

**City of Battlefield
Board of Aldermen
June 17, 2025**

Item 1 Ceremonial Matters.

Pledge of Allegiance led by Alderman Tim Kelley Sr.

Opening Prayer Led by Police Chief Chris McPhail.

Item 2 Roll Call.

City Clerk Beth Anne West read the roll call: Matt McNitt, Tim Kelley Sr., Rocky Compton, Scott Campbell, and Doug Cunio. Mrs. West noted a quorum was present and the meeting could proceed. Samantha Forbes was absent for roll call. Also in attendance were Staff including City Administrator Tommy Vanhorn, City Clerk Beth Anne West, Police and Police Chief Chris McPhail.

Item 3 Call to order.

Meeting called to order by Mayor Mark Crabtree at 6:30 p.m. at 5434 S. Tower Drive, Battlefield, MO 65619.

Alderman Samantha Forbes entered the meeting at 6:32 p.m.

Item 4 Adoption and Approval of Consent Agenda

Motion was made by Alderman Rocky Compton to approve and adopt the consent agenda including items a-h: **June 3, 2025, Board of Aldermen regular session meeting minutes; Bills to approve in the amount of \$ 0.00; Bills paid in the amount of \$23,925.00; Sewer/Parks-Refunds paid in the amount of \$867.13; Sewer adjustments for May 2025 in the amount of \$29.94; May Payroll Report 2025; May Financial Statement 2025; May Bank Reconciliation 2025.** Motion was seconded by Alderman Tim Kelley Sr. The vote was taken, and the vote was 6 Ayes-Matt McNitt, Tim Kelley Sr., Rocky Compton, Samantha Forbes, Scott Campbell, and Doug Cunio. 0 Nays. All Board members were present for the vote. Motion carried.

Item 5 Public Input

None.

Item 6 New Business

Item 6a Discussion and Possible Vote to Approve Bill #25-13, an Ordinance to Rezone Property Owned by Dan Johnson and Associates, LLC, Located at 5505 S. Lewis Street Battlefield, MO 65619 (Undeveloped Land), from R1-L Single-Family Low Density Residence District to R-1M Single-Family Medium Density District.

Mayor Mark Crabtree read the complaint that will be entered into the minutes since he read the complaint to the crowd. Mayor Crabtree stated he provided a response via e-mail today. Planning and Zoning Vice Chairman Keith Wright read the staff report that will be made part of the minutes noting 6 were in favor with 1 opposed, so the recommendation approval of the Ordinance to the Board of Aldermen. Mr. Klopfer shared an explanation of decisions he made

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in leading the meeting of June 9th specifically related to the Rezoning issue in addressing the bias claims. Mr. Klopfer ask the Board to allow the members to provide information about the written complaint about bias that were in attendance if possible. Alderman Tim Kelly Sr. who is a voting member of Planning and Zoning Commission stated he thought Planning and Zoning Chairman did a fine job running the meeting and that a portion of the 18 acres was not usable to be developed so that is why the developer would be asking for the land to be rezoned. Mrs. Jenna Cole thanked the Board for being able to address the Board and read the letter she had prepared based on the complaint lodged. Mrs. Cole said she would not take such a chance because she could lose her license to sell real estate for acting in an improper manner. Mrs. Cole stated she did not know Mr. Little, (Flintlock homes),but she did know of his homes since she is in the business of selling homes. Mrs. Cole said she has noting to gain by the sale of these homes. Mrs. Cole stated that of the 98 homes sold that were Flintlock she sorted them by price point they ranged from \$200,000 to \$487,000, basically what the market could withstand. Mrs. Cole noted that at the last meeting she had simply stated they were good quality homes from what she had heard and that comment was taken to mean she would be selling these homes and making a financial gain which was not the case and that she was a realtor by profession and that Mr. Wuthnow had made contact with Flintlock portraying himself as someone else to try to gain information on the project. Mr. Tim Friel noted he had been out of town until today and had just heard about the compliant so he was surprised and stated that he did not attend the June 9th meeting and he had abstained from the previous meeting since he knew one of the property owners' near the project (Doucey), based on his profession of being a banker might be called into question, so he took that precaution and would again on any item that may be perceived in that manner. Mr. Friel stated he is proud of the work they have done with the Planning and Zoning Commission and would only make decisions based on the merit at hand. City Clerk Beth Anne West Read Bill #25-13 by title only for the first time. Motion was made by Alderman Rocky Compton by title only. Motion was seconded by Alderman Tim Kelley Sr. A vote was taken, and the vote was 6 Ayes- Matt McNitt, Tim Kelley Sr., Rocky Compton, Samantha Forbes, Scott Campbell, and Doug Cunio. 0 Nays. All Board members were present for the vote. Motion carried. City Clerk Beth Anne West read Bill #25-13 by title only for the second and final time. Motion was made by Alderman Rocky Compton to approve the reading of Bill #25-13 by title only and make it ordinance #25-13. Motion was seconded by Alderman Tim Kelley Sr. A roll call vote was taken, and the vote was 6 Ayes- Matt McNitt, Tim Kelley Sr., Rocky Compton, Samantha Forbes, Scott Campbell, and Doug Cunio. 0 Nays. All Board members were present for the vote. Motion carried.

