

**MINUTES
BOARD OF ALDERMEN MEETING
THURSDAY, AUGUST 24, 2017**

CALL TO ORDER. Mayor Luke Davis called the regular meeting of the Board of Aldermen to order at 6:01 PM on Thursday, August 24, 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: List of attendees attached.

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

OPEN FLOOR TO VISITORS* No comments to come before the Board.

OLD BUSINESS

Fair Haven Golf Cart Access (Davis). John Morrison, resident and Special Project Consultant for the club, read from a prepared statement on behalf of the club (attached as a part of the minutes). Resident, Sean O’Connell, read a prepared statement in opposition to the issue (attached as a part of the minutes). Alisa Lowry asked Mr. O’Connell for clarification on his statement regarding ADA. Ted Papit stated he has been a resident since 2002, is not a club member and is speaking as a property owner living on the golf course—he feels a healthy club is health for the city and property values—he is in favor of the proposal. Randy Cross addressed the relationship between Fremont Hills/Fair Haven—we cannot deny access of anyone into our city—additional members would be good and good cooperation between the two entities—good stewardship. Lynn Morris, a 40 year member of Fremont Hills Country Club and a resident, asked about the entryway--gated and non-gated--need to figure out how to compromise and keep property values increasing. Safety concern if entryway is at the top of the hill where existing walking path has been created--feels a poll should be taken of all residents—Morris is against this project. Steve Whisler’s letter was made a part of the board packet—he was unable to attend the meeting and is against the project. John Morrison stated that 57% of residents of Fremont Hills belong to the club. Randy Barnes, a 30 year resident, addressed Resolution #58—need to approach Fair Haven about annexation. Mayor Davis responded that Fair Haven was not in favor of annexation the last time it was addressed with

them—at that time, taxes were not the issue. David Bingham addressed (1) ADA access—club is ready for another expansion and meet ADA, (2) more will be threatened than the \$75+ savings in taxes if the club goes down and (3) regarding danger--how many accidents have occurred to date—kids are prying the bars open to get to the other side now—he sees no danger. Sean O’Connell stated we need to get more residents to join the club. Lynn Morris stated the current opening in the fence between the two entities was caused by deer—he’s witnessed close calls with cars, go carts, pedestrians, and motorcycles along this stretch of street. Anita Blow commented that at the last meeting it wasn’t certain about the path location—she suggested another possible location behind the former Heasley home—some are using this path now. Jerry Johnston commented on reasons he feels he would golf here.

Mayor Davis explained the request and the roll of the city is to see if we would grant access to the golf course from Fair Haven. The location of the opening is up for discussion—current thought is where the current path is located--most obvious, but not maybe the most ideal location. Ginger Ruble, Greenbriar resident, feels this is going to become a through street to Greenbriar—traffic is terrible now. Morrison—is in opposition to a street unless annexed—need to work to make the safest access option possible toward the bottom of the hill. Lynn Morris—feels we will split the community, but if 10-15 members from Fair Haven join then that’s substantial and may need to consider the access—he favors annexation of Fair Haven. Scott Nichols, Fair Haven Resident, stated there were 4 interested parties in attendance from Fair Haven and asked when a decision would be made.

The Board discussed the cart path issue-- after the first meeting, Kerry Nelson visited with people in his ward--he spoke with 2 people on Greenbriar and they were in favor of the path (not everyone on Greenbriar is against it)—cooperation with the club is a good thing. We can’t stop access to our city, even now—safety is an issue. Nelson estimated 60% of the people in his ward he spoke with were for the path and the rest were ambivalent—he found more for the path than against. In his research with realtors, he found that real estate values aren’t raised because of the course, but dramatically decreased if the club doesn’t stay in business. Bud Addington commented that several golf courses are in serious financial trouble—property concerns—need to support the club. Randy West—we are a public entity and it doesn’t feel right having a gate up or fences—we allow access to the city everywhere. Mayor Davis stated to the board that it appears we have enough of a reason to allow access. After general discussion, Kerry Nelson made a motion to allow access from Fair Haven to Fremont Hills contingent upon finding an acceptable access location, acceptable aesthetics and safety concerns are addressed. Ann Littell Mills seconded the motion. The motion was unanimously approved. The Board discussed forming a committee to evaluate the proposal to be presented by the club. As a point of clarification, this access could be voted down if the proposal does not meet the criteria.

