

**PLEDGE OF ALLEGIANCE LED BY MAYOR PRO TEM PETTY**

Mayor Pro Tem Petty – At this time, please silence your cell phones and be advised that these proceedings are being recorded. We ask that you do not speak over one another so that the record can reflect all comments accurately.

**PUBLIC HEARING TAX LEVY**

Date: August 26, 2025. Mayor Pro Tem opened at 6:30 p.m.

Mayor Pro Tem Petty read Notice of Public Tax Levy Hearing (attached)

Present: Mark Stewart, Tim Cooke, Erik Boncuk, Kelly Petty, Ben McMains, Franklin Hodges, Chandra Scott, Ken Hokanson, Sara Davis

Absent:

Jeffrey McConnell – I just had a question. Is this just for the general fund or something special?

Petty – Yes, it goes to our General Obligation Bond.

Davis – So the debt service, that goes to the debt fund and the general fund, that will go to the regular fund.

McConnell – So it's just general fund?

Davis – It's going to both. The debt service pays off the bonds.

McConnell – Well considering where I came from, I'm kind of down on taxes but being in a small town and watching everything that goes on, you need more money. If you want to have a sewer, if you want to grow, you're going to need some money. So, I'm not against it. Thank you!

In Favor:

Opposed:

City will leave public hearing open in case someone shows up to speak and we will move on to our regular meeting for now at 6:33 p.m.

**OPEN MEETING**

Roll call taken by Mayor Pro Tem Petty

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

Call to order at 6:34 p.m.

**Approve Agenda.** Motion by Cooke to approve agenda. Seconded by Stewart  
Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

### **PUBLIC FORUM (Agenda Items Only)**

Mayor Pro Tem Petty – This is the opportunity for members of the public to comment on any agenda item. Please note that there will be a public comment portion after each agenda item prior to a final decision being made by the Board. If you would like to speak now or during the public comment portion, please raise your hand. I will call upon you and you will need to step up to the podium, state your name and address, and you will be given 3 minutes to speak.

Steve Mallard, 600 South Highpoint Drive – I am actually here for the Board of Adjustments. We've had kind of a real frustrating situation dealing with an abandoned dog in our neighborhood up in Meadow Woods. And there's a lot of stuff on Facebook. My wife felt sorry for that damn dog. He was starving to death, started feeding him. We wouldn't let him in our yard, but we fed him and other people and he ran over to the neighborhood. Well, everybody tried a lot of neighbors tried to get people to adopt him. We called the Humane Society. We called several places. It's pretty frustrating to try to get a dog out of your neighborhood. Well, finally, yesterday one of the neighbors over in Meadow Woods knew somebody and she wanted the dog. She came and got it yesterday, which was fantastic. Well I was out at my farm today and my wife called me and said she brought the dog back it bit a friend of hers. I said, Oh my gosh. So anyway, make a long story short, they ended up taking the dog over there to the vet and put it to sleep. That's kind of sad that we had to do that. I was kind of frustrated. I said, well, she took the dog it's her responsibility. But anyway, I know the police chief came by and it's a frustrating thing. And I know I was an Alderman here for several years. And I know, dogs, we have no resources here to handle dogs. You call Greene County you can't get any response out of them. I just want to make that aware that somehow there should be a way to get rid of dogs that get dumped. And I don't know, I don't know the solution. You know, I have shot dogs on my farm chasing my cattle. If I had shot that dog in town, somebody would arrest me. So I don't know what the solution is? So anyway.

Petty – We've had similar complaints about cats. I know that the neighborhood west of the school, I've received complaints about cats roaming.

Mallard – Well I know up in Meadow Woods, we have two neighborhood cats. We call them neighborhood cats and they just kind of go roam there. Well, they're not like dogs. They're pretty shy. They just want, we have open field and they hunt mice and stuff that I don't really care about but the dogs is a little bit different. So anyway, I just want to make you aware of that.

Petty – Thank you

Mallard - Thank you.

### **OLD BUSINESS**

## **BOARD OF ADJUSTMENT APPOINTMENTS**

### **Discussion**

Petty - So at our last meeting that we talked about this, I think it was a couple of meetings ago, we were kind of given information from our attorney that needed further investigation. The official response back from our attorney is that the Board of Alderman must appoint a Board of Adjustments, which would be five citizens of Fair Grove with up to three alternates. So we have regenerated all of the applicants and tried to get everybody here tonight. So thank you everybody who is able to attend to talk through these appointments. Anything else to add?

Stewart – I don't think so.

Petty - So at this time we are going to go through. We have had previous applicants come up and speak to the Board or send letters. There are a couple new ones here tonight that we have not had the opportunity to hear from. So I wanted to invite you guys up to speak to the board. Just share why you were interested in serving on the Board of Adjustments and just get to know you a little bit since we have to vote on you. So first up is Steve Mallard.

Steve Mallard - I've been a resident here since 2009. Uh, I served as a board of all I've served on the board for running five years. Since then, I've really not done much and somebody called me and asked me if I was interested in that and as I recall that that was a position that we tried to fill for a long time and we couldn't get anybody on it. It just kind of continued meeting after meeting after meeting the people on there. But so anyway, so I said that I would throw my name in the hat and see if I can serve the community. So anyway, a little bit about me, I graduated from high school in Buffalo. Served 22 years in the military, worked for TSA for 10 years, worked for Motorola for 10 years. Finally, retired, moved here. I have a farm still have a farm in Dallas County, where I grew up. So I'm retired, but I still do a lot of work down there so. Anyway, so anyway I can serve the community I'd be happy to.

Petty – Thank you, Steve.

Stewart – Thank you very much.

Petty – Any questions for Steve? Okay. Thank you! Next up is Tyler Kline.

Tyler Kline, 437 S. Waterfield – I have lived here about 4 1/2 years. Both of my boys go to the schools, which to me is the most important piece of this community. I've been formally. I'm a believer in community service and formally, I've tried to do that over the last couple of years. I'd like this with more formal approach to have an impact for the city. And by that, I mean in the supporting the growth of the community. I believe in responsible growth if given an opportunity on the board of adjustments. I think I'd bring a collaborative and logical approach to making these decisions and what that would entail? So yeah, I appreciate the consideration.

Petty – Any questions for Mr. Kline?

Hodges – I forgot to ask him a question. I'm sorry. I'll give it to you too. Do you think you can do, being on this Board, you could be open minded on anything that come in front of you? Not let friends or family or a group of people to try to sway you?

Klineline - Small towns can be led by emotional decisions, and that's kind of where I brought up the logical approach. I think we're all guilty of that. I come from a small town. I haven't lived in Fair Grove my whole life. But yes, absolutely open minded and I believe in fact finding before decision making so. Gathering all the information before logical decisions are made.

Hodges – How bout you?

Mallard - Yeah, I'm kind of the same way. You gotta weigh all the pros and cons and look it up. Look at all sides of the issue. I usually don't make decisions without sleeping on it for a few days. So I like to mull things over.

Hodges – Okay. I appreciate it.

Petty – Thank you. Mike Bell.

Mike Bell, 640 S. Magen Street - I lived in Fair Grove for 25 years, 13 years in city limits. Worked as a teacher, coach, school administrator for Fair Grove for 25 years and just retired here recently. So, retirements a lot busier than I thought it was. Still working, but anyway, yeah. So Board of Adjustments, I was asked by several community members over the last few months and forgot that it was even you guys did not decide on that yet. So I wanted to throw my name in the hat just to serve the community. You know, I'm going to do what's right for the community. I'm not going to be swayed by one person or another. I think it's a commitment when you get on the Board of Adjustments to do is right for the community and the people of our community. I think my experience is as dealing with contracts and state statutes and codes would probably help the community as a team member. In the end, you know I want to do what you guys want me to and community you know what's best for the community so. Any questions?

Cooke – Thanks, Mike.

Stewart – Thank you very much.

Petty – Brady Dickens.

Brady Dickens. 27 W Draper St. – I moved here in 03. I graduated from Fair Grove some years back. I won't date myself that badly, but no, I'm looking forward to the opportunity to serve on the Board of Adjustments. I was approached with that opportunity and after some time and consideration, I think it'd be something that I'd be able to serve in that capacity well. Professionally, I work in risk management. I previously served with ISO. Worked closely with a lot of municipalities and fire departments. My wife was recently the CFO for Southwest Missouri Council Governments, SMOG there in Springfield. So I have a little bit of exposure knowledge to some of those regulations and some of the statutes and zoning procedures come along with that. So as far as being objective, I think that's really important. I don't think that we should kid ourselves and say that in a small town we're not gonna know a lot of the people who are applying for some of these issues or have some additional insight or information? But I also think it's important to look at things objectively. Look at what's best for the community and hear all sides of the of the perspective. So does anybody have any questions for me? Alright, thank you!



