

**MINUTES
BOARD OF ALDERMEN MEETING
THURSDAY, JULY 19, 2018**

CALL TO ORDER. Mayor Luke Davis called the regular meeting of the Board of Aldermen to order at 6:05 PM on Thursday, July 19, 2018 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
Ben York, Alderman Ward 2	Absent	Kerry Nelson, Alderman Ward 2	Present
Alisa Lowry, Alderman Ward 3	Present	Randy West, Alderman Ward 3	Present

Guests Present: Residents Harry and Anita Blow; Show Me Christian County Director, Andrea Sitzes and Jordan Needham, III.

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

OPEN FLOOR TO VISITORS* There were no comments from visitors in attendance.

New Business: Show Me Christian County—Andrea Sitzes (Davis) Andrea Sitzes, Director of Show Me Christian County (initially the Christian County Business Development Corp.), gave a brief presentation on their focus for business development/attraction. The focus along the CC Hwy. corridor is the Deerbrook Development, there are 6 active projects going on right now in the county that will bring 1,000 jobs to the area. Sitzes is pursuing a community development block grant for some of those projects. There is demand for highway visibility in the north/south corridor—higher land prices are along the 160 corridor. Investor updates will be sent out periodically—September 14 will be the next alignment luncheon for various entities for strategic planning process.

Old Business: 457(b) Retirement Plan (Littell Mills) This agenda item was tabled until the next meeting.

CONSENT AGENDA:

Approval of June 21, 2018 Regular Meeting Minutes (Davis) A motion to approve the June 21, 2018 regular meeting minutes as presented was made Kerry Nelson, with Alisa Lowry seconding the motion. The motion was approved, with Randy West abstaining as he was absent from the June meeting.

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 \$23,232.49 for the general fund and \$27,534.49

for the sewer fund was made by Kevin Jansen, with Kerry Nelson seconding the motion. The motion was unanimously approved.

Six-Month Financial Report (Curtiss) The Board received a copy of the six-month financial report for the period ending June 30 2018 prior to the meeting. A motion to approve the report and publish in the local newspaper was made by Randy West, with Kerry Nelson seconding the motion. The motion was unanimously approved.

Ordinance #303-2018 Authorizing Contract With Journagan (Curtiss) Christensen reported that Journagan plans to begin the street milling/resurfacing project the second week of August and hope to have it completed in 2 days. Ordinance #303-2018, authorizing the street milling/resurfacing contract with Journagan was read in its entirety on the first reading. A motion to approve Bill #303-2018 on the first reading was made by Alisa Lowry, with Kerry Nelson seconding the motion. The motion was approved by roll call vote with the ayes being: Kevin Jansen, Alisa Lowry, Kerry Nelson and Randy West—there were no nay votes. A motion to dispense with the second reading of Bill #303-2018 was made by Randy West, with Alisa Lowry seconding the motion. The motion was approved by roll call vote with the ayes being: Kevin Jansen, Alisa Lowry, Kerry Nelson and Randy West—there were no nay votes. A motion to adopt Bill #303-2018 as Ordinance #303-2018 was made by Alisa Lowry, with Kerry Nelson seconding the motion. The motion was approved by roll call vote with the ayes being: Kevin Jansen, Alisa Lowry, Kerry Nelson and Randy West—there were no nay votes.

Resolution #211-2018 Appointing Design Review Committee Chairman and Design Review Committee Member (Curtiss) Eric Claussen volunteered to chair the Design Review Committee, replacing Ted Papit in that capacity and Talyia Leeper volunteered to serve on the Design Review Committee as a replacement for Ted Papit. Papit remains the Chairman of the Planning and Zoning Commission. A motion to approve Resolution #211-2018 was made by Alisa Lowry, with Randy West seconding the motion. The motion was unanimously approved.

REPORTS FROM COMMITTEES

Planning and Zoning

Home Remodel Not Completed By Deadline (Christensen) After general discussion of the situation and project scope, Nelson and Lowry volunteered to talk with the resident to see what the City could do to help get this resolved and they will report back at our next meeting.

Discussion On Increasing Builders Deposit (Christensen) P & Z discussed raising the builders deposit from \$2,000 to \$4,000. We will check with Nixa and Ozark to see what they charge and if they have a contract for deposits held. We need to hold builders accountable for building according to approved plans and forfeit this deposit if not done so. All is subject to Growcock's approval for guidelines.

Landscaping Ordinance/Guidelines (Nelson) Nelson redlined a copy of our current landscaping ordinance—a copy was provided to the Board. The Mitchell addition would be covered by the C & R's. A final ordinance will be presented at the next meeting.

Sewer

DNR conducted an announced inspection of the plant in June, and we received their inspection report yesterday. Some of the unsatisfactory findings were: at the main plant there was a light on the control panel that was broken, one of the two pumps was out of service, and one of the UV light bulbs was out of service (we need to go back to the more expensive OEM lamps). We will recertify the PH meter and test daily instead of monthly. The I&I report is also different—we will increase the budget for testing weekly (more for influent wastewater).

