

Board of Alderman Minutes
81 S. Orchard Blvd.
November 5, 2025

OPEN MEETING

Pledge of Allegiance

Roll Call taken by Mayor Pro Tem Petty
Eric Boncuk PRESENT, Mark Stewart ABSENT, Tim Cooke ABSENT, Ben McMains
PRESENT, Franklin Hodges PRESENT, Kelly Petty PRESENT

Call to order at 6:30 pm

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

New Business

DISCUSS AND/OR APPROVE FUND TRANSFER

Petty – General Fund, as of today is down to \$8,477.47. Please let the record show that Mark Stewart arrived to our meeting at 6:31 pm.

Hodges – Late. Two minutes.

Stewart – Listen, I'll go home.

Hodges – I thought about it.

Petty – In order to cover the Lagers as well as the payroll and several of the other, just general business expenses. We are looking to transfer money from the Capital Improvements account to cover the planned expenses.

Hodges – Are you talking about the Bond money?

Petty – No. No

McMains – I feel like we're making a habit of this. Didn't we just do this last month or month before?

Petty – A couple of months ago.

Hodges – A couple of months ago.

McMains – Why is it so far down?

Petty – Because the. We pay for everything out of the General Fund and then we transfer money from the other accounts, back into the General Fund to repay, based off of the specific expenses that we have paid.

Hodges – Where is the money coming from in the Capital Improvements?

Petty – Chandra, can you help remind me, the source of the Capital Improvements account?

Stewart – Isn't it general tax revenue?

Scott – There's an account for taxes.

Hodges – It's got to be coming from somewhere.

Scott – Taxes haven't come in yet.

Petty – Typically sales tax comes in later in the year. It's not a steady stream and this is pretty standard as you get kind of lump sums of incoming funds during different parts of the year. During the year, shifting the money around to cover your monthly expenses is kind of how the City has operated in the past. And as the money comes in we back pay, basically the money that we have borrowed from other accounts that are allocated to specific things.

Hodges – Where was the money supposed to go to with this Capital Improvements?

Petty – Capital Improvements is just an account that we have to cover large expenses that the City pays for really anything that is considered...

Hodges – So it's not earmarked or nothing?

Petty – No.

Hodges – So it's just like a slush fund then?

Petty – It's funds that are available if we need to do something significant out of our normal operations.

Hodges – Seems like a lot of money just sitting there.

Boncuk – So it's like a General Fund for bigger projects.

Petty – Yes.

Boncuk – So if you know ahead, if you know a year ahead of time when you're planning your budget, you know you're going to have to rebuild something, you can put that into Capital Improvements, for that year's budget, but if something comes up that you have to repair throughout the year, very quickly, this would almost be like something that you had preplanned if it comes up at the last minute?

Boncuk – Okay.

Hodges – I don't understand it and don't admit to understand it. But trying to. Like I said, you know when we made the budget and everything, we figured out pretty much how to run the year, didn't we?

Petty – Yeah, that's how the budget will be balanced at the end of the year. That doesn't take into account the inflow of cash throughout the year. The inflow is different than the outflow. We don't see the same amount of money come in each month, that we know we are spending each month. It's kind of lop sided towards the end of the year. The cash actually starts coming in.

Hodges – Well you know, when we bought that air deal, whatever you call it.

McMains – Titus Twister.

Hodges - We budgeted for that

Petty – We did and that came out of the sewer fund.

Hodges – Now we're paying it out of something else now? It's just going to be for what, insurance then?

Petty – Insurance, payroll and other operating expenses.

McMains – What are we looking at borrowing, swapping over? How much do we need?

Petty – We're at \$8,477.

Stewart – What do we like to have that account at?

Petty – I think a minimum is \$50,000 to kind of cover monthly expenses, but I think that's a minimum.

Hodges – Is there any way possible to getting it to where we wouldn't have to do these meetings every month or two? To figure out how the budget needs to be budgeted for this stuff? So the money would be there.

Stewart – That’s a good Larry question.

Hodges – I mean I thought that was what budget was for, was to cover stuff like this and everything.

