

City of Battlefield
Board of Aldermen Meeting Minutes
Regular Session
July 21, 2026

1. Ceremonial Matters.

- a. **Pledge of Allegiance** Alderman Ashley Anderson led the pledge.
- b. **Opening Prayer**. Alderman Scott Campbell led the prayer.
2. **Roll Call** City Clerk Beth Anne West completed the roll call with the following Board members in attendance: Scott Campbell, Ashley Anderson, Doug Cunio, Kevin Britt, and Ben Clemmons. Alderman absent were Matt McNitt. Mayor Mark Crabtree was also absent for the meeting. Staff Members present were City Administrator Chris McPhail, Police Chief Brent Armstrong, City Attorney Paul Link, Building Inspector Trey Davis, and City Clerk Beth Anne West. City Clerk Beth Anne West noted a quorum was present so the meeting could proceed.
3. **Call to order**. President of the Board Doug Cunio called meeting to order at 6:31 p.m. at Battlefield City Hall located at 5434 S. Tower Drive, Battlefield, MO 65619, in absence of Mayor.
4. **City Administrator Report**- City Administrator Chris McPhail gave verbal report off written submitted copy. Mr. McPhail noted that the Greene County Library will have the book mobile here in September and it will be located on the north side of building near the cannon. Mr. McPhail added that you can contact the Library and they can bring the book to Battlefield where you can pick up or drop off at the Bookmobile. Mr. McPhail invited Board members to the Greene County Mayor's meeting to be held on the 30th of July here at Community Room starting at 5:30 p.m. and since they are hosting the dinner would have Palazzolo's cater the meal. Mr. McPhail noted that he had provided updated reports on TIF and would be submitting to Department of Revenue and be caught up through this year. Mr. McPhail stated the TIF would be in place for at least 6 more years.
5. **Adoption and Approval of Consent Agenda**-Motion was made by Alderman Scott Campbell to approve and adopt the consent agenda as including items a-g: July 7, 2026, Board of Aldermen special session meeting minutes; Bills to approve in the amount of \$0.00; Bills paid in the amount of \$264,919.97; Sewer/Parks-Refunds paid in the amount of \$870.00; June 2026 Bank Reconciliations; June 2026 Financial Statements; Summary of Revenues in and Expenditures for July 1, 2025, to June 30, 2026. Motion was seconded by Alderman Ben Clemmons. 0 Nays. Alderman Matt McNitt was absent for the vote. Motion passed.
6. **Public Input**
None.
7. **Unfinished Business**
 - a. **Discussion and Possible Vote to Approve Bid for Fence around Police Station.**
Discussion followed that the total budget for the project was \$30,000.00. Mr. Trey Davis

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referenced the following Bid amounts: Carnahan-White at \$13,420.00; Ozark Fence Galvanized \$13,200 and black coated at \$16,800.00; Discussion followed on way to make it automated to which a proposal for \$7,602.00 was received by Overhead Door for a gate operator that is automated to make the total of the fence project to be \$21,022 Motion was made by Alderman Ben Clemmons to approve bid for fence around police station by Carnahan-White in amount of \$13,420.00 and to include the gate proposal from Overhead Door in amount of \$7,602.00. Motion was seconded by Alderman Scott Campbell. The vote was 5 Ayes-Scott Campbell, Ashley Anderson, Doug Cunio, Kevin Britt, and Ben Clemmons. 0 Nays. Alderman Matt McNitt was absent for the vote. Motion passed.

b. **Discussion and Possible Vote to Approve Old Wire Rd Culvert Replacement bids.**

Mr. Davis explained the bids received for the repair of the culvert and the fact the adjacent pond is not draining properly, so it is in effect breaking down the road structure, so it needs to be repaired to stop this from continuing. Mr. Davis said the following bids were received Hamilton and Dad \$6,920.00; Farr Better Plumbing \$11,586.00; and Carey Excavating at \$14,000.00. Discussion was held on bids received for the replacement of culvert and approval of the bid of \$11,586.00 submitted by Farr Better Plumbing. Motion was made by Alderman Ben Clemmons to approve old wire Road culvert replacement bids in the amount of \$11,586.00 for Farr Better Plumbing. Motion was seconded by Alderman Ashley Anderson. The vote was for 5 Ayes-Scott Campbell, Ashley Anderson, Doug Cunio, Kevin Britt, and Ben Clemmons. 0 Nays. Alderman Matt McNitt was absent for the vote. Motion passed.

