

**BOARD OF ALDERMEN MEETING  
MONDAY, OCTOBER 14, 2019**

**CALL TO ORDER.** Mayor Luke Davis called the regular, semi-monthly meeting of the Board of Aldermen to order at 6:01 PM on Monday, October 14, 2019 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  | Sean O’Connell, Alderman Ward 1 | Present |
| Ben York, Alderman Ward 2          | Present | Kerry Nelson, Alderman Ward 2   | Present |
| Alisa Lowry, Alderman Ward 3       | Present | Randy West, Alderman Ward 3     | Present |

Guests: Former Mayor Tom Tobin and Jerany Jackson/Great River Engineering.

City Officials: Matt Growcock/City Attorney, Dale Batson/Project Manager, and Jeanette Curtiss/City Clerk/Finance Officer.

**OPEN FLOOR TO VISITORS\***

No comments to come before the Board.

**REPORTS FROM COMMITTEES**

**Beautification**

**GRE Landscape Plan—Jerany Jackson/GRE (Batson)**

Jackson presented the conceptual drawing, construction documents and a plant pallet for the landscaping renovation project at the CC Hwy. entrance. She recommended removing the large mulch beds for the health of existing trees and put back a lawn area, remove apple trees on west side, and concentrate the landscaping around the entrance structures with perennials and annuals (plans were made a part of the board packet). For spring color recommended adding understory trees--service berry trees. Annuals should be planted about 3 times a year. No new irrigation system is required at this time, will add a few heads for drip irrigation. Lights can just be repositioned, and she suggested adding moonlights/downlights in the 6 existing trees (will have up lighting and down lighting in those trees). Jackson proposed bidding the project out in January, demo in February and plant in March (we should take 60 days to make sure of plant condition or recommend replacement if not satisfied—plants will have a 1-year warranty). After general discussion, it was suggested we update the existing lighting to LED to match the down lighting. We can look at incorporating the bench into the plan scheme after the landscaper is chosen (change order). A motion to approve the CC Hwy. landscaping plan, contingent on Batson updating the existing lighting to match the LED down lighting, was made by Kerry Nelson, with Ben York seconding the motion. The motion was unanimously approved.

Randy West left the meeting at this time.

## **NEW BUSINESS**

### **Spire Energy Award (Tobin)**

Former Mayor Tom Tobin represented the City during a recent Energy Solutions Conference, hosted by Spire Energy, in St. Louis, MO. The Fremont Hills project was highlighted at this conference. Our natural gas project consisted of \$1.8 million in funding and 35,000 feet of installed gas lines. Spire felt this was the best project they have ever done. At the conference, Fremont Hills was awarded the “Partnership for Energy Solutions” award.

## **CONSENT AGENDA**

### **Approval of September 19, 2019 Regular Meeting Minutes (Davis)**

A motion to approve the September 19, 2019 regular meeting minutes was made by Sean O’Connell, with Kerry Nelson seconding the motion. The motion was unanimously approved.

### **Approval of Treasurer’s Report and Expenses To Be Paid (Curtiss)**

After general discussion, the Board agreed to pay the GRE landscaping invoice as billed. A motion to approve the treasurer’s report and expenses of \$18,145.38 from the general fund and \$16,080.78 from the sewer fund was made by Kerry Nelson, with Alisa Lowry seconding the motion. The motion was unanimously approved.

### **Bid Selection For WWTP Controls Update (Batson)**

No bids were submitted—one bid packet was sent out. A potential bidder could not get his bid documents in on time. GRE recommended extending the bid opening 2 more weeks to November 4 (we would just show an extension date for the bids in the ad). A motion to extend the bid to November 4 was made by Sean O’Connell, with Kerry Nelson seconding the motion.

### **Bid Selection For Interlochen/Canterbury Stormwater Project (Batson)**

No bids were submitted--one set of plans sent out. GRE recommended extending the bid opening to November 4. A motion to extend the bid opening to November 4 was made by Alisa Lowry, with Kerry Nelson seconding the motion. Batson recommended putting together another project to bid with this one.

Randy West re-entered the meeting at this point.

## **OLD BUSINESS**

### **Drainage Grate/Rip Rap—Cassidy Addition (Batson)**

Cassidy Methodist Church found a contractor for this project—1 day’s work. They are going to let us know when he starts—they said they’ve tried to communicate the project to the Wilsons but have been unsuccessful in getting in touch with them. Batson will try reach out to the Wilsons on the project to make sure they are aware of the plan.

### **Security Patrols (West)**

Nothing new to report. O’Connell will take over as chairman of this project.