Stewart – I’m going to be honest with you, I also don’t like the fact that we have to move money mid-way through. It would be nice if it was just in the right accounts the whole way. I understand that it’s an inflow issue and have this money come in now and you didn’t know it was going to come in now, you thought it would come in over here, but it didn’t, it came in over here. So I get it. I don’t know if there’s a way to make that flow better or not. I have no idea.

Hodges – That would be something maybe to check into. See if we could tweak it a little bit better, instead of coming up broke and you got a pile of checks, I mean bills that we can’t pay yet until we have a meeting.

Petty – We’re not at risk of not, well we have the money, it’s just separated into different accounts that the City has kind of approved. So it’s all the City money, there are certain funds that are specific to what they can be spent on, like the street fund, the sewer fund and the bond money of course. So.....

Boncuk – Could we put something in that anytime the General Fund gets below a certain amount we would automatically transfer money from Capital expenditures or somewhere else to cover the shortfall, until the check from wherever comes into us. Until the funds we are anticipating being there come in and then that can be redeposited into....

Petty – We can ask Larry.

Stewart – Something to look into. I like where your mind’s at. Probably, you’re going to have to have a secondary check on that, unless the account’s at this level.

Boncuk – If the account is at this level, then you don’t have to do anything, but if it drops below this level. It would almost be like an overdraft protection, that they offer you at the bank. We would have it within our self, that this is our fail safe system that if our General Fund drops below this, this automatically protects it for us in the meantime. And again, we know the funds are coming but sometimes again it’s like ok, when are they, they’re supposed to get here, they don’t, not going to get here instead now.

Stewart – If I remember right, last year, Sara was really good about, “hey you guys still owe Capital Improvements X amount of dollars, we have got to pay that back.”

Petty – She’s keeping track of it.

Stewart – She does good job of keeping on top of it.

Petty – That is definitely the intent and should be included in the motion.

Stewart – I remember her beating me up on it last year.

Petty – ok good.

Hodges – You're wanting \$50,000 moved. How much of that is already spent? Are we going to be coming back again next month, needing more money to pay bills again?

Stewart – Good question. I don't know.

Hodges – I mean, is that enough? I mean not enough? It's not enough? What do you think would be a reasonable amount to get us by?

Petty – I think moving \$100,000 from the Capital Improvements Fund to the General Fund would cover expenses.

Hodges – Would that get us to the end of the year?

McMains – Have we paid back the last \$100,000?

Hodges – You got it buddy.

McMains – This is my issue, taking from one and moving to other and then we just have to double that to pay back the other one and that's where we get in a bind. We will get in a bind, if we continue to do this, but obviously I want our people paid that work for the City. So I'm not going to balk at it. I just want to stress my concerns.

Stewart – I'm with you. We have to make sure we pay it back.

Boncuk – We have to make sure we pay it back and we also have to make sure that when we're budgeting, when we're going over next year's budget, that we take into account, how many times we've done this. Okay.

McMains – I've been doing this at home for twenty years. I have a motorcycle fund that we've been pulling out of. I still don't have a motorcycle.

Laughter

Hodges – You can tell you're married.

McMains – Everybody keeps taking it out of the Capital Improvements Motorcycle Fund.

Laughter

Stewart – We need a motorcycle.

McMains – We do.

Hodges – You want a \$100,000 then?

Petty – If that's what this Board approves.

Hodges – I'd rather put more into it if it's going to be needed in another month or two.

Boncuk – If it's going to be needed in another month or two and then the funds are going to come in to replace it, then I say we do it in one fall swoop rather than coming back every month, every two months. I would say that would be more logical to do.

Hodges – What do you call that machine?

Petty – I would like to maybe bring Larry into our next public meeting and talk to him. He will have a better idea of when the funds will start rolling in and can help inform on how we want to balance that.

Stewart – He has explained it to me like three or four times now, each time.....

Hodges – The Twister, something big coming. How much was the twister deal \$50,000 or better? \$60,000? I can't remember how much it was. It was way up there. So we're not going to have that anymore.

Stewart – I'm sure we'll have another twister. Some type of new machine that we'll want next year. Ok. So I'll make a motion to move \$100,000 from Capital Improvements to the General Fund.