Petty - Thank you. We do have two others here that have spoke to the board before. Mr. Steve Short and Mr. Wolfe, if you guys would like to come and speak again you're welcome to. You don't have to.

Brandon Wolf, 619 Larissa Drive – I've lived here for about 8 years and I've been a home builder for the last 10 years. I've built probably over 20 houses in Fair Grove and I would like to think that I've contributed to some of the growth and experience. My experience in construction might help with the Board of Adjustments.

Petty – Thank you!

Wolf – Thank you!

Steve Short, 70 E. Willow – I have lived in Fair Grove about 50 years. I have served on several boards. School board the Senior Housing board. Water District board uh City Council mayor and I've served on planning and zoning as a representative from the Council and as an individual. Planning and zoning is a very important part of keeping orderly growth in our community and I think that I could, with my experience, I could make level and just decisions. And I do like to follow the rules and the ordinances. Any questions?

Petty – Thank you, Mr. Short.

#### Public Comment Open

Jeffrey McConnell - I don't live within the city limits, as most of you know but I do have a lot of history that I'm trying to share from where I came from. So for the people who don't know me behind me, I was 30 years as a general contractor, 47 years in real estate and I bought a lot of things, properly built some houses and I was four years on the Planning Commission. Plus, I went to 20 years of Planning Commission meetings and council meetings. So I saw a lot. I learned a lot and from my experience on the Planning Commission and when you pick people you try and pick somebody who has experienced in and knows that you've got to read the municipal code, because if somebody comes in with a project that you don't like but it's totally fine by the municipal code and you vote against it, They have recourse. I've seen projects like that go to court. So there's a court reporter at this Board of Adjustments, correct?

Petty - Yes.

McConnell - So it's a legal decision.

Petty – Yes.

McConnell - So if somebody brings the project you have to know the code, if it violates the code or not? Just because you don't like it doesn't mean they won't get it. So I always pushed for council members of the time to pick somebody that had experience, whether it was in the county or civil engineer or anything like that. I served with a tow truck driver, a retired teacher, a supporter of Bernie Sanders and a couple others. One worked in the county and one was a retired State trooper. And the retired teacher did emotional voting, and it really kind of screwed things up. So I just want to make sure everybody that's listening understands that when they go into this

Board of Alderman Minutes  
81 S. Orchard Blvd.  
August 26, 2025  
Page 6 of 42

and that you try and take somebody that knows how to read the code, has to read the code and has background. Thank you.

Petty -- Thank you, Jeff.

**Public Comment Closed**

Mayor Pro Tem recommends Steve Short be appointed to the Board of Adjustments for a term to expire 08/2030.

Hodges -- I'll second.

Motion by Stewart to accept Mayor Pro Tems recommendation and appoint Steve Short to the Board of Adjustments for a term to expire 08/2030. Seconded by Cooke  
Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

Mayor Pro Tem recommends Mike Bell be appointed to the Board of Adjustments for a term to expire 08/2029.

Motion by Stewart to accept Mayor Pro Tems recommendation and appoint Mike Bell to the Board of Adjustments for a term to expire 08/2029. Seconded by Boncuk  
Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

Mayor Pro Tem recommends Tyler Kline be appointed to the Board of Adjustments for a term to expire 08/2028.

Motion by Stewart to accept Mayor Pro Tems recommendation and appoint Tyler Kline to the Board of Adjustments for a term to expire 08/2028. Seconded by Cooke  
Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

Mayor Pro Tem recommends Brandon Wolf be appointed to the Board of Adjustments for a term to expire 08/2027.

Motion by Stewart to accept Mayor Pro Tems recommendation and appoint Brandon Wolf to the Board of Adjustments for a term to expire 08/2027. Seconded by Boncuk  
Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

Mayor Pro Tem recommends Brady Dickens be appointed to the Board of Adjustments for a term to expire 08/2026.

Motion by Stewart to accept Mayor Pro Tems recommendation and appoint Brady Dickens to the Board of Adjustments for a term to expire 08/2026. Seconded by Cooke  
Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

Mayor Pro Tem recommends Steve Mallard be appointed to the Board of Adjustments as an alternate.

Motion by Stewart to accept Mayor Pro Tems recommendation and appoint Steve Mallard to the Board of Adjustments as an alternate. Seconded by Cooke  
Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

Stewart – One more.

Petty – That’s everybody.

Stewart – Chris.

Petty – He didn’t apply.

Stewart – Oh, okay.

Petty - Alright, so the first board of adjustments meeting is scheduled for September 2nd. Luckily, we have a full board as well as somebody who is willing to serve if any of those members are not able to attend a meeting. I don't know how officially I can do this, but I would recommend to that board to nominate Steve Short to be the Chair of the board with his municipal knowledge and experience, but that's up to you guys. Knowing that that meeting is in one week I just wanted to give you guys the option if you would like to organize yourselves, if you need more time, we can postpone the meeting. But I just wanted to put that out there. If after you guys meet and decide what you would like to do to move forward. You can reach out to Sara and she can take the appropriate next steps. So welcome all of you.

Davis - And thank you.

Petty - And thank you for your willingness to serve. As Mr. Mallard mentioned, it's been a long time coming. So, happy that all of you guys are willing and excited to serve the community.

**RE-ENTER PUBLIC HEARING AT 6:56 p.m.**

**CLOSE PUBLIC HEARING AT 6:56 p.m.**

**RE-ENTER OPEN MEETING AT 6:56 p.m.**

## **NEW BUSINESS**

### **JASON ROBERTSON WITH FLUID EQUIPMENT TO ANSWER QUESTIONS FOR BOARD ON TITUS TWISTER**

#### **Discussion**

Petty - We invited you here to talk about the Titus Twister. We did approve that quote at our last meeting are excited to get it in and get it installed. There were some follow up questions we had though, and I know that you've kind of prepared some things.

Jason Robertson - Well, I hope if not I can get quick answers from those guys. So yeah, so Jason Roberts, I met some of you out at CC station I believe a few months ago. I’m with Fluid

Equipment. I'm the President of Fluid Equipment. Unfortunately, for Kennie, when I promoted, I kept 5 accounts. Fair Grove was one of those five, so he still gets to deal with me as a sales rep for it. Fluid Equipment is a water wastewater provider, we've had engineers on staff or based out of Kansas City. I have a full service crew, a repair shop four boom trucks here out in the territory, we service the Western from Missouri and all of Kansas. We also have a facility in Wichita as well. So that's kind of a very high level overview of what Fluid Equipment is. For the Titus Twister, my understanding was you were curious about operating hours and what kind of the cost of ownership was going to be for that? I'm going off the number that I got this morning on what kilowatt hours, which seems high for Missouri, but it might be accurate. Is there a charge of about 29 and a half cents per kWh in this area?

Hodges - That's not right.

Robertson - That seems high.

Hodges - It's like .08, something like that. 5 or 8, isn't it?

McMains - I have no idea.

Hodges - Yeah. How much?

Boncuk - It depends who it's through.

Hodges - Well you've got Southwest and you've got...

\*Multiple People Talking. Inaudible\*

Hokanson - Cause that's what Sara told me it was.

Davis - I literally got it off of our bill this morning.

Hodges - Well it might be a little higher than that. 10 or 11.

Petty - Is this site on Southwest or Liberty?

Hokanson - Liberty.

Petty - Okay. So that's probably it.

McMains - So that's probably a little low actually.

Boncuk - There's the answer.

Robertson - So here's what I'll say to that. If you find out what the wattage charge is per hour, take that number of times 57 or 66 per day. So the way I figured that we would run that it's based off amps drawn wattage drawn on that 6.2 horsepower blower. That amp draws going to vary depending on the level of the water level right. So the diffuser I don't. Everybody else on the Council. But no one looks like it sits down. In the bottom of the well. Blows diffused there. So is that water level rises, there's more pressure that's to be built within that? So in a worst case scenario at 29 and a half cents per kWh. It's going to take about 57 to 66 kilowatt hours a day and that 5 amp range, right? So that's kind of what I would say is a worst case. That's if we've got high level in that thing all the time. That equates to about \$512 to \$590.00 a month. But if you

find what that number is that you are getting charged per hour, take it times 57 or 66 and that's your per day usage. We can really narrow that down. Missouri Rural Water does conservation audits for things, but without having that AMP draw to know what that thing is actually pushing, I went with five cause that's on the high end of what it would be I anticipated would be less than that?

Hodges – Alright. One of my questions was to you, I was down that day and we discussed it. Uh, how long would it run? You was talking about down that day we could have it on a timer or something or what should it run?

