

**MINUTES
BOARD OF ALDERMEN MEETING
THURSDAY, JANUARY 18, 2018**

CALL TO ORDER. Mayor Luke Davis called the regular meeting of the Board of Aldermen to order at 6:00 PM on Thursday, January 18, 2018 at the Fremont Hills Country Club, 1953 Fremont Hills Drive, Fremont Hills, MO.

PLEDGE OF ALLEGIANCE. The pledge of allegiance was recited.

ROLL CALL. Jeanette Curtiss, City Clerk/Finance Officer called the roll—a quorum was present.

Luke Davis, Mayor	Present		
Ann Littell Mills, Alderman Ward 1	Present	Kevin Jansen, Alderman Ward 1	Present
Bud Addington, Alderman Ward 2	Present	Kerry Nelson, Alderman Ward 2	Present
Alisa Lowry, Alderman Ward 3	Present	Randy West, Alderman Ward 3	Present

Guests Present: Residents, Ruth Benedett, Jason Avery, Kim and Donnie Wilson, and Bobbie and Darryl Kallembach.

City Officials Present: Scott Christensen, City Project Manager; Matt Growcock, City Attorney; and Jeanette Curtiss, City Clerk/Finance Officer.

There were no objections from the Board to move the Winged Foot Drive stormwater runoff agenda item to this point in the meeting.

Streets—Winged Foot Drive Stormwater Runoff Issue (Christensen) Members of the Board were given pictures of the drain inlet box on the Kallembach property and pictures of their home after the flooding of May 11. Bobbie Kallembach stated there was 1.5 ft. of water in their basement (the neighbor discovered it a couple days after the flooding event—the Kallembachs were out of town). Mrs. Kallembach stated it rained 20” the end of April and ten days later rained another 10”. The Kallembachs believe the issue is that the storm drain was clogged and allowed water to pool around their house. There have been other intense rain storms but this overwhelmed their main sump pump and backed up. The power of the water pushed the rocks at the inlet box into the storm drain. They believe water didn’t flood into the Kallembach home—it was groundwater that came up.

The Avery home took on water in their garage and home office. Luke Davis and Randy West went to the property in the midst of things as they occurred. This area gets water runoff from Cassidy. Before buying their home, the Averys got reports from two inspectors who said the house had not seen water—they’ve had a lot of water issues their first year and a half in the home. The water was knee deep off their back patio.

The City did take steps to put in the storm drains between the Cassidy Addition and this area, and along the south side of Winged Foot. Mr. Wilson got into the storm inlet box to clear debris at the time of the event. Scapes cleaned the Kallembach inlet box out today and spent an hour to hour and a half cleaning by hand. In extreme rains, water sometimes runs over the inlet box cap—it was reported that an environmental agency calculated the back patio had taken on two Olympic sized pools within 35 minutes. Donnie Wilson, 1903 Winged Foot Drive—runoff from the church parking lot also funnels to the backyards of the Wilson and Avery homes. With the church expansion, downspouts will be buried to direct water to Fremont Road (might reduce as much as 40% of water running down parking lot). The city will have our engineer calculate the volume of water and look at the inlet size and rock. Kevin Jansen suggested the engineer give us a report on the inlet box, and we continue having inlet boxes cleaned out. We will have our engineer look at rebar and inlet box design for safety issues.

OPEN FLOOR TO VISITORS* No comments to come before the Board.

CONSENT AGENDA:

Approval Of December 21, 2017 Regular Meeting Minutes (Davis) A motion to approve the minutes as presented was made by Alisa Lowry, with Ann Littell Mills seconding the motion. The motion was unanimously approved with Kevin Jansen abstaining as he was absent from the meeting.

Approval Of Treasurer’s Report And Expenses To Be Paid (Curtiss) A motion to approve general fund expenses of \$30,441.08 and sewer fund expenses of \$14,938.79 was made by Randy West, with Alisa Lowry seconding the motion. The motion was unanimously approved. The general fund expenses were larger than normal due to the early payoff of the street resurfacing loan (which would have paid off in May).

Bids For Mowing And Lawncare Maintenance (Curtiss) The Board delayed awarding the mowing/lawncare maintenance contract until the January meeting to allow more time for review of the six bids received. Christensen prepared an annualized summary of the bids submitted, which was made a part of the Board packet. After general discussion, a motion to accept the bid from Nature’s Image was made by Ann Littell Mills, with Bud Addington seconding the motion. The motion was unanimously approved. We will be on a month-to-month basis with Scapes until a contract is signed with Nature’s Image in February.

Lowther Johnson General Consulting Representation Agreement (Davis) A new engagement letter was presented to the Board noting an hourly rate change for legal services, from \$150 to \$165. A motion to approve the representation agreement was made by Alisa Lowry, with Bud Addington seconding the motion. The motion was unanimously approved.

Needham Website Hosting And Maintenance Agreement (Davis) Davis summarized the scope of the proposed business agreement between the City and Izuno Studios for hosting and maintaining our website. A motion to accept the business agreement with Izuno Studios was

made by Alisa Lowry, with Randy West seconding the motion. The motion was unanimously approved.

