

**MINUTES  
BOARD OF ALDERMEN MEETING  
THURSDAY, JULY 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, July 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	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, Harry and Anita Blow, Judy Hough, Jerry and Ginny Johnston, Larry and Vicki Darrow, Steve and Teri Whisler, Don and Dana McMahon, Beth Mitchell, Glenda and Richard Bass, Valerie and Bill Stadnik, Virginia Tyson and Bill Chism and Marshall Decker, Auditor/Decker and DeGood.

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

**OPEN FLOOR TO VISITORS\*.** Ruth Benedett reported a neighbor shared with her that marijuana has been smelled around the #11 and #14 fairways of the course. Beth Mitchell reported golfers are urinating on the course in the area of the #5 hole.

**CONSENT AGENDA**

**Approval of June 15, 2017 Regular Meeting Minutes (Davis).** A motion to approve the June 15, 2017 regular meeting minutes as presented was made by Bud Addington, with Kerry Nelson seconding the motion. The motion was approved, with Alicia Lowry and Kevin Jansen abstaining as they were not present for the meeting.

**Approval of June 15, 2017 Closed Session Meeting Minutes (Davis).** A motion to approve the June 15, 2017 closed session meeting minutes as presented was made by Bud Addington, with Kerry Nelson seconding the motion. The motion was approved with Alicia Lowry and Kevin Jansen abstaining as they were not present for the meeting.

**Approval of Treasurers Report and Expenses To Be Paid (Curtiss).** Jeanette Curtiss presented the Treasurer’s Report and expenses to be paid of \$199,084.39 for the general fund and \$30,026.72 for the 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. The Board was made aware that the City has not received the first or second quarter 2017 distribution of funds from the county on the road sales tax cost-share distribution that we were awarded.

**Approval of Six-Month Financial Report (Curtiss).** Jeanette Curtiss presented the six-month financial report, which was made a part of the board packet. A motion to approve the report and publish in a local newspaper of general circulation was made by Randy West, with Kerry Nelson seconding the motion. The motion was unanimously approved.

**Temporary Construction Easement/Stormwater Improvement Project—Time Limit (Stadnik).** Valerie Stadnik asked that a time limit be placed on the construction of this improvement. The Stadniks also feel Plan A should help the drainage in this area, but an enhanced Plan B is needed as they do not feel the plan addresses water runoff from the south of this area along Interlochen Drive. Scott Christensen will ask Shaffer & Hines to check the volume numbers of water from the south.

**Bids For Stormwater Improvement Project (Christensen).** The stormwater improvement project was bid as Plan A and Plan B. Plan A swirls around the Stadnik property to get as far away from an existing willow tree as possible—it consists of installing a 24” pipe, moving it further to the south, and abandoning the existing 18” pipe (plugging the pipe). Three contractors picked up bid packets but for various reasons, none of them submitted a bid—there are no bids to consider. The Stadniks expressed concerns regarding time limitations on this project—Scott Christensen indicated it should not take more than 10 working days to complete. After general discussion, it was decided to rebid the project in August, with a change in the spec, and present bids at our August meeting. Christensen will ask the engineer to revisit Plan B.

**Bill #293-2017/Ordinance #293-2017 Approving Amended and Restated Memorandum of Understanding With Christian County Business Development Corporation (Davis).** This amendment is to change the corporate structure from an IRS 501c3 status to a more appropriate 501c4 status, which eliminates the tax deductible eligibility to investors. Bill #293-2017 was read in its entirety on the first reading. A motion to approve Bill #293-2017 as read was made by Randy West, with Ann Littell Mills seconding the motion. The motion was approved by roll call with the aye votes being: Alicia Lowry, Kevin Jansen, Ann Littell Mills, Kerry Nelson and Randy West—Bud Addington voted nay. A motion to dispense with the second reading of Bill #293-2017 was made by Ann Littell Mills, with Kevin Jansen seconding the motion. The motion was approved by roll call with the aye votes being: Alicia Lowry, Kevin Jansen, Ann Littell Mills, Kerry Nelson and Randy West—Bud Addington voted nay. A motion to adopt Bill #293-2017 as Ordinance #293-2017 was made by Ann Littell Mills, with Randy West seconding the motion. The motion was approved by roll call with the aye votes being: Alicia Lowry, Kevin Jansen, Ann Littell Mills, Kerry Nelson and Randy West—Bud Addington voted nay.

Mayor Davis asked if there were any objections to moving the “New Business” portion of the agenda for discussion at this time—there were no objections.

## **NEW BUSINESS**

**2016 Audit (Decker).** Marshall Decker, with Decker and DeGood, presented the 2016 audit—a “clean opinion” for the audit. The city does not prepare a management discussion letter, which Decker stated is not really necessary for a town of our size. There are no non-compliance issues. Decker would recommend we develop a minimum balance policy for the future—it could be included in our budget message.

