

MEETING OF THE COUNCIL MEMBERS OF THE CITY OF NIXA, MISSOURI

NIXA CITY HALL

June 12th, 2023 7:00 P.M.

The regular meeting of the Nixa City Council was called to order by Mayor Jarad Giddens. Attending were Council Members Kelly Morris, Matt Ogden, Shawn Lucas, Aron Peterson, and Darlene Graham. Zern Vess was absent.

The Pledge of Allegiance was given.

Presentations:

Drew Douglas, Communications Director, provided an update on the Strategic Plan. Douglas gave a brief background on what the strategic plan was and discussed a possible workshop meeting for further discussion on the strategic plan. Douglas provided the statistics from Imagine Nixa website engagement, the strategic plan advisory committee, plan structure, and strategic vision statement. Douglas discussed the first four (4) strategic priorities. Douglas stated the next priority to discuss would be Fun & Unique Places and provided an update. Action Plan #1 has three (3) action steps: one (1) is complete, one (1) is in progress, and one (1) failed. Action Plan #2 has four (4) action steps: two (2) are operational and two (2) are in progress. Action Plan #3 has two (2) action steps and one (1) is in progress. Action Plan #4 has three (3) action steps: one (1) is operational and two (2) are in progress. Action Plan #5 has three (3) action steps: one (1) is completed and two (2) are in progress. Action Plan #6 has three (3) action steps: one (1) is in progress and two (2) are not started. Action Plan #7 has five (5) action steps: one (1) is completed, three (3) are in progress, and one (1) is not started. Action Plan #8 has seven (7) action steps: two (2) are completed, one (1) is in progress, one (1) is budgeted, two (2) need funding, and one (1) failed. Action Plan #9 has one (1) action step that has not been started. Action Plan #10 has one (1) action step that has been completed due to failure. Action Plan #11 has three (3) action steps: one (1) is in progress and two (2) have been completed. Action Plan #12 has three (3) action steps: one (1) is in progress and two (2) are operational. Action Plan #13 has one (1) action step that has not been started. Action Plan #14 has one (1) action step that has not been started. Action Plan #15 has zero (0) action steps. Action Plan #16 has two (2) action steps: one (1) is completed and one (1) is in progress. Next, Douglas discussed the Hometown Spirit strategic priority. Action Step #1 has three (3) action steps and two (2) are in progress. Action Plan #2 has six (6) action steps: one (1) is completed, two (2) are operational, and one (1) is in progress. Action Plan #3 has two (2) action steps, and both are operational. Action Plan #4 has two (2) action steps, and both are operational. Action Plan #5 has two (2) action steps: one (1) is completed and one (1) is operational. Action Plan #6 has one (1) action plan, and it has not been started. Action Plan #7 has two (2) action steps, and both are in progress. Action Plan #8 has three (3) action steps: one (1) is in progress, and one (1) has not been started.

Kristen Haseltine, President & CEO Show Me Christian County, presented information on the Hospitality Feasibility Study. Haseltine provided background on the study. Haseltine stated that the traffic studies conducted during the hospitality study show high traffic counts and that due to those counts the Nixa/Ozark area does need a hotel. Haseltine said that short term rentals along

with many other factors were reviewed during the study. Haseltine told Council five (5) potential sites were evaluated: three (3) in Nixa and two (2) in Ozark. Haseltine stated that a mid-level hotel with event space would be recommended. Haseltine discussed the SWOT analysis and a county wide lodging tax. Haseltine said that Show Me Christian County is in contact with six (6) developers and have provided the hospitality study to them. Haseltine stated the full 131-page study was available on the Show Me Christian County website. Council asked questions with Haseltine responding. Jimmy Liles, City Administrator, provided additional information. Council held a discussion.

Visitors:

Robert & Rhonda Mead, 406 N. Ellen St., discussed stormwater issues on their property. The Meads asked for direction on how to proceed and help. Mayor Giddens asked questions with the Meads responding. Mayor Giddens asked questions of staff with Scot Godbey, Planning and Development Director, responding.

Ron Sanders, 976 Glen Oaks Dr., discussed the golden rule and asked for fairness when dealing with others.

