

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

Nixa City Hall

June 9, 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, Aron Peterson, Linda Daugherty and Zern Vess. Council Member Kelly Morris and Shawn Lucas were absent.

The Pledge of Allegiance was given.

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

Nicholas Gerdes thanked the City of Nixa for its continued support of the American Legion. Gerdes provided a certificate of appreciation to Mayor Giddens on behalf of the American Legion.

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

Council Bill #2026-14 Amending the Official Zoning Map by Changing the Zoning Classification of Approximately 0.4 Acres of Real Property Located within the Century Heights Subdivision from the R-4 (Two-Family Residential) District to the R-1 (Single-Family Residential) District. Brendan Justin, City Planner, spoke to Council explaining that lots 29A and 29B were impacted by a 100-foot electric easement and a corner lot configuration that made construction of a two-family structure impractical. A rezone and lot consolidation would allow development of a single-family home more consistent with the surrounding area. The Planning and Zoning Commission recommend approval. Council asked questions, and Justin responded.

Council Bill #2026-15 Amending the 2026 Annual Budget in the Amount of \$6,937.29 to Appropriate Funds for the Sponsorship, Purchase, and Installation of Certain Park Equipment at Rotary Park as a Memorial Donation and to Execute a Memorandum of Understanding for Said Sponsorship. Matt Crouse, Director of Parks, spoke to Council explaining that the donation would fund a memorial swing set in honor of Noah Burrow. The project includes an expression swing and an additional swing, matching existing playground equipment. The Burrow family would provide payment to the City prior to purchase, and installation was estimated in 12 to 16 weeks. This would allow for a MOU from the Burrow family and a contract from the playground company.

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

Council Bill #2026-12 Declaring the Necessity of Acquiring by Condemnation a Certain Perpetual Utility Easement for Providing a Loop Feed to Accommodate Future Growth in West Nixa; and Authorizing the City Attorney and Other City Officials to Take All Necessary Steps to Secure Such Property Rights. Travis Cossey, Director of Public Works, explained that the easement, located north of the new police station under construction, was needed to provide permanent electric service to the station and improve reliability in the surrounding area through a secondary feed. Two of the three trust participants had cooperated. Daugherty made a motion to approve, with Peterson seconding. A roll call vote was made with Ortiz, Peterson, Vess, and Daugherty all voting aye.

Council Bill #2026-13 Amending Chapter 2, Article II, Division 2 of the Nixa City Code by Adding Section 2-85 and Amending Chapter 2, Article IV, Section 20-148 for the Purpose of Allowing the City Administrator to Appoint an Acting City Clerk in Case of Temporary Absence or Disability. Michael Mayes, Interim City Attorney, addressed Council that the amendment would provide a mechanism for required clerk duties to continue during absences. The amendment is modeled after the City Administrators portion of the Charter and will update the code section that handles payment approvals with City Clerk or Finance Director in their absence. Ortiz made a motion to approve, with Vess seconding. A roll call vote was made with Ortiz, Peterson, Vess, and Daugherty all voting aye.

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

Resolution #2026-29 Authorizing the City Administrator to Execute a Contract, in an Amount Not to Exceed \$6,937.29 with Playcore Wisconsin, Inc., DBA Gametime C/O Cunningham Recreation for the Purchase and Installation of Certain Park Equipment at Rotary Park. Crouse told Council the resolution related to the Noah Burrow memorial swing and would authorize both the contract and the memorandum of understanding. There will also be a memorial plaque or decal on the swing set. Council asked questions, and Crouse, Evans, and Mayes provided information. Council and staff 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. Peterson made a motion to approve Resolution #2026-29, with Daugherty seconding and all Council Members voting aye.

Mayor and Council Member Reports:

The Mayor thanked staff and Council for the recent budget workshop and said the discussion-based format was productive. A suggestion was made to consider shorter mid-year workshop sessions in the future.

