

Village of Indian Point  
Board of Trustees Meeting Minutes

Wednesday, January 11, 2023

6:00 p.m.

Trustees: Denise Petersen, Helen Slagle, Chris Houghton, Barbara Manisco & Ron Coomes

1. Call Meeting to Order and Pledge of Allegiance
2. Roll Call and establishment of quorum.

DP -P HS-P BM-P CH-P RC-P

3. Final Agenda – Motion to approve as printed/amended.

Moved Chris Houghton to approve amended agenda.  
Seconded Helen Slagle

DP-A HS-A BM-A CH-A RC-A

4. Approval of December 14, 2022 meeting minutes

Moved Chris Houghton moved approval as amended.  
Second Helen Slagle

Roll Call Vote: HS-A BM-A CH- A RC-A DP-A

5. Approval of December 29, 2022 meeting minutes.

Moved Barbara Manisco as amended. Second Ron Coomes.  
Roll Call Vote: HS-A BM-A CH-A RC-A DP-A

Treasurer's Report – Barbara Manisco – reviewed the Treasurer and 2022 Year End reports that were distributed Monday evening. She noted, in addition to Monday's comments, that she has reached out to TRC for a quote on employee health benefits, consistent group rate, choices by plans and coverage options. Today received the tax allocation from November, labeled December and paid in January. Noted that even though there was a 30% increase in the first 6 months of 2022, the last six months were down overall so the total for 2022 was up 7.17%. The downward trend has continued into 2023. Barbara adjusted the revenue for 2023 to reflect that trend. See detailed minutes for additional comments.

## 6. New Business

Trustee Term Limits – there are none.

Discussion of 855 Jakes Creek Trail property sewer issue. (added item from original agenda). Chris Houghton asked to discuss this issue and to have clarified by the February meeting. See detailed minutes for discussion.

Board of Adjustments – Appointees, from this day forward, will serve 5-year terms.

Per Missouri Statute 115.124.3, any city, town, or village with 2,000 or less inhabitants can have a non-election. The Village passed this ordinance on January 25, 2021.

Motion to send notice to Stone County Clerk that we have three (3) Trustee vacancies and three (3) candidates for April 2023 election so we will have a non-election. Moved by Barbara Manisco. Seconded by Ron Coomes.

Roll Call Vote: BM-A CH-A RC-A HS-A DP-A

## FIRST READING

Motion to read by Title only Bill Number 244, AN ORDINANCE OF INDIAN POINT, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTEREST FOR CERTAIN OFFICIALS.

Moved by Barbara Manisco. Seconded by Ron Coomes.

Roll Call Vote: CH-A RC-A HS-A BM-A DP-A

Motion to read by Title only Bill Number 245, AN ORDINANCE OF INDIAN POINT, MISSOURI, TO REQUIRE HOUSING NUMBERS TO BE CLEARLY AND VISIBLY POSTED ON RESIDENTIAL AND COMMERCIAL BUILDINGS.

Moved by Barbara Manisco. Seconded by Helen Slagle.

Roll Call Vote: RC-A HS-A BM-A CH-A DP-A

Motion to read by Title only Bill Number 246, AN ORDINANCE TO APPROVE AND ENFORCE AN ENFORCEMENT AND FINE PROGRAM RELATING TO PUBLIC NUISANCE(S) (I.E. NOISE, DEBRIS AND OVERGROWTH, NIGHTLY RENTAL OR ABANDONED/INOPERABLE VEHICLES IN R-1 ZONING, AND DANGEROUS OR NEGLECTED STRUCTURES).

Moved by Barbara Manisco. Seconded by Helen Slagle.

Roll Call Vote: HS-A BM-A CH-A RC-A DP-A

Motion to read by Title only Bill Number 247, AN ORDINANCE APPROVING THE P&Z RECOMMENDATION FOR THE RE-PLAT OF LOT 11, UNIT 21 CROWNE VIEW ESTATES PHASE 1.

Moved by Chris Houghton. Seconded by Helen Slagle.

Roll Call Vote: BM-A CH-A RC-A HS-A DP-A

Motion to approve Police Policy Manual effective January 1, 2023. Item added to original agenda.

Moved by Ron Coomes. Seconded by Helen Slagle.

Roll Call Vote: BM-A CH-A RC-A HS-A DP-A

Motion to appoint Nathan Piche as the Planning and Zoning Administrator for the Village.

Moved by Chris Houghton. Seconded by Helen Slagle.

