

PLEDGE OF ALLEIGIANCE (Led by Mayor Voorhis)

OPEN MEETING

Roll Call taken by Mayor Thomas Voorhis
Sherry Veach PRESENT, Dennis Roe PRESENT, Richard Icenhower PRESENT, Ben Lord PRESENT, Kelly Petty PRESENT, Mark Stewart PRESENT

Call to order at: 6:31 p.m.

APPROVE AGENDA. Motion by Veach to approve agenda. Second Roe
Veach AYE, Roe AYE, Icenhower AYE, Lord AYE, Petty AYE, Stewart AYE

ELECTION

Mayor Voorhis reads certified election results.

Ward I Alderman, 2 Year Term –	Ben McMains 78 Votes
Ward II Alderman, 2 Year Term –	Franklin Hodges 85 Votes
	Jeffrey O'Dell Danderson 49 Votes
Ward III Alderman, 2 Year Term -	Richard Icenhower 38 Votes
	Timothy Cooke 62 Votes

General Obligation Bond – Shall the City of Fair Grove, Missouri issue its general obligation bonds in an amount not to exceed \$1,000,000 for the purpose of acquiring rights of way and constructing, reconstructing, extending, and improving the City's sewer system, including stormwater and sanitary sewerage components?

Yes, 211 Votes
No, 121 Votes

Old Business

ACCEPT TIM COOKE'S RESIGNATION FROM PARK BOARD

Motion by Veach to accept Tim Cooke's resignation from the Park Board effective April 22, 2025. Seconded by Roe
Veach AYE, Roe AYE, Icenhower AYE, Lord AYE, Petty AYE, Stewart AYE

DICUSS AND/OR APPROVE VACATION TIME

Stewart – Chief Riggin, what do we need to do with Deckard's vacation time?

Chief Riggin – She's gonna burn it so there's no need to worry about it.

Stewart – Okay, so we're good.

APPROVE BOARD OF ALDERMEN MINUTES

Motion by Veach to approve Board of Aldermen minutes for February 28, 2025, March 11, 2025, March 25, 2025 and April 8, 2025. Seconded by Roe
Veach AYE, Roe AYE, Icenhower AYE, Lord AYE, Petty AYE, Stewart AYE

Adjournment

Motion by Icenhower to Adjourn at 6:35 p.m. Seconded by Veach

Petty – I would just like to thank these off going members of the Board for their service to the City of Fair Grove and their help and support of me as a newbie over the past year, probably Mark too.

Stewart – Yes. Multiple times.

Petty – So thank you for the time that you’ve sacrificed for the city, a lot of the hard work you have put in over the many, many years. Fair Grove will forever be grateful for all of your contributions, so thank you.

Stewart – I will still be calling you.

Roe – I’ll keep my phone on.

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

OATH OF OFFICE BOARD OF ALDERMEN

Ben McMains – Ward I
Franklin Hodges – Ward II
Tim Cooke – Ward III

OPEN MEETING

Roll Call taken by Mayor Thomas Voorhis
Ben Lord PRESENT, Kelly Petty PRESENT, Mark Stewart PRESENT, Tim Cooke PRESENT,
Ben McMains PRESENT, Franklin Hodges PRESENT

Call to order at 6: 40 p.m.

Select Board President

Motion by Lord to appoint Franklin Hodges as board president. Motion dies for lack of second.

Motion by Cooke to select Kelly as board president. Second Stewart
Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE, Hodges AYE

Select Board Secretary

Voorhis – I do want to bring this up. I had spoke with Miss Holly before we go any further. We weren’t quite understanding why we had a board secretary as we have a city clerk. I spoke with

Mrs. Davis today. She informed me it's for when we go into closed sessions. We don't have to have a Board secretary in the closed session. It can just be someone within there to take the meeting minutes and Miss Holly is here and she can discuss that if you like. I did inform her that that has been standard practice here in the City of Fair Grove so we can appoint one but we don't have to have one as we have a city clerk who sits in the open meetings. Miss Holly, would you like to elaborate?

Holly Dodge, Attorney – So what he's saying is if you want to utilize the tradition of having a board secretary to keep minutes during closed sessions, you can make that motion. If there is no motion for a particular person that passes by a majority, then there would be none. You don't have any by-laws which require it and you don't have any ordinances that require, it's based on tradition. So it's up to you guys as to whether or not you want to have that delineated because sometimes it's a problem if the person is not present or is conflicted. So generally what I say to my boards in a closed meeting is who's going to keep notes?

Lord – I think it's been working fine the way we've been doing it.

Dodge – Without an appointment?

Stewart – Yeah.

Dodge – So I guess the current request from the Mayor is whether or not someone wants to make a motion for a secretary then he can give some time and if no one makes a second, then you will just proceed and not have a board secretary.

Voorhis – You say...

Petty – Previously Sherry was our secretary that took notes during closed session.

Voorhis – Yeah.

Stewart – I didn't know that. I thought you always took the notes.

Petty – I had been the backup and I was asked to perform Board secretary duties during closed session.

Voorhis – So we will just go ahead and move pass that unless we are going to have a motion to appoint a board secretary.

Motion by Petty to select Tim Cooke as board secretary. Second McMains
Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE, Hodges AYE

Select check signers for all city accounts.

Voorhis – We have 3, or 2, we have, we just have one account for all city accounts. Me and Mr. Lord are already signers on that account so we would need 2 more as check signers and to remove Mr. Icenhower and Mr. Roe.

Petty – How are those normally selected?

Voorhis – By the council.

Petty – When do check signings usually happen?

Stewart – That's a good question.

Voorhis – When Mrs. Davis calls and says she has checks to be signed.

Petty – Monday through Friday 8 to 5?

Davis – 4:30

Petty – 4:30

Voorhis – Usually it has been the Mayor and the Board President that has signed it. I know on occasions Richard Icenhower has stepped in to sign some checks with Dennis Roe. I don't know if Mr. Lord has been able to but I'm sure he's been a part of signing some checks but the norm is usually the Board President and the Mayor.

Petty – I think I can serve as a check signer if that's what the Board wants.

Voorhis – We would need a motion.

Stewart – Do we motion them at the same time?

Voorhis – You can.

Stewart – Or individually?

Voorhis – However you'd like.

Dodge – However you want.

Motion by Cooke to assign Voorhis, Lord, Petty and Stewart as check signers and remove Richard Icenhower and Dennis Roe for all city accounts. Seconded by Hodges
Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE, Hodges AYE

Select O'Bannon Bank online authorizers.

Motion by Stewart to assign Sara Davis, Chandra Scott and Larry Brown as O'Bannon Bank online authorizers. Second Cooke
Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE, Hodges AYE

Select safety deposit box signers.

Voorhis – The signers on that already is Lord, Icenhower and Roe. We would need to remove Mr. Icenhower and Mr. Roe.

Stewart – When are we accessing our safety deposit box? Is that something we regularly do?

Davis – No, it just has deeds and things like that in there.

Stewart – So it's something that we can plan out ahead of time? It's not just going to be a spur of the moment deal?

Davis – There have been times that Icenhower and Roe have had to go down there spur of the moment but not very often.

Dodge – It would have to be during banking hours.

Voorhis – Of course.

Stewart – That's fair

Dodge – That can be a challenge.

Petty – Does it make sense to follow how it's been done in the past? It sounds like its followed the check signers to gain access for the safety deposit box?

Voorhis – I think you can add, if I'm not wrong, you can add 4 to that. I am not a safety deposit box signer. So you guys can add me or just do the two more. So I am on the check signers but I am not on the safety deposit box.

McMains – I get off at 2:00 so I could be down here for..

Voorhis – I get off during banking hours.

Stewart – That might be a better option than me because only on Mondays am I available all day.

Dodge – Those are always holidays for banks.

Davis – It does require two people to access it. You have to be together.

McMains – Well, Franklin, you're in town most of the time, aren't you?

Hodges – Most of the time.

McMains – I'm just throwing that out there.

Voorhis – So the three of us that's here would be the Mayor, McMains and Hodges and I believe Tim Cooke, would you be possible to do that as well?

Cooke – I could.

Motion by Petty to remove Ben Lord, Richard Icenhower and Dennis Roe from the safety deposit box and add Tim Cooke, Ben McMains, Franklin Hodges and Thomas Voorhis. Second Lord

Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE, Hodges AYE

Board Committee's.

Voorhis – I've presented those to you. I would ask that does get that approved. I have also attached basically what I see would be fit for those positions. Last year Miss Petty approached me and asked me to do these lists. At the time, with the council I didn't feel it was appropriate for me to intervene as it was my first year. This year I sat down and reconfigured it. We're going to look at it and reanalyze it as well. I have let Miss Holly go through this as well. I would be asking that you guys accept the committees as presented.

Petty – What you've attached are basically some structure around the committees to find a purpose, the responsibilities and the roles and responsibilities of each committee?

Voorhis – Yes Ma'am.

Motion by McMains to accept Board Committees as presented and attached to minutes.

Dodge – And just to clarify, you're making a motion to appoint all the parties on the list as distributed?

McMains – Correct.

Dodge – Thank you.

Seconded by Hodges

Dodge – Just to clarify, the blank on the last committee, President of Board would be Kelly Petty just so you know. Now you can vote.

Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE, Hodges AYE

PUBLIC FORUM (Agenda Items Only)

Voorhis – This is a 15 minute session. When you come up, I ask that you limit your time as we have lots of people here within 3 minutes to speak about this as I know lots of people will want to talk in public forum. I will just open it up to try to get as many people in as I can. I do request that you do limit your time as we do have quite a few people. When you come up I just ask that you introduce yourself, give us your name, if you live here in the city of Fair Grove and what your address is.

Steve Short, 70 East Willow – I'm addressing new business 2, Rezoning 425 West Old Mill. I want to say that I support this. Multi-family and single-family growth has been a part of the last 3 comprehensive plans, including R-2 and R-4. This will increase our population. We'll attract more services and it will also, by attracting more people, maybe attract some of the businesses that we as a community have looked forward to. Our utilities have planned for their infrastructure so there will not be problems meeting the increase growth and demand and this particular site has good access to highway transportation.

Tim Schowe, with Cochran Engineering. Here on behalf of the developer, 2804 N. Biagio St, Ozark, MO – This is for a 48 unit apartment development. Apartments are proposed in order to meet a growing need.

Voorhis – Sir, I don't mean to, we actually have this on the agenda. I would like to invite you up to give you a little more time as we have lots of people to discuss this at that point and time.

Schowe – Absolutely.

Voorhis – That way, when we get to that, people will have that information in front of them and it might be a little bit presented.

Dennis Roe, 329 West Timberland – I've been on Planning and Zoning for 7 years. I've been on the sewer committee for 6 years and I was asked to reach out to our engineer, Andy Novinger, about his thoughts on our sewer system, these additional 48 units. That was in your Alderman packets so you've had the chance to review that. For the audience I will simply go over a few numbers for their benefit. He's estimating an average daily flow of 11,520 gallons per day. We have a severe I and I problem, which can be 4 times that. Andy actually used a number greater than 4, 4+. The average flow could be 48,346 gallons per day which is about 34 gallons per minute. This would be in a rain event. Those numbers are difficult for the sewer plant to process that amount of water and the last comment I will make, and this is kind of a conclusion, he says within the inordinate amount of I and I in the existing collection system, it appears that lift station 3, which is Highway CC, would become extremely overloaded during high rain events. We've experienced that with high water alarms, myself and Kenny. His last comment "it is highly recommended that the I and I issues be addressed prior to allowing additional connections to the sewer system. Most of you know that we've been talking about I and I issues, we have a plan to address those. I've worked with Kelly on that, Richard as well and that plan has just

started. So his recommendation is to get the I and I issues resolved and then we look at this kind of growth. Thank you.

