

PLEDGE OF ALLEGIANCE LED BY MAYOR PRO TEM PETTY

OPEN MEETING

Roll Call taken by Mayor Pro Tem Petty

Ben McMains PRESENT, Mark Stewart PRESENT, Franklin Hodges PRESENT, Tim Cooke PRESENT, Kelly Petty PRESENT

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

Approve Agenda.

Motion by Stewart to approve the amended agenda. Seconded by Cooke McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE

Oath of Office

Eric Boncuk, Ward 3 Alderman – Term to expire April 2026

Hodges – Amen

Petty – Welcome, Eric. We're happy to have you.

Public Forum

Petty - All right. Next up, we have our public forum. Members of the public are invited to speak about any item. But know, that we will have an opportunity after each agenda item prior to final decision by the Board for public to speak or comments on any agenda item into the discussion prior to that final decision. So anybody is welcome to come up and speak right now for any item not on the agenda or if you want to get ahead of it. You're welcome to come up now for an agenda item.

Old Business

DISCUSS AND/OR APPROVE VACATION OF PINE BLUFF STREET

Discussion

Petty - So this is for the road where the homeowner owns, a dead end road where the homeowner owns properties on both sides. He wants to purchase that piece of road. We did get communication back from the lawyer that we would have the option to vacate that by signing a Quitclaim Deed and transferring ownership to him. One of the questions we have is do we want to get that piece of property assessed to ultimately sell it to him or does the City want to just vacate that portion and sign it over to him? I think in the in the Quitclaim Deed, it has on there an amount of \$10.

McMains - My opinion is we give it to him because he's going to have to tear up the road anyways, to join those properties. And so it's going to cost him a lot of money to do that. So I said we sell it to him for \$10 or do whatever we're going to do.

Hodges - I agree with that. Does the City of Fair Grove does own that road?

Petty – Yes.

Hodges – Okay cause back years ago, when that got in the ground, that was Greene County. And that was my question and I haven't found out yet. But it does, it did get turned over to Fair Grove?

Petty – Yes.

Hodges – Okay. I just wanted to make sure. Buit I'm for just giving it to him.

Davis – You have an audience member.

Petty – We haven't got to public comment yet, Sir. I will open the floor for you.

Hokanson – Okay.

McMains – I know, Kennie, you're probably tired of plowing that road.

Hokanson - No, I'm not. There's no place to turn around.

McMains – Oh.

Hokanson - If we give that road up Greene County ain't got no place to turn around. I ain't got no place to turn around. I don't think it's a good idea, but. Or at least give us 250 or 300 feet of it so we can go in there and turn around and come back.

Petty – Okay. Thank you!

Stewart – So it's wide enough for you to go in and turn around?

Hokanson - It's got a, you know, you can go up this way and turn around or you can go up this way and turn around.

Stewart – Okay.

Petty - Would we be able to Vacate a portion of the road...

Davis – I think so.

Petty - ...and have that kind of cut out for our utility vehicles to have that space.

Davis - Yeah, I think so. I would have to check with the attorney for sure, but.

Stewart - Yeah, we should do some more digging into that. I didn't know that was an issue until just now.

Hokanson - It's a major issue. There's no other place to turn around.

Stewart - Because I want to do them solid. We don't need that but I also don't want to take away your ability to do your job.

Hokanson - In order to turn around you have to go all the way around the block basically. One big circle.

McMains – You couldn't turn around right there at that daycare?

Hokanson – No cause the driveway is not wide enough. Whenever you're plowing snow as you know it's slick, so if you don't get that driveway just right now you're off in the ditch. At least that right there is a good wide swing all the way around.

McMains – So say we keep the, just the Y, would that be enough?

Hokanson – Well, yeah, but you need to be up there a little bit because sometimes it's so slick you gotta come in there and then back up in it a little bit and then go back out.

Hodges -- Has the owner said why he wants to have that road?

Petty – To connect the two properties into one.

Hodges – Okay. He ain't here, is he?

Stewart – Maybe that's something we discuss. Some type of agreement that we can enter into where we can still use it to turn around.

Petty - We will vacate the part that we don't need, adjust the property lines and then you can have the rest.

Hodges – Me, personally, I don't see why it would matter on you Kennie on what your turnaround is because there's probably 100 dead end streets around here with no place to turn around at, you know.

Hokanson – Do what now?