Roll Call Vote: CH-A BM-A RC-A HS-A DP-A

## SECOND READING

Motion to read by Title only Ordinance Number 01-23, AN ORDINANCE OF INDIAN POINT, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTEREST FOR CERTAIN OFFICIALS.

Moved by Barbara Manisco. Seconded by Ron Coomes.

Roll Call Vote: CH-A RC-A HS-A BM-A DP-A

Motion to read by Title only Ordinance Number 02-23, AN ORDINANCE OF INDIAN POINT, MISSOURI, TO REQUIRE HOUSINJG NUMBERS TO BE CLEARLY AND VISIBLY POSTED ON RESIDENTIAL AND COMMERCIAL BUILDINGS.

Moved by Barbara Manisco. Seconded by Chris Houghton.

Roll Call Vote: RC-A HS-A BM-A CH-A DP-A

Motion to read by Title only Ordinance Number 03-23, AN ORDINANCE TO APPROVE AND ENFORCE AN ENFORCEMENT AND FINE PROGRAM RELATING TO PUBLIC NUISANCE(S) (I.E. NOISE, DEBRIS AND OVERGROWTH, NIGHTLY RENTAL OR ABANDONED/INOPERABLE VEHICLES IN R-1 ZONING, AND DANGEROUS OR NEGLECTED STRUCTURES).

Moved by Barbara Manisco. Seconded by Ron Coomes.

Roll Call Vote: HS-A BM-A CH-A RC-A DP-A

Motion to read by Title only Ordinance 04-23, AN ORDINANCE APPROVING THE P&Z RECOMMENDATION FOR THE RE-PLAT OF LOT 11, UNIT 21 CROWNE VIEW ESTATES PHASE 1.

Moved by Chris Houghton. Seconded by Helen Slagle.

Roll Call Vote: BM-A CH-A RC-A HS-A DP-A

Motion to approve December 2022 checks issued:

Moved by Chris Houghton. Seconded by Helen Slagle.

Roll Call Vote: CH-A RC-A HS-A BM-Abstain DP-A

Motion to approve December Financial Reports and Full year General and Sewer revenue and expenditures.

Motion by Helen Slagle. Seconded by Chris Houghton.

Roll Call Vote: RC-A CH-A HS-A BM-abstain DP-A

Comments from:

Trustees – Denise Petersen, Chris Houghton and Ron Coomes, and Barbara Manisco all had comments. See detailed minutes for comments.

Attorney – Hank Griffin noted that he felt Bill Number 246, Ordinance Number 03-23 needed to be re-read with the corrected language being used in both the first and second reading.

Barbara Manisco moved to read by Title Oly, BILL NUMBER 246, AN ORDINANCE TO APPROVE AND ENFORCE AN ENFORCEMENT AND FINE POGRAM RELATING TO PUBLIC NUISANCE(S) (I.E. NOISE, DEBRIS AND OVERGROWTH, NIGHTLY RENTAL OR ABANDONED/INOPERABLE VEHICLES IN R-1 ZONING, AND DANGEROUS OR NEGLECTED STRUCTURES). Second by Helen Slagle.

Roll Call Vote: CH-A HS-A BM-A RC-A DP-A

Barbara Manisco moved to read by Title only, ORDINANCE 03-23, AN ORDINANCE TO APPROVE AND ENFORCE AN ENFORCEMENT AND FINE PROGRAM RELATING TO PUBLIC NUISANCE(S) (I.E. NOISE, DEBRIS AND OVERGROWTH, NIGHTLY RENTAL OR ABANDONED/INOPERABLE VEHIICLES IN R-1 ZONING, AND DANGEROUS OR NEGLECTED STRUCTURES). Seconded by Helen Slagle.

Roll Call Vote: HS-A BM-A RC-A CH-A DP-A

Staff – Mike Lucas had comments. See detailed minutes for comments.

Floor - none

Motion to close regular meeting session and move to Closed Session – Legal RSMo 610.021(1) for confidential and privileged communications between the Board and its attorneys. At 7:39 p.m. Chris Houghton moved to close the regular session and go into closed session. Helen Slagle seconded the motion.

Roll Call Vote: HS-A CH-A BM-A RC-A DP-A

Motion to close CLOSED SESSION and Return to Open meeting.

At 8:02 p.m., Barbara Manisco moved to close the closed session and reopen the open session. Chris Houghton seconded the motion.

DP A HS A BM A CH A RCA

Action Taken in Closed Session:

No action taken.

Motion to Adjourn at 8:04 p.m. Ron Coomes moved for adjournment of the meeting, and Helen Slagel seconded. Unanimously approved.

