

### **PLEDGE OF ALLIEGENCE**

Led by Mayor Pro Tem Petty

### **OPEN MEETING**

Roll call taken by Mayor Pro Tem Petty

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

Call to order at 6:30 p.m.

### **Approve Agenda.**

Motion by Cooke to approve amended agenda. Second Boncuk  
Cooke AYE, Boncuk AYE, Hodges AYE, Petty AYE

### **Public Forum**

Mason Hartley, 9401 N. Farm Road 203 – I am currently a contractor here in Fair Grove. I build a few houses each year and just kind of here to discuss a little bit of the code and I might chime in later through some of it. Just getting, you know, very frustrated with the inconsistency all over the place we have. The amount of, you know, money the permits are costing us here is over double what we pay in Greene County right now and we really can never know what's going on. Every inspection is new, it's different, sounds like it's even getting newer and it's making it very difficult. It's pushing a lot of us out of here. It's not bringing anybody to want to build here. It's starting to become, you know, a joke. I've caught rumor and stuff, you know, that possibly permits may be going up because or adding some expense to us because of so many inspections taking place and a lot of that is not from us. It's from the inspectors creating new inspections. I printed off kind of what is required in Greene County. This is how it had always been done here in the past with Phil Kent, Raymond Hopper. We all got along great. There was no, I mean, uncertainty. We pretty well knew that they were by Greene County code, which I can't imagine why that would not be good enough for the City of Fair Grove. I mean, it's one of the toughest counties in the area to build in and has a bad name and it's now becoming worse in the city of Fair Grove. We basically, I mean, I can give you guys this if you want to look at it. Otherwise, this is a list of the inspections that are required in Greene County. I can kind of, do you want to see it, anybody?

Petty – Yes, please.

Hodges – I'll take it.

Hartley – So that's the basic packet that they hand everybody that gets a permit. It's all the questions taken out of it. There's a few things that are black and white that, you know, go into more detail if need be but the list of inspections is very simple, basic. There's an onsite to make

sure all of your property lines are good, footing inspection and then they check the ground, in the view for ground at that time, if it's a basement then they do a rough in plumbing before the slab is poured then it goes to the rough in inspection which is your framing, your plumbing, your electrical and your mechanical, all at once and then it's done. We've had that now, that's now been broken up into, we have multiple framing inspections and then we have the mechanical side of things so that is for you guys it's just costing you more money right now when it can all be done at once. And then it goes to the sewer or the septic system, whichever. Here it's pretty well hooking up to the sewer and then we don't have another inspection until the final and that is everything at the end. You can check the decks at that time, anything on the outside of the house and then make sure all of the mechanicals, everything on the inside are working properly. Very simple. It's a lot to inspect at once, yes but saving you guys money and saves us a lot of headache and then when you give it to us in black and white it makes our lives much easier. We were having problems with failing on something, fixing things and then failing again for something else. Once they come and inspect, they should inspect everything at once and fail everything. They can't go back and forth. Otherwise the guy will never pass. They can keep making things up to keep getting a paycheck from you guys so I hope that's considered on the new pay scale. I mean, it's kind of an open checkbook for us. If you guys are going to pass that along to us, they can take as many as they want. It could really add up in a hurry. Like I said, the permit fees now, I did a house that's 1,300 square foot here in town, it was \$1.15 a square foot all said and done, 1,700 square foot was \$1.07 in Greene County. I did a 2,480 square foot house just now for \$0.44 and a 1,150 square foot house for \$0.45 in Greene County, so. I really hope that we don't have to raise them and I mean, you know, just taking right out of our bottom line at that point.

Petty – Is that price list in the packet that you gave?

Hartley – That is not. That is just taken off the receipts that I had. They don't break it down. I'm sure if I called and asked I could get it but they don't just hand it out. But yeah, I appreciate your time.

Petty – Thank you.

Jeffrey McConnell – I was a general contractor for 30 years before coming here \*inaudible\* It got too expensive to build so I quit. Anyway, I'm here on another subject. It kind of is on the agenda but it's not, it's case specific. We talked about it at Planning and Zoning regarding the swell across the football field and I think you asked Kennie to check it out. It's higher than the whistle. On heavy rains it flood right across the street and the duplex I bought had a lot of damage and I had to put a lot of work in on repairs, etc., etc. So I'm trying to avoid a repeat of that scenario. I don't know if you asked Kennie, I can, whatever but it is higher than the whistle and it's very slight sloped.

Petty – What's the address?

McConnell – Umm, it's from 385 through 393. Both duplexes right there across the street and it affects the neighbors to my south also.

Petty – K.

McConnell – Thank you.

Petty – In the future, if you do have a specific request and I apologize if I didn't follow up after the Planning and Zoning meeting but filing a complaint or a request sheet with the City Clerk, we can get that in front of Kennie.

McConnell – I was across the street and thought I would come in and say something.

Petty – Thanks.

Hodges – Kelly, can I have that paper?

### **Old Business**

### **New Business**

### **KARLA LAMPE WITH SWAN ESTATES TO ADDRESS BOARD REGARDING UPDATE ON SWAN ESTATES**

#### **Discussion**

Karla Lampe – I just thought I would come in and give you guys an update on how everything is going.

**\*\*Letter from Karla Lampe attached\*\***

Lampe – And I have copies of what I just said if you would like.

Petty – Yes, please.

Cooke – Yes, please.

Petty – Do you have copies of the communication that you referenced?

Lampe – Do you want it all now?

Petty – We can schedule a time.

Lampe – I'll make copies of it all for you. I, Karla Lampe, respectively request the City Council consider and take action on the following; direct staff to conduct an immediate review and reconciliation of all inspection records, reports, and Certificates of Occupancy issued for the Swan Estates development to confirm accuracy and identify any missing information or incomplete documentation; implement a temporary administrative hold on reinspection demands or enforcement actions related to previously signed off buildings at Swan Estates until the record review is complete; require that any future corrective action request or findings be issued in writing; reference the relevant sections of the City's adopted building code and include reasonable timelines for compliance; authorize, if necessary, an independent third party inspection or external audit of the disputed inspections to verify compliance and resolve inconsistencies; review and evaluate the conduct, communication practices and procedural compliance of the City's building inspector to ensure professional, consistent and community focused service delivery to include previous termination of employment. I must also address an unannounced Sunday inspection conducted by the City Inspector. The specific unit he insisted on inspecting is occupied by a city employee which creates the appearance of undue influence or preferential treatment driving a demand for an after-hours inspection. Although he gained access, such uncoordinated off hours inspections fall well outside standard practice and further underscore the concerns about the Inspector's use of authority. Sara, were you aware of an inspection on Sunday?

Davis – I wasn't aware that it was on Sunday, no.

Lampe – Were you aware that there was going to be one done?

Davis – I was aware that there was communication between said city employee and the inspector, but I didn't necessarily know that there was an inspection scheduled.

Lampe – Okay, so am I charged for him going out there Sunday and doing this unauthorized inspection?

Davis – No.

Lampe – How can he take it upon himself to just go do these things?

Davis – As a city official, he can very much do that. He's the building inspector. He has the right to go into there.

Lampe – He has the right to go into there?

Davis – Mmhmm. The code says so.



Lampe – So, if he knocks on your door and says he sees something sketchy on your house, he has the right to enter, if you deny him entry...

Davis – He...