Roderick Icenhower, 220 West Delaina – I'm glad Dennis addressed that because that was one of the questions that I was going to ask, especially with 3 new board members, I ask how educated they are going to be able to be to vote on such a large matter for the city. Two things outside of the sewer department is, with this being a multi-story structure, under current codes I'm sure it's going to have to be sprinkled and so has anyone reached out to the water department to see if the main's large enough to handle fire suppression? Also, has anybody reached out to the school to see the immediate impact that we're going to have with our children and see if they have any kind of order to be set for that?

McMains – We do have a representative from the school.

Voorhis – We do have somebody from the school who's going to talk about that. I'll tell you this, right. There's 48 apartments that want to be built over there, right. There's 13 grades K-12th here. The same argument that I'm going to have with everybody when they bring this discussion up. If the city school district here in Fair Grove can't handle 2 to 3 kids per grade to include one kid per residence over there, it's not the city's fault, the school system has a problem with that, okay?

Icenhower – Okay, so...

Voorhis – Listen Mr. Roderick

Icenhower – Hang on, you get all the time you want to talk...

Voorhis – No. This is my meeting. You're going to sit here and talk, I'm going to answer. That's how it's going to be. I answered your question.

Icenhower – Alright, alright.

Voorhis – The school will talk about that but if you're telling me the school district can't handle 2 to 3 kids a grade spread out between 13 grades, that's a school system problem.

Icenhower – Okay. So now, hang on just a second. With that being said, I'm not going to speak for the administration, but I don't think anybody is set up for immediate 96 families.

Voorhis – Well that doesn't...

Icenhower – Especially being a small school district like ours.

Voorhis – Understood, Mr. Icenhower, I understand where you're coming from on that...

Icenhower – Okay, so...,.

Voorhis – I encourage you to stay around here to listen to us talk about it...

Unknown Female – Let him speak.

Icenhower – I'm going to. I'm going to. If you would give me an opportunity to talk.

Unknown Female – Let him speak.

Icenhower – Mayor Tommy. You need to be professional.

Voorhis – No, you will end the conversation.

Icenhower – I get my moment to speak here.

Voorhis – And you will but you're not going to be disruptive and rude.

Icenhower – I don't appreciate you speaking over me.

Voorhis – Understood.

McMains – Stop arguing and get to the point, please.

Icenhower – I've been trying.

Voorhis – Alright, I'm going to make the warning one time. If you shout out during this meeting, I will ask you to leave. If you don't leave when I ask, you will be escorted outside the city hall and we'll handle it from there. Go ahead and continue, Mr. Icenhower.

Icenhower – Okay, so with that being said, Tim, this is your new district and this is going to be built right outside of Northview Subdivision. Have you went over and spoke to anybody in Northview Subdivision?

Cooke – I have spoken to a few residents, I've spoken with local businesses, the fire department.

Icenhower – I didn't ask local businesses. I said have you went and spoke to anybody....

Cooke – I have spoke to the citizens in the district.

Icenhower – In Northview?

Cooke – In Northview Circle.

Icenhower – Okay, that's all I have.

Voorhis – Thank you, sir.

Mike Bell, Fair Grove Schools, 132 North Main, also 640 South Magen, I'm also a resident of this city – When it comes to Item Number 2 in new business, can you guarantee that those kids are going to be distributed from k-12 in an even manner? Is that something...

McMains – Can anybody?

Bell – Exactly. Nobody can predict that. You've talked to folks who have apartment building built in their district or their town, you'll find out that most of those kids usually come 6th grade on down. I've talked to the school districts, I've talked to Strafford, Cassville so you don't see them distributed k-12th. In addition, you guys have our key points of considerations from the school district (attached). I passed those out to you guys early in the meeting. I may skip around a little bit but when it comes to that point that there, each year we have approximately 22 kids or so that come to the school district. It varies from year to year. It could be as many as 60 or as few as 0 but this year we had 22. So if in one year, you have 48 units, most apartment complexes in Southwest Missouri that I have talked to, I'm sorry, school districts that have new apartment complexes, you can average about one per unit. That's the max average. Obviously that could be as few as 20 maybe to as few as 48 obviously in a 48 unit building. Let's take 22 kids, let's take 48 kids, what do we got there? Then you also take the fact that open enrollment could also pass next year, that can bring additional, and you can opt out of it but you'd be crazy to opt out of it because kids could leave Fair Grove and we wouldn't have them here but that's a non-issue. You have to opt in. That could be an additional 60 kids there plus. So we can gain anywhere from 74 to 133 kids all at once. That can be an issue. We're just asking as a school district that you guys consider some of the other options. Of course, enrollment growth would be an issue, overcrowding. I know that it was mentioned at the Planning and Zoning meeting that we could just bring in trailers. I've never heard any educator ever say that or any Fair Grove parent, ever. Obviously you could do that but nobody would ever want to do that. School funding, when you get those additional kids in, you do get school funding for that but it doesn't come immediately. Many times you get that the next year. Kids come and go so you might have 120 kids at the beginning of the year, by the end of the year you might have 60 kids out of that group so you make all of the accommodations and then half of the kids are gone so it's another consideration. Traffic congestion, many of you know the property that we're talking about, it is already in the morning a nightmare when it comes to traffic. Have you guys studied the traffic concerns when it comes to what we already have in addition to 48 units right there by the highway? Probably not, it's too early in the process so that's why maybe the process needs to take a little bit longer. Utility Infrastructure Strain, most of us had our sewer rates go up in the last month or so, it was a planned rate hike, we all knew that, but when we have another one in 3 or 4 years, we all knew that because we can't accommodate either the sewer or the water usage. Property tax revenues, of course commercial properties assess at 32%, residential properties assess at 19%. If you rezone it to residential, we're losing that commercial property forever. And if I might say so, I know it's sat there for 20 years but it's the prime commercial spot in Fair Grove right there off of the highway. I think if you gave someone a year or two to drag somebody here, I guarantee you get somebody there. I'm not sure if that's been done before but I would be willing to try.

McMains – Why would they come here with the population that we've got when we can't support the businesses that we have?

Bell – I think the apartment complexes from what I've heard from Strafford and Cassville, a lot of those local taxes, as far as the sales tax, those folks are using businesses that aren't local. Yeah, you might get some trickle over into the other businesses but that's not usually where those folks, according to the data, are actually shopping. I agree, we do need rooftops in Fair Grove, the school district would agree to that and even apartment buildings. I'm not saying that's the wrong solution. I'm just saying where it's at is probably not a great place to put it because it's key commercial property and once you lose it, it's gone forever. 32% assessed valuation rate compared to 19. Again, if we want to draw people here, we've got to have some of these services that some of your other cities have like in Strafford, even Aurora. So that's some things to think about and consider. I know it has set there for a while, I know it's tough to get people here. I think if you gave it a year and you really pushed you could probably make that happen. Then lastly, I'm not going to go over all of my points, I'm not going to make it through there, but lastly is to talk about long term planning. I think it's important to talk to everybody. Talk to your constituents, talk to the school. Before that Planning and Zoning meeting, nobody said one word to me about this. I knew nothing about it. One of my teachers came up and told me about it. We're the largest employer in the city we employ 175 fulltime, 45 parttime employees. We're the biggest attraction to Fair Grove, the city of Fair Grove. I'm not trying to be confident or cocky but why do people come to Fair Grove? They come here for the schools. I think we want to keep it that way. We don't want to put trailers in our backyard, we want to make sure that we are putting some thought in new construction that will help our city. Maybe placing those apartments somewhere else in the city would be a better solution where you don't have some of the issues when it comes to traffic, sewer, water and issues of that nature. My conclusion is I think you guys should at least put more thought into it, reconsider some of the factors in this and really put some thought into it. I'm not sure that has happened yet.

Cooke – Mike, can I ask you a question?

Bell – Sure.

Cooke – Regardless of how we vote on this tonight, if this is something we do tonight or down the road, what is the current capacity of your school, how are you guys looking and do you have plans moving forward for growth within your school?

Bell – Yes. We have a long range plan. Maybe this effort the build the apartments doesn't match up to our plan, well let me talk about the space right now. We have zero classrooms at any building that's open right now so what we did, we bought the bank there in town, we got a great deal on it. We're going to make that administrative offices, we're going to move some people around and that opens up a classroom and a half. We're going to fill that classroom next year. So that classroom is already going to be gone and the other classroom is more of a specials type classroom, smaller classroom. So we are at capacity. Our plan has always been, remember we are like you guys as a city, we only have so much bonding capacity. We can only bond so much. Right now our capacity is \$11.7 million as we stand today and that won't build a lower

elementary school. You're talking about \$14 to \$18 million to build a lower elementary school. Our plan is to bring this to the voters. You guys know that I'm retiring after this year but in 2026, 2027 bring that issue to the voters and if it passes, it will be a no tax increase bond issue, if it passes then it will take at least 14 to 18 months to get a school built. That's no matter who's doing it, no matter where you go and that's probably ambitious. To answer your question, we're probably 3 ½ years away from getting a lower elementary building if that's the direction they stay with.

Cooke – Is your current trend more incoming students or outgoing students?

Bell – Incoming. In the last 6 years, you've got to take Covid out of it, 2 years of the Covid situation where we lost 30 but gained 60 the next year but on average we've been growing about 15 kids per year. Last year we didn't grow any. This year at the beginning of the year we grew 50 now it's down to about 22 to 28. On average I would say 15 to 25 would be a good average if nothing else happened. In classrooms, we try to keep our numbers around 25, in the lower elementary we try to keep those 20 and below and in the middle and high school you're going to have classrooms, we already have classrooms that are 25 to 28. I know you'll have people say it's a school problem, we haven't planned for it. We've been planning for it for years, the problem is a Fair Grove problem because our assessed valuation is not very high. We don't have that industrial park like Strafford has or other schools have. As we wait a year or two, that will go up a little bit. Our debts are fully paid off in 2031 but you want to be ahead of the game and get that done. We won't be able to wait until 2021.

Cooke – Thank you.

Bell – Other questions?

Voorhis – Thank you.

Hodges – There's a lot of rumors flying around by word that you guys are already buying some ground and building on. Is that correct? I don't like rumors but that's what they said.

Bell – So we bought the bank building, we tried to buy the Methodist Church land and then that would be the land we would probably put something on, whether we move the elementary school next to the to make sure they can share gyms and cafeteria....

Hodges – That's what I assumed.

Bell – You can build a better building if you can share those services if it's feasible so then we would have that land to use whether we build an ag building or open up space for our current district. That has been the long range plans. Unfortunately, we would love to do it today but it's just not going to happen because of our funding.

Hodges – Do you think probably another year to three years?

Bell – I think absolutely. We'll have to go to the voters within two years from last election. That way we can get something going and then hopefully by the 3 ½ years we can get something built.

Hodges – How many classrooms ya thinking?

Bell – I don't know the answer to that. I think we're looking at a school that has probably 300 to 400 people or kids I should say.

Hodges – More kids?

Bell – Yes. Because what we would do, I'm probably speaking out of turn here since I am retiring but what the next guy will do is probably, I know our Board President is here, but what we'll probably do is put some kids in the lower elementary school, bring the 5th grade down to the elementary school where we've always wanted it but didn't have the room and that frees up classes everywhere.

Hodges – So you're thinking in probably two years, three years we can probably do quite a bit of growth for the kids?

Bell – I think so. Right now we can handle the slow growth, let's say we had a year of 40, we might be able to handle that for a year but as people start coming in because the average growth is going to happen anyway, then if open enrollment does pass, open enrollment if you haven't heard about it, that's with the legislator right now. The Governor really wants it, it has support, I'm not sure if anyone will be able to stop it so if it does pass, we can lose or take in to somewhere around 60 to 70 kids. I don't think we'll lose, we might lose a few but I can tell you we would gain.

Cooke – And that would be coming in from outside the district?

Bell – Yes, outside the district. When you gain kids from outside the district all you're getting is the state money and not the local money.

