

**PLEDGE OF ALLEGIANCE LED BY MAYOR VOORHIS**

**OPEN MEETING**

Roll Call taken by Mayor Thomas Voorhis

Dennis Roe PRESENT, Ben Lord PRESENT, Richard Icenhower PRESENT, Kelly Petty PRESENT, Mark Stewart PRESENT, Sherry Veach ABSENT

Call to order at: 6:30 p.m.

**Approve Agenda.** Motion by Roe to approve amended agenda. Seconded by Petty  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

**Public Forum**

Franklin Hodges – 511 Maple Street, Fair Grove. I've lived here my whole life, 63 years. I just wanted to introduce myself to the Board. Some of you might not know but I'm running for city council this year for Ward 2 I think it is and I'd like to be apart of you guys maybe. If I can make it, I will, if I don't, that's okay too but would like to be a part of the City of Fair Grove. Never have been a part of the City of Fair Grove board. I've been to tons of meetings years ago, lots of meetings when there was good times and bad, you know but like I said, I've been on several boards and stuff and I think I would be okay here. Especially with some of you older guys and girls, you know what you need to do. Okay, that's all I was wanting to say.

**Old Business**

**BILL NO. 24-13 AN ORDINANCE ESTABLISHING GUIDELINES FOR THE USE AND PLACEMENT OF SHIPPING CONTAINERS WITHIN THE CITY OF FAIR GROVE, MISSOURI (Posted 12/2/2024)**

Motion by Roe to have the first reading of Bill No. 24-13 by title only. Seconded by Petty  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

MAYOR READ BILL NO. 24-13 BY TITLE ONLY.

Motion by Roe to approve the first reading of Bill No. 24-13 by title only and have the second reading of Bill No. 24-13 by title only. Seconded by Petty  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

MAYOR READ BILL NO. 24-13 BY TITLE ONLY.

Motion by Roe to approve the second reading of Bill No. 24-13 and assign it Ordinance No. 269. Seconded by Petty  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

**New Business**

**DISCUSS AND/OR APPROVE BOND ELECTION (Roe, Icenhower)**

Roe – I'll speak first and I'll have the other committees add to my comments. We have a sewer bond that would be paid off in less than two years, is that right, Larry?

Brown – 2 ½ years.

Roe – About 2 ½ years and the payments are done by a tax levy so once it's paid off, the tax levy will go away unless we issue another bond and that's what we're wanting to do here. That bond was \$300,000 and if we keep the tax levy the same, we can write a bond for \$400,000 but we want to go up to \$1,000,000 and split it, approximately half with the sewer improvements that we need done and the other half with stormwater improvements that we need done. We had an engineering study done by OWN Engineering that gave us a list of projects for the sewer plant and the sewer system like I and I issues and then the same engineer identified I think 5 concrete box culverts we have in the city of Fair Grove that need attention. Some of them possible replacement, they are that old, and I picked 4 of those to put on the list and that's about half of the bond. So the bond would be paid for with the tax levy, there would be a no increase tax levy but for 15 years, we would pay \$75,000 out of the sewer fund to do that bond issuing. So with that information, we have Larry Brown here and Sarah with the bond attorney's office to help answer questions and I'm going to ask Richard and Kelly, who is also involved in meeting with Larry and Sarah and then there's a Hannah that's actually with the bond company, she couldn't be here tonight. So this is the time to ask questions. Do you have any additional comments, Kelly?

Petty – Was it Hannah that went over the different options that the city had and the group, the committee felt like this was the best option. We didn't want to increase the current tax rate for anybody so that would remain in tact and we still get the projects done that we need done so that our sewer system can basically operate at a reasonable level. There would be additional benefits by doing the stormwater project on South Main Street that we could potentially time that with the sidewalk addition that we have planned for Phase 2 so it's needed anyway so being able to use these funds to get this done will enable us to complete that sidewalk project timely as well.

Roe – One thing that I would like Kelly to talk about is promoting the bond. We cannot put on the ballot that it's a no tax increase, right, Sarah?

Sarah – Right.

Roe – So you might talk a little bit about that, why we can't do that and then we have a little plan to address that which I would like Kelly to speak to.

Sarah – So Sarah Granath with Gilmore and Bell. We are excited to hopefully serve as the city's bond council on this transaction. Draw up the ballot language, then hope it is approved we would then go up for a bond issuance. As Dennis was mentioning, there is a statute that allows school districts to put that they are doing a no tax levy increase bond. You might have seen that on the ballot, I'm not sure if Fair Grove Schools has done that recently but you would see it on the

ballot and that's really helpful obviously to help educate the public on the circumstances and impact on a bond issuance. Unfortunately, the state does not allow cities to do that same so you're left with a pretty cut and dry ballot language. However, there are some opportunities to advertise or publicize that it would be a no tax increase bond issuance. One of the processes is that each of you as elected officials, when you are not in the city building or using city resources, you may go out and make those communications with constituents around the community and also, Kelly at our meeting had, I think, a very great idea that seemed to have support so I'll turn it over to you to explain that.

Petty – Thank you. What my idea was, was to partner with the school and potentially find a marketing or a business or a government field or an interested student and find a teacher sponsor and potentially offer them for class credits, the opportunity to partner with the city and to create a marketing plan for this bond for the purpose of educating the public on what it is, what the projects are it's going to be used for. We know that in this day and age, a lot of people receive their information from social media so making sure that this marketing of this bond information is done in a way that people will be able to engage with it and ask questions and better understand because the last use tax ballot question failed even knowing that there was no tax increase for anybody and it would redirect money to the city. I think it is very important that we try to educate the public and get them engaged with this as much as possible and if we can partner with the schools and start building a relationship that way we could possibly have future interns or partnerships that could work on the city stuff with us for that learning opportunity or credit opportunity, I think it would be a good step in that direction. Mr. Icenhower has said that he would connect me with the Superintendent.

Icenhower – Yes. I talked to Mr. Bell and he said he didn't see a problem with it. That you would need to get ahold of Dr. Overstreet and I think his wife is the one, I can't remember if it's FBLA or what, but one of the organizations, she's in charge of. Mr. Bell said get ahold of Dr. Overstreet and he can direct you to his wife.

Petty – Alright.

Icenhower – On the sewer side, the reason we're behind the 9 ball, I say behind the 9 ball, our I and I, I've got some figures here I will throw out and this is why we really got to get this done. For instance in May the Water District sold 3,326,000 gallons, Kenny treated 15,000,922 gallons. That's how much I and I that we're getting into the plant. That was in May. In March, we sold 2,612,000 gallons, Kenny treated 7,167,000 gallons. So that's just two months but that's showing how much I and I, in other words, infiltration that we're getting into the sewer lines and sending them down to the sewer plant. Now there is 9 wells that the water district don't sell water to and they claim the average is 4,000 gallons per home. That's 36,000 gallons on top of what we sold. So that shows you how much more we're treating at the sewer plant than what has been water sold for the city. Also, what draws back on that, the water district goes outside of the city so we've got customers outside of the city that's in on this number that's not going in our sewer and we've got some problems down at the sewer plant that we've got to address. The sand filter was put in down there in 1992, it's wore out. As everybody knows, on Main right before

you get to Saddle Club, that little whistle down there, if you meet a car down there, both of you are bumping the curb so that's one of the whistle's.

Roe – That one has the sidewalk plan to go across it.

Icenhower – This is something that we really, us as a council and community members are really going to have to get out and hustle because we need to get this done. Like Dennis said, part of this is being paid by the bond and the sewer is paying the rest of it, or paying for it by the tax levy...

