

**BOARD OF ALDERMEN MEETING
THURSDAY, NOVEMBER 7, 2019**

CALL TO ORDER. Mayor Luke Davis called the regular, semi-monthly meeting of the Board of Aldermen to order at 6:33 PM on Thursday, November 7, 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	Present	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	Absent

Guests: Resident, Ruth Benedett, Brian Bennett/Club General Manager and Tim Schoenhoff/GRE.

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.

NEW BUSINESS—City Park (Nelson)

There were no objections to moving the City Park agenda item up on the agenda. Jeff Robbins, Brad Thessing, Sam Taylor and Brian Bennett from the club will join us as members on the city park committee. There are 3 questions to address: what does each entity want (city/club) to see in a park, what would fit in the park for area proposed and cost. Thessing has an engineer who will look at drawing plans for us. Lowry has recent experience with playground equipment considerations for a park. We will address the city park issue at the next meeting in more detail. Growcock will research C & R’s for park location and long-term lease/purchase land option—the City is not bound by our own zoning regulations. O’Connell visited with residents in his ward, and they are interested in a park for small children and a pickle ball court.

CONSENT AGENDA

Bill #316-2019/Ordinance #316-2019 Stormwater Improvement Contract (Davis)

Mike Beaty/GRE sent a letter recommending the bid received from K & B on the stormwater improvement project. On the unit price cost per contract, there were a couple line items calculated incorrectly by the bidder--\$1,600 less for one of the items (it will be handled via change order if an issue for the contractor). The bid is \$9,000 higher than originally projected—mobilization and removal costs exceeded expectations. The contractor is not required to provide prevailing wage rates because it’s under \$75,000. There might be a main

water line to move—K & B factored as a service line, not considering a main line (they may submit a change order for this if it is a main to be moved) The bid specs stated “water line” and it was the responsibility of the contractor to find out whether a main or service line. Five firms contacted GRE, showing interest in the project—Batson also reached out to a couple contractors. Two other contractors bought plans but didn’t bid the project. Schedule, size of project and location are possible reasons we had no other bidders. A \$100,000 project seems a threshold for more bidders. Batson recommended accepting the K & B bid. The bid bond is 5%--\$2,200. This bill was made a part of the board packet prior to the meeting. A motion to approve Bill #316-2019 by title only on the first reading was made by Sean O’Connell, with Kerry Nelson seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Alisa Lowry, Ann Littell Mills, Sean O’Connell, Kerry Nelson and Ben York—there were no nay votes. A motion to dispense with the second reading of Bill #316-2019 was made by Kerry Nelson, with Sean O’Connell seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Alisa Lowry, Ann Littell Mills, Sean O’Connell, Kerry Nelson and Ben York—there were no nay votes. A motion to adopt Bill #316-2019 as Ordinance #316-2019 was made by Sean O’Connell, with Kerry Nelson seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Alisa Lowry, Ann Littell Mills, Sean O’Connell, Kerry Nelson and Ben York—there were no nay votes.

OLD BUSINESS

Security Patrols (O’Connell)

O’Connell met with Sheriff Cole—notes from that meeting were made a part of the board packet. We need to think about long-term goals for security patrols. The spreadsheet provided in the board packet shows we are significantly below budget on our patrolling under the agreement. O’Connell feels we need to continue the relationship and give more guidance to the department with our community goals. We don’t have a lot of citizen crime—more from those outside our community.

Drainage Grate/Rip Rap—Cassidy Addition (Batson)

The drainage project has been completed by the Cassidy Methodist Church—pictures were made a part of the board packet. The City maintains this rip rap area. The City hasn’t been able to make contact with the Wilsons regarding the project.

NEW BUSINESS

Contract Extension For Mowing/Landscape Maintenance (Batson)

After general discussion regarding the extension of our current mowing/landscape maintenance contract with Natures Image, a motion to exercise the one-year extension option was made by Ann Littell Mills, with Sean O’Connell seconding the motion. The motion was unanimously approved.

Declarations Of Candidacy—April 2020 Election (Curtiss)

The first day for candidate filing will be Tuesday, December 17, 2019, and the closing day is Tuesday, January 21, 2020. Those offices coming open will be Mayor, Littell Mills/Ward 1 Alderman, York/Ward 2 Alderman and Lowry/Ward 3 Alderman. York and Littell Mills indicated they would not be running for office again.

Board Holiday Social—December 19 (Curtiss)

After general discussion, it was decided to hold our board holiday social after our Thursday, December 19 meeting (approximately 7:30 PM). Spouses are invited to attend, and we will gather at the club restaurant.