Voorhis – Thank you, Mr. Bell.

Jeff McConnell, UU Road – I don't live in the city but I have several rentals here in the city. I've come to many meetings here. Some of you know that. I've discussed things before. My background, I come from a city of, most recently, 14,000 people. I did 20 years of council meetings, 20 years of Planning and Zoning Commission meetings, I've been on the Planning Commission there, 30 years as a general contractor, 45 years as a real estate person and broker. As in the past, I've tried to give you some of my experience such as I said, why don't you do the Pledge of Allegiance and now you do, thank you very much. I'm going to give a little bit of my experience on projects such as this. Number one, in council meetings when a project would come before the Board the developer would speak on it, the staff would do their reports on it whether it's traffic, sewer or whatever, council would ask questions of the developer, then it would go to the public. Then the public at that point would be a whole lot more informed rather than not

knowing what's going on. I was here when you were talking about the parking was bad. Now that I see it, I don't see that it's changed a whole lot but the people here didn't know that because most people don't come to these meetings. That's one of my suggestions, rather you do it now so people can speak once their informed otherwise from my experience on something like this, I'll tell you a little story. In my community before I left, they presented a 3 story senior citizen building right next to a neighborhood, overlooking a neighborhood and people's backyards. The people were up in arms screaming and yelling, all upset. It went back and forth, back and forth but they got to build it. You know why they got to build it? Because there was already 3-story buildings, two of them, in town. So years ago they set a precedence. So what you do with this, there aren't 3-story buildings in town, you could be setting a precedent. As a broker, one of my clients was a developer and we did a lot of projects and a developer doesn't build for hobby, they do it for money. They take a project and look at it and look at how they can max it out. Now if that works for the community, so be it. But it's hard to make money. When Karla had her property for sale, I made an offer on it, I got all of the information and it was going to cost \$2.5 million to build the first 7 duplexes and I'm going, how can you make any money? I know it's difficult to build so we've got to max it out. I guarantee that. So there's two things. The public's not fully informed, when they come up and speak, they don't know all of the facts. Later on in the meeting, they'll hear about the facts but they can't talk. So they need to be informed. We the people need to be informed. I'm pro development but I'm pro smart development. I've been in small communities much of my life. I love small communities. This looks like the projects and that's probably what it's going to get nicknamed later on. So my suggestion to you is inform the public, change the way you do these things so the public are more informed and don't set a precedence. You want to keep the flavor of this community? Don't set a precedence.

Voorhis – Thank you, sir.

Richard Icenhower, 233 Northview Circle East – In reference to what this gentleman said here, I was on the council and I didn't know anything about this until less than 3 weeks ago. It just popped up. I've got two issues here. The most important critical two things in this sewer is the sewer and the water. Without them two, this city doesn't exist, period. And that's it. The most important thing. Both of them are controlled by the DNR. The sewer, we've got a 10" main pumping the sewage from over here all the way across town and everybody knows that you can only pump so much sewage into a pipe, a 10" pipe. As you all had in your packet and Dennis talked about earlier, your engineer recommends against this. You better listen to your engineer because if you have an overrun down here on this lift station, you don't want DNR out here because you will be getting fines and they will be down here all over you all. And you all will be responsible, not me, you, you, you. That's the ones they're going to talk to. Also, Mr. Mayor, you signed on, back two or three weeks ago, a month ago, a comprehensive plan. That comprehensive plan says not to rezone residential to commercial. Leave your commercial alone for commercial purposes. That goes back to more reasons than one. Mr. Bell hit on it. Probably some of you haven't seen this comprehensive plan, you need to read it. That's a long-range plan 5 years, 10 years down the road. Not tomorrow but it's a long-range plan. Kelly's aware of it. Like I said earlier, I didn't know anything about this and I was on the council till about 3 weeks ago. The community wasn't informed because we weren't informed. I've got one more thing to

say, everybody in this crowd that's opposed to this, raise your hand. There's your people your representing and you need to listen to them.

Voorhis – You'll be the last one, sir. Yes sir. You'll be the last one.

Mr. Miller – I'll be the last one?

Voorhis – Yes sir.

Mr. Miller – I'm getting tired.

Voorhis – I understand that. We've extended over our time, we can get a couple more people in.

Mr. Miller – If you let me talk then I'll walk out of here and you guys have room for somebody else.

Voorhis – I understand. You can speak. We'll leave it open for a few more minutes but we have extended our time on that.

Cheryl Keppis – I'll be brief.

Voorhis – Yes ma'am.

Cheryl Keppis – My name is Cheryl Keppis, 132 North Main. I'm the president of Fair Grove School Board. Just on behalf of the Board of Education, I want to thank you all for your service and for the collaboration that we have had with the city through the years. Our school system and city have worked together so many times on so many issues and we appreciate that and look forward to continuing that moving forward. The only thing that I want to address in addition to what Mr. Bell said tonight is for you all to think about long term planning in conjunction with the Fair Grove School District. Because we are at capacity issues, an influx of capacity now would be very difficult for us to handle. Because of financial issues, when we have an influx, it's difficult to make room. You know and we all know here in this community how much we value our teachers and our parents and our students and having those classroom sizes in our awesome buildings, in our awesome environment and not somewhere else like in a trailer or anywhere else than what we have at the Fair Grove Schools, it's really important. I would just hope that you all would take that into consideration. Lastly, looking at long term, this is a singular rezoning request, however it has long term ramifications. If we rezone one thing, then it can snowball into others. So looking at those long term plans as far as zoning to make sure it is in balance with the community, with residential, with commercial and also agricultural within our community, which is also very important and looking at this long term and making sure that this lines up with whatever the Planning and Zoning and Board of Aldermen decides what is used throughout all of our property in Fair Grove. Thank you so much for your time. We appreciate your collaboration with the schools.

Voorhis – Go ahead, sir.

Bob Miller, 419 Northview Circle – Ike brought up an issue that I have dealt with personally at Whiteman Air Force Base, Wichita, Kansas, Ft. Leonard Wood, Missouri and that's your infrastructure. Your water supply and your sewer supply. The lift stations are about as reliable as the weather. If you have excess infiltration or water coming into your existing system, you already have a problem. You're kicking the can down the road and you know there's an issue. The only solution is to recover, rebuild, dig out or put a lining inside that pipe. That's very expensive, it's not easy to do and you already have a problem. I see Ike go down the road all the time to check on the lift station. The lift station by my house is already flooded, it's got the alarms going, he babysits the thing. That lift station down here at the bottom of the hill, I've personally been there and watched that thing go into alarms. I worked there for 2 ½ days right by that lift station, it has issues. It has major issues already. If you want to spend your money to bring developers in to build in an area where it should be a business, go for it. You're degrading your business area, your infrastructure right around the main exits to this town and you want to put an apartment building there. You need to think about, guys. But your main thing is, you don't have the infrastructure.

Voorhis – Thank you, sir.

Cooke – Mr. Mayor, can I make a suggestion?

Voorhis – Yes, sir.

Cooke – My suggestion would be, we have a full room and a full lobby out here. These are very passionate people that are vested in this project and I feel it would be in our best interest to make sure that anyone who has wanted to speak on this matter has been allowed to do so.

Hodges – I would agree.

Petty – I agree.

Bob Jeffrey – Can I said one thing without living in town? Can I come up and say one thing or no?

Petty – This is a public forum.

Jeffrey – I just want to say one quick thing for one minute. To me it sounds like we've got three things going on. Obviously you've got sewer, we've got growth and the schools. We're not talking about a place that's going to be built tonight and all of the sudden the population is going to go to 60. What we're talking about is a project that's probably going to take a year, multiple years, whatever this guy says, it can be worked in conjunction with sewage. It's not going to happen like that in my opinion, from what I know about construction. And the school too. What he said, if we are going to have an election, if this thing isn't even slated to start building in the next three months to a year, we're looking at three time lines that are on track with each other, in my opinion.

Miller – You don't build an apartment complex by your main traffic. You don't do that.

Voorhis – Thank you, sir.

Scott Browhill, 474 Northview Circle East – I didn't hear about this until last night and to be an analytical person, I didn't even hear about this until last night. It would have been nice to have a little bit of warning so I could have really looked into it.

Voorhis – We look to address that soon enough. Thank you, sir. We will keep this meeting open for public forum for 5 more minutes. We're pushing the 50 minute mark on this public forum. We do have many things on this agenda tonight. I know this item is a hot topic item. I would like just to address one issue as many people are coming up here and talking about these apartment complexes, that has been the main concern that people are addressing. Tonight's issue is about a rezoning. It's not about apartment complexes. It's not about what type of multi-family structure is going there. This is a rezoning issue. Unfortunately, for most of you guys, how you feel, it just happens to be a contractor who wants to put apartment complexes up there. There's many avenues and it's an uphill climb and I feel like I've made that clear to people I've talked to. To get apartments to go there in that section, these are the people who have bought this property who want to put apartments there. Tonight's issue that is on the agenda is a rezoning issue. It does not mean that apartments are going to go up. It does not mean that apartments are going to go up next week. As they're going to speak later on when we get to this, my understanding is this is a two year plus project for them as they explained this to the Planning and Zoning Board, okay. Tonight's issue is about a rezoning issue from C-1 to R-4. It is not about apartments. If or if not apartments are going to be built there. It is about a contractor and a development company who owns that property who would like to see apartments go in that location and are asking for a rezoning change. It is a long avenue ahead. They would have to get plans and blueprints, work with MoDot, get some variances. Tonight's vote, when we get to this, is not about an apartment, it's about a rezoning.

Ricky Icenhower – You can see it there in the picture.

Petty – Respectively, Mr. Mayor, R-4 is high density residential which the only thing that could go there is apartments.

Unknown Male – What can you build on R-4?

Petty – Apartments.

Unknown Male – Is that the only thing you can build?

Petty – Yes, sir. R-4 is high density.

Holly Dodge – Okay, hold on. Permitted uses for R-4 are guided by 405.300 and they are intended to allow for multi-family residential development with densities of up to approximately

eleven dwelling units per acre. Single-family dwelling existing at the time the district is mapped, duplexes, multi-family, town houses, custodial group homes, residential group homes, short term rentals, short term rentals, churches and other places of worship, schools, elementary and secondary and development centers, publicly owned or operated parks, playgrounds, community buildings, home occupation, police and fire stations, accessory uses, temporary uses pursuant to Article VI, public utilities and governmental buildings, including transformer stations, fire stations, pumping stations, elevated water towers, water ground storage tanks, lift stations, but excluding office buildings, garages and ships, loading yards and warehouses, type I and II wireless facilities and then conditional uses as approved include museums, libraries and art galleries, cemeteries on a minimum of 10 acres (which it is not), nursing and retirement homes, Type III wireless facilities, other towers and related facilities existing at the time the district is mapped.

Voorhis – Alright. So as I've heard many talk about not knowing about it, we're not even to that part about designing or implementation of apartments, right. There's several difficulties that this apartment, that the contractor would like to do and those got to go through Planning and Zoning, the Board of Adjustments, come forth amongst the Aldermen group again and be presented and we would, I assure you guys that we will push that out to the public. It does not mean that these apartments, on a vote tonight when we get to this issue that it's going to go through. This is strictly on the agenda as a rezoning issue.

Richard Icenhower – Why rezone it then? Why rezone it from commercial to R4?

Voorhis – Because the people who own that property have asked for it and the Planning and Zoning Commission has approved that as well.

Richard Icenhower – You made the motion.

Voorhis – I made the motion, Mr. Icenhower.

Richard Icenhower – Yes, you did.

Voorhis – Yes, sir, I did.

Richard Icenhower – You're proud of it, ain't you?

Voorhis – Yes, sir I am. If you would like to go ahead and talk, sir.