## January 11, 2023 Trustee Meeting Minutes Detail Report

Denise Petersen called the meeting together at 6:00 p.m. with the Pledge of Allegiance.

Roll Call Vote indicated all Trustees were present and a Quorum was established.

The agenda was amended to include a discussion of the property at 855 Jakes Creek Trail and the addition of Bill Number 247, Ordinance 04-23 to approve the P&Z recommendation for the re-plat of Lot 11, Unit 2I Crowne View Estates Phase 1. The agenda was unanimously approved with these additions.

The minutes of the December 14, 2022, regular Trustee meeting and December 29, 2022 Called Meeting were approved unanimously with amendments (2 typos).

Barbara Manisco reported on the Financial for December 2022 and the Year end reports for the sewer and the general fund. They were included in the Monday packet for Trustee review. Barbara added that she reached out to TRC for a quote on health benefits. The rates are less cost since the group is a bigger group. There are choices on benefits. We can stay with the same company. Barbara also asked Lagers for preliminary estimates on the remaining two higher levels of the retirement plan. She got some preliminary estimates but has gone back and asked them to firm up the numbers. With savings in health insurance costs, we may be able to offer a higher retirement benefit.

Barb noted another health option may be to look at a cafeteria plan where employees choose the coverage they might need.

Barbara noted that all insurance coverages/broker firms need to be bid out this year. She is hoping to have more information in March.

Barbara noted that she received today the allocated in December, paid in January, November sales tax receipts. She noted that 2022 sales tax was up overall 11% from 2021. However, the first 6 months of 2022 the receipts were up 30% over the 2021 numbers. But the second half of the year we ended up only 7.17% over 2021. It appears this trend is continuing into 2023.

Barb noted that staff have discovered that the sales tax from Tribesman has been going to Taney County, not Stone County, thus not to us. Staff has attempted to contact the new owners to have this changed to no avail. Diana got their tax i.d. numbers and we can provide that information to the DOR to see if we can recoup the taxes. Each person fills out their tax info online and, per Chris Houghton, Indian Point is listed under Indian Point Village, not with the other Village listings. Many people assume we are Taney County since the mailing address is Branson for Indian Point. Denise noted this is something we will be bringing up with legislators when they meet with them. Chris suggested anyone who does not have their business license filed by January 31, 2023 and filed correctly, be sent a notice to cease operation until such time as they are in compliance.

Diane Todd, resident in the audience says she does not understand why the State of Missouri continues to do this and does not make any attempt to make sure the coding is correct. Chris noted with they do not comply with the Business License filing; they can be fined \$500 a day for every day they operate. Ron asked about when they get the new tax number, the form must have a “I sign under penalty of law...”. Can we sue the person who is filing fraudulently? We are talking about a significant amount of money – more than \$50,000. Barb noted we are continuing a conversation with DOR Tax Register about correcting what is happening. Staff have provided the tax I.D. numbers to them to see if they can get our money.

Diane Todd again noted the Village must go after this issue. Ron asked if we could ask Branson for the money. Everyone responded unlikely. Barb noted that Diana has gone door to door, called people and is trying to get things corrected. Barb noted we can go after the low hanging fruit, wo here that should be paying taxes and are not – i.e. Tribesman, VRBO and Air B&B.

Barb noted she is hoping the revenue will at least be flat from 2022 or if the downward trend will continue. Chris again explained the process of on-line filing.

It was noted that Trustees do not have term limits.

The 855 Jakes Creed Trail issue that was added to the agenda was placed here. Chris noted that it appears no one has lived at this address for at least six years. He noted the property is a mess and the house does not appear to be habitable. The new ordinance that will be addressed later in the meeting will provide teeth for the Chief to be able to do his job related to this issue. Chris also noted that



when DNR approved the sewer project they recommended that all properties within a certain area from the plant be connected to the new sewer system. This address falls well within the recommendation that the Village adopted. Chris also noted that the original project was to cover the entire point and there has never been any push from DNR to complete that. DNR also noted no private septic systems could be installed within the JCT area. From what Chris has reviewed on the project there appeared to be no real oversight or administration which is probably why the sewer is falling apart. Ron asked where this is and Chris noted next door to Happy Valley. Diana stated that when she sent the owner a letter on the new Sewer rates, etc. he called and said he was not nor had never been on the system. When she told him he had to be he laughed at her. Chris verified he told Diana he was never hooked up and she confirmed that. At this point, Carole Kurtz, who was a Trustee at the time the sewer project was done said the Village paid to have all the tanks put in and hooked up and then the residents were to reimburse the Village. She also noted there was no option to not hook up. Chris noted the new sewer ordinance went out in February of 2022 so if not hooked up we need to put a lien on the property. Dale noted that when he and Hamlin, Anglim went down to that property, there was no answer at the door. Anglim did not want Dale to access the property and left when he told her the Village has easement to the property to check on the system. He noted the property was a mess then. Barb noted this ship has sailed, there is a lot of uncollected money. By February we will revisit the sewer connection ordinance and do what we did with the new ordinance being discussed later – give it teeth and cite people every day if not in compliance.