REPORTS FROM COMMITTEES

Planning and Zoning

Resignation On P & Z/Design Review Committee (Davis)

Eric Claussen has moved from the City and will no longer be serving on P & Z or serve as the Design Review Committee chairman. Whoever is appointed his replacement will serve on both committees as other P & Z members are either already serving on DRC or have no desire to serve on DRC. Ted Papit is the P & Z Chairman. Littell Mills expressed an interest in filling this vacancy.

Variance Requested For Lot Square Foot Size (Batson)

The P & Z Commission granted a variance for construction of a home by Hawthorne Creek Homes on lot #10/11th addition—the lot does not have a 12,500 sf minimum. This lot's variance was possibly overlooked a couple years ago in the same variance granted for several of the lots in the 10th and 11th additions due to the lot size not being 12,500 sf.

Variance Request For Solar Panels—Lynch New Construction Project (Davis)

P & Z recommended the board approve a variance request for the square footage/number of solar panels for the Lynch new home construction. This home is in the 14th addition and backs up to farmland (on the exterior boundary of the City). All the panels are on the back of the house and not visible from the street. We currently have 3 other homes with solar panels. A motion to approve the variance request for solar panels for the Lynch project was made by Ann Littell Mills, with Kerry Nelson seconding the motion. The motion was approved with the aye votes being: Littell Mills, Nelson and York—Lowry and O'Connell voted no.

Sewer

Buried Manhole Locates (Batson)

We have 2 contractors, with insurance, who are interested in small excavation projects we may have from time to time—Batson feels a maintenance contractor/excavator on an hourly basis is needed and it will make it easier to move forward with future projects.

MoDOT Sewer Connection Repair In Briarbrooke Estates (Batson)

MoDOT has agreed to pay for this sewer main repair (connection wasn't abandoned correctly when the house was torn down in Briarbrooke Estates to widen the highway) but won't provide the contractor. Batson will get quotes and see if K & B can do the project while they are here working on the stormwater improvement project.

Beautification

Tour of Lights Community Event—Sunday, December 8 (Davis)

This is the third year for this event (organizers are the mayors' wives). Residents decorate their golf carts (contest for best decorated) and parade through the city--all meet back at the restaurant for a social. Contest is also for best decorated house.

Landscaping Plan—GRE (Batson)

The Cassidy landscaping plans originally did not address changing the walls to match other two entrances, and we need to make a decision on whether to remove the existing white pines. Major changes will come at an extra cost. GRE was originally given the request to have the electric boxes moved so they are out of sight, and to provide electric to the north side of the entrance so chords are not run under the street in the stormwater boxes. It was decided to move forward as originally planned to see what the drawings look like before making possible major changes (i.e. walls and pine trees).

Davis reached out to GRE/Mel Eakins and discussed our working relationship. There was good discussion, but the relationship is strained. Batson reached out directly to contractors to build a relationship, as opposed to the engineer (K & B was contacted by Batson about the stormwater project). We will see how these current projects progress and see if the relationship is moving in the right direction. Davis reached out to Mike Hayward/Liberty regarding our street lights. Liberty has stopped doing decorative street light options—they did this for Ozark and it was not a good experience. There might be an option for black poles—Springfield Sign has had experience installing decorative street lights. Liberty will scrap our poles if we want to install something different. Liberty will only provide LED lighting if the lamp needs to be replaced.

Streets

Street Gutter Cleaning (Batson)

Nature's Image will be vacuuming street gutters the week of November 18 (we are going to try this method for ridding the streets of leaf debris). If it works well, we will vacuum a couple more times before spring. We may want to use the street sweeper a couple times of year for the other debris (construction areas).

Snow Removal Bids (Curtiss)

Our option to extend the current snow removal contract has expired. We will be putting this out for bid for a multiple year contract. Scapes agreed to provide services until such time as the bids are opened—Thursday, November 21.

Stormwater Project(s) For County Cost Share—2020 (West)

This agenda item will be tabled until our next meeting.

Floodplain Seminar (Batson)

Batson will be attending a floodplain seminar in Jefferson City on December 18 and 19. Batson is our floodplain manager.

ADJOURN

A motion to adjourn was made by Kerry Nelson, with Ben York seconding the motion. The motion was approved and the meeting adjourned at 8:31 PM.

CITY OF FREMONT HILLS

By: _____

Luke Davis, Mayor

ATTEST:

Jeanette Curtiss, City Clerk/Finance Officer