

PROPERTY TAX PUBLIC HEARING

Mayor Fortune began the Public Hearing concerning the Property Tax for the City of Twin Oaks at 7:07 p.m. Jeff Blume, Financial Advisor, reviewed the Notice of the Tax Statement for the City of Twin Oaks with the Board of Alderman. Mayor Fortune asked if there were any questions. Hearing none the Public Hearing was closed at 7:11 p.m.

APPOINTMENT TO THE PLANNING AND ZONING COMMITTEE

Mayor Fortune presented to the Board the application of Craig Cwiklowski to serve on the Planning & Zoning Commission for the City of Twin Oaks. Mayor Fortune reviewed Mr. Cwiklowski's qualifications. Mayor Fortune ask for any comments. Hearing none Alderman Whitmore motioned to appointment Craig Cwiklowski to the Planning & Zoning Commission for a term of four years, seconded by Alderman Eisenhower. The motion passed on a roll call vote as follows: Aldermen Milne-yea, Eisenhower-yea Whitmore-yea and Stoeckl-yea.

REPORT OF COMMITTEES/COMMISSIONS/CONTRACTORS

Park Report: Cindy Slama, Park Chairman, stated that the Park Committee has decided to move the Winter Lighting event to City Hall due to the proposed work on the Lake in Twin Oaks Park. She has contacted the lighting company that was used last year to get an estimate of lighting City Hall.

Since Twin Oaks Park will be 25 years old next year, the Park Committee would like to celebrate this milestone. They have tentatively decided to have the celebration in conjunction with the June 1st concert. They are thinking of having food, cake and possibly other activities. They are adding \$2,500.00 to the events budget to accommodate this event.

The Committee also added \$3,000.00 to July 3rd since the event did go over budget for 2018. The total proposed Park Budget for events is \$46,500.00 for 2019.

August Financials: Jeff Blume, Financial Advisor, reviewed the Financial Statements for August 2018 with the Board. The Board accepted the Financial Statements as submitted.

PRELIMINARY CITIZEN COMMENTS

There were no citizen comments.

UNFINISHED BUSINESS

Code Enforcement Letter: Mayor Fortune stated that Administrator Runge had put the draft of the Fall Clean-up letter in Dropbox for review. Alderman Milne stated that she

would like to wait to send out the letter to the residents. She felt that the City had items, such as dead trees and the tie wall at the entrance to Boly Lane which needed to be addressed first. Ray Frankenberg of BFA stated that the tie wall on Boly Lane did not belong to the City at this time. Alderman Stoeckl stated that he felt that sending out the letter is a good idea. He continued stating the letter is to serve as a reminder to residents that Fall is a good time to clean up around their property.

Alderman Eisenhauer stated that the City could have a clean-up day and provide dumpsters from Waste Management at various locations throughout the City where residents could dispose of unwanted items. Another suggestion was a prescheduled City wide special pick up for bulk items. The office staff will check into this with Waste Management.

Alderman Eisenhauer also suggested contacting a tree removal company to see if they would offer residents who have dead trees to be removed special pricing.

Alderman Milne would also like to have the cul de sac on Golden Oak to have some kind of landscaping installed.

Mayor Fortune stated that this discussion will be continued at the October 3rd Board Meeting.

ACTION ITEMS

1. Boly Entrance Enhancement-*Nothing to report at this time.*
2. Lighting on Big Bend-*BFA reported on this during the meeting.*
3. Crescent Road Landscaping Plan- *Administrator Runge stated that the proposal from Meridith Perkins called for \$12,500 for clean up and stump removal in the area and \$4,000.00 for landscaping. This was included in the budget planning for 2019.*
4. Community Room Sink-*Administrator Runge stated she has been in contact with a plumbing company who will be coming out to give an estimate on installing the sink.*

NEW BUSINESS

Bill No. 18-34-An Ordinance Establishing The Annual Rate Of Tax Levy For The Year 2018 On All Real Property Within The City Of Twin Oaks, Missouri; Providing For The Extension Of Said Taxes On The Books Of The Collector Of Revenue; And Providing for The Collection Thereof By The Collector For The City Of Twin Oaks, Missouri: First reading of Bill No. 18-34 was read. Mayor Fortune ask if there was any discussion on Bill No. 18-34. The second reading of Bill No. 18-34 was read. Alderman Whitmore motioned to approve Bill No. 18-34, seconded by Alderman Milne and the motion passed on a roll call vote as follows: Aldermen Milne-yea, Eisenhauer-yea

Whitmore-yea and Stoeckl-yea. Mayor Fortune stated that Bill No. 18-34 Being duly passed becomes Ordinance No. 18-32.

Bill No. 18-35-An Ordinance Approving The Master Common Signage Plan Submitted By Haley Holdings Seven LLC For A Mixed-Use Development Known As Big Bend Square And The Villages Of Twin Oaks: First reading of Bill No. 18-35 was read. Mayor Fortune ask if there was any discussion on Bill No. 18-35. Mayor Fortune stated the Board did have a copy of the sign plan and recommendations from Planning & Zoning Commission.

Mayor Fortune stated he had a concern with “1300” which was proposed in three areas at the top of the apartment building. His concern was the size of the numbers and if it was necessary to have this on the building. Steve Cullum of Haley Holdings Seven LLC addressed this concern. He stated that the “1300” was being used as an identifier and not as a branding for the complex. He continued by stating that Villages of Twin Oaks was considered however it seemed too large and not as streamlined. Tim Breece of Haley Holdings Seven LLC, also stated that this was not a branding but an identifier for the apartments. He also stated that the size of the “1300” could be reduced. Mr. Cullum also stated that this was not only an identifier for the apartments but for the retailers who will be on the lower level of the building. These retailers, unlike those along the strip, are not as visible from Big Bend and it was felt this was an important aspect for these retailers. Discussion ensued.

