



City of Pleasant Hope
304 E Miller Street
417-267-2112

Minutes Regular City Council Meeting October 18, 2021

- 1) **Call to Order** – Mayor Harralson called the meeting to order at 7pm.
- 2) **Roll Call** – Alderman present: Gary Dooley, Shannon Brakebill, Sandy Richardson and Rodney Lee. Also present: Rick Davis Public Service Director, Joe Thompson Public Works, Tana McMurrey Assistant City Clerk, and Lynn Esser City Clerk. Officer Stephen Grindstaff as Master of Arms.
- 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** – September 20, 2021 – Rodney Lee moved to approve the minutes as presented. Gary Dooley second. All in favor none opposed.
- 6) **Approval of Pending Bills** – from September 20, 2021 and for October 2021 – Gary Dooley moved to approve payment of pending bills from September and October. Rodney Lee second. All in favor none opposed.
- 7) **Comments and Questions from the Public**
 - a) Presentation by Brock Goehl of D.A. Davison & Co – Refinancing USDA Municipal Water Bonds. Mr. Goehl provided information on the possibilities of refinancing the USDA Water Bonds and free up restricted funds required by USDA. Mr. Goehl answered questions posed by the Board.
 - b) Presentation by Mathew Thomas – WON Communication LLC – Lease space on the water tower for internet antenna. Mr. Thomas was not present for questions.
 - c) Donald Lusk – 700 N Main. Mr. Lusk was recognized by the Mayor to address the Board. Mr. Lusk was unaware that the City had Ordinances against using a recreational vehicle as a dwelling. He described his situation in connection with Josh Norton the seller of the property and advised the Board that he would be putting the property back on the market, but would like to be able to use the RV as a temporary solution; using extension cords for refrigerator; until he could sell the property. He advised the Board that he had contacted a realtor. Gary Dooley moved to give Mr. Lusk 180-days (from today) use of the RV situation as a temporary solution. Shannon Brakebill second. All in favor none opposed.
 - d) Doyle Hill– 102 Adams was recognized by the Mayor to address the Board. Mr. Hill provided a Zoning Request to change the property on Main St. between Triple Guard Insurance and The Forge from Commercial to Residential. He was advised that the request would be turned over to the Planning and Zoning Commission. Mr. Hill also requested he be able to continue to live in a recreational vehicle located at his brothers shop (Hill’s Auto Service 102 Adams). The Chief of Police had notified him that the use of a recreational vehicle as a dwelling was against City Ordinance and that he needed to vacate the vehicle. No motion was made to change the discussion that Mr. Hill had with the PHPD.
 - e) Whitney Grove – owner of The Pharmacy @ Pleasant Hope was recognized by the Mayor to address the Board. Mr. Grove addressed the Board of Alderman with a description of the Community Foundation of the Ozarks and GRO Ozarks Communities Better. He explained that he would like the support of the City, the School and the Businesses of Pleasant Hope to become affiliated with organizations. He iterated that it is no cost to the City. He was looking for the cities blessing to establish. Rodney Lee moved to have the City support Mr. Grove’s initiative. Sandy Richardson second. All in favor none opposed.
- 8) **Old Business:**
 - a) Status on Coronavirus State & Local Recovery Funds – Lynn Esser requested that the Board provide direction and project priority for completion of the 2021 Amended Budget and the 2022 Budget. Lynn Esser started the conversation requesting that the new City web site be the first project for the end of the year. Rodney Lee moved to approve the website for 2021 budget. Shannon Brakebill second. All in favor. Rodney Lee moved to have the Park improvement projects be started in the Spring of 2022. Sandy Richardson second. All in favor none opposed. Shannon Brakebill moved address the truck and trailer issues 2nd Quarter of 2022. Rodney Lee second. All in favor none opposed. Rodney Lee moved to address the cash transfer of funds to businesses, food drive volunteers and essential works before the end of the year. Gary Dooley second. All in favor none opposed.
 - b) Status on cost to fix DX45 and Cost to upgrade John Deere to accommodate a backhoe – Joe Thompson recommended to the Board of Alderman that the DX45 be put up for sale with closed bids and a reserve of \$4,000. Sandy Richardson second. All in favor none opposed.
 - c) Status on tree trimming in the Park and other maintenance in the Park –Joe Thompson advised the Board that the task came in higher that approved, but they took out several more trees/bushes and ground down another stumps.