Robertson - I wouldn't recommend a timer if so, since that demo which it's it's done a good job and so over the pumps, that's a pretty clean wet well right now. So the last four years there was a lot of alarms that happened to that station. There's about a six inch grease mat that the transducer would write up which tells the pumps shut off and on burning bumps up was costing a lot, right? We did not represent this company 3 years ago. We just signed them up about a year and a half ago. So the Titus Wastewater Solutions is who is the science behind the technology? So that was was part of the issue is they don't want to do a timer in them just because it it kind of over complicates what is the simple control panel? What I would recommend doing is having Kennie just keep an eye on it. Because we recommend running it 24/7, right. 90% of the town flow goes through that lift station. And there's a lot of H<sub>2</sub>S gas. There's a lot of nasty stuff coming into that lift station as we have witnessed. I would recommend renting it 24/7. If you get into a low water time like right now, you can probably go back and shut it off for a week or so, right? Just keep an eye on it because it will catch up pretty quick. Same with the ozone, right? So we recommended ozone on this, which will knock out the H<sub>2</sub>S and nasty gases which as you disseminate that biological mat that's sitting in the bottom of that wet well, it creates the H<sub>2</sub>S gas pushes it down the forced main. You'll have corrosion and pipes. You'll have corrosion in your concrete and your manholes all the way back through the plant. Those that ozone generation that can happen there is what's going to knock that H<sub>2</sub>S down. We are making a modification of the panel because when we ran the demo unit or a lot of ozone. I don't think you need that much, so we've got two of the smaller crees is what they call them, it's the lights for the ozone generation. The maintenance on those is about 15 minutes a month going out and just clean them. They'll provide a brush that you open them up and just clean the bulbs up with. Again, that's going to be subject to seeing what the build up looks like on them as the thing runs. Roughly 15 minutes once a month.

McMains – Is that something you do or is that something that Kennie does?

Robertson - So that's something that we would include as part of our maintenance plan. I'm through Fair Grove enough that I'd have no problem doing that for 15 minutes a month. I want to keep an eye on it as well.

McMains – What's the life expectancy of one of these Titus Twisters?

Robertson - Of the whole unit. So there's several pieces and not a lot of moving pieces, the blowers are the the main item? You'll get 5 plus years out of the blower life on a 6.2 horsepower blower, which this has on it. A new one right now is just north of \$5000 if one were to go bad. They have a year warranty on them.



Board of Alderman Minutes  
81 S. Orchard Blvd.  
August 26, 2025  
Page 10 of 42  
Hodges – How long a warranty?

Robertson – One year.

Hodges – We was told six months.

Robertson – No. It's a one year warranty.

Hodges – It's changed then.

Stewart – It's longer. Perfect!

McMains – For the better.

Petty – Good. It's longer.

Hodges – Yeah, no. I was concerned about the six months. I said, I said man, that ain't got no faith in their machine. You know, for just six months.

Robertson – No, it's a one year warranty on all the items that are there. From the unit itself, so the ozone everything on it is stainless steel it will be stainless steel hard pipe from the unit into the wet well down to the head of the unit. That's purely because if you have any type of hose it's not going to hold up that ozone, it's going to have cracks and holes in it. So it's stainless steel pipe all the way through there. The crees so they redesign their crees 3 years ago. They've not had any burn up yet of the 160 they've installed the United States. So the Crees I wrote down \$830 and those have to be done. You guys will not need to run, so you're gonna have two crees, which are the bulbs. Those need to run 1, so it's the one is secondary as a backup in case this one were to screw up. So you've got a redundant system. I would anticipate the crees will last a decade in this application.

Hodges – The machine you brought down there and demonstrated to us, is that the one we bought? You was talking about not needing a machine that big. Did we get a smaller one?

Robertson – You got a smaller ozone dosage.

Hodges – Okay. But the pump and everything's the same?

Robertson -- The horsepower and the blower are the same.

Hodges – Is it smaller then what you had down there?

Robertson – And the head unit is the same size and that will also come, the price that you guys have includes the concrete to mount it to.

Petty – Is the ozone something that is, you said the crees and the bulb creates the ozone?

Robertson – Correct.

Petty – So it's not something that we have to replace as a monthly...

Robertson – No you don't buy the ozone. So the ozone can't be transported. It has to be generated on site anywhere. It's taking oxygen from the outside air, putting it through an

electrical process that creates the molecule and breaks it down. I could really bore some people if you want to get into that. So that's how that works.

Petty – Okay.

Robertson – This will have an air conditioner unit on it so we're talking wear items. It's very similar to what an air conditioner on your house would look like, right. If we shut the ozone off for a time period, you do not need to run the air conditioner with it. The air conditioner units, they've seen, and I asked Titus on how long they've been getting out of those and they are saying four or five years but at that four to five year mark, they're not replacing the air conditioner, they're replacing the blower fan. It's like a \$130 element in it, similar to what happens with our residential air conditioners. Those are really the wear items on it. Everything else is hard plastic diffuser heads that will last 20+ years even if they're running nonstop.

Petty – And this is, the whole unit itself, is included in our semi-annual maintenance...

Robertson – We will do the maintenance to it. And we can do amp draws and see how everything is working. So we'll add a page to what the maintenance document that Kennie gets back that kind of shows a breakdown of what's happening to each pump station. We'll include that through the years so we can make sure that the amp draw, the motor and the blowers are working fine. As we get more of these installed, we're going to have probably 10 in Western Missouri by the end of this year, I will anticipate that we will be stocking blowers as well at our shop and facility in Kansas City so that way if something were to be down quick, we could get it replaced in no time. And with your all's maintenance contract, you've got a 24 hour response time guarantee so if something were really to go bad, we could be down here pretty quickly and replace it.

Petty – Is the warranty all handled through you if for some reason we had a faulty part, you would...

Robertson – Yeah, I would handle all of that. I will handle all communication with Titus.

Petty – And then, installation.

Robertson – That's also included in the price we have.

Petty – When is it gonna happen?

Robertson – When?

Petty – Yeah.

Robertson – I don't have it ordered yet. I haven't gotten the purchase order sent to me.

Hokanson – I didn't tell him to do it because we had questions.

Robertson – So once, if this is a green light, it'll be 3 to 4 weeks likely delivered and that's about how far we're booked out on field service stuff right now so call it a month, month and a half. It wouldn't be a problem.

Petty – Is that including the concrete?

Robertson – Yeah. I can get the concrete poured quick.

Petty – The Board approved the quote at the last meeting so I would say this is your green light.

Robertson – Kennie did mention it but I guess I didn't want to move forward with it so my apologies. I do that and you guys come with questions and say we're not going to do that, it's kind of a week of production so.

Petty – Yeah, he's got you on your toes. Nice job Kennie.

McMains – We're doing things backwards here. We approve and then we ask questions.

Robertson – I get it. I'm used to dealing with Kennie. He's never done anything backwards. I will get it ordered tonight. I will send them an email and then once I know the production schedule on that, everything is in stock, I know, for what they need so we'll get it shipped. And I'll figure out where you will want it dropped off at. It will probably ship here.

Petty – Any questions from the Board?

Stewart – Thank you very much for coming up. I am really excited to see this thing. It looks awesome.

#### **Public Comment Open**

Petty – Any questions from the public for open comment? Dennis?

Hokanson – Dennis, he's all for it.

Petty – I know. He's over there just...

Dennis Roe – You get a thumbs up from me. I thought Jason did a good job.

Petty – Dennis is tickled pink.

Robertson – There's not been an alarm since the demo ran.

Roe – Knock on wood.

Robertson – I know. Let's not knock on wood all day long with things. It's impressive. Thank you guys.

Petty – See you soon.

Robertson – Yes.

Petty – Three to four weeks.

Robertson – You will have it circled on your calendar. I'm going to have to text him right now to make sure I didn't...

Petty – Sara.

Davis – Yes, ma'am. I am on it.

Petty – Too late.

## PLANNING AND ZONING APPOINTMENTS

### Discussion

Petty – Right now we have Darrin Moyers and Shawn McCormack that are due for reappointment. We did reach out and invite them. Both of them did, actually just came in. So Shawn did send an e-mail. We invited them to the meeting or to send a letter to the board. Shawn says “My apologies to the board for not making the meeting tonight. We are having our annual leadership meeting in Saint Louis. I've enjoyed being on the Planning and Zoning board and have learned a lot over the years. Although I still have plenty to learn, I enjoy volunteering my time to the community. I have been with O'Reilly Auto parts most of my adult life, 30 years (plus). Prior to that, I was a police officer, managed an apartment. Complex and did Carpenter work? I lived in Fair Grove for 11 years and can't think of a better place to live. We are raising my 14 year old grandson who has just started high school. I look forward to watching him play high school basketball. If you find me fit to continue serving on the board, I'd be honored. Thank you, Shawn. And then Darrin did send a message that said that he would like to extend on the planning and zoning board. He may not have understood the assignment.

Cooke – You should have started with that.

Petty - So these are the two members that we have, I have, so I can speak to and hopefully maybe Ben. I do recommend Darrin. I sit next to him at the planning and zoning meetings. He has been a good contributor to the, to the Planning and Zoning Board. Dennis, would you like to speak in support or not of Darrin?

