

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

NIXA CITY HALL

February 10th, 2026 6:00 P.M.

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

The Pledge of Allegiance was given.

Mayor Giddens thanked the Nixa Fire District for allowing the city to use the Training Center for Council Meetings during City Hall's remodel.

Visitors (Speaker Card Required; Comments Limited to 5 Minutes):

None Scheduled

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

Council Bill #2026-06 Amending Section 16-225 of the Nixa City Code for the Purpose of Updating Regulations Regarding Heavy Equipment Hours of Operation, Noise Standards, and Permitting Exceptions. Scott Godbey, Planning and Development Director, told Council that in 2025, there were several large construction projects with requests to begin work earlier than the code allows. Godbey said in 2025, the city received numerous complaints of construction noise. Godbey provided information on the current city code section 7-6 that pertains to construction noise. Godbey said the new code section would update the definitions section, set the hours of construction operation to 7:00 am – 7:00 pm, seven (7) days a week, allow heat advisory exemptions, and provide a standard exemption for work being done on behalf of the city. Godbey provided information on the early start time criteria and the violations section of the code. Godbey discussed how Republic, Springfield, and Ozark handle construction noise. Godbey said the Planning and Zoning Commission voted unanimously to approve, and staff also recommends approval. Mayor Giddens opened the public hearing for comments.

Mike Miller, 201 N. Bonda Way, made public comments.

With no further comments, the public hearing was closed. Mayor Giddens asked staff to look at the code to change the Police Department requirements for responding to complaints. Godbey responded. Council held a discussion. Joe Campbell, Police Chief, provided information. Council held an additional discussion.

Council Bill #2026-07 Amending the Official Zoning Map by Changing the Zoning Classification of Approximately 1.2 Acres of Real Property Located in the 400 Block of South Main Street from the R-1 (Single-Family Residential) District to be Added to the Pine Planned Unit Development Residential (PUD-R) District. Godbey stated that this council bill, if

approved, would extend an existing PUD-R into newly acquired property of the developer. Godbey said that the 8.08 acres of PUD-R was originally approved in January 2023. Godbey stated the additional 1.2 acres was split from 415 South Main Street and added to the Pines via a Minor Subdivision that was approved in January 2026 to create 9.25 acres. Godbey said that, in addition to adding 1.2 acres of property to the original PUD-R, the legal description will also be updated with this council bill. Godbey told Council that all utilities are accessible to the PUD-R. Godbey said that the new site plan will add an additional 13 dwelling units for a total of 58 dwelling units. Godbey stated that the maximum number of dwelling units allowed for the 9.25 acres is 65 dwelling units. Godbey said the Planning and Development Commission voted unanimously to approve, and staff also recommends approval. Godbey told Council the updated PUD-R conforms to the Comprehensive Plan. Council asked questions, with Godbey responding. Mayor Giddens opened the public hearing for comments.

Derek Lee, 1200 E. Woodhurst Springfield, made public comments.

With no further comments made, the public hearing was closed.

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

Council Bill #2026-05 Authorizing the City Administrator to Apply for and Accept Recreational Trails Program Grant Funding and Amending the 2026 Annual Budget in the Amount of \$100,000.00 to Appropriate Matching Funds for Said Grant. Matt Crouse, Parks Director, told Council that this council bill is for staff to apply for an RTP Grant and a budget amendment to fund the over 20% match on the grant. Crouse said that impact fees would be used to cover the \$100,000.00 match. Crouse stated that if awarded the \$250,000.00, the money would be used for the Eoff Park parking lot and trails. Crouse said that staff won't know if the grant was awarded until late 2026. Mayor Giddens opened the public hearing for comments.

Anna Evans, Show Me Christian County, made public comments.

With no further comments, the public hearing was closed. Mayor Giddens called for a motion to approve the council bill. Graham made a motion to approve Council Bill #2026-05 with Ortiz seconding and Vess, Morris, Graham, Ortiz, Lucas, and Peterson voting aye on roll call vote.

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

Resolution #2026-07 Authorizing the City Administrator to Accept a Donation of Two Eagle Statues from the Carnahan Family. Godbey told Council that the Carnahan family approached the city wanting to donate eagle statues for city use. Godbey provided pictures of the statues the city is accepting to Council. Godbey stated the eagle on the globe statue would be placed at City Hall, and the two (2) eagles fighting would be placed at the Police Department. Godbey stated that by approving the resolution, the city would establish ownership of the statues. Godbey said staff recommends approval. Council asked questions, with Godbey responding. Jimmy Liles,

City Administrator, provided additional information. Mayor Giddens opened the public hearing for comments.

