

**MINUTES
BOARD OF ALDERMEN MEETING
THURSDAY, NOVEMBER 16, 2017
(Corrected)**

CALL TO ORDER. Mayor Luke Davis called the regular meeting of the Board of Aldermen to order at 6:04 PM on Thursday, November 16, 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	Absent	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: Penny Thomas, Lagers; Danny Gray, County Assessor, and Resident Ruth Benedett

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

OPEN FLOOR TO VISITORS* There were no comments to come before the Board.

NEW BUSINESS

Real Estate Assessments—Danny Gray (Nelson). There were no objections from the Board to flip the first two agenda items--Mr. Gray has another commitment this evening. We experienced \$1.1 million in new construction (biggest new construction we've had), with 9 houses completed (\$351,000 is the average price of these homes) and 6 that may be completed before the end of the year (7 that started later in the year and probably won't be completed by the end of the year). The \$30,000 revenue decrease in taxes is due to the debt service levy going away. We gained \$10,000 with reassessments for 2017—we were the third largest city in the county in new construction growth. \$229,000 was the average home price in the county for 2017. \$161,000 is our property tax revenue for this year.

Lagers—Penny Thomas (Davis). Penny Thomas, with Missouri Lagers, gave a presentation on the Lagers program. There is not a minimum number of employees to enroll in the program—there is a minimum number of hours employees have to work to qualify for the program—Curtiss would qualify/Christensen would not meet the minimum number of hours worked. There are contributory and non-contributory features of the plan. This is a retirement plan that may help recruit or retain qualified employees. There is a fee to do an actuarial study—

estimate it to cost \$500. Mayor Davis will visit with former Mayor Tobin on the program and look at other possible vendors and similar programs.

CONSENT AGENDA:

Approval of October 19, 2017 Regular Meeting Minutes (Davis). A motion to approve the October 19, 2017 regular meeting minutes as presented was made by Kevin Jansen, with Kerry Nelson seconding the motion. Bud Addington and Alisa Lowry abstained as they were not at the October meeting. The minutes were unanimously approved.

Approval of Treasurer's Report and Expenses To Be Paid (Curtiss). A motion to approve the Treasurer's Report and expenses to be paid of \$15,090.10, plus HeartSafe America/\$1,150.88 and Ozark Water/\$37.55 (invoices just received today) from the general fund and \$15,808.61, plus HeartSafe America/\$383.62, Ozark Water/\$18.75, and Active Septic/\$1,715 from the sewer fund, was made by Bud Addington, with Kevin Jansen seconding the motion. The motion was unanimously approved. The GO Bond Debt Service account register is included in the reports, showing the account being closed out (bond paid off) and those funds being deposited into the general operating fund.

Fence Painting Bids (Christensen). After general discussion, it was decided to rebid this project in the spring—there was a great disparity in the bids, and we can consider receiving e-mailed bids as a sealed-bid feature (would need to include this in our ad soliciting bids).

Street Resurfacing Loan Renewal (Curtiss). Our loan is up for six-month renewal. A motion to renew the street resurfacing loan for six months was made by Alisa Lowry, with Kerry Nelson seconding the motion. The motion was unanimously approved.

Bill #298-2017/Ordinance #298-2017 Voter Ward Redistricting (Curtiss). Bill #298-2017 was read in its entirety on the first reading. A motion to approve Bill #298-2017, redistricting the voting wards, was made by Kevin Jansen, with Kerry Nelson seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Bud Addington, Kevin Jansen, Alisa Lowry and Kerry Nelson—there were no nay votes. A motion to dispense with the second reading of Bill #298-2017 was made by Kerry Nelson, with Kevin Jansen seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Bud Addington, Kevin Jansen, Alisa Lowry and Kerry Nelson—there were no nay votes. A motion to adopt Bill #298-2017 as Ordinance #298-2017 was made by Kerry Nelson, with Alisa Lowry seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Bud Addington, Kevin Jansen, Alisa Lowry and Kerry Nelson—there were no nay votes.

Bill #299-2017/Ordinance #299-2017 Calling April 2018 Election (Curtiss). Bill #299-2017 was read in its entirety on the first reading. A motion to approve Bill #299-2017 on the first reading was made by Kevin Jansen, with Kerry Nelson seconding the motion. The motion was approved by roll call vote with the ayes being: Bud Addington, Kevin Jansen, Alisa Lowry and Kerry Nelson—there were no nay votes. A motion to dispense with the second reading of Bill #299-

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 and Kerry Nelson—there were no nay votes. A motion to adopt Bill #299-2017 as ordinance #299-2017 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 and Kerry Nelson—there were no nay votes.