Hodges – There's a lot of streets here in town that are dead end. You gotta turn around somewhere. In somebody's driveway or something for you to turn around or do a 'Uy' right in the road. Like I said, I don't know why it'd matter just right there.

Hokanson – Cause there's no other place to turn around out there.

Hodges – Well, just like I said. At the end of a dead end street here in Fair Grove, how do you turn around?

Hokanson – There's normally a driveway.

Hodges – That’s what I’m saying. There’s a driveway somewhere. Just like what he was saying there, you got that daycare and then you got up there where his business is, it’s got an in and out there too to turn around on.

Hokanson – No. I don't want you to give the street up until I got a place to turn around.

Motion by Stewart to postpone and talk to the lawyer, talk to the homeowner and figure out some more and we can have this discussion offline.

Public Comment Open

Dayton Ault – Can you give up the road and keep an easement?

Stewart – That’s what I was wondering too.

Hodges – What was it? I didn’t hear him.

Stewart – Making an easement. Have some type of agreement where Kennie can still use it to turn around as an easement but it’s still his property.

Hodges -- Could be. Talk to the guy that owns the property.

McMains -- I’d say he’s probably wanting to tear it out then.

Stewart – Probably. But if we're just using it to turn around with snow equipment. It’s something we need to talk to the attorney about.

Hodges – Talk to him and see. Would this hurt anything? Not hurt anything? You know.

Public Comment Closed

Seconded by Hodges

McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE, Boncuk AYE

DISCUSS AND/OR APPROVE PRINTER QUOTE

Discussion

Petty – Sara has an update for us.

Davis - Oh yeah, the chief has decided to share in our current printer. So I don't know that we need to get a new one.

Petty - And so our last discussion, we talked about the three options that we have getting a new printer, keeping the old printer and getting a new printer or just keeping the current printer and sharing it with the Police Department. Out of all of the options keeping the current printer and sharing with this, the Police Department was the cheapest option for the city. And we had asked Sara to confirm that that is an appropriate choice for the Police Department as well as the City. Seems like you agree. I'm for just keeping the current printer and sharing.

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Stewart – I agree.

Hodges – Sounds good.

McMains – Works for me.

Public Comment Open

Public Comment Closed

Motion by Cooke to continue with the printer that we have with City and Police officials sharing for a monthly service spend of \$58. Seconded by Stewart

McMains – We do have to buy out the old device, right?

Davis – I think so.

McMains – For \$3,200? \$3,300 almost.

Petty - Would you like to amend your motion to include paying the buyout cost of \$3280.93?

Cooke – Yes. **To include the buyout price of what did you say?**

Petty - \$3,280.93.

Cooke - **\$3,280.93**

McMains – Sorry I threw that wrench in there.

McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE, Boncuk AYE

New Business

**DISCUSS AND/OR APPROVE PLANNING AND ZONING COMMISSIONS
RECOMMENDATION ON REZONE CASE # RZ25-07-04 WEST HIGHWAY CC AT
HIGHWAY 65**

Discussion

Stewart – Do we have any idea what they're trying to put in there?

McMains – They're just wanting to sell it.

Petty – We do have the landowner here if you guys would like to speak, to hear from them. What their intent is? Some history, context.

Stewart – Sounds great to me. Yeah.

Petty – Would you guys like to come talk to the Board?

Stan Melton – Absolutely. Thank you for allowing us to attend tonight. I'm Stan Melton and my wife Cindy is the owner of the land and basically and we distributed a letter of information for you all similar to what we gave to Planning and Zoning. Essentially, we recognize that that parcel, land zoned agricultural is not, to us, not usable as agricultural. It's commercial zoning on the sides of the land around it. And that's what we're applying for as well. Basically, we hope to see development of the land after the sale. Uh. Things that would fit as a benefit to the city of Fair Grove. First point would be that a business that would add more sales tax revenue to the city or other possibilities would be a business that fits the long-range plan for the City of Fair Grove. But it definitely will be probably a business development.

Tom Booth - How far is the land extend on that rezoning? Is it just your property that it's for?

Cindy Melton – Yes.

Tom Booth - And where does that property end?

Cindy Melton – At the intersection here.

McMains – If you look on that big map back there. You see the intersection of CC and 65?

Tom Booth – No. I can't see it from here.

Stan Melton – It generally borders Highway 65 and CC.

Hodges – How many acres are over there?

Cindy Melton – 50.

Hodges – 60?

Cindy Melton – 50.

Hodges – Oh, 50. I didn't know how many there was.