**Fair Haven Golf Cart Access (Davis).** Mayor Davis reported that over the last several months we have been working with the club regarding leased space for a City hall. We have recently been asked to work with the club in a non-financial way—an agenda topic that has been addressed by the board of aldermen on a few other occasions over the years. The club’s General Manager, Brian Bennett, and long-time members of the club have asked if the City would grant access, only, for golf carts to come from Fair Haven Estates into Fremont Hills. The proposal would be at no cost to the City and there would be no through road, extending Greenbriar or Rolling Hills. If we were to grant access, the club would install a “locking” gate and use their resources to extend the existing path—gate keys would be given only to Fair Haven residents who join the club. We have been told there would be several additional members join the club if they could bring their carts over. We can control our side of the gate and give direction on certain conditions on our property—we can’t control the Fair Haven side. Scott Christensen commented that if the proposed access point could be moved down the hill further, then it might be safer. A liability issue may be the location where we would permit a gate to be installed. Several residents in attendance expressed their concerns over allowing this access. Jerry Johnston, Greenbriar resident, expressed concerns about speeding in this area—you don’t have to live in Fremont Hills to join the club—carts can be put in storage at the club. Beth Mitchell, Pasatiempo resident, asked if residents could be asked their opinion on the issue through an online survey. Regarding safety, she’s seen areas in other communities with a “calming area”—a speed bump that is 4 ft. wide and large enough that you have to slow down/stop to cross. Larry Darrow, Rolling Hills Drive resident, expressed feelings that such an arrangement would diminish the uniqueness and the privilege of being a Fremont Hills resident—would favor if Fair Haven would annex and share in the road costs—concerned about being forced into a road—not a city issue but a club issue. Steve Whisler, Greenbriar resident, prospective club members should live here if they want our amenities--would not be opposed if Fair Haven would annex--we have closed several street access points for security reasons. Bill Chism, Greenbriar resident, concerned about safety issues and feels will be an open gate—what’s to keep other types of vehicles from trying to get through the gate—fear will become a shortcut to Casey’s. Glenda Bass, Pasatiempo resident, asked if there was a spite strip that would prohibit this access point. A title search had been done several years ago and one did not show up in that search.

Ann Littell Mills left the meeting at this time.

**2017 Property Tax Levy Data (Curtiss).** A tax levy worksheet was a part of the board packet. The 20 year general obligation bond paid off in 2017, so the \$.1330 portion of that levy will sunset, reducing the 2017 tax levy, and the levy rate being only for general operating funds. After general discussion, it was decided to look at the ceiling rate allowed by the state auditor as our possible levy.

#### **Street Traffic Signage For Pasatiempo/Shinnecock/Rolling Hills Drive Intersection**

**(Christensen).** After general discussion of traffic signage for this intersection, it was decided to ask the professional opinion of resident Eric Claussen, who is a traffic engineer. We will also ask him about possible signage needed in other areas throughout the city, or see if he could recommend someone who does this type of study.

**August Meeting Date Change (Curtiss).** As we would prefer to have our “pro forma” data back from the state auditor’s office so we can set our 2017 tax levy, it would be better to postpone our August meeting a week (we have to publish a public hearing notice in the newspaper 7 days prior to the meeting). After general discussion, it was decided to move our meeting date to Thursday, August 24, with the public hearing prior to our regular monthly meeting.

### **REPORTS FROM COMMITTEES**

#### **Planning and Zoning**

**Committee Member Resignation—Dave Dyer (Curtiss).** Dave Dyer has moved out of the city and submitted his resignation—the Planning and Zoning Commission will be recommending a replacement, with the Board of Aldermen approving the appointment.

#### **Sewer**

**Installation of AC Unit for Control Panel (Christensen).** Rob dyer is having problems finding some to install the AC unit—issue is with voiding the warranty. He has a contractor now who will install the unit and plans are to do so next week. We got the video of the sewer lines from MGE (very well indexed—didn’t find anything major on the videos). We need to address infiltration, and dry weather is the best time to do this--need to have the lines that run under CC Highway checked (630 ft.). ACE Piping out of Kansas City has a piggyback contract with another entity for \$1.50 per foot, so we will have them check this area pending Matt Growcock’s review and approval of the contract.

#### **Beautification**

**Raising Tree Line In Berms At CC Hwy. (Curtiss).** There are lots of dead tree limbs in the trees in the berms at the CC Hwy. entrance—the dead limbs can be reached from the ground—every time we have a rain or wind, they litter the berms. We can have Scapes raise the tree line in the fall, or organize a work party (take just an hour or so), to remove the dead limbs only and have Scapes haul the debris off. We will have Scapes schedule the work in the fall.

**Streets**

**Street Cleaning (Nelson).** Kerry Nelson has nothing to report at this time—he will have information to present at the next meeting.

**Website (Davis).** Kerry Nelson is the committee chairman—he knows a web design specialist that will review our website and make a recommendation on how to proceed. Mayor Davis will pull the analytics report as to what is being viewed on the site.

**OLD BUSINESS**

**Natural Gas Installation—Progress Report (Christensen).** The natural gas main line is finished in the 12th addition. They have approximately 100 services lines to run—50 service lines have already been installed.

**New City Logo Selection (Lowry).** The board reviewed and discussed the 4 concepts presented for a new logo by Sugar Design Studios. Alisa Lowry will pull together the comments, get Ann’s opinion and get back with Sugar Design Studios. Of the options presented, #4 was eliminated.

**AED Equipment (Curtiss).** The ambulance district is still working on the community AED program, with a handful of entities interested in having AED equipment. Another goal of the ambulance district, with this program, is to become a HeartSafe Community (sponsored by the American Heart Association)—it would be the first in the State of Missouri. We will report any additional information at the next meeting.

**CLOSED SESSION**

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

**ADJOURNMENT**

A motion to adjourn was made by Kevin Jansen, with Bud Addington seconding the motion. The motion was approved and the meeting adjourned at 9:31 PM.

CITY OF FREMONT HILLS

By: \_\_\_\_\_  
Luke Davis, Mayor

ATTEST:

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Jeanette Curtiss, City Clerk/Finance Officer