

**MINUTES
BOARD OF ALDERMEN MEETING
THURSDAY, APRIL 19, 2018**

CALL TO ORDER. Mayor Luke Davis called the regular meeting of the Board of Aldermen to order at 6:00 PM on Thursday, April 19, 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	Absent	Kerry Nelson, Alderman Ward 2	Present
Alisa Lowry, Alderman Ward 3	Present	Randy West, Alderman Ward 3	Present

Guests Present: Residents, Ruth Benedett and Heather Davis and Marshall Decker/Decker and DeGood.

City Officials Present: Scott Christensen, City Project Manager; Matt Growcock, City Attorney; and Jeanette Curtiss, City Clerk/Finance Officer and newly elected Ward 2 Alderman, Ben York.

OPEN FLOOR TO VISITORS* There were no comments to come before the Board.

New Business

2017 Annual Audit (Decker) Marshall Decker summarized the 2017 audit for the Board (a copy was provided to the Board prior to the meeting). We received a clean opinion for our 2017 audit. We inquired about 457(b) retirement plan and Lagers, from an audit perspective. We currently receive a “Use Sales Tax”, which is different from the “Use Tax” that other cities have had as a ballot issue—we would probably not see much benefit from this tax (Example: contractors purchase their materials locally and not out of state).

Old Business

Community Events (Heather Davis) Heather Davis presented to the Board three community events for 2018. The Board was in favor of at least the June event—work will begin on marketing the Independence Day ice cream social. The Board budgeted \$2,000 for community events for 2018.

CONSENT AGENDA:

Approval of March 22, 2018 Regular Meeting Minutes (Davis) A motion to approve the March 22, 2018 regular meeting minutes as presented was made Kerry Nelson, with Randy West seconding the motion. The motion was approved--Ann Littell Mills abstained as she was absent from the March meeting.

Approval of Treasurer's Report and Expenses To Be Paid (Curtiss) Jeanette Curtiss presented the Treasurer's Report and expenses to be paid. A motion to approve the Treasurer's Report and expenses to be paid of \$15,201.41 for the general fund and \$19,551.80 for the sewer fund was made by Randy West, with Ann Littell Mills seconding the motion. The motion was unanimously approved.

Bill #302-2018/Ordinance #302-2018 Declaring Election Results (Curtiss) Bill #302-2018 was read in its entirety on the first reading. A motion to approve Bill #302-3018 on the first reading was made by Alisa Lowry, with Kerry Nelson seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills and Kerry Nelson—there were no nay votes. A motion to dispense with the second reading of Bill #302-2018 was made by Randy West, with Ann Littell Mills seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills and Kerry Nelson—there were no nay votes. A motion to adopt Bill #302-2018 as Ordinance #302-2018 was made by Ann Littell Mills, with Kevin Jansen seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills and Kerry Nelson—there were no nay votes. The Board had a copy of this ordinance prior to tonight's meeting.

Oaths of Office (Curtiss) Curtiss administered the oaths of office to Mayor Luke Davis, Ward 1 Alderwoman Ann Littell Mills, Ward 2 Alderman Ben York and Ward 3 Alderwoman Alisa Lowry.

Depository Signers (Curtiss) After general discussion about replacing Bud Addington as a depository signer on our accounts, it was decided to continue with the three current signers (Luke Davis, Kevin Jansen and Ann Littell Mills) and not add a fourth signer to replace Bud Addington.

Recommendations For Appointment of Two P & Z Committee Members And Change In Design Review Committee Members (Papit). Christensen reported that the P & Z Commission would like to make the recommendation of Talyia Leeper (replacing Dave Dyer) and Daniel Boozer (replacing Ron Elkins) to the Planning and Zoning Commission. The Commission would also like to recommend Eric Claussen as a replacement to Kathy Myers on the Design Review Committee (Myers will remain on the P & Z Commission). The Board was in favor of these recommendations.

REPORTS FROM COMMITTEES

Planning and Zoning

Sod and Irrigation Requirements (Christensen) Christensen's research found that homes in the older additions of the City are not required to sod or have irrigation, and it's not in the Planning and Zoning codes (the covenants and restrictions for the first 8 additions of the city do not require sod and irrigation—for additions 9 and forward it is required). The sod and irrigation requirements have been added to the landscaping guidelines for builders. We have a landscaping ordinance, which may be the easiest way to add the sod and irrigation requirement to our codes. We have a new home that hydro seeded their yard (homeowner is the builder), and we received several inquiries about the the sod requirement—they do plan to install irrigation. Water seems to be standing in the Fremont Hills Drive intersection—we need have Ozark Special Road District check the whistle for damage and clear the rock from the end. The Board mentioned items 6, 7 and 11 or our landscaping ordinance should also maybe apply to undeveloped lots (dead trees/shrubbery and weed eating). Growcock will look at the ordinance in relation to the addition of language for sod/irrigation and other requirements of undeveloped lots.

Sewer

Pump At Cassidy Lift Station (Christensen). Pumps at the main station are working properly, and we have a spare on the shelf. We had our annual check on the generators, and they were serviced/oil replaced. Dyer is going to get the Cassidy pump done in the next couple of weeks. We had a surprise visit from DNR (routine)—they pulled a sample and we have not heard anything yet on the sample test results.

Sewer Averaging/Sewer Rates (Curtiss) DNR does not recommend lowering sewer rates. Regarding setting a flat fee for sewer, it was decided to get three years of additional data from Ozark Water in order to evaluate—we may want to speak with their public works director about the rates.

Ozark Electric—Spraying Right-of-Way (Christensen) Ozark Electric Cooperative will be spraying for vegetation in the right-of-way, which could involve our wastewater treatment plant and the Cassidy Addition, which are serviced by Ozark Electric. MGE should be finished tomorrow with the installation of the natural gas service lines and sod work.

