

**MINUTES
BOARD OF ALDERMEN MEETING
THURSDAY, MAY 18, 2017**

CALL TO ORDER. Mayor Luke Davis called the regular meeting of the Board of Aldermen to order at 6:00 PM on Thursday, May 18, 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	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 Don Kamins, Leslie Robinson, Ruth Benedett, John Wagaman and Valerie Stadnik.

City Officials Present: Scott Christensen, City Project Manager; Matt Growcock, City Attorney; Ted Papit, P & Z Chairman and Jeanette Curtiss, City Clerk/Finance Officer.

OPEN FLOOR TO VISITORS*. Don Kamins introduced himself as a new resident and was attending the meeting to learn more about the city. John Wagaman asked if the city received the storm drainage pictures he sent to Luke Davis and Jeanette Curtiss—those pictures were received.

REPORTS FROM COMMITTEES

Planning and Zoning.

Recommendation For Landscaping Guidelines (Papit). There was no objection from the Board to move the P & Z report up on the agenda. Ted Papit, P & Z Chairman, shared with the Board that the goal of the landscaping guidelines was to give direction to contractors as to what the Design Review Committee was looking for in a landscaping plan (they looked at other communities and visited with nurseries to develop the guidelines). The Board questioned the reasoning behind the number of plants in the guideline draft and asked whether a percentage of foundation coverage would be better depending on the design of the house. “Recommended that” wording should be utilized in the guidelines.

CONSENT AGENDA:

Approval of April 20, 2017 Regular Meeting Minutes (Davis). A motion to approve the April 20, 2017 regular meeting minutes as presented was made by Kerry Nelson, with Alisa Lowry seconding the motion. The motion was unanimously approved, with Ann Littell Mills and Bud Addington abstaining as they were not in attendance at the April meeting.

Approval of Treasurer’s Report and Expenses To Be Paid (Curtiss). Jeanette Curtiss presented the Treasurer’s Report and expenses to be paid of \$17,395.83 general fund and \$21,992.61 sewer fund. A

motion to approve the Treasurer's Report and expenses to be paid was made by Randy West, with Ann Littell Mills seconding the motion. The motion was unanimously approved.

2017 Street Resurfacing Bids (Christensen). Blevins was the low bidder on the 2017 street resurfacing project. Prevailing wage did not pass the Senate and is not a topic for their special session. Kevin Jansen entered the meeting at this time. Four bids were received on the project: Journagan/\$176,997.50 plus manhole/\$212, Whistler Construction/\$172,281.00 plus manhole/\$950, APAC/\$172,700 plus manhole/\$300 and Blevins/\$167,580 plus manhole/\$300. After general discussion of the bids submitted, Bud Addington made a motion to accept the APAC proposal of \$172,700 for the project, with Alisa Lowry seconding the motion. The motion was unanimously approved.

Sewer

Annexation of WWTP Into City (Davis). Matt Growcock will continue to research as statues are not clear on this issue since the City owns the property to be annexed--if done by an ordinance, a public hearing would not be required.

Recent Flood Event AT WWTP (Christensen). The plant had to be shut down during the recent 10-12 inches of rain we recently received. In such an event, the effluent bypasses the treatment process—all plants in this area had to do the same. Water was only in the building 1-2 inches. Rob Dyer had lots of hours logged to make sure there was no damage to the plant. The outflow pipe was closed off so water didn't back up into the plant. We need to replace the air conditioner for the computer brain—these units are made specific to the box. Three bids were obtained \$4,057, \$4,508 and \$7,849. It would cost \$600-\$700 for installation. A motion authorizing up to \$5,000 for the new AC unit for the WWTP computer brain was made by Randy West, with Kerry Nelson seconding the motion. The motion was unanimously approved.

Beautification

Planting Of Annuals At CC Hwy. Entrance (Curtiss). There is no color with the existing plants at the CC Hwy. entrance—annuals need to be planted. The Board approved planting annuals at this entrance.

Streets

Stormwater Master Plan for 2017 Projects (Christensen). Shaffer & Hines has started working on the Interlochen project and are working with the homeowner. They are shooting elevations and looking at the design area. Matt Growcock will work up an easement agreement (temporary) to install a larger pipe to get water off the street much faster. The design is close to being finished—we will put the project out for bids. Scapes installed the larger rip rap in the Scioto/Winged Foot triangle.

City Hall Plan Update

The City Hall Committee met and is working on a lease draft with the Fremont Hills Country Club for office space.

OLD BUSINESS

Natural Gas Installation—Progress Report (Christensen). Everything north of the 12th and 14th additions has main lines installed and are "gased". InfraSource is currently working in the 12th addition (this will take time since everything is so compact in that area). Service lines will be done next—there are 130 service lines yet to install. The Scapes crew is raking ground, putting topsoil down and laying sod. After general discussion about the sod installation, the Board decided to have the mayor contact MGE, and the minutes should reflect we are not happy with MGE and mitigating the issues that have

arisen from the gas line installation. We need to provide them with a list of areas that may be hidden and need attention. Kerry Nelson volunteered to drive the neighborhood and note those areas--the City will write a letter to the appropriate MGE contacts.

New City Logo (Lowry). Alisa Lowry reported the top two firms were interviewed—rates from the 5 who submitted RFP’s ranged from \$750 to \$9,500. Both firms interviewed came under the approved budget of \$2,250. It is the committee’s recommendation to select Sugar Design Studios—bid of \$2,200. A motion to approve the selection of Sugar Design Studios for our new logo branding was made by Alisa Lowry, with Kevin Jansen seconding the motion. The motion was unanimously approved.

NEW BUSINESS

Depository Relationship (Curtiss). Our current depository relationship is with Ozark Bank, and we are charged no service charges, fees for any services, and checks are provided at no charge. Since we currently incur no expense for this service, we have not bid the relationship. The Board decided to keep the same depository relationship and check rates with local financial institutions when certificates of deposit mature to make sure we are getting the best rate available.

Property Nuisances—Homes In Need Of Maintenance (Curtiss). The City received a complaint about a home that is in need of maintenance and there are property nuisance issues. The City has a property nuisance ordinance and will send a letter to the property owner in an effort to enforce our ordinance.

CLOSED SESSION

Closed Session Pursuant To RSMo Chapter 610.021(2) Leasing, Purchase or Sale Of Real Estate

A motion to go into closed session, pursuant to RSMo Chapter 610.021(2) for the purpose of discussing leasing, purchase or sale of real estate, was made by Ann Littell Mills, with Randy West seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Bud Addington, Kevin Jansen, Ann Littell Mills, Alisa Lowry, Kerry Nelson and Randy West—there were no nay votes.

ADJOURNMENT

A motion to adjourn was made by Randy West, with Bud Addington 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