Resolution #203-2017 Destruction of City Records (Curtiss). The Board received an outline of the records for destruction (an attachment to the resolution). Matt Growcock commented that he reviewed the statutory requirements of those documents to be destroyed and found them to be in compliance with the records retention schedule. A motion to approve Resolution #203-2017 was made by Alisa Lowry, with Bud Addington seconding the motion. The motion was unanimously approved.

REPORTS FROM COMMITTEES

Sewer

Cassidy Lift Station—Pump (Christensen). The Cassidy lift station has two pumps and both are failing—running at about 25% efficiency (they are 13 years old). We can purchase new for \$4,200 (7-10 year life expectancy) or buy rebuilt for \$2,800 (5-7 year life expectancy). The current budget allows for a rebuilt pump for one of the pump replacements. There would be a 1 year warranty on a rebuild—new is a pro-rated warranty for 5 years and drops off pretty quick. We can get the repair done in 2-3 weeks (one pump is a backup). The Board decided to get a rebuilt pump now and buy a new one in January. We were told the Fair Haven lift station pump is failing—we will send a letter to the Fair Haven HOA to remind them of their obligations on the collection system and ask that they let us know if they are having problems. Jansen recommended sending a copy of the agreement with this letter to make certain they are even aware of the agreement. This situation opens the door to having a conversation about annexation.

Randy West entered the meeting at this time.

Beautification

Welcome Banners (Christensen). A design was presented to the committee, with the suggestion of ordering 5 new banners, using the existing hardware on the polls for mounting. The Board felt the design to be fine, but would like to consider different poles for mounting. Christensen will look at other options and present to the Board.

Streets

Interlochen Drive Stormwater Project Update (Christensen). One of the residents whose property would be affected by this project, passed away. The asphalt plants are closed so we can't get asphalt for the driveway repairs and would have to replace cutouts with concrete. Sod is now dormant too and in the spring we would have to replace the sod. Scott Christensen recommended postponing this project until March—the contractor is willing to wait until then.

2018 County Sales Tax Pool Application (Christensen). Christensen is recommending resurfacing the WWTP road, Oak Tree and the Cassidy and Fremont Parke Additions. We will also add the storm water improvement project since it is being postponed until March and debt service to the application.

Website (Nelson). The committee met with Jordan Needham--plans are to freshen up the website and have someone maintain the website on a monthly basis. We will get pricing for someone to administer the site.

OLD BUSINESS

Natural Gas Installation—Progress Report (Christensen). Christensen indicated MGE think's they will be finished by the end of December. The streets in the 12th addition have been repaired.

Additional Street Lights (Curtiss). We just received pricing information on the three proposed new street lights—construction and illumination costs. We will inquire as to how long it will take for LED to become available.

Golf Cart Path Progress Update (Davis). The curbs have been scored, the fence cut and one golf cart crossing sign is up—the dirt work on the Fair Haven side is being done by the private investors. The Club hopes to have the path operational by the first week of December.

NEW BUSINESS

2018 Budget Draft (Curtiss). After general discussion on changes to be made to the 2018 budget draft, it was decided to increase the insurance premium expenditure by \$750/general fund and \$1,000/sewer fund. Premiums were increased approximately 11.9% over last year.

Security Cameras (Davis). The Suddenlink construction department checked our current camera setup/locations and building out cost would be a little over \$13,000 for the infrastructure; \$10,200 if a 3-year contract and we could drop the minimum package to a 20 down/2 up connection--\$54 per location per month--\$164.85 for internet service. It was decided to continue with our current plan. Davis commented that policies need to be written on extracting data; he will get with NetWatch to see if they would do this and what they would charge to pull data. The second bullet camera for the exit lane of the double barrel is scheduled to be installed on November 27.

Insurance Premiums/MEM Grant (Curtiss). A safety feature we could consider making a grant application for would be a secondary escape plan from the office.

Declarations of Candidacy (Curtiss). Those Board terms that are expiring are Mayor/Davis, Ward 1/Littell Mills, Ward 2/Addington and Ward 3/Lowry. The opening day for candidate filing is Tuesday, December 12, 2017—the closing date is Tuesday, January 16, 2018. A notice will be published in the newspaper.

Design Committee For Common Office Area (Davis). The City will have input on the type, style and use of furniture for the common area outside the offices. The remodel is to start after Thanksgiving and finish by the end of the year—painting should begin the second week of December. Kevin Jansen and Alisa Lowry will serve on the design committee. We would like to incorporate some type of a display for the City.

December Meeting Date (Davis). After general discussion on possibly changing the December meeting date, it was decided to keep the date the third Thursday--December 21.

ADJOURNMENT

A motion to adjourn was made by Randy West, with Kevin Jansen seconding the motion. The motion was unanimously approved and the meeting adjourned at 9:15 PM.

By: _____

Luke Davis, Mayor

ATTEST:

Jeanette Curtiss, City Clerk/Finance Officer