Petty – With the stipulation.....

Stewart – Yes, with the intention that we will pay it back, not the intention, we will pay it back.

Petty – Stipulation

Hodges – Hold on, I need to step outside. “Laughing”

Boncuk – I'll second.

Petty – Motion by Stewart to approve, we need to approve the City Clerk to transfer that money.

Stewart – That’s what I meant to say, yes.

Petty – Motion by Stewart to approve the City Clerk to transfer \$100,000 from Capital Improvements Fund to the General fund with the stipulation that it will be paid back. Seconded by Boncuk.

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

DISCUSS AND/OR APPROVE CONTRACT CITY INSPECTOR

Petty – Mark and Ben and I interviewed this candidate. We both thought he was pretty awesome. He had a second interview with Chandra, Sara and Mark. The feedback I got from Sara, is that she thinks he is going to be pretty awesome. Chan, I didn’t have a chance to talk to you.

Scott – I liked him a lot, he was very knowledgeable.

Petty – He’s very black and white and very structured.

Scott – I just hope he understands what the job is and he will stick around.

Stewart – He is possibly over qualified.

Scott – He definitely is over qualified.

McMains – Did he by any chance, give us a break down of what it would cost? Like what he would charge to come out here? Cause we have what, \$20,000 budgeted for....

Stewart – So we kind of discussed that with him at the secondary interview, with Sara and Chan. I came to that one. Sara showed him our current contract and a.....

Petty – Our fee schedule for each of the different sections that they would be brought in on.

Stewart – He understands that right now he is coming in as a contracted employee. He would like to maybe look at the possibility of us bringing him on full-time in the future. I told him that was something that we could look to in the future, but it’s not happening right now.

McMains – That’s the feeling I got when we interviewed.

Stewart – He would like to have a full-time position. Right now we don’t have the money, clearly, to have a full-time position, nor do I know that we need one, but it’s something that we can discuss as he possibly makes our lives a whole lot easier in the next few months.

McMains – Absolutely.

Hodges – What are we going to be doing with the inspector we have right now?

Petty – I think bringing Jacob on at this point as a back-up inspector, getting him oriented to the city and the current projects that we have going on. I think then talking through what a transition looks like, would probably be our course of action.

Stewart - Yep

Hodges – Switching over to a new person then?

McMains – He would be our primary contact for our inspector.

Hodges – The new guy?

Stewart – Yes. He talked a lot during the interviews about how he's strict. And he will, it's the minimum requirement, that's what building code is, but he also talked about it's important to explain that to the builders. If you fail a building inspection, it's not just hey you failed, it's you failed and here's why. Talking to them about it and I think it's going to go a long ways with people.

Boncuk – I think with reading. So I had said before hand, I was hoping he would be here tonight cause I wanted to find out what “inaudible” he went to, because I spent a lot of years in Vegas. My ex-son in law went through the carpenters union and my son in law is a tenor. So I know that he's at the expectation level of being out there and working on it. On the fountain blue and places like that, you've got to do it right. You know there have been some famous screw ups before, where the Stratosphere Tower about half way up, they found out that something was going to be wrong and they had to adjust. I was like, I aint going in that tower. I had a friend, who was a contractor that said, “Don't go in that thing, you don't want to” and I'm like, okay.

Hodges – I've been trying to wrap around my head for a week or so now, what would fail, someone fail something on building a house. I've built houses and stuff. I just don't know what somebody would do wrong, building a house.

Stewart – It's as easy as not putting a joist hanger in.

McMains - Cutting corners?

Petty – Not putting nails close enough.

Hodges – Where would someone be cutting corners at?

Petty – Not putting enough a, only putting an inch and a half of insulation up above, when the code requires 6 inches.

Hodges – So you're not talking structural, that's dangerous?

Petty – Yes.

Stewart – Yes.

Boncuk – Yes, it can be structural.

Stewart – Recently, we've had builders that were wanting to put in decks that didn't have the proper footing and what not for them.

Petty – I mean, setbacks. There's so many rules that builders have to go by, follow, that are the minimum requirements for safety. That I don't think anybody up here has the expertise on.