Roe – The tax levy.

Icenhower - ...the tax levy and the rest is being paid by the sewer. Sarah, I've got a question for you. Is there any prepay penalty on them?

Granath – So typically and Hannah who we mentioned earlier who works for Piper Sandler, looking to serve as the city's financial advisor on this bond issuance, so they would typically be in charge of the specific terms of it, however we typically would see an 8 to 10 year call provision. What that means is that from the date of issuance you would go out about 8 years before you would be able to prepay. However, on a private sell, which I think is probably what we would lean towards doing, privately place it with a bank, hopefully a local one if there's enough interest but we would go wider to get the best rate. That's a negotiated term so maybe you pay a 1% penalty rate for the first 5 years and but negotiable based on the city's needs and desires and that's something that we would figure out.

Icenhower – You might explain, the rest of us have heard it but what's the difference between a G.O. Bond and a municipal bond?

Granath – I'll go over just a little real quick to make sure we have the same information. Dennis mentioned the sewer bond that you currently have. There's actually two bonds outstanding from 2008. There's a Revenue Bond and a G.O. Bond. They're both going to run out in 28 and 29 I believe. A Revenue Bond would be based just on sewer revenues so that's the money that comes in the door. You don't have any right with Revenue Bond to pay with property taxes or to increase taxes to make those payments so you're really limited there in what you can do. A G.O. Bond has the full faith of the city behind it. What that means is that you are obligated to levy a tax rate high enough to meet the payments. What that's actually going to look like, I'm trying to not get too in the weeds here, but I believe that as Kelly mentioned, Hannah would, there are a couple of different scenarios. One scenarios is that if you were to issue \$1,000,000 in bonds and not transfer any money from the sewer fund, the tax levy that would need to be levied to pay those debt service payments each year on the G.O. Bond would go from, it's currently at .1144 I believe for 2025, it would go up to .3144 so it would go up about \$0.20, that's per \$100 valuation. That's \$1,000,000 straight out, no transfer from the sewer fund, with the suggested \$75,000 transfer of sewer revenues each year to make these payments on the bond, that's how we would be able to achieve the level of debt service payment tax levy and not have to increase the tax levy. So if in any year you were not able to make those transfers or there were other issues,



you have the authority and the obligation to increase your tax rates to pay the debt service levy with the G.O. Bond, however that's obviously not the intent here. Does that answer the question you were going for? A lot of information there?

Roe – That's good information. I have to hear it a few times to remember it all.

Granath – I'm happy to answer any questions on how all of that works but when you do a General Obligation Bond, that's what requires the voters approval. Revenue Bonds would not necessarily require that approval but the General Obligation bonds you are able to get a lot better interest rate which obviously helps with your debt service payments to keep costs down.

Icenhower – Anybody have any questions?

Roe – Richard touched on some of the projects. He mentioned I and I and I had submitted a list of projects for the sewer. I had \$65,000 for I and I. We have approximately \$65,000 remaining from Greene County ARPA funds that we've got to spend this year. So that combined is \$130,000 that we can spend this year, well not this year, \$65,000 this year and another \$65,000 when the bond is issued. The sand filter, OWN Engineering estimated a ballpark of \$200,000 to redo that whole sand filter and it needs to be, that's the last thing the water sees except for the ultraviolet lights after that. We've got some pumps, one more pump that we need to replace, we've got an auxiliary influent station that is not working at all, we have another influent station that is working but doesn't have a backup. That's \$150,000 to get that. All together that's \$450,000. The four stormwater culverts, two are on South Main, one near Saddle Club as Richard mentioned but also near the Old Mill Road, that one is old and needs some attention and then on East Maple and East Cottonwood are some concrete box storm culverts that need some maintenance done to them as well. OWN Engineering estimated \$500,000 for that, so it's almost evenly split.

Petty – Just one more piece of information for the I and I. Richard mentioned the amount of gallons that we treat compared to the amount of gallons that are actually sold, our sewer system is designed to treat normal usage of water and all of our pumps, the lifetime of them is based off the amount that they are supposed to treat. With the five times the amount of our expected or supposed to be gallons that we're actually treating because of that inflow and infiltration, it's causing all of our equipment at the sewer plant to deteriorate at a much faster rate than it's supposed to so we are spending more money fixing all of this equipment instead of fixing the actual problem. So doing this will also enable us to be able to extend the life of our equipment, have better operating sewer plant and prevent all of these emergent shut downs or situations.

Icenhower – And also, if I understand it right, Sarah, whatever we put in the stormwater and sewer, we can take that money and spend it on streets or anything like that, it has to be spent on that specific thing?

Roe – I think that's a good point. I've been asked that.

Granath – Yes, yes. So it is specifically limited to the items that are listed in the ballot question so the sewer system which would include stormwater and sanitary sewer. I also want to touch on one other point really quick, this is for up to \$1,000,000. The actual bond issuance you would only issue what is needed. So I know there's an intent to kind of refine those engineering numbers and project list. You don't necessarily issue \$1,000,000 and then you're stuck paying for \$1,000,000, we would only issue what is needed to actually fund the projects that have been determined to go forward.

Roe – We have to get bids on the projects...

Granath – Correct.

Roe – ...and submit those, yeah.

Granath – And it can be done in phases. You don't have to have all of the money up front, we can do half of the projects the first year and the other half the next year and have two different actual issuances.

Icenhower – So we're not making payments on \$1,000,000 off the jump.

Granath – Yeah, if you know you're not going to be able to spend the money for three years, right. You can issue the remaining amount later on and start drawing interest.

Petty – And how long do we have to spend the money?

Granath – Once you issue bonds, you need a reasonable expectation of spending the money within 3 years. A lot of times I know, I'm not sure how big of pieces you're getting for a sewer replacement, sometimes those have a really long lead time but with contracts, we would work with you to pay at least portions of it up front so that you're contracted for it. We considered that spent.

Icenhower – Even though we haven't written the check, as long as we have a contract, that's enough?

Granath – Right.

Icenhower – If I remember right, the sewer was going to have to come up with, what was it, \$75,000?

Roe – Yes, approximately. We worked with Larry, our Treasurer on that.

Icenhower – That's not going to be a problem for the sewer to pay \$75,000 towards this bond?

Brown – That's correct. It comes down to basically \$30,000 will be divided by the \$0.11 that is on your General Obligation property taxes which means that right now you're paying \$20 for a

different service and right now it would be the same and for the foreseeable future it wouldn't go up any higher. \$75,000 from Revenue Bonds, \$25,000 to \$30,000 from the sewer bonds giving you \$100,000, that would pay the principal and interest for the next 15 years to pay off the bonds.

Icenhower – That's all I've got. Does anybody have any questions?

Voorhis – Sounds like we need to get going and get it fixed, is what it sounds like. Kelly, are you going to lead that up with the school then for informing the public, you will be taking on that?

Petty – Yes.

Icenhower – You might ask anyone in the audience if they have any questions. Anybody have any questions?

Unknown Male – What is the cause that we are selling X amount of gallons but we are treating 5 times that. Where is that 5 times X coming from?

Icenhower – Somewhere, multiple places in the system, in the lines there's either a crack in the line or the lines come apart and the ground water is getting in there. It's ground water is what it is. We've got one situation down here that we know about. The sewer line crosses the creek and 6 months ago we had a camera crew come in and camera the sewer line...

Roe – They did a third of the sewer lines in the city.

Icenhower - ...and that showed that there was gravel in the line.

Roe – They identified a list of areas that we need to...

Icenhower – I don't remember how many areas it was now, do you? Was it 20, 30?

