

**BOARD OF ALDERMEN MEETING
THURSDAY, AUGUST 18, 2022**

CALL TO ORDER. Mayor Luke Davis called the regular semi-monthly meeting of the Board of Aldermen to order at 6:00 PM on Thursday, August 18, 2022, at the Fremont Hills Country Club, 1953 Fremont Hills Drive, Fremont Hills, MO.

PLEDGE OF ALLEGIANCE. The pledge of allegiance was recited.

ROLL CALL. Kay O’Neill, City Clerk/Finance Officer called the roll—a quorum was present.

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| Luke Davis, Mayor | Present | | |
| Damon Mills, Alderman Ward 1 | Present | Sunthosh Parvathaneni, Alderman Ward 1 | Present |
| Talyia Leeper, Alderwoman Ward 2 | Present | Kerry Nelson, Alderman Ward 2 | Present |
| Alisa Lowry, Alderwoman Ward 3 | Present | Randy West, Alderman Ward 3 | Present |

Guests: Residents Robert Sarrazin, Lori Breedlove, Dennis Pederson, Robert Benedett, and Ann Littell Mills; Officer Whitaker

City Officials: Dale Batson/Project Manager and Kay O’Neill/City Clerk/Finance Officer

OPEN FLOOR TO VISITORS*

Resident Robert Sarrazin (3308 Winged Foot Drive) stated he did not attend the town hall meeting earlier this week and is surprised the City wants to build in a residential area—he thought that was resolved in 2016 and feels it should not happen for the same reasons. He voiced concerns of it being an eye sore for residents and resulting in decreased property values, increased traffic, and increased stormwater in an area that already has problems. He feels it was deliberately discussed in closed meetings and not mentioned in open meeting minutes. He questioned the need for a city hall and asked the council to justify the proposed spending. Should a commercial building be in a residential area? Would anyone want it near their home? He stated that no one approached the residents who are most affected and who were opposed to this previously and presently. Mayor Davis explained that there are several reasons we need a City Hall to meet and do business. We have two part-time employees who need a place to work. We cannot have City Hall conducted out of a home due to legal issues for ADA and liability. There are many other reasons including the need for a place to meet with residents, vendors, builders, etc., and to conduct ongoing meetings. The clubhouse is no longer on the table—they told us two years ago that they need the space. We have cash in reserves, and we are not borrowing or passing a bond issue. Today we received our second distribution of ARPA money—we have received ~\$186,000 to fund this build, and the rest will come out of reserves. We will be able to pay for almost half of the project with money we did not expect to receive. We are still in a good financial status with the money we have in reserves. We will have a parking lot that will be adequate for the size of the building. The goal of the committee is to build a City Hall with the same standards as other homes in Fremont Hills. In 2015, plans for a City Hall were drawn up, and we are hoping to utilize those plans and make amendments in a smaller footprint with landscaping/greenspace.

Parvathaneni entered the meeting at this point.

Nelson indicated that we have talked about this for a long time. Whatever we decide, purchasing a commercial lot is not an option financially. We have exhausted every option and we need a place to meet as well as a permanent solution. We had nine months of meetings between our committee and the clubhouse board. They knew our backup option if we did not purchase a lot from them. We could not justify purchasing a lot when we already own one.

Resident Robert Benedett (3306 Winged Foot Drive) commented that his wife attended almost every council meeting. The first time this project came up in 2016, nothing was mentioned. She attended council meetings to be kept updated and nothing was mentioned. They were not given an opportunity to provide input or oppose it because they were not made aware. He feels the discussions were done in closed session to keep it hidden. Davis explained that the decision to stop negotiations with the clubhouse occurred on July 7—two weeks later we voted on it and immediately sent notification to residents about a Town Hall. From November 2021 to July 2022, we were in closed session for a legal issue not pertaining to City Hall. We were negotiating the purchase of a lot from the clubhouse. We were not meeting in session to talk about a City Hall on that lot—we knew that was an option, but that was not discussed. The meeting on July 21 was the first time we decided to go to the CC Hwy lot.

Resident Lori Breedlove (3308 Winged Foot Drive) asked when the decision was made to put City Hall on Winged Foot Drive since it was being discussed outside of council meetings. Davis responded that the clubhouse posted their minutes about the negotiations. Nelson indicated that he had discussions with neighbors about possible locations, but he no longer talked about it after council discussed the Hwy CC lot. When option 1 died, that lot was our only other option—we immediately set up a town hall.

Sarrazin asked if he could get a copy of the closed minutes. Davis will check with our attorney. Sarrazin would like a copy when they are available.

Resident Dennis Pederson (4216 Greenbriar Drive) stated he moved here one year and four months ago—he and his wife are blessed to be here and anyone who has anything to do with this city is very lucky.

AGENDA

ITEMS FOR APPROVAL

Approval of July 21, 2022, Regular Meeting Minutes (Davis)

A motion to approve the July 21, 2022, regular meeting minutes was made by Leeper, with West seconding the motion. The motion was unanimously approved.

Approval of July 21, 2022, Closed Session Meeting Minutes (Davis)

A motion to approve the July 21, 2022, closed session meeting minutes was made by Parvathaneni, with Nelson seconding the motion. The motion was unanimously approved.

