



City of Pleasant Hope
P O Box 56
Pleasant Hope, MO 65725
417-267-2112

Regular City Council Meeting
October 19, 2015 Minutes

- 1) **Call to order** – Mayor Richard Harralson called the meeting to order at 7:01pm
- 2) **Roll Call** - Aldermen present: Rodney Lee, Gary Dooley and Justin Carlson. Alderman Jason Sims absent. Also present: Mayor Harralson, City Clerk Lynn Esser, Public Works Director Rick Davis and Police Chief Shawne Ross.
- 3) **Moment of Silent Prayer**
- 4) **Approval of Agenda** – Gary Dooley moved to approve the Agenda. Rodney Lee second. All in favor none opposed.
- 5) **Approval of Minutes** –Regular meeting of September 21, 2015 and closed session of September 21, 2015. Rodney Lee moved to approve both sets of minutes. Gary Dooley second. All in favor none opposed
- 6) **Approval of Pending Bills** – Rodney Lee questioned two invoices on paving product. Rick Davis provided the answer. Rodney Lee moved to approve Pending Bills. Justin Carlson second. All in favor none opposed.
- 7) **Comments and Questions from the Public**
 - a) Business License Application – Joseph Iannarone – The Forge, LLC. Mr. Iannarone was present to answer questions in connection with his application. Application and all support documents were presented. Rodney Lee moved to approve a license for The Forge, LLC. Gary Dooley second. All in favor none opposed.
 - b) Business License Application – Randy and Linda Rael did not have their paperwork ready and filled it out as they answered questions from the Board of Alderman in connection with At Your Service Lube N Go. Answers: the business is a totally mobile business. They go to the customer. All used oil is sucked into a closed system and disposed of properly. The lift on the property is not part of the business it is for personal use only. Rodney Lee moved to approve the business application provided all required documents were presented to the City Clerk included a NO TAX Due Letter from the state. Justin Carlson second. All in favor none opposed. The \$25 application fee was presented to the City Clerk and a receipt was provided.
- 8) **Old Business:**
 - a) Review status of ridge caps and finishing the backside of metal roof for workshop – Rick Davis advised the Board of Alderman that Jason Sims was helping do the work and is currently unavailable because of his work schedule. As soon as Jason is available the roof will be completed.
 - b) Status on health & safety issues Pleasant Hope business – Rick Davis advised the Board of Alderman that the Farm Store is still in the process of taking bids for a new roof.
 - c) Review of position: Zoning Administrator – Rodney Lee. The Board of Alderman discussed the Contract Agreement that was presented and determined that they would pay up to six (6) hours to read and get familiar with the P&Z Ordinance and agreed to the other terms as presented. Gary Dooley moved to have Mayor Harralson make contact with Sheldon Smith. Rodney Lee second. All in favor none opposed.
- 9) **New Business**
 - a) Renewal of Lease from Mullings Commercial for Office Space – Lynn Esser presented the Board of Alderman with the annual renewal lease for office space from Mullings Commercial. The lease did not have any changes from last year. Rodney Lee moved to have the Mayor sign the lease. Gary Dooley second. All in favor none opposed.
 - b) **Bill # 165** - Introduced by Alderman Justin Carlson – An Ordinance To Amend The City Of Pleasant Hope Planning And Zoning Ordinance #294 To Allow The Citizens Of The City Of Pleasant Hope To Keep Six (6) Of Fewer Chicken Hens In Any And All Lots Within The Requirements As Defined Within This Ordinance. The Chief asked about the effect on those citizens that already have chickens. Alderman Carlson responded that Bill #165 does not have a grandfather clause and those who have chickens will be responsible for following the requirements as defined within the ordinance. Discussion resulted in Chief Ross making contact with those citizens that currently have chickens and those who have come to a Council meeting requesting this change. Citizens will have 30-days to comply with the ordinance. Rodney Lee moved to have the first

reading of Bill #165 by title only. Justin Carlson second. All in favor none opposed. Mayor read aloud Bill #165 by title only. Rodney Lee moved to approve the first reading of Bill #165 and have the second reading of Bill #165 by title only. Gary Dooley second. All in favor none opposed. Mayor read aloud Bill #165 by title only. Rodney Lee moved to approve the second reading and to pass Bill #165. Justin Carlson second. Roll call vote: Rodney Lee-yes, Gary Dooley-yes and Justin Carlson-yes. Jason Sims Absent. Bill #165 became Ordinance 308.

