

**MINUTES
BOARD OF ALDERMEN MEETING
THURSDAY, OCTOBER 20, 2016**

CALL TO ORDER. Mayor Luke Davis called the regular meeting of the Board of Aldermen to order at 6:06 PM on Thursday, October 20, 2016 at the Fremont Hills Country Club, 1953 Fremont Hills Drive, Nixa, 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.

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

Guests: Leslie Robinson, Cal Griggs, Harry and Anita Blow, Rob and Lori Sarrazin, Bob and Ruth Benedett, Don Strange, Patsy and Dennis Hanks and Rod Quinby.

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

OPEN FLOOR TO VISITORS*. Leslie Robinson, resident on Greenbriar Drive and who owns a vacant lot across from the proposed city hall location, commented that her vacant lot is listed with Carol Jones and there's been no activity—her concern is location and parking lot for the proposed city hall. Ms. Robinson asked why Cassidy was not considered—feels there would be more traffic in the proposed area. She indicated prior to listing with Carol Jones, a lot sale of \$90,000 fell through, so she's hired an attorney to see what legal rights she has in this situation. Robert Benedett, resident of Winged Foot Drive, shared with those in attendance that he didn't know about the project until he felt it was a done deal—concerns are commercial parking lot—this is a residential area that was zoned reserved—it's too big a project not to get input from residents—feels decreases property values. Rod Quinby, resident of Winged Foot Drive, didn't know about city hall and feels a citywide discussion is in order. Lori Sarrazin, a resident of Winged Foot Drive, is concerned about property values. Cal Griggs, resident on Winged Foot Drive and who has an empty lot on the street as well, indicated a mailing to all the residents is in order, rather than notification by e-mail. Alderman Alisa Lowry asked why they think the city doesn't need a city hall—Robert Benedett commented that they don't think the city is big enough for a city hall--it could be housed outside the city. Don Strange, a resident of Greenbriar, suggested renting a storage facility, with climate control, for the records. Anita Blow, a resident of Winged Foot Drive, commented that they don't feel a city hall building is needed—office hours currently are 9-1. Luke Davis explained that the city hall has resided in a home since 1995 and our attorney has advised us to find a different location. Leslie Robinson asked if we are going to communicate this project to the residents, and asked how much the Cassidy Addition commercial lots sell for.

CONSENT AGENDA:

Approval of September 15, 2016 Regular Meeting Minutes. A motion to approve the September 15, 2016 regular meeting minutes as written was made by Ann Littell Mills, with Alisa Lowry seconding the motion. The motion was unanimously approved.

Approval of October 6, 2016 Special Meeting Minutes. A motion to approve the October 6, 2016 special meeting minutes as written was made by Randy West, with Kerry Nelson seconding the motion. The motion was approved, with Ann Littell Mills abstaining as she was not present at the meeting.

Resolution #196-2016 Amending 2016 Budget. Each budget amendment item was discussed with the Board. Resolution #196-2016 was read in its entirety. A motion to approve resolution #196-2016, amending the 2016 budget, was made by Randy West, with Alisa Lowry seconding the motion. The motion was unanimously approved.

Approval of Treasurers Report and Expenses To Be Paid. Jeanette Curtiss presented the Treasurer's Report and expenses to be paid from the general fund of \$24,253.91 (plus a \$98.00 expense to Marketplace Printing that was just presented at the meeting), and \$17,678.87 (plus an expense of \$1,715.00 to Active Septic, an invoice just received today). A motion to approve the expenses to be paid, plus additional payments, and the Treasurers Report was made by Ann Littell Mills, with Kerry Nelson seconding the motion. The motion was unanimously approved.

REPORTS FROM COMMITTEES

Planning and Zoning. Scott Christensen reported that the Planning and Zoning Commission has not had a need to meet in the last couple of months. The Design Review Committee has approved 7 new homes in the last two meetings.

Sewer. Scott Christensen reported the plant had a DNR violation on the phosphate level on September 8 (10.4)—the ammonia level was fine—it was determined the sample must have been contaminated.

Beautification.

LED Landscape Lighting At CC Hwy. and Fremont Road Entrances. Scott Christensen reported that the upgrades to the lighting are completed—additional up lighting was installed in the trees at the CC entrance, lights were converted to LED and some of the Fremont Road entrance older lights were replaced. Luke Davis read a complimentary message from Kathy Craig to the Board and those in attendance—complimenting the Board on the maintenance and festive look of the common grounds throughout the City.