Leon Beaty, 189 Arrowhead – Two things. First of all, I have to agree with Mr. Icenhower. Yes, this is a planning and zoning change but we're not going to change it unless they plan on putting the apartments there.

Voorhis – I understand.

Beaty – They wouldn't want to start doing all of the engineering and everything unless it is approved.

Voorhis – But this is just one phase, Mr. Beaty as they've got to come and ask for variances and a whole bunch of other, working with MoDot before they can even start building, sir. So you're right as it is a zoning change and that's what they want to put up there, this is a zoning change matter.

Beaty – Second issue is, you made the comment that when we talked about students you said that's a school problem, not our problem. The school is part of the community, it is the whole community's problem. It's been said something about putting trailers out there for additional students, we have a building that's very well secured right now with locked doors and everything. If we put trailers out there, we have lost the benefit of that security for our students and I don't think that we want something to happen.

Voorhis – Thank you, sir. We have time for one more. If somebody else would like to speak or we will go ahead and move pass this public forum.

John Hayes, 650 Highpoint – I am the Chairman of Planning and Zoning Commission. I just want to point out some things to the Aldermen that you may or may not know. I would recommend that you guys read the minutes from Planning and Zoning. It was not a unanimous vote, number one. There was every opposition to this from the community to basically put this down. The second thing is, and somebody brought it up earlier, you signed off on a master plan for the community, that's what we follow as Planning and Zoning is what the master plan is. This is a commercial property, if it's rezoned or chosen to be rezoned by you guys and lady tonight, we cannot flip it back to commercial. Once you're in R4, you're stuck in R4. That means apartments will go there, somehow, someplace, some time, no matter what. The last thing I wanted to bring up is that, as Tommy said they're going to have to have variances on this project the way it's designed so we're not out of this yet. It's going beyond code again, beyond a change than just zoning, it's variances. I just wanted to point that out.

Hodges – I've got a question.

Hayes – Yes?

Hodges – You said you're on Planning and Zoning.

Hayes – I'm the Chairman, yes sir.

Hodges – Okay, on this property here, I've had to rezone some of my property. I'm plum new, there's three of us so this was throwed into our lap and I can't answer the questions.

Hayes – And one of the things I ask is, we haven't even published our minutes yet. They're not formalized until basically two weeks from now and once those are published, you guys can read...

Hodges – What I had to do in two different areas. I had to get a permit from Fair Grove and I had to put these signs up...

Hayes – Yep.

Hodges - ...doing it and everything. It was showing the public that we were going to rezone that area and then afterwards, I don't remember if I came to the Planning and Zoning or if I came to the city council, one of the two. And we had people come in and speak against it and for it. You guys have that?

Hayes – We did.

Hodges – Okay. What was the response then?

Hayes – There was not one person for it except for the developer and everybody else was against it.

Hodges – When did that happen?

Hayes – That was two weeks ago.

Hodges – Okay. Like I said, this all got thrown in our laps.

Hayes – It was also published in the newspaper. So again, the people that showed up, clearly against it.

McMains – Approximately how many people showed up to that meeting? Clearly not this much I would say. Just a rough guess.

Chandra Scott – I think around 15 people.

McMains – So 15 people. It was published in the newspaper, it was put out on this property and you had a meeting and 15 people showed up?

Hayes – Correct.

McMains – Okay.

Hodges – Buffalo paper?

Hayes – Yes.

Hodges – That's not good advertisement. I know it's legal but it's not no good.

Hayes – I don't have control of that. That's something that the city does.

Hodges – Not many people know.

Hayes – And again, we're all just volunteers ourselves. We're here trying to support what the city wants and it's basically the constituents of the town. I'm just here to say, my main thing is that if we flip it to R4, be aware that we can't flip it back. It's going to be developed as R4 apartment complex.

Voorhis – Mr. Hayes, I don't mean to rebuttal on that. Our city attorney is sitting to my right of me, that is not entirely accurate as she has informed me. We can go back and change it to commercial property. So I don't want to say that we can't do that but I have talked with our legal counsel. That is something we can do.

Hayes – Okay. That's something that was not told to me. We were told just the opposite as a matter of fact.

Holly Dodge – Rezoning is an option. There's not a close on how many times it can be rezoned.

Hayes – So it's just a suggestion?

Dodge – All planning is a desire and a goal but it's ultimately up to the Board to manage the government of the city.

Hayes – Okay. It's up to you guys.

McMains – Could you push those minutes a little bit quicker?

Chandra Scott – I've got the minutes finished.

McMains – Okay.

Chandra Scott – I'll post them on the website tomorrow.

McMains – We should be able to read them before we vote on this.

Hodges – I wish you guys would have, since you've got 3 new board members on here, like I said, it's been throwed in our laps. No board members, did you know about it or anything?

Petty – No. This is the first time that this has come to the board.

Hayes – Somebody brought that up before.

Petty – It has been brought up as a topic before , not for vote. And actually I don't think that I was even on the board when it was brought forward. A few weeks ago, it became a topic of

discussion for Planning and Zoning but no, it did not come to the Board for discussion past individual conversations about concerned people who were already aware of it. I was not informed in any sort of formal capacity as a board member outside of my packet that I received Thursday.

McMains – I know I was here a month or so ago, I don't know, when Dennis brought it up and Icenhower said no, we will not build apartment complexes in that open spot.

Voorhis – I know it's....

McMains – I know it's been discussed.

Voorhis – I'm sorry. I don't mean to cut us off here, we will have a discussion amongst the council when we get to this, so if we can move on unless Mr. Hayes has anything else for us.

Jackie Robison – I have a question for you. You've given us time but in between these times you have been interruptive so that has taken our time...

Voorhis – And we can...

Robison – I would like to address you, if I may. I live in that subdivision, okay. When you guys posted the Planning and Zoning, it was two orange square little pieces of paper at the front of our entrance. It was not a big sign. It wasn't even noticeable. It looked like a cable reminder of where the lines are, a cable thing. Second of all, you guys are voted in by the people here. You should listen to these people who have done the voting. You guys wouldn't be on the Board if it wasn't for us. The majority of the people here say they don't want this to change but you immediately want to intercept them, cock up to them but you're not willing to listen to them. You're wanting your opinion on top of our opinion. The Mayor of this city should be listening to the people who voted you in and what they want. That's going to be at my front entrance.

Voorhis – Understood.

Robison – That's going to be a congestive hazard with that little hill there. You're not listening to us. What you're trying to do is hear us real fast and move on. If these blueprints were not printed and ready and planned, then it's already in the making of having this built. You should go to your people, all of you on the board, and ask your people. Not just make a decision because it's what you personally, you're not in that subdivision and those aren't going to be at your front door or back door. It has nothing to do with you personally except for the city. There's not going to be any property tax except for the people that own the building because these people that are renting don't have property tax. They're going to have a mess. They're going to have trash. They're going to have all of this but you are so aggressive about getting us to be done that you're not even hearing us. You've interrupted just about everybody that has spoke on this topic tonight.

Voorhis – Thank you. Thank you for that.

Robison – You're welcome. The thing is we're talking about the future, this problem right here so please don't say that it's not been approved because it is the subject of this matter because it's going to end up built like this. I have been here for 30 something years and the rest between Marshfield and Fair Grove so don't. This isn't your guys Board. We voted you in. You need to listen to your people. You wouldn't be there and like I said, it's not going to be at your front door, it's going to be at ours. We're going to have to deal with it. The rest of you guys in different parts of this, this is not going to be your problem. It's going to be ours. Mrs. Martin, right next to me, the sewer overran because they couldn't keep up. It went into her house, they were gone. The city had to pay for that. Are you willing to be paying for other people's homes that are going to have this backup on the sewer? If it's mine, I guaran-damn-tee you, you're going to be paying good.

Voorhis – Understood.

Robison – Alright, thank you very much.

Voorhis – Thank you, ma'am. Let's go ahead and move on.

New Business

DISCUSS AND/OR APPROVE SPRING CLEAN UP

Karla Lampe – So you guys want to have another cleanup, spring cleanup?

McMains – Absolutely.

Lampe – Good, cause every Board member has to be there. We usually do it the weekend before Mother's Day so everybody can clean their mom's yards for Mother's Day.

Petty – Are we looking for dates?

Dodge – May 11th is Mother's Day.

Lampe – Do we do it the Saturday of Mother's Day weekend or do we do it the full week before?

Hodges – I think we do it the week before.

Dennis Roe – The week before.

Lampe – And that's only a week really. Or two week really. They go quick at my age.

Dodge – That's a week and a half away.

Lampe – Yeah. That's pretty soon.

Petty – The 17th after Mother's Day?

McMains – The 17th.

Voorhis – The 17th, alright.

Petty – Oh wait, my niece has a birthday party.

Lampe – What time?

Petty – 3:30.

Lampe – We only go until noon. Same time? 8 to noon?

Voorhis – 8 to noon is what we did last year.

Lampe – Okay. Residents only? I'll get yelled at again.

Petty – Is it free?

Lampe – I think they were charging \$5.

McMains – It's \$5 a truckload or whatever.

Voorhis - \$10 a trailer load, \$5 a truckload.

Petty – I know previous Board members have....

Lampe – Dennis is a workhorse at it. Steve.

Dennis Roe – I just checked my calendar and we did it the Saturday after Mother's Day last year.

Petty – Do you guys normally bring waters?

Roe – Yes. I provide water and pizza for the group in the past.

Hodges – We've done it at our place a couple times out there and it seems like we had two big dumpsters full. Is that about...

Lampe – Well, it depends. Back years ago when we had it open to the public, it was a nightmare and to me it wasn't fair to the residents who pay taxes in town to pay for all of the country stuff to come in.

Petty – Cause the city pays for the....

Lampe – The weight and the fuel. I donate the equipment, the lot, the trucks, the manpower.

Petty – What has the bill been previous years?

Lampe - \$450 last year?

Davis – I think it was \$500 something.

Lampe – Yeah, because the year before it was like \$1,200.

Davis – One year we got a bill for \$300 something. It just varies.

Lampe – Cause we recycle everything we can.

McMains – Where do you do it at cause I know years before you've done it at the bus barn.

Lampe – That was a long time ago. It's my lot right here behind Dollar General.

Petty – Do we need to make a motion to approve this?

Stewart – I was just getting ready to ask that.

Voorhis – No, I don't believe we need a motion we are just in agreeance that that's what we're going to do and let Miss Lampe know.

Lampe – 17th, 8 to noon.

Voorhis – 17th, 8 to noon.

Lampe – Oh, you need someone to collect money too. The city usually provides that person.

McMains – Do they?

Lampe – I can have Debbie do it again, they've asked me to have Debbie do it.

Petty – Does Debbie want to do it?

Lampe – I'll ask Debbie if she wants to do it and I'll let you know.

Voorhis – Understood. Thank you, Miss Karla.

**APPROVE OR DENY PLANNING AND ZONING COMMISSION'S
RECOMMENDATION TO APPROVE REZONE CASE # RZ25-03-01 425 WEST OLD
MILL ROAD**

Tim Schowe, Cochran Engineering – On behalf of the developer.

Voorhis – If you don't mind to wait a second, if these people in the back want to come in and take a seat so they might be able to hear you a little bit better. Chief Riggin, would anyone else like to come in and sit?

Chief Riggin – I'm asking. It's like church, they don't want the blessing I guess.

Voorhis – Alright, sir. Go ahead. Sorry to interrupt.