Editorial Note: Police Chief Brent Armstrong introduced Mr. Chase Wheeler as a new police officer for the City due to the recent departure of Office Tyler Moss. Mr. Armstrong noted that Mr. Wheeler had previous experience which will be quite helpful.

8. New Business

- a. **Discussion and Possible Vote to Approve Bill #26-29 An Ordinance to Authorize Mayor and/or City Administrator to enter into an Agreement with Missouri Transportation Finance Corporation Direct Loan Agreement and Promissory Note.** City Administrator Chris McPhail noted that to move forward with the City Clerk Beth Anne West read bill #26-29 by title only for the first time. Motion was made by Alderman Scott Campbell to approve the first reading of Bill# 26-29 by title only. Motion was seconded by Alderman Ashley Anderson. The vote was 5 Ayes- Scott Campbell, Ashley Anderson, Doug Cunio, Kevin Britt, and Ben Clemmons. 0 Nays. Alderman Matt McNitt was absent for the vote. Motion passed. City Clerk read Bill #26-29 by title only for the second and final time. Motion was made by Alderman Doug

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Cunio to approve the second and final reading of Bill 26-29 by title only making it ord. 26-29 Motion was seconded by Alderman Ashley Anderson. 5 Ayes-Ben Clemmons, Kevin Britt, Doug Cunio, Ashley Anderson, and Scott Campbell. 0 Nays. Alderman Matt McNitt was absent for the vote. Motion passed. Motion approved.

- b. **Discussion and Possible Vote to Approve Bill #26-30 An Ordinance Authorizing City Administrator and/or Mayor to Enter into Agreement with Great River Engineering, and the City of Battlefield for Professional Services specifically as Engineering Consultant.** City Administrator Chris McPhail stated that since we were doing such a big project with the relocation of the main sewer lift station it had come to our attention that it might be necessary to have another engineer on retainer to assist should the need arise. Mr. McPhail contacted a representative to discuss the possibility, and this agreement is a result of that. City Clerk Beth Anne West read bill #26-30 by title only for the first time. Motion was made by Alderman Scott Campbell to approve the first reading of Bill #26-30 by title only for the first time. Motion was seconded by Aldermen Ben Clemmons. The vote was 5 Ayes- Scott Campbell, Ashley Anderson, Doug Cunio, Kevin Britt, and Ben Clemmons. 0 Nays. Alderman Matt McNitt was absent for the vote. Motion passed. City Clerk read bill #26-30 by title only for the second and final time. Motion was made by Alderman Ben Clemmons to approve the second reading of Bill #26-30 by title only. Alderman Ashley Anderson seconded the motion. A roll call vote was taken, and the vote was 5 Ayes-Scott Campbell, Ashley Anderson, Doug Cunio, Kevin Britt, and Ben Clemmons. 0 Nays. Motion approved.
- c. **Discussion and Possible Vote to Approve Recommendation of Planning and Zoning Commission to deny the Rezone Request #RZ26-01 or proceed with creation of Ordinance to approve the rezone request submitted by Public Water Supply District #1 of Greene County.** Tim Schowe an Engineer from Cochran Engineering Firm who represented PWSD#1 of Greene County gave an explanation as to the plan the district had for the property with the depiction of the map provided for review with the triangle area as zoned R-1 (single-family residence district) currently and the rest is shown as C-1 (Neighborhood Business District), with their request to make the entire property C-2 (General Commercial District) zoning. Mr. Schowe noted they would possibly lease the property to another company and use the other part of the property as storage in relation to the water utility because the Water Tower will still be intact. Discussion followed on the types of uses in C-2 in the code book versus the current zoning and what that would mean to the surrounding property owners who are close in proximity. Alderman Scott Campbell asked if an amendment could be made to the request at this point for the zoning requested? Mr. McPhail explained the amendment to the original application could not be made at this point, the water district will have to re-apply with a different application if they choose to. City Attorney Paul Link explained options the Board had with respect to the city codes. Motion was made by Alderman

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Ben Clemmons to approve the recommendation of the Planning and Zoning Commission **to deny** the rezone request RZ26-01. Motion was seconded by Kevin Britt. The vote was 4 Ayes-Scott Campbell, Ashley Anderson, Doug Cunio, and Ben Clemmons. 1 Nay-Kevin Britt. Alderman Matt McNitt was absent for the vote. Motion passed.