### **Nuisance Properties (Davis)**

O’Connell spoke with the Oakmont resident--home belongs to her son. It was decided if the issue wasn’t addressed by the deadline, then we need to reach out to the son who owns the property—possible fine and court action.

Interlochen property with landscape edging never followed through with plantings and removing edging once plantings matured. Board views as an ordinance violation and the fencing sections need to be removed. Property owner needs to present landscaping plan to the Design Review Committee.

Interlochen roof replacement—application has been received but color has to be approved by the Design Review Committee.

Fair Haven fence—Alders sold the lot that backs up to the fence. The HOA Fair Haven trees are on their property and starting to press on the fence. It was decided to send them a letter, asking that they be removed and reference the assessor’s property ownership (Growcock will send the letter). Someone from Fair Haven is walking their dog on the course and indicated Mayor Davis is giving permission to do so—said it was part of the path agreement. This is not the case and their HOA will send out an e-mail to residents, reminding them of the regulations.

#### **Halloween Security Patrol (Davis)**

No officers are scheduled for Halloween and for our meeting tonight—Halloween they are working the sex offender registry. Since our number of trick-or-treaters has been down substantially over prior years, it was decided not to have officers patrol—residents should call 911 with emergency issues.

#### **NEW BUSINESS**

##### **Partner Revenue Sharing—Care To Learn (Nelson)**

A flyer on this program was made a part of the board packet. The City doesn’t own any property that we could put bins on—the club would have to approve the bins.

##### **FEMA Floodplain Review (Batson)**

Batson received updated information on the FEMA floodplain insurance program to review—there may be a new floodplain map with changes. The WWTP plant may fall into the floodplain a little differently than in the past—the recent hazard mitigation update workshop specifically mentioned our plant being in the floodplain. In the past, there were no homes in the floodplain, but the floodplain touches property.

##### **City Park (Davis)**

In the past, the club was not interested in giving up land for a possible city park—they wanted it for a short game/putting area. Nelson visited with a club board member—their plan in August is to make the existing tennis court area a short-game area. Nelson and Davis met with two club board members (Robbins and Taylor) and the club is interested in talking again about having a city park near the pool, and they think they would have club board support—they would want to see tennis courts/pickle ball court in the park. This would be a public facility and located just north of the pool. This is on the club agenda tonight. We wouldn’t want a parking

lot, but maybe golf cart stalls. Park equipment, ADA guidelines, and other considerations need to be researched. It was suggested we check with Ozark on maintenance costs for a park. We need to check the footprint for use of tennis courts, playground equipment, etc. and maybe get feedback from residents, from other cities, etc. and form a committee to research—Nelson to chair this committee and Davis, Batson, Lowry and possibly Taylor from the Club to look at feasibility for a park area.

### **2020 Census Count Committee (Curtiss)**

Curtiss is serving on the Christian County Complete Count Committee—Christian County is taking an aggressive approach to getting information out as to the importance of completing the census questionnaire (federal/state funding, funding for schools, congressional seats, etc.). One person not accounted for in a community could mean as much as \$3,000 in lost funding for that community. We will be distributing this information to residents as it is provided to us. Census count day is April 1, 2020.

## **REPORTS FROM COMMITTEES**

### **Planning and Zoning**

Nothing new to report.

### **Sewer**

#### **Buried Manholes (Batson)**

Batson is having problems finding a contractor who carries work comp insurance. If we get a maintenance program in place with a contractor, we can maybe start this project early spring.

#### **Smoke Testing Repairs (Batson)**

We need to look at die testing during the wet season—will have to camera 2 properties to see where there is a possible break in the line and/or a lid has moved—estimate \$500 or less for the 2 (maybe factor into our budget next year). The MoDOT/Briarbrooke Estates line and a Fair Haven repair are yet to be completed. We will send the 2 residents a letter about their possible issues.

### **Streets**

#### **Stormwater Committee Project Update (West)**

There were no meetings held--will schedule one before our November board meeting.

#### **Street Gutter Cleaning/Fall (Batson)**

Nature's Image estimates \$675 per time to vacuum the trouble areas where leaves are the heaviest—past street cleaning vendor dry swept the streets, and we received a few complaints. The prior vendor charged over \$1,000 to clean all the streets. Other cities are not interested in contracting with us for this service. It was decided to give the Nature's Image vacuuming process a try.

## **ADJOURN**

A motion to adjourn was made by Kerry Nelson, with Sean O'Connell seconding the motion. The motion was approved and the meeting adjourned at 9:57 PM.

CITY OF FREMONT HILLS

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

Luke Davis, Mayor

ATTEST:

\_\_\_\_\_

Jeanette Curtiss, City Clerk/Finance Officer