

**MINUTES
BOARD OF ALDERMEN MEETING
THURSDAY, APRIL 20, 2017**

CALL TO ORDER. Mayor Luke Davis called the regular meeting of the Board of Aldermen to order at 6:03 PM on Thursday, April 20, 2017 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	Absent	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: Residents Ruth Benedett and Donnie and Kim Wilson, and Mike Hayward, Empire District Electric.

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

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

CONSENT AGENDA:

Bill #291-2017/Ordinance #291-2017 Declaring Election Results. Bill #291-2017 was read in its entirety on the first reading. A motion to approve Bill #291-2017 on the first reading was made by Randy West, with Kevin Jansen seconding the motion. The motion was approved by roll call vote with the ayes being: Kevin Jansen, Alisa Lowry, Kerry Nelson and Randy West—there were no nay votes. A motion to dispense with the second reading of Bill #291-2017 was made by Randy West, with Kevin Jansen seconding the motion. The motion was approved by roll call vote with the ayes being: Kevin Jansen, Alisa Lowry, Kerry Nelson and Randy West—there were no nay votes. A motion to adopt Bill #291-2017 as Ordinance #291-2017 was made by Kevin Jansen, with Alisa Lowry seconding the motion. The motion was approved by roll call vote with the ayes being: Kevin Jansen, Alisa Lowry, Kerry Nelson and Randy West—there were no nay votes.

Oaths of Office. Kevin Jansen, Kerry Nelson and Randy West were sworn into office.

Approval of March 16, 2017 Regular Meeting Minutes. A motion to approve the March 16, 2017 regular meeting minutes as presented was made by Kerry Nelson, with Randy West seconding the motion. The motion was unanimously approved—Alisa Lowry and Kevin Jansen abstained from voting as they were absent from the March meeting.

Approval of Treasurers Report and Expenses To Be Paid. Jeanette Curtiss presented the Treasurer’s Report and expenses to be paid of \$309.17 GO Bond Debt Service fund, \$19,004.64 general fund and \$20,550.26 sewer fund. A motion to approve the Treasurer’s Report and expenses to be paid was made by Kerry Nelson, with Randy West seconding the motion. The motion was unanimously approved.

Bill #290-2017/Ordinance #290-2017 Empire District Electric Municipal Electric Service Agreement. The first reading of this bill was held on March 16, 2017. This bill has been on file with the City of Fremont Hills more than 30 days. A motion to approve Bill #290-2017 by title only on the second reading was made by Kerry Nelson, with Randy West seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Kevin Jansen, Alisa Lowry, Kerry Nelson and Randy West—there were no nay votes. A motion to adopt Bill #290-2017 as Ordinance #290-2017 was made by Randy West, with Kerry Nelson seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Kevin Jansen, Alisa Lowry, Kerry Nelson and Randy West—there were no nay votes.

2017 Street Resurfacing Bids. Scott Christensen presented the four street resurfacing bids that were publicly opened on April 19 (the bid tabulation sheet was made a part of the board packet). Blevins was the lowest bidder at \$167,580/manhole raising at \$300 each—the bids were very close together. APAC did the first two phases of our street resurfacing project. A motion to table the selection of a contractor for the street resurfacing project until the next meeting in May, with the possibility of holding a special meeting to make this decision, was made by Kerry Nelson, with Randy West seconding the motion. The motion was unanimously approved.

REPORTS FROM COMMITTEES

Planning and Zoning

Recommendation Amending Codes for Exterior Building Materials. Scott Christensen reported that the Planning and Zoning Commission would like to recommend a change in the approved exterior building materials (we are getting more requests for use of hardie board). They are recommending we add the use of hardie board above the drip line/above the roof line as an acceptable exterior building material. A public hearing will be required as this is a change to our building codes. The Planning and Zoning Commission will hold the public hearing; afterwards they will make a recommendation to the Board of Aldermen, who will then make the final decision as to whether to amend the codes to allow the use of hardie board.

Landscaping Guidelines for New Construction. Scott Christensen reported the need for a better definition of size and number of plantings for the landscaping plans that applicants are required to provide the city (no public hearing is required as it is not a change in the codes, just a guide like our paint color guideline). After general discussion, it was decided there needs to be a more clear delineation of the goals for landscaping in relation to the house—is the goal to cover a certain percentage of the foundation. It was decided to table the proposed guideline

and ask Ted Papit, Chairman of the Design Review Committee, to address the issue at the next meeting.

Sewer

Annexation of WWTP Into City. The wastewater treatment plant is not located inside our city limits. Annexation of the plant would require a public hearing, and this would be a great time to address since we will be holding a public hearing on the addition of hardie board as an approved exterior building material. The Board discussed the pros/cons of annexation. A motion to annex the WWTP into the City was made by Kevin Jansen, with Randy West seconding the motion. The motion was unanimously approved. Matt Growcock will research the petition process for annexation.

Beautification

Landscape Lighting Repair At CC Hwy. Entrance. Scott Christensen reported that the landscape lighting on the east side of the CC Hwy. entrance has not been functioning for several months. The electrical contractor says the wire under the road was not in conduit and is bad. We will be boring under the street to install the conduit and to repair the electric line in the next couple of weeks.

Streets

Stormwater Master Plan for 2017 Projects. Randy West reported to the Board that the subcommittee met with Gary Shaffer and narrowed down the 9 projects to 4 (Gary Shaffer was asked to reengineer project #1 into 3 parts--he suggested starting at the bottom and working upstream on this project). For project #1/Interlochen Drive, he is recommending installing another larger pipe, making sure the existing pipe isn't clogged causing the backup that then runs over the curb. By breaking project #1 into three phases, it dropped the cost of the first phase to \$27,000 instead of the entire project at \$78,000. A motion authorizing Gary Shaffer to prepare a design for phase 1 of project #1 was made by Randy West, with Kerry Nelson seconding the motion. The motion was unanimously approved. Randy West took pictures of the Scioto triangle and the work done by Scapes to channel the stormwater runoff to the curb cuts--it appears to work—not sure if this will be a permanent fix. Scapes will put weed barrier and large rock in these channels.

City Hall Plan Update.

Short-Term Plan For Rental Space. Luke Davis reported that at the Club meeting last Monday, they would like to discuss a lease arrangement with the city for office space. Their board unanimously approved up to \$2,500 to create additional office space/infill and they are moving forward with construction. The City Hall subcommittee will meet with FHCC to discuss rental terms and bring recommendations to the regular meeting, under closed session (any arrangements would be subject to board approval).

OLD BUSINESS

Natural Gas Installation—Progress Report. Scott Christensen reported that MGE is working on the Fremont Road connection between Winged Foot and up to Bellerive, the driveway coming

into the club, Fremont Parke boring will begin next week and the 14th and 12th additions will be last (they will take some time due to size constraints).

New City Logo. Alisa Lowry reported the request for proposals were given out to 5 different agencies—bids are due April 28. The committee will have something to present at the May meeting.

NEW BUSINESS

There was no new business for the Board to discuss.

ADJOURNMENT

A motion to adjourn was made by Kerry Nelson, with Alisa Lowry seconding the motion. The motion was unanimously approved and the meeting adjourned at 7:45 PM.

CITY OF FREMONT HILLS

By: _____
Luke Davis, Mayor

ATTEST:

Jeanette Curtiss, City Clerk/Finance Officer