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

NIXA CITY HALL January 13th, 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.

Consent Agenda:

Mayor Giddens called for a motion to approve the consent agenda. Graham made a motion to approve the consent agenda, item a, with Peterson seconding and Graham, Ortiz, Lucas, Vess, Peterson, and Morris voting aye on roll call.

Customer Service Awards:

Jimmy Liles, City Administrator, provided information on the yearly employee service awards. Liles said the employees who receive the awards are nominated by their coworkers or supervisors.

Customer Service Award – Josh Gibson: Liles read Gibson's nomination form and presented him with his award.

Innovation Award – Donovan Maldonado: Liles read Maldonado's nomination form and presented him with his award.

Team Player Award – Christina Dowing: Liles read Downing's nomination form and presented her with her award.

Employee of the Year – Justin Orf: Liles read Orf's nomination form and presented him with his award.

Presentation – Becky Justis

Justis told Council that her house and yard were affected by the sewer repair on Virginia Lane. Justis recognized REN Engineering for their work on the sewer repair and presented them with a plaque. Jeff Hill with REN Engineering provided information on each phase of the sewer repair.

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 #2026-01 Approving the Preliminary Plat of the Subdivision Known as Oakhurst Phase 3 Which is Generally Located Along Timer Ridge Drive and Authorizing Certain City Officials to Take Certain Actions Upon the Filing of a Final Plat.

Council Bill #2026-02 Amending the Official Zoning Map by Changing the Zoning Classification of Approximately 5.63 Acres of Real Property Located Within the Oakhurst Subdivision from the R-1 (Single-Family Residential) District and R-3 (High Density Multi-Family Residential) District to the R-4 (Two-Family Residential) District. Brendan Justin, City Planner, told Council that Council Bills #2026-01 and Council Bill #2026-02 are being first read together because they are closely related. Justin said the Oakhurst Subdivision was approved in 2023, and the first (1st) of the five (5) phases started in 2025. Justin stated that the 5.63 acres in Council Bill #2026-02 is a part of phases three (3) and four (4). Justin told Council that the developer would take four point five (4.5) acres of the R-3 zoning and one point one (1.1) acres of the R-1 zoning to be rezoned to R-4. Justin stated that no lots would be lost in the rezoning because some of the acreage is a part of the common area. Justin said that to the north, east, and south of the property is R-1 zoning, and to the west of the property will stay R-3. Justin stated that this rezoning will allow for transitional zoning and a buffer between existing R-1 homes. Justin told Council that the proposed zoning change is consistent with the comprehensive plan. Justin stated that if approved, the new plat would be included in phase three (3) and would allow for 10 buildable lots with 20 dwelling units. Justin said that lots will be served by municipal utilities. Justin stated that the new plat would also conform to stormwater regulations by avoiding the two (2) sinkholes that were identified in the 2023 sinkhole evaluation. Justin said that a traffic impact study would not be needed due to Timber Ridge Drive being a local road. Justin told Council the Planning and Zoning Commission voted unanimously to approve the plat and rezone and staff also recommends approval. Council asked questions, with Justin responding. Mayor Giddens opened the public hearing for comments.
Stu Stenger, 5051 S. National Ave., made public comments.
With no further comments, the public hearing was closed.

Council Bill #2026-03 Authorizing the City Administrator to Execute a Wireline Pole Attachment Agreement with WON Communications LLC. Travis Cossey, Interim Public Works Director, told Council that this council bill is to authorize a wireline pole attachment agreement with WON Communications, which would allow WON to attach fiber to an existing utility pole. Cossey said that this agreement is substantially similar to the agreements that the City has with Total Highspeed and Ozark Fiber. Cossey stated that the annual pole rate per attachment is $11.14. Cossey stated that the agreement also contains procedures for violations notices, pre and post inspections, make ready requirements, and maximum times for the company to respond to concerns or system issues needing repair. Mayor Giddens opened the public hearing for comments, with no comments made, the public hearing was closed.

