

**Board of Aldermen
Regular Session Meeting Minutes
October 15, 2024**

Item 1 Ceremonial Matters

Pledge of Allegiance. List Alderman who led Rocky Compton.
Opening Prayer led by Planning and Zoning Commission Chairman Danny Klopfer.

Item 2 Roll Call.

The following aldermen were present for the meeting: Matt McNitt, Tim Kelley Sr., Rocky Compton, Samantha Forbes, Scott Campbell, and Doug Cunio. City Clerk Beth Anne West determined there was a quorum present upon completing roll call and noted the meeting could proceed. Staff present were City Administrator Tommy Vanhorn, City Clerk Beth Anne West, and Police Lieutenant Brent Armstrong

Item 3 Call to order.

Mayor Mark Crabtree brought the meeting to order at 6:31 p.m. at Battlefield City Hall located at 5434 S. Tower Drive, Battlefield, MO 65619.

Item 4 City Administrator Update.

City Administrator Tommy Vanhorn provided a written report yesterday via e-mail and noted that the pump for the sanitary sewer upgrade for regional is still weeks out from delivery, but we are still in line with the payment utilized from ARPA funds before the deadline. Alderman Rocky Compton asked for update on the remodel of the Old Police Department. Mr. Vanhorn stated that walls have been constructed to define workspaces (offices) and drywall is set to be installed then once the areas are able to be inhabited, we will move offices to the new area and create a hallway and then begin on the other side of City Hall to make a better working space for staff. Mr. Vanhorn stated he is hoping by the first of next year to have the other side, meaning the old police department being used for office space.

Item 5 Adoption and Approval of Consent Agenda

Alderman Rocky Compton made motion to approve and adopt the consent agenda including item a-: October 1, 2024, Board of Aldermen Regular Session Meeting Minutes; Bills to approve in the amount of \$12,978.31; Bills paid in the amount of \$47,363.22; Sewer/Parks-Refunds paid in the amount of \$437.83; Sewer Adjustments for September 2024 in the amount of \$69.50; September Bank Reconciliations 2024; September Financial Statement 2024. Alderman Matt McNitt seconded the motion. A vote was taken, and the vote was 5 Ayes- Doug Cunio, Scott Campbell, Rocky Compton, Tim Kelley Sr., and Matt McNitt. 0 Nays. Alderman Samantha Forbes was absent for the vote. Motion approved.

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Item 6 Public Input

None.

Item 7 Unfinished Business

None.

Item 8a Discussion and Possible Vote to Move Date of November 5, 2024, Board Meeting due to Election.

Discussion followed on whether to delay or move the meeting date. It was decided to make no changes so no vote or further action was taken.

Item 8b Discussion and Possible Vote to Approve Purchase of Playground Equipment to Replace Original Equipment in the Cherokee Trail of Tears Park upon Recommendation of Advisory Park Board.

Linda Plowman from the Advisory Park Board presented the information based on utilizing a state bid process rather than directly bidding out the project and had done some research on finding the right equipment for the needs of all those who would be using the new equipment with the addition of changing the footing from wood chips to a rubber mat like the one just installed for our new inclusive playground this past year. The price was discussed, which was over \$700,000.00. City Administrator Tommy Vanhorn stated roughly \$200,000.00 could be used from reserves but the rest would need to be financed, or other options reviewed. Discussion followed on the need for other bids. Mr. Vanhorn mentioned the state bid process was used and is noted in our city code as a viable option. Alderman Campbell asked if the playground company that just put in the inclusive play material was contacted. Mr. Vanhorn said no. Mrs. Plowman mentioned they would have brought the material to the Board sooner, but other issues have prevented the Board from reporting the findings before now. Mrs. Plowman stated there was a discount to place the order by the 31st of the month (20%). Mrs. Plowman noted that it would take 6-8 weeks to get the order filled out at least so it would be next April or May before the equipment could be installed. Mrs. Plowman referenced the status of the existing equipment and stated the Board wants to improve the quality of life for the citizens and visitors to our park and upgrade the 20 plus year old play equipment. Alderman Rocky Compton made motion to table the item for two weeks or to hold a special meeting on October 29th if at least three bids can be obtained to make a vote before the deadline of the 31st for this original bid. Alderman Doug Cunio seconded the motion. A vote was taken, and the vote was 5 Ayes- Doug Cunio, Scott Campbell, Rocky Compton , Tim Kelley Sr.,

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and Matt McNitt. 0 Nays. Alderman Samantha Forbes was absent for the vote. Motion approved.

Item 8c Discussion and Possible Vote to Accept Resignation from Mike Young from Economic Development Commission.

City Administrator Tommy Vanhorn stated that Mr. Young had to move abroad for a year but would be eager to serve upon his return to the states. Alderman Rocky Compton made motion to accept resignation from Mike Young from Economic Development Commission. Alderman Doug Cunio seconded the motion. A vote was taken, and the vote was 5 Ayes- Doug Cunio, Scott Campbell, Rocky Compton , Tim Kelley Sr., and Matt McNitt. 0 Nays. Alderman Samantha Forbes was absent for the vote. Motion approved.

Item 8d Presentation on Future Planning for Battlefield and Possible Vote to Provide Guidance and Recommendation to Planning and Zoning Commission from Board of Aldermen.

