

**BOARD OF ALDERMEN MEETING
THURSDAY, FEBRUARY 6, 2020**

CALL TO ORDER. Mayor Luke Davis called the regular, semi-monthly meeting of the Board of Aldermen to order at 6:01 PM on Thursday, February 6, 2020 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	Present

Guests: Residents, Ruth Benedett and Jay Wasson (Wasson’s also the developer of the Cassidy Addition), and Tim Schoenhoff, Great River Engineering.

City Officials: Jordan Needham/Communications, Dale Batson/Project Manager, and Jeanette Curtiss/City Clerk/Finance Officer (Matt Growcock/Legal Counsel was not in attendance).

OPEN FLOOR TO VISITORS*

There were no comments to come before the Board.

NEW BUSINESS

Sawgrass Avenue—Deed to City (Davis)

There were no objections to moving the Sawgrass Avenue item up on the agenda. Jay Wasson reported to the Board that he’s learned, through negotiations with a potential business coming into the commercial district, that Sawgrass Avenue was never deeded to the city and is still owned by Wasson. This business wants a right in/right out onto CC Hwy., and Wasson had approval from MODOT for such ingress/egress 20 years ago—he’s checking to see if they will still approve (this would be between lots #C3 & #C4). The Board would need to accept the street, and Wasson will get us a legal description to record. A motion to accept Sawgrass Avenue into the city, and the accompanying responsibilities, was made by Sean O’Connell, with Ben York seconding the motion. The motion was unanimously approved.

Reports From Committees

Sewer

SCEAP Grant—Schoenhoff (Batson)

Tim Schoenhoff, with Great River Engineering, gave a presentation to the Board on the Small Community Engineering Assistance Program (SCEAP). The PowerPoint was made a part of the board packet. An RFQ would need to be done to hire an engineer, even though we recently did this with the hiring of GRE as our engineer of record. It takes 3-4 months for application approval. We must approve an ordinance in order to submit the application for grant funding.

We estimate \$8,100 to GIS our sewer infrastructure—we are unsure what I & I fees would be (GRE has flow meters that could be used). The total project estimate would be \$25,000-\$30,000—our portion under the grant might be \$4,000. A facility plan would tell us where we are with I & I since the plant was built. After general discussion, the Board agreed to move forward with the application process (GRE will complete at no charge) and ordinance to approve at our next meeting.

CONSENT AGENDA

Approval of Six-Month Financial Report (Davis)

This report was made a part of the board packet. A motion to approve the six-month financial statement and publish it in the paper was made by Alisa Lowry, with Kerry Nelson seconding the motion. The motion was unanimously approved.

Bill #321-2020/Ordinance #321-2020 Authorizing Mayor To Sign Contract With K & B For Excavation Services (Davis)

Bill #321-2020 was read by title only on the first reading. A motion to approve Bill #321-2020 by title only was made by Sean O’Connell, with Randy West seconding the motion. The motion was approved by roll call vote with the ayes being: Ann Littell Mills, Alisa Lowry, Kerry Nelson, Sean O’Connell, Randy West and Ben York—there were no nay votes. A motion to dispense with the second reading was made by Ann Littell Mills, with Kerry Nelson seconding the motion. The motion was approved by roll call vote with the ayes being: Ann Littell Mills, Alisa Lowry, Kerry Nelson, Sean O’Connell, Randy West and Ben York—there were no nay votes. A motion to adopt Bill #321-2020 as Ordinance #321-2020 was made by Sean O’Connell, with Kerry Nelson seconding the motion. The motion was approved by roll call vote with the ayes being: Ann Littell Mills, Alisa Lowry, Kerry Nelson, Sean O’Connell, Randy West and Ben York—there were no nay votes.

NEW BUSINESS

Club Request For Controlled Burn By Maintenance Shed (Batson)

The Fremont Hills Country Club requested a one-time, controlled burn of yard waste by the maintenance shed. After general discussion, there were 3 board members against the burn and 3 board members in favor of the burn with certain parameters. Davis was asked to contact the club and have a formal plan to present at the next meeting (professional opinion from fire department, size of debris to burn, exact location, etc.).