Schowe – We are requesting a rezoning from C1 to R4. We are currently, as part of this conceptual plan, showing 48 units as part of this apartment development. The apartments are proposed in order to meet a growing demand for multi-family housing. Nationwide there is a shortage of 10 to 15 million multi-family units and that's because starter homes are becoming more and more less affordable than ever before. The apartments would provide housing for firefighters, police officers, healthcare workers and teachers. It shall be noted that in the P&Z meeting, it was brought up multiple times that P&Z members noted that there was a need for additional housing in Fair Grove and that P&Z did approve this rezoning. The units would be 2 bedroom and roughly 1,000 to 1,250 square feet. The exterior would have stone veneer for enhanced appearance. A property management company would maintain the complex ensuring development was well kept. The development will be built over a number of years. That was a big concern with sewer capacities, the school capacities. It might be one or two buildings built at first then a couple of years the second or third and a few years after that it would be the fourth. So this is going to extend over a handful of years, three or four years for a total of 48 units. Per the comprehensive plan, housing availability is a concern in over 65% of respondents looking for growth. This represents a large investment in the area that would help boost the local economy and this property has been vacant for a long time and the site was looked at over a year ago. It was held off on, it was still available a couple of months ago and that is why the developer purchased this. The multi-family residential is actually a decrease in intensity than the current C1 zoning and provides a transitional zoning to residential single-family. Traffic concern was a big concern. For the peak hourly, it is 24 cars per hour, less than 2 cars per minute. This also provides quick access to Highway 65. It shall be noted that MoDot will require approval of all of these entrances, we will have to provide a traffic study and MoDot will not allow improvements that will endanger or cause bigger issues on their end. The plans will have to be submitted for review and approval by the city. This is just the first phase of multiple reviews. The city requirements will have to be met. There's been many concerns about the building height, we meet the maximum building height for R4. The trees have been trimmed, the fence has been replaced and brush and garbage has been hauled off of this site. The developer is just wanting to put forward good faith working with the city on this. Going back to the sanitary concern. The city's engineer OWN mentioned the full buildout and that I and I issues would be looked at over the next couple of years. With the first stage only being 12 or 24 units, that's a peak flow of 12 gallons per minute or 24 gallons per minute. So the increase in flow would be negligible for this first phase. As part of this review, we also have to do any kind of upgrades to ensure that the city did have capacity at the local lift station. The rent would be roughly \$1,000 per month and here to answer any questions, comments or concerns that you may have.

Voorhis – Just for clarification, you did say that would be built in 2 to 3 years, right?

Schowe – Correct.

Voorhis – Not, not next week.

Schowe – There wouldn't be apartments there until this time next year.

Voorhis – And you talked to MoDot? I guess I've got a question on where your traffic study was done with the 2 cars?

Schowe – That has just been preliminary calculations based on a Springfield traffic study guidelines on multi-family homes.

Hodges – Do you got it okayed with MoDot to put it in there?

Schowe – There was preliminary conversations a year ago with them. We will be lining up with the existing entrances but in order to do any work within the right-of-way, we will have to get permit approval from MoDot.

Hodges – Like we've got a place here in town that was wanting to move their business and it seems like MoDot shut them down.

Schowe – Yeah, that was mentioned in the Planning and Zoning meeting as well.

Hodges – I think you guys *inaudible* spend all of your money and time and then you get shut down.

Schowe – Yes, that will be one of the processes that we have to go through for full approval for this development.

Voorhis – So this is just the beginning stage of asking for the rezone?

Schowe – Correct. This is the first step and there's multiple steps after this.

Voorhis – Any more questions from the council?

McMains – My concern is the people that have come in. This is just my past experience in law enforcement and dealing with apartment complexes. I like 'em, I hate 'em. They bring in the people that we need to support this community. I want to see that growth. I want to see Fair Grove grow. Your management company isn't going to be, are you guys going to go over that? Are we talking about government assistance type of thing?

Schowe – It will not be government assistance, no.

McMains – Okay.

Hodges – What are you thinking on the rent, how much?

Schowe – Roughly \$1,000. Market rates might dictate that since it will be built out for a handful of years.

Hodges – Is anything included in that?

Schowe – Umm, utilities, probably water and sewer would be included and the electric would be separate.

Petty – So you're the property manager?

Schowe – I am the engineer for the developer.

Petty – Okay, engineer for the developer. Can we, do we get to know who owns this property?

Voorhis – I believe it is Beau Chastain, am I correct?

Schowe – That is correct, yes.

Petty – Does that person live here in Fair Grove?

Schowe – I believe he has family in Fair Grove.

Holly Dodge – Is it owned as an individual or as an organization?

Schowe – It might be both. Chastain Properties, I believe.

Dodge – LLC?

Schowe – LLCs. Yes.

Petty – Is your company from Springfield?

Schowe – We are in Ozark, Missouri.

McMains – I would love an opportunity to see you guys come back out here and talk to the entire city in a bigger venue than this so that we can fit everybody in here so everyone can hear to know what your guys plans are. So that's my main concern. Just the information. I know we want to rezone it tonight. I know we want to rezone it to residential so you guys can get started on your stuff but my issue is that there are 3 of us brand new and I'd like to get more information on it.

Hodges – Me too.

McMains – I would love to get this project moving but I would also like more information on it.

Schowe – And that's why we like to run a conceptual plan in the rendering to give you guys as much information so you're not blindly looking at this just as a rezoning so we like to give you as much information as possible.

McMains – Would you guys want to come back out and do a full-fledged....

Schowe – We would like for this to be addressed tonight.

McMains – I know you would.

Hodges – Well we've had it throwed in our laps so.

Lord – Are we ready for a motion on this?

Cooke – Hold on. You've heard from residents of this community. Many of them that live right behind where this is going to be built. How would you respond to them with their concerns of privacy, traffic congestion? I know you said you've got preliminary traffic reports or whatever but they're essentially baseless. What would you sincerely tell these people that are concerned that's going to be living right behind this project?

Schowe – It's the same concern that every city I go to has on a rezoning like this. People say apartments are okay but not in my backyard.

Voorhis – Thank you, sir.

Schowe – Thank you.

Motion by Lord to deny the Planning and Zoning Commission's recommendation to approve Rezone Case RZ25-03-01 at 425 West Old Mill Road. Seconded by Stewart

Hodges – Is there any way of changing this?

Voorhis – I would...

McMains – I would want to table this until...

Hodges – To table it?

McMains – I don't think we should make a motion flat out denying them.

Voorhis – Yeah.

McMains – Like I said, we're brand new into this. I'd like to get more information on it.

Voorhis – Well we did have a motion on the floor. We did have a second so it does require a vote from the council. We are in the discussion phase and I'm gonna start on this discussion phase. As you've heard here tonight, obviously the Mayor is for the rezoning. I made the motion inside Planning and Zoning, I'll put it out there, I did make that motion inside Planning and Zoning and I would like to point out, the Planning and Zoning Commission has been in place for quite some time here in the City of Fair Grove and it approved in favor of 5 to 3. I passed out some pamphlets to you guys. This is pulled from our comprehensive plan that was so kindly pointed out that I signed it. If you flip through here, it talks about some numbers. There's a housing chapter in here that's inside our comprehensive plan. The housing chapter of Fair Grove Comprehensive Plan focuses on improving the quality of existing homes in neighborhoods as well as diversifying housing stock to meet future demands at a steady rate of construction. This chapter is essential for ensuring that all residents and future families have access to safe, affordable and well-maintained housing options that cater to a larger variety of income levels. If you continue to scroll down it talks about key themes. The key themes regarding housing in Fair Grove indicate that residents feel that there is a lack of options throughout the city. Key findings that there is a need for additional housing variety but the city has a desire for more housing in general. Those desires are instrumental in the growth. Single-Family housing options preserve this type of housing as the primary housing type within the city. There is also a desire to incorporate additional multi-family high density developments of various kinds.

Richard Icenhower – Your job is to conduct the meeting. You're not to be up there politicking.

Voorhis – The most desired home in Fair Grove is 800 to 2,000 square feet which should be referred to as the city ensures development of more housing to align the community's desire for growth at a moderate rate with more families moving in. It is important to note that the students entering the workforce in more in the next few years prefer starter homes and a multi-family established already in the workforce prefer more housing similar to the existing housing stock.

Petty – Mr. Mayor, this Board approved this comprehensive plan. It was also acknowledged though that when presented that the participation in this was low with the very high percentage being high school students. In this it does say that they do prefer more housing options and that is primarily the younger generation that participated in this. It says in here it was broken out by age demographic that the working age population preferred the slower growth with the type of homes that already exist in Fair Grove. I would just like to point out that distinction when talking about the data that we have in front of us. That it does not include the opinion of everybody in the community, it is skewed towards a younger population.

Voorhis – Yeah, I'm not going to sit here and disagree with that but they also do talk about weighted totals to make it more understandable for the older population that did participate. A lot of it is a weighted total, so yes it is youthful but it does consider the weighted total of the community and residents who are residing within the city of Fair Grove. And I'm just going to say one more thing about it. As I passed them out, you are more than welcome to look through it,

right. The future land use chapter in here, if you go to key themes, key findings regarding land use within Fair Grove indicate that the city wishes to grow at a moderate rate and primarily through infill development. Although the city has shown that it has a desire to grow moderately it should be noted that along with this the city greatly values the small-town charm and character. To grow yet preserve the character of the city the community has indicated that development through infill is the best way to do this. This means that the city should look into developing vacant and underdeveloped land.

Petty – What is the definition of moderate growth for the city of Fair Grove?

Voorhis – Moderate growth? I don't believe it breaks it down. I've got the full thing, I can give that to you Miss Kelly if it breaks it down.

Petty – That was very clear in the plan. So, what is that number?

Stewart – Can I just point out real quick? We are currently wanting to vote to change this to an apartment complex area and say we'll be alright, we'll keep up, we'll get it. He's going to buy us a lifting pump, we'll be fine. The schools, they should be able to keep up, we'll be good. Whereas we could slow down and plan this along with the schools and with the developers and do it together instead of we'll just do this and good luck guys.

Petty – It sounds like, over the next 3 years, we know that the city of Fair Grove, thanks to the voting public, have a bond that was approved that we are using to address the I and I issues that our city engineer, Andy, called out as being at capacity. We have heard from residents in that area that our lift stations already overflow. You said that 12 units, or whatever number that you said, would be negligible but that's not negligible. We have homes that are currently not able to handle what we have today. We have a plan in place. The City of Fair Grove has a plan in place to make our infrastructure more sound to be able to handle the higher capacity but that's 3 years from now. That's not today and it sounds like our school has a plan in place to add capacity for students but that's 3 ½ years from now. That's not today. And I know you said it would be a year for the first building, two years for the second and third and three for the fourth. I don't know that our projects are going to be able to keep up with that pace today. Over the next 3 years.

McMains – It sucks that we are in this position though. We should have already addressed this years ago.

Petty – Agreed.

McMains – To fix this problem in Fair Grove because Fair Grove is a great place to move to. It's got great people, very passionate people. We've seen that over the past few years. So I don't know where I'm going with that. I'm just saying it's sad that we're facing the fact that our lift stations can't keep up.

Petty – Agreed completely.

McMains – I've worked in small towns. I don't know any lift station that doesn't overflow in hard rain or any rain for that matter. If you spit on one, they overflow. But we should have already addressed this issue. This shouldn't be, he shouldn't be punished because in 3 years we screwed up or we screwed up in a prior board but we are faced with that too, so.

Petty – You're not wrong.

McMains – That's something we have to live with.

Petty – But we have made the moves to fix it. We can't change what...

McMains – So should we pat ourselves on the back for that? I mean...

Petty – No. But we shouldn't rush into something....

McMains – I agree. We should not. But like I said, I would like to table it. I mean, I know there's a motion on the table but I would like to table it so we can get more information as well.

Cooke – I'd like to speak on this when you're done.

Hodges – What did you say? I didn't hear you.

Cooke – It's my turn.

Hodges – I didn't hear what you said.

Cooke – I came into this meeting tonight with a pretty good idea of how I wanted to vote on this issue. Along with that I wanted to hear what the public had to say. I don't know if he's still here, Rodrick brings up very valid points. Us new Aldermen, and even, I think Ben Lord's our senior Alderman now, we don't have a lot of experience in these matters that are going to have to be addressed to make this work. On top of that, we were elected. Kelly brought this up too. We were elected by this public to make decisions on their behalf. One more time, if you are against this project, please raise your hands and keep them up.