McMains – Or actually maybe both of them cause you've probably spent the most time with them.

Dennis Roe – Sure. Both of these gentlemen have, in their younger days, they built houses and so they're familiar with building codes and I was happy to hear that. John and I talked yesterday about both of these men and I said make sure they get comments in and he said he was working on it so I'm glad that they came in tonight, but both of these guys have participated well in past meetings and have asked questions and that's what we're looking for. Uh, like, and I I know there are a lot of comments from people that's going to be on board of adjustment and you look at both sides and but you also need like Steve Short says, follow what the ordinances says. And so that's what these men do. They look at both sides and follow what the ordinances say. So I would recommend them myself as a member of Planning and Zoning.

Petty – Thank you, Dennis.

Roe – Any questions?

McMains – I think he sums it up because I know I've only been to a few minutes since I started. Dennis has known them longer than I have so I would recommend both of them just from what I've seen.

Board of Alderman Minutes

81 S. Orchard Blvd.

August 26, 2025

Page 14 of 42

Mayor Pro Tem recommends Shawn McCormick be appointed to the Planning and Zoning Commission for a term to expire 09/2028

Motion by Cooke to accept Mayor Pro Tems recommendation and appoint Shawn McCormick to the Planning and Zoning Commission for a term to expire 09/2028. Seconded by Boncuk Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

**Public Comment Open**

**Public Comment Closed**

Mayor Pro Tem recommends Darrin Moyers to the Planning and Zoning Commission for a term to expire 09/2028

Motion by Boncuk to accept Mayor Pro Tems recommendation and appoint Darrin Moyers to the Planning and Zoning Commission for a term to expire 09/2028. Seconded by Stewart Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

## **DISCUSS AND/OR APPROVE SEWER ADJUSTMENT FOR PROPERTY OWNER #1**

### **Discussion**

Petty - We had a letter from this homeowner stating that they purchased the property and the utilities had been turned off 10 months prior to purchase of the property or eight months. I'm not sure both dates were in there. Maybe he thought it was 10 months and it was confirmed for eight months prior to his purchase. However, the I believe that we did still keep trying to bill and once the property changed hands, that bill made it to this new homeowners parents house. It was confirmed, though, that it was from the previous owner. The water department did waive that bill and so I think that we should also waive it. It wasn't his utilities.

Boncuk - Do we have a mechanism in place that when the House is sold it has a bill due and we can collect that due from that due bill from the person selling the house?

Davis - So we take it out of their deposit and then if their deposit doesn't cover it then they get a bill. However, I believe the water department continued to bill and this person never responded and never paid it.

Petty - Their bill is for \$101.40.

Stewart - And we're saying we need to adjust it down to \$1.60 which is the...

Davis - Primacy fee, which we pay, so they need to pay that.

Stewart – Okay.

Davis - Are you making a motion?

Stewart - I don't know if we need the public comment or anything like that.

**Public Comment Open**

Brady Dickens – I'm sorry, maybe I didn't hear you. The \$1.60, what would that be for?

Stewart – She can tell you better than I can.

Davis - It's a primacy fee from DNR that we get charged.

Dickens - The utility was shut off before he owned the property and he has no affiliation with the bill at all.

Davis - Correct. No, but it's \$1.60.

Petty - What does that cover? I know it's a fee.

Davis - It's a fee that we get charged by DNR every June....

Petty - For every property?

Davis - For every property in the city that is on sewer.

Petty - Did he own the property in June?

Davis - Yes.

Petty - OK, so this is something that would be charged back to him.

Davis - Yes, in my opinion, yes.

Stewart - So in June I paid the \$1.60 on mine?

Davis - Yes you did.

#### **Public Comment Closed**

Motion by Stewart to adjust sewer bill for Property Owner #1 from \$101.40 to pay only the Sewer Primacy Fee of \$1.60. Seconded by Cooke

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

#### **DISCUSS AND/OR APPROVE BID PROPOSAL FOR FLEET GENERAL SERVICE AND MAINTENANCE**

Mailed to three businesses, posted at City Hall, Website and Buffalo Reflex.

#### **Discussion**

Petty – I am opening the only...

Davis – The only bid received.

Petty – ...the only bid received. This bid is from Premier Automotive in town.

McMains – Of course it is.

Petty – I believe this is who the city has used for, I don't know how long. I know that we approved them as the provider last year. I don't know how long we've been...

Davis – Quite a few years. Since I've been here.



Petty – It lists out all of the prices. I can pass this around. Do we have any feedback on their service?

Davis – Chief? Kennie? They're the ones that take their vehicles down there.

Hokanson – They get me in quick and get me back out.

Chief Riggin – Quick, quick, quick.

Stewart – Are they fees on here the same as last year or did they go up or down? Do we know?

Davis – I honestly don't know. I didn't compare it.

McMains – I would love to see us use somebody else but seeing how nobody else sent us a bid I feel like, Premier's right here in town, so.

Petty – Because it's a sealed bid, Mark, we also can't...

Stewart – That's correct.

#### Public Comment Open

#### Public Comment Closed

Stewart – Do you want to move onto the next one and we can pass this around to give the others a chance to look at it or do you guys just...

Hodges – It'd be nice to look at it. It's part of our job.

Petty – We're going to have to do the same thing for every one of those.

Davis – Well, for audio visual. Everyone else is in the packets.

Stewart – I was gonna say, none of the others are closed bids.

Davis – And hopefully everyone got their packets in time to review them.

Cooke – I'm going to eat crow a little bit. This is kind of nice.

Stewart – Yeah. Welcome to the 21<sup>st</sup> century. That was a compliment pointed at you, Sara.

Davis – I didn't even hear it.

Cooke – This is working.

Stewart – He likes the electronic.

Cooke – I had my doubts but it's working great.

Hodges – Is the hourly rate \$132.99? I mean, across the board. I see some jobs is higher, sometimes it's lower.

Petty – I think it depends on the type of work that they're doing.

Stewart – Yeah.

McMains – I mean, I've always felt that he was high but once again, nobody else put in a bid, so. And if the Chief is happy and Kennie's happy with their service...

Cooke – Are we ready to go on this?

Motion by Cooke to approve Premier Automotive for Fleet General Service and Maintenance bid. Second by Hodges

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

#### **DISCUSS AND/OR APPROVE BID PROPOSAL FOR PROPANE**

Contacted five businesses for phone bids, posted at City Hall, Website and Buffalo Reflex.

##### **Discussion**

Petty – We have several. One from MS Propane, price per gallon \$2.09 with a tank rental of \$60 per year plus tax. MFA Oil \$1.60 per gallon, no rental. Mountain Country \$1.899 per gallon, \$1 per year?

Davis – Chan?

Chandra Scott – Yeah. Whatever I wrote down there.

Stewart – Yeah.

Petty – And then Thompson Propane \$1.699 and zero dollars for a tank rental.

Davis – That's who we currently use too.

McMains – Thompson?

Davis – Yeah. We already have it all set up.

Boncuk – Who we currently have?

Davis – Yeah.

Board of Alderman Minutes

81 S. Orchard Blvd.

August 26, 2025

Page 18 of 42

McMains – Do you know what our tank rental is for them?

Davis – We don't have one.

McMains – Okay.

Petty – How's our service been?

Davis – Fantastic. I don't even have to call them.

Petty – They just take care of it?

Davis – Yep.

Petty – Looks like they're the second cheapest. The cheapest is MFA at \$1.60 per gallon also a zero dollar tank rental.

McMains – And Thompson doesn't charge us for their electric box or anything?

Davis – Nope.

McMains -- Okay.

Hokanson – So we don't own those tanks?

Davis – No.

Hokanson – I thought we did.

Petty – Do you know how much we spend a year on propane?

Davis - \$400 - \$500.

Hodges – That's it? For a year? That's cheap.

Davis – Yeah. Chan and I both have little heaters and the police officers like it a little bit chiller in there.

Petty – So knowing that we have been with Thompson Propane. That we have had good service, if we were to try to switch, I think we would have to buy the propane.

Davis – Yeah. We would probably have to fill it up, I don't know. Maybe they move it from the tank that it's currently in.

Board of Alderman Minutes

81 S. Orchard Blvd.

August 26, 2025

Page 19 of 42

Stewart – I'm good with staying with Thompson.

Boncuk – Can we attempt to let Thompson know that we have a cheaper bidder and see if they will come down?

Stewart – Are we allowed to?

Boncuk – Are we allowed to with a sealed bid or no?

Davis – It's not sealed.

Boncuk – It's not sealed? Oh, okay. If it's an open bid...

McMains – I mean, it's nine cents.

Petty – But it's an open bid process so we would have to rebid all of it.

Boncuk – Oh. Okay.

Petty – And I think let them all know.