Petty – Any other questions for Mr. Melton?

Stewart – I don't believe so.

Cooke – That goes down to where the old fire department was.

Petty – So during the public hearing...

Cooke – Cause this is Sunset, right?

Petty - During the public hearing, we had several residents of the neighborhood just west of this property that spoke against the rezoning and we had some other residents of Fair Grove that spoke against the rezoning. A couple of the reasons were noise pollution from Highway 65 and another odd reason was for the abundance of wildlife in that area and concerned about the rehoming of that as well as just the loss of the wildlife within the city limits. For the noise pollution, we talked about the buffer yard requirements between commercial property and residential property and also the elevation of that property in comparison to Highway 65. Obviously, you know nobody on the board or on the Commission is an engineer, but it seems like the buffer yard plus where it's located the noise pollution may be minimal. Then as far as the rehoming of the wildlife or impacts to the local wildlife, Mr. McConnell shared that because those concerns were brought up during the public hearing that they can be addressed or will have to be taken into consideration when developing the property. Is that what you said, Mr. McConnell?

Jeffrey McConnell – Pretty much. And then the flood zone.

Petty - And then I asked a question about the flood zone and what that would look like when developing the property. All of that, all of that part though, is will have to be looked into by any developers that were to purchase the land.

McConnell – Mitigated.

Petty – Mitigated. We asked during the public hearing if there would be any, if there have been or will be any improvements or modifications to the land prior to selling it and they said no, it's raw land. I think that's... Ben?

McMains – That's pretty much everything we covered at the meeting.

Petty – Anything else to share, Mr. Melton?

Stan Melton – Just thank you all very much for considering our request and appreciate you allowing us to be here. Thank you.

Public Comment Open

Jeffrey McConnell – I've been living in small towns most of my life, except for two years in Hollyweird. I've heard the old saying build it and they will come. That would be a big boost to the economy. Especially Fair Grove. Thank you!

Tom Booth - I live on sunset. Property hasn't been sold. We don't know who's going to move in. We don't know what kind of construction is going to be done. So there's no, there's no evaluation made on the animals. There's no evaluation made on the how it will affect the runoff of the rainfall? And it seems like we're just in in the blind. So I think some of these other things should be addressed before we okay it.

Jeffrey McConnell – I would like to respond to that. All those things will be brought up in a public hearing and you know whatever the proposal is and all those things will be addressed and

everybody can speak once again. I've been through many development hearings in my years and if it's bad for the economy, the public will show up. Word gets around quick in a small town, so I know how they feel and it will all come out in public hearings and everybody will get the chance to speak.

Drieda Booth – My worry is we are the lowest place in Springfield, in Fair Grove and when they put the four-way highway in it dumped more water down on us and if you take other stuff out all these trees and everything, I'm concerned that we will even get more water than from us and it could ruin our property. Including our house because of the runoff unless something's done so, it will not be running down to us.

Preston Gourley - 66 N Sunset. I have lived in Fair Grove 26 years of my 28. I do agree with the flooding and runoff, it's it's a big problem already and I know the plan is to make retention ponds for it but how about when the retention ponds fill up and they just overflow? Also the noise from 65, I know that y'all said it's going to be a minimum with the wall as possible, there's already noise from it so like if anything gets taken out it's just going make more noise for it. And I just don't want to see my small town getting bigger. It's just sad. I think we'll lose our charm if we get any bigger here? Our little country charm that we got here. That's all I have to say thank you.

Public Comment Closed

Petty - Thank you. So to address just a couple things, any development that's done on that property will have to go to you know, we'll have to be conducted by an engineer, approved by an engineer, approved by the City prior to that level of change being made. I don't think the City would approve plans to develop a piece of property that would put in structures or and or not mitigate risk of potential loss of other property, homeowner, homeowner property so. Thank you for bringing that up.

Tom Booth - I understand what you just said, but I don't particularly agree with that because I wanted to put a pole barn in on my property at the edge of Fair Grove and I was told it was unsafe to do and I couldn't do it. And yet they just put in a big building right next to Icenhower's that is literally a pole barn. So how can we be sure that these engineers are going to allow things to be done the way they're supposed to be?

Petty - So the engineer would draw up the plans and then submit them to the City. The City would then see it and approve it. As far as what has happened in the past and what's happened recently, I can't speak to those decisions. They're may have been code changes that would have changed with the allowance for that.