Lampe – If you deny him entry, he can get a warrant.

Davis – He has permission to go in there by the person renting this place. It's not like he bom...

Lampe – Right, under false pretenses.

Davis – Not under false pretenses.

Lampe – What was the reasoning?

Davis – You'll have to ask him but it was all agreed upon.

Jacob Coburn – It's actually Section 104.6 Right of Entry out of the 2018 IRC states that: where it is necessary to make inspection to enforce provisions of the code or a building official has reasonable cause or belief that there exists in a structure, premises or conditions contrary to the violation of this code makes the premises unsafe or hazardous the building official designee is authorized to enter such structure and premises at a reasonable time to inspect to preform duties imposed by this code provided that such structure and premises be occupied the credentials of the representative at entry are requested. If such structure and premises are unoccupied, the building official make reasonable effort to contact the owner or the owners authorized agent to make access. Refusal of the building official shall have recourse and remedies provided by the law to secure entry. The reason for that, ma'am, is because of your fire separation walls.

Lampe – When did you contact me?

Coburn – I'm sorry, ma'am?

Lampe – When did you contact me?

Coburn – I contacted the tenant.

Lampe – When did you contact me as the owner?

Coburn – Owners or designees so the tenant is the responsible party that I contacted.

Lampe – My tenant has no clue what you were doing there.

Coburn – He did, ma'am and I can show you the photos that I've taken there as well.

Lampe – I know. I saw that.

Coburn – You saw the fire separation of an occupied structure?

Lampe – I don't know if it's my unit. Because they look just like the pictures you put on Instagram of other buildings.

Coburn – This is your building that you built, constructed...

Lampe – Prove it.

Coburn - ...and your fire separation....

Lampe – Prove it.

Coburn – You want to go there and look at it?

Lampe – Do you want to go over there and look at it?

Coburn – I would love to go over there and for you to fix it.

Fran Fox – Reasonable time.

Coburn – The time that was designated is because the employee, that was his time to be there.

Lampe – The fact that you did not contact me is sketchy. It's my property.

Coburn – Your tenant was occupying...

Lampe – It's my property. I make the payments.

\*Inaudible, talking over each other\*

Lampe – I make the payments.

Coburn – Regardless, ma'am, regardless. I was able to by code, by law.

\*Inaudible, continuing to speak over each other\*

Petty – So we can schedule a time to...

Hodges – Why didn't you ask her? Why didn't you call her up and say I want to inspect the building.

Dale Whiteside – I'd like him to reread that line about the authorized agent or whatever.

Hodges – It being on a Sunday or whatever.

Whiteside – The tenant would be an authorized agent?

Petty – That's enough! Thank you for sharing your letter. We will absolutely take into consideration your request. Is there anything else that you would like to add?

Lampe – What's his prior background?

Petty – I have his resume. I don't have it with me at this time.

Lampe – What did he tell you his prior background was, Kelly?

Petty – Is there anything else....

Lampe – Yeah!

Petty - ...related to the Swan Estates update?

Lampe – What's his prior background? Jacob, what's your prior background?

Coburn – 20+ years of construction ma'am.

Lampe – Jacob, what was your last job?

Petty – Karla.

Lampe – No!

Coburn – Springfield Home Inspections and Property Inspections. I'm a home inspector and a property inspector.

Lampe – What was your job prior to that? What your uh...

Coburn – Ma'am, what is this in relation to your fire separation walls failing in these units?

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Lampe – It's not, it's not.

Coburn – Ma'am, these are occupied dwellings with kids in them...

Petty – Jacob!

Cooke – Are these copies of the text messages?

Lampe – No.

Hodges – Can't you answer her question? You're the Mayor Pro Tem.

Cooke – Can you get those?

Lampe – Yes.

Petty – It's not relevant.

Hodges – Just answer it. I mean, just answer it.

\*Lampe passed article out to the Board\*

Hodges – What's this?

Petty – So this is still not relevant to the discussion of Swan Estates. I appreciate the information.

Lampe – Of my inspections? Of the updates on my inspections?

Petty – The inspections that we will take a look at, at your request.

Lampe – Okay. So you're giving him full authority to go crazy on this town?

Petty – By code, the building inspector has full authority.....

Lampe – Okay. I want, I want you to understand what that means.

Petty – I understand and I will absolutely review the information. I look forward to the additional information that you're going to make copies of.

Lampe – Okay. You want emails, you said? All of my prior emails?

Petty – All communication. You mentioned text messages.

Lampe – I will most certainly get those to you.

Petty – Thank you.

Lampe – Thank you.

Hodges – Karla.

**Public Comment Open**

**Public Comment Closed**

## **2026 MAYORAL PROCLAMATION**

### **Discussion**

Petty – We are announcing that the following holiday we'll be closed during 2026. January 1<sup>st</sup> for New Years Day, January 29<sup>th</sup> for Martin Luther King Jr. Day, February 16<sup>th</sup> for President's Day, May 25<sup>th</sup> for Memorial Day, June 19<sup>th</sup> for Juneteenth, July 4<sup>th</sup> for Independence Day, September 7<sup>th</sup> for Labor Day, October 12<sup>th</sup> for Columbus Day, November 26<sup>th</sup> and 27<sup>th</sup> for Thanksgiving, December 24<sup>th</sup> for Christmas Eve and December 25<sup>th</sup> for Christmas. So I need a motion to approve signing of the Proclamation for City Hall's dates to be closed in 2026.

Motion by Boncuk to approve the 2026 City Hall holiday closures Proclamation as printed.  
Seconded by Hodges

Hodges – I'll make a second to approve it but I disagree with some of the holidays that's on here. I want that in the minutes.

Davis – So you're seconding it but you disagree with it?

Hodges – I'm going to second it but I want it in the minutes that I disagree with some of the holidays that's on here.

Davis – Okay.

Hodges – Just throw it in the minutes.

Davis – You got it.

Cooke – What holidays do you disagree with?

Hodges – About three or four on here.

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Petty – Do you want to talk about them?

Hodges – Nah. Ain't no need. I agreed with it.

**Public Comment Open**

**Public Comment Closed**

Cooke AYE, Boncuk AYE, Hodges AYE, Petty AYE

## **DISCUSS AND/OR APPROVE ETHICS AND SUNSHINE LAW TRAINING WITH CITY ATTORNEY**

### **Discussion**

Petty – At the last meeting we had asked Sara to reach out for an estimated cost for that training. She responded that prep time, materials and presentation would be around \$2,000 which, my personal opinion, it feels like a little bit too much. We do get, as new members of the Board, we are asked to attend a City Officials training where we get that information.

Davis – New Officials.

Petty – New Officials. I asked Sara, we're just 4 months away, I know that not all members were able to attend that meeting or were unavailable, I asked if we could make this a mandatory requirement for all Aldermen to attend so that way next year, when they have it after the April election, that way any Aldermen that have not attended that training, plus any new Aldermen that have been elected to this Board and/or the Mayor seat be asked to attend so that they do have the very important information that they need to adhere to the state requirements and be knowledgeable about the Sunshine Law. So, those are my thoughts on this training being so close to election when we do have the opportunity to do a much less costly training.

Cooke – What was the cost when you, I and Chief Riggins...

Davis – It was \$35 per person.

Cooke – Yeah and we basically received the same information that we would receive with this.

Petty – Yes.