Liberty Utilities Butterfly Management Program (Curtiss)

“Power to the Pollinators” is a program Liberty Utilities implemented last year (the application was made a part of the board packet). They had 3 cities that participated last year and this year 10 inquiries but no applications submitted yet. Some of the plantings used in the sample drawing are the same as what are planned for the CC Hwy. entrance—all natural species. We are thinking of this project possibly for the Fremont Road entrance. Curtiss was asked to get additional information on the size of the butterfly sign that is made a part of the project, see what the other cities did last year (pictures if possible), ask if we are committed to the design if we don’t feel it a good fit for our entrance, and see if Jerany Jackson/GRE has any comments on the program. The application is due March 15, with selections announced April 1.

Nuisance Property (Nelson)

We've received a complaint on a property on Winged Foot Drive that needs to paint their wood siding and rid it of green mold (a picture of one area was made a part of the board packet). Remodeling plans were presented almost a year ago that would remedy this issue, but to date nothing has been done on the project. Curtiss reached out to them by email on Monday to see where they stood with their project, but to date not response. In keeping with the context of our timeline discussion on other nuisance properties, we need to see if they respond in 2 weeks.

Reports From Committees

Planning and Zoning

Solar Panel Variance Request (Davis)

P & Z had some concern that 2 of the panels would be visible from the street. As a result, the variance request for solar panels was withdrawn by Beth Mitchell. Batson will do a line of site study to see if they would be visible, and the Mitchells can present the request again at a future date if they are not visible.

Recommendation For Committee Member Replacement (Davis)

Eric Claussen resigned from the Planning and Zoning Commission and as the Design Review Chairman in October, 2019—his family moved outside the City. P & Z recommended Ann Littell Mills to replace Claussen (Littell Mills will not be running for re-election as an alderman in April). A resolution will be passed at the next meeting appointing Littell Mills to replace Claussen in both positions. Batson reported that the Design Review Committee approved another new home on the corner of Calabash and Copper Ridge.

Beautification

Update On Landscaping Bids For CC Hwy. Entrance (Batson)

A contractor list of those landscapers we submitted bid packets to was made a part of the board packet. The Board was asked for input on any additional contractors we may want to reach out to. Bids for the project are due on Wednesday, February 19, with the bid tabulation presented to the board at the meeting on Thursday, February 20.

Winged Foot Drive Phone Cabinets (West & Lowry)

We had Natures Image look at this area in the past, and there was concern about digging with all the fiber optic cable there. A neighbor recently reached out to West and Lowry about the unsightly phone boxes and wondered what could be done to improve the area. Sean O'Connell's contact with AT&T indicated there was nothing we could do with the boxes. Batson will have the utilities located in this area and check for easements to see how much space we are working with. He will get with Natures Image to see about building a berm so there would be no digging and installing plantings (arborvitae was suggested).

Streets

Street Light Poles (Davis)

West reached out to the City of St. Charles for more information on the gas street lights they installed--they installed 180 poles in a shopping district only. They have a maintenance contract through Spire--\$20,000 a year. The lights are on 24/7 and the cost for gas is \$25,000 per year. They are a more decorative light pole and do not produce more lumens than a typical street light would. We recently had a street light go out in Cassidy, and Ozark Electric replaced it with an LED light. When asked about it, they indicated that high pressure sodium lights will be phased out, and when their inventory is deleted, they will all be replaced with LED's (government mandate). They indicated the LED's are a more focused beam of light and don't have the "glow" that the sodium lights do—more rural areas are finding that they have to install more street lights as a result.

CLOSED SESSION

Pursuant to RSMO 610.021(1) Legal Actions, Causes Of Action Or Litigation And RSMO 610.021(2) Leasing, Purchase Or Sale Of Real Estate By A Public Governmental Body

A motion to go into closed session, pursuant to RSMO 610.021(1) legal actions, causes of action or litigation and RSMO 610.021(2) leasing, purchase or sale of real estate by a public governmental body, was made by Alisa Lowry, with Randy West seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Ann Littell Mills, Alisa Lowry, Kerry Nelson, Sean O'Connell, Randy West and Ben York—there were no nay votes.

ADJOURN

A motion to adjourn regular session was made by Ann Littell Mills, with Kerry Nelson seconding the motion. The motion was approved and the meeting adjourned at 8:48 PM.

CITY OF FREMONT HILLS

By: _____

Luke Davis, Mayor

ATTEST:

Jeanette Curtiss, City Clerk/Finance Officer