

**MINUTES  
BOARD OF ALDERMEN MEETING  
THURSDAY, JULY 21, 2016**

**CALL TO ORDER.** Mayor Luke Davis called the regular meeting of the Board of Aldermen to order at 6:08 PM on Thursday, July 21, 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.

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 Jerry Prod, Darlene and Rodney Quinby and Ruth Benedett.

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

**REPORTS FROM COMMITTEES**

There were no objections by the Board to start the meeting with the committee reports until Alisa Lowry was in attendance.

**Planning and Zoning**—Scott Christensen reported there was no meeting this month. There is a pool being built by a homeowner on Quail Ridge Court-- building is slowing down.

**Sewer**

**Solar Panel Proposal For Plant**—Former Mayor, Tom Tobin, began discussion with Missouri Sun Solar about converting the treatment plant to a solar panel system. We received a formal proposal but have been unable to get in touch with the Sun Solar representative to answer questions (proposal is misnamed, so not certain our proposal—difficult to understand but appears to be a \$90,000 investment). There is a Department of Energy grant due October and rebates available—a 15-20 year payback. Panels show being installed on the south side and 2 sets on the inside of the fence and roof (inside the fence would not be possible for plant operations). The \$12,000 rebate mentioned with a utility was for Empire Electric, but the plant is on Ozark Electric. Financing is offered, as well. There is a 25 year warranty. After general discussion about the advancement in technology, it was decided to table the topic for a couple of years to see what the future brings. Plan B could be to elevate the solar panels.

**Filter Panel Replacement**—Scott Christensen reported that last year we replaced half the filter panels inside one of the basins—we are replacing the second half (50 panels) when the weather cools down—the panels have arrived--\$17,453.58—Xylem Water Solutions.

**Beautification.** No report.

**Streets**

**2016 Street Resurfacing Project Update.** Scott Christensen reported almost 2 miles of streets resurfaced within a week by APAC. There was some oil tracked in driveways that APAC had cleaned. We were going to fill in drainage ditches on Scioto and pave over them, but 2 homeowners were concerned about stormwater runoff, so we replaced the grates (finished today—solid steel plate with holes—slight bump but not banging of steel we had with prior design). Shaffer & Hines recommended this type plate. Whisler Construction installed the new plates at a cost of \$6,250. A roofer delivered

shingles on Oakmont Drive and damaged the new asphalt—the roofing company and APAC will work out a repair. The club restaurant manager had a car damaged when they drove over the tarred paper on Winged Foot before the paving started—APAC took care of the car repairs.

**Ordinance Violations Report.** There were no questions about the report.

**City Hall Plan Update.** The city hall subcommittee met with the architect a week ago, and he had a more updated version of the plans/interior elevations (the meeting for tonight was cancelled as additional plans were not ready). Shaffer & Hines should have a site topo ready tomorrow. Nathan Rapp/Insight Design Architects has been very good to work with. City Attorney, Matt Growcock, is of the opinion we do not have to rezone the proposed lot for City hall.

## **OLD BUSINESS**

**Natural Gas Installation—Progress Report.** MGE is making good progress, they currently have lines with gas on Greenbriar/Pleasant Valley/Southern Hills and Rolling Hills. They are installing main from south of Greenbriar to Shinnecock and are 2/3 of way down Shinnecock—working Rolling Hills and Quail Ridge Court. A smaller boring machine will bore the laterals, starting Monday. A second boring team will be here next week to start installing main on the east side of the City—they are working in Nixa as well—they will then start on Winged Foot. The surveyors were working on Oakmont and Interlochen, marking right of way, and the camera crew was on Pasatiempo. We had 2 reports of gas odor on Greenbriar (those lines are filled), but no gas leak was detected. Kerry Nelson volunteered to prepare another update communication for residents.

Alisa Lowry entered the meeting at this time.

**OPEN FLOOR TO VISITORS\*.** Rod and Darlene Quinby/3302 Winged Foot Drive—bought their property at the end of February and became aware of the city hall project through Luke Davis' recent contact. The Quinby's stated they were told by their realtor the area across from their home was a common area and are surprised and disappointed a City hall is proposed for that location. Ruth Benedett/3306 Winged Foot Drive stated they were told by Jack Engel in 1992 that the area proposed for the city hall was a house lot, as soon as the real estate shack was removed. Mrs. Benedett stated a home would be less objectionable at this location. This location is not platted as a residential lot. Mr. Quinby stated the C & R's address rearranging, subdividing and replatting lots. The Quinbys and Benedetts would like their point of view to be considered for the proposed City hall location—they feel this is setting up an area for a security concern since it isn't going to be occupied all day. Jeanette Curtiss had a recent conversation with Dyann Engel, and Mrs. Engel stated she always wanted to see a city hall built there with a post office. Our attorney's opinion is that this tract of land doesn't need to be rezoned—the City owns this tract of land.