Hodges – Like I said, I tried and tried cause you know when they come out and pour the footer and everything and pour the stem walls and stuff, then you go up, you know. I just can't figure, the only thing I could think of was maybe hooking up to the sewer wrong or the water or something, you know. I mean I don't know.

McMains – Let me build something for you. I guarantee you it will fail.

Hodges – We did it right. Like I said, we built a lot homes through our church. And I don't know what you could do wrong.

Petty – There's a whole book. There's a whole book you can look at each of the codes and figure out how it could be done wrong.

Stewart – That he brought with him during the interview.

Petty – That he brought with him.

Boncuk – There's a great guy that's from Phoenix right now. You can watch his videos, Sai, and he does home inspections for people.

McMains – I've seen him.

Boncuk – And man, just some of the stuff that these people get away with now a days is like oh my god. If there building them, a place like Phoenix, where they're building tens of thousands every single year, so there aren't enough inspectors to keep up. But I read an article on this young man from down in Eureka Springs and they said that one of the difficulties he had down there, not difficulties, but challenges was people you know, no it's got, if this is what the code

says it's going to be then that's what it's going to be. So his expectation level will be, ok, you've got to beat that standard.

Petty – His motto was firm, fair and consistent.

Stewart – Yep

Boncuk – And that's, I think consistent will be great.

Stewart – I agree

Petty – And I think that's kind of what we've been hearing from the public is a lack of consistency. And I do believe that he will bring that to the City of Fair Grove.

Hodges – Karla, have you failed on anything what you're doing, with the inspector that we've got.

Karla – Little things. Cause that's the question, when he writes up his inspection and he writes stuff down, it's like is this a fail or is this something you want us to get fixed? We don't know, we have no idea. So we just consider it a fail. It's not stamped fail or anything. And it's like well, so this thing is a little crooked over here it's written down, how many notations is a fail?

Petty – And that's what this inspector, I feel like, is going to bring, is that he wants to be able to talk about it. Not just give you a slip that just is vague and says do this thing, it's actually talking with you and talking through, like here's what I'm finding, here's what it calls for, here's what you need to do to get it in code and this is ultimately why the code exists. He's talked about education being the very first step in helping builders and owners understand why we're asking for what we're asking for.

Karla – My biggest concern is that I want to know that it's inspected really good. Like I said, that's.....he's my safety factor there, he really is.

Petty – Yeah, sure.

Karla – It makes me nervous, on one of the buildings I have. Was it checked good? You know, I don't doubt my guys work, but did they check everything that they were supposed to?

Hodges – We had an inspector years ago, I've been around it and everything, with the inspector we had. The Rose girls or whatever was building up there on the hill. The inspector at the time said "you need to do this" and they said "no we don't". And he just kept pushing it with them and she just put him to the wall and said "show me in the building code, where we've got to do this". Well he him-hawed around there a little bit, he said "well maybe it's just my opinion you need to do this". Well, there opinion doesn't mean nothing, cause they was doing it right. We don't need people to do that.

Stewart – One of the specific questions I asked him was, if you have some builder that says “that’s not what the code says” and you have a misinterpretation like one of you interprets it this way and one of you interprets it this way, what do you do? He said, “No problem, you bring it to”, I think it was some four letter acronym, Chan was there.

Scott – ICC I think.

Stewart – He’s like you take it to them. They are the professionals on it. They have all of this stuff and he pays for a subscription to be able to ask them that question. Like hey, this is how I interpret it, this is how the builders interpret it, you be the judge and they judge it and tell them, this is what you should do.

Hodges – I don’t know what the qualifications to be the inspector is or to being the past inspectors. I don’t know what qualifications they had, it seems like they just didn’t have enough nonsense on everything, cause he was doing inspections for Strafford and Fair Grove at the time. It would be nice to see somebody do it right.

Stewart – I think this guy is your guy. I think we....might be short term though. We’ll see how long he sticks around. Cause he is the cream of the crop in my opinion.

Petty – Open for public comment.

Karla - Give him a reason to stick around.

Stewart – I’m trying.

Karla – Get that Subway going on.

McMains – It’s a MODOT thing.