NetWatch Camera Service Agreement (Davis) Davis has been working with Kris Clark; from NetWatch on a quarterly maintenance agreement and fee to pull camera footage when requested (the Board had a copy of the agreement prior to the meeting). NetWatch quoted a \$900 a year fee for quarterly maintenance for all the camera locations and an hourly rate of \$75 per hour to pull footage for us (the maintenance plan is required). Growcock commented that he would like the \$250 limit provision removed from the agreement. Kevin Jansen made a motion to accept the camera service agreement with NetWatch, subject to possible contract revisions, with Kerry Nelson seconding the motion. The motion was unanimously approved.

2017 Audit (Curtiss) Our three-year bid has expired for accounting/audit services. Decker and DeGood, our current service provider, has agreed to do our 2017 audit at an increase of \$100 over the prior year. A motion to have Decker and DeGood do our 2017 audit was made by Bud Addington, with Kevin Jansen seconding the motion. The motion was unanimously approved.

REPORTS FROM COMMITTEES

Sewer

Pumps At Main WWTP and Cassidy Lift Station (Christensen) The pump at the main station was still under warranty—company has not informed us yet as to how much of the warranty is left—guessing 20%-30%--have been holding off buying the new pumps until we hear from them. Cassidy has one pump operating at full capacity and the other at 30%--temperature has not been desirable to repair—hopefully next week can coordinate. Tom Waddle (Fair Haven HOA President) asked for Rob Dyer’s contact information when he met with Davis (they verbally discussed Fair Haven’s responsibilities regarding the lift station). Davis feels confident they are trying to remedy their lift station pump issues and were not as bad as originally thought. The letter that the Board instructed to be sent in December was not mailed since the entities are meeting on a regular basis and had this discussion, verbally.

FHCC Pavilion Remodel/Sewer Connection Fee (Davis) The Board discussed the pavilion connection to our sewer system--this would not be considered a new connection as the club is already connected to our system—flow isn’t increasing. A motion to charge a \$100 hook up fee for the pavilion was made by Kerry Nelson, with Ann Littell Mills seconding the motion. The motion was unanimously approved.

Sewer Averaging/Sewer Rates (Davis) We have a request to consider extending the sewer averaging program an additional month—into October (best time to reseed a yard). In looking at our billing summary, this is the highest month of revenue for the year (sprinkler systems aren’t usually winterized until late October/November). We have also not evaluated our sewer rates since the plant was expanded. The Board discussed looking at conventional rates compared to a flat rate, while also looking at extending the averaging into October.

Beautification

Welcome Banners (Christensen) Bass Print Solutions quoted a 30/60 composite banner (5 banners), at \$694--13 ounce vinyl is \$354. There is an additional charge of \$750 to install on our light posts. The fading of print would probably be about the same. A motion to go with the 13 ounce vinyl banners was made by Randy West, with Kerry Nelson seconding the motion. The motion was approved, with Alisa Lowry opposed (she would like to see a sample of vinyl versus metal).

Website (Nelson) With the new agreement in place, we will start working on the website and getting new pictures.

OLD BUSINESS

Declarations Of Candidacy (Curtiss) Curtiss reported that the time to declare candidacy closed on Tuesday. Those who have filed are: Luke Davis/Mayor, Ann Littell Mills/Alderman Ward 1, Larry Darrow and Ben York/Alderman Ward 2 and Alisa Lowry/Alderman Ward 3.

Community Event: Hands Only CPR and AED Training (Curtiss) We have scheduled a CPR/AED training course for Saturday, February 24, 2018 at 10:30 AM in the common area of the clubhouse. The course will be free to residents of Fremont Hills and an educator from the Christian County Ambulance District will provide the training.

NEW BUSINESS

City E-mail Options (Davis) Our paid e-mail platform is the old Cebridge e-mail account, and we are at somewhat of a security risk. We could move to a more current platform--Google for Business or Office 365. Google is \$5 per user per month, with an assigned administrator to have rights over all the accounts and each user can log into their own city account. G Suites has 30 gigabytes of storage. To use our domain, we have to pay for it. Office 365 is \$6 per month and it is just their essentials/exchange mail. The cutover would involve a process—Jordan Needham and Luke Davis could look at those charges. Davis's company charges one hour per box to do the work. Randy West made a motion to move forward to have Jordan Needham begin the transfer to the Google Business account. The motion was amended by Kerry Nelson, authorizing mayor to execute the plan with a limit of \$400 for the work, Alisa Lowry seconded the motion. The motion was unanimously approved.

Additional Street Light Request—Oakmont Drive (Davis) After seeing our agenda topic on additional street lights, we received a resident request to add a light in the area of 8416 Oakmont Drive. This was not an area identified on our original list of possible new lights, and Kevin Jansen will add it to a list of 4 others identified for possible future installation.

457(b) Retirement Plan (Davis) Tom Tobin could not attend tonight's meeting but will be present at the February meeting to share information with the Board on this plan.

ADJOURNMENT

A motion to adjourn was made by Randy West, with Ann Littell Mills seconding the motion. The motion was approved and the meeting adjourned at 9:07 PM.

CITY OF FREMONT HILLS

By: _____

Luke Davis, Mayor

ATTEST:

Jeanette Curtiss, City Clerk/Finance Officer