

**BOARD OF ALDERMEN MEETING
THURSDAY, MARCH 5, 2020**

CALL TO ORDER. Mayor Luke Davis called the regular, semi-monthly meeting of the Board of Aldermen to order at 6:07 PM on Thursday, March 5, 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	Absent	Kerry Nelson, Alderman Ward 2	Present
Alisa Lowry, Alderman Ward 3	Absent	Randy West, Alderman Ward 3	Present

Guests: Ruth Benedett, Resident and Andrea Sitzes, Sarah Lawson, Matt Sabala and Mark Jenkins/Show Me Christian County.

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

OPEN FLOOR TO VISITORS*

There were no comments to come before the Board.

Show Me Christian County—Andrea Sitzes (Davis)

Mark Jenkins, a Fremont Hills resident and counselor for the StepUp Christian County 2020-2024 Capital Campaign, along with other members of Show Me Christian County, gave a presentation on the campaign. Sitzes presented a recap of accomplishments over the last 2 years. The City was asked to consider a \$10,000 pledge over 5 years, or \$50,000 towards this campaign. County is contributing \$50,000 a year for 5 years. Sparta was asked to consider \$5,000 per year and the Bank of Billings is considering \$10,000--other entities our size have not been approached yet. Business growth has been nearly flat over the last 5 years, and this program should improve growth. The campaign will go through the end of June, with 100 calls to make in Christian County. The Board will review request and address in April or May.

OLD BUSINESS

Nuisance Property (Curtiss)

The property on Winged Foot Drive that is in need of exterior painting did contact us regarding their plan. They own a construction business and when the temps get consistently over 50 degrees, they will paint. If they stay in the home, they do plan to proceed with the exterior remodel.

NEW BUSINESS

Club Request For Controlled Burn By Maintenance Shed (Davis)

The club has more work to be done and is not ready to present a request at this time.

Sawgrass Avenue—Deed To City (Davis)

Wasson indicated the bank had to review the deed, so he hopes to have documents to present at the next meeting.

Liberty Utilities Butterfly Management Program (Curtiss)

We have to submit a name for our habitat garden with our application. Several suggestions were made. A motion to select the Bogeys, Blooms and Butterflies suggestion was made by Kerry Nelson, with Sean O'Connell seconding the motion. The motion was unanimously approved.

REPORTS FROM COMMITTEES

Planning and Zoning

Mitchell Solar Panel Variance Request (Davis)

After the "line of site" survey for the proposed panels in question on the Mitchell variance request for solar panels, it was determined there would be no visible panels from the front street view. P&Z approved the variance request by a vote of 6-1 (no approval is needed by the board of aldermen). In the meeting, Ted Papit resigned from the Planning and Zoning Commission and Chair effective March 6, 2020.

Sewer

SCEAP Grant—Schoenhoff (Batson)

Since we didn't specify sewer when we went out for bid last year seeking an engineering firm for the City, we have to advertise (RFQ). We were made aware of a USDA grant that might help with our infiltration studies, but after further research learned we don't qualify due to the median income of our population.

SCADA Plant Control Upgrade (Batson)

We are waiting to hear back from RW Vaught—he was supposed to start this week. He is busy with some Ozark upgrades. He hasn't done the line of sight survey yet.

Infiltration Projects (Batson)

K & B has started doing some of the maintenance projects—lifted some manholes and worked at the plant. There are possibly 2, 4" service lines that will have to be plugged on the west side of the plant where the two homes were torn down to widen CC Hwy. rather than 1 (they have been marked). On the east side of the plant there is an abandoned manhole that is letting in water--300 gallons an hour (video shown). This is also due to the changed alignment of CC Hwy. This manhole was capped today. There is another manhole with spray coming through the concrete wall. We are also checking on other avenues as options to make repairs for the private properties that would be less disruptive for their repair. Batson and Dyer will be attending parts of the Missouri Rural Water Association conference held next week in Branson. Ozark, with the help of a metal detector, found the manholes for the home sites on the east side of the plant—they were not anywhere near where they were on the plans. Batson will

reach out to the property owner regarding the condition of the manholes there. We have purchased a metal detector for our use.

Beautification

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

Batson reported that all the contractors who bid are qualified. Batson recommended Scapes—they are the most familiar with the area as they have worked it—Carsons would have been the second pick. The Board reviewed the references provided by all the bidders, pictures of work they've done and discussed each of their qualifications. A motion to choose Scapes for this project was made by Kerry Nelson, with Randy West seconding the motion. The motion was approved—3 to 1, with Littell Mills opposing. An estimate received from a current builder in the City for putting in a guard shack in Cassidy, similar to the CC structure, was \$55,000.

Winged Foot Drive Phone Cabinets (Batson)

Brent, with Nature's Image looked at this space two weeks ago, and we haven't heard anything back yet on a possible landscaping plan. We are estimating the \$5,000-\$7,000 range for this project. He is proposing a berm concept for the plants/trees, with rock and natural grasses—we can't completely hide the cabinets.

Streets

Street Light Poles (Davis)

Davis had nothing new to report. Littell Mills doesn't have options or numbers from Spire yet. She will also reach out to our street sign people on a product they might have.

Interlochen/Canterbury Stormwater Project Update (Batson)

We have a water line issue that has put this project on hold. Ozark says we have to be 10 ft. away from their utility (we can relocate the line to run horizontal with our project but there would be an easement to acquire and it will be expensive to move the line). GRE could "change the project on site" without redoing plans—moving the water line up or down (we would still have to acquire easement, replace some driveway, but could still use same materials we own/boxes). Liberty's electric line will have to be moved. Our easements will say what the rights of the parties are relating to moving utilities. This issue started when we contacted Ozark to shut the water off so we could see how deep the water line was. Batson recommends acquiring the necessary easements from the Stewarts—added costs to this project would be under \$10,000. We will go 45 degrees across the Stewart driveway and repair or replace the driveway. Batson and Curtiss will speak with Mrs. Stewart.

CLOSED SESSION

Pursuant to RSMO 610.021(1) Confidential And Privileged Communications With The City's Attorney.

A motion to go into closed session pursuant to RSMO 610.021(1) was made by Ann Littell Mills, with Kerry Nelson seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Ann Littell Mills, Kerry Nelson, Sean O'Connell and Randy West—there were no nay votes.

ADJOURN

A motion to adjourn was made by Ann Littell Mills, with Sean O’Connell seconding the motion. The motion was approved and the meeting adjourned at 8:18 PM.

CITY OF FREMONT HILLS

By: _____

Luke Davis, Mayor

ATTEST:

Jeanette Curtiss, City Clerk/Finance Officer