Jeff Belcher, 203 S. Ellen, welcomed the new Council members. Belcher discussed the strategic plan update and asked for an update on the pool. Belcher also discussed diversity and inclusion initiative and the sculptures that were placed around Nixa. Mayor Giddens responded to Belchers comments.

Mayor Giddens called for a 5-minute break at 8:08 p.m. The meeting was called to order at 8:20 p.m.

Ordinances (First Reading and Public Hearing; Comments Limited to 5 Minutes; No Council Vote Anticipated):

Council Bill #2023-27 Amending Chapter 2 of the Nixa City Code by Repealing Section 2-150 and Adding a New Article thereto to Establish Regulations Related to the City's Procurement Procedures and Contract Procedures. Nick Woodman, City Attorney, discussed the City's procurement requirements. Woodman stated the provisions of the bill being presented are to provide clarity and a more efficient procurement and contract process. Woodman said the bill would adopt procurement regulations into the City Code. Woodman stated the bill being presented would grant authority to the City Administrator to enter into contracts with certain conditions. Woodman said that anything that didn't fall within the provisions of the code would require Council action. Woodman told Council there would be three (3) thresholds for the formality of the procurement process and discussed the contract provisions of the bill. Woodman stated the new bill would require the Finance Director and City Attorney approval on contracts. Woodman told Council that if there is a grant opportunity of \$5,000 or less the City Administrator would be allowed to apply for and accept that grant without Council approval. Woodman said staff recommends approval. Council asked questions with Woodman responding. Liles provided additional information. Council asked additional questions. Council asked staff to bring back examples of how many nonmatching grants over \$5,000 that the City had applied for recently. Mayor Giddens opened the public hearing for comments.

Ron Sanders, 976 Glen Oaks Dr., discussed contracts and oversight. Liles responded to Sanders comments.

With no further comments, the public hearing was closed.

Council Bill #2023-28 Approving the Preliminary Plat of the Oakhurst Subdivision Generally Located in the 900 Block of South Norton Road and Authorizing Certain City Officials to Take Certain Actions Upon the Filing of a Final Plat. Godbey stated the property being discussed was annexed, zoned and platted in 2018. Godbey told Council the property is surrounded by R-1 zoning to the north, east, and west. Godbey stated the plat being presented is similar to the plat that was approved in 2018. Godbey said there would be two (2) access points to the property on Norton and that a traffic study would be needed. Godbey stated there were 155 R-1 lots on the redesign and all of them meet lot standards. Godbey said the redesign also has four (4) common area lots and all utilities are available. Godbey told Council no citizen approached the Planning and Development Commission with concerns and the preliminary plat was unanimously approved. Godbey said staff recommends approval. Council asked questions with Godbey responding. Mayor Giddens opened the public hearing for comments.

Stu Stinger, 5051 National Springfield, said he was the developer for this property. Stinger stated he would answer any questions if Council had them. Stinger discussed the new plat. Council asked questions with Stinger responding.

Sally Sullivan, 889 W. Chestnut Bend Cir., asked about the infrastructure for the project and Council responded.

With no further comments, the public hearing was closed.

Council Bill #2023-29 Amending the 2023 Annual Budget to Appropriate Funds for Design Work to City Hall. Liles stated the citizens of Nixa passed a public safety tax in April. Liles told Council due to that tax passing the City is now in the planning phase for the new police department. Liles said the first step of this project would be to move Utility Billing into City Hall which would require a remodel of City Hall. Liles stated that Insight Design has provided two (2) options for the design of City Hall. The first (1st) option is a 3,700 sqft remodel for the area that just effects where Utility Billing would be located and would cost \$18,750. Liles said the second (2nd) option would be a full redesign of City Hall for a total of \$41,500. Liles told Council both options together would be \$60,250. Liles said he would like to have the design of City Hall done before budget season. Liles stated staff recommends both options together and a budget amendment of \$60,250 and to use ARPA funds for the design. Mayor Steele opened the public hearing for comments, with no comments made, the public hearing is closed.