Council Bill #2025-04 Declaring the Necessity of Acquiring by Condemnation Certain Permanent and Temporary Easements for the Construction and Maintenance of the West Regional Collection System; and Authorizing the City Attorney and Other City Officials to Take All Necessary Steps to Secure Such Property Rights. Cossey stated that condemnation is the last step before construction on the West Regional Collection System can begin. Cossey said that staff have been working on this collection system since 2022. Cossey stated that a larger lift

station is needed in order to keep up with the growth in the West and Southwest portions of the city. Cossey said that there are four (4) property owners who have been unwilling to work with the city towards the easements. Cossey stated that the council bill would authorize the condemnation of the final four (4) properties. Mayor Giddens opened the public hearing for comments, with no comments made, the public hearing was closed.

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

Resolution #2026-01 Authorizing the City Administrator to Solicit Bids for the Construction of a Trail and Parking Improvements at the Eoff Century Farm Park. Matt Crouse, Parks Director, told Council that this bid is to begin work at the Eoff Park. Crouse said that the parking lot would be located on the northeast portion of the park. Crouse stated that this bid will allow for approximately one (1) mile of trail to be built. Crouse said that there is $250,000.00 in the 2026 budget for these projects. Crouse stated that these projects were part of the 2025 budget, however the funds were tied up in a grant, which the city was not awarded. Council asked questions, with Crouse responding. 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 resolution. Peterson made a motion to approve Resolution #2026-01, with Ortiz seconding and all Council Members voting aye.

Resolution #2026-02 Authorizing the City Administrator to Execute a Contract in an Amount Not to Exceed #461,140.00 with Hutchinson Recreation and Design, Inc. for Covered Parking Structures for Use With the New Police Department Facility. Joe Campbell, Police Chief, told Council that this resolution is requesting approval for the design, manufacturing, and installation of covered parking structures at the new Police Department. Campbell stated that these structures are not a part of the bid with KCI and are considered a build alternative. Campbell said the project is under budget, and the parking structures can be included. Campbell told Council the structures would be 90 feet by 80 feet and be used for the patrol units. Campbell said that staff recommends approval. Council asked questions with Campbell responding. 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 resolution. Graham made a motion to approve Resolution #2026-02, with Lucas seconding and all Council Members voting aye.

Resolution #2026-03 Authorizing the City Administrator to Execute a Facility Relocation and Adjustment Agreement, in an Amount Not to Exceed $12,736.00, with Spire Missouri, Inc., For the Relocation of Certain Gas Lines. Jeff Roussell, Street Superintendent, told Council this is a part of the ongoing Cheyenne Valley Multi-Use Path. Roussell stated that there was a conflict with the gas line, which is within its own easement, and it needs to be moved 90 feet. Roussell said that staff 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 resolution. Morris made a motion to approve Resolution #2026-03 with Peterson seconding and all Council Members voting aye.

Resolution #2026-04 Authorizing the City Administrator to Solicit Bids for the Cheyenne Road Multi-Use Path Project. Roussell told Council that Olsson and Associates, the engineer on the

project, has met all the requirements for the multi-use path. Roussell said that with those requirements met, the city is now eligible for construction funding. Roussell stated that staff 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 resolution. Vess made a motion to approve Resolution #2026-04, with Graham seconding and all Council Members voting aye.

Mayor and Council Member Reports:

Mayor Giddens stated that the Strategic Plan Committee signup form is now open.
Liles stated that city offices will be closed on January 19th for Martin Luther King Jr. Day. Liles said that there will be an internet switch on the 19th, and phone systems will be down. Council asked questions with Cindy Robbins, Assistant City Administrator, responding.
Mayor Giddens thanked city staff for all their work during 2025.

Closed Session:

Peterson made a motion to adjourn the meeting 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, with Lucas seconding and Graham, Ortiz, Peterson, Morris, Vess, and Lucas voting aye on roll call.

Adjournment:

This meeting will be considered adjourned after the close of the closed session.

_____ _____

Mayor Giddens City Clerk

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

NIXA CITY HALL January 27th, 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.

Consent Agenda:

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

Proclamation:

Mayor Giddens read a proclamation proclaiming February 9th – 15th, 2026, as Ronald McDonald House Week.

Presentation:

Mayor Giddens stated that Justin Orf's presentation on the Virgina Sewer Lane sewer repair is being moved to a meeting at a later date.