- d) Status on new pole for Storm Siren at Main & Adams – Rick Davis provided a bid from Table Rock Alert to remove and reinstall the siren and control box when a pole is placed. Rick is still working of getting the best deal for a new pole.
 - e) Status on water break behind the Strip Mall –Rick Davis reported that 4 out of 7 meters were replaced @ a cost of \$8700. The remaining 3 meters will be replaced when the City acquires an excavator of some sort.
 - f) Status on trailer removal and barn teardown on Pirate Lane – Rick Davis reported that the Kennady’s are still waiting on the Amish work crew to get to them.
 - g) Status on Street signs for Homer Street – Rick Davis reported the signs have been ordered.
 - h) Status on 2021 Forecast and 2022 Budget – Lynn Esser walked through the changes to the 2021 budget and the draft of the 2022 budget. Completed budget will be ready by next meeting.
- 9) New Business**
- a) Water Leak at Pleasant Valley Apartments – Joe Thompson explained the water leak and the lack of knowledge about what was actually in the ground. The leak has been fixed, but the pipe in the ground is getting corroded and thin. Another leak could happen any time.
 - b) Ordinance to Amend water connection fees from last month needs to be expanded – Joe Thompson explained the fiscal increase in materials and as well as the lack of readily available supplies needed to install a complete water set-up. He reviewed the Section 110.190 of the Municipal Code which addresses the fees for setting a new meter. He discussed his thoughts on changing the ordinances to protect the city from the increasing prices. The original ordinance was in 2010. Joe Thompson and Lynn Esser will prepare a proposed amended ordinance next meeting.
 - c) Request for an Ordinance that specifically denies the creation of storage units as businesses – Joe Thompson expressed some concerns about the storage units as businesses. Council suggested that an ordinance be drafted to specifically define the parameters of a construction and maintenance of said units. Joe and Lynn to draft the ordinance.
 - d) Financial Audit Bid Proposal for 2021, 2022, 2023 – Lynn Esser provided a bid to perform annual financial budgets from KPM : Financial year 2021=\$8600, year 2022=\$9000 and year 2023=\$9400. Rodney Lee move to stay with KPM for the next 3-yrs. Gary Dooley second. All in favor none opposed.
 - e) Bids to spray both buildings for spiders (brown recluse) and bugs with a contract for regular treatments – Joe Thompson advised the Board that it was somewhat difficult to get companies to bid on providing this service. Rodney Lee moved to accept the contract for service from Bug Zero. Shannon Brakebill second. All in favor none opposed.
 - f) Smith & Loveless Lift Station – financial discussion – Lynn Esser asked how old the lift was and how frequently has it been in need of repair. Age of the station is 1988 and repairs have not been frequent or recent. Rick Davis went on to say that the lift needs to be upgraded because of age and to save Joe all the headaches he has had.
 - g) Notice from MOPERM – ICW/Cyber information Liability Coverage – Lynn Esser advised the board that Cyber Liability has been dropped as an option for next year by MOPERM.
 - h) Several CD’s will mature over the next couple months – request for permission to move money back to regular bank accounts – Lynn Esser. Rodney Lee moved to allow Lynn Esser to move CD investments back to the original bank funds as they mature. Sandy Richardson second. All in favor none opposed
 - i) Request to move to the ICC Residential Codes 2018 & become an ICC Member and Certified Building Inspector training for Joe Thompson ask the Board to bring the City ICC Codes up from 2003 to 2018. After Q and A, the Mayor requested that Joe check out what the cost would be to go to 2021 and how much the training cost would be for him to be a certified building inspector. Gary Dooley moved to update ICC Residential Codes to 2018. Rodney Lee second. All in favor none opposed.
- 10) Mayor and Alderman Communications**
Rodney Lee like to have the City do a Proclamation of Dedication to the City Park for Dale and Kathy Baker for all the work they have done in the park and for growing the Halloween in the Park into a major City event.
- 11) Monthly Report City Clerk** - Lynn Esser provided all the require monthly financial reports and utility reports
- 12) Monthly Report Director of Public Services** – Rick Davis advised the Board that Josh Reed has sold 6 more lots and will be extending Homer Street providing curbs, storm water controls and paving.
- 13) Monthly Report Public Works** – Joe Thompson advised the Board that he has completed the necessary repairs to the walking bridge, the Veterans Wall and all the bricks have been installed. He expects everything to be beautifully trimmed and mowed for November 11th. The utilities for Halloween in the park have been upgraded and are in the process of being tested. Rodney Lee asked about the park extension north of the creek and will it be used as parking. Joe said it is in his overall plan to move some gravel from the Rush Street piles over to that lot to ease the access in and out.
- 14) Monthly Report Police Dept.** – Chief Terin Cantrell - absent
- 15) Motion to go into closed session pursuant to RSMo 610.021 (1)(2)(3), litigation, real estate, hiring, firing, disciplining of employees.**
- 16) Adjourn**