Planning and Zoning—Cassidy Church Expansion (Papit). Billy Kimmons and Nick Beishir presented the Cassidy United Methodist Church’s plans for expansion. Because the plans include access to Calabash Street through the vacant lots the church owns, the Design Review

Committee asked that this first be discussed with the Board of Aldermen. There are currently two points of access to the church's existing parking lot—they are going to demolish the older part of the church and shave down the hill to improve site lines and remove the current north access—their second access would then be Calabash. There are currently 100 parking spaces—no additional parking spaces with this expansion. In response to a question, the church hasn't noticed any additional foot traffic with the Casey's location—there has been no discussion about sidewalks along this area. Their current accesses will not meet MoDOT site requirements. Ozark Special Road District has no plans for expansion in that area in the near future. Matt Growcock expressed concern as to whether the driveway use would be consistent with the C & R's. Billy Kimmons feels the church owns the residential lots and has the right to access through the lot easements—a driveway through the two lots would not be a residential purpose. When realized this plan included a cut onto Calabash—Ted Papit felt Planning and Zoning could not make a call and needed to get legal review for a street. The City can't change the C & R's—it has to be a unanimous decision by the property owners of the Cassidy Addition—the private landowners enforce the C & R's—city can give a variance from zoning laws. Mr. Kimmons thought there were only two people opposed to their prior parking lot expansion plan—Randy West, a Cassidy resident, indicated he was not approached on the parking lot issue. Billy Kimmons commented that the driveway approach is not "land use"—an access drive or utility easement is not defining the use of that property, like a utility easement that is designed—an easement granted to cut through the property. Matt Growcock stated land use is covered, and the church is not landlocked. Ted Papit reported that the Design Review Committee always takes into consideration the neighbors and how it will impact them. This has not been presented to the residents of Cassidy for their thoughts. There are 200 church members/100 parking spots—the prior petition for a parking lot expansion was done prior to the purchase of the lots—the church wants a site line from CC Hwy. The church needs to present a variance request to P & Z for a drive. Alisa Lowry stated she, personally, was sad to see the old part of the church go as that's what makes it special.

CONSENT AGENDA:

Approval of July 20, 2017 Regular Meeting Minutes (Davis). A motion to approve the July 20, 2017 minutes, as corrected (page 1 misspelling), was made by Kevin Jansen, with Kerry Nelson seconding the motion. The motion was approved, with Ann Littell Mills abstaining (she was absent from the meeting).

Approval of July 20, 2017 Closed Session Meeting Minutes (Davis). A motion to approve the July 20, 2017 closed meeting minutes was made by Kevin Jansen, with Bud Addington seconding the motion. The motion was approved, with Ann Littell Mills abstaining (she was absent from the 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 \$17,483.94 for the general fund, \$24,788.01 for the sewer fund and \$71,000 principal and \$9,695.95 interest for the sewer bond payment.

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

Bill #294-2017/Ordinance #294-2017 Setting 2017 Tax Levy (Curtiss). A public hearing, for the purpose of receiving comments from interested parties on the setting of the 2017 tax levy, was held at 5:45 PM, prior to tonight's meeting. A meeting notice was published in a newspaper of general circulation in Christian County. The proposed tax levy is \$.6318 per \$100 of assessed valuation for general fund purposes—no levy for debt service. There were no comments from the public regarding the proposed tax levy. Bill #294-2017 was read in its entirety on the first reading. A motion to approve Bill #294-2017 was made by Alisa Lowry, with Kerry Nelson seconding the motion. The motion was approved by roll call vote with the ayes being: Bud Addington, Kevin Jansen, Alisa Lowry, Ann Littell Mills, Kerry Nelson and Randy West—there were no nay votes. A motion to dispense with the second reading was made by Randy West, with Bud Addington seconding the motion. The motion was approved by roll call vote with the ayes being: Bud Addington, Kevin Jansen, Alisa Lowry, Ann Littell Mills, Kerry Nelson and Randy West—there were no nay votes. A motion to adopt Bill #294-2017 as Ordinance #294-2017 was made by Randy West, with Kerry Nelson seconding the motion. The motion was approved by roll call vote with the ayes being: Bud Addington, Kevin Jansen, Alisa Lowry, Ann Littell Mills, Kerry Nelson and Randy West—there were no nay votes.

Bids For Stormwater Improvement Project (Christensen). Scott Christensen reported three bids received on this project—Part A runs from Interlochen back to the golf course and Part B runs across two driveways. Whisler Construction--\$62,129.23, K & B--\$40,338 and Flat Creek--\$59,715. Christensen recommends Parts A and B be completed. When checking bids afterwards—the low bidder made an error on their cost calculation for 24" pipe. The City would have to sign a contract with the low bidder and the contractor would submit a change order to correct the pricing error. It would take 10 working days to complete—Part A would be done first. Shaffer has worked with K & B on other jobs. This won't solve all the problems but should take care of a lot of the runoff—rip rap on the course will be probably twice as long as what is currently there. A motion to accept the bid from K & B for \$40,338, with the understanding there could be a change order that could increase it to \$45,000, was made by Ann Littell Mills, with Randy West seconding the motion. The motion was unanimously approved. We will possibly look at Southern Hills drive in 2018. The rip rap for this project should accommodate water coming off Colonial Circle. A Winged Foot resident requested inspections of our stormwater system—they claim it backed up, flooding their home. We will come up with a plan to have Scapes inspect/clean storm inlet boxes a couple times a year—September, December and spring/March—4 times a year.

Resolution #200-2017 Amending 2017 Budget (Curtiss). Jeanette Curtiss highlighted the recommended amendments to the 2017 budget and answered questions from the Board. Resolution #200-2017, amending the 2017 budget, was read in its entirety. A motion to approve Resolution #200-2017 was made by Kevin Jansen, with Kerry Nelson seconding the motion. The motion was unanimously approved.