Item 6b Discussion and Possible Vote to Approve Bill #25-12, an Ordinance Authorizing City Administrator to Enter into an Agreement Between the Engineering Firm Named Toth and Associates, Inc. and the City of Battlefield, Missouri for Professional Services. Chairman of Planning and Zoning Danny Klopfer spoke about the recommendation to approve the agreement for Toth and Associates, Inc. by noting he was delighted with the process and referenced the memo with regard to the team that reviewed the

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RFQ and determined the selection of Cochran and Toth for the top two firms and after the interviews it was unanimous to choose Toth. Mr. Klopfer stated that they have met their deadlines with the City on various projects. Mr. Klopfer noted that the City has more needs than funds to be met and they have CPAs to help review funding opportunities. Mr. Klopfer stated that the cost-of-service study will need to be done soon for sewer. Mr. Matt Miller of Toth and Associates, Inc. stated he grew up in Battlefield and now lives in town so from an engineering standpoint he is interested in the City's prosperity. Mr. Klopfer stated that he used to draft agreements like the one received, of which he was impressed with the quality of the document that included the insurance with the draft. Mr. Miller stated his business has been based in Springfield, MO with 20 employees with civil engineers, grant writers, and CPAs that is located 15 minutes away, so he is looking forward to a long-term commitment, he is not planning to go anywhere. City Clerk Beth Anne West Read Bill #25-12 by title only for the first time. Motion was made by Alderman Tim Kelley Sr. by title only. Motion was seconded by Alderman Samatha Forbes. A vote was taken, and the vote was 6 Ayes- Matt McNitt, Tim Kelley Sr., Rocky Compton, Samantha Forbes, Scott Campbell, and Doug Cunio. 0 Nays. All Board members were present for the vote. Motion carried. City Clerk Beth Anne West Read Bill #25-12 by title only for the second and final time. Motion was made by Alderman Rocky Compton to approve the second and final reading of Bill #25-12 by title only and make it ordinance #25-12. Motion was seconded by Alderman Tim Kelley Sr. A roll call vote was taken, and the vote was 6 Ayes- Matt McNitt, Tim Kelley Sr., Rocky Compton, Samantha Forbes, Scott Campbell, and Doug Cunio. 0 Nays. All Board members were present for the vote. Motion carried.

Item 7 Unfinished Business

Item 7a Discussion and Possible Vote to create Ordinance for allowing or not allowing fishing in Cherokee Trail of Tears Park. City Attorney Paul Link noted leaving the ability to fish at present because no ordinance is needed unless the Board decides one is necessary. Discussion followed and no motion was made for or against creating an ordinance, so the matter is a moot point.

Item 7b Review of Proposed Budget.

