

**VILLAGE OF FOUR SEASONS  
BOARD OF TRUSTEES**

133 Cherokee Road  
Four Seasons, Missouri 65049  
(573) 365-3833

**REGULAR MEETING MINUTES  
WEDNESDAY, MARCH 13, 2024, TIME: 5:30 P.M.**

**CALL TO ORDER/ROLL CALL**– Mrs. Glover called the meeting to order at 5:30 pm. Trustees present were Mr. Wiehs, Mr. Perdue, Mrs. Ruck, and Mrs. Jones. Mr. Baldrige was present via Zoom. The Village Attorney Mr. Miller was also in attendance.

**PLEDGE OF ALLEGIANCE** – Recited by those present.

**APPROVAL OF MINUTES / OPEN SESSION** –

- February 12, 2024 – Special Session Minutes
  - Motion made by Mrs. Ruck to approve minutes, Mrs. Jones seconded, and passed with unanimous approval.
- February 14, 2024 – Regular Session Minutes
  - Motion made by Mrs. Ruck to approve minutes, Mr. Weihs seconded, and passed with unanimous approval.

**REPORTS FROM COMITTEES, OFFICERS**

**Tony Baldrige**

- Technology/IT – Mr. Baldrige asked if anyone has concerns regarding going live with Zoom. All agreed it is working well and for it to launch to the public for the April monthly meeting.
- Committee assignment changes – Ranita is going to work with Mr. Perdue on the P & Z and BOA Administrations now instead of Mr. Baldrige.

**Dave Perdue**

- Building Codes/Permits – the report is as follows:
  - Revenue for the month \$7,140
  - Revenue YTD \$11,530
  - Scheduled Inspections for the month 129
  - New homes YTD 2
  - Permits YTD 2
- Camden County Sheriff Horseshoe Bend Zone Report – Lt Elkin reported:
  - February reports, arrests and traffic stops were up from January but still typical for this time of year.
  - This zone now has 5 deputies as of February 4, 2024.

### **Ron Weihs**

- Gardens and Parks – Mr. Weihs reached out to an electrical contractor to get an estimate to fix any lights with issues in the gardens/parks.

### **Luanne Ruck**

- ARPA is right on track for the projects coming up.
- General, Street and Capital funds income was down with less sales tax coming in. The expenses were also down leaving a net income of \$18,609. Overall, everything looks good.
- Mr. Baldrige inquired if it was time to replace one of the vehicles. Mr. Newman, Building Official, indicated that both are in good shape and maintenance has been kept up. If a replacement was to happen the truck would be the best option since it is the older of the two. After discussion all Trustees agreed to hold off at this time.

### **Ranita Jones**

- Emergency Management – Mrs. Jones would like to get a quote for five (5) new tires for the trailer.
  - Mr. Perdue made a motion for Mr. Newman to get pricing for five (5) new tires for the emergency management trailer and make the decision on where to take it. Mr. Weihs seconded and all approved.
- HBSRD – They have been filling the cracks along the Horseshoe Bend.
- Water District – They have been replacing water meters and are close to being complete.

## **UNFINISHED BUSINESS**

- P&Z/BOZ Committees – Mrs. Jones discussed the eight (8) candidates that have submitted paperwork. The residents to be considered are as follows:
  - Clint Ladouceur, Darrell Barber, Charles Phegley Jr, William Pittenger, Ronald Mather, Alisa Duba, Tom Loraine, William Jones
  - Mrs. Jones does have three (3) other candidates, but they have not filed the paperwork yet.
  - Mr. Perdue will be the Trustee on the P & Z Committee.
  - Mrs. Ruck suggested printing the planning and zoning rules to give to committee members.
- Tree Ordinance – Mrs. Ruck gave a brief recap of how the conversation came about. Attorney Miller then recapped what the new ordinance needs to contain. The ordinance will encompass the areas within the Village that are not controlled by a POA, HOA, or COA. Attorney Miller will continue to update our current ordinance.
- Storm Sirens – Mr. Baldrige gave a recap on what was previously discussed. One item being a partial install of the sirens that are on approved locations. Mr. Newman stated that he checked with the company. Factors to consider are how it was bid, where the old parts and pieces will go, and if the Bark Park is still planning to use the old poles for parking markers.

