

**MINUTES
BOARD OF ALDERMEN MEETING
THURSDAY, AUGUST 25, 2016**

CALL TO ORDER. Mayor Luke Davis called the regular meeting of the Board of Aldermen to order at 6:03 PM on Thursday, August 25, 2016 at the Fremont Hills Country Club, 1953 Fremont Hills Drive, Nixa, MO, following the public hearing on the 2016 tax levy.

PLEDGE OF ALLEGIANCE. The pledge of allegiance was recited.

ROLL CALL. Jeanette Curtiss, City Clerk/Finance Officer called the roll—a quorum was present.

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| 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: Chuck Meulenberg, Blackie Miller, Donnie Wilson, Bill Siglin and Perry Maleare.

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

OPEN FLOOR TO VISITORS*. Chuck Meulenberg, 8420 Interlochen Drive, commented he would like to see the budget published before the tax levy is adopted, and had interest in information on the city hall issue. Chuck was informed that the budget is on the city website. The City hall is a part of the budget. The City plans to have town hall meetings on the City hall issue. Donnie Wilson, 1903 Winged Foot Drive, thanked the Board for addressing the stormwater runoff around the drainage easement behind his property. He also asked about the ordinance repealing fences for backyards of certain addresses along Winged Foot Drive and whether that would affect the approval he’s received for his fence. Mr. Wilson got approval a couple years ago for his fence but has not installed the fence—what might impact his fence approval is if there was a time frame in which he had to construct the fence and if that time has run out.

CONSENT AGENDA:

Approval of July 21, 2016, Regular Meeting Minutes. A motion to approve the July 21, 2016 regular meeting minutes as written was made by Randy West, with Kerry Nelson seconding the motion. The motion was unanimously approved 3-0. Bud Addington and Ann Littell Mills abstained as they were not present at the meeting and Alisa Lowry abstained from voting.

Approval of Treasurer’s Report and Expenses to be Paid—Jeanette Curtiss presented the Treasurers Report and expenses to be paid: \$450 general obligation bond fund, \$36,443.96 general fund and \$24,991.09 sewer fund. A motion to approve the Treasurer’s Report and expenses to be paid was made by Kerry Nelson, with Kevin Jansen seconding the motion. The motion was unanimously approved.

Ordinance #287-2016 Setting 2016 Tax Levy. Bill #287-2016, setting the 2016 tax levy, was read in its entirety on the first reading. A motion to approve Bill #287-2016 as read was made by Alisa Lowry, with Kerry Nelson seconding the motion. A roll call vote showed the ayes being: Bud Addington, Kevin Jansen, Alisa Lowry, Kerry Nelson and Randy West—the nay vote was Ann Littell Mills. The motion carried. A motion to dispense with the second reading of Bill #287-2016 was made by Randy West, with Kevin Jansen seconding the motion. A roll call vote showed the ayes being: Bud Addington, Kevin Jansen, Ann Littell Mills, Alisa Lowry, Kerry Nelson and Randy West—there were no nay votes. The motion carried. A motion to adopt Bill #287-2016 as Ordinance #287-2016 was made by Randy West, with Kerry Nelson seconding the motion. A roll call vote showed the ayes being: Bud Addington, Kevin

Jansen, Alisa Lowry, Kerry Nelson and Randy West—the nay vote was Ann Littell Mills. The motion carried.

Ordinance # 288-2016 Repealing Ordinance #98 and Ordinance #173 Regarding Fencing On A Section of Winged Foot Drive. This ordinance was adopted when the land behind the addresses listed in the repealing ordinance was farmland and not annexed into the City. Any fences already in existence would be grandfathered—they can be replaced or repaired. Bill #288-2016 was read in its entirety on the first reading. A motion to approve Bill #288-2016 as read was made by Randy West, with Ann Littell Mills seconding the motion. A roll call vote showed the ayes being: Bud Addington, Kevin Jansen, Ann Littell Mills, Kerry Nelson and Randy West—Alisa Lowry abstained from voting. The motion carried. A motion to dispense with the second reading of Bill #288-2016 was made by Ann Littell Mills, with Kevin Jansen seconding the motion. A roll call vote showed the ayes being: Bud Addington, Kevin Jansen, Ann Littell Mills, Kerry Nelson and Randy West—Alisa Lowry abstained from voting. A motion to adopt Bill #288-2016 as Ordinance #288-2016 was made by Randy West, with Kerry Nelson seconding the motion. A roll call vote showed the ayes being: Bud Addington, Kevin Jansen, Ann Littell Mills, Kerry Nelson and Randy West—Alisa Lowry abstained from voting.

REPORTS FROM COMMITTEES:

Planning and Zoning

Approval of Lot A/Plat for City Hall—3301 Winged Foot Drive. This tract of land (reserved area) did not have a formal plat—Shaffer & Hines drew the plat and a few minor changes were made by Planning and Zoning. The plat should have been done when we took ownership of the land—the lot was acquired in 2010. A motion to approve the plat was made by Alisa Lowry, with Kevin Jansen seconding the motion. The motion was unanimously approved.