Whitney Guison, President and CEO Nixa Chamber of Commerce, made public comments.

With no further comments, the public hearing was closed. Mayor Giddens made a motion to approve the resolution. Peterson made a motion to approve Resolution #2026-07 with Morris seconding and all Council Members voting aye.

Mayor and Council Member Reports:

Mayor Giddens discussed an OTO grant for flashing school lights. Godbey provided information and stated the Street Department is looking into the grant. Mayor Giddens stated he will not be in attendance at the February 27th Council Meeting.

Crouse told Council there would be a Community Input Meeting for the skate park on February 12th from 5:00 pm – 7:00 pm at the XCenter.

Liles said city offices would be closed on February 16th for the holiday.

Mayor Giddens asked about the Father-Daughter Dance, with Crouse responding.

Crouse stated that the indoor garage sale would be on March 7th, opening at 7:00 am.

Adjournment:

With no further business, Mayor Giddens adjourned the meeting at 7:02 pm.

Mayor Giddens

City Clerk

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

NIXA CITY HALL

February 24th, 2026 6:00 P.M.

Mayor Pro Temp Peterson read a proclamation honoring Christian County Sheriff's Deputy Gabriel Ramirez and Deputy Michael Hislope, who were killed in the line of duty. Mayor Pro Temp Peterson called for a moment of silence for Deputy Ramirez and Deputy Hislope.

The regular meeting of the Nixa City Council was called to order by Mayor Pro Temp Peterson. Attending were Council Members Jay Ortiz, Kelly Morris, Shawn Lucas, Aron Peterson, Darlene Graham, and Zern Vess.

The Pledge of Allegiance was given.

Mayor Pro Temp Peterson stated that Resolution #2026-09 needed to be postponed indefinitely due to issues with the contract. Lucas made a motion to postpone indefinitely Resolution #2026-09, with Graham seconding and Graham, Vess, Ogden, Lucas, Morris, and Peterson voting aye on roll call vote.

Consent Agenda:

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

Service Award:

Mayor Pro Temp Peterson recognized Noel Young for her five (5) years of service to the city. Joe Campbell, Police Chief, stated that Young has served the department as a detective, a Field Training Officer, and on the crisis intervention team. Campbell said that currently, Young is in the Operations Bureau as a Corporal. Campbell told Council that Young is committed to excellence.

Proclamation:

Mayor Pro Temp Peterson read a proclamation proclaiming February 21st – 28th as National FFA Week. The Nixa FFA was in attendance to accept the proclamation.

Visitors:

Sara Bader, Christian County 100 Club, provided public comments.

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

Council Bill #2026-08 Amending Section 2-151, 22-374, & 22-376 for the Purpose of Amending Facility Use Regulations and Fees for the City Recycling Center. Jimmy Liles, City Administrator, provided an overview of the current recycling center processes and the history of

the recycling center. Liles stated that currently residents of the city are paying \$1.50 per month for access to the recycling center, and residents within the 65714 zip code outside of the city limits can purchase a yearly permit for access to the recycling center for \$36. Liles said that the ordinance would adopt the current policy of the outside the city limits permits into the code. Liles said that the permit cost would increase to \$120 per year. Council asked questions with Liles and Rebekka Coffey, City Clerk, responding. Mayor Pro Temp Peterson opened the public hearing for comments, with no comments made, the public hearing was closed.

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

Council Bill #2026-06 Amending Section 16-225 of the Nixa City Code for the Purpose of Updating Regulations Regarding Heavy Equipment Hours of Operations, Noise Standards, and Permitting Exceptions. Scott Godbey, Planning and Development Director, said that the first reading of this ordinance was at the previous City Council Meeting. Godbey discussed the potential changes being proposed. Godbey stated that staff recommends approval. Council asked questions, with Godbey responding. Campbell provided additional information. Council held a discussion. Mayor Pro Temp Peterson opened the public hearing for comments, with no comments made, the public hearing was closed. Lucas made a motion to approve Council Bill #2026-06 with Ortiz seconding and Peterson, Lucas, Ortiz, Vess, Morris, and Graham voting aye on roll call vote.

Council Bill #2026-07 Amending the Official Zoning Map by Changing the Zoning Classification of Approximately 1.2 Acres of Real Property Located in the 400 Block of South Main Street from the R-1 (Single-Family Residential) District to be Added to the Pine Planned Unit Development Residential (PUD-R) District. Godbey said that one point two (1.2) acres were added to the existing subdivision in January 2026. Godbey stated that this council bill will expand the existing PUD with the newly added acreage. Godbey said that there would be no changes to the PUD document, and staff recommends approval. Mayor Pro Temp Peterson opened the public hearing for comments, with no comments made, the public hearing was closed. Mayor Pro Temp Peterson called for a motion to approve the council bill. Lucas made a motion to approve Council Bill #2026-07 with Morris seconding and Graham, Ortiz, Lucas, Peterson, Morris, and Vess voting aye on roll call vote.