Stewart – If we have been having good service with Thompson and we're happy with them, I am willing to pay the \$0.09 extra per gallon, in my personal opinion.

Hodges – Where are they out of?

Davis – Buffalo.

Hodges – They're out of Buffalo? Okay. We use the place up the street and everything. But their price they're quoting is for the whole year? It's not gonna jump up and down during the winter time?

McMains – It's locked in.

Stewart – If you look on their bid there, it tells you it's locked in.

McMains – Each bid was locked in at what they have, so.

Stewart – The bid we've got is a locked bid at \$1.69.

Hodges – Nice. I'd like to get that. That's cheap.

McMains – My recommendation would be staying with Thompson.

**Motion by Stewart to approve bid from Thompson Gas for our Propane services. Second by Cooke**

**Public Comment Open**

Dennis Roe – I'll just simply say I've heard you say that the service has been good for the propane and I think that's the way to go. Stay with somebody you know comes when you need propane.

**Public Comment Closed**

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

**DISCUSS AND/OR APPROVE BID PROPOSAL FOR HVAC SERVICE**

Mailed to three businesses, posted at City Hall, Website, and Buffalo Reflex.

**Discussion**

Petty – We received one from Cozy Heating and Cooling, LLC. Minimum charge is \$80 for the first hour and then an hourly rate of \$80. Parts plus over \$50 they add 30%. They do not charge for travel. That is the only bid we received.

Davis – That is who we are currently with.

Petty – And that is who we are currently with.

Davis – And he's also great.

Petty – He's also great.

Davis – We call him and he immediately shows up. He's fixed the Chief's air fairly quickly.

Petty – I would like to point out our last meeting, it was really hot.

Davis – He did the best he could but he was at a funeral that day, so.

Petty – Well fine.

Davis – Also, that was the quickest meeting that we've had, just so you know.

Stewart – That's true. That might be the trick.

Davis – I'll go turn the air off if you need me to.

Petty – No thank you.

**Public Comment Open**

Hokanson – I think we ought to keep who we've got.

Petty – Thank you, Kennie.

Hoaknson – He got it fixed quick. That was Bill, right?

Davis – Yeah.

**Public Comment Closed**

Motion by Cooke to approve Cozy Heating and Cooling, LLC for HVAC bid. Second Boncuk Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

**DISCUSS AND/OR APPROVE BID PROPOSAL FOR HEAVY EQUIPMENT CONTRACTOR**

Mailed to eight businesses, posted at City Hall, Website and Buffalo Reflex.

**Discussion**

Petty – We have a bid from LaFollette who is our current heavy equipment contractor. For backhoe \$135 per hour, extra labor if needed \$75 an hour, skid steer \$125 an hour, box blade \$125 an hour, rock break \$125 an hour, dump truck \$125 an hour, road grader regular \$165 an hour, skid steer road grader \$125 an hour, excavator large \$175, excavator small \$135, crawler loader \$165, mid-size excavator \$135 no on surveying equipment.

McMains – What are we using them for?

Hokanson – Everything.

Petty – Snow...

Hodges – Snow removal for one.

Stewart – Snow removal is on the next one.

Petty – Digging.

Hokanson - They fix manholes, sewer lines, patches in the road. Whatever needs heavy equipment is what they do.

McMains – Okay.

Dennis Roe – They replace culverts under the streets.

Hokanson – Culverts, whistles. Yep, yep.

Davis – Didn't they help with the I and I too?

Hokanson – Yep, yep. They're doing I and I.



Board of Alderman Minutes  
81 S. Orchard Blvd.  
August 26, 2025  
Page 22 of 42

Petty – Really, the majority of our smaller construction that's public work type projects, they're who we use. I believe too...

Hokanson – They work for the water department too.

Petty – Oh good. I know this past snow storm, LaFollette came out and helped plow all night, all day. There were posts about the snow plowing on Facebook just thanking them and Kennie for all of their hard work getting our streets cleared.

Dennis Roe -- If I can add to that...

Hokanson – Go for it.

Roe – LaFollette had a road grader delivered in preparation for that 12-inch snow and I thought that's pretty amazing he would do that for a small town.

**Public Comment Open**

**Public Comment Closed**

Motion by Stewart to approve LaFollette Excavating for Heavy Equipment Contractor. Second by Cooke

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

Petty – I'm a little bit cold.

Cooke – Don't start.

Davis – Oh no! Better hurry this up.

### **DISCUSS AND/OR APPROVE BID PROPOSAL FOR SNOW REMOVAL SERVICE**

Mailed to eight businesses, posted at City Hall, Website and Buffalo Reflex.

#### **Discussion**

Petty -- You know, if you could freeze me out, that might make this go a bit faster.

Davis – Oh, turn the air down, Kennie.

Petty – Also, we have LaFollette bidding this one. They are the only bidder. Road grader \$200, backhoe \$135, rubber tire loader \$150, skid steer with snow box \$135, pickup with plow \$135. Same comments as before from me on LaFollette. Kennie?

Hokanson – Yes? Same comments.

**Public Comment Open**

Roe – I concur with Kennie.

**Public Comment Closed**

Motion by Stewart to approve....

Hodges – I’ve got a question real quick. What’s the difference on their first bid on this other one it’s \$165 for road grader and then this one over here’s \$200. Am I reading it wrong?

Petty – One is snow...

Hodges – I know but it’s a piece of equipment we’re talking about. I was just asking.

Petty – I think they’re different operation conditions.

Hodges – I was just asking.

Hokanson – It’s the operating conditions. That’s considered an emergency.

Roe – It would be at night, not the day time.

Hodges – But they’re a good company?

Petty – Yes.

Hodges – I recommend you use them but I just seen that and thought weird.

Davis – You made a motion?

Motion by Stewart to approve LaFollette Excavating for Snow Removal Service.

Second Boncuk

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

**DISCUSS AND/OR APPROVE BID PROPOSAL FOR PLUMBING SERVICE**

Mailed to three businesses, posted at City Hall, Website, and Buffalo Reflex.

**Discussion**

Petty – We have DeLong Plumbing \$140 for the first hour, \$140 minimum, \$130 hourly fee. After hours \$195. Parts plus 18%. Reeds Plumbing which is who we currently have, yes?

Davis – We currently have DeLong because Reeds didn’t put in a bid last year but we had always used Reeds.

Petty – They did put it in this year.

Davis – Yes.

Board of Alderman Minutes

81 S. Orchard Blvd.

August 26, 2025

Page 24 of 42

Petty – For service charge of \$80, minimum \$275, hourly \$135, after hours \$180, parts plus 25%.

Stewart – So if I'm reading this right, DeLong's cheaper?

Cooke – DeLong charges travel time too.

Hodges - \$140 to \$275. Is that what you're saying?

Petty – Well that's for the first hour. That's the minimum.

Hodges – Right and then hourly fee \$130 to \$135?

Petty – And after hours...

Hodges - \$195.

Petty - ... is cheaper with Reeds.

McMains – The parts are cheaper with DeLong.

Petty – Parts is cheaper with DeLong.

McMains – But they do charge a travel.

Petty -- But they do, thank you, I missed that. They travel for one way, they charge for one way of travel and Reeds does not charge.

McMains – I think in the end we'll probably be better off with DeLong.

Petty – How has our service been?

Davis – It's been great with both.

Hokanson – Yeah, both of them would be good.

Petty – How long are they typically here? More than an hour?

Davis – Last time DeLong came out they were here for like 10 minutes.

Stewart – There you go. If he comes out for 10 minutes they are charging us \$275.

Petty – So how far away? They're on South Scenic, so is it travel from there? Do you know what our last bill travel charge was?

Davis – I don't have a clue. It's been a while since they've been out.

Stewart – It can't be that much.

Hokanson – What's the last thing they worked on?

Boncuk – 65802 is right over where I used to work at Costco, pretty close.

Davis – I think it was a urinal.

Stewart – Yeah, it's not far.

Cooke – I'm looking at the minimum charge.

McMains – Hey Kennie, if you would teach Colton how to work a plunger, we won't have to have them come out here.

Hokanson – I know, I know. It's hard to teach him anything.

Louthan – This guy.

Petty – I think we...

McMains – Are we regretting our hire? Sorry. Go ahead.

Petty – I think that with the minimum being higher and the parts being higher, I think it might be better to stay with DeLong. I don't know without looking at a bill.

**Public Comment Open**

**Public Comment Closed**

Hodges – We don't got to take the lowest bid, do we?

Cooke – No.

Hodges – On this stuff. If we're happy with one place we can do it and there ain't no problem then.

Petty – Correct.

Stewart – You just have to give your reasoning why.

Board of Alderman Minutes  
81 S. Orchard Blvd.  
August 26, 2025  
Page 26 of 42  
Hodges – Do what?

Stewart – You just have to present a reason why.

Hodges – Right.

Petty – Both companies have provided good service, good quality service. Timeliness?

Davis – Great.