City Administrator Tommy Vanhorn provided the Board with a full copy of the draft budget and noted the property, liability insurance cost was up by \$10,000, but this was due to workers' compensation insurance claims in the last two years. Mr. Vanhorn noted the figures for Lagers pension plan came in at 12 and 12.7% for staff and the police department respectively, which were at 11 & 11.7%. Mr. Vanhorn noted that one of his formulas did not tabulate correctly and he had corrected that error and that the City's CPA firm (Crystal) had reviewed the budget and found no errors. Mr. Vanhorn also mentioned that he would not go into full detail with the CIP plan since it has not been fully approved by the Board yet except to state those items for the next fiscal year are included in the Capital Improvement section of the budget (at the end), for further review and the CIP should be reviewed by the Planning and Zoning Commission at

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their next meeting to be providing a recommendation after a full presentation from the engineering firm that put it together. Mr. Vanhorn asked if there were any other questions from the Board. No other questions were put forth so item 7c was read.

Item 7c Discussion and Possible Vote to Approve Bill #25-10, an Ordinance adopting an annual budget for fiscal year beginning on July 1, 2025, and appropriating funds pursuant thereto. (second and final reading).

Clerk Beth Anne West Read Bill #25-10 by title only for the second and final time. Motion was made by Alderman Samantha Forbes to approve the second and final reading of Bill #25-10 by title only and make it Ordinance #25-10. Motion was seconded by Alderman Doug Cunio. A roll call vote was taken, and the vote was 5 Ayes- Matt McNitt, Tim Kelley Sr., Samantha Forbes, Scott Campbell, and Doug Cunio. 1 Nay- Rocky Compton. All Board members were present for the vote. Motion carried.

Item 7d Discussion and Possible Vote to Approve Bill #25-11, an Ordinance setting forth the duties, rate of pay and term of office of the City Clerk. (second and final reading).

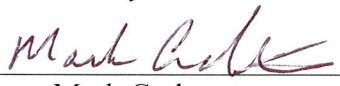
City Clerk Beth Anne West did note the copy provided prior to the meeting had a typo in the amount and the salary amount was in the budget. City Administrator Tommy Vanhorn read the amount per hour for reference at \$33.57 (\$69,820.82), into the record so the correction could be made, City Clerk Beth Anne West Read Bill #25-11 by title only for the second and final time. Motion was made by Alderman Rocky Compton to approve the second and final reading of Bill #25-11 by title only make it ordinance #25-11 with the correction to the salary amount as noted. Motion was seconded by Alderman Doug Cunio. A roll call vote was taken, and the vote was 6 Ayes- Matt McNitt, Tim Kelley Sr., Rocky Compton, Samantha Forbes, Scott Campbell, and Doug Cunio. 0 Nays. All Board members were present for the vote. Motion carried.

Item 8 Executive Session

No vote was taken to go into the executive session.

Item 9 Adjournment.

Motion was made by Alderman Rocky Compton to adjourn the meeting at 7:31 pm. Motion was seconded by Alderman Samantha Forbes. The vote was taken, and the vote was 6 Ayes- Matt McNitt, Tim Kelley Sr., Rocky Compton, Samantha Forbes, Scott Campbell, and Doug Cunio. 0 Nays. All Board members were present for the vote. Motion carried.



Mayor-Mark Crabtree

ATTEST:



City Clerk-Beth Anne West, City Clerk

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Reading and vote: 5 Ayes - Scott Campbell, Samantha Forbes, Rodney Compton,
Tim Kelley Sr. and Matt McNeill. 0 Nays. Alderman Doug Cunniff was also sent for
Minutes approved: July 1, 2025 the vote, 7-1-2025

Editorial Notes: Complaint by Mr. Nick Wuthnow
Responses to Mr. Wuthnow-Mayor, City Administrator

Responses from Tim Friel, Jenna Cole and Danny Klopfer from Planning and Zoning
Commission.



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June 17, 2025

Dear Mayor Mark Crabtree,

I am writing to express serious concerns about the Planning and Zoning Commission's handling of the RZ25-06 rezoning case for 5505 S. Luis Street, from R-1L (Single-Family Low Density) to R-1M (Single-Family Medium Density), discussed at their June 9, 2025, meeting. As a resident of your ward attending my first zoning hearing, I expected an impartial process that fairly considered both resident input and developer proposals. However, the meeting raised significant issues regarding bias, potential conflicts of interest, and procedural irregularities, which I believe warrant your attention and action.