Karla – Fight it.

Petty – So one of the things that we talked to him about, as far as on-going employment, is talking through what our contract looks like with our attorney, talking through what our current fee schedule looks like versus what a part-time position would look like. He has a lot of things that he would like to help us ultimately improve on, like integrating into the electronic system, where we have everything uploaded, um helping us make sure that we are using the right codes. Do we need to review the codes that we’ve adopted? Do we need to change any of them? He’s very big on we need to make sure we’re doing what’s right for Fair Grove. We don’t just have to abide by this....he said Missouri does not just have a required code that everybody has to adhere to. It’s kind of up to each municipality and he wants to help us review to make sure that we have the code that we need for our area. That’s appropriate, that still allows builders to come in and

develop, while also making sure that it is safe and it's the right thing to do. So he's got a lot of stuff, that I think he could really help Fair Grove in our forward vision of growth. I would like to talk about how we can bring him on in more than just a per inspection, fee capacity. Long term that's the goal. How do we bring him in as one of the support pillars that we have in our community. Like our Police Chief, like our City Engineer, like our City Attorney and then now, it could be a City Inspector. I told Sara, I think we've got some really strong support systems in place, I think that we've chosen over this past couple of years, with Chief Riggins, with Megan from Kutak Rock, switching engineering firms and I think this has kind of that fourth pillar, that could really stabilize the City and our operations, provide consistency to the community and just really set us up for continuance to future success. I just really want to make sure that we do it right, so that we are really taking advantage of the opportunity that we have in front of us right now.

Stewart – He also, he's offered multiple times to be the nuisance patrol, so to speak. I don't know how else to say it, but like whenever you have a nuisance property, that falls on the police department and it's not a police department problem. That's just who we've kind of like here you deal with this.

McMains – I believe our City ordinance says that it's the City Inspector, then also to the Chief of Police if I recall.

Stewart – So he's offered to be....

McMains – Our nuisance officer?

Stewart – That nuisance person and take care of all of that stuff, which would be spectacular, to take that off of the police.

Boncuk – That would be great.

Stewart – Yeah, they don't need that.

Hodges – I don't think there's that much going on, you know.

Petty – They don't need that negative stigma too.

Hodges – How much would it cost us to have him doing stuff like that on the side?

Stewart – I don't know. This is all stuff we need to look into.

Hodges – I mean, you know, we got a police officer here, they run around and see stuff you know. They're doing a good job. You know.

McMains – I will say that as a police officer, I did not look at if you grass was over 7” tall or if there was....I didn’t care about the motor sitting on your front porch or whatever. I was looking for crime and stuff to fight.

Stewart – Is that a moped on your back porch? You can’t have a mopeds on your back porch.

McMains – If we had someone dedicated to that. Like when I worked in Conway, I had to double as nuisance officer and the Chief. So I can understand what Mark feels.

Hodges – Christopher did a job for Springfield yesterday. They had to have the Springfield police there, they had the person that was going to clean up the mess around there, had Christopher there to clean up the trees and stuff and everything, there was somebody else there doing something. I think the dogs, dog stuff. So it fell on Springfield police to be there at this place.

Stewart – They were there for security reasons. That’s the only reason they would be there.

Hodges – I don’t know exactly what the reason was that they were there, but I told Christopher, if you have to have the police there, you better watch yourselves. I think it was a bunch of druggies.

McMains – Do we need a motion to hire this guy?

Boncuk – I think a lot of these things, like you say are putting forth good pillars down that again, we’ll never be a metropolis, but as the city grows, you have to have those good foundational pillars down, because if you don’t you know, whether you’re building a building or a city, it’s going to collapse if those foundational pillars aren’t there. Again, having lived in places, having lived in Vegas for a long time, where the growth just always outpaced the infrastructure. Unfortunately things and they’ve been working on I-15 and 93/95 for 30 years and it’s still not big enough. Ok well, you set yourself up with the right people, to be able to walk you forward and it sounds like looking at this persons resume. His resume is really good, and again I did a little online investigating, cause it’s like well I couldn’t be there for....and part of it was like, is there a personal connection? Does he know my son in law, my former son in law, it could be a possibility that they know each other you know. They were in the same trade.

