



PWSD #1 OF STONE COUNTY

48 James River Road
Kimberling City, MO. 65686

Ph. 417-739-2107

Email. office.pwsd1stonecounty@gmail.com

Website. www.pwsd1stonecounty.com

**MINUTES OF THE MEETING FOR THE BOARD OF DIRECTORS
P.W.S.D. #1 OF STONE COUNTY
August 25, 2025**

The regular Board of Directors meeting took place on Monday, August 25, 2025, at the Kimberling City Community Center on 34 Kimberling City Blvd.

Richard Gardner opened the meeting at 7:05 p.m. Present: Director Kristie Usher; Director Richard Gardner; Alan Nippes – Accountant; and District Clerk Jeanette Karl. Absent: V. President Jesse Deets;

The meeting opened and there were no public comments or requests.

Minutes:

- The minutes for both open and closed sessions on July 28, 2025 and the Special Meeting August 18, 2025, all three meeting minutes have been read but without a quorum could not be approved at this meeting. Richard stated the board may have a special brief meeting to sign these documents at a later date when J. Deets is feeling better or table for the next meeting.

Financial:

- The Disbursements and Assets for July 2025 were presented by Alan Nippes. We have a small cash surplus. He pointed out our biggest expense is the repairs. He feels we need a 1-5 criteria rating for all repairs at this point to determine if it is an emergency or just maintenance that can wait.
- Average payout to our operator is \$3,000-4,000 per month and with a full office staff we do not need to pay for a full time operator and another contractor who does all of the field work. It was also brought up that we need to make sure all work orders have pictures taken before and after the job is done. Korina asked if the city inspector was inspecting it after it was complete before the hole is filled. There was some debate as to if the city needs to inspect a job that is on private property.
- Alan also mentioned that the trouble he is having with UMB switching the account name over to Jeanette is they want Amanda to call in and provide the information and switch the name over to Jeanette. He suggested we open a new credit card at Southern Bank and then close out the UMB card.

Operations:

- Jeanette discussed the Planned Projects coming up Office Deep Clean has proved to be difficult to find a company with a COI. If anyone knows of a good company with proper insurance, please contact the PWSD office.
- The fence was installed by Crisp Construction and Lance has stopped by to take a look as to why the rolling fence keeps jumping the track. He stated there were a few dents in the track probably by the snowplow. He will stop by and have to heat up the metal track to try and bend it back in place.
- Republic dumpster, we are asking for approval to change from a residential trash can to a commercial 2-yard dumpster. City Administrator stated they are looking at taking bids for new trash removal so if we go with Republic we may want to do a month-to-month option. David asked if we recycle and Jeanette replied yes we do around the corner by the fire station.
- Also, this month we completed pressure washing the exterior of the building by Patriot Exteriors, updated employee handbook, updated our website, and created a new customer packet to give more information out to the new customers in our district.



PWSD #1 OF STONE COUNTY
48 James River Road
Kimberling City, MO. 65686

Ph. 417-739-2107
Email. office.pwsd1stonecounty@gmail.com
Website. www.pwsd1stonecounty.com

Old Business:

- There are 2 Board Member Vacancies we still need to fill. Contact the office if you are interested in volunteering.
- Dissolution Advisory Committee still needs 2 more volunteers you can sign up with Jeanete. Korina Branson Jones volunteered so we are now in need of just 1 more person.
- Richard discussed out need for new gutters and the accident that happened with the boring crew's truck and out gutter. He also stated we will need to make a decision at the next meeting when we can have all board members present.
- Kristie spoke about the need for the mini splits in the office and well house #2 as our heater does not work efficiently. This will need to wait for the next meeting when we can have all board members present to make a decision.

New Business:

- Alan looked at the Olsson Engineer Study from 2017 and updated it with COLA and inflation rates estimating on the low end it would cost \$4.3 million to update our infrastructure and that does not include fire flow. This would put us in possibly \$150,000 to \$300,000 in debt. Our cash surplus will not get us there. The average customer would receive a \$15-\$30 per month increase.
- We do not have access to old Facebook page. Korina said it was set up by Jodi and should be linked to her old Gmail account. We do not have this login information to access it so we are working with our attorney to get it shut down.
- Apparently, it was advised by previous staff to report water leaks to the Facebook page. Kristie has been notifying those people to call our office or the emergency number to report any leaks.
- Jeanette notified the board of a grant that was submitted by the previous Office Manager without the boards knowledge. We have to withdraw our application as she completed it with false information and with good conscious we cannot move forward.
- There have been some Facebook posts made by an ex-employee and an ex-board member full of slander, defamation and lies about PWSD and some of its members. The attorney suggested we handle it with providing the facts to the misinformation. We may be adding a FAQ to our Facebook page in the future.

The meeting adjourned at 8:50 p.m.

Next meeting: Sept 15, 2025 Special meeting. Sept 22, 2025 Regular Business meeting

A handwritten signature in blue ink, appearing to read "Jesse Deets", written over a horizontal line.

Acting President – Jesse Deets

A handwritten signature in blue ink, appearing to read "Jeanette Karl", written over a horizontal line.

District Clerk – Jeanette Karl