The Board decided that they would be happy with “1300” only being installed on the south side of the building, visible as you exiting off of 141 going north. The size of the “1300” will also be reduced.

Mr. Cullum then presented the proposed pylon sign for the entrance off Big Bend Road. The test to determine the height of the sign is called a Bucket Test. This was conducted and Mr. Cullum presented pictures of the test. Mr. Cullum stated that the purpose of this sign is to promote the retailers in the shopping complex. Mayor Fortune commented that the pylon sign for Twin Oaks Crossing you are unable to read from 141 and he feels that the proposed sign is too tall. Mr. Breece stated that the current retailers feel that the sign is an important feature to have.

Alderman Eisenhauer raised the concern if the tenant spaces are not full that she was not in favor of having blank white spaces on the sign. Mayor Fortune suggested that any space not occupied be filled with the branding of the complex. The members of Haley Holding Seven LLC were in agreement with this suggestion.

The sign on 1356 Public House does not meet the requirements of the Master Sign Plan. Mr. Breece will be dealing with this issue on an individual basis.

Attorney Paul Rost reviewed the proposed changes to the Master Sign Plan. The first change is "1300" will only be on the southside of the apartment building and will be 3x6. The second item is the pylon sign at the entrance off Big Bend will never have a blank space and if there is not a retailer occupying the space the branding for the development will occupy the space. Finally, they will remove the language and details regarding the requirements for raceway mounting and channel letter for 1356 Public House. Attorney Rost stated that the Mayor will sign the ordinance once the changes have been received from Haley Holding Seven LLC and the staff has reviewed and verified the changes are made. The second reading of Bill No. 18-35 was read. Alderman Whitmore motioned to approve Bill No. 18-35 with the changes agreed upon, seconded by Alderman Milne and the motion passed on a roll call vote as follows: Aldermen Milne-yea, Eisenhower-yea Whitmore-yea and Stoeckl-yea. Mayor Fortune stated that Bill No. 18-35 Being duly passed becomes Ordinance No. 18-33.

SPECIAL DISCUSSION

Annexation: Mayor Fortune stated that the City had submitted an annexation plan for properties down to Hanna Road to the Boundary Commission. The meeting with Annexation Board is in November. Mayor Fortune stated he has been giving careful consideration to this and has some reservations concerning going ahead with the process. The City would be taking on another Park as well as more residents, more streets and the trash collection for these residents. This is something that has not yet been brought to the attention of the current residents of Twin Oaks. Mayor Fortune asked the Board members if they would like to go further with this process. Discussion ensued. Alderman Eisenhower motioned to not proceed with this request to the Boundary Commission at this time, seconded by Alderman Milne and the motion passed on a roll call vote as follows: Aldermen Milne-yea, Eisenhower-yea, Whitmore-yea and Stoeckl-yea.

Leaf Contract and Snow Removal Contract Renewals: Administrator Runge talked with Mayor Fortune concerning the Leaf Collection and Snow Removal contracts. Mayor Fortune felt that if there are not any issues the City should continue with the companies they are using. Attorney Rost stated that the leaf collection contract is set for 2018 and that it states in the ordinance adopting the snow removal contract that as long as the price does not increase the contract may be extended.

Attorney's Report: Attorney Rost discussed the legislation that was passed by the State concerning the statewide tax on 911 service.

Mayor and Aldermen Comments: Mayor Fortune stated that the meeting in Branson was very good. He stated that Archimages was in attendance and had pictures displayed of the Twin Oaks Town Hall.

Alderman Whitmore stated that he was disappointed in the attendance at the Community Outreach meetings. The majority of those in attendance are Alderman and Park Committee

members. Alderman Milne felt the gatherings were a success. Alderman Eisenhower feels the more we have the more attendance we will have.

Alderman Eisenhower stated that she was not at the Board meeting when it was decided to not have refreshments at the Community Outreach gatherings. She has been providing water and a snack. She feels that she should be reimbursed for this in the future

Alderman Stoeckl stated that he attended the conference in Branson and felt the seminars were helpful and was able to do a lot of networking with other municipalities.

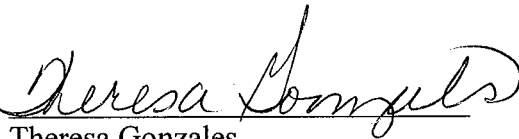
FINAL CITIZEN COMMENTS

Jeff Graves stated that he would like to thank the Board for their devotion and time in working with the developer of Big Bend Square. He also thanked BFA and Jeff Blume for their work for the City. He also felt that the addition of 1300 over the swimming pool to be viewed by those going southbound on 141 exiting to Big Bend.

ADJOURNMENT

There being no further business, Alderman Milne motioned to adjourn the regular meeting at 9:07 p.m., seconded by Alderman Whitmore and the motion passed with the unanimous consent of the Board of those present.

Drafted By:

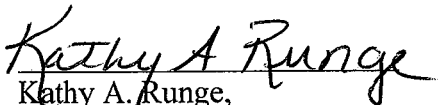


Theresa Gonzales,
Administrative Assistant

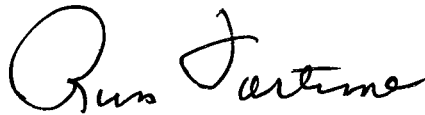
Date of Approval:

10-3-18

ATTEST:



Kathy A. Runge,
City Administrator/Clerk



Russ Fortune,
Mayor, Board of Aldermen