



City of Pleasant Hope
P O Box 56
Pleasant Hope, MO 65725
417-267-2112
417-467-2114 fax

Regular City Council Meeting

September 21, 2015 Minutes

- 1) **Call to Order** - Mayor Richard Harralson called the meeting to order at 7pm
- 2) **Roll Call** – Aldermen present: Jason Sims, Rodney Lee, Gary Dooley and Justin Carlson. Also present City Clerk Lynn Esser, Public Works Director Rick Davis, Chief Shawne Ross and City Attorney Travis Elliott.
- 3) **Moment of Silent Prayer**
- 4) **Approval of Agenda** – Rodney Lee moved amend the Agenda and add Michele Saint as item 7)c). Jason Sims second. All in favor none opposed. Rodney Lee moved to approve the Agenda as amended. Gary Dooley second. All in favor none opposed.
- 5) **Approval of Minutes** –Regular meeting of July 20, 2015. Gary Dooley moved to approve the July minutes. Rodney Lee second. All in favor none opposed.
- 6) **Approval of Pending Bills** – Rodney Lee moved to approve payment of pending bills. Justin Carlson second. All in favor none opposed.
- 7) **Comments and Questions from the Public**
 - a) Moon Ridge Foods – SHOW ME PACE Cooperative Agreement Presentation.
Review the PowerPoint information that was provided to the Board of Alderman in written form. The Property Assessed Clean Energy (PACE) is an innovated way for owners to pay for upgrades and improvements through private capital resources as allowed by the 95th General Assembly of Missouri enacted through the “Property Assessment Clean Energy Act” of 2011. Mr. Josh McCarroll, District Manager for PACE Equity spoke to the Board of Alderman and answered questions related to the City of Pleasant Hope joining the Show Me PACE Clean Energy District thus allowing for funding clean/renewable energy and energy efficiency improvements. Mr. Janszen Ringo from the investment side of PACE Equity addressed the Board of Alderman on how funding is managed and iterated that “There is no cost, liability or exposure for a city to participate in the Clean Energy Development District. Mr. Russ Kremer addressed the Board and took questions specifically related to the development and ownership of Moon Ridge Foods.
 - b) Dale Baker - Trick r Treat in the Park – October 31. Lynn Esser advised the Board of Alderman that Dale Baker was organizing the function and that he would like the City to participate.
 - c) Michele Saint – 310 W Lewis – request to place a manufactured home on the existing trailer pad. Ms. Saint requested a permit to place her 1985 manufactured home on a lot zoned R-3 Multi-family District. There was a trailer on the lot in the past and water/sewer is available. She presented the Board of Alderman with a lot drawing showing placement. She also provided photos of the home. (no action taken by the Board).
- 8) **City Attorney Travis Elliott** – Request for a Closed Session pursuant to RSMo 610.021, litigation. Justin Carlson requested a closed session pursuant to RSMo 610.021, litigation. Rodney Lee second. Roll Call Vote: Justin Carlson-yes, Rodney Lee-yes, Jason Sims-yes and Gary Dooley-yes. Mayor Harralson announced that the Board of Alderman was going into closed session (7:30pm) and those in attendance needed to leave the room for a while and that they were welcome to take a chair to the parking lot. Mayor Richard Harralson announced that the Board of Alderman was back in open session at 8:05pm and to let in the people in the parking lot back into the conference room.
- 9) **Old Business:**
 - a) Review status of installation of metal roof for workshop – Rick Davis reported (as part of his monthly report Item-13) that the roof was complete but still needed flashing and ridge caps.
 - b) Status on health & safety issues Pleasant Hope businesses – Rick Davis reported (as part of his monthly report Item-13) that progress is slow, but a new roof is to be installed.
- 10) **New Business**
 - a) Business License application – Moon Ridge Foods, LLC – 5305 Highway H. Russ Kremer took questions from Justin Carlson about the operation at the plant. Rodney Lee moved to approve the business license application for Moon Ridge Foods, LLC. Gary Dooley second. All in favor none opposed.

Bill # 164 – An Ordinance to Join SHOW ME PACE the Missouri “Property Assessment Clean Energy Act” and Stating the Terms Under Which the City of Pleasant Hope Will Conduct Activities Of Such District. Rodney moved to have the first reading of BILL 164 by title only. Gary Dooley second. All in favor none opposed. Mayor Harralson read aloud BILL 164 by

title only. Rodney Lee moved to amend BILL 164 page 3 Section 2 – change the word “County” to “City of Pleasant Hope”. Gary Dooley second. All in favor none opposed. Rodney Lee moved to approve the first reading with changes and to have the second reading of BILL 164 by title only. Justin Carlson second. All in favor none opposed. Mayor Harralson read aloud BILL 164 by title only. Rodney Lee moved to approve the second reading of BILL 164 and to pass BILL 164. Gary Dooley second. Roll Call Vote: Roll Call Vote: Justin Carlson-yes, Rodney Lee-yes, Jason Sims-yes and Gary Dooley-yes. BILL 164 became Ordinance 307.