Hodges – I don't think it's required to take that class when we become Aldermans. Sara told me I didn't have to take it so I didn't take it.

Petty – So I think...

Hodges – So it's not a demand and I don't think we should have the right as a Board to require that people who wants to be on this council to have to take these classes cause it's not required by the State.

Petty – Right, but we do have the, the Board, if they want to, does have the authority to make it a requirement as a Board member to attend a training to understand what the state requires of a City official as well understand the legal lines that are placed.

Hodges – Right. The Sunshine law and everything, you can get online and read it. It ain't that big of a deal.

Davis – It's a huge deal.

Hodges – It's not.

Davis – If you violate it, you can personally get sued.

Hodges – Sure, but it's not that big a deal to do. Like I said, it's not required and like I said, but I don't think we have the right as board members to make some kind of deal like that where you're required to do it.

Petty – Thank you for sharing your opinion.

Hodges – Especially, what was that, an 8 hour, no that was with the attorney. It was an 8 hour class. Wasn't it?

Cooke – No. Ours was about 4...

Hodges – I mean, with the attorney here. Like I said here, it said 8 hours.

Boncuk – 8 hours was the amount of time that she was putting into it.

Davis – For her to prepare.

Hodges – Right.

Petty – But we're saying we don't want to do this.

Hodges – Right, nope. We ain't got the money.



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Petty – We don't have to decide tonight what we expect of all Board members, if we want to require this or not, but we can add that to a later agenda. As far as this proposal for this training from the attorney, unless any of you feel differently, I don't think we should move forward.

Boncuk – I don't think it's a wise use of funds with the short amount of time between now and the cycle of the next election.

Hodges – Big no. Sorry. I already said no on it when I seen it.

**Public Comment Open**

Jeffrey McConnell – When I was on the Planning Commission in another community, it was required to take some formal training to avoid lawsuits cause there's always people in the community just waiting to pounce and sue the City. The \$2,000 I think that's too much, I agree with you, but the \$35 short training or whatever. When I was on the Planning Commission I had properties in the community back there and I always had to abstain on a whole lot of stuff. I was told by the attorney to set out on certain agenda items because there's always somebody watching. So I would suggest something be mandatory. Thank you!

Petty – Thanks, Jeff.

Cooke – In that course that we took with Chief Riggins, that is also available year over year over year as a refresher course, correct?

Petty – Yes.

Cooke – Yeah.

**Public Comment Closed**

**DISCUSS AND/OR APPROVE BID ON SOUTH MAIN CULVERT  
REPAIR/REPLACEMENT**

**Discussion**

Petty – Our engineer for our stormwater projects, right?

Davis – Mhmm.

Petty – Put out for bid our first bond project for the culvert on South Main just north of Saddle Club and we got two sealed bids. One from LaFollette Excavating for \$127,450 and one for Travis Hodge Hauling, LLC for \$293,825. I feel comfortable with LaFollette. Obviously the price is substantially lower than the Travis Hodge Hauling, LLC and we use LaFollette on many projects within the city. He is also who we are contracted with for our heavy equipment and our snow removal and/or other equipment needs.

Hodges – Discussion?

Boncuk – What are his thoughts on the viability of the whole box that's still there being reusable?

Petty – You're right. Thank you, Eric. I actually only read half of the bid. The first half was an extension of the culvert and new end sections and that was what the \$127,000 and the \$293,000 were for. An entirely new culvert, removing the existing and replacing it with new for LaFollette it's \$239,180 and for Travis Hodge Hauling, LLC \$498,875. Apologies for missing that. Did LaFollette provide any additional information on, are you asking about the contractors or the engineer?

Boncuk – We discussed previously that the condition of the current culvert, most of it might be in good enough shape that just doing an overhaul rather than a complete replacement would be sufficient and long term will last for us also. So I'm just wondering what his thoughts were after being out there and getting the bids.

Petty – The engineer or the contractors?

Boncuk – Both the engineer and the contractors.

Petty – So, the engineer still felt confident that just repairing the ends and extending it would lengthen the life of the culvert. I don't remember the years that he said but a long time. I don't know if the contractors had any sort of recommendations when they provided the bids on which option they thought would be best for the city.

Hodges – We just do one end of it if you was gonna do something?

Petty – This is to do both ends of the culvert on both sides of Main Street to replace and extend....

Hodges – I didn't know if it was for both of them or not. By the way I was reading, I didn't know for sure.

Petty – So the full removal would be underneath the street.

Hodges – Take the old whistle out, whatever's under there.

Petty – Versus the crumbling ends, taking those and extending them out.

Hodges – Are you wanting just to remove these ends because you're wanting to put the sidewalk in?

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Petty – No.

Hodges – That's what I've been asked.

Petty – There was...

Hodges – So I thought I would ask that question.

Petty – There was a separate stormwater survey done several years ago. Do you remember what year?

Davis – I don't.

Petty – I think you actually, you might have it, I'm not sure, I can show it to you. This report was done by our engineers at the time and they identified several culverts within our community that were starting to deteriorate and were leading to potential stormwater drainage issues not allowing the stormwater to actually clear the streets and clear the yards and he provided that report and recommendation to the Board years ago and the Board has been planning to work on these stormwater projects with the bond money that we passed this last April. Half of the money was for stormwater drainage improvements and the other half was for the sewer improvements. So ultimately, no. We are not fixing the culvert because we're putting sidewalks in. Those are two separate things but they do have to be done in sequence of each other. We can't do the sidewalk until the culvert is done. So we're going to make the culvert our first bond project so that the culvert can line up with the sidewalk project.

Hodges – Right. Another question, this one's for me. If we're gonna spend, well it's less than that, down here on the bottom he said it went down to \$119,000 if you don't do seeding and mulching. They take off so much money for that so it ain't gonna be \$127,000 it will just be \$119,000 not \$150,000, is that right?

Petty – That is an option.

Hodges – K. Somewhere they was suggesting not to do something on here, I agreed.

Ricky Icenhower – When the bond was put together, how much of that was allocated to that project?

Petty – That specific project? I'll have to look it up.

Icenhower – I'm assuming that's widening it also, widen the bridge and the whole...

Hodges – That's what it is. On each end they're gonna extend.

Petty – That includes widening that portion of the road. That's the narrowest part right there so extending that out is also going to widen that road.

Icenhower – I think it would be worthwhile to see what it was budgeted for when the bond was put together and then whatever way you decide to go I guess if there's money left over, I'm sure there's plenty of other places to spend it.

Hodges – My question is would we be better off to just replace the whole bridge? Instead of just doing the ends.

Petty – That's the \$239,000

Hodges – That's right. And then subtract...

Petty – Which does not leave us anywhere close to do the 3 other identified culverts.

Hodges – Right, but I mean if they're dangerous or they're not dangerous, I mean, we don't know right now. I say if they're dangerous, we ought to shut the roads down right now and get them done.

Petty – They're not dangerous for traveling. So we budgeted \$110,000 so that's pretty close to what we have from LaFollette for repairing at the ends. In the study...

Icenhower – That kind of tells you your answer right there, doesn't it?

Petty – In the study, it says repair or replace. It didn't have specifics on which exact method should be used so it was ultimately up to the engineer, and to us and the contractor on what they recommend. So regardless of the bid that we accept, we would accept it as a not to exceed amount and if we wished to remove seeding and mulching, we can still do that. We don't have to agree to that tonight since we are approving a not to exceed amount, correct?