Chris said he would like to bring the owner to the table to discuss. Barbara noted that Diana has been in contact with him. Diana stated that when she contacted him via phone he said that he was not hooked up to the system.

It was noted that the Board of Adjustment terms are for 5 years and from this day forward those who serve will be a 5 year term.

Per Missouri Statute 115.124.3, any city, town or village with 2,000 or less inhabitants can have a non-election. The Village passed this ordinance on January 25, 2021. Barbara Manisco moved that a notice be sent to Stone County Clerk that we have three (3) Trustee vacancies and three (3) candidates for the April 4, 2023

election so we will have a non-election. The motion was seconded by Ron Coomes. Roll Call Vote: BM-A CH-A RC-A HS-A DP-A.

#### First Reading of proposed Bills/Ordinances

Barbara Manisco moved to read by Title only Bill Number 244, AN ORDINANCE OF INDIAN POINT, MISSOURI TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTEREST FOR CERTAIN OFFICIALS. The motion was seconded by Ron Coomes. Roll Call Vote: CH-A RC-A BM-A HS-A DP-A.

Barbara Manisco moved to read by Title Only Bill Number 245, AN ORDINANCE TO ESTABLISH AND REQUIRE HOUSING NUMBERS TO BE CLEARLY AND VISIBLY POSTED ON RESIDENTIAL AND COMMERCIAL BUILDINGS. The motion was seconded by Helen Slagle. Roll Call Vote: RC-A HS-A BM-A CH-A DP-A.

Barbara Manisco moved to read by Title only Bill Number 246, AN ORDINANCE TO APPROVE AND ENFORCE AN ENFORCEMENT AND FINE PROGRAM RELATING TO PUBLIC NUISANCES(S) (I.E. NOISE, DEBRIS AND OVERGROWTH, NIGHTLY RENTAL OR ABANDONED/INOPERABLE VEHICLES IN R-1 ZONING, AND DANGEROUS OR NEGLECTED STRUCTURES). The motion was seconded by Helen Slagle. Roll Call Vote: HS-A BM-A CH-A RC-A DP-A.

Chris Houghton moved to read by title only Bill Number 247, AN ORDINANCE APPROVING THE P&Z RECOMMENDATION FOR THE RE-PLAT OF LOT 11, UNIT 21 CROWNE VIEW ESTATES PHASE 1. The motion was seconded by Helen Slagle. Roll Call Vote: CH-A RC-A HS-A BM-A DP-A.

Motion by Ron Coomes to approve the Police Policy Manual effective January 1, 2024. The motion was seconded by Helen Slagle. Roll Call Vote: BM-A CH-A RC-A HS-A DP-A.

Motion by Chris Houghton to appoint Nathan Piche as the Planning and Zoning Administration for the Village. The motion was seconded by Helen Slagle. Roll Call Vote: CH-A BM-A RC-A HS-A DP-A.

#### Second Reading of Bills/Ordinances

Barbara Manisco moved to read by Title only Ordinance 01-23, AN ORDINANCE OF INDIAN POINT, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL

CONFLICTS OF INTEREST AND SUSTANTIAL INTERES FOR CERTAIN OFFICALS. The motion was seconded by Ron Coomes. Roll Call Vote: CH-A RC-A HS-A BM-A DP-A.

Motion by Barbara Manisco to read by Title only Ordinance Number 02-23, AN ORDINANCE OF INDIAN POINT, MISSOURI, TO REQUIRE3 HOUSING NUMBERS TO BE CLEARLY AND VISIBLY POSTED ON RESIDENTIAL AND COMMERCIAL BUILDINGS. The motion was seconded by Chris Houghton. Roll Call Vote: RC-A HS-A BM-A CH-A DP-A.