Hodges – Are y'all in the city limits? Who's not in the city limits? Don't raise your hand. I just want to see who's in the city limits.

Jackie Robinson – A lot of people have left.

Petty – And those for?

Cooke – So if our job is to...

Petty – It's hard to tell, who's for it? Okay. Thank you.

Cooke – Okay, if our job is to represent these people with our votes and our decisions, I'd encourage you all to look at that regardless of how we personally feel. That's what we're voting for, right there.

McMains – But this is also a small portion of Fair Grove. I mean, I'm with you. I'm 100% with the people and for the vote for what they want. That's why they put me here. That's why I chose to be an Alderman. Because our previous Board did not care what the people wanted.

Cooke – And that's why I bring that up.

McMains – And that's why I'm here. That's also why I want to take this, postpone it, put it in a bigger venue so we can get a larger group to get a more accurate feel on it.

Cooke – And I'm not against that.

McMains – Typically the people that show up are the people that are against something when we bring it up. You don't get a lot of people that are "Yes, I want that" showing up because they think it's going to happen already.

Voorhis – I did talk to our legal counsel told me, for this, it's something. Even though we have a motion on the floor to deny it, we can get another motion if we get a second to table this as well.

Holly Dodge – Postpone.

Voorhis – Postpone. To postpone this.

Stewart – Does that postpone indefinitely?

Dodge – You can make a motion to postpone to a time relevant or anyone can ask to have it brought down onto the agenda as long as it's posted ahead of time. So it can be a postponement to, I believe you started a motion. Are you asking to postpone indefinitely or are you asking to postpone to a date like next meeting?

McMains – If I make a motion it would be to postpone until the next meeting.

Dodge – Did that clarify for you?

McMains – Okay, but we would have to vote on his motion first?

Cooke – I don't think postponing this one meeting is going to give us the time to really dive into this and see what...

Stewart – That's exactly my point.

Cooke – ...and see what we can do with it.

McMains – We could have discussion.

Hodges – Can we put it out then, a month?

Dodge – So is there a second to postpone to the next meeting? No. That motion dies.

Lord – Can we vote on mine?

Dodge – So your calling the vote?

Lord – I'm asking can I....

Dodge – Technically you can call the vote which ends conversation and in calling the vote, you take a vote on whether or not you call the vote and if that passes, then you must vote and it ends discussion.

Lord – Let's do that. I'll call the vote.

Dodge – Is there a second to calling the vote?

Petty – Yes.

Voorhis – Mr. Lord has called the vote, second by Mrs. Petty. Any discussion on calling the vote?

Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE,

Hodges – I don't know what I'm voting for.

Dodge – It means no more discussion you're going to vote on the pending motion to deny.

Hodges – Then I'll abstain from the vote.

Dodge – If you abstain, you have to state a reason and you have a duty as a newly elected. Unless you have a financial reason or cannot have openly decided then you really should vote.

Voorhis – Hodges, this is a motion to close the discussion and to move into a vote of the original motion.

Hodges – Okay. This is the vote?

Dodge – This is not whether or not to deny, this is just stop talking.

Hodges – Okay, well I'll vote for that.

Dodge – That’s an Aye.

Voorhis – Alright, no more discussion. We had a motion by Mr. Lord to deny the Planning and Zoning Commission’s recommendation to deny the Rezone Case RZ25-03-01. We had a second by Mr. Stewart. There is no more discussion. I will go ahead and do a rollcall vote.

Lord Absolutely Yes, Petty Yes, Stewart AYE, Cooke AYE, McMains Nay,

Dodge – So you’re voting whether or not you want to deny the application to rezone.

Hodges – Okay.

Dodge – So the vote is to end this rezone request.

Hodges – Okay. You guys make it tough on a guy. I’d like to have more conversation but that’s my opinion.

Voorhis – Unfortunately Mr. Hodges we’re at a motion for a vote. You have to give me an AYE or NO and we will go ahead and proceed with this.

Hodges – I’m gonna go with a NO.

Voorhis – We will go ahead and move on. The motion to deny has went through.

**APPROVE OR DENY PLANNING AND ZONING COMMISSION’S
RECOMMENDATION TO APPROVE SIGN PERMIT FOR MAVERICK, INC.**

Motion by McMains to accept Planning and Zoning Commission’s recommendation to approve sign permit for Maverick, Inc. Seconded by Petty

Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE, Hodges AYE

PLANNING AND ZONING APPOINTMENTS

Mayor recommends Don Brite be appointed to the Planning and Zoning Commission for a term to expire 04/2027

Lord – How many positions are open?

Voorhis – It’s a board between 8 and 15.

Stewart – Sorry, I’ve got so many papers here.

Lord – How many applicants do you have?

Voorhis – I won’t be recommending any applicants at this time. These are current Aldermen, or current members that already sit on the Planning and Zoning Commission.

Lord – Just re-upping them?

Voorhis – Yes, sir.

Petty – Who all are we voting on tonight?

Voorhis – Mr. Don Brite and Travis Lee. That is the only two people up for reappointment and I will not be making a recommendation to appoint anybody to the Planning and Zoning Commission at this time as we did just appoint to approve the Alderman Planning and Zoning Representative which is Ben McMains.

Stewart – I've got an application here for Dennis Roe. Are we not...

Voorhis – I will not make that motion or give that to the Board to appoint him to Planning and Zoning.

Lord – Not put Dennis Roe on the P and Z board?

Voorhis – As of right now, I will not make that recommendation.

Petty – Is that solely the responsibility of the Mayor to recommend or to appoint who serves on the Planning and Zoning Commission?

Voorhis – It is. It's the Board's duty to confirm that appointment and I will not make that recommendation.

Petty – Is there a reason why, Tommy, that you would not like to appoint Mr. Roe?

Voorhis – I got his application yesterday from Miss Sara. I have not had a minute to digest it and go over everything and look through it properly for meetings that have happened within the week, I am not ready to make that recommendation.

Lord – Mayor, I don't understand that. It's Dennis Roe!

Voorhis – I understand, sir. It is my recommendation that we reappoint Don Brite to the Planning and Zoning Commission for a term to expire 04/2027.

Stewart – So let me...

Lord – Do these, I'm sorry Mark. Do these appointments effect Dennis's eligibility or possibility...

Voorhis – No, sir.

Lord – So that's a separate topic?

Voorhis – Yep.

Stewart – So we have 5 that are on there? If we don't appoint these two, how many are on there?

Dodge – All remain until appointed. So you don't go without. You don't injure.

Stewart – So if we don't reappoint these people then....

Dodge – They remain until appointments either reappointed or a new appointment. So they remain on the position...

Stewart – Indefinitely?

Dodge – Yes, until replacements, yes.

Lord – If you were going to recommend or appoint Dennis, now would be the time in the meeting that you would do that?

Voorhis – No sir. We can bring that forth another time as well.

Lord – It says Planning and Zoning Commission appointments.

Voorhis – That is just the formality that this council has done in the past. That is not something, an appointment can be made as long as it's put on the agenda and given notice. The Mayor can make a recommendation for appointment at any time unless the board is filled at 15.

Lord – Holly, if the Mayor wanted to appoint Dennis Roe to Planning and Zoning, could he do that right now under this?

Dodge – He can and he can also choose to wait and do it at another meeting.

Lord – I'm missing something here. Are you planning on doing it at another time?

Voorhis – I have not decided yet, sir.

Unknown Male – Do it now. Do it now and get it over with.

Lord – How long have you been on Planning and Zoning and the Board, Dennis?

Dennis Roe – 7+ years, almost 8 years on Planning and Zoning.

Lord – Mayor, that's the biggest asset that we have on Planning and Zoning and that we had on this Board. Everyone in this room knows it. I'm flabbergasted.

Voorhis – Understood.

Lord – Flab-ber-gasted!

Voorhis – And I will definitely take that into recommendation, Mr. Lord.

Lord – Wowzers. Yeah on the others, like....

Voorhis – Don Brite to be appointed to Planning and Zoning Commission for a term to expire April of 2027.

Stewart – I would like to postpone voting on that until we put Dennis in.

Voorhis – They're each voted on individually. I can assure this council that if that is something that you want to do, this is something we can talk about but I will not make that motion tonight to reappoint Dennis and the members that are already on the Planning and Zoning will still continue to assist in Planning and Zoning till a reappointment is made. Dennis Roe gave up his seat on Planning and Zoning when he got off of this council as he was the representative of the council.

Lord – Put him back on there.

Voorhis – So the members that we would be voting on will still continue to represent Planning and Zoning.

Dodge – I'm sorry. To clarify, Mr. Roe's position was appointed to Alder McMains. Is that accurate?

Voorhis – Yes ma'am.

Dodge – Okay. So he does not serve currently as soon as he is no longer an Alder. So I informed you improperly, I apologize.

Lord – We're on the same page.

Dodge – Okay, I apologize. I missed that part.

Petty – Can we table this then?

Dodge – Postpone to another meeting?

Petty – Yes.

Dodge – You can always make a motion to postpone if there's a second and a majority.

Lord – That sounded like a motion and I will second.

Voorhis – What is the correct motion as I made a recommendation to reappoint Don Brite.

Motion by Petty to postpone the Mayor's recommendations for appointing the Planning and Zoning Commission members...

Dodge – New item number 4, do you want to postpone that to a date certain or just...

Stewart – We can postpone it to the next meeting as far as I'm concerned as long as we can talk about it between now and then.

Dodge – Postpone to next meeting?

Petty – Next meeting, please.

Motion by Petty to postpone the Mayor's recommendations for appointing the Planning and Zoning Commission members until next meeting. Seconded by Lord

McMains – I'm confused why we won't just appoint Don or Travis and then we can talk about Mr. Roe at the next meeting.

Stewart – Cause if Tommy wants to stand up there and grandstand then I'm going to grandstand too.

Voorhis – Understood.

McMains – So we're measuring...

Stewart – That's what we're doing, yes.

McMains – Okay. I just want to make sure what we're doing.

Petty – Well, I mean I think to be fair, we are approving these appointments, I know nothing about Don, I know nothing about Travis, so I would like to....

Lord – I know a lot about Dennis Roe.

Petty – I do too.

McMains – I do too.

Petty – So I would like to know a little more information about who we are approving to appoint to this Board and I think if we could get more information on these members as well as give you time to consider Dennis's application, I think that might be good for everybody.

Voorhis – Understood. We can definitely invite those two members and Mr. Roe to come and talk at the next meeting. Is there anymore discussion on this?

Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains Reluctantly AYE, Hodges AYE

SEWER ADJUSTMENT FOR PROPERTY OWNER #1

**Motion by Petty to adjust sewer bill for Property Owner #1 down from \$312.73 to \$30.80.
Seconded by Cooke**

Hodges – Is this on the church?

Voorhis – Yes.

Hodges – How much are they wanting it down from?

Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE,

Dodge – He’s asking for clarification on the motion. How much are you taking it down to?

Voorhis – Yes, sir. From \$312.73 to \$30.80

Hodges – So you’re taking \$161.44 off?

Dodge – No. They’re taking it down to \$30.80

Hodges – Is that on the sewer side?

Voorhis – That is on the sewer side.

Hodges – Okay. I just wanted to make sure.

Hodges AYE

**BILL NO. 25-09 AN ORDINANCE DECLARING THE RESULTS OF THE BOND
ELECTION HELD IN THE CITY OF FAIR GROVE, MISSOURI ON APRIL 8, 2025
(Posted 4-9-2025)**

Motion by Petty to have the first reading of Bill No. 25-09 by title only. Seconded by Lord
Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE, Hodges AYE

MAYOR READ BILL NO. 25-09 BY TITLE ONLY.

