

**MINUTES
BOARD OF ALDERMEN MEETING
THURSDAY, MAY 17, 2018**

CALL TO ORDER. Randy West, President of the Board, called the regular meeting of the Board of Aldermen to order at 6:08 PM on Thursday, May 17, 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.

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| Luke Davis, Mayor | Absent | | |
| Ann Littell Mills, Alderman Ward 1 | Present | Kevin Jansen, 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 Present: Resident, Ruth Benedett.

City Officials Present: Scott Christensen, City Project Manager; Matt Growcock, City Attorney; Ted Papit, P & Z Chairman and Jeanette Curtiss, City Clerk/Finance Officer.

OPEN FLOOR TO VISITORS* No comments to come before the Board.

CONSENT AGENDA:

Approval of April 19, 2018 Regular Meeting Minutes (Davis) A motion to approve the minutes as presented was made Kerry Nelson, with Alisa Lowry seconding the motion. The motion was unanimously approved.

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 \$19,005.26 (including expenses of \$2,075 for the audit and \$37.55 for water not shown on the listing of expenses) for the general fund and \$23,975.40 (including expenses of 2,075 for the audit and \$22.71 for water not shown on the listing of expenses) for the sewer fund was made by Kerry Nelson, with Kevin Jansen seconding the motion. The motion was unanimously approved. The expenses not shown on the listing of expenses to be paid were just received—these items were also not included in the reports.

Resolution #209-2018 Declaring Authorized Depository Signers (Curtiss) A motion to approve Resolution #209-2018 authorizing any of the two elected officials-- Luke Davis, Ann Littell Mills or Kevin Jansen--as depository signers, was made by Alisa Lowry, with Ann Littell Mills seconding the motion. The motion was unanimously approved.

Resolution #210-2018 Appointing P & Z Committee Members And Change In Design Review Committee Members (Curtiss) A motion to approve the recommended changes in Planning and

Zoning Committee Members and Design Review Committee members was made by Kerry Nelson, with Ann Littell Mills seconding the motion. The motion was unanimously approved.

REPORTS FROM COMMITTEES

Planning and Zoning

Sod and Irrigation Requirements (Christensen) We will table this agenda item until the next meeting to give Growcock a chance to look at P & Z code vs. landscaping ordinance as the best way to incorporate the requirements. He will also look at revising the landscaping ordinance regarding undeveloped lots. Revised language for sod and irrigation was discussed at our last meeting. The discussion pertaining to sod was to address any “non-landscaped area” as required to have sod.

Possible Increase In Builders Deposit/Forfeiture Rules (Christensen) Ted Papit addressed this topic with the Design Review Committee prior to this meeting. The Design Review Committee feels the builders deposit needs to be increased from \$2,000 to \$5,000 and is forfeited if the project is not built according to approved plans. The Board decided to discuss this recommendation at the next meeting. We have a few definitions in our Planning and Zoning codes that may need to be better defined—including outbuilding and accessory building. Initial plans for a current project were approved last year by DRC with a footprint for an “outdoor space”. During the construction of this phase, a roof was installed over the outdoor space, which is now referenced as an outdoor kitchen—the roof was not in the original plans. DRC interpreted an outdoor kitchen with roof as an outbuilding and rejected the plan the first time it was presented and asked legal counsel’s opinion. DRC rejected the plan again tonight, with legal counsel’s opinion that it is an accessory building. In the spirit of the code, when they were adopted in 2000 the term outbuilding was used to describe outdoor storage sheds. Counsel is of the opinion there is nothing that is against code with this structure and that it has already been approved by the DRC so there is nothing further to approve. The addition of the roof does not change it from an outdoor kitchen. The codes were adopted 18 years ago and have seen no substantial updates—going forward there may need to be revisions made to the codes. Outdoor living spaces are becoming very popular.

Sewer

Pump At Cassidy Lift Station (Christensen) Rob Dyer and Rick Trimble/Active Septic took care of pulling the pump at the Cassidy lift station—it is in the process of being rebuilt (bushings will have to be replaced but the winding parts were still good).

Sewer Averaging/Sewer Rates (Curtiss) Table until the next meeting.