Davis – Mmhmm.

Petty – K.

Hodges – Can we have some kind of study or somebody come and talk to us saying we should replace that bridge maybe at this time?

Petty – We do have a study.

Hodges – K. They say to replace it then?

Petty – They say repair or replace.

Hodges – I mean, do they think it's dangerous?

Petty – They don't think it's dangerous. The concern is stormwater drainage.

Hodges – It's probably 50, 75 years old that bridge is probably I guess, maybe more.

**Public Comment Open**

Ricky Icenhower – When you budget \$110,000 for that project and there's plenty of other places that I'm sure is not even identified in the city that has issues above the 3 that were highlighted, I think you're talking about \$129,000 or what was the other one, \$200,000...

Cooke - \$239,000

Hodges – About \$100,000 difference.

Icenhower – If it is, and I'm assuming it's been inspected and the structure, what's there, is still safe and usable then I don't see how you could not go with the repair route cause there's many other places to spend that money. You don't want to spend all of that money right there and then none of the rest of it gets done cause all this infrastructure cost, we've got a big problem in the town. The infrastructure is fading away and we don't really have the money to keep up with it and the cost are going to keep on going up and up and up every year. Obviously we'd like for all of it to be new but that's not what's gonna happen. You know, we're going to have to do a better job as a city managing the money cause it is not an endless pipeline and whether it comes from the business owners or the builders or whatever, there's only so much we can give and you know, I think we have a very nice community. I appreciate your guys time and all you do to keep it going but definitely going to have to be very fiscal responsible cause what starts as a big pile ends up a little pile real quick. So, that's my two cents.

Petty – Thanks, Ricky.

**Public Comment Closed**

Petty – Next would be to approve a bid through a motion.

Hodges – Which one?

Cooke – I think we just need to do the repair.

Petty – The repair with LaFollette for \$127,450.

Hodges – But subtract that for not doing the mulching and stuff. Seeding and mulching.

Petty – I think we should approve it up to \$127,450.

Hodges – You wanted to do it then?

Petty – And then if we want to remove the seeding and mulching later, we can.

Motion by Cooke to approve bid by LaFollette Excavating not to exceed \$127,450 repairing the culvert on South Main. Seconded by Boncuk

Cooke AYE, Boncuk AYE, Hodges AYE, Petty AYE

### **UPDATE ON CULVERT AT SENIOR HOUSING**

#### **Discussion**

Kennie Hokanson – I ain't heard nothing back from them yet. I turned the bid into them. They had to check the finances and they would get back to me.

Petty – We'll bring that back at our next meeting.

Hokanson – I hope so.

### **DISCUSS AND/OR APPROVE PAY SCHEDULE FOR BUILDING INSPECTOR**

#### **Discussion**

Public Comment Open

Public Comment Closed

**Motion by Petty to table Discuss and/or approve pay schedule for Building Inspector until the next regularly scheduled meeting. Seconded by Cooke**

Hodges – Are you talking about this?

Petty – Yes.

Hodges – Okay.

**Cooke AYE, Boncuk AYE, Hodges AYE, Petty AYE**

### **DISCUSS AND/OR APPROVE GIS DATA LIMITED LICENSE AGREEMENT WITH GREENE COUNTY ASSESSOR'S OFFICE**

#### **Discussion**

Davis – We need it in order to put into that new software so that they can have all of the parcel information.

Petty – This is for our inspection information, getting it electronic so we can keep better records and have access to all historical information.

Davis – Correct.

Hodges – This ain't that deal you were talking at the last months meeting, whatever was going to cost \$3,000 a year?

Davis – The software?

Hodges – Mmhmm.

Davis – Yes.

Hodges – So this is it then?

Petty – This is giving the Greene County Assessor's Office access or us to access...

Davis – Their maps.

Petty – Their maps.

Hodges – Just the maps. But we're not talking about that software.

Davis – We've already approved that software and we're already implementing it.

Hodges – When did you approve it?

Davis – That was approved like two or three meetings ago.

Hodges – I must have missed it or unless I said no on it.

Davis – I don't recall your vote.

Hodges – Me neither. I don't remember us voting on it.

Cooke – Is there an official cost with this?

Davis – No.



Public Comment Closed

Hodges – I make a motion to approve it.

Petty – You have to say the whole thing.

Ricky Icenhower – I have a comment I would like to make.

Petty – Okay.

Icenhower – So on that \$3,000 software that you were talking about. I know it's already been approved but is that for 15, 20 permits a year? Is that correct? Building permits. Are you even doing that many?

Davis – I think last year we did 30.

Chandra Scott – 25 to 30 yeah. We're at 29 right now.

Icenhower – When did that get implemented? Is it working now?

Davis – We're working on getting it going. We've got to get this map from Greene County and get all of our information in it.

Icenhower – That's a reoccurring expense, \$3,000 every year?

Davis – Annually, yeah.

Icenhower – And is that passed on somehow or is the city absorbing that or what are you doing on that?

Davis – The City's absorbing it.

Mason Hartley – So we'll get our information electronically now?

Davis – Yeah. You can schedule inspections on this and you can fill out a building permit on there. You should be able to see the history of the property.

Hartley – What if we're not very tech savvy? Are we still allowed to do it by paper?

Davis – You can come and we hope to have a computer available or Chan or I will help get it done for ya. Or you can call and we can still go into the software and schedule the inspection for you.

Petty – The biggest benefit is that we will have everything in one place that is searchable and we'll be able to pull up records, pull up....

Hartley – Once it's in there, do we immediately get a copy ourselves or is it, once it's in there the people who have access to it can change things?

Davis – You will have access to it.

Hartley – But I wouldn't put an inspection in there, that's not my job.

Davis – No, but you can schedule an inspection through it.

Hartley – Can it be changed or no?

Davis – No.

Hartley – In the cloud and we instantly get an email and that's our proof or is that something you guys keep on a computer and....

Davis – You should get an email with any changes. Like if he says you passed an inspection, you should get an email saying the inspection passed.

Hartley – So if you got on there and made a correction to my address, I'd get an email for that?

Davis – Yep.

Hartley – K.

Fran Fox – Changes are archived?

Davis – Yes.

Petty – So I need a motion to approve the agreement.

Hodges – I don't know what you wanted with that.

Petty – Oh yeah. That's right. In making your motion, you have to....

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Hodges – Tim, would you do it?

Motion by Cooke to approve GIS Data Agreement with Greene County Assessor's Office and authorize Mayor Pro Tem Petty to execute. Seconded by Hodges  
Cooke AYE, Boncuk AYE, Hodges AYE, Petty AYE

## **UPDATE ON PWSD #5 DISASSOCIATION WITH THE CITY**

### **Discussion**

Petty – Myself, Hodges and Sara went to the Water Board meeting last night and the topic was brought up. It had been tabled at the previous meeting as a concern of wanting to disassociate with the City due to confusion on the bill. It's not super intuitive what part is sewer, what part is water and the sewer is billed from the City and that the Water Department bills on behalf of the City. I don't know that it even has our phone number so they talked about separating it out on the bill so that residents can see that this portion of the bill is sewer, which is billed by the City, and this portion is the water, which is being billed by the Water District with our phone numbers so that if people have questions or concerns they can call us directly for sewer and the Water District for water. There were additional concerns about our aging system as well as financial management of that and the scope of projects and work that's needed. Ultimately that Board decided to not take any action in moving forward outside of trying to make it clearer on the billing card, which charges were coming from which entity.