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

Resolution #2026-08 Authorizing the City Administrator to Execute a Contract with KCI Construction Company for Waterline Improvements. Jeff Roussell, Street Superintendent, told Council that a 10-inch waterline was added to the Main Street Project. Roussell said that this project was awarded Block Grant Funds in 2024, and the waterline was not eligible for the grant and was pulled from the project. Roussell stated that this resolution allows for a separate agreement with KCI Construction to work in conjunction with the Main Street Project. Council asked questions with Roussell responding. Mayor Pro Temp Peterson opened the public hearing for comments, with no comments made, the public hearing was closed. Mayor Pro Temp

Peterson called for a motion to approve the resolution. Graham made a motion to approve Resolution #2026-08, with Vess seconding and all Council Members voting aye.

Mayor and Council Member Reports:

Mayor Pro Temp Peterson asked about the Strategic Plan volunteer forms, and Summer Rascol, Communications Director, responded.

Adjournment:

With no further business, Mayor Pro Temp Peterson adjourned the meeting at 6:37 p.m.

Mayor Pro Temp

City Clerk

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

Nixa Fire Protection District-Training Center

March 10th, 2026, 6:00 P.M.

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

The Pledge of Allegiance was given.

Visitors (Speaker Card Required; Comments Limited to 5 Minutes):

None Scheduled

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

Council Bill #2026-08 Amending Section 2-151, 22-374, 22-375, & 22-376 for the Purpose of Amending Facility Use Regulations and Fees for the City Recycling Center. Travis Cossey, Director of Nixa Utilities & Public Works, told Council that it was recently discovered that the ordinance establishing use requirements for the recycling center does not support the policy under which the facility has operated for many years. Cossey stated, at an unknown point in time, a City policy allowed residents outside the City limits but within the 65714 zip code to purchase a yearly permit to use the recycling center. Cossey noted this permit was limited to residents; no commercial businesses could obtain a permit. Cossey said the existing yearly permit fee is \$36.00 and is good for one year from the date of purchase, and staff feels that an increase is warranted to help offset operational costs, with a fee increase to \$120.00 per year for council consideration. Mayor Giddens opened the public hearing for comments. No comments were made; the public hearing was closed. Council held discussion. Mayor Giddens called for a motion to amend Council Bill #2026-08 to increase the annual recycling center permit fee from \$36.00 to \$120.00. Peterson made a motion to approve, with Vess seconding. A roll call vote was made with Ortiz, Vess, Morris, Peterson and Lucas all voting aye.

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

Resolution #2026-10 Authorizing the City Administrator to Execute a Contract with General Code, LLC for Codification and Online Hosting Services. Jimmy Liles, City Administrator, said City Council approved in the 2026 budget a new codification and code hosting platform, and the platform selected for services and pricing structure was General Code. Liles explained per the service contract, General Code will provide codification, conversion, and online hosting services for the City's Charter, City Code and related legislation. Liles said the agreement establishes a

five-year initial term with automatic one-year renewals unless notice of nonrenewal is provided, and the City's financial obligation is limited to \$10,000 per fiscal year and remains subject to annual budget appropriations by City Council. Liles told Council General Code will provide monthly updates, whereas the current provider provides updates twice per year. These updates will include ordinances, the Home Rule Charter, and other legislative items. Staff recommends approval. Mayor Giddens opened the public hearing for comments. No comments were made; the public hearing was closed. Council held a discussion. Mayor Giddens called for a motion to approve the resolution. Morris made a motion to approve Resolution #2026-10, with Peterson seconding and all Council Members voting aye.

Resolution #2026-11 Consenting to the Mayor's Appointment of David Larsen to the Board of Adjustment. Scott Godbey, Director of Planning and Development, informed Council that David Larsen was appointed to the Board of Adjustment in 2022, and his term expires in March 2026. Godbey stated, Mr. Larsen has requested to stay on the commission for a 5-year term with his term ending in March 2031. Staff recommends approval of this resolution. Mayor Giddens opened the public hearing for comments. No comments were made; the public hearing was closed. Mayor Giddens thanked Larsen for his years of service and dedication to the community. Mayor Giddens called for a motion to approve the resolution. Lucas made a motion to approve Resolution #2026-11, with Vess seconding and all Council Members voting aye.