Navigate Building Solutions – Police Department Building Update. Chad Tennis, Deputy Police Chief, introduced Lori Badalamenti with Navigate. Badalamenti told Council this was the first (1st) construction update on the Police Department building. Badalamenti stated that the project was mobilized in September with the contractor KCI. Badalamenti said that to date, earth moving, foundation, and utilities are completed. Badalamenti discussed the upcoming construction items. Badalamenti told Council that the project was on schedule and should be completed around November 1st. Badalamenti provided information on the finances of the project. Mayor Giddens asked questions, and Badalamenti responded.

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

Jeffery Lee, 104 Tonya Street, made public comments.

Ron Sanders, 976 Glen Oaks Drive, made public comments.

Ordinances (First Reading and Public Hearing; Comments Limited to 5 Minutes; No 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 the Parks Department applied for this grant in 2025 and was not awarded the grant. Crouse said the Parks Department would like to reapply in 2026 for the same grant. Crouse stated that if awarded the grant, the money would be used for trails at the Eoff Park. Crouse said that the grant has a maximum award amount of $250,000.00 and must have a 20% match. Crouse stated that the $100,000 is greater than the 20% match and could help give a few extra points in the grant grading. Couse told Council the Parks impact fees would be used for that match amount. Crouse stated that he has been working with grant writers. Mayor Giddens opened the public hearing for comments, with no comments made, the public hearing was closed. Mayor Giddens discussed Eoff Park.

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

Council Bill #2026-01 Approving the Preliminary Plat of the Subdivision Known as Oakhurst Phase 3 Which is Generally Located Along Timer Ridge Drive and Authorizing Certain City Officials to Take Certain Actions Upon the Filing of a Final Plat. Brendan Justin, City Planner, told Council that Oakhurst Subdivision was approved in 2023, and phase 1 is nearing completion. Justin said that if approved, the 5.63 acres would be taken from phases three (3) and four (4). Justin stated that if approved, the acreage would be added to phase 3 and would include 10 buildable lots with 20 dwelling units. Justin told Council that this plat conforms with code standards, and city utilities are available. Justin stated that the plat also conforms with stormwater requirements by avoiding the two (2) sinkholes that were identified in the 2023 sinkhole evaluation. Justin said that this property is served by Timber Ridge Drive, which is a local road and would not require a traffic impact study. Justin stated that the Planning and Zoning Commission voted unanimously to approve the plat, and staff also recommends approval. Mayor Giddens opened the public hearing for comments.

Ron Sanders, 976 Glen Oaks Drive, made public comments.

With no further comments, the public hearing was closed. Mayor Giddens called for a motion to approve the council bill. Vess made a motion to approve Council Bill #2026-01, with Peterson seconding and Peterson, Morris, Vess, Graham, Ortiz, and Lucas voting aye on roll call vote.

Council Bill #2026-02 Amending the Official Zoning Map by Changing the Zoning Classification of Approximately 5.63 Acres of Real Property Located Within the Oakhurst Subdivision from the R-1 (Single-Family Residential) District and R-3 (High Density Multi-Family Residential) District to the R-4 (Two-Family Residential) District. Justin told Council that this rezoning is for the preliminary plat that was approved in Council Bill #2026-01. Justin said that 4.35 acres of R-3 High Density zoning and 1.1 acres of R-1 Single Family zoning would be combined to create 5.63 acres of R-4 Two-Family Residential zoning. Justin stated to the north, east, and south of the property would be R-1 zoning, and to the west would be R-3 zoning. Justin said that the Planning and Zoning Commission voted unanimously to approve the rezoning, and staff also recommends approval. Mayor Giddens opened the public hearing for comments.

Ron Sanders, 976 Glen Oaks Drive, made public comments.

With no further comments, the public hearing was closed. Mayor Giddens called for a motion to approve the resolution. Morris made a motion to approve Council Bill #2026-02, with Graham seconding and Lucas, Vess, Morris, Peterson, Ortiz, and Graham voting aye on roll call vote.