Council Bill #2023-30 Amending the Woodfield Villas Planned Unit Development Overlay Zoning District, Generally Located in the 400 Block of South Truman Boulevard, by Incorporating Approximately 3.59 Acres of Additional Real Property into Said Planned Unit Development. Godbey told Council this bill would be for an extension of an approved Planned Unit Development (PUD) that is residential. Godbey said the extension would incorporate an additional 3.59 acres that is west of the current PUD for a total of 6.68 acres. Godbey stated the

proposed buildings on the PUD would be apartment style buildings. Godbey told Council the original PUD was approved in August 2008 and rezoned in 2018. Godbey said the developer is proposing 81 dwelling units across both lots, requesting to change the building setbacks, and keeping the proposed 55-foot building heights. Godbey discussed the sinkhole located on the property and stated a new evaluation would be needed. Godbey said that there would be three (3) access points onto Truman. Godbey stated utilities are available. Godbey discussed the need for a stormwater evaluation. Godbey said at the Planning and Zoning Commission meeting citizens approved the commission with their concerns and the Planning and Zoning Commission recommend approval of the new PUD with a vote of 5-1. Godbey stated staff recommends approval. Council asked questions with Godbey responding. Council held a discussion. Mayor Giddens opened the public hearing for comments.

Ethan Adams, 3213 SW Bypass Springfield, stated he was in attendance on behalf of the developer. Adams discussed the developers' plans for the property.

Pam Shaver, 401 S. Bryant, stated she was concerned with the proposal and thanked Godbey for the information he provided about stormwater. Shaver discussed sinkholes and flooding. Shaver asked questions with Godbey responding.

Lauren Gist, 880 Heather Glen, provided a handout to Council. Gist discussed the information provided to Council, the proposed PUD, the Truman Road extension, stormwater, and sinkholes.

Sally Sullivan, 889 W. Chestnut Bend Cir. Chestnut, provided a handout to Council. Sullivan discussed stormwater issues near the proposed PUD. Sullivan stated the neighbors were not in favor of the PUD. Sullivan asked Council to do a stormwater and traffic study.

David Shaver, 401 Bryan St., thanked Council for addressing citizen concerns. Shave discussed the pictures being shown would be good for modeling.

David Auston, 710 W. Bryant, discussed the maps shown by Godbey and stated he doesn't want three (3) story apartments. Lawson asked about lot density. Lawson discussed the stormwater issues around the PUD.

Barbra Acuff, 875 W. Chestnut Bend, provided a handout to Council. Acuff discussed the design of the proposed apartments and stormwater and sinkhole issues. Acuff asked for sound barriers to be installed. Acuff discussed her traffic and privacy concerns.

Vicky McGowen, 892 Heather Glen, discussed flooding and sinkholes. McGowen talked about her concerns with three (3) story apartments and the additional lights brought by apartments.

Pat Auston, 710 W. Bryant, stated she doesn't want apartments in the area. Auston discussed her concerns with traffic and speed limits.

Ron Sanders, 976 Glen Oaks Dr., asked about the previous plans for a 55+ community on the property. Sanders discussed his concerns with traffic, a three (3) story apartment building, and privacy.

Tammy Donika, 403 S. Bryant, stated she didn't know the PUD zoning was approved for this property. Donika discussed her concerns with a three (3) story apartment building. Donika asked Council to drive out and look at the area. Donika discussed apartment buildings and traffic issues.

Rick Henderson, 896 Dustin Ln., thanked Godbey for his help. Henderson asked for the project to be delayed. Henderson discussed the neighbors not wanting the apartments and the issues with the apartment height. Henderson asked questions with Godbey responding.

Ryan Gist, 880 Heather Glen, thanked Council for their time. Gist discussed the neighborhood near the proposed apartments. Gist talked about his concerns with the height of the apartments and the issues with privacy.

Jeff Belcher, 203 S. Ellen, discussed his concerns with stormwater runoff and sinkholes. Belcher discussed the neighbors' comments on the apartments and asked about commercial property.

With no further comments, the public hearing was closed. Mayor Giddens addressed comments from the public hearing. Council held a discussion.

Ordinances (Second Reading and Public Hearing; Comments Limited to 5 Minutes; Council Vote Anticipated):

Council Bill #2023-25 Amending Section 16-200 of the Nixa City Code to Authorize the Discharge of Fireworks within the City Limits on July 3rd. Cindy Robbins, Assistant City Administrator, stated this bill was presented for first (1st) reading on May 22nd. Robbins discussed the previous code which allowed fireworks on July 4th from 2p.m. – 11 p.m. Robbins stated that in 2022 an amendment was made to the code to allow fireworks July 3rd and 4th 2 p.m. – 11 p.m. only. Robbins said the amendment in this bill would allow fireworks every year on July 3rd and 4th 2 p.m. – 11 p.m. Robbins told Council fireworks would still be prohibited during a burn ban. Robbins said staff recommends approval. Mayor Giddens opened the public hearing for comments.