Hodges – What I got out of the meeting last night what she's saying and stuff, but the biggest problem their issue is, they're tired about customers calling 'em up and chewing 'em out about the sewer and stuff and they got nothing to do with it. And I've explained and I have explained this to people. Fair Grove Water District Number 5 and Fair Grove City here's two different deals. And it's plain and simple to look on the bill and it says it, water, sewer. I don't know what the confusion with these people are but they're tired of being chewed out is the biggest problem.

Boncuk – Will they look at putting something on the bill then that says for questions regarding water call this number and for questions regarding sewer call this number?

Hodges – But I understand getting chewed out, you know and stuff over stuff, you know. This is Fair Grove and it'd be nice to have our number on there and maybe, they said they was gonna, I think they said they was gonna try to change the card where you can tell a little bit better what's water and sewer. Ain't that what you got out of it?

Petty – Yes.

Hodges – Yep. I think it's a good thing. And maybe you ought to put something up on our website and stuff here in Fair Grove. Let people know that so that maybe they'll leave them alone and call you.

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Ricky Icenhower – They can call and thank you for that sewer working.

Hodges – Yeah. So I mean, it might be a good thing to do.

Petty – Thank you, Franklin.

**Public Comment Open**

**Public Comment Closed**

**Business Meeting**

**SEWER AND PUBLIC WORKS**

**Discussion**

Petty – Mr. Kennie, please come tell us how things are working with our sewer.

Kennie Hokanson – Really good. I really don't have a whole lot unless somebody has questions.

Boncuk – Titus Twister working great?

Hokanson – Stirring the crap. That's what we're after.

Petty – You ready for the snow?

Hokanson – No. I mean, yeah, my equipment is but I'm not.

Petty – Colton, are you ready to plow?

Hokanson – Yeah, he's fired up about it.

Colton Louthan – I hope so.

Davis – You both have training.

Hokanson – Yeah, we do have training tomorrow.

Davis – And Thursday.

Hokanson – And Thursday. We'll get a free meal out of it so you know I'm there.

Hodges – Is there any other spot...

Hokanson – Ahh, there we go.

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Hodges – Kennie...

Hokanson – Yes?

Hodges – I've been voted in here to ask questions.

Hokanson – You betcha. You just fire away and I'll see if I can answer them for ya.

Hodges – And I'm just asking. I am. Is there any other places on the streets here in Fair Grove that's gonna catch that blade again this year? Wasn't it last year it tore up a bunch of damage on the truck? The blade? Is there any other place around here?

Hokanson – Oh yeah. There's spots all over town. They're manholes. They stick up about this high.

Hodges – Is that what you caught last year or whoever was driving it?

Hokanson – I would be the one driving it.

Hodges – Cause it did several thousand dollars damage, didn't it, to it?

Hokanson – No. A couple hundred for a pump.

Hodges – Yeah. But I was just curious if there's something else we need to do to try to fix this problems.

Hokanson – Umm, pay attention to where they are and raise the blade up would be the best thing.

Hodges – Be tough.

Hokanson – Yeah.

Hodges – \*inaudible\* Is there anything we can do, maybe put some asphalt around it or something or anything?

Hokanson – It's so thin that you're not going to get asphalt to stay in it.

Hodges – To stay there long. So it's more or less just hopeless then.

Hokanson – Yeah. I mean, we can overlay the streets. We got money to do that?

Hodges – Nope.

Hokanson – Well then, there ya are.

Petty – Just pay attention.

Hokanson – Watch where you're going.

Hodges – It's tough.

Hokanson – Somebody's got to do it and I guess I'm the man, huh?

Hodges – I hit 'em all the time, the sewer deal things here in Fair Grove when I'm cutting hay. I know where they're at and I forget, you know. You will too.

Hokanson – Not very man. There's not very many that I will hit anymore. Is that it?

Hodges – That's it.

Petty – Thanks, Kennie.

Public Comment Open

Public Comment Closed

## **BUILDING INSPECTOR**

### **Discussion**

Jacob Coburn – So, I ain't gonna lie to you. Building Inspectors have a tough job. We get criticized for everything we do. We look at how we deal with things all the time. It's something very common. The fact is that what we look for, especially when we come into properties like Swan Estates are life safety issues. Especially coming into a final. Now the fact that I have inspection records that show large amounts of failures for framing failures and no reinspections is curious because why weren't there reinspections performed on these failures for all of these framing inspections. Anchors missing throughout the whole bottom plate, tie downs, hold down connectors. A lot of significant, I mean, I have the emails, I have the...

Karla Lampe – And what did I discuss with you originally?

Petty – Jacob, we're gonna...

Coburn – So, the fact is, after speaking to the engineer, especially the City engineer, his concerns are too that they're not following the guidance that is per the City as well as the Code, so they were granted occupancy to these structures without the signoff of the City Engineer. How that

came about, why that is, I'm not sure. The fact of the matter is that it shouldn't have happened. Those buildings are occupied unlawfully by Code and the egregious code violations that have been discovered are right here. A picture is worth a thousand words. You look at these photographs. These are 2-hour fire separation walls between townhomes, okay. The material used for the 4-foot separation, right here, is not a rated material. It has holes in it, nails through it.

Cooke – Let me ask you.

Coburn – Yes.

Cooke – Before you get too deep into these photos.

Coburn – Yes, sir.

Cooke – I was looking through them earlier. One thing that caught my attention, there's no date and time stamp on these.

Coburn – Yes, sir.

Cooke – When were these taken? Were they taken all in the same visit or is this a collection over time?

Coburn – This is a collection of the fire separations that I've discovered at the time of the inspections.

Cooke – So is one visit all of these photos?

Coburn – No, sir. This is a collection of the visits I've had. Now, I'll tell you two times I've been out there for Building 7 to do a final. The first time, I wasn't granted access so I had to make a reinspection because I had to get up in the attic area. Going up there I discovered that the fire separation was not built to code. There was holes and gaps all through it and there was tape missing in locations, there was no mud, many different code violations. I was told that they were going to address it. They called me back out there for a reinspection, same items were there. Combustible material at the end of the walls, you have a service cable with no raceway, just going through with tape and mud around it.

Lampe – Don't look at me, I can't find it right now.

Coburn - It's not sealed properly, you have no proper fire blocking up there, you have no draft stop. It's not even completed. If you look at this photo right here, it's not even a completed fire separation. There's a large gap at the end of that.



Cooke – So these photos that we have that you provided to us, did you communicate with Dale on these findings too?

Coburn – They were supposed to correct them on the first finding, the first time. The second visit, still not corrected. The combustible material at the end of the fire separation were still there. On this paper side of the insulation is states “do not leave exposed, extreme fire hazard”

Cooke – Right.