Plant and Lift Station Fence Power Washing (Christensen) Before staining the fences at the Cassidy lift station and the main plant, they need to be power washed. We obtained a quote from Shingle Brite of \$340/Cassidy and \$1,130/main plant, for a total of \$1,470 to do both. A motion to approve the \$1,470 expenditure to power wash the fences was made by Kevin Jansen, with Randy West seconding the motion. The motion was unanimously approved.

Beautification

Committee Formation (Davis) Ben York volunteered to chair this committee and Ann Littell Mills would like to assist with the Christmas lighting portion. Resident Marcia Ellis volunteered to serve on the committee. We need to ask our contractor to spray weeds in the rocks at the Scioto triangle.

Streets

Stormwater Drainage Project/Interlochen Drive (Christensen) Christensen reported this project started a week ago. This project is going slower than anticipated due to some unforeseen problems--Suddenlink line was found to be way too short (pipe couldn't be installed until they showed up to assess), driveways were probably 12" to 15" thick due to resurfacing so they didn't come up as easy as anticipated, and yesterday they hit a water main (there was a good response from Ozark Water—they flushed the line/ boil order wasn't needed—was taken care of within an hour). The first inlet box went in fine, and the second box is ready to install. They are going to start at the golf course and work backwards—the old pipe is still functional in case of rain. The rip rap will be the last stage. Change order #1 is to address the error made by the contractor for the cost of the pipe (\$3,166) and the additional work for the Winged Foot Drive removal of the rip rap and new concrete pad where a stormwater inlet box is located (\$1,000). This brings the total project to \$44,500. A motion authorizing the mayor to sign Change Order #1 was made by Alisa Lowry, with Randy West seconding the motion. The motion was approved with the aye votes being: Alisa Lowry, Ann Littell Mills, Randy West and Ben York—nay votes were Kevin Jansen and Kerry Nelson. Christensen also reported receiving \$52,500 for street resurfacing from the county fund distribution—Oak Tree and the wastewater treatment plant drive are the highest priorities—depending on bids will look at Cassidy and Fremont Parke.

Cleaning Street Light Poles (Davis) Davis reported on the algae growth on our street light poles (especially on the north side). After reviewing the estimate provided by Shingle Brite, it was decided to get more details on why there is a \$5 difference in some of the pricing, clarify the chemicals to be used (will they harm shrubs) and how high will they clean. It was decided to also ask Shingle Brite if they will do a test pole and take before and after pictures.

Replacing Older Street Name Signs (Davis) Luke Davis will contact resident Eric Claussen and explore other options for street name pole styles, sign color options, etc.

Website

Resident Communication (Nelson). The third phase of this project is social platforms—Facebook, Twitter, Instagram and NextDoor. A position description was made a part of the board packet. Needham estimated a cost for attending our board meetings and then posting pertinent information to each of the 4 platforms as 3.75 hours/\$93+ per month. The consensus of the Board was to move forward and formulate a plan of what to do with the program.

OLD BUSINESS

457(b) Retirement Plan (Littell Mills) Mills asked to table this issue until our next meeting—there are not a lot of companies that provide this type of retirement plan.

Annual Neighborhood Garage Sale (Curtiss) The garage sale is scheduled for April 27 and 28—hopefully the 2-day sale will alleviate some of the heavy traffic we typically experience on Saturday. Two officers will be on duty that morning for traffic control, and we will get their contact numbers to the Board when they become available.

New Street Lights (Curtiss) The Board further discussed the possible installation of a new street light along Rolling Hills Drive. Construction costs for the new light will be approximately \$4,131.19 and then \$39.69 per month to illuminate (higher than our regular monthly street lighting cost). Alisa Lowry is not in favor of installing any of the new street lights proposed. Kerry Nelson made a motion to approve putting in this particular light with the construction costs and monthly rate increase, with Kevin Jansen seconding the motion. The motion was tied with the aye votes being: Kevin Jansen, Ann Littell Mills and Randy West—the nay votes were: Alisa Lowry, Kerry Nelson and Ben York. Mayor Davis asked to table the decision until the next meeting—Growcock was asked to contact Empire Electric to further inquire about the monthly illumination fee and it being higher than the fee for the original street lights.

Common Area Furnishings (Davis) Alisa Lowry volunteered to contact a designer for furnishings of the common area. The audio/visual portion of the project has been completed and was used during tonight's meeting to view the Board packet.

NEW BUSINESS

Citywide Fiber Internet (Davis) Davis reported being contacted by NetVision from Springfield (a reseller of SpringNet/a division of city utilities). They buy fiber internet in bulk and sell to subdivisions—they currently provide internet service to Cooper Estates. This is dedicated fiber internet with service to each resident. There is a nominal buy in of 50%—the downside would be trenching to install main trunk lines. Davis will ask them to give a presentation to the Board at our next meeting.

Update on Christian County Business Development Corp. (Davis) The CCBDC has hired Andrea Sitzes as their Executive Director (she was formerly with the Ozark Chamber). There is an investor briefing at Fremont Hills Country Club on May 4 @ 11:30. Luke Davis and Randy West will attend on behalf of the City and report back at the May meeting.

Cash Management Policy—Amendment (Curtiss) It was decided to table discussion of this policy until the May meeting.

ADJOURN

A motion to adjourn was made by Kevin Jansen, with Kerry Nelson seconding the motion. The motion was approved and the meeting adjourned at 9:48 PM.

CITY OF FREMONT HILLS

By: _____

Randy West, President of the Board

ATTEST:

Jeanette Curtiss, City Clerk/Finance Officer