Mr. Danny Klopfer, Chairman of Planning and Zoning Commission of the City of Battlefield. Provided information along with representatives from Cochran Engineering. Mr. Klopfer thanked the Board for the opportunity to share information, answer some questions and confirm we are on the same path as we work together for the Citizens of Battlefield.

I would like to take a moment to share my appreciation of Tommy, Tristan, and Beth as well as all members of Planning and Zoning (P & Z) for their service to our community. Mr. Klopfer asked the Planning and Zoning Members in attendance tonight to stand up and introduce themselves.

Since we have several new aldermen, I thought it would be good to do a quick review of the duties of The Planning and Zoning Commission. Mr. Klopfer referenced code section 400.140 D.

Mr. Klopfer explained the two projects they are working on.

- Future Development Analysis of our Sanitary Sewer System
- Modification of R-1 Section of Zoning Code (Single Family Residence District)

Before we move to these projects, we need to take a quick review of our expected growth rates as outlined in 2023 Economic and Housing Study adopted by the Board of Alderman as an Amendment to 2021 Comprehensive Plan.

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- Projected Growth Rate pp 27 & 39 of Economic and Housing Study
 - 5% 2023-2027 5 years
 - 2.5% 2028-2045

Both items we are discussing tonight will have a direct impact on the growth of Battlefield.

Now to Future Development analysis of our Sanitary Sewer System. In August, the City entered a contract with Cochran Engineering to perform the following work noted in items 1-7 from the scope document as shown on the screen. Since their work has an impact on our approach to future development, they were asked to complete their work in 30 days.

Without additional comments from me let me introduce the team from Cochran Engineering of Tim Schowe and Evan Okpysz. Following their presentation and their answering of questions I plan to share the second item and summarize how Board of Aldermen can help us. Mr. Klopfer stated the next item for discussion is modification of Section 400.330 R-1 Single-Family Residence District of City of Battlefield's Zoning Code. It is important here that we emphasis these discussions are only related to Single Family Residences and not to be confused with R-2, R-3, or R-4. Several Developers have made inquiries as to whether the City of Battlefield would consider smaller lot sizes for single family residences. As the first step Crawford Murphy and Tilly, (CMT) Engineering updated their data on this topic and completed a survey from our region as to what other cities were doing. Survey will be shared as part of any recommendation coming from Planning & Zoning. The first Policy Recommendations from the Economic and Housing Analysis on page 77 was that we consider the adoption of alternatives for developers to reduce minimum lot sizes. As referenced in the analysis. Mr. Klopfer reviewed our existing requirements in 400.330 R-1. We are currently considering R-1 Low as our current code (3 lots per acre with a minimum of 12,000 Sq Ft Lots), R-1 Medium (4 lots per acre with a minimum of 9,000 Sq Ft Lots), and possibly R-1 High (5 lots per acre with minimum lot size of 7,200 Sq Ft Lots). Making no change in this area will place Battlefield as the largest minimum lots size in the entire area and may slow development. Several developers at least cannot make our current lots sizes work and be competitive with other areas. We will be looking at other developments of our neighbors to determine if we should do R-1 Low and R-1 Medium or should be do all three. Today our codes require all annexed properties to come into the City as R-1 Low. We would not change this. If we had R-1 Medium. It would have to be annexed as R-1 Low, and a zoning change made to make it R-1 Medium. Leaving total control with P & Z and the Board of Aldermen. The

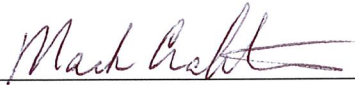
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Future Land Use Map would then need to be updated with designated R-1 Low and R-1 Medium and R-1 High accordingly. With target of total development set for each. Cochran's Sewer work was completed with 60% R-1 Low and 40% R-1 Medium. Mr. Klopfer stated the Board could help them by confirming your support of our growth projections as outlined in the Economic and Housing Study and Sewer System Long Range Plan. Mr. Klopfer added with your confirmation the Planning and Zoning Commission can proceed to complete our work and bring back recommendation(s) to you for approval. Mr. Klopfer added further that if you want to see our growth slowed, make no change to Zoning Code, and do not assist developers with joint projects for sewer installation. Mr. Klopfer stated that this will not help with joint projects for sewers and may also create duplicate sewer collection and lift stations to maintain and operate that could have been eliminated.

Item 9 Adjournment.

Alderman Rocky Compton made motion to adjourn the meeting at 7:53 p.m. Alderman Tim Kelley Sr. seconded the motion. A vote was taken, and the vote was 5 Ayes- Doug Cunio, Scott Campbell, Rocky Compton, Tim Kelley Sr., and Matt McNitt. 0 Nays. Alderman Samantha Forbes was absent for the vote. Motion approved.

 Mayor-Mark Crabtree 12/3/24 Date

ATTEST:
 City Clerk Beth Anne West 12/3/24 Date

Reading and Vote to Approve Minutes: 6 Ayes - Doug Cunio, Scott Campbell, Samantha Forbes, Rocky Compton, Tim Kelley Sr., and Matt McNitt. 0 Nays
Minutes Approved: November 5, 2024 all Aldermen were present for the vote. 11-5-2024

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