Tom Booth - Just seems like the rules ought to be the same for everybody.

Petty - Any other board discussion before we make a decision on this rezone request?

Stewart - Our Planning and Zoning is supposed to be our experts and they unanimously said...

Cooke – 6 to 0.

Stewart - ... that we should do this so that makes it hard for me to say they're wrong.

McMains - I would say it's not going to stop them from selling this property. All this does is increase the value of the property for when they do sell it. That was one of my questions I brought up at the Planning and Zoning. So, it's not going to stop the selling of the property. Either way, they're selling it. It's just. I'm for changing it to commercial.

Petty - Changing it to commercial also increases the tax revenue for the city. It's a much higher tax rate compared to agriculture.

Stewart – Anything else?

Petty – Nope. Open to a motion.

Motion by Stewart to accept Planning and Zoning Commissions recommendation to approve Rezone Case # RZ25-07-04. Seconded by McMains

McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE, Boncuk AYE

DISCUSS CITY EMPLOYEES VACATION POLICY (Stewart, Petty)

Discussion

Stewart - So this is basically just to give you guys a heads up as to what's coming. We sat down with Sara, Kennie and Chan about the new vacation policy, and there was some confusion as to how it works, the new policy works versus the old policy, and we also failed to realize that the way the policy was set up it might have a role in time where they had 0 hours to take any vacation time. So, just the way it was all set up, I can go through it in detail if you like how that works. But what we've decided to do this is what Kelly and I have found discussed and we think it's best for now, we're going to take a pause and come time for them to roll over their new vacation time reassess this situation and see if they have enough hours when it rolls over for them to be able to take their time off at the beginning of season for a season or early season vacations, and if not, then we're going to readdress this and essentially appeal it for these three employees and go back to the way that it was. Where they get all their time up front and then they burn it throughout the year, lose it, get upfront burn through the year. So I just wanted to, the only reason that's on here is to make you guys aware that this is something for you guys to be thinking about and we might have to bring it up later, depending on what happens towards the end of the year.

Hodges – Do they not do, like where I've worked in the past, at the beginning of the year the highest on the ladder would pick what days for what weeks that they want their...

Stewart - They can't really do that here because like there are certain months where Sara can't even be gone even if she wanted to be. December right? She has to be here. No matter what. Just like Kenny with the plant. There's a problem he has to come to work. Doesn't matter if he's on vacation or not. He doesn't have a backup.

Hodges – I didn't know. Like I said, that's the way we always done it where I worked at.

Stewart – Yeah. I don't think they really do that here since we can't.

Hodges – Like you said, Kennie wanting to do hay season.

Stewart – They just work it out amongst themselves so that Sara or Chan's here.

Hodges – Works for me.

Stewart – And now that Kennie has a helper.

Petty - I think their request is reasonable and it was definitely a situation that I hadn't considered when we originally talked about the PTO policy. So knowing you know that they, I trust that they are making the best choices not just personally, but also for the city. I know when we call Kennie, he shows up. I know that when Sara takes vacation to Chandra's here and vice versa. So I want to do what's right by them. I don't want to punish them just for the sake of it all being the same. If it's working for them, then I'm in support of going back. So the first anniversary is in January. So at January, we will potentially be bringing this to the board to reassess and roll back and or change.

Stewart - My intention with this policy was that for it to be an improvement not the opposite. So if it's going to negatively affect them, then we go back to the other way in my opinion, but y'all will give your own opinions then.

Public Comment Open

Public Comment Closed

DISCUSS AND/OR APPROVE PLANNING AND ZONING APPOINTMENTS

Discussion

Petty - So Sara brought it to mine and John's attention that we have two more people that are due to be reappointed to the planning and Zoning Commission. If we follow the same path of appointing their term to begin in September, we will then have five people in one year that would be rolling off at this...

John Hayes - I was put on a different term cycle.

Petty - You were?

Hayes – Yeah. I went back through the notes for that meeting and somehow it got pushed for a third year or something like that. So it's 4, but it still needs to be staggered in my opinion. So if we could do one person like a one year and one person a two year or whatever the board wants to do. That would be great. I would like to recommend the same two people be reappointed and they're both willing to do so.

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Petty – Okay. So yeah, we want to stagger their appointment terms so that we can only have no more than two per year rolling off so we don't have any potential mass loss of volunteers willing to serve on that Commission.

Dennis Roe – Correct me if I'm wrong, those are typically 4 year terms, not the 2 year terms that Aldermen have.