Resolution #2026-12 Authorizing an Electric Energy Cost Adjustment Pursuant to Section 22-310 of the Nixa City Code. Cossey stated this resolution authorizes the City Administrator to implement a 2026 Energy Cost Adjustment (ECA) as outlined in the City of Nixa adopted Electric Rates Section 22-310(h). Cossey said the current electric rate ordinance has an established formula to adjust the energy portion of the rates for customers based on the preceding year's overall wholesale energy cost, including the cost of energy and the transmission delivering that wholesale power to the distribution system. Cossey told Council depending on the preceding year's wholesale cost, the ECA can be either a credit or an increase. Cossey explain the increased wholesale power costs related to facility upgrades have resulted in a proposed 2026 ECA of \$0.0036 per kilowatt hour. Cossey noted the average single-family home this would increase the monthly bill around \$3.60. Cossey stated the ECA is established each March and sets the rate charged from April 1st through March 31st of the following year, with adjustments reviewed annually based on power costs. Staff recommends approval. Council held a discussion. Mayor Giddens opened the public hearing for comments. No comments were made; the public hearing was closed. Mayor Giddens called for a motion to approve the resolution. Morris made a motion to approve Resolution #2026-12, with Vess seconding and all Council Members voting aye.

Resolution #2026-13 Authorizing the City Administrator to Execute a Contract Amendment with Navigate Building Solutions for Owner's Representative Services. Police Chief Joe Campbell told council their contract has a not-to-exceed amount of \$400,000.00 based on an

assumed project length of 14 months. Campbell explained that a more accurate timeline has been established for completion of the project. Campbell stated due to engineering complexities, the project start was delayed approximately two months, pushing the projected completion from September to December. Campbell said because of the extended timeline, additional charges will be incurred for Navigate Building Solutions to continue providing owner's representative services under the contract. Campbell noted the City has also learned the current storage building will likely need to be demolished to accommodate a well repair. Campbell shared based on the new project timeline, approval is requested for additional months of construction phase services at a rate of \$16,300 per month and an additional lump sum fee of \$19,546.75 for preconstruction and construction services. Campbell indicated staff requests the total compensation not-to-exceed amount in the contract agreement be increased to \$468,446.74, or an additional \$68,446.75. Staff recommend approval. Council held a discussion. Mayor Giddens opened the public hearing for comments. No comments were made; the public hearing was closed. Mayor Giddens called for a motion to approve the resolution. Lucas made a motion to approve Resolution #2026-13, with Peterson seconding and all Council Members voting aye.

Resolution #2026-14 Authorizing the City Administrator to Solicit Proposals for Annual Inspections, Testing, and Repair Services for Twelve (12) Groundwater Wells and One (1) Booster Pump Station. Cossey explained the request is for authorization to solicit bids for an on-call service provider for the City's pump and well system. Cossey stated the Water Department operates twelve wells and one booster pump, and the motors have recently required service more frequently. Cossey said establishing an on-call service would allow the City to work with one company that has an established rate structure for inspections and repairs as needed. Staff recommends approval. Council held a discussion. Mayor Giddens opened the public hearing for comments. No comments were made; the public hearing was closed. Mayor Giddens called for a motion to approve the resolution. Vess made a motion to approve Resolution #2026-14, with Peterson seconding and all Council Members voting aye.

Mayor and Council Member Reports:

Mayor Giddens spoke about the operational side of how Nixa operates and the need to address legal services. The City began the hiring process for an attorney and recognized the time and commitment provided by Nick Woodman, City Attorney. Mayor Giddens thanked Woodman for his service to the City and expressed appreciation for his work and collaboration with other cities. Woodman thanked everyone for the past six years.

Woodman stated pursuant to Section 2-117 of the Nixa City Code he is required, at the last regular meeting he attends of City Council, to provide the Council in writing with a statement of all cases pending and their condition. Woodman stated, he transmitted the statement to Council and noted it must be recorded in the minutes. He added that due to confidentiality this was the

only information he could publicly discuss, but Council could ask further questions under attorney-client privilege.

Liles congratulated Cossey on his promotion. Liles reminded staff and council that NIXPO is the 21st and there are still slots available to work.

Campbell spoke about their recent Police Department's awards banquet and the accomplishments of their department. Officer Tyler Duvall won the Officer of the Year, and several awards of merit and lifesaving awards were given.

Closed Session:

Peterson made a motion to adjourn to closed session pursuant to RSMo 610.021(1), in which the Council will discuss legal actions, causes of action, and confidential and privileged communications with their attorney. Lucas seconded the motion. Lucas, Morris, Vess, Ortiz, and Peterson all voted aye on roll call.

Adjournment:

The meeting will be considered adjourned at the close of the closed session.

Mayor

Executive Assistant