

**The City of Pleasant Hope**  
**5492 Highway H**  
**Pleasant Hope, Mo.65725**

**Minutes**

**Regular City Council Meeting July 21, 2014**

- 1) **Call to order** – Mayor Richard Harralson called the meeting to order at 7pm.
- 2) **Roll Call** – Aldermen present: Gary Dooley, Justin Carlson, Rodney Lee and Jason Sims. Also present City Clerk Lynn Esser, Public Works Director/Emergency Manager Rick Davis, Chief Shawne Ross, P&Z Commissioner John Homer.
- 3) **Moment of Silent Prayer**
- 4) **Approval of Agenda** – Rodney Lee moved to approve the agenda. Gary Dooley second. All in favor none opposed.
- 5) **Approval of Minutes** – Regular Meeting June 16, 2014 – Gary Dooley moved to approve the Minutes of June 16, 2014. Justin Carlson second. All in favor none opposed.
- 6) **Approval of Pending Bills** - Rodney Lee moved to approve pending bills. Justin Carlson second. All in favor none opposed.
- 7) **Comments and Questions from the Public**
  - a) Bill Cross – First Baptist Church 705 N Main – major water leak. Mr. Cross provided the Board of Alderman with a written description of problem and the solution. Rodney Lee moved to adjust the First Baptist Church bill as defined at the March 2014 meeting (2x the average for the last six months or the current bill whichever is smaller). Gary Dooley second. All in favor none opposed. City Clerk will send an adjusted statement.
  - b) Faye Melton – 1945 E 540<sup>th</sup> Rd – major water leak – not present
- 8) **Old Business:**
  - a) Updates from Planning & Zoning – John Homer address the Board of Alderman with an update on the two applications for rezoning on Pirate Lane and Highway 215. Both applications were approved by the P&Z Commission and a public hearing is set for August 11, 2014 at 6:30pm. An ad will run in the July 23<sup>rd</sup> Bolivar paper and two signs about the hearing have been placed at each location.
  - b) Update on 200 W Cowden – Rick Davis, Tom Olivas and Chalis Gourley (owner of the property) were all present for the conversation. Mrs. Gourley addressed Council with a request to extent the Demolition Permit for several months. Robert and Erica Morin- 204 W Cowden, voiced major concerns about the safety of the children in the neighborhood, the vermin and the mosquitoes. They were not in favor to a long extension for cleanup. They were also concerned about their property being devalued. Much discussion was had on the issues surrounding the responsibility of having the debris removed. The issue of the liability of the property owner and the City were discussed including a safety fence. Rodney Lee moved to give Mrs. Gourley an extension on the debris removal permit until August 29<sup>th</sup>, mandatory attendance to the next meeting regular meeting August 18, 2014 for a progress report; the City will put up a safety fence around the property and she will maintain all grass and weeds on both inside and outside the fence. Gary Dooley second. All in favor none opposed.
  - c) Review and Approval of the last Applications for Business & Liquor Licenses – City Clerk Lynn Esser advised Council that she had received business and liquor license applications from the remainder of the current businesses and all were in before the end of the month and had all the correct documents attached. Rodney Lee moved to approve the businesses licenses received before June 30<sup>th</sup>. Justin Carlson second. All in favor none opposed.
- 9) **New Business**
  - a) Nomination of Tom Olivas for Zoning Administrator – John Homer requested Board of Alderman accept Tom Olivas as the Zoning Administrator to Pleasant Hope.
  - b) Nomination of Dale VanDePol for Zoning Commissioner – John Homer requested Board of Alderman accept Dale VanDePol as a Commissioner on the Planning & Zoning Commission. Rodney Lee moved to approve both nominations as presented by John Homer. Gary Dooley second. All in favor none opposed.
  - c) Review of Semi-Annual Financial Report – Lynn Esser provided a copy of the report that would be published in the Wednesday July 23<sup>rd</sup> Bolivar paper. There were no questions or concerns.
- 10) **Mayor and Alderman Communications**
  - Mayor Richard Harralson advised the Board of Alderman that he had been contacted by a company contracted by Verizon to find sites for cell towers. This individual asked if the City would be interest in allowing Verizon to put a cell tower on the NW corner (100'x100') of the one acre lot where well #2 is located. If Pleasant Hope is chosen for a cell tower location the contract would be \$400 per month for 25-years. There would still be plenty of room at the location for a future water tower. The person that donated the land to the City for a well and future water tower was consulted about the cell tower option and he had no problem with the idea. The Board of Alderman advised the Mayor that they are interested in the opportunity.
  - Rodney Lee advised the Chief of numerous addresses that need to be mowed and/or weedeated. Chief made note

of each address.