Coburn – You have a combustible extremely fire hazardous material right here next to a fire separation wall that isn't completed, that has large gaps through it, that's a concern. It doesn't matter what point of the inspection it is. I'm obligated by law to identify these and to bring it to your attention. Bring it to the attention of the contractor, failed. He did not take care of it which prompted me to get approval from one of the tenants to look in his attic space and to verify if that fire separation wall was done correctly. Come to find out, that was even more of an issue. It was even more of a concern. Large gaps along the top edge of the fire separation was not sealed off, the 4-foot separation with the material right here in this photo, isn't stamped, large holes are clearly identified in this material. As you can see, the top of it, you've got penetrations through the truss bracing. The penetrated the fire separation, it's not sealed off, top and bottom aren't properly sealed, both ends of the 2-hour separation not completed. I mean, if you look, this is an occupied building by the way, kids live here. Three little girls. If you look at the top of the wall, you can see the large massive gap that they just failed to seal off. Fire tape is part of a fire rated assembly. This doesn't mean that there's a 2-hour fire separation. That's not an approved material. The 2-hour fire assembly all together, tape and mudded, sealed off completely is a full fire rated assembly, which is what they're required by Code to do.

Hodges – Is all these pictures just one building?

Coburn – No, sir. It's 2 buildings, sir.

Hodges – It's 2 buildings.

Coburn – Yes, sir. Now, mind you, one of these buildings, I've been out there twice and they still haven't corrected it.

Lampe – Why were you out there the second time?

Coburn – For a reinspection of the fire safety....

Lampe – Why were you out there the second time?

Coburn – For a reinspection that I was told that it was done. So when I went up there....

Lampe – You emailed me and asked me...

Coburn – When I went up there...

Lampe - ...and you didn't come out and do it.

Coburn – When I went out there for the reinspection, it wasn't performed. Ma'am, I'm not out to get anybody, I'm just here to identify egregious code violations. That's all I'm here to do, okay. What I've come to find out is that you have missing documentation that says that these reinspections were performed, you have clearly non-compliant building materials and non-compliant application of these building materials, you have your truss system that is not properly braced up there, you have holes drilled through your...

Lampe – Alright, k.

Coburn – You have holes drilled through your truss system and it clearly states that you cannot do that unless you have an engineers approval, which I requested from you, your bracing, your bracing method, ma'am, that you use instead of a sheathing method, now listen, when it comes to a high wind speed, you know, we are in a, every surrounding municipality is about 115 design category for wind speed. They require sheathing with some type of bracing. Now when there is no sheathing and you go to a bracing method, your engineer, which she put me in contact with an engineer, you have to have it properly braced. It has to be a material, everything has to be adequate and inspected. There was no point of inspection for that bracing. That's on every single one of these structures. There was no inspection records of any, of any fire separation wall inspections at all, k, there's no inspection record at all of any fire separation or your bracing. So that's a concern right there. Now the engineer that you gave me that information, he was concerned that she used a building standard that's not in the code called a shouse and a shouse is basically a pole barn built to occupy residence. Does it meet the prescriptive code? It's required to have an engineered design, which it does not, which I can't find. There's nothing on record. I came into this at the very last bit of it and what I found was a City Engineer that is upset and distraught over the lack of information that he's been given and the lack of cooperation from the contractor as well as the lack of information I've been given. Now, when I look at the wall coverings for the exterior of the building, the initial plans that they submitted stated vinyl lap siding. They installed a metal corrugated decking material instead of the vinyl lap siding, to the framing with no sheathing. I don't know if you know a lot about building but that's a deadload. That's a lot of weight holding onto that and when you add the lack of bracing, you're going to have racking possibilities. That's a concern. So my, when I went off by code, that's what I do, follow the code book. It gives you a lined out detailed way to address these issues and that's to require an engineer to evaluate the structure to verify that the bracing method performed was to code. It's as simple as that.

Mason Hartley – Can you explain your shouse comment again? I didn't understand what you were trying to say there.

Coburn – I don't know what a shouse is. Shouse isn't in the definition book of the code.

Hartley – That's just a term that people call a house that looks like a barn. It doesn't mean it's a barn. It just looks like a barn so I was confused why you brought that up. Are those pole barns over there?

Coburn – I'm sorry?

Hartley – Are those pole barns over there?

Coburn – It's constructed like a pole barn.

Lampe – What is?

Hartley – No, it's not. It doesn't have any poles in the ground. I haven't inspected them, that I will say, but I drive by them every day and there's foundations \*inaudible\*

Coburn – Right. Usually, a pole barn is built with an embedded concrete, right, encased in concrete, which makes it a little more structurally sound. When you put it on top of concrete and you don't install adequate bracing what you're going to do is have a possibility of racking. So when you're not installing sheathing on that, you have the possibility of your building shifting in high wind speeds.

\*Unknown Male\* - How far apart are her poles on her pole barns?

Hartley – Does it have poles? That's my question.

\*inaudible\*

Lampe – He said pole barns.

\*inaudible\*

Coburn – You have your truss which, all it is is your weather barrier attached to the truss on the gabling wall and there's not any proper bracing up there when you have all your load pushing down on that. You have absolutely the possibility for it to fail. Now the engineer, that she put me in contact with said "Now Jacob, I don't want nothing to do with it. I'm not going out there, I don't want anything to do with that. That type of building, I've told her in the past don't build those like that" those were his words to me so that drew even more of a concern.

Petty – Jacob, I think we are going to, we are going to have a follow-up meeting to discuss your findings, our previous documentation.

Unknown Maile – And the engineers.

Petty - I would like to bring in Andy to help. So, thank you for bringing it to our attention.

Coburn – Yes, ma'am.

Petty – I appreciate it.

Hodges – My only deal is I'd like to see this taken care of and then move on.

Coburn – Absolutely.

Hodges – You know, don't make it so hard but make sure it's safe. Everything needs to be safe.

Coburn – Listen, my goal is to get these buildings occupied.

Hodges – Like I said, I want move on as quick as we can.

Coburn – Absolutely. Instead of fighting and fighting and fighting, if they would just follow the code book, that's all you got to do. Simple as that. This is the minimum code requirements for a safe, occupied building. That's it.

Cooke – Dale, did you have all of this information....

Dale Whiteside – I have no comment at all. I just need a copy of all of this. I have no comment. Zero comment.

Lampe – He doesn't have any of those.

Davis – A copy of what, I'm sorry?

Lampe – I've got 3 pictures.

Davis – What is it that you want a copy of so that I can make sure you get it?

Whiteside – Tonight's meeting.

Lampe – You want the pictures?

Davis – Oh, the minutes?

Whiteside – I'd like the pictures, the minutes, everything. Yes. That's all I need.

Davis – The minutes will be posted as soon as I get them done.

Cooke – One thing I would suggest, Jacob, if you have a way to time and date stamp the photo.

Coburn – Yes, sir.

Cooke – So we can cross reference that to your inspection dates and time.

Coburn – I do, yes sir. I have the original photos. These were blown up so you could see...

Cooke – Oh, okay. Perfect.

Coburn – Yes, sir.

Hodges – I'd suggest too you make sure you get permission from the owner of the property before you go on and do it and make sure they can be there.

Petty – Thank you, Jacob.

Hodges – It should be pretty simple.

Coburn – Yeah, yes sir. I just followed what the code book informed me to do and that's what I did.

Hodges – I think you need to ask permission and then be there. It's no big deal. Just call them up and say hey, I need to inspect your property. Make a date, you know. If it was on a Sunday, I don't know what you was doing out there on a Sunday, you know.

Coburn – Well it was the only time that he had available.

Hodges – Who?

Coburn – The city employee that had availability.

Hodges – It wasn't her.

Fran Fox – The occupant.

Hodges – Yeah.

Petty – Thank you, Jacob.

Hodges – I’m just saying.

