

Board of Alderman Minutes
81 S. Orchard Blvd.
March 12, 2024
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OPEN MEETING

Roll Call taken by Mayor Stephen Short

Leon Beaty PRESENT, Ben Lord PRESENT, Sherry Veach PRESENT, Richard Icenhower PRESENT, Jeffrey Danderson PRESENT, Dennis Roe PRESENT

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

Approve Agenda. Motion by Veach to approve agenda. Seconded by Roe
Beaty AYE, Lord AYE, Veach AYE, Icenhower AYE, Danderson AYE, Roe AYE

Public Forum

Tim Cooke – 209 S. Meadowlark – the reason he is speaking tonight, he has spoken to a few already about this. He has suggested the possibility of having a town hall meeting just to get to know everyone. To find out who they are. This would be separate from the board meetings. Jerra Icenhower with the Park Board will be present. Hoping police chief will attend as well. He has included a cover letter with the packet handed out to Aldermen to show what will go out along with agenda. There is also certain questions that will not be allowed.

Danderson says that will have to post this as an official meeting. Tim said that he spoke with Sara about it and understands. Danderson says we can call it a meeting it doesn't matter to him.

Old Business

New Business

DISCUSS CITY INSURANCE

Les Mallard knows we have a decision coming up. As most are aware, MIRMA requires a 90-day notice. We cannot get any quotes locked in beyond 90 days. Most of them won't even give him an idea. Which is probably why MIRMA does what they do. He wanted to get as much info out for them to think about it. The information in the packet is where it set out in December. Numbers will be different if changes are made. The work comp and general liability are the two policies. MO Rural Services projection is based on history. It would be a little under \$50,000 with MO Rural Services. Work Comp does an audit and adjusts. If the amount projected is less than actual they issue a refund, if it is more than projected then they send you an invoice. Never had one hit right on the money. He wouldn't be able to get solid numbers until mid April.

Icenhower asks if they won't lock anything in over 90 days. Mallard says that is correct. Icenhower – MIRMA requires you declare your status with them 90 days before the automatic renewal. Icenhower said we had a big jump. Les says if you see the email, it looks like MIRMA has raised prices on the property.

Danderson says that MIRMA has our hands tied. Les says hopefully this will give them an idea. Icenhower says that MIRMA isn't that great of a deal. Les says that it is a pool and the money that you pay, goes into a pool for them to pay out on claims. Let's say you have a year where there are a lot of claims and the pool runs dry you may not get the entire amount of the claim where these guys have to pay the claim amount.

Beaty asks how often the pool has ran dry with MIRMA. Les said he hasn't heard of it happening. Icenhower asks clerk the rate. Clerk says it was \$49,500 the first year she was here and jumped to \$69,500 this past year. Les said that we should expect a jump this year as well. Les said he knows of 8 companies that are out of the insurance business. May call MIRMA to see if we can get a percentage of what they predict the increase will be.

Les says that general homes are increasing 15% - 25%. In a construction business, they are one of the higher rates vs. landscaping. The type of work you perform affects the rates and how much the increase is. If you live in one of the areas that has had claims in the last few years, then your rate will be higher. Hopefully this gives you an idea and he hopes it helps narrow the decision down closer to what they need to do. Board and Mayor thank Les Mallard.

DISCUSS CONCEPTUAL PLAN WEST OLD MILL ROAD

Mayor asks Roe for update. Roe says it went before P&Z and they were looking for feedback. Their engineer was there. It is by Obannon Bank. Three story, 2 bedroom units. It would require a variance and would need a rezone. Parking spaces they can get in is 164 and by code we would require 180 spaces. A rezone and at least 2 variances, possibly 3. There is a height restriction in the city. The P&Z decided there were a lot of hurdles that they would have to jump through and it would have to pass the Aldermen, the general perception was to move forward with this. Mayor said that P&Z wanted to make the Aldermen aware that this was coming forward. Icenhower against it, too many variances, and the lift station already takes 80% of the waste water in the town. There is no green space, where are the kids going to play. Visited with Fire Chief and in case of a fire, they would have to call in Strafford because they don't have a ladder truck.

Lord says that there are variances on the density, height, parking and zoning. We have these rules for a reason and once you start it here, why wouldn't you do it for everyone. Lord said that Officer Castleberry makes a good point on the traffic congestion that this will create.

Roe says the pros and cons were discussed at P&Z meeting. Roe says that we need more housing in Fair Grove and Veach said that this concept isn't what Fair Grove is. Icenhower says that it's easier to build up instead of out. Veach says it's just parking lot space, no green space. Icenhower said that we could create problems in the future. Veach says that lift station has had trouble for years. Icenhower says it's much better since they just spent almost \$250,000 getting it taken care of.

Lord says that its lots of variances and that's too many for him.

Roe says that Mayor did research on units per acre and Greene County and Strafford are about 20 and we are at 11. Lord said that we aren't there but neither are any of the smaller towns except Strafford but they don't have their own lift station. Theirs is pumped to Springfield.

Beaty says the location isn't right for this idea. That they would need to go to the other side of town. Mayor said that he spoke to a contractor and it would be simple to dig the first floor into the slope. Icenhower, Veach are against it. Mayor is for it. Mayor said we have our engineers compiling a study. Icenhower asks why the Mayor is for it, Mayor said for more people in Fair Grove and more local businesses. MoDot will have to do a traffic study. Beaty said that he

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doesn't think this location is good with the sewer. Icenhower said that the state would have a problem at that location. Mayor thinks this has been productive and Roe can take a general consensus of decision.

Danderson likes more housing in Fair Grove but that is a bad spot because that is a lot of housing for that spot. Mayor said that this spot was rezoned for a Sonic and it was rezoned for RV trailer sales and RV overnight parking but they couldn't reach an agreement to purchase the CMH property. It has been looked at before and if this doesn't go then someone else will see this as an opportunity. Roe will share general consensus with P&Z that it is not favorable.

CLOSED SESSION

Motion by Danderson to go into Closed Session 610.021 (3) hiring, firing discipling, or promoting particular employees at 7:00 p.m. Second Veach
Beaty AYE, Lord AYE, Veach AYE, Icenhower AYE, Danderson AYE, Roe AYE

Motion by Danderson to go back to open session at 7:11 p.m. Second Beaty
Beaty AYE, Lord AYE, Veach AYE, Icenhower AYE, Danderson AYE, Roe AYE

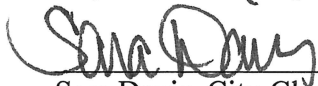
Mayor Report

Chief Howell will start March 25th. The April 2nd election day will include a use tax of 2.25% on purchases from out of state vendors. Town Hall meeting will be March 29, 2024.

Adjournment

Motion by Danderson to Adjourn at 7:28 p.m. Second Veach
Beaty AYE, Lord AYE, Veach AYE, Icenhower AYE, Danderson AYE, Roe AYE

Adjourned at 7:28 p.m.



Sara Davis, City Clerk