- Rodney Lee advised the Chief that Ms. Chapman at 700 N Main has not moved her fence and animals as was agreed to at the last meeting.
- Rodney Lee requested that Rick Davis look into getting a street light at or close to 5489 Anita St. Rodney Lee moved to have Rick call Southwest Electric for the street light and get it done. Justin Carlson second. All in favor none opposed.
- Justin Carlson had questions and concerns about the level of maintenance that was being scheduled for the police vehicles. He would like to see regular quarterly checkups done on the vehicle not just an oil change.

- 11) Monthly Report City Clerk** - Lynn Esser provided a written report that included a summary of the first six months to budget, all the required financials and water utility reports. She also provided a written schedule for the creation of the 2015 Budget. The Board of Alderman had no questions or concerns
- 12) Monthly Report Public Works** – Rick Davis advised the Board of Alderman the Joann Edwards 302 S Main would like the City’s help in cleaning up the small fence row that adjoins the City Park. She is considering putting up a privacy fence to stop the foot traffic across her property. Rick advised that she had most of the brush clean up and he thinks she just needs help with taking out some small trees. Rodney Lee moved to allow Public Works to assist Ms. Edwards in cleaning the fence row adjoining the City Park. Justin Carlson second. All in favor none opposed. Rick advised the Board of Alderman that the storm siren on this parking lot has been fixed and he has donation commitments to defray the costs. Justin Carlson was pleased that the siren was fixed, but in the future donations should be collected before the work is completed. Discussion was directed to the options for maintaining the street in the downtown area. The cracks are getting bigger and the sealer did not work as well as was hoped. Rick Davis was directed to check into the options. Rick also advised the Board of Alderman that Troy Copeland was taking online classes in order to be able to renew is DNR Certification.
- 13) Monthly Report Police Dept.** – Chief Shawne Ross provided the Board of Alderman with a written report of activities of the PHPD. The Chief reported that the JP Morgan Grant for Reserve Officer Frezely’s hours should arrive this week and then each quarter. Rodney Lee asked if he had any applications for reserve officers. Chief responded that he did not but was getting ready to put out notices.
- 14) Justin Carlson - Motion to go into closed session pursuant to RSMo 610.21, litigation, real estate, hiring, firing, disciplining of employees.** Justin Carlson moved to go into closed session pursuant to RSMo 610.21, litigation, real estate, hiring, firing, disciplining of employees. Rodney Lee second. Roll Call Vote: Gary Dooley-NO, Rodney Lee-YES, Jason Sims-YES and Justin Carlson-YES. Mayor Harralson notified the public that Council was going into closed session at 8:35pm. The room was cleared. Mayor Harralson announced that City Council was back in open session at 8:50pm.
- 15) Adjourn** – Rodney Lee moved to adjourn. Justin Carlson second. All in favor none opposed. Mayor Harralson adjourned the meeting at 8:53pm

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Mayor Richard Harralson

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City Clerk Lynn Esser

**Minutes**  
**Closed Session Meeting of City Council July 21, 2014**

Chief Shawne Ross was invited into the closed session by Alderman Justin Carlson.

Justin Carlson addressed the Chief with concerns:

- ✓ about having repairs done on the car prior to getting all the approvals and that in the future he personally would like to be contacted first.
- ✓ about a business owner in town that was unhappy with the actions of the PHPD while in his store.

Rodney Lee addressed the Chief with concerns:

- ✓ about how he decides to give a warning vs a citation
- ✓ about needing more detail on his activity logs and fewer time gaps

Justin Carlson moved to return to open session. Jason Sims second. All in favor none opposed.

Mayor Harralson announced the Council was back in open session at 8:50pm

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Mayor Richard Harralson

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City Clerk Lynn Esser