Jeff Belcher, 203 S. Ellen, discussed the 4th of July being in the middle of the week and asked for fireworks to be allowed on the weekends.

Ron Sanders, 976 Glen Oaks Dr., asked for a full Independence Day Month Celebration.

With no further comments, the public hearing was closed. Council held a discussion. Joe Campbell, Police Chief, provided additional information on code enforcement. Council held an additional discussion. Mayor Giddens called for a motion to approve the council bill. Graham made a motion to approve Council Bill #2023-25 with Lucas seconding and Ogden, Lucas, Peterson, Graham, and Morris voting aye on roll call vote.

Council Bill #2023-26 Amending the 2023 Annual Budget to Appropriate Funds to Hire Two Additional Police Officers Beginning July 1, 2023. Campbell stated in April the citizens approved a public safety tax. Campbell stated that Council gave direction to begin adding

officers mid-year and this bill would allow the Police Department to begin adding those officers. Campbell said this budget amendment would account for six (6) months of salary and equipment for a total of \$90,041. Campbell told Council no additional vehicle would be budgeted for at this time. Mayor Giddens opened the public hearing for comments, with no comments made, the public hearing was closed. Mayor Giddens called for a motion to approve the council bill. Lucas made a motion to approve Council Bill #2023-26 with Ogden seconding and Lucas, Peterson, Graham, Morris, and Ogden voting aye on roll call vote.

Mayor and Council Member Reports:

Katie Buford, Assistant Parks Director, provided an update on the pool. Council asked questions with Buford responding.

Mayor Giddens provided an update on 14 Mill Market’s opening. Mayor Giddens discussed liaison reports.

Peterson stated a blood drive would be at City Hall Thursday June 25th.

Liles reminded Council that City offices would be closed June 19th for Juneteenth. Liles stated that with the installation of the new ERP system, no payments will be accepted June 21st – 25th. Council asked questions about the ERP system with Liles responding. Liles also reminded Council of the One Nixa One Read initiative starting June 29th.

Adjournment:

With no further business Mayor Giddens adjourned the meeting at 10:32 p.m.

Mayor

City Clerk

**SPECIAL MEETING OF THE COUNCIL MEMBERS OF
THE CITY OF NIXA, MISSOURI**

NIXA CITY HALL

June 21st, 2023 7:00 P.M.

The special meeting of the Nixa City Council was called to order by Mayor Pro Tem Shawn Lucas. Attending were Council Members Kelly Morris, Shawn Lucas, Aron Peterson, Darlene Graham, and Zern Vess. Mayor Giddens and Matt Ogden were absent.

The Pledge of Allegiance was given.

Emergency Ordinance (First Reading and Public Hearing; Comments Limited to 5 Minutes; Council Vote Anticipated):

Council Bill #2023-31 Amending the 2023 Annual Budget to Appropriate Funds for the Repair of the Pool Located at the Nixa Aquatics Center; and Declaring an Emergency Pursuant to Section 3.11(F) of the City Charter. Matt Crouse, Parks Director, stated that a leak at the pool was detected, and the location of the leak was determined last week. Crouse said the leak is in the recirculation line at a crack at the 90-degree angled pipe. Crouse told Council that most of the contractors that were contacted about the repair don't have time to do the work. Crouse stated that one contractor did have time for the repair and is asking for a budget amendment for \$100,000 to begin work. Crouse said the contractor stated they could have the work completed within eight (8) days and would be on site within a few days if this bill was approved. Council asked questions, with Crouse responding. Crouse told Council that the money for this budget amendment would come from the aquatics reserves. Mayor Pro Tem Lucas opened the public hearing for comments, with no comments made, the public hearing was closed. Mayor Pro Tem Lucas called for a motion to approve the council bill. Peterson made a motion to approve Council Bill #2023-31 with Graham seconding and Lucas, Peterson, Graham, Vess, and Morris voting aye on roll call vote.