Fox – Well, within his preview, he exceeds that.

Lampe – Oh yeah, I’m gonna comment, Kelly.

Petty – Huh?

Lampe – It’s open now or no?

**Public Comment Open**

Petty – I would like the lady behind you, you have made several comments, if you don’t mind letting us know your name and address so we can identify you in the minutes.

Fran Fox – Oh yeah, certainly. Fran Fox 12098 North Farm Road 221.

Petty – Thank you. Public comments open.

Lampe – No comment.

**Public Comment Closed**

**PARK BOARD**

**Discussion**

**Public Comment Open**

**Public Comment Closed**

**EMERGENCY MANAGEMENT**

**Discussion**

Greg Porter – Well, there’s nothing really new on this side of emergency management other than our LEOP has been approved and is waiting your signature so it can go to the printer. I sent it to Sara today to get to you. So once we get that signed we will get that over to the printer and we’ll get a copy. Other than that, pretty chill.

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Cooke – The office area that you guys are renting over at the fire department, is that a yearly lease. Is that coming due for renewal any time soon?

Davis – I can't remember when we did it. It was earlier this year, wasn't it?

Cooke – I feel like it was early, early 2025 when we did that.

Davis – I can't remember what...

Porter – I don't remember exactly right now.

Davis – I can look into it and see.

Cooke – Is that working out well for you guys?

Porter – It is. It's a good partnership.

Cooke – For sure. That's all I had, Greg.

Public Comment Open

Public Comment Closed

## **POLICE DEPARTMENT**

### **Discussion**

Petty – We don't have any...

Davis – Yeah we do.

Petty – Has he been back there the whole time?

Chief Riggin – That's okay. I don't really have anything unless you have some questions.

Petty – Please come up to the podium.

Riggin – Oh, okay. Hi, I'm Chief Riggin, everything's great. Nothing really I can update you on. There's a lot of stuff ongoing and it's in the early stages, so I prefer not to comment on those things. Questions?

Petty – Are you fully staffed?

Riggin – Define fully staffed.



Petty – Are you staffed to budget?

Riggin – No.

Petty – What are you missing?

Riggin – Since Brian's transition to reserve, we have a full-time officer position open.

Petty – You had any interest?

Riggin – I have one potential and I've only had 3 applicants. Nobody wants to be cops anymore. So, just not getting a lot of interest. Questions?

Hodges – Brag on ya. Your officer did a good job there on the Christmas parade. Being there all day and driving through and stuff. They was there and taking care of stuff. And then we asked the kids on our float we had to get some candy, they drowned him with it. But, he got a lot of candy.

Lampe – Did they do the Shop with a Hero already?

Cooke – No, that's next week.

Lampe – Next week? Oh, okay.

Petty – I noticed that you put out a couple of public statements about the burglaries that are going on. Do you have any update on those?

Riggin – The ones on the northside were a professional group. They wore gloves, masks, no fingerprints. No suspect information. Springfield's intelligence says it could be one of multiple people so I have no leads on that. So that is basically, lots of video but nothing helpful, no license plate. The southside that just happened the other night, that's something we're ongoing with at this point. We do have suspect information and Officer Walters is working through that.

Petty – So it was two separate groups?

Riggin – Two separate group. Completely separate deal. Different motive, different everything.

Petty – Weird.

Riggin – No, the second one makes sense.

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Petty – Okay, Mr. Cryptic.

Riggin – It is.

**Public Comment Open**

Mason Hartley – I'll just say that I had an officer respond to some kids playing in one of my houses that I was building and thought he handled it phenomenally.

Riggin – He's our new guy.

Hartley – Oh, okay, well that's great. He's super nice to talk to and they were just being kids and I thought he did an exceptional job. Now they are getting to clean up some trash by their parents so it worked out for me. But he did handle it great.

Riggin – Good.

Lampe – Yeah, we did have someone kick in a back door on one of our units in the building and Austin and Billie is it, they were wonderful. I told them to fingerprint. Have at it. Have fun.

Riggin – Oh yeah, he did. He put lots of powder on that one I think.

Dale Whiteside – I think I'm going to jail now maybe.

Lampe – Your fingerprints are all over the unit aren't they, Dale?

Ricky Icenhower – What is fully staffed? What's your goal?

Riggin – What my goal is and what the City can afford are way two different things. So currently what our accountant tells me is essentially what is budgeted for is I can have 3 officers, a sergeant so that's basically where we're at.

Icenhower – 5 fulltime?

Riggin – Yeah. So that gives ya serval hours a week of uncovered time but that's not uncommon in a city like this. The fact that we would have that many really compared to some comparable is not bad. It really isn't. And I'm trying to bring in the level of officer that's just a cut above so it's taking me a long time. It took me 9 months to find Austin. The whole 9 months I was here essentially. Well, that's a little exaggeration, 7 months and a few odd days.

Icenhower – Do you need a reserve also?

Riggin – No. I've hired 2 reserves and neither have shown up. Reserves are hard to get. If you think about it, a cop from another city might want to be a reserve but the problem you have is

that he's fulfilling his duties for, let's say Strafford, so when I have a need, they can't fill it. So like, all of the special events we've had, that reserve couldn't fulfill any of it so I don't want to pay somebody just to get overtime for their budget. So really reserves in the old days may have worked when you have people that were not cops elsewhere that could work every weekend or work nights but currently the one reserve we have left, he is even to the point where with his job it keeps getting harder to fulfill needs here. It'd be nice if you could fulfill a police department with reserves. Indian Point tried that, my former colleague, that lasted all of 6 months and he's like I just can't do it. Because they're not obligated to.

Lampe – Did I hear, I try not to go on social media, did I hear a rumor that somewhere it was posted that we do not have an officer on at night? After 10?

Riggin – I don't know what rumor you've heard but I can say, 4 nights we have....

Lampe – Was it posted somewhere though? Was somebody saying that? Cause years ago when we had that posted, there was some stuff going on in town after...

Riggin – It wouldn't surprise me if through all of the social media outlets that I have no control over \*inaudible\* I don't post anything.

Lampe – Okay.

Riggin – If you see anything from the Police Department, the only thing that gets posted is when it goes through the social whatever committee and it's usually going to be in the form of something written.

Lampe – It's not a trap though to get the burglars here at midnight is it?

Riggin – A trap? No. Would it be great to have officers here 24/7? At \$66,000 an officer, that's unobtainable.

Icenhower – What is your budget for the police department?

Riggin – I think Larry said something around \$600,000. But if you figure \$66,000 an officer, that's all in, that's all of your, you know, you understand that, all of your taxes and stuff. That doesn't include upkeep on all of the ammo. These are \$50 a cartridge almost by the time I get them shipped here so it's getting to the point where policing all around is so expensive. I mean, it's our number one item here in the City. But I've got to tell you, kudos to these guys. When they're here and they get a call, watching them work, you know the burglaries on the southside of town, that will probably take Jen 2 ½ weeks because she has to interview people who are juveniles with parents, with attorneys, with the juvenile office, with, with, with. So she'll knock that out but it will take 2 weeks.

Icenhower – And that's time they're not out on the streets.

Riggin – Well, it's a lot of, it's both. Taking a call, doing a report, taking a call, doing a report. And when you don't have detectives and backup officers, it can be a lot. So they're working really, really hard. They really do. They love what they do. Questions?

