. Mayor's Report:**

- A. Proclamation – Suicide Prevention Week:** Mayor Cannon stated that September was Suicide Prevention Month, and he had been asked to sign a proclamation for the City. A copy of that was provided in the council packets.
- B. Set Date for Next Regular Meeting:** Mayor Cannon stated the next regular meeting will be held on Monday, October 16, 2023, at 5:30 p.m.

There being no further business, a motion was made by Williams/Roberts to adjourn the meeting at 6:10 p.m.

**APPROVED BY THE BOARD OF ALDERMEN AT THE REGULAR MEETING ON MONDAY, OCTOBER 16, 2023.**

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Danny Cannon, Mayor

ATTEST:

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Kim Elliott, City Clerk