During the public hearing, I observed that Chairman Danny Klopfer did not maintain impartiality. Instead of listening to and addressing resident concerns, such as increased traffic, water runoff issues and preservation of our neighborhood's character, he appeared to advocate for the developer. Notably, the developer arrived 30-45 minutes late, after residents had already voiced their concerns. Despite the developer's absence during this portion, Chairman Klopfer dismissed our concerns and spoke on the developer's behalf, which seemed inappropriate for an impartial chair. Advocating for the development and trying to put our concerns to rest without the developer present was a major red flag.

When the developer finally presented, his comments were vague and unprepared. He mentioned plans for 42 homes but failed to address key resident concerns, including why rezoning to medium density was necessary when the current R-1L zoning already allows 42 homes. When a resident directly asked, "Why are you trying to rezone to medium density?" the developer did not respond. Instead, Chairman Klopfer answered, stating, "Because they asked," offering no further justification. This response, coming from the chairman rather than the developer, was inadequate and raised suspicions of bias or behind-the-scenes influence.

Further compounding my concerns, I identified potential conflicts of interest among commission members. During the meeting, Commissioner Jenna Cole disclosed that she sells homes for the proposed builder, Travis Little of Flintrock Homes, and defended the quality of his properties. Travis Little's reputation of building low quality homes and cutting corners was brought up and Jenna Cole stated that she sells Travis' homes and that rising building costs prevent high-quality construction. I was shocked that she participated in the discussion and vote, even motioning to approve the rezoning without conditions, despite her admission of a professional relationship with the builder. To confirm this conflict, I contacted Flintrock Homes and spoke with Bradley Wells, who verified that they frequently do business with Ms. Cole. This appears to be a clear conflict of interest under Missouri ethics laws.

Additionally, I researched other commissioners and discovered that Commissioner Tim Friel is a senior loan officer at The Bank of Missouri, specializing in loans to developers per his online profile. Given his professional role, he may be constituting another potential conflict of interest. The commission's unanimous vote to approve RZ25-06 without conditions, despite these concerns and the developer's lack of clear plans, suggests a failure to uphold impartiality and due process.

I contacted the City Clerk to request conflict-of-interest disclosures for Commissioners Klopfer, Cole, and Friel for the June 9 meeting. The Clerk referenced City Code Sections 150.020

(Conflicts of Interest) and 150.030 (Disclosure Reports), noting that public officials with potential conflicts must file disclosures. However, she could not confirm whether any disclosures were filed by these commissioners. While I have no direct evidence of a conflict for Chairman Klopfer, his conduct during the meeting was concerning and appeared biased.

As my ward's representative on the Board of Aldermen, I am reaching out to inform you of these issues and seek guidance on next steps. I understand the RZ25-06 recommendation will be reviewed at an upcoming Board of Aldermen meeting, possibly on June 17, 2025. Unfortunately, I cannot attend due to a scheduling conflict. I am concerned that the commission's actions, including potential undisclosed conflicts and failure to address resident concerns, may violate Missouri ethics laws (e.g., 105.452) or Battlefield's zoning procedures. I've been advised to raise this with the Board of Aldermen, file a complaint with the Missouri Ethics Commission, or address the next meeting.

Please advise on how to proceed, including whether these concerns merit investigation or action by the Board. I am particularly worried about the potential conflicts involving Commissioners Cole and Friel and the commission's rushed approval without conditions. Any guidance on accessing disclosure records or challenging the rezoning recommendation would be appreciated.

Thank you for your attention to this matter. I look forward to your thoughts and recommendations.

City Clerk

From: Mayor
Sent: Tuesday, June 17, 2025 7:33 PM
To: City Clerk
Subject: Beth,

Here is my response to Mr. Wuthnow.

Mark Crabtree
Mayor
City of Battlefield
5434 S. Tower Drive
Battlefield, MO 65619
Phone: 417.883.5840
Fax: 417.883.8189



The Mission of the City of Battlefield is to serve its customers by providing courteous and responsive service; promoting economic opportunity; enhancing the quality of life for its citizens; and building a better City for future generations.