Petty – Thank you, Riggin.  
**Public Comment Closed**

## **CITY CLERK**

### **Discussion**

**Public Comment Open**

**Public Comment Closed**

## **COMMITTEE REPORTS**

### **Discussion**

**Emergency Services** (Stewart, Cooke, McMains)

**Public Relations** (Cooke, Petty, Boncuk)

**Planning and Zoning** (McMains)

**Park Board** (Stewart, Cooke)

**Human Resources** (Stewart, Petty)

**Finance** (Petty, Stewart)

Petty – So Mark and I have begun, not complete yet, look at the monthly expenses and like we had talked about last meeting and determining if they fall within the scope of capital improvements or street fund instead of general fund. Mark and I are still looking through that. We have to specifically request, which can we please specifically request, a itemized monthly breakdown with vendor information.

Davis – Yeah.

Petty – We did talk in generalities what makes sense to come out of the streets budget and what comes out of capital improvements budget. One of the examples is whenever we replaced the lights.

Davis – Oh, for Chief?

Petty – Yes. So that is an expense that I believe would qualify under the capital improvements.

Davis – Right.

Petty – Did we refund ourselves from that budget?

Davis – No.

Petty – So that's one of the examples of an expense that we have had to date that I believe would fall into a different account outside of our general fund. More to come.

**Community Outreach** (Hodges, McMains, Boncuk)

Hodges – On our food ministry, this is God's deal, it's not mine but this is what's going on in Fair Grove. We had a little under 400 families come through last Saturday to receive food. That's a lot. Two weeks before that, we had 500 families come through so we're helping a lot of people in Polk County, Dallas County, Webster County and Greene County and there's a good need, a big need for help people are. They ain't just driving over there for the little bit we got so they need it, so. And then we're adding onto the ministry. Two men they keep coming through in the drive. If you ask for prayer or they'll ask you for prayer we're doing that now. We're doing what God wants us to do. I had two men that came in at two different times and said hey, what do you think about doing prayer? And I said, sounds great cause we all believe in God, you know. And so we're doing that and they had 80% of the cars that came through ask for prayers and then I shared with one of the guys and they asked him if he wanted prayer and he said no, so they went on. They went on to the next car then the guy got out and he said, he came back to them and said hey, would you pray for my mom? So God's working in our place and it's working good. But, we're expanding. Like I said, there's a lady in Springfield we're helping them with their food ministry there. She's doing a food ministry out of the front of her house. We're giving her food and stuff and we give to other organizations. It ain't just here. We help other places over in Marshfield, Lebanon, Long Lane, now Springfield so we're helping other ministries, you know, with their food projects. But that's what went on in Fair Grove. And the parade. The kids got to give out 7,000 items. If you wasn't in the parade, you missed out. Gived out little penguins, snowman, gummy bears and some kind of cookies. The kids enjoyed it. They didn't listen. They was told how to give candy out when they first pulled out of the school onto the road, that went out the window. They started just throwing it everywhere and people out there just enjoyed it. And I was really amazed by it. I thought the next day we were gonna have to be up there picking

up stuff, it was all gone. They picked it all up, every bit of it. But the kids had a good time. I think everybody in Fair Grove did.

Petty – Agreed.

Hodges – That's about it.

Petty – Thank you.

**Public Works (Petty, Hodges, Boncuk)**

Petty – We kind of talked a little bit about the bond and the first stormwater project. For the sidewalk, Morgan with OWN Engineering, he submitted all of our, I think there is one last document to submit for our right of way and that closes that portion of the project and next is to go out for bids for the sidewalks.

Davis – Yep.

Petty – Super close. Very exciting. We didn't get to have our public works meeting this month since we're having our business meeting for the first meeting of the month so we didn't get to meet prior to so I have nothing to report.

Hokanson – I didn't have nothing to tell you anyways.

Petty – Okay. Good.

**Public Comment Open**


**Public Comment Closed**

**Mayor Report**

Petty – The only two things I have. I had the honor of giving the key to the city to Marilyn Meals after the parade at the Mill at the Christmas Tree lighting as well as a memorial plaque dedicated to Richard Icenhower. So thank you to the community for giving us the space to do that and thank you to the Board for approving those things. The recipients of both of those things were honored, touched and appreciated the recognition.

**Adjournment**

Motion by Cooke to adjourn at 7:56 p.m. Seconded by Boncuk  
Cooke AYE, Boncuk AYE, Hodges AYE, Petty AYE

  
Sara Davis, City Clerk

# Letter to Fair Grove City Council

December 9, 2025

Fair Grove City Council  
City Hall  
Fair Grove, MO

Subject: Request for Review of Building Inspection Practices at Swan Estates

Dear Mayor and Council Members,

When I began the Swan Estates build-out in Fair Grove I did so because our town needs quality housing. I remain committed to investing here and to working with the City to grow housing options in a way that benefits residents and the community.

During construction we encountered and corrected the normal array of punch-list items. Certificates of Occupancy were issued, tenants were placed, and the work proceeded in good faith under the building code adopted by the City of Fair Grove. It has recently come to my attention, however, that several inspections and related entries were not fully recorded at the City level even though Certificates of Occupancy were issued and relied upon.

More urgently, my team and I have been subjected to a pattern of conduct from the new City building inspector that I find deeply troubling. This conduct includes:

- Repeated, aggressive demands and text messages (including on Thanksgiving morning) pressuring immediate action over a holiday weekend.
- A demand that previously signed-off buildings be re-inspected and that I produce an engineer's certification after those same buildings were previously approved.
- An instance on November 18, 2025 where the inspector noted five items, stated that completion of those items would result in sign-off, but then failed to file the corrected inspection with the City. Subsequent follow up included additional, unanticipated demands and threats.
- Escalation to threats of enforcement—including references to legal penalties and condemnation—if I did not accede to his demands.

This pattern has had real consequences. The inspector's actions have caused confusion for my builder and contractors, interfered with tenant occupancy, and placed my investment and reputation at risk. More broadly, it creates an environment that could discourage responsible developers from investing in Fair Grove and risks a perception that the city is not business friendly.

I am a reasonable partner who supports our community. I value the role of inspectors and the importance of enforcing code. My concern is not enforcement; it is the manner, consistency, and documentation of that enforcement. Given these issues, I respectfully request that the Council take the following actions:

1. Order an immediate review of inspection records and paperwork for Swan Estates to confirm what inspections were performed, what was filed, and what remains outstanding.
2. Temporarily suspend any re-inspection demands or enforcement actions related to previously signed-off buildings until that review is complete.
3. Require that any outstanding or new requests for corrective action be presented in writing, with clear, documented reasons tied to the City's adopted code and with a reasonable timeline for compliance.
4. Consider an independent third-party review of the disputed inspections, or a formal audit of the inspector's practices and documentation.
5. Reassess whether current staffing and procedures ensure consistent, professional, and transparent enforcement that supports both public safety and fair treatment of property owners and developers.

I ask the Council to review this matter promptly so we can resolve outstanding issues, restore a cooperative working relationship with City staff, and continue adding safe, affordable housing for Fair Grove residents.

I am available at your convenience to meet with the Council or an appropriate committee to provide documentation and to answer questions.

Thank you for your attention to this important matter.

Sincerely,  
Karla Lampe  
Swan Estates  
417-241-5196 | [karla.ozarkmtn@gmail.com](mailto:karla.ozarkmtn@gmail.com)