Adjournment:

With no further business Mayor Pro Tem Lucas adjourned the meeting at 5:14 p.m.

Mayor Pro Tem

City Clerk

MEETING OF THE COUNCIL MEMBERS OF THE CITY OF NIXA, MISSOURI

NIXA CITY HALL

June 26th, 2023 7:00 P.M.

The regular meeting of the Nixa City Council was called to order by Mayor Jarad Giddens. Attending were Council Members Kelly Morris, Shawn Lucas, Aron Peterson, Darlene Graham, and Zern Vess. Matt Ogden was absent.

The Pledge of Allegiance was given.

Consent Agenda:

Mayor Giddens called for a motion to approve the consent agenda. Peterson made a motion to approve the consent agenda as presented, items a through b, with Lucas seconding and Lucas, Peterson, Graham, Vess, and Morris voting aye on roll call vote.

Service Awards:

Mayor Giddens recognized Levi Crim for his five (5) years of service to the City. Crim was not in attendance. Jennifer Evans, Finance Director, read a statement from Crim's supervisor, Bryan Hawk. Evans read that Crim started working as a meter reader in November of 2021 and had previously been with the Parks Department. Evans read that Crim thinks outside the box and is a valuable asset to the City.

Mayor Giddens recognized Scott Honeycutt for his 15 years of service to the City. Jeff Roussell, Street Superintendent, said that Honeycutt was a hard worker. Roussell told Council Honeycutt is a heavy equipment operator who is always willing to assist other departments when needed.

Mayor Giddens recognized Brian Denney for his 25 years of service to the City. Travis Cossey, Assistant Public Works Director, told Council Denney started his career with the City as an electrical lineman and has worked his way up to electric superintendent. Cossey stated that Denney has been with the City through many high-growth periods and has had many achievements during his tenure.

Visitors:

Mark Entzminger, 807 E Twin Maple Ct., stated he was the President of the Maplewood Hills HOA. Entzminger discussed child safety during pickup time at Century Elementary. Entzminger stated that the HOA had discussed the issue with many people and is now asking the City for help.

Joseph Wells, 812 E Montarosa, stated he lives in Maplewood Hills. Wells discussed the safety concerns with traffic and pickup time at Century Elementary.

Andrew Carl, 201 N. Gregg Rd., provided a handout to Council. Carl told Council Nixa is a great place to call home. Carl discussed the Christian County Library policies he felt harmed children. Carl stated he is not asking for a book ban but a rating system.

Will Squires, 603 Santa Monica, stated he lives in Maplewood Hills. Squires discussed child safety and traffic issues at Century Elementary during pickup time. Squires said the issues should be addressed. Council asked Squires questions.

Tristan Barclift, 2015 Horse Haven Trail, discussed his spinal cord injury and his pain because of that injury. Barclift discussed his beliefs and his pain being gone.

Ron Sanders, 976 Glen Oaks Dr., discussed individualism. Sanders congratulated the service award recipients. Sanders stated that Nixa is a great place to live.

Ordinance (First Reading and Public Hearing; Comments Limited to 5 Minutes; No Council Vote Anticipated):

Council Bill #2023-32 Amending the 2023 Annual Budget to Appropriate Funds for a Utility Billing Account Specialist 1 Position. Evans told Council this budget amendment is to reinstate the staff level in the Utility Billing Department from five (5) to six (6). Evans said that in 2021, the job duties in Utility Billing were readjusted, and the department has been getting by with five (5) employees. Evans stated that with the addition of RDE and Tuscan Hills and the City's overall growth, employees are stretched thin. Mayor Giddens opened the public hearing for comments, with no comments made, the public hearing was closed.

