

**BOARD OF ALDERMEN MEETING
THURSDAY, AUGUST 30, 2018**

CALL TO ORDER. Mayor Luke Davis called the regular meeting of the Board of Aldermen to order at 6:00 PM on Thursday, August 30, 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	Present	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, Ruth Benedett, Lynn Morris, Toni Wilkinson, John Clifford, Stacy and Nick Hulm, Sean O’Connell and Rod and Darlene Quinby; Mel Eakins and Aaron Robison with Great River Engineering, and Jordan Needham, III/Izuno Studios.

City Officials Present: Matt Growcock, City Attorney; Jeanette Curtiss, City Clerk/Finance Officer and Rob Dyer/WWTP Operator (Scott Christensen, City Project Manager was absent).

OPEN FLOOR TO VISITORS*

Lynn Morris offered to assist the City in trying to lower our water rates (currently they are 1.5 times the inside city rate) with the help of the Jefferson City Commissioners. Morris feels we would possibly need a petition signed from 100% of the community.

Old Business

Fencing/Lawn Edging—Clifford (Davis)

John Clifford asked to table this agenda item until a future meeting.

457(b) Retirement Plan (Littell Mills)

Ann Little Mills asked to table this agenda item until the next meeting as her guest speaker was unable to attend since we rescheduled our August meeting.

Sewer Averaging/Sewer Rates—Guest Speaker (Nelson)

Mel Eakins and Aaron Robison, with Great River Engineering, presented a PowerPoint on the process in evaluating sewer rates. CMOM is a plan to help assess what will be needed at the plant in the future. Inflow and infiltration of groundwater runs the cost to treat influent up. A simple flat rate for sewer is more for rural areas that do not have water systems and no meters—users could complain that this is not a fair method for establishing rates. If residents are billed for actual usage, we could be more conservative of water—we may treat more

influent at the plant if not billed for actual usage. We will obtain a copy of the Great River PowerPoint presentation and look at an assessment of our sewer rates and structure.

Wastewater Treatment Plant Bacteria “Seeding”—Dyer (Christensen)

Dyer reported that something has been introduced into the sewer system that is toxic—we experienced that yesterday (looks like paint) and again on Thursday of last week. Currently we have a flood event going on and have to bypass the plant—the plant inflow and infiltration in the last 8 months is getting worse—the connection from the house to the main is the crucial point for avoiding infiltration. We discharge to a live stream. We hauled 2 loads of “healthy” bio mass material into the sludge holding tank to get the system back in balance—this incurs more sludge hauling expense. Curtiss was asked to e-mail residents about these incidents. The local DNR office conducted an announced inspection of our plant—our response to their unsatisfactory findings was submitted by the deadline—all items were corrected.

CONSENT AGENDA

Approval of July 19, 2018 Regular Meeting Minutes (Davis)

A motion to approve the July 19, 2018 regular meeting minutes as presented was made by Alisa Lowry, with Kevin Jansen seconding the motion. The motion was approved, with Ann Littell Mills abstaining as she was absent from that meeting.

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

There are two reports for expenses to be paid—one is as of August 15, 2018, when we would have normally had our meeting--the board received a copy so those expenses could be paid in a timely manner, and the second report has added items since August 15. A motion to approve the Treasurer’s Report and expenses to be paid of \$15,825.80 for the general fund and \$25,292.20 for the sewer fund was made by Kerry Nelson, with Randy West seconding the motion. The motion was unanimously approved. An additional report shows the annual principal payment of \$72,000 on our wastewater treatment plant loan. Curtiss was instructed to pay the Blethroad expense item on the Interlochen stormwater improvement project.

Bill #304-2018/Ordinance #304-2018 Setting 2018 Property Tax Levy (Curtiss)

This bill is to set the general revenue, 2018 property tax levy at \$.6318 and was read in its entirety on the first reading. A motion to approve Bill #304-2018 was made by Alisa Lowry, with Kevin Jansen seconding the motion. The motion was unanimously approved by roll call vote with the aye votes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills, Kerry Nelson and Randy West—there were no nay votes. A motion to dispense with the second reading of Bill #304-2018 was made by Randy West, with Kerry Nelson seconding the motion. The motion was unanimously approved by roll call vote with the aye votes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills, Kerry Nelson and Randy West—there were no nay votes. A motion to adopt Bill #304-2018 as Ordinance #304-2018 was made by Randy West, with Alisa Lowry seconding the motion. The motion was unanimously approved by roll call vote with the aye votes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills, Kerry Nelson and Randy West—there were no nay votes.

Bill #305-2018/Ordinance #305-2018 Readopting the Conflict of Interest (Curtiss)

The board had a copy of the bill prior to the meeting, so a reading in its entirety was not required for the first reading. A motion to approve Bill #305-2018 by title only was made by Kerry Nelson, with Kevin Jansen seconding the motion. The motion was unanimously approved by roll call vote with the aye votes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills, Kerry Nelson and Randy West—there were no nay votes. A motion to dispense with the second reading of Bill #305-2018 was made by Alisa Lowry, with Ann Littell Mills seconding the motion. The motion was unanimously approved by roll call vote with the aye votes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills, Kerry Nelson and Randy West—there were no nay votes. A motion to adopt Bill #305-2018 as Ordinance #305-2018 was made by Ann Littell Mills, with Alisa Lowry seconding the motion. The motion was unanimously approved by roll call vote with the aye votes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills, Kerry Nelson and Randy West—there were no nay votes.