Roe – No, the more important ones was at least a dozen. Yeah, there were 20 or 30 leaks but there's some that are worse than others so we address the big ones first.

Unknown Male – So this will address them and repair them so theoretically then it will bring down that rate to where it's supposed to be.

Icenhower – Correct.

Unknown Male – And the repair, is it in this fund?

Icenhower – Yes. The sewer was put in in 1992 so that was what, 32 years ago, whatever that is. Over time lines sag and we've had issues with sewer root getting in the line and splitting the line. I mean there's all kinds of variables here that can cause this and that's what we're trying to take care of. And to be honest about it, the sewer department just don't have enough money to

address this all and to get it done. Eventually we could but your looking at 15 to 20 years probably, this way we can address it and get it taken care of. I would say, probably, I am involved in the water district and we have a loss ratio every month somewhere around 10-14%. We pumped that many more gallons than we sell. I'm going to say that we will never get the sewer to match what we sell. You're always going to have a certain amount of I and I but 5 times is quite a bit.

Unknown Male – So we need to get this addressed at least to bring it down to a reasonable amount.

Icenhower – Right.

Franklin Hodges – I've got a question. You're on the water district. Several years ago this was addressed about selling more water then what's going through the sewer plant. Come to find out, what I remember of it, you can tell me yes or no, there was a bad water leak on the water district north of town out there in one of the big blinds. I wanna say it was over by MFA and it was a bad leak.

Icenhower – If we had a water leak, we would be selling the water, it wouldn't figure into this equation.

Hodges – Well it was one of the main lines, no telling how many hundreds of thousands of gallons was just mulling into the ground. It wasn't coming up, it was going down. And I said well, maybe we got more water leaks in the water district then what you realize, you know. It's showing a lot more then what there is.

Icenhower – Well, like I say, it varies from 10-14% and anything 15% or less DNR is happy with.

Hodges – We're trying to figure out, are we really getting that much more in there, you know, waste in the sewer lines and stuff . Kenny could probably answer that. How do you get the gallons down there, you got a meter?

Hokanson – Oh yeah.

Hodges – Okay, I didn't know how we go it down there...

Voorhis – Gentlemen, we've got lots of stuff on this agenda tonight. We're going to go ahead and move forward. We'll need a motion to approve the bond election for April 8, 2025.

Motion by Roe to approve Bond Election for April 8, 2025, election. Seconded by Petty  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

Roe – I will comment, it requires more than just a simple majority, I think it's a 4/7ths vote.

Voorhis – Resolution 25-01

Petty – Tommy, do we have to do the readings on this tonight?

Voorhis – No. That will be the next board meeting.

Davis – The readings on what? The Resolution?

Voorhis – No. The Ordinance.

Davis – It's next isn't it? Am I wrong?

Roe – We need to do the readings tonight.

Voorhis – Larry, we do need to do those tonight?

Icenhower – Yea.

Brown – Yea.

Voorhis – It's not on the agenda.

Petty – It's number 2.

Voorhis – No. That's just the calling of the election.

Petty – Bill No. 25-01.

Voorhis – Well I understand that you have it there but it's not on the agenda.

Davis – It is, right there. It's number two.

Petty – It's number two.

Voorhis – No. we just called it. But we're not asking for the ordinance to be read.

Davis – Yeah, it does.

Voorhis – We need it to be read?

Davis – Yeah. I must have missed it on the cheat sheet. I'm sorry, Tommy.

Voorhis – That's alright. We'll step back here.



**BILL NO. 25-01 AN ORDINANCE CALLING A BOND ELECTION IN THE CITY OF FAIR GROVE, MISSOURI**

Motion by Roe to have the first reading of Bill No. 25-01 by title only. Seconded Petty  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

MAYOR READ BILL NO. 25-01 BY TITLE ONLY.

Motion by Roe to approve first reading and have the second reading of Bill No. 25-01 by title only. Seconded by Petty  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

MAYOR READ BILL NO. 25-01 BY TITLE ONLY.

Motion by Roe to approve the second reading of Bill No. 25-01 by title only and assign it Ordinance No. 270. Seconded by Petty  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

**RESOLUTION 25-01 A RESOLUTION APPROVING THOMAS VOORHIS, MAYOR OF FAIR GROVE, MISSOURI TO SIGN UNDERWRITER/PLACEMENT AGENT ENEGAGEMENT LETTER WITH PIPER SANDLER**

Motion by Roe to approve Resolution 25-01. Seconded by Petty  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

Roe – Larry and Sarah, have we covered everything?

Granath – I believe so.

Roe – Okay, so you can go if you would like.

**DISCUSS AND/OR APPROVE PLANNING AND ZONING COMISSION RECOMMENDATION TO ALLOW SIGNS FOR FAIR GROVE ASSEMBLY OF GOD CHURCH**

Icenhower – This is a moot point.

Roe – Well, let me go into that a little bit. I'm also a part of the Planning and Zoning Commission and Paul Foreman is here as well and we discussed this at length with the two gentlemen in the back, they're here from the church, and they did a sign permit and came to Planning and Zoning because they want to put two signs on their building and we had a long discussion with Planning and Zoning and after the meeting a couple of us did a little research and I met with John Hayes in the City Hall office and discovered that you folks didn't really have to do a sign permit because if you look at the signs requiring a permit, number 1, it has to be detached like a free standing sign, this is mounted to a building wall structure so a permit is not required and I know we had a, what was that written up?

Davis – A recommendation?

Roe – Yeah, we had a recommendation written up for a variance due to the size of the sign. Well that applies to freestanding signs and this being mounted to a building wall, the variance is not needed. It was kind of the general consensus that we just give you the approval to do it. I think that's just a motion from the Aldermen Board. Discussing this with John Hayes, the Chairman, he said whatever the Board decides to do, he would support that. Paul, does that sound reasonable to you?

Foreman – Yeah.

Petty – Do we refund them the fee for the permit?

Icenhower – Well what is confusing about this, and I don't know why, but churches are zoned R-1 which is residential.

Roe – R-1 conditional use.

Icenhower – R-1 conditional use. You can't put signs on the side of your house but with a church as long as it's attached to the building, the signs irrelevant. You can do whatever you want to.

Lord – Did we charge them a \$30 permit fee?

Roe – We did but I think we should refund it. So you'll get money back, how's that?

**Motion by Roe to approve signs for Fair Grove Assembly of God Church at 225 W. Cherry to mount two signs as presented to the council...**

Icenhower – Do we actually need to have a motion for that?

Roe – Well, we went this far we might as well make a motion.

**...to the exterior of their building**

Petty – And to refund

Roe – And to refund the \$30 permit fee.

Davis – Hey Dennis, they didn't actually pay anything.

Roe – Oh, they haven't paid anything?

Davis – No. Is that right, Chandra?

Scott – They emailed the application in, the sign company did, and there was no fee charged until it was approved.

Roe – Oh, I’m sorry. You don’t get any money back. So you take that last part off.

**Seconded by Petty**

**Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE**

**DISCUSS AND/OR APPROVE PLANNING AND ZONING COMMISSION  
RECOMMENDATION TO APPROVE AMENDMENT TO CHAPTER 405, ARTICLE V,  
SECTION 405.320 (A) (27)**

Roe – This has to do with self-service outdoor storage facilities. Our current ordinance states that the fencing on the property has to be, oh wait a minute, I’m getting ahead of myself. Number 27, this has to do with the length of trailers that can be stored. Our current ordinance says has to be less than 24’. Well that’s outdated because there’s a lot of trailers greater than 24’ so we’re recommending that that be updated to 45’. That’s the only change on this Item 27 is that trailers can be no more than 45’. That went through Planning and Zoning and it was approved by Planning and Zoning so it’s now before the Aldermen Board for final approval.