Ordinances (Second Reading and Public Hearing; Comments Limited to 5 Minutes; Council Vote Anticipated):

Council Bill #2023-27 Amending Chapter 2 of the Nixa City Code by Repealing Section 2-150 and Adding a New Article Thereto to Establish Regulations Related to the City's Procurement Procedures and Contract Procedures. Nick Woodman, City Attorney, stated this council bill was first read at the June 12th meeting. Woodman stated that this bill would update the City's competitive procurement and contract procedures. Woodman discussed the proposed changes. Woodman stated he had possible additions to the bill after Council's comments at the June 12th meeting. Woodman said the bill could be postponed to address those concerns or approved as is. Council held a discussion and asked questions, with Woodman responding. Jimmy Liles, City Administrator, provided additional comments. Council asked questions, with Woodman and Liles responding. Council held an additional discussion. Mayor Giddens called for a motion to postpone the council bill. Lucas made a motion to postpone Council Bill #2023-27 until the next regularly scheduled meeting, July 10th, with Peterson seconding and all Council Members voting aye.

Council Bill #2023-28 Approving the Preliminary Plat of the Oakhurst Subdivision Generally Located in the 900 Block of South Norton Road and Authorizing Certain City Officials to Take Certain Actions Upon the Filing of a Final Plat. Scott Godbey, Planning and Development Director, stated that this subdivision would be 80 acres from Norton to Gregg Road and would

have 155 R-1 lots. Godbey said there would be no adjustment to how the property is currently zoned. Godbey told Council this property was annexed into the City in 2018. Godbey stated that all lots conform to City standards and all utilities are available. Godbey discussed the phases in which this property would be developed. Godbey stated that a sinkhole evaluation was performed in 2023. Godbey said that no concerned neighbors appeared at the Planning and Zoning Commission meeting, and the Planning and Zoning Commission voted 6-1 to recommend approval. Godbey stated that staff also recommends approval. Mayor Giddens opened the public hearing for comments, with no comments made, the public hearing was closed. Mayor Giddens called for a motion to approve the council bill. Graham made a motion to approve Council Bill #2023-28, with Lucas seconding and Graham, Vess, Morris, Lucas, and Peterson voting aye on roll call vote.

Council Bill #2023-29 Amending the 2023 Annual Budget to Appropriate Funds for Design Work to City Hall. Liles stated that citizens approved a $\frac{3}{4}$ cent sales tax for public safety in April. Liles said the additional revenue from that tax would be used to add additional officers and build a new police department. Liles told Council the first (1st) step in getting the new police department built would be to move Utility Billing into City Hall. Liles said Insight Design provided two (2) different options for design work. Liles stated that the first (1st) package is \$18,750 and focuses on the small portion of City Hall where Utility Billing would be located, and the second (2nd) package is \$41,500 and includes several areas within City Hall. Liles said he is recommending both packages at \$60,250. Liles told Council that the design work being completed now allows for a better budget next year. Liles stated that ARPA funds would be used for the design work. Mayor Giddens opened the public hearing for comments, with no comments made, the public hearing was closed. Mayor Giddens called for a motion to approve the council bill. Peterson made a motion to approve Council Bill #2023-29 with Morris seconding and Vess, Morris, Lucas, Peterson, and Graham voting aye on roll call vote.

Council Bill #2023-30 Amending the Woodfield Planned Unit Development Overlay Zoning District, Generally Located in the 400 Block of South Truman Boulevard, by Incorporating Approximately 3.59 Acres of Additional Real Property into Said Planned Unit Development. Godbey stated there is an existing Planned Unit Development (PUD) called the Woodfield Villas PUD-R. Godbey said the property owner is asking to extend the PUD-R to the adjacent property allowing for better use of the property and a more creative development. Godbey told Council the original PUD was approved in 2008 and discussed the original PUD. Godbey stated the adjacent parcel was rezoned in April 2019. Godbey said a traffic study would need to be done. Godbey provided details on the proposed updates to the PUD. Godbey stated that all utilities are available. Godbey told Council that this property would also need a sinkhole evaluation. Godbey said at the Planning and Zoning Commission meeting concerned citizens discussed their concerns with the development. Godbey stated that the Planning and Zoning Commission voted 5-1 to recommend approval. Godbey said staff is also recommending approval. Council asked questions, with Godbey responding. Mayor Giddens opened the public hearing for comments.

Vicky McGowen, 892 Heather Glen, provided a handout to Council. McGowen discussed sinkholes.

Nathan Adams, 3213 SW Bypass Springfield, stated he was the engineer on the project. Adams discussed stormwater drainage. Adams said the engineering firm has a geologist on staff and discussed the testing that will occur before building the apartments. Adams said the slope of the roof would look residential.