Resolution #201-2017 Appointing Public Funding Corporation President (Davis). We need to file our 2-year registration with the State, and need to replace former Mayor, Tom Tobin, as President of the Public Funding Corporation. Luke Davis is willing to serve as that replacement. Resolution #201-2017, appointing Luke Davis to replace Tom Tobin as President of the PFC, was read in its entirety. A motion to approve Resolution #201-2017 was made by Alisa Lowry, with Kerry Nelson seconding the motion. The motion was unanimously approved.

Bill #295-2017/Ordinance #295-2017 Executing Lease Agreement With FHCC For Office Space (Davis). The lease has been executed—we need to amend the start date for the term—the deposit has been paid/no rent paid until we occupy the space. For clarification, the lease dates were changed and the added section for furniture. Bill #295--2017 was read in its entirety on the first reading. A motion to approve Bill #205-2017 was made by Randy West, with Kevin Jansen seconding the motion. The motion was approved by roll call vote with the ayes being: Bud Addington, Kevin Jansen, Ann Littell Mills, Kerry Nelson and Randy West—Alisa Lowry voted nay. A motion to dispense with the second reading was made by Randy West, with Kevin Jansen seconding the motion. The motion was approved by roll call vote with the ayes being: Bud Addington, Kevin Jansen, Ann Littell Mills, Kerry Nelson and Randy West—Alisa Lowry voted nay. A motion to adopt Bill #295-2017 as Ordinance #295-2017 was made by Ann Littell Mills, with Bud Addington seconding the motion. The motion was approved by roll call vote with the ayes being: Bud Addington, Kevin Jansen, Ann Littell Mills, Kerry Nelson and Randy West—Alisa Lowry voted nay. The club may entertain selling a triangle lot at their entrance for a possible city hall location option for the future—south triangle.

REPORTS FROM COMMITTEES

Sewer

Infiltration (Christensen). Christensen reported we are in the que for September for the work to be done.

Beautification

Nothing to report.

Streets

Street Cleaning (Nelson). Kerry Nelson attempted to contact 3 service providers and received quotes from two of them. The Board discussed cleaning the streets four times a year. A motion to accept Z Street's quote of \$1,125 per cleaning, four times a year, was made by Ann Littell Mills, with Kevin Jansen seconding the motion. The motion was approved—Randy West voted nay. We need to put the four street cleaning dates in our contract.

Website (Nelson). Kerry Nelson reported having a family member who is in advertising look at our website for comments--they recommended changing some of the menu items around. The ordinances, home page and minutes are the most frequently visited links—the site is clunky and

doesn't have a lot of pizzazz. We need to wait until the new logo is decided before making any changes. Nelson will meet with Jordan Needham, our website administrator, to discuss further.

OLD BUSINESS

Natural Gas Installation—Progress Report (Christensen). Christensen reported the main line installation is completed, and they are averaging 6 service line installs a week—8-12 weeks to get the service lines completed. MGE will sod starting the middle of next week.

New City Logo Selection (Lowry). The Board discussed the new logo and selected the guardhouse option, remove the sky behind the guardhouse, remove "The" and make "City" type larger, go back to the more simple guardhouse version (keep flipped), colors need to pop, and provide us with long and stacked versions.

AED Equipment (Curtiss). Curtiss reported there should be more information at our next meeting.

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

(Christensen). Our resident, who is a traffic engineer, came up with recommendations for this location. Christensen has already painted the center of the curves. It was decided to go with his recommendations—we need to inquire if the yield sign on the existing pole (opposite side it would normally be on) would be acceptable. Kevin Jansen made a motion to add the 1 yield sign at Shinnecock and Rolling Hills after research is done with the traffic engineer to determine the proper side, for traffic heading east on Shinnecock. Alisa Lowry seconded the motion. The motion was approved, with Ann Littell Mills abstaining. We should ask the traffic engineer to make a recommendation for the Rolling Hills/Greenbriar intersection in relation to speeding—maybe a 3 way stop is needed.

Zip Code (Littell Mills). Littell Mills commented that this was not about the zip code, but more the "Fremont Hills, MO" address designation. We are on the postal service website as "Fremont Hills" and are getting directions to "Fremont Hills" through other automated sources—we are progressing.

NEW BUSINESS

Additional Street Lights (Jansen). Kevin Jansen commented on some areas of the city he feels to be dark at night—Southern Hills/Rolling Hills curve and an area close to the clubhouse—the aldermen are to look at other areas and make recommendations. We are checking pricing with Empire Electric. Beth Mitchell commented that she does not want a street light in her yard.

Boundary Fence Painting/Repair (Christensen). Christensen reported that the Rolling Hills fence is in much better shape than the rest—two areas where deer pushed through need repaired. This project will need to be done over a couple years—maybe 400 feet at a time. The fence is in 6 ft. sections, and has 7 ballasts in each section (between posts). It was decided to repair what we have and get bids for painting.

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 9:26 PM.

CITY OF FREMONT HILLS

By: _____
Luke Davis, Mayor

ATTEST:

Jeanette Curtiss, City Clerk/Finance Officer