From: Mayor <mayor@battlefieldmo.gov>
Sent: Tuesday, June 17, 2025 11:01 AM
To: nickwuthnow
Cc: Mayor <mayor@battlefieldmo.gov>
Subject: Letter

Mr. Wuthnow,

Thank you for your email of 06/16/2025 regarding the rezoning of property at 5505 S. Lewis St. (Bill #25-13).

All property that is annexed into the city limits comes in as single-family housing (R1L, 12,000 SQ ft lots) by default for more than 20 years. Recently we added the ability for developers to request a zoning designation of R1M (9,000 SQ ft lots) to allow slightly denser development. This denser development was driven in part by our Comprehensive Plan that was completed in 2021. It is also influenced by a Housing and Economic Development study that was completed in 2023. Both of these studies indicated that Battlefield needs to provide denser, more affordable housing for our residents.

Our processes for approval of zoning changes are documented in our municipal codes. Our boards and commissions are a critical part of those processes and, as such, are held to a very high level of professionalism in the way their responsibilities are carried out. I can assure you that there were no bias, potential conflicts of interest, or procedural irregularities in this, or any other action of the Planning and Zoning Commission.

Additionally, all the concerns such as storm water runoff, sanitary sewer capacity, traffic impact, etc. will be addressed when the developer begins the platting process for the development.

As for conflicts of interest, Ms. Cole is a licensed real estate agent who sells homes. She has no direct interest in this development that would benefit her. If she happens to sell a home in the area someday, she would only receive a normal realtors fee, as she would in any transaction in which she is acting as an agent. Furthermore, Mr. Friel has no direct interest in this development that would benefit him. If that was not the case, he would abstain from any vote related to this development. The same would hold true for any Commission member or Alderman.

We do not have financial disclosure records or requirements for Planning and Zoning Commission members. State statutes do not require financial disclosure statements for Commission members. In addition, the city has a petition process which you can learn about by reviewing the city codes or calling City Hall.

You are certainly welcome to contact the Missouri Ethics Commission if this is not a suitable response.

Respectfully,
Mark Crabtree, Mayor

Mark Crabtree

Mayor
City of Battlefield
5434 S. Tower Drive
Battlefield, MO 65619
Phone: 417.883.5840
Fax: 417.883.8189



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**To the Honorable Members of the Board of Aldermen
City of Battlefield, Missouri**

Dear Members of the Board,

I am writing in response to a recent letter submitted by a citizen alleging bias in my role as a member of the Planning and Zoning Committee, specifically related to my vote in favor of a zoning request submitted by Flintrock Homes.

Let me state unequivocally: I have never been employed by, nor have I ever received any form of compensation from, Flintrock Homes or any of its affiliates. I do not have any professional or financial relationship with the company that would influence my judgment or objectivity.

As a full-time real estate agent who tours and evaluates hundreds of homes throughout the Ozarks each year, I strive to make decisions based on experience, research, and the long-term benefit of our community. My vote to approve the Flintrock zoning request was based on the merits of the proposal and the quality of homes I have seen Flintrock build—homes that, in my professional opinion, offer strong value at their respective price points.

The citizen's claim that I "frequently" do business with Flintrock is misleading. To clarify, I have only once represented a buyer in a transaction where the agent on the opposite side happened to be affiliated with Flintrock. That transaction involved an existing, 50-year-old home in Cherokee Hills—not a new construction and not a Flintrock property.

Additionally, it has come to my attention that the person who authored this letter contacted Brady Wells of Flintrock Homes under false pretenses. They impersonated a potential client of mine, falsely stating that they were considering purchasing a home from Mr. Little and were contemplating using me as their agent. This deliberate misrepresentation is both unethical and unprofessional. As members of the real estate community, we are held to a strict Code of Ethics, and such conduct—including making false claims or speaking negatively about another Realtor—is not only improper but potentially in violation of those standards.

I take my responsibilities on the Planning and Zoning Committee seriously and have always acted in good faith and in the best interest of the citizens of Battlefield. I have no conflict of interest and have nothing to gain from the outcome of this particular zoning request.

Thank you for allowing me the opportunity to address these unfounded allegations. I remain committed to maintaining transparency, objectivity, and professionalism in all aspects of my public service.

Sincerely,

Jenna Cole

Planning & Zoning Committee Member
City of Battlefield, Missouri