

CITY OF VAN BUREN
CITY COUNCIL MINUTES
January 12, 2026
Van Buren City Hall – 1401 Main Street

The City Council of the City of Van Buren met in regular session on Monday January 20, 2026, at the City Hall. Mayor John Bailiff presided and called the meeting to order at 5:33 pm.

Roll call by the City Clerk, with the following members present: Mayor John Bailiff, Aldermen Bobby Barnes and Vince Holt, Heath Grassham, and Jonathan Hughes.

Others present: City Clerk Cori Pogue, City Supervisor Randall Jenkins and Police Chief Sean Bradwell. Visitors: Ozark Regional Development: Represented by Matthew Bedell.

- Mr. Bedell presented plans for the Walnut Terrace Multi-Housing project. The project consists of four buildings: eight 3-bedroom units, eight 2-bedroom units, and two 1-story units with four 1-bedroom units each, totaling 24 units. There are concerns with the number of water meters in the plan. Concerns were raised about increased building and operational costs, especially regarding water usage minimums. The city wants to know the water usage and be able to shut off water to individual units if needed. The council proposed being able to look over the plans, gather any questions or concerns and meet the following week with Mr. Bedell and Mr. Majors along with any contractors that they would like present. This meeting is being held January 20, 2026, at 5:30 p.m.

1. MOTION by Barnes, seconded by Hughes, TO APPROVE THE COUNCIL MINUTES OF December 15,2025 AS PRESENTED.

All in favor, motion passed.

2. MOTION by Barnes, seconded by Hughes, TO APPROVE THE BILLS PAYABLE AS FOLLOWS: GENERAL FUND 1-8, POLICE DEPT. 1-8, CAP IMP 1-4, FIRE DEPT. 1-6, WATER METER DEPOSIT 1-3 AND W/S FUND 1-18, AS PRESENTED.

All in favor, motion passed.

3. MOTION by Hughes, seconded by Holt, TO APPROVE THE DECEMBER 2025 MONTHLY FINANCIAL STATEMENT.

All in favor, motion passed.

Police Chief Bradwell was there to speak about the rising concern for kids on electric bicycles.

The electric bikes are classified as trail bicycles according to RSMO, not motorized bicycles.

- Regulations for electric bikes:
 - No person under 16 years of age shall operate a Class 3 electric bike.
 - Electric bikes must be equipped with a speedometer.
 - Riders are required to use hand signals and follow the flow of traffic.
- Suggestion to add electric bikes to the ATV ordinance.

City Supervisor Randall Jenkins gave updates on water line. Every resident North of 60 is hooked to new lines. Water meters are street side so that if they need any maintenance, it does not have to be in the resident's yard. The line on Earl/Joyce needs to be moved street side as well. Still looking for prices on clarifier.

4. MOTION by Holt, seconded by Hughes, TO GO INTO CLOSED SESSION
@7:44 P.M

All in favor, motion passed.

5. MOTION by Holt, seconded by Grassham, TO GO BACK INTO OPEN SESSION
@ 7:58 PM.

All in favor, motion passed.

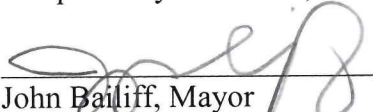
6. MOTION by Barnes, seconded by Grassham, TO GIVE THE FOLLOWING
EACH \$1 RAISE: RANDALL JENKINS, KENNY CASON, ANGELA DITTMER,
AND CORI POGUE

All in favor, motion passed.

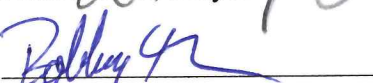
7. MOTION by Hughes, seconded by Holt, TO ADJOURN MEETING @ 7:59 P.M

All in favor, motion passed.