Hayes - Yeah. So we could do a two and a three or three and four or something like that.

Petty – Any other discussion?

Stewart - I think that's wise to do a 3 and a 4 will be my opinion.

Petty – Well, we have two on the 4 so it would be a 2 and a 3. What's yours?

Hayes – 5. You guys put it through 2030.

Davis – Congratulations.

Petty – Two 3s. When it comes time we'll do two 3s.

Hayes – It's time now.

Petty – Today?

Davis -- We can do it at the next meeting.

Hayes – Yeah, you can do it at the next meeting it's just that we have to do it by then. Otherwise we lapse on the appointments so.

Petty – We will make sure it's on the next agenda to approve those appointments, to present those appointments for approval.

Public Comment Open

Public Comment Closed

BILL NO. 25-19 AN ORDINANCE OF THE CITY OF FAIR GROVE, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS (Posted 7/22/2025)

Discussion

Petty – This is our annual conflict of interest disclosure ordinance for city officials.

Stewart – This is just the same one that the Missouri Ethics Commission basically requires us to have in place.

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Davis – Mmm-hmm.

Stewart – We just keep doing it, is it every year or two years?

Petty – Yes.

Stewart – Nothings changed on it?

Davis -- The Bill number.

Public Comment Open

Public Comment Closed

Motion by Stewart to have the first reading of Bill No. 25-19 by title only. Seconded by Cooke McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE, Boncuk AYE

MAYOR PRO TEM READ BILL 25-19 BY TITLE ONLY

Motion by Stewart to approve the first reading and have the second reading of Bill No. 25-19 by title only. Seconded by Cooke McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE, Boncuk AYE

MAYOR PRO TEM READ BILL 25-19 BY TITLE ONLY

Motion by Stewart to approve the second reading of Bill No. 25-19 by title only and assign it Ordinance No. 285. Seconded by Cooke McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE, Boncuk AYE

BILL NO. 25-20 AN ORDINANCE AMENDING ORDINANCE NO 38; ARTICLE 2. GENERAL PROVISIONS; SECTION A; LANDS TO WHICH CHAPTER APPLIED BY REPEALING SECTION A: LANDS TO WHICH CHAPTER APPLIES AND ENACTING IN LIEU THEREOF A NEW SECTION A: LANDS TO WHICH CHAPTER APPLIES TO READ AS FOLLOWS. (Posted 7/25/2025)

Discussion

Petty - This is an ordinance amending Ordinance #38.

Davis – Oh, the floodplain.

Petty – Hmm?

Davis – The new floodplain maps.

Stewart – Yes!

Petty – The new floodplain maps.

Stewart – This one is spectacular for me.

Petty – We’re adopting the new floodplain map, FEMA floodplain map. Which will have a positive impact for some homeowners.

Stewart – Most.

Petty – Most homeowners insurance, right?

Stewart – Yes. My particular little subdivision. There’s a whole row of us that have to have flood insurance and there’s no flooding possible.

Petty – I don’t see anybody here in support of this.

Stewart – That’s cause they know I’m here.

Public Comment Open

Public Comment Closed

Hodges – Are you kidding? It’s going to cost you for insurance on this map?

Stewart – Huh?

Hodges – Were you kidding or are you serious?

Stewart – No. I’ve been paying for flood insurance for years.

Petty – It goes down.

Hodges – It goes down, okay. I didn’t want to cause you to cost you money.

Stewart – No. Quite the opposite.

Hodges – Good.

Petty – Sounds like we might not adopt it. Sorry. I’m just kidding.

Stewart – I’m not even going to make the motion. I’m going to let Tim do it.

Cooke – I’m still undecided on this.

Motion by Cooke to have the first reading of Bill No. 25-20 by title only. Seconded by Boncuk McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE, Boncuk AYE

MAYOR PRO TEM READ BILL 25-20 BY TITLE ONLY

Cooke – Are you done?

Petty – Yeah.

Motion by Cooke to approve the first reading and have the second reading of Bill No. 25-20 by title only. Seconded by Boncuk
McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE, Boncuk AYE

MAYOR PRO TEM READ BILL 25-20 BY TITLE ONLY

Motion by Cooke to approve the second reading of Bill No. 25-20 by title only and assign it Ordinance No. 286 Seconded by Boncuk
McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE, Boncuk AYE

RESOLUTION NO. 25-26 OF THE CITY OF FAIR GROVE, MISSOURI AFFIRMING THE CITY'S COMMITMENT TO PUBLIC SAFETY AND THE REDUCTION OF VIOLENT CRIME.