Motion by Petty to approve the first reading and have the second reading of Bill No. 25-09 by title only. Seconded by Lord

Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE, Hodges AYE

MAYOR READ BILL NO. 25-09 BY TITLE ONLY.

Motion by Petty to approve the second reading of Bill No. 25-09 by title only and assign it Ordinance No. 276. Seconded by Lord

Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE, Hodges AYE

Business Meeting

SEWER AND PUBLIC WORKS REPORT

Hokanson – I don't really have anything unless anybody has some questions. Kelly has a report...

Hodges – I....

Hokanson – Go ahead.

Hodges – I didn't hear you.

Hokanson – I said she's got a report she can read.

Petty – It will be in the committee reports.

Hodges – Okay. I'm looking for something, Kenny.

Hokanson – What are you looking for?

Hodges – Every couple weeks or once a month at the meeting or something, can you give me a report for the 30 days, how many gallons of water went through?

Hokanson – That's what she'll be doing.

Hodges – It's in there for every day?

Hokanson – We can start doing that.

Petty – Yep.

Hodges – I'd like to have a report of it if you don't mind so I can see what it is cause we've got to address this problem with the sewer and I want to see what's going on with it.

Hokanson – Did you not understand what they meant by I and I?

Hodges – I understand that, yes. But I was wanting to see from the day to day, week to week to see where we're standing on those reports.

Petty – So, Franklin, you, Tim Cooke and myself are serving on the Public Works Committee. We will work together to basically understand everything that we have going on. We will talk about what we have planned as future steps and we will identify how the three of us will work together to help move forward and help the maintenance and operation of the equipment at our sewer system.

Hodges – I understand this but like I say, I just want to have this so we get the paperwork and say this is what we're doing.

Petty – So that will be what we do together alongside Kenny.

Hodges – Okay. Once a month?

Petty – No, not just once a month but continuously. I believe that the sewer committee works with Kenny pretty much all the time. He told me this morning or just before this meeting that we're all going to be added to the call list for when the alarms go off which is what our previous sewer committee did. So that we are all responsible for making sure that our sewer system is up and running and when it starts to fail it is our responsibility to call in emergency resources to come in and help and to fix it and make sure their homes don't get flooded.

Hodges – I understand and everything but like I say, right now, the reports that I've got matches with what you're saying.

Hokanson – The reports that you have?

Hodges – Somewhere along the reports I seen its like we are 1 million 5 over, you know. And like I said, that's a lot of water you know, to be over. And I said, it's a few months out of the year and so I was just wanting to see what our average is to give us somewhere to point where we need to go.

Petty – That can be the first thing we do as the committee.

Hodges – We can get it then? I can get copies of it once a month then? On this committee?

Voorhis – You'll get it multiple times a month, Franklin, is what she's trying to say. The sewer committee works a whole bunch and you'll get copies of all of that.

McMains – Do we have a pump truck?

Hokanson – Mmhmm.

McMains – I didn't know if we did or not.

Hokanson – It's not a very big one but we do got one. Okay, are we good?

Petty – So as your new sewer committee , what can we do for you? Besides be on your emergency calls in the middle of the night . You got one last night or two nights ago?

Hokanson – Last night from 7 to 10.

Petty – Okay. What do we do when we get that call?

Hokanson – Well, I go down and check it out, see if I can fix it or if we need to call in extra help. Luckily last night I was able to fix everything up and get it rolling again.

Petty – Okay. And we will be the ones that approve that if...

Dennis Roe – If he has to call in a local guy, it takes 2 Aldermen to approve it.

Petty – Got it.

Dennis Roe – If we agree to continue the maintenance contract that we have with Fluid Equipment, which we really need to, he calls Fluid Equipment as the first choice.

Petty – Because we have a contract with them?

Dennis Roe – Yes.

Richard Icenhower – You might tell them that you're still processing water from the 7 or 8 inches of rain we got a while ago.

Hokanson – Yeah, we're still working on rain from two weeks ago.

Petty – How close did it get to overflowing on the lift station? The CC lift station at the last couple of rains?

Hokanson – It never overflowed but it was full and it rain for several hours to try and catch up.

McMains – I have another question real quick.

Hokanson – Go ahead.

McMains – That report that we got...

Petty – This is part of our committee reports.

McMains – I know. It said that 3/4ths of our rainwater and everything goes to that CC lift station. Is there any reason why 3/4ths of that goes to our lift station? It's just my ignorance, so.

Hokanson – Richard, do you want to answer that question?

Richard Icenhower – Well, 80% of the town flows this way and I can tell you why because I was sitting in Jeff City. Bill Hardwood, Gary Yarbrough and I had a meeting with DNR when we was putting this plant in and I questioned the guy because I wanted the plant down here and the lift station over there. He explained to me that this is the way it's going to be because of two things. Number one that's a losing stream and the Niangua Darter. So that's how come all of the sewer runs this way and pumps back across. And the DNR came up with almost \$2 million because the bond we voted wasn't going to cover how much it was to do this and DNR come up with right at \$2 million to re-engineer this to what we got. We got what we got.

Hokanson – Does that answer your question?

McMains – For the most part, yeah.

Hokanson – Basically the infrastructure was in before this went down. That's why it all heads the other way.

McMains – Gotcha.

FINANCIAL STATEMENT

Motion by Petty to approve the March financial statement as submitted. Seconded by Lord
Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE, Hodges AYE

PARK BOARD

Kailey Newbrough – I can just report real quick our balance at the end of March was \$314,398. Baseball numbers are looking good, 225 last year to 360 this year. We are in the process of putting in new ballfields to help out with that and getting some bids to fence field one. We hope to bring in some opportunities for adults in our community.

McMains – Where are the ballfields going in?

Newbrough – Field 2. So when you walk in, the field on the right, the far side.

McMains – So where that old one used to be? They had one in there and they took it out.

Newbrough – I believe so. Yes.

Cooke – Kailey.

Newbrough – Yes?

Cooke – During my time on the Board there was discussion of fencing the entrance by that private property. Has any ground been made with that?

Newbrough – We are working on, they had to get them to come in and reassess that area and then we're working with the owner there to see if they want to help with any of that cost because they were interested in making it a little more

Cooke – Right, okay.

Newbrough – We're holding off on that for a little bit longer until we get more information.

Stewart – I don't know if you were made aware or not but Tommy, tonight, made a parks committee and me and Tim are going to be able to work with you and I'm really looking forward to it.

Newbrough – Lovely. Thank you. Are you guys planning to present then during the meetings, the city meetings?

Stewart – I won't be able to make most of them. Tim might be able to make

Cooke – I think she's talking about city meetings.

Stewart – Oh yeah, yeah, yeah. We'll discuss it. I'm sure we can figure it out.

Newbrough – Perfect. Any other questions? Thank you!

Voorhis – Thank you Miss Kailey.

EMERGENCY MANAGEMENT

Greg Porter – Just to update you guys, the 3rd quarter EMPG Grant has been submitted. The projects have been approved, just waiting on payout from the State on that grant. The one thing moving forward with EMPG, Tom and I on April 9th went to a SWEMO meeting which is where all of the Emergency Managers in region get together and we meet. One of the concerns coming up because of all of the federal funding that's being frozen at this time, I'm going to mention ARSOC, you probably know what ARSOC is but it's part of emergency management where they buy equipment and it's available to cities, municipalities, and it's available for region response. We can contact ARSOC and they can send equipment to handle our disaster. All of those funds have been froze immediately and at this time they don't know when that's going to open back up which brings up the concern of possible federal funding EMPG freezing. Right now we do know that it's being funded through September but beyond that, we don't know. It's all being tabled so I'm just throwing it out there. I don't know what next years EMPG is going to look like or if it's even going to be available. If it is, by all means, we're going to apply and we're going to get our money. If not, it's something we will have to figure out. Which also brings us to another concern. One of the requirements for EMPG is me and Tom have to attend two exercise requirements. Well the state has frozen all of their travel for their SEMA representatives.

Because of that, a lot of the exercises that we're supposed to attend have been being cancelled, so not by lack of trying. We do have one exercise coming up in May. It's communication through the state through our radio system but getting in our second one. They talked like in our SWEMO meeting they thought that because of all of the funding and all of that it's going to be forgiven. We are trying to become compliant but it's hard when they're not offering the courses and the training. Just throwing that out there to you guys as well. I would like to say that I have started a communication group chat which I think has been very beneficial. Getting all of the city leaders, my emergency management committee along with the school district Superintendent, the fire chief, the police chief, the Mayor among others so when something is approaching where there area threats to our city, it's a great way for us to be able to communicate and everybody be on the same page and I feel like it's worked very well to this point planning for the snow not too long ago and then with some of the incoming tornado stuff. Like I said, it's a great way for us to communicate and everybody be on the same page and everyone sending out the same message so there's not a lot of confusion. Outside of that, I do want to recognize Mr. Cooke who went out during the flooding about a month ago when all of our streets were being shut down. He was going out, taking pictures for us and for me to put out on our Facebook page and the community really seemed to appreciate your efforts and us getting that message out to them. Even non-city streets, he was going out into the county so I want to thank you for helping with that.

Cooke – My pleasure.

Porter – It's a team effort. Only one or two people can do so much and we've got full time jobs and can't be everywhere all the time. Outside of that, I don't have anything else unless you guys have any questions. Oh, I do want to say we've had two siren tests since March, we had the statewide tornado one and I've heard of no issues. I think we've got everything tweaked and lined out so I think our siren system is fully operational and in good shape. Fortunately, we haven't needed it too much but it's there if we do.

POLICE DEPARTMENT

Chief Riggin – Anything I say at this point is pretty much anti-climatic so just prepare yourselves. First off, thank you for your trust. It's been an amazing 3 weeks. It's just been 3 weeks on the job and I've met some of the coolest people, honestly, that I've ever met. You know, after working 25 years in Springfield, it's just numbers. Here it's people and I've met the coolest people. I didn't make the wrong decision. This was a very good decision so thank you very much. I want to address just very quickly, a few areas that I feel like coming into this needed to be addressed. I feel like looking backwards I always hear people anchored to the past. I'm not that guy. What's past is past and I feel like this is part of a Disney song or something but it is truly in the past so I'm hoping that we can build on three pillars that I want to approach you with and you are welcome to listen to this as well because this involved you. It's not just a them, it's an us. If one thing I've learned from my years in police work is we're all people and I want to build on some pillars that builds trust with people. The first pillar was some basic police work. What I found when I cleaned out the chief's office was some good foundations from 4 chief's back but I feel like there was also some things that were left that gave me the indication that really good quality basic human police work may not have been done or may not have been a focus. I have some of the most amazing officers. I really do and I feel like they want to do really

good police work. You know, Brian and Billie in the back, they want to do good police work. So my first pillar when I came into that office was where is the good police work happening? One of the things I am looking at is do we have the tools and training. I'm already reaching out and trying to find free training, people who want to give me things for these officers, people who want to create things for these officers as far as training and tools. That's the other thing. What tools do we need? I found thousands of dollars' worth of things that I'm not really sure meets basic police work ideal. We're just saying hey, we want to do great police work for this community and I'm just going to start there. That's my first pillar, can we do basic police work and part of that can be basic police reporting. I found tickets from 1980. I don't even know why we have those. That's part of what we're trying to do. The second thing is compliance. When I came in I was told we're out of compliance with every reporting mechanism there is. When I started a police department before, that was a huge ordeal. How do we report to who and why? I want to tell you good news. We reported crime stats to the Missouri State Highway Patrol for the first time since December of 2023 last week and the Missouri State Highway Patrol was happy to see our information. They hadn't seen it since 2023. So we're already working toward that. I'm told we're compliant for some of the other reporting we have to do. Traffic stops, marijuana searches. We're going to be compliant in some of the other Missouri State Highway Patrol mechanisms as well. We're already there. Three weeks in and we're already getting to place where we're looking at hey we want to do really good police work but we also have to report what we do and that's happening. I felt like that was a very big important thing that you guys charged me with when I came in. Which brings me to the last thing. Not only are we going to do good police work. We're going to give the officers training and the tools they need within the budgets and within the ideals that we have set for this community but we want to build bridges as well. One of the things I noticed when I was just taken around and Tim was so kind to take me to different businesses and meet some people and I still get people that just walk in the back door and want to sit down and talk. What I noticed was that people are eager to hear from the police. Not just because they want to tattle on their neighbor or they want to see more tickets written. They're eager to know what we can do to help in multiple areas. I spent some time at the school with the SRO for over an hour one day and just met people there. Just trying to say hey what can we do to help support what you guys are doing and then what does that look like reciprocal. How can you help what we're trying to do out here? I really felt such a warm engagement with just building bridges. So really we're working off of three tiers and I don't want to take a lot of your time. Three tiers, it's just real simple. Good basic police work, good basic community oriented stuff with some bridge building and we just want to do what the law says we have to do and I feel like by the time we get to complete compliance and the time we get to some really good bridge building, we're going to be able to do that great police work because the community will be behind us, helping themselves as well. What questions do you have? Anything.