Petty – This is like our...

Roe – Outdoor storage.

Petty - ...storage buildings, like businesses?

Icenhower – For R.V.s and stuff like that.

Roe – Yeah, an example would be the storage lot behind the post office. They have chain link fence. Well they’re not really meeting our ordinance.

Petty – That’s the next one.

Roe – Oh that’s right, that’s the next one. I keep getting ahead of myself.

Petty – But the length.

Roe – This addresses the length of trailers that can be stored in there. Any questions on what we’re trying to do there?

Franklin Hodges – I have a question.

Roe – Yeah?

Hodges – Are you talking the rental place or on storage lot only? Or are you talking about our place? We’ve got a 83’ trailer.

Roe – This is a rental place.

Hodges – Rentals only?

Roe – This is rentals only.

Hodges – I just thought I would verify that.

Roe – Self-service outdoor storage facilities provide no activity other than the rental spaces so it's specifically rental spaces. Good question.

Hodges – Like Bob's over there in Strafford, I'll use him as an example. You put whatever and they've got semis over there and trailers and they have a pretty standard \*inaudible\* maybe you want to scoot that to 53' instead of saying 48 because that's about 20 to 30 years old.

Petty – Do we know that 45' that all of the rental storage self service places are all within 45' or are we going to have to revisit this?

Roe – Well anything that's already on city property is grandfathered in but then they should have been.. I don't know of anything on Fair Grove property that has trailers, a rental space for trailers.

Petty – This just says outdoor facilities, it doesn't say trailers. This one does.

Roe – R.V.'s, boats, empty flatbed trailers...

Roe – Paul, do you remember how the 45 foot came up?

Foreman – I don't think we were specifically talking about semi trailers.

Roe – I don't think so either. I think it was more what you pull behind a vehicle, right?

Foreman – Right.

Roe – So this would not allow a semi to be parked...

Foreman – No, I don't know any ordinance \*inaudible\*

Hodges – We had talked about doing that at our place. In the past. We talked about parking semis there.

Petty – I think this meets what we need for now.

Roe – I think so too. It can be revised again.

Motion by Petty to accept Planning and Zoning Commissions recommendation to approve Amendment to Chapter 405, Article V, Section 405.320 (A) (27). Seconded by Stewart  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

**DISCUSS AND/OR APPROVE PLANNING AND ZONING COMMISSION  
RECOMMENDATION TO APPROVE TEXT AMENDMENT TX#24-11-01**

Roe – Yes. And this has to do with the fencing. Self-Service outdoor storage facilities must be fenced from view. If you go around Springfield some of the larger lots, even the one we have here by the post office, it's chain link fence. The reason for this is so that the police can see inside there from outside the fence and see if there is any unusual behavior going on. So we're updating our ordinance to agree with what the other towns are doing and what we've already done like by the post office. You might ask, well what if there's residential next door and no street there. Well there's another code that says commercial property has to have a privacy fence next to residential so your covered there. This is from street view, if there's a street outside of that fence it would allow chain link fence so you can see through it. Yeah, that's what this on is about. So we're removing the "from view" it's just "must be fenced".

Motion by Roe to accept Planning and Zoning Commissions recommendation to approve Text Amendment TX#24-11-01. Seconded by Stewart  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

**DISCUSS AND/OR APPROVE PLANNING AND ZONING COMMISSION  
RECOMMENDATION TO APPROVE ADOPTION OF COMPREHENSIVE PLAN**

Roe – Yes. That is the really thick handout in your packet and this started well over a year ago. The committee members were Mike Bell, Lisa Ritter, myself, Don Brite and then later John Hayes, Chandra, Tanya Vickery, Tammy Tucker, those ladies are realtors, Whitney Austin from the library, Brady Dickens community member, Jake Phillips is the one that organized this update. He's an associate planner with Southwest Missouri Council of Governments and John Hayes, Tommy Voorhis was also active in that. So this is a year and a half of work and this is the end result. It's been through Planning and Zoning so we just need to give it our stamp of approval basically.

Davis – You want to make that motion?

Roe – Yes. I'll do that. How do I, what do you need?

Motion by Roe to accept Planning and Zoning Commissions recommendation to approve adoption of Comprehensive Plan. Seconded by Petty  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

**RESOLUTION 25-02 A RESOLUTION ADOPTING 2024 COMPREHENSIVE PLAN  
FOR THE CITY OF FAIR GROVE**

Voorhis – We did that.



Davis – Well we actually have to do the resolution to adopt it. That's what Jake Phillips accepted.

Petty – So we have to accept it and then also do the Resolution?

Davis – This is what he sent me that he needed.

Roe – Do we have to do 2 readings?

Davis – No, you just have to make a motion.

Roe – To accept it?

Davis – To approve the Resolution.

Motion by Roe to approve Resolution 25-02 adopting the 2024 Comprehensive Plan for the City of Fair Grove. Seconded by Petty

Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

**DISCUSS AND/OR APPROVE LEASE AGREEMENT WITH FAIR GROVE FIRE DEPARTMENT (Mayor)**

Voorhis – Richard Icenhower played a big part in this, signing an agreement with the Fair Grove Fire Department for a lease agreement. They sent us over the contract for that. We need a motion to accept it to allow the City of Fair Grove to sign into that lease agreement with them. It's a total of \$720 per year.

Icenhower – It says in the contract to be paid by each quarter but Randall told me it doesn't make a difference if we pay it by the year.

Voorhis – Yeah, as a matter of fact it doesn't matter if we pay them monthly, quarterly.

Icenhower – I would recommend that we pay one check and get it paid for.

Voorhis – I did receive an email from Michelle over there, the secretary, basically asking for first months rent to them, I guess we could put it and I said that we had it on the agenda tonight and they reaffirmed that we could just pay it all up front so we need a motion for us signing that and us to pay the Fair Grove Fire Protection District for that.

Motion by Petty to accept Lease Agreement for the annual fee of \$720 with Fair Grove Fire Department for Emergency Management Office and allow Mayor to sign. Seconded by Roe  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

**DISCUSS AND/OR APPROVE VIDEO DOORBELL CAMERA (Mayor)**

Voorhis – Sgt. Deckard, the officers, we had, last council meeting we removed the third party camera that we had on that back door and we emphasized safety to the police officers and to this

council but we wanted something to be within the system that they already had. She has got a quote for us to get a video doorbell camera to allow the officers access to view that when they're inside or out on the roads making stops in case somebody shows up here, by pressing the button to go within our system that we already currently have, for \$500 to get that added. Obviously it was expressed last time the safety aspect for those officers. I talked with Sgt. Deckard today. They are still wanting that and to move forward just for the benefits of safety and legal benefits for our attorneys when we're bringing people in and out that backdoor.

Icenhower – We have a camera back there, don't we?

Voorhis – We do have one camera back there.

Icenhower – No. We've got two. One inside and one outside, right?

Voorhis – Yes, sir. Well there's one inside the corridor area and then one on the outside.

Icenhower – I don't have a problem with a doorbell but I don't see any reason for it to be audio or video.

Voorhis – No. I talked to Sgt. Deckard it can be shut off. The motion can be shut off of that to pick up motion that comes through. Obviously the audio and video, if the motion isn't on, you have to physically press the button is my understanding after talking with Sgt. Deckard, with this company you have to physically press the doorbell for it to alert the officers and that's a benefit on everybody's behalf when they're out in the community, late hours of night if somebody comes up here. So it would be my recommendation that we approve the \$500 to have that video doorbell camera put up and turn off the motion to that.