Bill #306-2018/Ordinance #306-2018 Adopting Mutual Aid Agreement With Christian County For Emergency Services (Curtiss)

The County's attorney has recommended Emergency Management enter into a mutual aid agreement, in the form of an ordinance, for emergency services with all the entities in the county—this may also have even been a FEMA recommendation to strengthen the process. The Board had a copy of the bill prior to the meeting, so a reading in its entirety was not required for the first reading. A motion to approve Bill #306-2018 by title only was made by Kerry Nelson, with Ann Littell Mills seconding the motion. The motion was unanimously approved by roll call vote with the aye votes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills, Kerry Nelson and Randy West—there were no nay votes. A motion to dispense with the second reading of Bill #306-2018 was made by Ann Littell Mills, with Kerry Nelson seconding the motion. The motion was unanimously approved by roll call vote with the aye votes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills, Kerry Nelson and Randy West—there were no nay votes. A motion to adopt Bill #306-2018 as Ordinance #306-2018 was made by Kevin Jansen, with Alisa Lowry seconding the motion. The motion was unanimously approved by roll call vote with the aye votes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills, Kerry Nelson and Randy West—there were no nay votes.

Bill #307-2018/Ordinance #307-2018 Repelling/Replacing Landscaping Ordinance (Curtiss)

Growcock suggested a sentence be added to paragraph 2 on the second page/undeveloped lots. After general discussion of this possible addition, the Board preferred the original ordinance version without Growcock's suggested change. A motion to approve Bill #307-2018, as presented in the board packet, was made by Kevin Jansen, with Kerry Nelson seconding the motion. The motion was approved by roll call vote with the ayes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills and Kerry Nelson—Randy West voted nay. A motion to dispense with the second reading of Bill #307-2018 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: Kevin Jansen, Alisa Lowry, Ann Littell Mills, Kerry Nelson and Randy West—there were no nay votes. A motion to adopt Bill #307-2018 as Ordinance #307-2018 was made by Ann Littell Mills, with Kerry Nelson seconding the motion. The motion was approved by roll call vote

with the ayes being: Kevin Jansen, Alisa Lowry, Ann Littell Mills and Kerry Nelson—Randy West voted nay.

REPORTS FROM COMMITTEES

Planning and Zoning

Home Remodel Not Completed By Deadline (Christensen)

Nelson contacted the homeowner regarding this project--the front steps should be done by the middle of September—he doesn't plan to do the fence/gate portion for the entrance courtyard. If they are not done by the middle of September, then the course of action would be to issue a fine.

Discussion On Increasing Builders Deposit (Christensen)

After general discussion, it was decided to contact other cities for an application sample and see what kind of application fee they charge. We can look at revising the document we have builders sign and address a change in deposit fees than.

Sewer

Response To DNR On Inspection Findings (Christensen)

Dyer addressed this agenda item earlier in the meeting.

Beautification

York was absent from the meeting--nothing new to report.

Streets

Street Resurfacing (Christensen)

Davis indicated Journagan is supposed to begin paving in early September.

Replacing Older Street Name Signs (Christensen)

Three street name sign samples were on display for the Board to view. In September we will see if the City of Springfield will be available to help with the manufacture and installation of new signs and poles. The favorite sample of the board was the darker brown sign but with the silhouette on the street name sign and not the separate silhouette sign piece. All favored the black poles.

Citywide Tree Trimming (Christensen)

This agenda item will be tabled until later in the year when trees are dormant and can be trimmed. We need to pinpoint areas to be trimmed and, as a courtesy to the property owner, give them notice when trimming will occur. Trimming will only be done in easement areas.

Scioto Stormwater Project (Christensen)

The Board discussed whether to present this project to the County as one of the cost share projects. It was decided to go ahead and put the project out for bid. We will reevaluate our

other stormwater improvement projects, now that we know this is a project type the county will consider in the cost share program, for submission in October.

Website

Resident Communication (Nelson)

Nelson indicated there was nothing new to report. A resident business owner is willing to pay for a full-page ad for the City to put an article in the Fremont Hills Lifestyle magazine--the 1/2 page ad for us is free. The Nextdoor form of communication gets the most looks, followed by Facebook then Twitter—it continues to grow. Needham will clarify the half-page/full-page ad proposals with the editor of Fremont Hills Lifestyle.

OLD BUSINESS

Common Area Furnishings (Lowry)

We received a quote of \$10,526 for all the furniture that Grooms had given information on—comfy chairs, side tables, board table, 12 board chairs—doesn't include decorative items/pictures, etc. Board chairs do not come on casters and are \$363 per chair—the Board preference is for the chairs to be on casters—a higher back is fine. After general discussion it was decided to order the board table in the laminate almond finish, only, from Grooms. We will purchase other items elsewhere.

NEW BUSINESS

CCEMS—Emergency Classifications/Swift 911 App (Davis)

This information was made a part of the board packet. Phil Amtower encouraged the Board to read and understand the protocol of emergency status situations. The Board was also encouraged to download the Swift 911 App. Davis has asked Amtower for permission to participate in the National Weather Service chat service.

Adjourn

A motion to adjourn was made by Ann Littell Mills, with Kerry Nelson seconding the motion. The motion was approved and the meeting adjourned at 8:51 PM.

CITY OF FREMONT HILLS

By: _____

Luke Davis, Mayor

ATTEST:

Jeanette Curtiss, City Clerk/Finance Officer