## **CONSENT AGENDA:**

**Approval of June 16, 2016 Regular Meeting Minutes.** A motion to approve the June 16, 2016 regular meeting minutes as written was made by Kevin Jansen, with Kerry Nelson seconding the motion. The motion was unanimously approved.

**Resolution #195-2016 Amending 2016 Budget.** After general discussion of the proposed amendments, a motion to approve Resolution #195-2016 amending the 2016 budget was made by Kevin Jansen, 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 of \$215,266.33 for the general fund, and \$45,799.93 for the sewer fund. Not shown on the general fund report is an expense to Whisler Construction in the amount of \$6,250 for drainage grate replacement on Scioto/Winged Foot Drive—it was just presented by Scott Christensen at

tonight's meeting. A motion to approve the Treasurer's Report and expenses to be paid (including the Whisler Construction expense) was made by Alisa Lowry, with Randy West seconding the motion. The motion was unanimously approved. The budget amendments just approved were not a part of the Treasurer's Report and will be shown next month.

**Bill #286-2016—Ordinance #286-2015 Conflict Of Interest—Renewal.** This ordinance has to be renewed every 2 years and the Board had a copy for review 24 hours prior to the meeting so it didn't need to be read in its entirety. A motion to approve Bill #286-2016, readopting a conflict of interest ordinance, by title only on the first reading was made by Kerry Nelson, 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 was made by Randy West, 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. A motion to adopt Bill #286-2016 as Ordinance #286-2016 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.

**Six-Month Financial Report.** The six-month financial report was presented for approval. A motion to approve the report for publication was made by Alisa Lowry, with Kerry Nelson seconding the motion. The motion was unanimously approved.

**Street Resurfacing Loan Renewal.** The street resurfacing loan is up for six-month renewal—the loan balance is \$75,234.86 and will be renewed at the same rate of interest. A motion to renew the loan balance was made by Kevin Jansen, with Randy West seconding the motion. The motion was unanimously approved.

**Bids For Rolling Hills Drive Stormwater Improvement.** One bid was received for the Rolling Hills Drive stormwater improvement project (\$36,600.00)—bid specs were sent to 4 bidders (this is a busy time of year for contractors). Since only 1 bid was received, Scott Christensen recommended tabling the project, or look at more of a “patch” type repair--\$7,000-\$8,000 (water would still go across the road after rains). Alisa Lowry made a motion to accept the one bid as presented—the motion died for lack of a second motion. After general discussion, it was decided to put the project back out for bids the end of August to see if we get more bidders. We need to coordinate this work schedule with the country club.

#### **OLD BUSINESS (cont.)**

**Zip Code**—Table until next meeting as Ann Littell Mills was absent.

**Security Patrol Services.** Report was tabled.

**New City Logo.** We obtained three quotes for logo design services. It was decided to form a subcommittee: Alisa Lowry/Chair, Kevin Jansen, Jeanette Curtiss and a possible resident who is in the advertising business to serve on the committee. They are to bring back a report to the August meeting for a recommended vendor/or recommend a logo (3 samples to select from).

**Telephone Service For City and WWTP.** OOMA has been purchased and waiting to install.

#### **NEW BUSINESS**

**2015 Annual Audit.** Marshall Decker addressed the 2015 audit report with the Board—a clean report. The City is in a sound financial position and funding for a city hall is in place. A motion to approve making the auditor recommended adjusting journal entries was made by Kevin Jansen, with Kerry Nelson seconding the motion. The motion was unanimously approved.

**Delinquent Real Estate And Personal Property Tax Report.** The delinquent real estate and personal property tax report was circulated for the Board to review and initial.

**2016 Real Estate And Personal Property Tax Levy Data.** Jeanette Curtiss discussed the preliminary data with the Board. After general discussion of the tax levy, it was decided to hold the public hearing and board meeting on Thursday, August 25 (one week later than normal). We would publish the levy in compliance with the state auditor's office data. This will be the last year that the levy will include a portion for general obligation bond debt service.

**Builders Jobsite Responsibilities Checklist.** The Board reviewed the builders jobsite responsibility checklist and suggested changes be made in light of recent circumstances (added weed eating to the list, better defined fencing for runoff and an item providing for other requirements as may be necessary due to site specific issues or as requested by the City).

**ADJOURNMENT.** A motion to adjourn was made by Kevin Jansen, with Randy West seconding the motion. The motion was unanimously approved and the meeting adjourned at 9:40 PM.

CITY OF FREMONT HILLS

By: \_\_\_\_\_

Luke Davis, Mayor

ATTEST:

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Jeanette Curtiss, City Clerk/Finance Officer