Icenhower – What about the police committee over there. Speak up.

Stewart – Yeah. I'm for it. I've already talked to Sgt. Deckard about it. As long as we shut off that motion out there so that it doesn't record any audio or video unless someone walks up and physically pushes that button and then it starts recording. Everybody knows what a doorbell camera is. They know when they push that button it's going to start recording so it's obvious. That's what I would do and I agree with Tommy on this one. As long as it waits until you push that silly button before it records, I think we're good. And it gives them an option to, you know, if they're sitting in there they don't have to leave that door unlocked. They can lock the back door, then they can push a button, then they can look at their phones and say oh, it's my wife bringing me lunch, whatever, go unlock the door.

Voorhis – And the benefit of it is that it's already with the system that we have. It's already...

Icenhower – As long as it don't do anything until you push it.

Stewart – Correct.

Icenhower – If it does anything else, I'm against it but as long as they have to push the button before it's activated, I'm okay with it.

Petty – We can write that in policy?

Stewart – Yep. I talked to Sgt. Deckard about it. She called and I wanted to make sure that it was a possibility. It is a possibility, correct?

Interim Chief Deckard – Yes.

Roe – Okay. I'm fine with it.

Icenhower – It don't record nothing unless the button's pushed?

Interim Chief Deckard – Yes. You can adjust the settings to where...

Icenhower – You need to speak up, I can't hear you.

Interim Chief Deckard – There's a setting, like the I.T. Company, I spoke to them about it. They said you can adjust the settings to where you can turn the motion off to where like if you just want it to record when you push the button so you can interact visually and audibly, if you had another person on the other end, you could do and then that would be...

Icenhower – So I can stand out there and talk to somebody and it wouldn't record unless somebody pushed the button?

Interim Chief Deckard – Correct. Yes because the motion would be turned off.

Petty – Is it two-way communication?

Interim Chief Deckard – How do you mean?

Petty – If I push the button an officer will talk to me?

Interim Chief Deckard – Yes.

Stewart – You could talk to them from the patrol car and say hey I'm out and about give me 5 minutes?

Interim Chief Deckard – Yes.

Stewart – And the person would hear it?

Interim Chief Deckard – Yes.

Petty – Okay.

Roe – That sounds good.

Petty – And this is wired?

Interim Chief Deckard – Yes. It would get wired with the same system we have now, the same security system that we have now so nobody else would have access to it. None of the other officers have access to it to be able to go in and view the cameras and stuff like that, only I have access to it.

Stewart – Well, but they will have access to this?

Interim Chief Deckard – Yes. So the doorbell camera we can set that up to where they can have an app or something like that on the phone on our patrol phone that we have for the officers specifically, we can set an app up with that so if somebody comes and rings the doorbell it will send a notification to the phone.

Petty – Who is the authorizing person for who gets that app and who has access to receive the notification from the doorbell?

Interim Chief Deckard – So, it should just like, I'll be the authorizing person. I can go in on my computer and I can view all of the videos and stuff like that with any of the cameras that we have but specifically for the ring camera I want to say it's just sending a notification invite to the patrol phone for me to get it set up that way. If not then it would be something that I could work with the IT guy to figure it out.

Voorhis – We would need a motion to approve the purchase of the video doorbell camera.

Motion by Stewart to approve purchase of Video Doorbell Camera and have motion turned off unless the button is pressed for \$500. Seconded by Lord  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

**DISCUSS AND/OR APPROVE CREDIT CARD FOR SGT. DECKARD (Mayor)**

Voorhis – Previously our Chief of Police that is on administrative leave has a card to buy stuff. As he's on administrative leave, Sgt. Deckard does not have access to go and buy items without getting a purchase order and approval of purchase from this council to go out and buy necessary equipment. Key point, later on down in here I'll talk about a range training. They've been offered to come over there and get certified in shotgun, rifle, pistol, they need to buy ammo. So the only way we can really get that is if she comes to us and get it for training. They do have a training budget. I've talked with Sgt. Deckard, I would like for them to go do that but I don't want them to miss out on training opportunities that come up without having to try and call a special council meeting. Police Chief Howell is approved \$500 and it would be my recommendation that we would get a credit card for the city for Sgt. Deckard to be able to purchase items of necessity...

Roe – It would be like office supplies as well.

Voorhis – Whatever was necessary that we needed for that without having to wait two to three weeks especially if you are going to happen to miss out on other opportunities because they would have to ask us for the funds to be released. That would be my recommendation would be to get a city credit card for Sgt. Deckard. We can limit that back down. I believe Chief Roy Howell was set at \$500, we can set hers at \$500 as well.

Davis - \$2,500

Voorhis - \$2,500? I misspoke. Chief Roy Howell was set at \$2,500. I think for now as we navigate this, you know we can move it up from the \$500 but I would say lets limit it to \$1,000 if we're going to do that as of right now that would be my recommendation.

Motion by Lord to approve credit card for Sgt. Deckard with \$1,000 limit. Seconded by Stewart  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

**DISCUSS AND/OR APPROVE PURCHASE OF BULLET PROOF VESTS (Mayor)**

Voorhis – This is kind of a null point, I will just kind of talk about it and hit it a little bit about our bullet proof vests here. We have some bullet proof vests that we've had from previous police chiefs buying and having here and bought for the officers here at the time. I do want to point out that these vests and Ben and Mark can contest, are meant to be specific to each person. There's some form of liability that we take on when we get them an unfitted vest to go out there. Hopefully nothing ever happens but we are taking on some of that liability and we have been even to this day because not all of these officers here have vests. As they've been ordered, not all of them have it. I put this on here because we were waiting on a few things to happen. Graciously Corporal Megan Hartman over at the Greene County Sheriff's Office has stated that when the time comes for these officers to have to take these vests off because they don't belong to the City of Fair Grove, the Greene County Sheriff's Office will lend us some vests for them to be covered to the best of their ability. Obviously there is still some liability but we don't need to discuss that. I just wanted to hit on that topic as I had put that on there prior to all of the information.

**DISCUSS AND/OR APPROVE NO PARKING SIGNS ON NORTH MAIN STREET (Roe, Icenhower)**

Roe – I asked Sara to put that on there and the request came from Officer Brian Long who is here tonight and I've talked to Brian about it. I've also talked to Mark about it. Could you explain the issue you had?

Officer Long – The turn lane in front of the elementary school playground, it's been a recurring issue. Not necessarily during school pickup but during events. I've been up there a few times and had to go in and have people come out and move their cars out of that turn lane because it's causing traffic backups and issues. The last time I had to deal with it, Roderick came up to me and brought it to my attention because I hadn't been by there at the time, there was 4 or 5 cars up there that I had to go in and have people move.



Lord – You're talking about the new turn lane?

Officer Long – The new turn lane.

Roe – The new turn lane in front of the elementary school.

Petty – So they're parking and leaving their vehicles? This isn't waiting in line to pick up their kid?

Officer Long – No.

Petty – If they were waiting in line, that doesn't count obviously?

Officer Long – It's not that big of an issue during the school pickup because the parking lot fills up quick. A lot of kids get picked up so yeah, occasionally they will get out of their cars during school pickup, run up to the bottom of the stairs in the front, come back with their kids, but the issue is happening more during school events because people don't want to have to drive to the middle school parking lot and then have to walk all the way down to the elementary so they just park right there.

Lord – How is that turn lane marked? Does it have the big white arrows?

Officer Long – Yeah. It's marked as a turn lane.