Respectfully submitted,



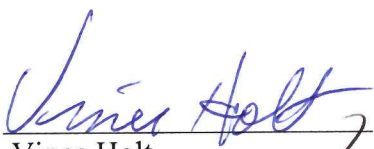
John Bailiff, Mayor



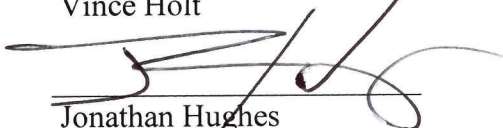
Bobby Barnes




Heath Grassham



Vince Holt



Jonathan Hughes



Cori Pogue, City Clerk



CITY OF VAN BUREN
CITY COUNCIL MINUTES
January 20, 2026
Van Buren City Hall – 1401 Main Street

The City Council of the City of Van Buren met in a special session on Tuesday January 20, 2026, at the City Hall. Mayor John Bailiff presided and called the meeting to order at 5:30 pm.

Roll call by the City Clerk, with the following members present: Mayor John Bailiff, Aldermen Bobby Barnes, Vince Holt, Jonathan Hughes, and Heath Grassham.

Others present: City Clerk Cori Pogue, City Supervisor Randall Jenkins, and City worker Kenny Cason. Visitors: Ozark Regional Development LLC: Represented by Matthew Bedell and Curt Majors. Ozark Foothills Regional Planning Commission: Represented by Rachel Coleman. Other visitors: Brad Pool, Daniel Kingree,

Mr. Majors and Mr. Bedell addressed the council with building plans for their multi-housing project. There were a few concerns voiced on each side:

Fence Inquiry

- Question about a fence between the property and senior housing.
- Curt states, "We weren't planning on a fence."

Water and Sewer Meters

- Discussion about the number of water meters for the property.
- The idea of having 24 meters was proposed.
 - The reasoning behind this is to bill the tenants directly for water and sewer usage.
- Mr. Majors and Mr. Bedell voiced concerns about the cost difference between 4 meters and 24 meters.
 - "We've got a lot of upfront additional costs."
 - "There's a much higher minimum charge monthly."

Cost and Change orders

- Change orders can be issued for plan modifications, but the cost may not be covered by CDBG.
- Funding is based on the original budget submitted.
- There is an opportunity to save money by eliminating unnecessary bores under the street

Initial Plans and Design

- Initial plans were based on other apartments having a single meter or a few meters.
- Kyle Martin (plumber) proposed sub-metering with devices that clamp on pipes going into the units.
- The design includes a manifold for shutting off water per unit to avoid affecting all units in case of a leak.

Plan Submissions and Approvals

- Plans were submitted initially with the application, then with the building permit check, and updated sewer plans were emailed in September.
- There is a discrepancy in whether the city received these plans.
- A building permit was issued in April, which Curt assumed was approval.
- The city states that they had not seen the plans until recently.

The council stated that they are trying to avoid future issues if the property were to be sold or be under different management. If there are meters for each apartment put in place now, this should avoid possible water meter problems in the future. according to the ordinance in place, they would require 24 meters be put in rather than 4. The clerk will type up a letter to Mr. Majors and Mr. Bedell stating this and attach a copy of the City Ordinance.

Daniel Kingree spoke regarding the Wastewater Project. There is a delay in the project because of the cultural resource fund. He explained that, per electrical code, hookups could not be completed at this time because of previously flooded electrical issues. It was decided to allow Daniel Kingree to re-work the contract and propose that funds be used elsewhere in the city first, then anything left over could be used towards the campgrounds specifically.


1. MOTION by Holt, seconded by Barnes, TO APPROVE CHIEF BRADWELL TO REFINANCE CHEVY TRUCK WITH FRIST MIDWEST BANK AND ADD \$5000 FOR COST OF NEW POLICE CAR AT THE SAME INTEREST RATE OF 6.750%.

All in favor, motion passed.


2. MOTION by Barnes, seconded by Holt, TO ADJOURN THE MEETING @ 6:46 PM.

All in favor, motion passed.

Respectfully submitted,



 John Bailiff, Mayor



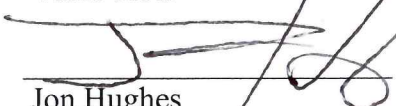
 Bobby Barnes



 Heath Grassham



 Vince Holt



 Jon Hughes



 Cori Pogue, City Clerk