Council Bill #2026-03 Authorizing the City Administrator to Execute a Wireline Pole Attachment Agreement with WON Communications, LLC. Travis Cossey, Interim Public Works Director, told Council that WON Communications is asking to utilize overhead utility poles for fiber optics. Cossey said that the contract that was used for this agreement is similar to other agreements the City has with Total Highspeed and Ozark Fiber. Cossey provided information on the contact terms. Cossey stated that staff 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 #2026-03, with Peterson seconding and Vess, Lucas, Morris, Ortiz, Peterson, and Graham voting aye on roll call vote.

Council Bill #2026-04 Declaring the Necessity of Acquiring by Condemnation Certain Permanent and Temporary Easements for the Construction and Maintenance of the West Regional Collection system; and Authorizing the City Attorney and Other City Officials to Take All Necessary Steps to Secure Such Property Rights. Cossey stated that this council bill is to get permission to proceed with condemnation for the last four (4) easements needed for the West Regional Collection System. Cossey told Council that the need for the West Regional Collection System was identified in 2022 due to the infrastructure in the south and southwest of the city being at capacity. Cosey stated that the West Regional Collection System is a large project with a large number of easements. Cossey said that the condemnation of the final four (4) properties will allow the project to continue. Cossey told Council a typo was identified in the council bill presented on January 13th, and that typo has been corrected in the council bill presented at this meeting. Cossey provided information on the typo. Mayor Giddens opened the public hearing for comments.

Ron Sanders, 976 Glen Oaks Drive, made public comments.

With no further comments, the public hearing was closed. Mayor Giddens called for a motion to approve the council bill. Peterson made a motion to approve Council Bill #2026-04, with Lucas seconding and Lucas, Morris, Peterson, Graham, Ortiz, and Vess voting aye on roll call vote.

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

Resolution #2026-05 Authorizing the Offering of Special Obligation Bonds For Sale. Jennifer Evans, Finance Director, told Council this resolution is called a Go-to-Market resolution. Evans stated that the projects that would be funded by the bond are the Ashley Drive Water tower, a sludge holding basin at the Wastewater Treatment Plant, and the West Regional Lift Station. Evans said that the approval of this resolution shows that the Council is aware of and approves of the bond. Evans told Council that the estimated cost of the three (3) projects is $19.5 million, and staff would have a better idea of the exact cost in April when the bond ordinance is brought back to Council. Evans said that the sale of the bond is anticipated in May and funding is to be

received in June. 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 Resolution. Lucas made a motion to approve Resolution #2026-05, with Morris seconding and all Council Members voting aye.

Resolution #2026-06 Authorizing the City Administrator to Execute a Funding Agreement with Nixa Land Holdings, LLC. Cindy Robbins, Assistant City Administrator, told Council that Nixa Land Holdings is looking to develop a mixed-use property and is seeking assistance from the city for this project with either a public-private partnership or economic incentive tools. Robbins stated that the city doesn't have a designated funding source to cover the additional costs, and as a result, staff has asked the developer to enter into the funding agreement. Robbins provided information on the funding agreement, which includes the requirement that the developer deposit $20,000.00 with the city. Robbins said that this $20,000.00 will be used to reimburse the city for eligible expenses as outlined in the agreement. Robbins stated that if the deposit balance drops below $10,000.00, the developer will be required to replenish the account within 30 days. Council asked questions with Robbins responding. 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 resolution. Lucas made a motion to approve Resolution #2026-06, with Vess seconding and all Council Members voting aye on roll call vote.

Mayor and Council Member Reports:

Mayor Giddens thanked the Street Department and all volunteers who helped with plowing the roads over the weekend and with the snow. Mayor Giddens also thanked the Police Department for all of their work over the weekend in the cold. Mayor Giddens thanked the Communication Department for their work in keeping the public informed during the snowstorm.

Summer Rascoll, Communications Director, told Council that staff is still accepting applications for the Strategic Plan Committee.

Robbins reminded Council that starting in February, the Planning and Zoning Commission will be meeting in the Police Department Training Room and that Council Meetings will be held at the Nixa Fire Department Training Center on Main Street. Robbins said that due to the temporary meeting space, Council meetings will not be live-streamed.

Adjournment:

With no further business, Mayor Giddens adjourned the meeting at 7:33 p.m.

_____ _____

Mayor Giddens City Clerk