- d. **Discussion and Possible Vote to Affirm Mayor's Appointment to Planning and Zoning Commission (Randall L. Richardson).** Mr. Richardson introduced himself to the Board and gave his background and how he had recently moved to Battlefield and wanted to help the community. Motion was made by Alderman Scott Campbell to affirm Randall L. Richardson as the Mayor's appointment to the Planning and Zoning Commission. Motion was seconded by Alderman Ben Clemmons. Alderman Matt McNitt was absent for the vote. 0 Nays. Motion passed.
- e. **Discussion and Possible Vote to Affirm Mayor's Appointment to Planning and Zoning Commission (Bernie Gerwel).** Mr. Gerwel spoke to the Board of Aldermen to note that he had been a part of the Planning and Zoning Commission and had decided to offer his services for another term. Motion was made by Alderman Kevin Britt to affirm the Mayor's appointment of Bernie Gerwel to the Planning and Zoning Commission. Motion was seconded by Alderman Ben Clemmons. The vote was 5 Ayes-Scott Campbell, Ashley Anderson, Doug Cunio, Kevin Britt, and Ben Clemmons. 0 Nays. Alderman Matt McNitt was absent for the vote. Motion passed.
- f. **Discussion and Possible Vote to Remove Mayor from Planning and Zoning Commission as a voting member due to recent appointments.** City Clerk Beth Anne West explained that due to recent appointments the Mayor can now step down from serving as voting member in Planning and Zoning Commission as stated in our City's codes. Motion was made by Scott Campbell to remove the Mayor from Planning and Zoning Commission with voting privileges based on recent appointments. The motion was seconded by Alderman Ben Clemmons. The vote was 5 Ayes-Scott Campbell, Ashley Anderson, Doug Cunio, Kevin Britt, and Ben Clemmons. 0 Nays. Alderman Matt McNitt was absent for the vote. Motion passed.
- g. **Discussion and Possible Vote to Consider Amending Section 215.100 Weeds or High Grass in City of Battlefield's Code of Ordinances.** Alderman Kevin Britt mentioned that area cities have reduced amounts like 7 and below inches for the height of grass and he was asking if that could be considered for a potential amendment. City Administrator Chris McPhail stated that the abatement function is now under the Police Department and those that are not in compliance receive a ticket and go through Court. Mr. McPhail noted that lawn care issues (*high weeds*), and barking dogs are the highest in the number

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of complaints. Chief of Police Brent Armstrong stated we have had 27 tall grass complaints so far this year, with 1 loose rooster and 1 barking dog. Mr. McPhail stated this could create a hardship to try to keep up with city property, let alone all the complaints it would create plus the budget implications because within a growing community. Discussion followed on possibly discussing at a later date and reviewing the budget to see how this works out and how to reconfigure the needs so the city would not be in violation of its own codes, etc. Motion was made by Alderman Scott Campbell review in January 2027. Motion was seconded by Alderman Ben Clemmons. Alderman Matt McNitt was absent for the vote. 0 Nays. Motion passed.

- h. Discussion and Possible Vote to Approve Bill #26-31 An Ordinance to Rezone property owned by public water supply district #1 of Greene County, Located at 5435 S. Tower Drive Battlefield, Missouri, from C-1 and R-1 to C2. No motion was made due to voting on item c.

No motion was made to go into executive session.

9. Executive Session

- a. Discussion and Possible Vote to Discuss Potential Litigation. RSMO.610.021. (1) Closed Session. Closed Vote. Closed Record.
- b. Discussion and Possible Vote to Discuss Real Estate Purchase. RSMO.610.021. (2) Closed Session. Closed Vote. Closed Record.
10. **Adjournment.** Motion was made by Alderman Scott Campbell to adjourn the meeting at 7:30 p.m. Motion was seconded by Alderman Ashley Anderson. Alderman Matt McNitt was absent for the vote. 0 Nays. Motion passed.

Mark Crabtree Mayor Mark Crabtree 8/11/2026 Date

ATTEST:

Beth Anne West City Clerk Beth Anne West 8-11-2026 Date

Reading and Vote to Approve Minutes: 4 Ayes - Matt McNitt, Ben Clemmons, Kevin Britt, and Doug Cunniff. 0 Nays. Aldermen Ashley Anderson and Scott Campbell were Absent for the vote. 8-11-2026

Date Minutes approved: August 11, 2026