Petty – It was great for both, so.

Stewart – I personally am leaning towards going with DeLong.

Cooke – Right.

Petty – Is that a...

Stewart – That was a feeler to see where everybody was at.

Motion by Stewart to approve DeLong Plumbing for Plumbing Service bid. Second by Boncuk  
Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

### **DISCUSS AND/OR APPROVE BID PROPOSAL FOR AUDIO VISUAL EQUIPMENT**

Mailed to three businesses, posted at City Hall, Website, and Buffalo Reflex.

#### **Discussion**

Davis – We just got one of those too.

Petty – Just one from?

Davis – Audio Acoustics.

Petty – They hand delivered?

Davis – Mmhmm.

McMains – This is the one with the TVs and everything like that?

Stewart – It should have all of the stuff we are looking for this time.

Petty - Alright. Overall installed system proposal \$25,939. That includes or the scope of work, audio visual systems shall consist of (1) 10U laminate rack for system components, one power conditioner, one digital signal processor, one power amplifier, (2) speakers for audience seating (7) wired microphones with cables with stands, one gooseneck microphone mounts to be

installed on owner furnished lectern, shared wireless microphone to be used at the lectern. PTZ camera shall be installed in minimum of 24 feet from the Council desk and connected to owner furnished computer, 75-inch Panasonic displays and mounts to be two and mounts to be in the boardroom. A touch panel control to be installed in the desktop mount at the Council desk to provide control of volume control. PTZ presets display on/off functions, cables for wired microphones shall be managed across custom built Council desks to minimize visibility. Unless approved by owner, Audio Acoustics will not create wiring pass throughs in the desk. System includes equipment, labor, programming, one year warranty and training. This quote, not, this quote not includes labor at the prevailing wage rate.

McMains – So it's even more.

Cooke - That's not including labor?

Petty - We reserve the right to increase the cost of this quote by up to 3% to allow for increased equipment costs and/or to cover equal quality product substitutions for availability. Currently time is 4 weeks. It says installed system, so. Proposes to furnish and install an audio visual system for the City of Fair Grove City Hall Board Room.

**Public Comment Open**

Cooke – I don't like that number.

McMains – Just Dennis.

Petty – Just Dennis. Thank you, Ben.

Dennis Roe – I missed the total on that.

Petty - \$25,939.

McMains – That's a lot.

Petty – I believe we budgeted...

McMains – I think \$11,000

Cooke - \$11,000 or \$12,000

Petty - \$12,000. So it's a little over budget.

Roe – Just to compare to what our church installed last fall, it was a \$30,000 system. It had two cameras. One was off to the side and one that was in the front hanging from the ceiling and all of the musicians has hearing pieces. I don't know. It was a pretty intricate system. So, the bid of \$25,000 is not surprising to me. But we also had to build a sound booth to put all of the equipment, so. I don't know how much equipment comes with this. Are you going to have to have a corner here with a desk to mount some of the equipment?

Petty – So the bid detailed out, microphones for us, microphone for the podium, two speakers for the audience, two TVs mounted, a camera mounted to our own computer that we have to purchase, and a touchscreen control for the volume and then a rack for all of the components that it would need to have to run and everything.

Stewart – And a controller up here.

Roe – What was the size of the TVs?

McMains – 75-inch.

Boncuk – 75 inch.

Roe – Where would those mount?

McMains – One on each side.

Roe – You’ve got two big windows there. I don’t see it going on that wall.

McMains – It’s probably go over here or somewhere.

Roe – Okay. I’m not an expert. I’m just saying our church spent \$30,000 on this system and we got one TV. I don’t know how big it is. It may be 75-inch.

Petty – Thank you, Dennis.

Hokanson – Sounds like a lot of money.

Rachel Cooke – Did they even look at the space?

Davis – Mmhmm.

Rachel Cooke -- They think they can get two 75-inch TVs in there?

Roe – It will go over that Fair Grove, Missouri...

Hokanson – Yeah, yeah.

McMains – Well if we mount it in the corner with a swivel bracket, it can come out over here somewhere. But I still have a hard time swallowing \$26,000.

Hodges – This started out just so we’d have a speaker system and it’s just...



Board of Alderman Minutes  
81 S. Orchard Blvd.  
August 26, 2025  
Page 29 of 42  
McMains – And to broadcast on Facebook.

Hodges – Well it started out just for a speaker system just so we could hear like with me. I'm for it. I'm losing my hearing plain and simple the doctor said. So I'm for getting some hearing but that's a lot of money. \$11,000 is a lot of money just for a speaker system.

Boncuk – Reading that, if that's including installation...

Davis – It does.

Boncuk – I thought it was saying it doesn't include installation.

Davis – I think that's saying it's not a prevailing wage.

Boncuk – Oh, not a prevailing wage. Okay.

Roe – A prevailing wage applies when a bid is \$75,000 or higher.

Petty – Which is a Missouri...

Roe – It's a Missouri State Statute.

Hodges – I was gonna say that's not right. If it's a government bid your supposed to be paying prevailing wages.

Stewart – I am kind of where Franklin's at. I mean we need to pull back and go with a little more basic system and we can grow into that someday, but it doesn't have to be today.

Hodges – Well it's only two times a month for a couple hours each time.

Hokanson – Why don't you just get a vote on it?

Hodges – That will work.

McMains – Chief, I think you have one back there. I was gonna say. It was also meant to be used for training purposes for them.

Hodges – I understand.

**Public Comment Closed**

Petty – So at this time we will pass on the bid from Audio Acoustics and we'll revisit audio visual equipment at a later date.

Hodges – We don't do a vote on it?

Cooke – Not unless there's a motion and there is no motion.

Petty – Unless someone wants to make a motion to accept the bid.

## **DISCUSS AND/OR APPROVE BID PROPOSAL FOR POLICE DEPARTMENT LIGHT FIXTURES**

### **Discussion**

Petty – You have in your packet from the Waldinger Corporation and Trinity Electric Company to furnish materials and preform the work described below which is replace (6) 2x4 lights and (3) 2x2 lights with LED flat panels in just the police station. Included in the total cost is labor during regular business hours and final adjustment and calibration of the equipment. They have not included any work not specifically stated in the proposal. Parts and labor are from original call. All for the sum of \$1,709.96. This is to replace the lights that we keep having go out, that I think you guys are working in the dark sometimes and the fixtures are so old that they don't really...

Chief Riggin – So we have one that doesn't work, the ballast is out, it's in the patrol room. I replaced bulbs above Brian but the plastic and porcelain ends were starting to come apart so I asked them when they were here and they said they wouldn't recommend putting the same fixtures up nor do they necessarily recommend fixing these because you have to take it down, take it apart, put a new ballast in and then you're still left with the old hardware ends which is the old porcelain or plastic pieces that get hot and break. So I broke two trying to replace the bulbs above where our reserves sit, the plastic ends.

McMains – I really think shop lamps at Lowes are what, \$30, just bring some of those in.

Hokanson – Can you use a headlamp?

McMains – Yeah, there you go. You can have two flashlights...

\*Inaudible\*

Boncuk – What were the bid prices again?

Petty - \$1,709.96. I'm in support of this. I think we are starting with the police department and hoping to expand to the rest of City Hall.

Roe – I can only compare it to our church. Our church upgraded the lights in the fellowship hall to LED lights and panels like this and it was in that ballpark.

McMains – Roughly how many did they change out? First off, where is your church?

Roe – Pleasant Home Baptist on Highway AA, just south of here.

Board of Alderman Minutes

81 S. Orchard Blvd.

August 26, 2025

Page 31 of 42

McMains – They have a lot of new equipment.

Roe – Well, I'm a Trustee there. I learned from being on city council things don't get better unless you spend some money.

Hokanson – Will they be cheaper to run?

Petty – So that was my next question. What is our wattage per hour on the Liberty grid, Jason?

Jason Robertson – What?

Petty – Can you calculate our savings with Liberty on the LED lights?

\*Inaudible\*

McMains – Do you know about how much your church has been saving since you switched over to LED lights roughly?

Roe – No, I don't. I don't pay the bills.

**Public Comment Open**

**Public Comment Closed**

Motion by Stewart to approve The Waldinger Corporation for replacing light fixtures in police department for a total not to exceed 1,709.96. Second by Hodges

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

### **DISCUSS AND/OR APPROVE BID PROPOSAL FOR LAWN MOWING**

Posted at City Hall, Website, and Buffalo Reflex.

#### **Discussion**

Petty – This is the last one.

McMains – Didn't we just hire someone to mow our yards? Colton, can't you come up here and mow?

Colton Louthan – I put in a bid two years ago and you guys denied it so.

McMains – Holding a grudge, are ya?

Hodges – That's what I was gonna ask. Why are we hiring someone out for bids when we got two guys?