Briarbrook East Sale Of Lots On East Side Of WWTP (Christensen) John Field is the owner of the 5 lots on the east side of the treatment plant. He has replatted them to make lot #1 a bigger lot. He thinks he can sell lots #4 and #5 and may donate lots #1 and #2 to Fremont Hills. He has to add 100 feet to our sewer line (at his expense)—engineer/Shaffer is reviewing. Dyer indicated there is a ton of water coming out of the 8" pipe to the plant--may need a mandrill to catch the problem in line (if not mandrill will have to camera the line). 2003 is when these plans were drawn (potable water extension). The lots are for sale now, and Mr. Field would like us to prepare a letter/statement to give to property owners that addresses the occasional odor from the plant (ask Growcock to prepare).

Fence Staining/Main Plant & Cassidy (Christensen) We received six quotes on this project, in various forms—the lowest being \$2,640/labor and material at \$1,848=\$4,488 from Tom Gorman (Epic Painting labor/\$7,500, Bell \$9,200 labor and materials, Lopez \$13,300 labor, Elliott \$3,000 labor and Fulmer \$22,350 labor and materials). We need to make certain Gorman is using Sherwin Williams stain. Christensen recommended awarding contract to Gorman. A motion to accept the quote from Gorman was made by Alisa Lowry, with Kevin Jansen seconding the motion. The motion was unanimously approved.

Sewer Averaging/Sewer Rates (Curtiss) Kerry Nelson will gather information provided thus far and formulate a direction. Kevin Jansen entered the meeting at this time and the Board addressed the consent portion of the agenda.

Beautification

There was no report from the Beautification Committee.

Streets

Street Light Solar Options (Christensen) There was nothing new to report on this agenda item—remove from agenda.

Replacing Older Street Name Signs (Christensen) Christensen reported getting an installation quote to install 40 posts at \$27,398—actual sign quotes were \$23,785, \$23,416 and \$29,022. It will be approximately \$50,000 to do all the street signs. The City of Springfield is getting a new city manager in September, and we may see if they would partner with us on this project. Christen was asked to get a sample of a street name sign—brown and green.

Citywide Tree Trimming (Christensen) Christensen reported that now is not a good time to be trimming trees. He will get with Growcock to see how much we can trim from easements.

Scioto Stormwater Project (Christensen) An estimate for grates, only, is \$10,000 (both grates and some work to be done underneath). Preformed concrete troughs with new grates on top are estimated at \$20,000. After general discussion, it was decided to have Shaffer prepare bid specs for one side of the street with the new trough.

Website

Resident Communication (Nelson) Jordan Needham was in attendance to obtain information to post on social media (Nextdoor, Facebook and Twitter). We will tell residents we have the new platforms. Fremont Hills Lifestyle will give us a free 1/2 page ad (full page is not free)—Needham will design a 1/2 page ad for the next publication (August 10 is the next deadline). General decision was not to push content of a newsletter in the Lifestyle magazine--tell where we are at on social media that points to things we are already doing. Kerry Nelson made a motion to put a ½ page ad, designed by Jordan Needham, in the Fremont Hills Lifestyle magazine to run until we decide to stop, with Randy West seconding the motion. The motion was approved, with Alisa Lowry abstaining.

OLD BUSINESS

Common Area Furnishings (Lowry) Lowry requested costs for the design furnishings and has not received that information as of meeting time. The pictures shown of the meeting tables didn't have privacy panels, but they can be added. The club needs 12 people for their board table—a person would be seated on each end of the table layout. The footprint couldn't be larger due to space constraints with the club office door. Tables are on rollers and could be pulled apart to use for card tables—after discussion it was decided against wheels—with the privacy panels, the mobility of the tables doesn't fit together well. We will get bids on a smaller table for the office. Lowry will send costs out to the board. The stacking chair floorplan was not a favorite plan.

NEW BUSINESS

2017 Delinquent Real Estate and Personal Property Taxes (Curtiss) The Board received a copy of this report as a part of their packet—it shows those residents who are delinquent in real estate and/or personal property taxes. This review by the Board is a part of our audit requirement.

Real Estate and Personal Property Tax Levy Worksheet (Curtiss) The Board received a copy of the tax levy worksheet. After general discussion, it was decided to hold our public hearing to set the tax levy on Thursday, August 30, and have our regular monthly meeting afterwards (our levy has to be set by September 1). We will publish the ceiling tax levy limit authorized by the state auditor.

Adjourn

A motion to adjourn was made by Randy West, with Kerry Nelson seconding the motion. The motion was unanimously approved and the meeting adjourned at 8:42 PM.

CITY OF FREMONT HILLS

By: _____
Luke Davis, Mayor

ATTEST:

Jeanette Curtiss, City Clerk/Finance Officer