- b) Planning & Zoning Commission Report – Justin Adams reported that the Commission had a meeting on September 14th. They discussed the business use of 312 S Main and it is the conclusion of the Commission that the use meets the P&Z Ordinance requirement and that the owner needs to secure a business license. The Commission recommends that the trailer ordinance be reviewed.
- c) Renewal of Employee Healthcare plan – Lynn Esser advised the Board of Alderman that the renewal rate is 11% higher. She has spoken to all employees and they are willing to continue the policy and pay their part of the increase. Rodney Lee moved to allow the Mayor to sign the renewal policy agreement. Jason Sims second. All in favor none opposed.

11) Mayor and Alderman Communications

- a) Pit Bull Policy/Ordinance – Gary Dooley described a pit bull attack that he witnessed. The dog was not on a leash or contained within its yard. The owner was able to retrieve the dog before the person was seriously injured. Gary wanted to immediately change the ordinance to make it stronger. Chief Ross reviewed with the Board of Alderman the wording of the “leash law” and noted that the City also has a vicious dog ordinance. Gary Dooley moved to have the Chief and City Clerk write an amendment to Chapter 215, Section 215.010 thru Section 215.035 to be reviewed at the next regular council meeting. Rodney Lee second. All in favor none opposed.
- b) Unlicensed Businesses – Rodney Lee asked if Randy Rael had been contacted and Rick Davis said he would get in touch with him. Rodney Lee advised Rick Davis that in light of the P&Z Commission giving the “ok”, Mr. Rael needs to apply for a business licenses and personally present his application for approval at the next regular meeting. The Forge has not applied for a business license. Both the Chief and Rick have tried to make contact and will continue to pursue the application.
- c) Justin Carlson advised the Board of Alderman that he has researched having chickens inside the city limits and Lynn Esser has drafted an ordinances that he would like to have on next month’s agenda. He gave everyone a copy.
- d) Rodney Lee asked Rick Davis if he knew when the Fiber Optic people would be back to smooth out the yards that they tore up. Rick Davis advised the Board of Alderman that he has been in contact with them and it will be in couple weeks.
- e) Rodney Lee asked Public Works to weed-eat around the City Park sign with each mowing.

12) Monthly Report City Clerk - Lynn Esser

- a) Review Water Rates based on a 20-year plan – Lynn Esser provided the Board of Alderman with a copy of a DNR calculator report based on a 20-Year Replacement And Extension Schedule that she and Troy Copeland put together using the 2014 Amended Budget. The rates that are being charged are on target with a Replacement Fund Annual Annuity calculation and is only off a positive 3-cent for year 2020.
- b) Review Sewer Rates based on a 20-year plan – Lynn Esser provide the Board of Alderman with a copy of a DNR calculator report based on a 20-Year Replacement And Extension Schedule that she and Troy Copeland put together using the 2014 Amended Budget. The rates that are being charged are on target with a Replacement Fund Annual Annuity calculation and is only off a negative 2-cent for year 2020.
- c) Review 2015 Forecast / Amended 2015 Budget – Lynn Esser provided the Board of Alderman with the Budget Forecast for the rest of 2015. The 2015 Amended Budget is projected to be in balance at the end of the year. The packet also contains itemized lists from each department on items needed by end of year.
- d) Review first Draft of 2016 Budget – Lynn Esser the Board of Alderman with the first draft for the 2016 Budget with itemized departmental requests included and the Draft 2016 Budget is balanced.

13) Monthly Report Public Works – Rick Davis advised the Board of Alderman that Moon Ridge Foods will be asking the County Commissioners to take over the gravel road at the north edge of the property and include it inside their security fencing.

14) Monthly Report Police Dept. – Chief Shawne Ross provided written reports for the PHPD Activities since the last meeting. He reviewed a few yard ordinance issues and some of the requests he is making within the Draft 2016 Budget.

15) Motion to go into closed session pursuant to RSMo 610.021, litigation, real estate, hiring, firing, disciplining of employees. not needed

16) Adjourn – Gary Dooley moved to adjourn. Rodney Lee second. All in favor none opposed. Mayor Harralson adjourned the meeting at 9:10pm