Board of Alderman Minutes  
81 S. Orchard Blvd.  
August 26, 2025  
Page 32 of 42

Petty – This is for the lawn maintenance for Fair Grove City Hall which is separate from the City of Fair Grove sewer plant and public works. We received a bid from David Copeland with Yard-Art for \$80 each mow. How often does he come out?

Davis – Once a week.

Petty – Once a week. We've been using him for...

Davis – Two years I believe.

Petty – How do you feel about his service?

Davis – I feel great about his service.

Petty – We've also used him for landscaping.

Davis – And he did great at that too.

**Public Comment Open**

**Public Comment Closed**

**Motion by Stewart to approve Yard Art for Lawn Mowing services. Second by Boncuk**

McMains – I really wanted to discuss this a little more, Mark.

Stewart – Did you?

McMains – No.

Stewart – We can discuss it later.

**Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges I guess AYE**

**BILL NO. 25-21 AN ORDINANCE ESTABLISHING THE TAX LEVY ON ALL REAL AND PERSONAL PROPERTY LOCATED IN THE CITY OF FAIR GROVE, MISSOURI FOR THE YEAR 2025. (Posted 8/14/2025)**

Motion by Stewart to have the first reading of Bill No. 25-21 by title only. Seconded by Cooke  
Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

Hodges – Just seeing if you were listening.

Davis – I'm listening.

**MAYOR PRO TEM READ BILL NO. 25-21 BY TITLE ONLY.**

Motion by Stewart to approve the first reading of Bill No. 25-21 by title only and have second reading of Bill No. 25-21 by title only. Seconded by Cooke  
Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

MAYOR PRO TEM READ BILL NO. 25-21 BY TITLE ONLY.

Motion by Stewart to approve second reading of Bill No. 25-21 by title only and assign it Ordinance No. 287. Seconded by Cooke  
Stewart AYE, Cooke AYE, Boncuk AYE, Petty AYE, McMains AYE, Hodges AYE

### **Business Meeting**

#### **SEWER AND PUBLIC WORKS**

Hokanson -- I don't really have anything. I've about got my second round made with the mower. It's not going too fast because of the over abundance of rain we've been getting. Sewer plants doing good. Unless anybody's got questions, I don't really have a whole lot.

Hodges -- I've got a question.

Hokanson -- Imagine that. Fire it off.

Hodges -- I was just wondering what happened on that pump or that gear box you'ins had to replace down there?

Hokanson -- The what?

Hodges -- That gear box or whatever it was on the sand pit or whatever you call it.

Hokanson -- Oh I haven't gotten the bids, I haven't gotten all of that back yet.

Hodges -- How 'bout the lights and stuff on down there?

Hokanson -- We just got parts in. They're going to come out and put it together.

Hodges -- I was just curious if they got it fixed yet or not. It's been, what, about six months to a year since they been down?

Hokanson -- No, it ain't been a year.

Hodges -- Yeah. It's getting up there probably. But ain't we got money to redo it and stuff?

Petty -- Well the UV lights are...

Hokanson -- May. It was about May. Isn't that what we figured out on the insurance?

Davis – April 11<sup>th</sup>.

Hokanson – So April, April, May, June, July, August. How many months is in a year?

Petty – So the UV lights, we have been working on them. We've been at the mercy of the company that's coming to replace it. I think we're ready to get them fixed.

Hokanson – We didn't even get that last part in until, what was it?

Davis – Last week.

Hokanson – Okay. Yeah.

Petty – The sand filter is something different. We had it slated to pay for with the bond which we have a potential opportunity for Jason...

Hokanson – He's doing some studying on Usif filter replacing the sand filter. So we might go that route if we get our bond.

Petty – Which would put that money back into bond projects which would be great. So that's in process and that's a fairly recent discussion that we started.

Jason Robertson – About a week or so ago.

Petty – Thank you for getting on that so quickly.

Robertson – There's more that goes into it. We're doing the same thing down the road in Clever so we'll get one installed there in the next 6 months probably.

Hokanson – I may have to go down and look at it and see what it's about.

Petty – Any other questions for Kennie?

Hokanson – Mark? You've got a question. I know you do. I can see it.

Stewart – You know what. Thank you for what you do.

Hokanson – You're welcome. And you're probably talking about that in front of the houses today too, right?

Stewart – I did get a call from my wife saying she was happy that she could go to the mailbox.

**Discussion**

**Public Comment Open**

**Public Comment Closed**

## **FINANCIAL STATEMENT**

### **Discussion**

**Public Comment Open**

**Public Comment Closed**

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

## **PARK BOARD**

\*Not Present\*

## **EMERGENCY MANAGEMENT**

\*Not Present\*

## **POLICE DEPARTMENT**

### **Discussion**

Chief Riggan – I said I wasn't going to talk long but four score and seven, nah I'm just kidding. There's a lot that I could say but I would like to do something more formal as we move forward. It just seems like there's thousands of little cool things happening all the time. The one thing I did want to highlight is I'm almost to my 5-month mark and my goal was to get us to a place where we could get grants. We're working off a grant right now doing a DWI enforcement. So it's a MoDot mini-grant and it's only \$1,250 but it's putting Brian and Billie out doing DWI enforcement and I think with the big huge push that happened last weekend, there was only 5 or 6 police departments with the Sheriff's department that actually pushed out to join a concerted effort and we got a shout out from Jim Arnott for that. So I thought that was pretty neat. So Billie and Brian both went and worked on this thing here for us. I am probably about 60% through our policy. It's going faster than I had hoped so that's really important. I put something on your desk, speaking of policy, that's really important, policy along with working with the schools has conversed into one idea. So, the schools are recognizing that we do have staffing issues and that they would like to have police presence at sporting events. Dr. Overstreet and I talked a little bit about that today and the reality was that for what they would like to have and what we could provide on duty just won't match. It was recommended that maybe we have our officers at a capacity where they could work off duty or what we call extra duty in Springfield and I like that term so I'm going to be using that term and he agreed. So he would like to hire our officers in a contract way. We're not paying for it, so on and so forth. But what's in front of you is basically what I feel like needs to happen. Most schools do not do this in the state of Missouri. I had that



opportunity to travel all over the state of Missouri in my former job and this is a protection for the officer, the city and sets out clear cut expectations of the school. I'll give you a quick example. If a HVAC contractor, large contractor, has several employees that want to work, do some moonlight, that HVAC guy that has all of those certifications through his other company can use those on his own as a 1099 employee. Basically he just contracts and comes to your house and fixes your HVAC. Police do the same thing. We have allowed them to have a commission but what we want to do and what we realize is beneficial for the city is to let them go earn money as a contractor with other businesses in the community. That gives police presence where they would not normally have police presence and that's basically what this is saying. It's saying hey, the school would like to hire, or any business in Fair Grove, would like to hire our officers off duty and to give police presence. But if you read that very carefully it sets the terms very clearly. It states that they then become the employer for work comp for all the things that could happen to them. If he's, Brian, I use Brian as an example cause they asked him to come this Friday night, if he's walking up and down the rows of seats, slips and falls and breaks his leg, who pays for that. Well this contract would say that the school is responsible for 100%. If Brian loses himself and breaks somebody's arm there working for the school and there's a lawsuit they then become the primary payout for that lawsuit and then if we in turn get sued because of his school employment, they have to reimburse us for that. Basically what it's saying is anyone who wants to hire our officers in an off duty capacity has to take the full brunt of everything financially. I explained that to Dr. Overstreet today and sent him a copy of this for his review as well but I think this is the way to go and it's not the way a lot of schools go and I've seen case law out of Kansas City as well on this type of thing where an officer was killed and his widow had to sue everybody to get any payment and then the judge was mad and then everybody had to pay. In this case, had there been an MOU the judge would have been able to say well that's easy, your paying, not them. Because the City of Kansas City also got sued.

Petty – I love it. Because it deals with all kinds of legal stuff, I would like to have this sent to our attorney for review.

Riggin – You should.

Petty – You mentioned that they want to hire him Friday.

Riggin – Right. So having said that and we talked very briefly about this today, I told Dr. O that we may have to pump the brakes on this and they may not have any coverage unless this can get done before Friday at 5:30.

Petty – So we can send it to the attorney, have them review it. She's pretty timely so far, if we get it back in time we could potentially have a special meeting to sign this upon her recommendation if that is what she recommends. I don't know if she's gonna want to redline it, send it back and forth. I would assume the schools attorney would want to take a look as well.

Riggin – Possibly.

Board of Alderman Minutes  
81 S. Orchard Blvd.  
August 26, 2025  
Page 37 of 42

Petty – That's what I think our next move should be. Obviously open for discussion.

Stewart – So the Police Committee kind of talked about it and that's where we're at too. Just get a consensus of the Board to send this to the attorney and let the attorney review it.