Discussion

Petty – This is an annual, nope. Reverse.

Chief Riggin - Basically what it is it's only is reaffirming what we're already doing but to apply for certain grants we actually have in a resolution form. The last one I could find was two years old and under piles of paperwork and I felt like it's due. I started applying for a grant and we're getting money but the big ones will require this.

Petty - Awesome. Well, thank you for finding that out and bringing it to us. I know I support the city's commitment to public safety and reduction of violent crime. Personally.

Public Comment Open

Public Comment Closed

Motion by Stewart to approve Resolution No. 25-26. Seconded by McMains
McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE, Boncuk AYE

DISCUSS AND/OR APPROVE BID FROM FLUID EQUIPMENT ON TITUS TWISTER

Discussion

Petty - So we finally got the bid from Fluid Equipment. It's for \$52,000 and that includes the install, that includes the concrete pad, that includes the ozone, the equipment itself, getting it set up and running. Which we budgeted for, for this fiscal year in the capital or the sewer?

Davis – I think it's in the sewer.

Petty - We budgeted for it in the sewer fund.

Cooke - And that is with everything on it that you said we would need, right, Kennie?

Hokanson – Yep.

Petty - We brought it to this Board several times. We are very much in support of that. The sewer the Public Works Committee is. We got to see it in person and the difference it made was pretty incredible, so.

Hodges – Did you ever get to talk to him to see what it's gonna cost to run that machine?

Petty - Kennie, I know that he was gonna optimize the flow rate of the ozone to match the need for the space and the volume of , what's the word?

Hokanson – Oh, the amount of gas coming in?

Petty – Mhm. Did he send a price for the like an annual price for the consumable portion of the unit for the ozone?

Hokanson – Not that I'm aware of. I can get some more information on that.

Petty – I know that when we talked to him...

Hokanson – He said he would talk to you if you wanted, the council so everybody is on the same page.

Petty - I know that this initial purchase includes enough of the ozone to be able to operate for, is it for six months, until it's serviced.

Hokanson – Right. Yes.

John Hayes - Kennie, I've got a question. What provisions were filtration? Have they put in? When we implement basically ozonation process, it's also a pea scaler so all of our lines, it's basically going to clean those out and descaling as well. So we need to capture that *inaudible* coming off there somehow. Is there a filtration system in place?

Hokanson – We've got a bar screen filter down there that catches it when it comes through.

Hayes – Well what I mean is the sediment *inaudible*.

Petty – So at the CC lift station it's basically rolling water...

Hokanson - *inaudible* grease so we can pass it through the pump.

Hayes – Correct. But an ozonator I put them on my private residences before and any type of sediment calcium deposits whatever that's on the calcifications or basically thread that's in the copper pipes or if we're using pex or anything, anything that's in the pipes that basically keep scales it and shoots it into the faucets perhaps? Or whatever. So I didn't know if there was a way that we can catch that before like you know, the pump stations or you know after before it goes out to the public or whatever.

Hokanson – It doesn't go out to the public. I don't understand where you're going with this to be honest with you.

Hayes – Sewer side only then?

Hokanson – Yes.

Hayes – Okay. Never mind. That's the water district. Never mind.

Petty - Yeah, this is where it all goes before it goes to the plant for treatment.

Hayes - Yeah. It's on the sewer side.

Petty – Yeah.

Dennis Roe – What I will say, John is from my years on the sewer they were seeing where the element of those pumps and...

Hokanson – *inaudible* Steve knows about it.

Roe - *inaudible* This would address those issues.

Hayes - Yeah, I thought this was for both sides, water supply as well as sewer side. It's just the sewer side.

Hokanson – Yep.

Petty - This should extend the life of our equipment as well as improve the safety for our personnel.

Roe – What was the quote on that?

Petty - \$52,000. Do we want to wait until we get the consumable cost before approving this or do we want to go ahead and approve it?

Hodges – One of my other concerns is with it is the warranty. We're gonna spend \$52,000 and all they do is warranty it for 6 months. That's it.

Petty - This will be added to our service contract that we have with Fluid Equipment too.

Hodges – Yeah but if something happens to it, we can't afford to do another \$52,000 or whatever.

Hokanson - So you think that we're spending \$52,000 on it. So you think when it quits the whole thing will quit?