- c) **Bill #166** - Introduced by Alderman Gary Dooley – An Ordinance to Amend the City of Pleasant Hope Animal Regulation Ordinance – Chapter 215, Section 215.010, Definition of “*Restraint*”. Alderman Dooley led the discussion about the requirement that all dogs be on a leash when not confined to the yard. Justin Carlson moved to have the first reading of Bill #166 by title only. Gary Dooley second. All in favor none opposed. Mayor read aloud Bill #166 by title only. Rodney Lee moved to approve the first reading of Bill #166 and have the second reading of Bill #166 by title only. Justin Carlson second. All in favor none opposed. Mayor read aloud Bill #166 by title only. Rodney Lee moved to approve the second reading and to pass Bill #166. Gary Dooley second. Roll call vote: Rodney Lee-yes, Gary Dooley-yes and Justin Carlson-yes. Jason Sims Absent. Bill #166 became Ordinance 309.
- d) Planning & Zoning Commission Report – Justin Adams not in attendance
- e) Review Ordinance 269 An Ordinance Regulating All Aspects For Manufactured/Modular/ Mobile Homes Inside The City Of Pleasant Hope. – Alderman Rodney Lee and Public Works Director Rick Davis led a discussion about the age requirement for manufactured/mobile/modular homes. Rodney Lee moved to have the City Clerk prepare an amended ordinance to change Section 5(a) to include a new item #1 “No older than 10 years from the permit application date” and to change Section 5(c) to read \$300 – for Structural/Mechanical Inspection and \$100 for Electrical Inspection. Gary Dooley second. All in favor none opposed. Discussion was also had on Section 6: Regulations for Temporary Use and the travel trailer being used a permanent residence at 710 N Main. Public Works Director will have a discussion with the owner.

10) Mayor and Alderman Communications

- a) Rodney Lee asked the Chief to get involved with the goats at 700 N Main. Chief responded that he has already sent them a letter.
- b) Rodney Lee address Rick Davis about making sure the lights are out and the doors are closed and locked at the workshop.
- c) Mayor Harralson opened a discussion about what appears to be derelict vehicles at 2016 Carolyn. Chief Ross will check out the situation.

11) Monthly Report City Clerk - Lynn Esser

- a) Review 2015 Forecast / Amended 2015 Budget – City Financial Committee. Lynn Esser reported that the Finance Committee had reviewed in detail both the Forecast and Budget. Minor changes will be made and a final draft for both will be presented at the next regular council meeting.
- b) Review Draft of 2016 Budget – City Financial Committee (see above)
- c) Lynn Esser also advised the Board of Alderman that an ad will run in the Wednesday paper requesting bids for a financial auditor for the next three fiscal years. Bids will be presented at the next regular meeting.

12) Monthly Report Public Works – Rick Davis reported that Ball Paving is behind schedule for crack sealing. Well #3 has a problem with a transform on the communication circuit. A new transform has been ordered.

13) Monthly Report Police Dept. – Chief Shawne Ross provided a written report of PHPD activities for the month. He also advised the Board of Alderman that the siren box went out on the Crown Vic. A new box is on order. The Crown Vic also has a stripped/broken lug and he will be returning it to Bill Grant Ford for repair. The Chief advised the Board of Alderman that the PHPD will have a table at the Halloween event October 31st in the City Park and there will be a Reserve Officer on patrol that evening.

14) Motion to go into closed session pursuant to RSMo 610.021, litigation, real estate, hiring, firing, disciplining of employees. unused

15) Adjourn – Gary Dooley moved to adjourn. Rodney Lee second. All in favor none opposed. Mayor Harralson adjourned the meeting at 8:35pm

Mayor Richard Harralson

City Clerk Lynn Esser