Stewart – Can't we just stop them for stopping in the right of way? Do we not have an ordinance for that?

Officer Long – I haven't looked.

Lord – Cause you can't obstruct a right of way.

Stewart – I was thinking about it today.

Lord – I mean, I'm not opposed. If you need to put up some signs there, let's put up some signs.

Roe – We can't just put up signs, it has to be an Ordinance to do that and that's why it's on the agenda.

Icenhower – Well, you are going to upset a lot of people if you do that because of a evening up there, they're parking in the triangle, they're parking there, when the parking lots full and you can't get in and if you put up a no parking sign you're opening up a keg of worms. I know what Brian's saying but...

Petty – So even if we do have it in ordinance and we are able to write a ticket, are we going to be able to tell people? The purpose of the sign would be to detour people from doing it.

Lord – That's where I'm at. I think you can skin that cat different ways but what do we want him out there towing grandmas car while their in there watching their kids program out of the turning lane cause we're going to have him shuffling in and out of there a dozen times trying to find the owner of a white mini van. Those signs should serve as a hey, don't park here. I understand that it would take an ordinance to do that but maybe that would be the best course of action for education.

Icenhower – Well I would be opposed to putting signs up, period.

Lord – Why don't you want to stick any up there?

Icenhower – Because, what are you doing to do if them people are picking up their kids?

Petty – Those would not be parked.

Roe – They're in their cars.

Petty – They're in their vehicle.

Icenhower – Well they get out of their car and walk up to pick up their kid.

Voorhis – Richard's right, we do have a sectioning in our code Section 3355-02 Parking not to obstruct traffic. So if they're picking up their kids by parking there, it would be obstruction of traffic.

Icenhower – No. You've got two lanes going, you're not obstructing traffic.

Voorhis – Well on that side for the parking, you're not obstructing it on the left side but on the right side it would be obstructing the traffic if they were trying to pull in.

Icenhower – No. That's a whole new lane.

Voorhis – The turn lane.

Icenhower – The turn lane is a whole new lane. You still got the street.

Stewart – But letter of the law it's going to be obstructing so the car behind that car cannot go so they're obstructed. They would have to go around that car.

Voorhis – Yeah, no person shall park a vehicle upon a street...

Stewart – Unless they're in their vehicle...

Voorhis - ...in such manner...

Stewart - ...then it's not an obstruction because they can move it as needed.

Roe – This is more for people that have left their vehicle.

Lord – So they're having an event and that elementary school lot fills up, that's overflow parking then?

Petty – That's how they're using it?

Officer Long – Yes, very much.

Interim Chief Deckard – Even after school, like when they are picking up kids, there would be times that I would be out there to help direct traffic and stuff like that, I mean you know, there's at least one person that you can see that would get out and leave or a couple of people that would get out and leave their vehicle to go pick up that kid.

Lord – And then that lane...

Petty – I mean, with a no parking sign then help inform them that they can't get out of their car and block the people behind them?

Icenhower – Well if you put up a no parking sign I'm going to refer those complaints to you.

Lord – I get both sides.

Interim Chief Deckard – Maybe it would be helpful but it would be kind of the same thing with the pie where Orchard and Main connect, right there on the corner, people park there all the time and there's a sign that says no parking so on and so forth but people still do it.

Icenhower – Yeah, they fill that pie up. Sometimes three deep.

Lord – When school pick up or drop off is going on does it ever back up into that turning lane?

Voorhis – Oh yeah.

Lord – Like a line all the way up to the school and so this turning lane that is backed up, it needs to be mobile here...

Roe – They have to stay in the car.

Icenhower – Yeah, but they can't turn right into the parking lot.

Voorhis – They move the cones, Richard.

Icenhower – Oh, did they?

Voorhis – Last year you weren't able to turn right into that parking lot in the school but this year you have been able to make a right hand turn into the school.

Icenhower – Well they used to have cones out there.

Lord – During that, is that impeded, is it slowing that line down? I mean, this isn't a new problem. We addressed this when Enderle was here It's a bunch of people all in a small lot all at the same time. There's no good solution to this.

Interim Chief Deckard – No, because if it's not backed up in that turning lane specifically, when the turning lane to go into the middle school will back up into Orchard, in the roadway itself.

Lord – I'm going to disagree with you, Ike. I don't know what the harm in putting up no parking signs is. It's up to the officers discretion. I'm not saying you've got to go write everyone a ticket. That's obviously not what we should do or tow everyone's car out of there but if you get the same guy or gal that at least you have some teeth with the no parking sign there.

Petty – And the intent is just to keep traffic flowing and just to not have anybody park there for any specific time.

Icenhower – Well before they started parking there and in the pie, there would be a line plum down Orchard Street.

Lord – Yeah.

Icenhower – Now that was obstructing traffic.

Lord – Well we put a turn lane in, we didn't put a parking lot in, that was the whole...

Roe – That was the whole intent, exactly.

Lord - ...when Roth Ditch or whatever was there, all that work was to ease the flow into that.

Icenhower – And it has.

Lord - ...and create

Roe – And allow a lane that connects it on to Orchard.

Lord – Right.

Icenhower – We kept Main Street open.

Petty – Can we choose what's on the sign? Can we say No Parking, Turn Lane Only?

Lord – You have to get a \$30 permit.

Voorhis – I think you could probably put times on it.

Roe – You can do anything if you put your money to it.

Lord – That at least shows that these cops are trying to educate some folks. I will agree with you that it's not going to fix it. You can put a parking sign right there and someone will park right in front of it.

Petty – Whatever reduces the cost.

Roe – What about 'No Parking During School Events'. Of course, that's a lot of words.

Petty – If it's not a school event, then they can park there?

Hokanson – It's a turn lane so I would say no parking period.

Roe – Yeah, I agree Kenny.

Icenhower – You're either going to do it one way or another. You're either doing nothing or you're putting up no parking signs and then you've got to enforce it. I'm going to be a no, I can tell you that.

Petty – So what do we need, Mayor?

Voorhis – We need a motion to approve the no parking signs on North Main Street.

Lord – So you think people ought to be allowed to park in the turn lane? That we put in a turn lane to get into the school and we've got arrows on there...

Icenhower – You can't get in there cause that lines coming all the way down the side of the building. Kenny, you got any no parking signs?

Hokanson – No, but I can get some made pretty quick.

Petty – How much do they cost?

Hokanson – About \$45 a piece. Then we have to get the pipe to put it in. That's just the sign. That's not the pipe.



**Motion by Petty to approve clerk to draft ordinance for No Parking signs on North Main Street in accordance with state law. Seconded by Roe**

Roe – I would recommend 2 signs.

Icenhower – That is set by state law how far apart you've got to have them.

Stewart – Oh, is it?

Petty – We probably have something in our ordinance about how far the signs need to be.

Icenhower – You can't put one at the entrance and make it work all the way back.

Stewart – So can we just put in the motion in accordance to state law?

Davis – Yes.

Roe – Alright, let's do that.

Davis – Do you want to amend your motion, Mrs. Petty?

Petty – Yes I do.

**Roe AYE, Lord AYE, Icenhower NO, Petty AYE, Stewart AYE**

**DISCUSS AND/OR APPROVE THE PROCESS OF SEEKING NEW ENGINEERING SERVICES FROM LOCAL COMPANIES (Roe, Icenhower)**

Roe – Yes. Just as an FYI, what prompted this is Andy Novinger who has been our city engineer the entire time I've been on the Board, he has switched companies and Richard and I have had some discussions the last several months about maybe seeking, looking at some different firms so I think this is an opportunity to do that and I'd like Board approval for the street and sewer committee, which is us 3 on this side to select 3 or 4 firms to have come to the Board and do a presentation and then we make a decision.