Cooke – You're doing a fantastic job.

Chief Riffin – We're trying and I've got so much help. You have no idea what these officers are having to put up with when I say hey, come in the office, I've got a question. It's great. We're getting there. Oh, last thing, I forgot about this. Tomorrow I have a meeting with Lexipole and we're going to open up the Lexipole policy and we're going to look at what's there. They reset it so we start from scratch. Basically I'm importing right now some of the policies that I liked from

other places or that I'm wanting to look at and we're going to start overlaying that with the Lexipole stuff because their stuff is very generic and we're going to start the process of operational which you guys are paying for. They said they don't think it's been touched in 2 years, is what they told me, so I don't know.

Petty – I just want to say that Fair Grove is happy to have you. I'm really glad that you're here.

Chief Riggin – Let's hope so.

Petty – I'm glad you have had a warm welcome and every time I see any officer around, mostly you or Jennifer, it's cause I drive late, I just appreciate everything that you guys do and I'm really excited that they have a strong leader and somebody who's going to bring some structure for the department and is focused on building that bridge with the community.

Cooke – I would also add that I am very grateful and I would think that Mike would probably agree that your efforts to work with our SRO and kind of bridge our department with the school is much needed.

Chief Riggin – Thank you.

Voorhis – Thank you, sir.

CITY CLERK

Davis – Chan received a sponsorship to go to a New Clerks meeting and she went and did that and all we had to pay for was the hotel. Recently I got my certificate for 300 education hours working toward my Certified City Clerk.

Voorhis – Thank you.

COMMITTEE REPORTS

Petty – I have and you guys have in front of you, the last report from the previous sewer committee. I'm going to read it. I did not write it. (see attached)

Petty – Dennis and I went to the school board meeting last week and the students presented kind of what they did, the whole project. You guys really seemed to enjoy their presentation but thank you for partnering with us. Like Dennis said we really look forward to partnering with you guys more. It was really fun seeing the students and the dedication that they had. Just sunshine and rainbows.

Mike Bell – The kids really enjoyed it. They gave a great presentation and they were very thankful for you guys. It's like we mentioned, we're all in this together. It's not a city problem or a school problem, we want to work together.

Petty – Agreed.

Bell – They were really, really excited to be a part of that.

Petty – Thank you! That is all from the sewer committee. Thank you, Dennis, for your report.

Dennis Roe – You're welcome.

Voorhis – Is there anymore committee reports?

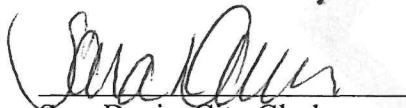
Mayor Report

Voorhis – I have nothing to report at this time besides thank you to the Aldermen who have put in the time and dedication who have left this council. This council greatly appreciates it and to the constituents of this community for the time and dedication that you have done to serve this community. To the new Aldermen, welcome. There's lots of work ahead of us, lots of challenges we're gonna face and I guess I just want to remind everybody that as we leave here we make decisions, hard. Some are going to be different than others and they're going to be very strong opinions but when we leave these doors we can still act appropriately towards each other and get along with each other outside of this building, so. Even though the votes throughout this year may go from time to time, remember we also have to work together to better this community. That is all I got.

Adjournment

Motion by Lord to Adjourn at 8:53 p.m. Seconded by Stewart

Lord AYE, Petty AYE, Stewart AYE, Cooke AYE, McMains AYE, Hodges AYE



Sara Davis, City Clerk

Committees 2025-2026

Public works Committee- (Sewer, Streets, City Maintenance)

Chairman Kelly Petty, Tim Cooke, Franklin Hodges

Emergency Services Committee- (Police, Emergency Management)

Chairman Ben Lord (police), Chairman Mark Stewart (Emergency Management)

Human Resources Committee

Chairman Mark Stewart, Kelly Petty

Park Advisory Committee

Chairman Tim Cooke, Mark Stewart

Public Relations Committee

Chairman Thomas Voorhis, Tim Cooke, Kelly Petty

Planning and Zoning Representative

Chairman Ben McMains

Finance Committee

Thomas Voorhis, President of Board

Petty

Key Considerations for Rezoning Commercial Property to Residential Use in the City of Fair Grove (Proposed Apartment Complex 2025)

1. Impact on Local School District

Enrollment Growth

- Apartment complexes typically attract families, which may lead to increased student enrollment in a short period of time. Long range planning should be conducted before decisions are made.
- Enrollment spikes could outpace current district staffing or facility capacity.

Overcrowding

- A sudden increase in student population can strain existing classroom space, cafeterias, transportation, and support services.
- Districts may need to hire additional teachers or consider unplanned expansions.

School Funding

- School funding is often tied to student enrollment, so a gradual increase can positively impact budget allocations.
 - However, rapid growth may lead to increased costs before additional funding is received.
-

2. Traffic and Infrastructure

Traffic Congestion

- New residential developments bring increased vehicle traffic, especially during school drop-off/pick-up and commuting hours.
- Traffic studies may be needed to assess impact on intersections, roads, and pedestrian safety.

Public Safety Concerns

- More cars and foot traffic near schools or residential areas may require additional signage, crosswalks, or even additional crossing guards.

Public Transportation Needs

- New families may increase demand for public or school-provided transportation services.
-

3. Utility and Infrastructure Strain

- Increased water, sewer, and electrical demands could require additional city infrastructure upgrades.
 - Local governments must evaluate whether current systems can accommodate the growth.
-

4. Property Tax Revenues

Loss of Commercial Tax Base

- Commercial properties often yield higher tax revenues than residential. Rezoning may reduce city income.
- Consider long-term value: Will the apartment development increase assessed property values over time?

New Residential Tax Contributions

- Additional residents mean more households contributing to local taxes, which may help offset the loss of commercial income.
 - More residents can stimulate local economic growth through consumer spending.
-

5. Zoning and Land Use Compatibility

- Changing from commercial to residential use must align with the city's **comprehensive plan** and **zoning regulations**.
 - Consider how the apartment complex fits into surrounding land uses: Will it blend in or disrupt current neighborhood character?
-

6. Community Input and Concerns

- Community forums are essential to gather feedback and address concerns (noise, aesthetics, safety, etc.).
 - Transparency in planning builds trust and improves decision-making.
-

7. Long-Term Planning Considerations

- Will the development attract a transient population or long-term residents?
 - What are the projected maintenance needs for schools, roads, and public services if the population rises significantly?
 - Is this change sustainable for the city's infrastructure and community identity?
-

Questions to Consider

- Can the city make a reasonable estimate as to how many students this could add to our district. Due to the fact the school system is close to capacity, it may mean a significant financial investment for the district to make space for a sudden influx of students. While additional tax dollars will come in with increased student enrollment, will it be enough to meet facility demands?
- Does the city and planning and zoning board have a future land use map to refer to as a guidance document when making these decisions? If so, where does this rezoning request fall in that vision for future development in the city?
- Though this is a singular rezoning request it has future ramifications to other zoning issues. Will rezoning this property open the door to other rezoning cases in the future that will disrupt the balance of commercial, residential, and agricultural in the area?

Conclusion

Fair Grove Schools is the city's largest employer and quite possibly its most valuable asset. While transitioning from commercial to residential use can bring **economic and social benefits**, it's critical to evaluate the **short- and long-term implications** for both the City of Fair Grove and Fair Grove Schools.

Sewer & Street Committee Report April 22, 2025

Sewer

On April 11 lightning struck the main power pole for the original portion of the WWTP and damaged the transformer resulting in power failure. The diesel standby generator kicked in and operated the original WWTP until the transformer was replaced by the utility company. Once power was restored the standby generator diesel engine would not shut down. A Generac Technician was called and repaired the engine controller. Other damage found so far include:

1. The (2) banks of UV lights were not working. Damage was found in their control box in the control building. Repairs resulted in one of the banks of UV lights started working. The second bank of UV lights is waiting for more parts for the repair to be completed
2. The (2) sand filters were not working. Again damage was found in their control box in the control building. Repairs were made to get one sand filter up and running, the second sand filter also has more parts on order.
3. The sludge timer on the sludge tank was damaged. The repair is not urgent on this.
4. The water well pump was damaged as well as the wire in the well and the buried electric cable to the well from the power pole was all replaced.
5. Unknown damage is yet to be determined. It's typical to see other component failures even a few months from now due to lightning strikes.

On April 17 Jason Robertson from Fluid Equipment was in Fair Grove. Kenny, Richard and I met with him and we discussed our 1-yr maintenance agreement ending May 30. A pump that was removed from Hwy CC lift station for inspection performed by the maintenance agreement, needed some repairs to the pump due to wear. The repairs are completed by their shop and the pump will be delivered and installed before the end of April. We discussed moving forward with a 3-yr maintenance plan with annual inspection of the lift station pumps. This contract has been forwarded to Kelly and Sara. We recommend the new board approving the contract. The contract guarantee us emergency service in less than 24 hours when a pump goes down outside of our maintenance plan. Otherwise it could be a few days up to a week before they send a technician down from their Kansas City Office/Shop.

Lastly, Jason gave us an update the Titus Twister which is a mixing aerator to address grease build up in the Hwy CC wet well. All 3 committee members participated last summer in an on-line presentation of it by the inventor. Jason and a technician are planning to bring a portable unit on a trailer and test it at the CC lift station for a time period. This is to see if it will work for our wet well grease build up issue. The delivery of this portable unit will be done at the same time as the rebuilt pump delivery.

Lastly as I am writing this report on a Monday evening, an alarm went off on my phone for the influent lift station at the WWTP for high water level. During my phone call with Kenny, he gets a phone call from the alarm company. Kenny went to the WWTP and discovered a float that was stuck above some debris floating in the waste water. After doing some cleaning and monitoring the floats and pumps for a while, we talked and he went home. He is on-call 24 hrs a day, 365 days a year for events like this and the worst-when a pump goes down!

The City General Obligation bond for sanitary sewer improvements and storm water improvements passed in the April 8 election! We want to extend our appreciation to the High School Marketing Class for the excellent work that they did in explaining the Bond to the community. This idea was originated by Kelly Petty and put into action by Cayse Overstreet's Marketing Class. We hope that there are more opportunities in the future for the City and High School Marketing Class to work together!

Street-Sidewalk Project

Work was completed on April 16 by ARC Construction on the 500' sidewalk extension on S Orchard to the City Hall/Library driveway. This work was done in 3 days by 6 guys! This completes a 6 year mission started by Dana Lauderbaugh (former city clerk), Jeff Danderson, Steve Short and I (Dennis Roe) am proud to be part of that mission!

My Last Report, Respectfully submitted,
Dennis Roe with Committee Members Richard Icenhower & Kelly Petty