Beautification

Committee Formation (York) York reported that the Beautification Committee is going to try meet the middle part of next week—Susan York and Marcia Ellis are residents who have volunteered to serve on that committee and Ann Littell Mills has volunteered to work with the Christmas lighting (she will get an approximate cost to York on light installation). Christensen and Curtiss met with Natures Image to review their work so far since they are a new vendor for

us—addressed were: some areas of grass cutting were overlooked, they were asked to get the first round of mulch done and to pull grass/weeds at the Fremont Hills Drive entrance. We learned they are short 15 employees starting out their season.

Streets

Stormwater Drainage Project/Interlochen Drive (Christensen) Christensen reported this project is almost finished—installing sod today and tomorrow. The lines are in and with the recent rains, the two new inlets are taking on the water—no water getting to the driveways from the street. A coupling came loose in the sprinkler line that got damaged and was repaired—Stadnik’s experienced low water pressure until it was repaired. The next phase of the project is to asphalt both driveways. The Scioto triangle may be the next stormwater project. The Stormwater Committee should review the study. It will take 2 months to get through the bidding process and need 3 weeks for construction. The City did receive some funding from the County sales tax distribution of funds for this project—the first stormwater project submitted on our application for the cost share program with the County.

Cleaning Street Light Poles (West) Questions were answered about the bid received (\$5 price difference in some signs was due to their height/size, bleach chemical used will not harm plants, and cleaning is from pole top to bottom). We actually have approximately 80+ light poles in just the Empire network of street lights—the bid received was for 52 lights in the Empire network. A motion to approve \$1,450 for street light pole cleaning was made by Ann Littell Mills. The motion died for lack of a second to the motion.

Replacing Older Street Name Signs (West) Christensen inventoried the street signs/posts--75 signs and 38 posts. He presented options for possible poles--\$30 for street signs, pole with 2 signs is \$560/\$21,300—estimate installation at \$200 each. Christensen estimates between \$26,000 to \$30,000 to replace signs and poles throughout the City. Davis is working with Claussen/City of Springfield to see if they may be a resource for us.

Website

Resident Communication (Nelson) The job description was reviewed by Growcock--concern was how we manage that person—independent contractor position. Growcock will send a revised job description to our current vendor and revise the contract.

OLD BUSINESS

457(b) Retirement Plan (Littell Mills) Littell Mills reported a meeting is scheduled with a representative from Floyd Financial Group and will have more to report at the next meeting.

New Street Lights (Curtiss) Growcock spoke with Mike Hayward/Empire Electric regarding why the street light construction costs and why the monthly charge is so much greater for a new light. Our poles are a decorative light pole (not a wooden light)—the monthly charge is based on installation, with estimates based on boring. The location of the new installation is why the cost is higher—a different location might be less. PFC regulates many of the charges. We will look at other street lighting options and some that might compliment the street name poles.

Common Area Furnishings (Lowry) Curtiss and Lowry have each reached out to Grooms about their services—we will attempt to contact them again to see if they can give us a proposal on common area furnishings by our next meeting.

NEW BUSINESS

Citywide Fiber Internet (West) Curtiss reported that NetVision will not be giving a presentation to the Board on their service—they have decided not to pursue fiber optic lines in Fremont Hills as they don't think they would get the 50% buy in needed.

SMCOG Local Government Training Workshop (Curtiss) This workshop is Thursday, May 24 and would be good training for those new to city government or as a refresher--let Curtiss know as soon as possible so reservations can be submitted. The Planning and Zoning Commission/Design Review Committee was included in this invitation for training.

Ordinance Violations (Curtiss) Grass height and dogs running at large/vicious dogs have been the more frequent ordinance violations noted this month. With the dog situations, residents need to know that if this were to go to court, they will need to present an affidavit/testify in court as to the ordinance violation—so far no one wants to sign an affidavit for fear of retaliation.

Cash Management Policy—Amendment (Curtiss) Table until the next meeting—York has not received a copy for review.

Adjourn

A motion to adjourn was made by Kerry Nelson, with Kevin Jansen seconding the motion. The motion was unanimously approved and the meeting adjourned at 8:27 PM.

CITY OF FREMONT HILLS

By: _____

Luke Davis, Mayor

ATTEST:

Jeanette Curtiss, City Clerk/Finance Officer