Hodges – No. No I don't.

Hokanson - Like the car the water pump might go out or the battery. It wouldn't cost \$52,000.

Hodges – Right, but like I said my my concern is Kennie, it's \$52,000 and they don't warranty it more than six months. It's like they ain't got no trust in their stuff, you know. That was one of my concerns. Just want to bring it to the board. Because most of you probably don't know it. It's only a 6 month warranty on this machine. And like I said, I'm trying to figure out how much it's going to cost us to run it and stuff. It's a little bit of concern, you know, electricity. Another question was when we had our meetings was, is it going to be ran all the time? Can we put it on a timer? You know I haven't heard any response on that yet? So I've got concerns. You know not 100% against it so don't take me wrong.

Dennis Roe – Franklin, what I will say is the increased electricity, that it will cost to run this is minimal compared to the expenses we paid in the past when rebuilding those pumps. We will save money. We will save money if we can keep those solids from forming in the tank and reduce the wear on the impeller...

Hodges – Sure.

Roe - ...the wear ring in there, we will save money.

Hodges - I don't know how much how long, Kennie could answer this question or should, how often does the grease build up at the lift station?

Hokanson – All the time.

Roe – Less than a week. I'm serious.

Cooke – Yeah, when they shut that down last time, it was built back up within a week.

Hokanson - Within a week. Yeah.

Roe – 80% of the sewer....

Hodges – So what have you been doing over these years when it builds up?

Hokanson – Firehose it out.

Hodges – That’s what I thought.

Roe – Rinse it out.

Hodges – Break it up with the firehose.

Petty – And replace our pumps because they break.

Hodges – No.

Inaudible Roe, Hokanson

Hodges – Well, like I said if it does in a week we ought to be using the firehose on it every week. Just doing maintenance as part of the maintenance plan, you know. And then like the one lift station over there on Northview, there is no fire hose there, is there? And we had a problem, what two weeks ago or three weeks ago. It build up in there and it shut that pump down you said. That’s what you told me.

Hokanson – That’s not what I said.

Hodges – Well that’s what you told us.

Hokanson – I did not tell you that.

Hodges – Yes you did. Right here at the meeting. I asked you.

Petty – That’s enough. No more.

Cooke - So I'm gonna give you my opinion. It's been made perfectly clear by members of this Board and the public that sewers is a primary concern for everybody. We have worked on and I have a booklet if somebody wants to see this on this twister. We have found a product that will help with these problems that we have done a trial on and have seen results down at the CC lift station. It's within the price range we had discussed. I'm of the opinion we need to move forward on this now and start getting this moving.

Petty – Are you making a motion?

Motion by Cooke to approve bid from Fluid Equipment to purchase Titus Twister in the amount of \$52,000 to include installation and start up. Seconded by Petty

McMains – What did we budget for that?

Davis - \$55,000 or something.

Cooke – We are under budget.

Public Comment Open

Public Comment Closed

McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE, Boncuk AYE

Petty – Kennie.

Hokanson – Yes?

Petty – We can reach out to Jason and let him know that we approved the quote. Please also request more information on the costs of the...

Hokanson – Operation.

Petty - ...operating it please. Thank you!

Cooke - Which I'm with Dennis. I believe the operating cost is going to come in far lower than the repair cost we've been doing.

Hokanson – Oh yeah. Oh yeah!

Dennis Roe – And remember, we have 4 pumps down there. Two in the main station, two in the overflow.

Hodges – But it's only gonna be in the one pump station. That's all its gonna *inaudible* So anything to come to Northview and everything, it'll come down *inaudible* if it gets cleaned where it'll be down in there and pumped down.

Stewart – This thing is so amazing that we would put it in all of them, right?

Petty – So amazing!

Hodges – If we had the money.

DISCUSS AND/OR APPROVE LAGERS SUPPLEMENTAL VALUATION (Stewart, Petty)

Discussion

Stewart – Everybody get to digest this whole thing?

Petty – I read it.

Stewart - So I'm going to be honest. I was on vacation last week and I have not fully digested this and although I'm pretty sure that I'm going to be in favor of it, I would like to have some more time to digest it if everybody is of that same opinion because it is quite wordy.

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Motion by Stewart to postpone this until we've had more time to review this and discuss it further with the experts.

Cooke – You are the expert.