- It was suggested that the village list the old sirens (as is) on the website govdeals.com.
- Attorney Miller states he still has not heard from the legal counsel regarding if the sites for the sirens, not on Village property, will be approved.
- Pickleball Court – Mr. Baldrige did some research for moveable nets and striping to make the basketball court multi-purpose. The nets are on rollers and run around \$2,300 – \$2,500. Mr. Weihs made a motion to move forward on purchasing nets and pursuing cost for striping. Mr. Perdue seconded the motion, all unanimously approved.
- Digital Sign – The board decided to table this item based on current ordinances.

### **NEW BUSINESS**

- Park Improvement Bids – Mrs. Glover opened and read the sealed bids for the playground cover removal and improvements. They will be discussed in closed session.
- CD's Maturing – Mr. Perdue made a motion to keep both CD's maturing in March with First Bank of the Lake and open them with the 13 month 5.15% APY option. Mrs. Ruck seconded the motion. Unanimously approved.
- Floodplain Administrator contract with the County – Through a meeting with the SEMA representative Mr. Newman, Mrs. Jones, and Mrs. Glover discovered the Village of Four Seasons had a contract with Camden County to inspect the floodplain areas within the Village limits. After some training, phone calls and guidance the building official determined that this will add an extra form to be filled out for all builds that happen in the floodplain areas. It was determined that Mr. Newman will take over the floodplain administration within the Village. He is already enrolled in training for certifications.

### **GENERAL DISCUSSION**

- Mini-Splits in the lower level for the Sheriff's office. Mr. Perdue is going to meet with some HVAC companies to get bids regarding adding mini-splits vs improving the existing system.
- April Election – Mr. Baldrige mentioned that the HBSRD has a tax that will be on the ballot in addition to the Use tax. He asked for any of our media partners to help spread the word.
- April Meeting – There will be 3 trustees sworn in at that meeting as well as determining the Vice President and President of the board.

### **CITY ATTORNEY UPDATE**

- Attorney Miller gave an update that court went well.

### **CLERKS REPORT**

- Recap of New Clerk Training – Mrs. Glover stated she learned more about Sunshine Law as well as more details about the clerk position itself.

Mrs. Ruck made a motion to go into closed session. Mr. Weihs made a second, all approved. Went into closed session at 7:08 p.m.

### **CLOSED SESSION**

- Upon motion, second and a roll call vote:
  - Mr. Weihs – Yes
  - Mr. Perdue – Yes
  - Mrs. Ruck – Yes
  - Mrs. Jones – Yes
  - Mr. Baldrige – Yes
- The board entered closed session at 7:11 p.m.

### **OPEN SESSION**

- Upon motion, second and a roll call vote:
  - Mr. Weihs – Yes
  - Mr. Perdue – Yes
  - Mrs. Ruck – Yes
  - Mrs. Jones – Yes
  - Mr. Baldrige – Yes
- The board adjourned the closed session and returned to open session at 8:19 p.m.

### **BIDS**

- Playground cover removal
  - Mr. Perdue made a motion to accept Cooper Siteworks bid for removal, Mr. Weihs seconded, all approved.
- Playground surface improvements
  - Mr. Perdue made a motion to accept Adventure Turf's bid for soft surface improvements contingent on timeline, Mrs. Ruck seconded, all approved.

### **P&Z COMMITTEE MEMBERS**

- Mrs. Jones made a motion to approve all members, except for William Jones since he is the husband of a trustee, to the committee. Mr. Weihs seconded, all approved.

### **FLOODPLAIN ADMINISTRATOR**

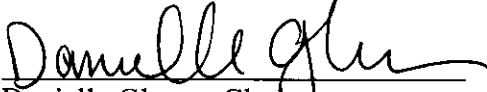
- Mr. Weihs made a motion to authorize Attorney Miller to send a letter to Camden County to terminate the floodplain administration contract. Mr. Perdue seconded, all approved.

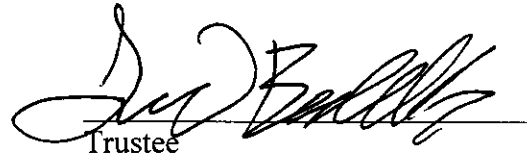
### **ADJOURNMENT**

- Motion made by Mr. Perdue to adjourn the meeting, seconded by Mr. Weihs, and with all approving the meeting adjourned at 8:23 p.m.

**DATE OF NEXT MEETING** – April 10, 2024.

Recorded and prepared by:

  
Danielle Glover, Clerk

  
Trustee