Riggin – I don't want to be in a hurry and Mark and I talked about that. What I don't want to have happen is to have this scenario where we're just trying to shoehorn things in just so they can have coverage Friday night. Cause the truth is I'll have one officer on Friday and I know she's already over her head with all of the arrests she's made. And I explained that. I said we need reports done, we need her to patrol when she can and she'll come by when she can. He gets that. But having said that, I also don't want that to be the precipitating factor to make a mistake. The attorney should look at this. And just so you're aware, literally, this is Springfield's MOU. I only changed like four words. That was it.

Stewart – And it works well for us.

Petty – Thank you.

McMains – I'm going to go out on a limb and say this will not get approved by Friday.

Riggin – It's fine. Dr. O understood that...

McMains – Maybe have their SRO go out there. I know he's coaching now too but.

Riggin – Yeah, that's not gonna happen. We already talked about that. They do not have police coverage and they understand that and we'll work with it. It is what it is. We're moving toward that place a little bit where we're trying to bring things into 2025. This is one of those things where police departments and schools are making mistakes all over the state of Missouri, all over the country and we don't want to go there. We want to actually be a trendsetter and say hey, we actually try to do things correctly. But with that is the policy we created, I didn't make a copy for every one of you but if you want to pass this around, you can have this one because I don't like to make copies. But basically this is my policy so think in terms again of Springfield, Kansas City PD and Missouri School Board Association Center for Education Safety all fed in to these 3 or 4 pages. Basically it's in Lexipol as well right now. So this policy references that MOU as a requirement for anybody in Fair Grove wanting off duty officers. But I won't finalize this until you guys are like, yeah, this is where we wanna go and the attorney finalizes what her thoughts are on that. Then I'll finalize this policy and I can send it to you in PDF.

Petty – Okay. Then looking for consensus of the Board to send this to our attorney for review.

Stewart – Send it.

Cooke – 100%.

Board of Alderman Minutes  
81 S. Orchard Blvd.  
August 26, 2025  
Page 38 of 42  
Hodges – Sounds good.

Petty – I would recommend that Sara send it and include Chief, me and Mark on the email to the attorney so we can see what her response is.

Davis – Yes ma'am.

Riggin – And I'll send you an electronic copy.

Cooke – And if she does get that back to you timely, we can still hold a special meeting between now and Friday.

Petty - As long as we have 24-hours notice of the special meeting.

Stewart – Do we want to discuss the policy change stuff in open? This kind of brings up the topic and we've discussed it amongst ourselves. I haven't brought you guys into the fold yet. I think in the past when Chief's have changed policy in Fair Grove they've had to come and ask permission. I don't think that he needs to come and ask my permission to update his policy as needed. Our policy is way outdated.

Riggin – 2014.

Stewart – Yeah, and it needs to be updated in a bad way and I don't want him to come to me everyday and say hey, our use of force doesn't have tasers in it so I'm gonna add that, is that okay.

Petty – Is this our policing policies?

Stewart – Correct.

Petty – And that falls within his scope as Chief of Police.

Stewart – Correct. As our hired expert.

McMains – We're trying to give him more leeway.

Stewart – I'm kind of glad Dennis and Steve are sitting here. I'm open to hear your comments about if I'm wrong on that. If they've had to come to us in the past for all of their policy changes.

Dennis Roe – My thoughts are if it effects the employee handbook, then yes, it would have to come back to the council.

Stewart – Correct.

Dennis Roe – But for the police policy, I don't there's a reason for it to unless Steve has a different opinion.

Steve Short – Well the Mayor has responsibilities in the past and I'll tell, the Mayor, whenever I was Mayor, whatever the Police Chief wanted is what we got. We never got to fruition the Lexipol and other services.

Riggin – We're almost done with that by the way. Thank you if you were the one that helped precipitate that. We're about 60% done with Lexipol. Getting it implemented and you can ask Brian, how many policies have I sent out already? Too many.

Short – I concur with you Mark.

Petty -- Unless there is a state statute or an ordinance that says you have to bring certain things to the council, I think, if it involves the employment of the officers and/or the liability of the city and responsibility, I think it would be good to bring it to us. Overall though, any policy changes that you make, I would say if it's anything within the realm or the scope of the police, policing, police department falls to you. Steve is right. The Mayor does have the authority to recommend changes and/or the direction. However that can also be overridden by this Board. It's a balance I think. For me, in this position right now as Mayor Pro Tem in a temporary setting, I fully support the police department and the Police Chief defining the policies as appropriate for the City of Fair Grove under Missouri State Statutes.

Riggin – What's nice is, and this is important to me as well, moving forward, if you keep Lexipol in years to come, it self updates. So really what you have is, I'm not making this stuff up, I'm looking at Lexipol, Federal, State, Local. Literally Senate Bill 68 just got passed and some of that will effect police. That will come out and that will pop up as an update, some of those pieces. So you know moving forward as Aldermen, whoever occupies that office, as long as you keep Lexipol, you at least have some semblance of this is not just made up stuff.

Stewart – And once it sends to you, you send it out to the officers to sign and say they read it?

Riggin – It does it within the policy. So basically I can go in and get a report and I can see on the excel worksheet who has looked at what policy, when it was sent out, when they finalized it saying yep, I read that. And I can do that every year and I can resend out new ones. Eventually, I turned this function off, they'll get tests called briefing test. Like what we used to have to do at SPD, they will get that so it will quiz them over policy. I turned that function off right now because I'm asking so much of them. They're reading policies, doing trainings, it's a lot.

Stewart – I love it. I think that clears up that topic for us.

Public Comment Open

Public Comment Closed

## **CITY CLERK**

### **Discussion**

**Public Comment Open**

**Public Comment Closed**

## **COMMITTEE REPORTS**

### **Public Works:**

#### **Discussion**

Petty – We're still in our bi-weekly reports with Morgan Neal for our Phase II and Phase III sidewalk updates. MoDot has approved our Phase II plans. Next up is getting Volkert to approve the right of way and then we can ask the owners of the property for access to their easements. The Bond company has submitted our, they are selling our bond. They have gone to market to sell our bond. We are waiting on our top ten taxpayers from Greene County but they sent it out anyway. We will have to provide that information if anyone is interested before they would actually purchase it. For Andy??

Davis – He's working on the stormwater deal.

Petty – We had a petition for some of the homes just south of Meadow Woods up in the Highpoint neighborhood to look at some stormwater drainage. Andy has done some preliminary investigation and has basically put some validity to the request, to the petition so next up is to meet with him and talk through what that would look like. If we would like to start getting some pricing and what that would entail. We also would need to speak to the property owners that would be impacted for the actual construction of and/or implementation of stormwater management for that area. In process.

Davis – He's also working on South Main.

Petty – Andy is also working on looking at Saddle Club and Main which would be covered under the bond money after that is released, which is recommended as a step that happens prior to the Phase II sidewalk installation.

**Public Comment Open**

**Public Comment Closed**

### **Emergency Services:**

### **Public Relations:**

### **Human Resources:**

Board of Alderman Minutes  
81 S. Orchard Blvd.  
August 26, 2025  
Page 41 of 42  
**Planning and Zoning:**

**Community Outreach:**

**Park Advisory:**

**Finance Committee:**

## **APPROVE BOARD OF ALDERMAN MINUTES**

**Discussion**

**Public Comment Open**

**Public Comment Closed**

**Motion by Stewart to approve Board of Alderman Minutes for June 24, 2025, July 8, 2025, July 22, 2025, and August 12, 2025.**

Petty – The reason for so many is we had Sara go back and make a couple of updates to some of the previous minutes.

**Seconded by Cooke**

Hodges – What was the updates?

McMains – Just a few of them.

Hodges – I mean, what was it?

Davis – It was some things that Ben had said that didn't make any sense. Like flight fixture instead of light fixture.

Petty – You put the revised minutes in our packets.

Davis – Yes, I did.

Hodges – I was wondering what all of that was in there for.

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

## **MAYOR REPORT**

**Discussion**

Petty – The only thing I wanted to talk about was with our new Alderman on the council, recommendations for committee appointments for him. I want to recommend that Mr. Boncuk is

Board of Alderman Minutes

81 S. Orchard Blvd.

August 26, 2025

Page 42 of 42

placed on the Public Works Committee replacing Mr. Cooke, the Public Relations Committee and the Community Outreach Committee.

McMains – Sounds good to me.

Motion by McMains to place Mr. Boncuk on the Public Works Committee, the Public Relations Committee and the Community Outreach Committee and removing Tim Cooke from the Public Works Committee. Seconded by Hodges

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

**Public Comment Open**

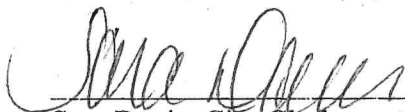
**Public Comment Closed**

### **ADJOURNMENT**

Motion by Stewart to adjourn at 8:22 PM Seconded by McMains

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

Adjourned at 8:22 p.m.



Sara Davis, City Clerk