Codes Relating to Lot Square Footage. The zoning codes were established by the city after the lots in the city had been platted. It recently came to our attention that there was a lot in the 11th addition—R-1A, that was too small according to the codes (didn't quite meet the 12,500 sf requirement)—a variance was granted to the builder by Planning and Zoning. Not all the lots in the 10th, 11th and 14th additions meet the square footage requirements. With Matt Growcock's input, it was suggested we look at the square footage of the other vacant lots in these three additions and address this issue with a blanket variance for those remaining lots that do not have the required square footage per codes. The square footage size for the house is in compliance with the zoning classifications. Additions other than the 10th, 11th and 14th will be handled on a case-by-case basis—Cassidy should be in compliance with the lot square footage requirement. No variances will be granted to make lots less than what is currently platted.

Stormwater/Silt Runoff—Maleare. Perry Maleare, 7012 Calabash addressed the Board regarding stormwater and silt runoff onto his property from new home development behind him. Copper Ridge is the street behind him and it is probably 6 ft. higher than Calabash. Mr. Maleare gave the Board a timeline of the runoff issues throughout the construction phase of the two homes behind him. Mr. Maleare was asking if the builders deposits could be held until the problem on his property is corrected. Matt Growcock stated the builders deposits are not funds to remedy damage to private property—they are an incentive for the builders to get the project done, to compensate the city if we have to take action and for damages to city property. Matt Growcock stated this is a private issue between landowners—riparian water rights are between property owners. The City did provide a curb cut on Calabash to relieve water, but there is still a low spot before getting to the curb.

Stormwater Runoff from Church Property to Easement. Scott Christensen reported that Scapes put a silt sock around the drain inlet, cleaned out the inlet and placed rock on the hill leading to the inlet—work was performed on city property.

Sewer. No updates to report.

Beautification. No updates to report.

Streets. The ad for the Rolling Hills Drive stormwater improvement will run this week, with bids due September 15.

The 12th addition HOA president asked if the yield/dangerous intersection sign could be moved closer to the Interlochen/Pasatiempo intersection and the yield sign placed higher. Kerry Nelson will research MoDOT requirements, and the Board recommended changing the sign according to MoDOT guidelines.

Ordinance Violations Report—No questions about the report.

City Hall Plan Update—The city hall subcommittee met, the architect couldn't attend, and finalized some questions he addressed of the board. The building drawings went out for bid (the Springfield Blueprint plan room is where they can be reviewed). September 6 is the date when bids are due (bid opening will be at that time). The Board will have bids to review on September 15. The plans are with Christian County Building Inspections for their review—since this is a public building; it could require a third party review. The size of the parking lot was a concern of local residents, so we changed the plans to one in/out lane and downsized the parking lot to 13 parking spots.

OLD BUSINESS

Natural Gas Installation—Progress Report—Scott Christensen reported the second crew is now working in the City, but they pulled the first crew out (they have been spending lots of time laying pipe on a Nixa job). Lots of progress has been made on Winged Foot—they are on schedule. We've not seen the camera guys for a week or 10 days—they are ahead of schedule. No reports of breaks in the sewer lines. Scapes may be contracted for topsoil and sod work.

Zip Code—Ann Littell Mills informed the Board we will not be getting our own zip code according to USPS Address Services—the best we can hope for is to use Fremont Hills instead of Nixa. We need to gather all the addresses used in the City as USPS wants to make sure there are no duplicate addresses—they don't want confusion with any address in Nixa. It will take 5-6 weeks for review before a determination. They are concerned with delivery of the mass mailers.

Security Patrol Services—No report at this time—it was decided to remove this topic from the agenda and provide the report/information as needed. It appears the 9AM-11AM time is light for patrol—routine training and vacations made it hard to fill the July schedule. Officer Whitaker feels the cameras have been a great deterrent.

New City Logo—A project brief was prepared for our new logo, and Matt Morrison has agreed to serve on the logo committee. He said we should be able to present the brief to graphic designers and have them provide us with 2-3 logos. Matt Morrison was concerned the lower quotes we obtained would probably not be coming from a graphic person—we could probably get a logo designed at a cost of \$500-\$2,000. We don't want clip art. Kerry Nelson made a motion authorizing the subcommittee to spend up to \$2,250 to get 3 bids for 3 logos for the Board to approve. A second was made by Ann Littell Mills. The motion was unanimously approved. The Board was asked to turn in comments on the project brief by Monday so the subcommittee can proceed with the project.

NEW BUSINESS

2016 Budgeted Projects To Be Completed. Scott Christensen will get bids from Scapes on LED lighting at CC Hwy. and Fremont Road entrances--project to be done this year. We will discuss the remaining budget items not completed (fencing/\$25,000, landscaping Scioto Drive triangle/\$4,000 and Fremont Hills Drive fountain/\$15,000) after the city hall bids are in.

Safety Grant—Luke Davis will get camera specs to submit for the grant.

ADJOURNMENT. A motion to adjourn was made by Ann Littell Mills, with Randy West seconding the motion. The motion was unanimously approved and the meeting adjourned at 8:46 PM.

CITY OF FREMONT HILLS

By: _____

Luke Davis, Mayor

ATTEST:

Jeanette Curtiss, City Clerk/Finance Officer