Approval of August 4, 2022, Regular Meeting Minutes (Davis)

A motion to approve the August 4, 2022, regular meeting minutes was made by Lowry, with Mills seconding the motion. The motion was unanimously approved, with Leeper abstaining as she was absent from the meeting.

Approval of Treasurer's Report and Expenses to be Paid (O'Neill)

This report was made a part of the board packet. A motion to approve the treasurer's report and expenses to be paid of \$46,253.15/general fund and \$34,231.52/sewer fund was made by Nelson, with Parvathaneni seconding the motion. The motion was unanimously approved.

Bill #345-2022/Ordinance #345-2022 Setting the 2022 Property Tax Levy (O'Neill)

This bill was made a part of the board packet. Bill #345-2022 was read in its entirety on the first reading. A motion to approve Bill #345-2022 on the first reading was made by Nelson, with Lowry seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Leeper, Lowry, Mills, Nelson, Parvathaneni, and West—there were no nay votes. A motion to dispense with the second reading of Bill #345-2022 was made by West, with Nelson seconding the motion. The motion was approved by roll call vote with

the ayes being: Leeper, Lowry, Mills, Nelson, Parvathaneni, and West—there were no nay votes. A motion to adopt Bill #345-2022 as Ordinance #345-2022 was made by Parvathaneni, with Nelson seconding the motion. The motion was approved by roll call vote with the ayes being: Leeper, Lowry, Mills, Nelson, Parvathaneni, and West—there were no nay votes.

Bill #346-2022/Ordinance #346-2022 Conflict of Interest Ordinance (O’Neill)

This bill was made a part of the board packet. Bill #346-2022 was read in its entirety on the first reading. A motion to approve Bill #346-2022 on the first reading was made by Lowry, with Nelson seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Leeper, Lowry, Mills, Nelson, Parvathaneni, and West—there were no nay votes. A motion to dispense with the second reading of Bill #346-2022 was made by Lowry, with Nelson seconding the motion. The motion was approved by roll call vote with the ayes being: Leeper, Lowry, Mills, Nelson, Parvathaneni, and West—there were no nay votes. A motion to adopt Bill #346-2022 as Ordinance #346-2022 was made by Nelson, with West seconding the motion. The motion was approved by roll call vote with the ayes being: Leeper, Lowry, Mills, Nelson, Parvathaneni, and West—there were no nay votes.

OLD BUSINESS

Citywide Fiber (Mills)

Mills has had fiber now for three weeks. They have not yet buried the fiber line—he sent in a work order and was immediately contacted. They are currently fixing a lot of the shallow drops. There has been a total of 45 installs, four more are scheduled to be installed, and they are working on pre-installs. All conduit is in the ground for Phase 4, and they will hopefully be laying conduit in Phase 5 within the next few weeks. Batson reported that they are done on #18 fairway, are currently near Winged Foot Drive and Rolling Hills, and will then go around the golf course. They are working on getting bids for road repair.

City Building (Davis)

Our next step is to contact Nathan Rapp with Insight Design Architects to discuss how we want to alter the existing plans—Nelson will reach out to Nathan to get this started. We will then discuss the timeframe going forward. The committee members will remain the same, and a meeting will be scheduled soon. We will need to contact GRE due to the stormwater adjustment made on Winged Foot Drive to get input on additional water to that area. Lowry stated that former Mayor Tobin suggested we involve some of our residents on the City Hall Committee—she suggested one person from each ward be involved to provide input. Nelson would like the aldermen to provide suggestions to him for possible residents.

Flock Security Camera Upgrade (Batson)

The cameras are live and will run for up to seven days on their battery power. Flock will provide training on September 1. We will get temporary power to the CC and Calabash entrances tomorrow morning and will then work on getting temporary power to Fremont Hills Drive. It was suggested we convert one of the old camera boxes into a mini library for the City.

No Parking Signs (Batson)

The signs have been ordered. The total cost including shipping will be \$1,861. We should receive them in a few weeks—they will get installed at that time, weather permitting.

CWERG Engineering Update (Batson)

We have not yet received the smoke machine. We will keep this on the agenda until we decide on a future plan.

CC Highway Fence Repair (Batson)

Carnahan installed the poles last week. The new panels will be removable--this will allow panels to be replaced and omit the need for a welder if they get hit again, which should bring the cost down going forward. They may be out this week to start the install and finish the touchup paint. The fence near Cal Grigg's house needs to be addressed with the clubhouse—Lowry will ask Robbins if they are planning to budget for this.

Cabinet AC Replacement (Davis)

This has been completed. The UV control boxes have been raised and look great—this was a cost of \$300 which will save us money in the future. The final invoice was \$ 4,126.50.

Beautification

The wall at the Cassidy entrance needs improvement and may need to be painted. There are no funds left for beautification this year. In the spring we will get interested residents involved to help put in new plants. We may be able to powder coat the sign at the Fremont Hills Drive entrance.

NEW BUSINESS

Closed session pursuant to RSMo 610.021(1) legal. A motion to go into closed session was made by Nelson, with Mills seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Leeper, Lowry, Mills, Nelson, Parvathaneni, and West—there were no nay votes.

ADJOURN:

A motion to adjourn was made by Nelson, with Mills seconding the motion. The motion was unanimously approved. The meeting adjourned at 7:42 PM.

CITY OF FREMONT HILLS

By: _____

Luke Davis, Mayor

Kay O'Neill, City Clerk/Finance Officer