Hodges – I wished he would have been here tonight. I wished he would have come before the board, so we could all talk to him and see what he’s about. I think that would be the best thing, the whole board to talk to him and ask questions and see him. That’s the way we hire everybody else.

Stewart – That might be my fault. I didn’t even think about it until today. I’ll take the blame on it.

Hodges – I'm just saying. I think it would be better to have him come. I don't know why he wouldn't want to come.

Stewart – He would come.

Hodges – Yeah, like I said, he could talk to us and explain some of what's on his mind. What he would like to see, what he would like to see Fair Grove do. About like what she was saying and stuff. Let's hear from him and see what his plans are for Fair Grove.

Stewart - I get it.

Hodges – We're not in that big of a push to hurry are we, to get him. The next meeting. I know there's problems. I know that.

Stewart – We're a few weeks behind on inspection stuff.

Petty – Also, our next meeting has been canceled and we're not going to meet until around Thanksgiving.

Hodges – The end of the month?

Petty – No, the one that was supposed to be next week.

Boncuk – Oh that's canceled?

McMains – It is?

Boncuk – Ok.

Petty – I mean, I think if we can get approve, this is a service contract with him. He's not a City employee. We contract services for this, with him, which means that he is on an at-call or on-call type of basis.

Boncuk – So this would be the same as Lafollette or.....

Petty – Yes. He can still come to our next meeting and talk and answer any questions you may have, but I would like to go ahead and move forward with contracting for his services tonight if possible.

Stewart – And I also thinks that he wants to come to the meetings, he wants to talk to us.

Hodges – I was just think it would be better if he would come beforehand. Before we...to talk to him.

Boncuk – I see your point, Franklin, but I also want to put trust and faith in the interview.....

Hodges – Like I said, when you started the meeting, like I said, you said that you was hoping he would be here.

Boncuk – Oh yeah.

Hodges – Me too. That was my first question, is he here. Cause there aint nobody here but Karla.

Karla – What is the turn-around time when you call for an inspection? Is it 24 hours?

Petty – Is that set in our contract?

Scott – I don't know if it's in the contract. Generally it is.

Karla – That would be nice to know.

Stewart – It will be much more reasonable now. Sorry, strike that from the minutes.

Hodges – What did they say at the meeting the other night? We've got three other houses going, besides Karla's place? That's it?

Karla – How far behind are the inspections right now? Three weeks or more?

Stewart – I don't know. I've heard multiple numbers thrown around.

Karla – Is Carey done?

Stewart – He's not done.

Karla – I think he's just not feeling good.

Scott – He's still doing inspections. He did some today I think.

Petty – But not at the pace that were having him come in.

Scott – It's just a communication problem right now.

Karla – Between?

Scott – Between him and us. I'll ask him, let me know what time you plan to be at this inspection and I never hear from him.

McMains – I make a motion that we sign the contract with Jacob Coburn as City inspector.

Boncuk – I second the motion.

Petty – We need to specify with pay, set as laid out in our pay fee schedule and a start date.

Hodges – That's stuff that we ought to be doing in a meeting. How much the pay will be and different things.

Stewart – It's already set in the pay schedule.

Hodges – Instead of just jumping out there and not even knowing.

McMains – Pay is set forth by inaudible. Ok.

Motion by McMains to contract services with Jacob Coburn as City Inspector with pay set as laid out in the pay fee schedule and a start date of 11/6/2025. Seconded by Boncuk

Boncuk AYE, Stewart AYE, McMains AYE, Hodges NO

Hodges - I vote no, because and I want it in the minutes, because there's a lot of stuff here we don't know. Not talking to him and how much it's going to cost.

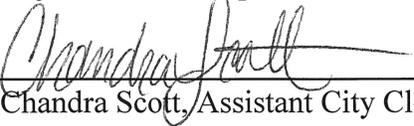
Petty - AYE

Adjournment

Motion by Stewart to Adjourn at 7:06 pm. Seconded by McMains.

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

Adjourned at 7:06 pm


Chandra Scott, Assistant City Clerk