Rick Henderson, 896 Dustin Ln., asked that the buildings' aesthetics be considered. Henderson discussed the building height and the economic investment. Henderson thanked Godbey for his help.

Lauren Gist, 880 Heather Glen, stated she spoke at the last Council meeting. Gist said the property in question is surrounded by R-1 zoning. Gist told Council she doesn't think that the property is a good fit for apartments. Gist discussed parking and traffic issues.

Ron Sanders, 976 Glen Oaks Dr., asked questions of Council. Sanders discussed sinkholes, property values, and traffic.

Barbra Acuff, 875 W. Chestnut Bend, stated that the back of her house would face the apartments. Acuff said she is seeing her neighbors sell their homes. Acuff discussed stormwater and traffic issues.

Ryan Gist, 880 Heather Glen, stated that the original PUD was supposed to have 55+ apartments. Gist discussed traffic and parking issues and the aesthetics of the proposed apartments. Gist asked Council to vote no. Gist discussed sinkholes and property values.

Brian Steele, 894 Heather Glen, stated Council had recently approved multi-family developments in areas with R-1 zoning. Steele discussed traffic and stormwater. Steele said he thought the PUD was the best solution. Steele told Council that property rights are personal rights.

Pat Auston, 710 W. Bryant, stated she lived at the corner near Truman Blvd and watched all the developments come to the area. Auston discussed the property values of homes near the proposed PUD.

With no further comments, the public hearing was closed. Council held a discussion. Council asked questions, with Godbey responding. Godbey provided additional information on sinkholes. Mayor Giddens called for a motion to approve the council bill. Lucas made a motion to approve Council Bill #2023-30 with Peterson seconding and Lucas, Peterson, and Vess voting aye on roll call vote. Morris and Graham voting nay on roll call vote. Council Bill #2023-30 failed.

Resolutions (Public Hearing; Comments Limited to 5 Minutes: Council Vote Anticipated):

Resolution #2023-31 Authorizing the City Administrator to Execute a Contract with Donelson Construction for Micro Paving Services. Roussell stated that the Street Department looks at streets annually to check their condition for repairs. Roussell said if the streets are in good enough condition, a full mill and overlay may not be needed. Roussell discussed micro-paving.

Roussell told Council Nixa would be partnering with a Greene County contract with a not to exceed \$314,018.65. Roussell said that micro-paving is a preservation program and helps to prolong the street. Roussell stated that staff recommends approval. Council asked questions, with Roussell responding. Mayor Giddens opened the public hearing for comments.

Ron Sanders, 976 Glen Oaks Dr., discussed the micro-paving that was done on Gregg Road.

With no further comments, the public hearing was closed. Mayor Giddens called for a motion to approve the resolution. Graham made a motion to approve Resolution #2023-31, with Lucas seconding and all Council Members voting aye.

Resolution #2023-32 Accepting the Proposal of Olsson Studio to Provide Professional Consulting Services Related to the City's Comprehensive Plan and Authorizing the City Administrator to Execute a Contract for the Same. Godbey stated that this contract would be for the City's comprehensive plan. Godbey said the current comprehensive plan was approved in 2003 with small updates throughout the years. Godbey told Council that a comprehensive plan should last 10-20 years, and with significant growth in the City, it should only last 10 years. Godbey said the City's comprehensive plan needs updating. Godbey stated that \$150,000 was approved in the 2023 budget for the plan. Godbey told Council an RFQ was done in February, and two (2) bids were received. Council asked questions, with Godbey responding. Mayor Giddens called for a motion to approve the resolution. Peterson made a motion to approve Resolution #2023-32, with Graham seconding and all Council Members voting aye.

Mayor and Council Member Reports:

Peterson discussed the One Nixa One Read kick-off event on Thursday, June 29th, at the Nixa Library.

Graham stated that a MoDOT public hearing would be held at City Hall. Liles said the public hearing would be for the project located on Hwy 160 north of Nixa.

Campbell said Friday, June 30th, 9 a.m. – noon, there will be an active shooter drill at Mathews Elementary.

Evans provided a BS&A ERP update.

Crouse provided an update on the pool.

Adjournment:

With no further business, Mayor Giddens adjourned the meeting at 8:51 p.m.

Mayor

City Clerk