Lord – I'm good with that.

Roe – Do we need a motion?

Davis – Nope. A consensus is good.

Roe – Just verbal approval?

Davis – Yep.

Roe – Okay, thank you. That was easy.

**DISCUSS AND/OR APPROVE RANGE TRAINING (Mayor)**

Voorhis – As I hit on before about the credit card. Sgt. Deckard can talk a little bit more about this. They do have an opportunity to go to Willard to qualify to do pistol, shotgun and rifle training. I believe the SRO will be attending if nothing comes up to stop that so we are making progress there as well. In here, the fee itself will be \$100. It's a 4 hour class plus ammunition.

Icenhower – Is that \$100 per person?

Stewart – No, it's \$200 total.

Voorhis - \$200 total.

Icenhower - \$200 total for everybody?

Interim Chief Deckard – For everybody.

Voorhis – For everybody.

Icenhower – Well I'll make a motion to do it.

Roe – Well there's more to it.

Voorhis – Also to buy ammo, I believe ...

Icenhower – Well I make a motion to do it.

Voorhis – Also to buy ammunition, I believe that's a null point now as we approved Sgt. Deckard for a credit card. How fast do you think we can get that card to her?

Davis – It's about 5 to 7 days.

Voorhis – Do you need it any sooner than that?

Davis – If she does I can let her use my credit card.

Voorhis – Okay, we can purchase some ammo however you need to do that so we'll just approve that and you can go buy some ammunition.

Interim Chief Deckard – The quote that I provided on there that is based off of 2 locations Academy and Bass Pro. I'm also looking at options of possibly partnering with companies that sell like ammunition so we could probably get it a lot cheaper but obviously going to take place as of right now. So those quotes are based off of those two locations and that's also depending on if there's availability for it and if it's in stock.

Petty – Are there suppliers for place \*inaudible\*

Interim Chief Deckard – Yeah, that’s what I meant like suppliers and stuff like that but um to be able to get those rates you have to have like a membership and stuff like that so I don’t want to just dive into the first one that I have looked at as of right now but that is hopefully a route that we can go so hopefully we can get it cheaper.

Voorhis – I don’t believe that we will need that motion for that as we approved that credit card for the ammunition right so just buy the ammunition that you guys need. We do have the \$200 fee that we’ll need to pay the instructor for Willard so we will need that in a motion.

Motion by Icenhower to approve \$200 range training in Willard. Seconded by Lord  
Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

**DISCUSS AND/OR APPROVE MULTI-OCCUPANT SEWER CONNECTIONS AND SEWER ONLY CONNECTIONS (Mayor)**

Voorhis – This is going to be kind of a deep topic. Formal council members of this council have went out and has been talking to this community and telling them how this council pays for, or how people are being charged for their sewer rates. Several people in the city feel that they are being billed differently and former council members have told them that.

Icenhower – Go ahead and say it. It was the Mayor, not a council member.

Voorhis – Somebody, city officials were going out and talking to people and so it has came to the attention that people here be paying a little bit differently so I brought Mrs. Petty in and we met with Ms. Heidi over at the water department and we have multiple different ways of how they bill for the City of Fair Grove that is not within our ordinance. Correct, Mrs. Petty.

Petty – It’s not spelled out in our ordinance and the recommendation I think from the Mayor and myself would be that we just put in the Ordinance how we bill multi-occupancy buildings so that it’s consistent across the board. There is one specific location that has been, I don’t know how to say it, for lack of better term, handled differently. That location is a non-profit government subsidized housing. However, Tommy did talk to the lawyer and her recommendation was to still bill them the same that we bill everybody. I did ask him, Tommy mentioned that because it is a government reimbursed housing that after the new cycle then the government reimbursement would increase to make up that additional amount that would have to be paid. I asked him what that timeframe would be until that new cycle could occur and then I also asked that if in the interim if we could investigate grant opportunities to help cover that additional cost if it’s something that those residents or even the owner of the property may struggle with. So still trying to mitigate the financial impact to those owners/residents but still maintaining that consistent billing practice across the board. Which the recommendation would be to charge a base rate, a sewer base rate per unit both commercial and residential that has a sewer.

Stewart – Is there a way to just to postpone charging them until the new cycle as you call it?

Voorhis – So I talked to Misty, Misty’s the Senior Housing Manager over there as of right now. There renewals, its USDA, the grants that they get over there would be something that their

Board would have to approve and accept. Misty just works with the federal and state government with that, for the process of that so August is the time frame of when they submit that paperwork to the state. Obviously the Senior Housing over there pays for all of that, they're paying that as the seniors who live there pay the Senior Housing and so they just pay that bill. So they wouldn't be able to put in for any reimbursements or the upping of their rent for that until August of this incoming year. It is a financial impact. I did have a talk with Misty. I explained to her why it has come about in not so many terms and she understands. She does acknowledge that there will be a financial impact and they don't know, spell it out there, it will be hard for them for a while. But I think on Mrs. Petty's side of things and talking with our attorney Holly on this subject, let me pull up the message. She said basically...

Lord - \*inaudible\*

Icenhower – Yeah we can.

Lord – Is that a...

Voorhis – So...

Petty – So I want to hear what the attorney had to say.

Voorhis – Holly stated it is “improper for us to charge differently even if it is a non profit”. So we can get away with what has happened in the past, we don't have to go back for that money or ask for that. That can be an issue that has been messed up but now that this council's aware of it and we are still a government entity, it would be improper for us to bill clients of the city different than how we bill other entities within the city or homeowners and businesses.

Lord – How long have they been billed that way?

Icenhower – That was there in 1962 and they've been billed that way since 1992 when the sewer went in.

Roe – When the sewer went in.

Icenhower – So I don't know why. This has been addressed umpteen times. It's been twice since I've been on the council so I don't know why it keeps coming up. You don't want to rattle a cage here.

Petty – So what about Mark's point, can it be delayed? Can we wait until August to put this in ordinance and then could we line that up...

Voorhis – Yeah, we can talk to them and just prepare them and let them know so they can fill out the paperwork...

Roe – Appropriate forms.

Voorhis – The forms for USDA to say hey...

Icenhower – I'm against it.

Voorhis – ...that this is going to go up and let them know.

Icenhower – That's a low income deal over there.

Petty – But the government is the one that's paying for it.

Icenhower – No no.

Voorhis – Yeah!

Icenhower – No. They have government subsidy.

Petty – Yes.

Icenhower – Okay. Your rent over there is based off of how much money you got. I don't know what it is now but back when I was on that board over there we had people that was paying \$90 a month rent. The rent was \$300, the government picked up \$210 but there just allowed so many of those low income deals. You understand what I'm saying.

Voorhis – Four.

Icenhower – There's plenty of them that's over there.

Voorhis – There's only 4 people that aren't on low income paying so the government is picking up 16 of the 20 apartments that are over there.

Petty – So the 4 people over there do not fall into the low income?

Voorhis – Well one, they can only, like Richard said, they can only have so many people on low income housing over there but there's also people over there who don't meet that that are part of that 4. There's only 4 right now over there that don't meet the low income housing and that's because they make enough money, make less than enough money to live over there but they make too much money for it to be subsidized and they only have so many slots for them subsidized people to live there.

Petty – So those 4 would have to have a permanent increase to their rent to cover that additional....

Voorhis – Right. 16 of them over the 20 apartments that are over there at the Senior Housing are covered by...