**Seconded by McMains
McMains AYE, Stewart AYE, Cooke AYE, Hodges AYE, Petty AYE, Boncuk AYE**

Public Comment Open

Public Comment Closed

UPDATE ON SEWER AND STORMWATER BOND FROM PUBLIC WORKS COMMITTEE

Discussion

Petty - So we had a meeting with. Todd and Sarah, one is our bond company and the other is our bond attorney and basically talking about the next steps for ultimately the city receiving that bond money that the voters approved in April. What they needed from us was a Resolution for them to go to market to to sell the bond to get the money. He sent a timeline of of how quickly all of that can happen and we could see the funds in the account by September 23rd, which is awesome, because then we can go out for bids for the the first stormwater culvert that needs updated at Saddle Club in Main. We told them that he was like he was kind of nonchalant. You know, we could take our time and we were like we have work to do. He's like, oh, well, if you've already got projects determined. I said we have an entire list. We're ready to go. So once he figured out that our our tone was a little bit more interested in moving than just sitting and waiting, which was odd, but he said that he would move and get these done and they started, you know, sending us information so.

Stewart – Is that the one that we wanted to replace at the same time that we do Phase 2?

Petty – Yes.

Public Comment Open

Dennis Roe – Has Andy finished drawings for the bid process? The stormwater box or is he still working on that?

Petty - He was waiting for an update on how our discussion with the bond company went.

Roe – My suggestion to you all would be on the Phase 2. If you cannot get the stormwater box in ahead of the sidewalk just take the sidewalk as close to it as you can and complete it after the stormwater box gets put it.

Petty - Thank you, Dennis.

Roe – You're welcome

Public Comment Closed

RESOLUTION NO. 25-07 A RESOLUTION AUTHORIZING THE CITY OF FAIR GROVE, MISSOURI TO OFFER GENERAL OBLIGATION BONDS FOR SALE

Discussion

Stewart – Anybody have anything?

Motion by Stewart to approve Resolution No. 25-07. Seconded by Cooke
McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE, Boncuk AYE

Hodges – Can I ask you a question on that real quick?

Petty – Mmhmm.

Hodges – I'm not smart enough on the bonds but I've been told in the past you put these up for sale they might not bring the million dollars. Is that right? If people don't buy them? Does anybody know?

Petty – The question that Franklin asks is with the bonds putting them up for sale he said that is it possible that somebody won't buy it. What we're hoping for are favorable terms. We want somebody to buy it that is going to have the lowest interest rate so that we're not ultimately paying a lot more money in interest. So, would it not sell? Probably not. It's probably going to sell.

Hodges – Right but not for the million, possibly could not be for the million.

Petty - I don't foresee it being an issue selling for a million. I can't speak to how the market operates. I definitely do not know enough about bonds and how the bond coming company and the market interact with each other.

Hodges – I was just curious. Like I said.

Petty – Bu I got a positive feel from our bond company and the bond attorney that it would be a successful sale.

Hodges – Just asking these questions. I didn't want somebody planning on a million if there's a chance it could go for it.

Roe – Can we respond to that?

Petty – Opening it up for public comment.

Fire Chief Hoskins - I know in the in the Fire Protection most of the fire districts in the area have bonds they've actually sold for over face value, yeah. So they've actually generated extra money that the taxpayers don't have to pay back. Now this is an open market, so can't promise anything. But that has been what has happened with the Fire district.

Dennis Roe – And to add on what Tony just said. Not Tony.

Fire Chief Hoskins – Randall.

Roe – Randall. I knew it was one of the three. I'm sorry, I had a mental block there. Franklin, the interest, people who buy the bonds make money off of the interest that's free. They don't pay taxes on that. The bonds are going to sell.

Hodges – Right. I've heard in the past where they didn't on stuff and I just want to make sure that we know up front that it might not.

Roe – It's the best way to raise funds for city projects and fire departments.

Hodges – I understand.

Petty – Thank you, Dennis. Thank you Chief Tony.

Mayor Report

Petty – I don't have anything to report, right?

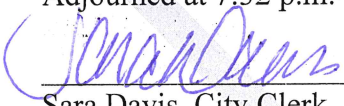
Davis – I don't know.

Petty – Nope.

Adjournment

Motion by Stewart to Adjourn at 7:31 p.m. Seconded by Hodges
McMains AYE, Stewart AYE, Hodges AYE, Cooke AYE, Petty AYE, Boncuk AYE

Adjourned at 7:32 p.m.



Sara Davis, City Clerk