Streets

Bids for Rolling Hills Drive Stormwater Improvement. Scott Christensen reported that the Whisler Construction bid was the lowest at \$3,600. The street between Rolling Hills Drive/ Greenbriar and Rolling Hills Drive/Shinnecock will be closed from October 25-27. Two other bids were received on this project—\$6,500 and \$7,700. On Scioto Drive, there is one drainage grate that is banging—it was suggested we put tire rubber underneath it. A motion to accept the bid from Whisler Construction on the Rolling Hills Drive street repair was made by Randy West, with Alisa Lowry seconding the motion. The motion was unanimously approved. Luke Davis was contacted by John Wagaman, who indicated he had a substantial pool of water in his driveway and yard after a recent heavy rain—the new road surface is smooth so water is sheeting and water doesn't drain over the new grates as well—he suggested a speed bump to slow water and slow traffic. Matt Growcock will research whether speed bumps can be installed on a city street.

Stormwater Plan—Scott Christensen is attempting to locate stormwater drawings for Interlochen, where stormwater runs over the curb—he's not located master plan documents for stormwater runoff. Scott Christensen has instructed Scapes to clean up the leaf/limb debris in the streets (Oakmont and Interlochen) 3 times in the fall to keep it out of stormwater drains. It was suggested we get with Gary

Shaffer for a quote on a stormwater plan for certain spots in the City. Resident Eric Clausen may also be able to assist us with this process.

City Hall Plan Update. Luke Davis reported that the recommendation to the Board, from the subcommittee, was to proceed with the \$559,000 construction cost and \$30,000 furnishings for a city hall. Funding would be \$350,000 in cash from reserve funds and \$250,000 in a conventional loan with a 5-7 year amortization. We are currently seeking loan interest rate information—this project would not require a tax increase—we will be paying off our current street debt in early 2018. It was decided to wait until a full board was present to make a decision and to get their input. Our regular Thursday, November 17 meeting would be an educational/informational meeting with the residents, starting at 6—the Board meeting will follow.

OLD BUSINESS

Natural Gas Installation—Progress Report. Scott Christensen stated MGE is starting service connections to homes, and several homes have completed their conversion to natural gas. Shaffer & Hines is working on Interlochen, staking out right-of-way, and the camera crew has shot all the lines on Oakmont and Interlochen, MGE wants the laterals to be installed before installing sod—January/February may be the cut off for the season for installing sod.

Zip Code—Ann Littell Mills. Ann Littell Mills reported she is supplying the USPS with our mailing address request, on City letterhead, and hopes to have an answer from them by the end of the year as to whether residents may use the city/state designation of Fremont Hills, MO (rather than Nixa, MO).

New City Logo. Alisa Lowry reported we are working on information for an RFQ and for branding a new logo.

Missouri Employers Mutual Safety Grant. Luke Davis reported that our insurance broker presented the safety grant information to us (this is the first year offered by MEM)—we thought we could fund security/safety equipment for city hall. When we began applying for the grant, we felt we would not qualify, partially because our city hall is in a residence. This would be a matching funds grant that could help with some of the city hall furnishings expense, and we will consider applying next year.

2017 Budget Draft. The Board had no changes to the 2017 budget draft at this time.

Halloween Security Patrol Schedule. Patrol will be provided by the officer(s) who provide security patrol for the City and occur from 6 PM to 10 PM on Monday, October 31—Halloween night. Jeanette Curtiss made the Board aware that most of the street lights that were not working have been repaired—one street light in the Scioto/Winged Foot Drive triangle was an electric line problem and new service line had to be run. If the Board notices any other street lights out, they should report them to the City as soon as possible so we can try get them repaired before Halloween.

NEW BUSINESS

Fremont Hills Country Club—Smoke-Free Facility. Jeanette Curtiss reported that as of November 11, the Fremont Hills Country Club will be a tobacco free facility (the main facility—not the course).

SEMA Reimbursement From 2015 Flood Event. Jeanette Curtiss reported we received our final reimbursement from the 2015 flood event—the state's portion was \$1,173.53.

ADJOURNMENT

A motion to adjourn was made by Randy West, with Kerry Nelson seconding the motion. The motion was unanimously approved and the meeting adjourned at 8:16 PM.

CITY OF FREMONT HILLS

By: _____

Luke Davis, Mayor

ATTEST:

Jeanette Curtiss, City Clerk/Finance Officer