Lord – But it's always going to stay at that. You mention that 4 number, I think it's common. I know in Springfield if you enter government subsidized housing and then your family situation or financial situation changes, you're making a little more money and then you don't meet the states requirements or now there's lesser requirements than when you go there. Those places don't automatically boot you out and say okay well now you've got to go so whenever we up this, there's no telling what it's going to be next year or the year after or 5 years from now.

Petty – Originally the recommendation was going to be to exclude in ordinance a government subsidized housing, non-profit, low income, government subsidized housing, however, the attorney...

Roe – attorney.

Petty - ...has concerns about that. So trying to find that balance between what's legally...

Lord – The attorney has concerns about doing that?

Petty – She said it's improper, I think was the terminology.

Lord – Does she have concerns about NOT doing that, I think it's improper.

Voorhis – Well...

Lord – What are we doing? We're going to raise the rates on this?

Voorhis – It's one way or the other, right? We have a former council member out here talking to the community so, right, we're opening ourselves up to a liability over that aspect of it talking with Holly...

Petty – All we're doing is trying to put it in black and white so that we can...

Lord – You talk about liability, this was asked and answered. The last time we went over this in detail was in the July, 2022 minutes. I'm sure you guys have all read those and as far as liabilities, we've suffered zero since then.

Icenhower – It's been that way ever since the sewer was installed in 1992.

Petty – Is it illegal?

Lord – There has to be some way that we can squash this without making these folks that are on government assistance pay more money for their sewer.

Icenhower – I agree.

Lord – There's got to be a way!



Voorhis – And I think we can put this to old business or table it and maybe we can get Ms. Holly here...

Icenhower – Put it to bed! Put it to bed! I don't think we need to get our attorney involved. Who's going to sue?

Voorhis – Well...

Petty – I still think that we should have it written down how we charge multi-occupancy units and if we want to put an exception in there for senior housing or government subsidized housing, if the attorney says that legally we are allowed to do that, I would say that that's what we would move forward with but to have it written down how we operate and how we bill to show consistency across the board except for the one exception that this Board has approved, I feel like that would be a good step forward to answer any of those questions of concerned community members in the future.

Icenhower – Have we had any complaints?

Lord – That's what I was looking for.

Voorhis – We've had several complaints, sir. I've kept Mr. Roe and Mrs. Petty, several...

Icenhower – Had complaints from who?

Petty – So it wouldn't necessarily change our practice...

Voorhis – Several community members, I talk about that...

Icenhower – I don't know where...

Petty – It wouldn't change our billing practice if we just put it in an ordinance, we just memorialize it by saying that this is how we do business.

Icenhower – I don't have a problem with that but I'm against raising anything over there.

Petty – So if we can get a firmer answer from the lawyer if the city is legally allowed to basically provide an exception for government subsidized.

Davis – I can get a written opinion from the attorney.

Petty – Thank you so much!

Icenhower – There again, you talk to 3 different attorney's you're gonna get 3 different opinions.

Voorhis – Another thing I think we need to bring up, the water department and Ms. Heidi, Richard, if you could confirm, we have 11 members within our community who are on sewer that aren't on water within our district. It's my understanding that possible coming your guys election, you're going to fix that over there. The average household is billed 2,200 gallons. I believe not too long ago we had someone come up...

Petty – Per person.

Voorhis - ...per person. We go off of Missouri Water Rural Association how they bill people here and so per person, per household is 2,200 gallons. Well we know based on our engineers and the people who have come into the city, the average household income is 3,400 gallons of water...

Petty – Usage.

Voorhis - ...usage of water that we use here. So we have 11 people, I believe 2 of them have been fixed so far. There's 9 more people that have not had their sewer rates adjusted to the appropriate amount down from the 2,200 to the 1,000 gallons per person is what it has been adjusted for. I think we need to look at that further into detail. Still 1,000 gallons per person, if there's 5 people in the home, that's still 5,000 gallons.

Icenhower – Where is that number coming from, 1,000 gallons per person?

Voorhis – She had stated that you Mr. Icenhower told her to redirect somebody's sewer rate over there from 2,200 down to 1,000 per person.

Icenhower – No. It was higher than that. Well, it was Mark is who it was.

Voorhis – As I was trying to leave all of the names out of it, right. So she said that she was directed by you that there was another person within our city that hasn't been on sewer for over a year...

Icenhower – We caught that.

Voorhis – ...but didn't use any sewer and she said that they contacted and fixed that 1,000 gallons per person inside the residence down from the 2,200. Obviously...

Icenhower – That person came in and signed up for the sewer.

Voorhis – Yeah, they came in and that's how the city had found that. It would be my recommendation...

Icenhower – No. The water district found it.

Voorhis – Oh, the water district did?

Icenhower – Yeah.

Voorhis – Okay. It would be my recommendation that we move that to 1,000 gallons per person for residents that do not use water and sewer only. Talking with Heidi at the water department and obviously, Mr. Icenhower, if you think that's what the best with the sewer committee as he adjusted Mr. Stewarts as he mentioned, I think that would be appropriate to do for the 9 other people within our city.

Roe – I agree, I agree.

Petty – Does it state in our ordinance the number that is used to calculate that sewer only rate or is it only on the application for the sewer.

Voorhis – When they come here and they fill out the form to get on the sewer, it states that we go off the Missouri Water Rural Association and their number is 2,200 gallons per person which is why the water department was billing it that way for us...

Roe – Yeah, that's where it came from.

Voorhis - ...is that the agreement that the people sign in to.

Icenhower – That came from MRWA.

Petty – So in addition to the multi-occupancy sewer billing rate, can we just add that we, for sewer only, bill for 1,000 gallons per resident of the home and update the form?

Roe – I would think so.

Petty – But it's not in the ordinance?

Stewart – Do we need an ordinance to go away from the government whatever it was that you said should be 1,000 gallons per resident?

Roe – Correct. I think that's the right thing to do.

Stewart – I agree

Roe – Be consistent with all 11 people.

Icenhower – I thought it was just 9?

Roe – Well 9 left.

Voorhis – There's 11 in total and 9 left to be fixed.

Petty – So can we just go ahead and approve that she fix them now and then we can put it in ordinance whenever the next time...

Voorhis – I don't see why we couldn't as we have 2 people in our community already that it's been fixed for...

Petty – Right, so I don't want to delay that.

Voorhis – I think that would be appropriate for us to approve the 9 other, anybody who is connected to sewer only for their sewage bill to get fixed.

Icenhower – The only way this came up is when he was complaining about his water bill or sewer bill.

Roe – I remember that.

Motion by Petty to change the way we are billing the residents of Fair Grove to get away from the MRWA recommended 2,200 gallons per person to 1,000 gallons per person. Seconded by Roe

Petty AYE, Roe AYE, Icenhower AYE, Stewart AYE, Lord AYE

Voorhis – We will need to table the multi-occupancy sewer connections.

Petty – Yes.

### **CLOSED SESSION**

Motion by Roe to go into Closed Session per RSMo 610.021 (1) legal actions; 610.021 (3) hiring, firing disciplining or promoting particular employees; and 610.021 (13) individual identifiable personnel records at 8:09 p.m. Second Petty

Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

Motion by Roe to go back to open session at 9:25 p.m. Second Petty

Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

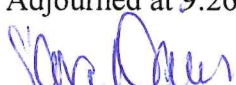
### **Mayor Report**

### **Adjournment**

Motion by Icenhower to Adjourn at 9:26 p.m. Second Lord

Roe AYE, Lord AYE, Icenhower AYE, Petty AYE, Stewart AYE

Adjourned at 9:26 p.m.

  
Sara Davis, City Clerk