Barbara Manisco moved to read by Title only Ordinance Number 03-23, AN ORDINANCE TO APPROVE AND ENFORCE AN ENFORCEMNT AND FINE PEROGRAM RELATING O PULIC NUISANCE(S) (I.E. NOISE, DEBRIS AND OVERGROWTH, NIGHTLY RENTAL OR ABANDONE/INOPERABLE VEHCIELS IN R-1 ZONING, AND DANGEROUS OR NEGLECTED STRUCTURES). The motion was seconded by Ron Coomes. Roll Call Vote: HS-A BM-A CH-A RC-A DP-A.

Chris Houghton moved to read by Title only Ordinance 04-23, AN ORDINANCE APPROVING THE P&Z RECOMMENDATRION FOER TE RE-PLAT OF LOT 11, UNIT 2I CROWNE VIEW ESTATES PHASE 1. The motion was seconded by Helen Slagle. Roll Call Vote: BM-A CH-Z RC-A HS-A DP-A.

Chris Houghton moved to approve the December 2022 checks issued. The motion was seconded by Helen Slagle. Roll Call Vote: CH-A RC-A HS-A BM-abstain DP-A.

Helen Slagle moved to approve the December Financial Reports and Full year general and sewer revenue and expenditures. The motion was seconded by Chris Houghton. Roll Call Vote: RC-A CH-A HS-A BM-abstain DP-A.

Comments from: Trustees

Chris asked if we know whether reservations are up or not. Diana Todd noted hers were up. Chris says his are too. Chris wondered if there was a way to send out an email blast and ask some general questions about how reservations are going. Discussion was also had regarding hosting a business night along with TRC.

Denise noted maybe have a kickoff for 2023 before the season opens.

Barbara noted the entire business license is shifting sand right now with Management Companies and the ownership changes going on.

Denise noted she is going to send out an email blast about SDC progress on handling their traffic better. She also wondered if we wanted to include information on the new ordinance just passed, updates on P&Z projects, etc.

Ron noted he has checked Jackie's email settings and she is still not getting the blasts. Barbara noted she only got 23 kickbacks on the last blast sent. Chris noted we may want to use a service such as Mail Chimp or Constant Contact. We would be at the low end of their fee schedule, and they have a much better rate of communication.

Chief Lucas noted that one of the men who stole a trailer started a fight in jail, so he will be held longer. He also noted that he made another arrest on a stolen trailer. The person lives part time on the point and Stone County and the Water Patrol have been helping with this case. Barbara asked if Stone County took the arrestee back to Galena for booking or if Chief Lucas had to and he said they took him.

Chief Lucas also noted that he has submitted the required report on vehicle stops. Previously, this was not being done. We are now back in line and can apply for better grants.

Barbara noted that the Ordinance just passed on fines for violation of ordinances was the result of the work of the Village staff team. They identified the problem, came up with responsible and enforceable answers. This is a clean, actionable plan and will improve the conditions of property on the point. Trustees thanked the team for their good work.

Chris noted he would like to see the same thing happen with P&Z ordinances and fines.

Attorney Griffin noted that he believes Bill Number 246, Ordinance Number 03-23 should be re-read both first and second reading so that the same language is used for both.

#### First Re-Reading

**Barbara Manisco moved that Bill Number 246 be read by Title Only -AN  
ORDINANCE TO APPROVE AND ENFORCE AN ENFORCEMENT AND FINE PROGRAM**

RELATING TO PUBLIC NUISANCE(S) (I.E. NOISE, DEBRIS AND OVERGROWTH, NIGHTLY RENTAL, OR ABANDONED/INOPERABLE VEHICLES IN R-1 ZONING, AND DANGEROUS OR NEGLECTED STRUCTURES). The motion was seconded by Helen Slagle.

Roll Call Vote: CH-A HS-A BM-A RC-A DP-A.

### Second Re-Reading

Barbara Manisco moved that Ordinance Number 03-243 be re-read by Title only – AN ORDINANCE TO APPROVE AND ENFORCE AN ENFORCEMENT AND FINE POGRAM RELATING TO PUBLIC NUISANCE(S) (I.E. NOISE, DEBRIS AND OVERFVBRFOWTH, NIGHTLY RFENAL OR ABANDONED/INOPERABLE VEEHICLES IN R-1 ZONING, AND DANGEROUS OR NEGLECTED STRUCTURES). The Motion was seconded by Helen Slagle.

Roll Call Vote: HS-A BM-A RC-A CH-A DP-A.

At 7:39 p.m. Chris Houghton moved to close regular meeting session and move to Closed Session-Legal RSMo 610.021(1) for confidential and privileged communications between the Board and its attorneys. The motion was seconded by Helen Slagle.

Roll Call Vote: HS-A CH-A BM-A RC-A DP-A