Council members also thanked the fire department for hosting meetings during displacement and recognized staff and volunteers for their work on the multicultural festival.

Adjournment:

The meeting was adjourned.

Mayor

Acting City Clerk

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

Nixa City Hall

June 23, 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, Zern Vess and Linda Daugherty.

The Pledge of Allegiance was given.

Presentation:

Marshall Decker of Decker & Pace presented the annual audit report. He reported that the City received a clean opinion, meaning the financial statements fairly represent the City's financial position as of December 31, 2025. Decker stated the City has strong General Fund reserves, healthy utility fund cash balances, and overall positive cash management. Mr. Decker stated the City is in a strong financial position and rated its management of finances as 10 out of 10.

Consent Agenda

Council reviewed the consent agenda regarding the approval of minutes and the approval of financial reports. A motion was made by Peterson and seconded by Lucas to approve the consent agenda. The motion carried.

Service Awards

Council and staff recognized employees for years of service and their contributions to the City. These awards went to Travis Cossey, Director of Public Works for 30 years of service. Rebecca Coffey, City Clerk for 10 years of service. Caleb Childers, Fleet Maintenance for 5 years of service.

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

Ron Sanders, addressed Council during the visitor section.

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

Council Bill #2026-14 Amending the Official Zoning Map by Changing the Zoning Classification of Approximately 0.4 Acres of Real Property Located within the Century Heights Subdivision from the R-4 (Two-Family Residential) District to the R-1 (SingleFamily Residential) District. Brendan Justin, City Planner, presented to council explaining Century Heights when applying for building permits there were unique situations that made it difficult to build. The rezone proposal was approved by the Planning and Zoning Commission unanimously.

Consolidation of the lots would eliminate one driveway. Staff recommend approval. Lucas made a motion to approve, with Ortiz seconding. A roll call vote was made with Peterson, Vess, Morris, and Daugherty all voting aye.

Council Bill 2026-15 Amending the 2026 Annual Budget in the Amount of \$6,937.29 to Appropriate Funds for the Sponsorship, Purchase, and Installation of Certain Park Equipment at Rotary Park as a Memorial Donation and to Execute a Memorandum of Understanding for Said Sponsorship. Matt Crouse, Parks Director explained the funds would be for a swingset to memorialize Noah Burrow. The funds had been collected from the family and will be installed in early fall of this year. Daugherty made a motion to approve, with Vess seconding. A roll call vote was made with Peterson, Ortiz, Morris, and Lucas all voting aye.

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

Resolution #2026-30 Authorizing the City Administrator to Solicit Proposals for Banking and Purchasing Card Services. Jennifer Evans, Director of Finance explained that current contracts with Southern Bank and Arvest for PCard expire in August 2026. Council asked questions and Evans responded. Ron Sanders asked questions and Evans responded. Giddens opened the public hearing for comments. Comments were made; the public hearing was closed. Council held a discussion. Mayor Giddens called for a motion to approve the resolution. Peterson made a motion to approve Resolution #2026-30, with Morris seconding and all Council Members voting aye.

Resolution #2026-31 Authorizing the City Administrator to Execute a Contract, in an Amount Not to Exceed \$450,000.00 with Donelson Construction, LLC for Micro Paving Services. Jeff Rousell, Street Superintendent and his department evaluate the streets throughout the city to determine which need updating. Rousell explained the purpose of micro paving and its role in the City's street preservation program. Council asked questions and Rousell responded. Travis Cossey, Director of Public Works provided additional information. Mayor Giddens opened the public hearing for comments. Comments were made by Sanders, Cossey provided additional information; the public hearing was closed. Mayor Giddens called for a motion to approve the resolution. Daugherty made a motion to approve Resolution #2026-31, with Lucas seconding and all Council Members voting aye.

Mayor and Council Member Reports:

Mayor Giddens read an email from Cindy Robbins written in 2017. Special recognition was given to Cindy Robbins for 37.5 years of service and her many contributions to the City. Staff made comments about Robbins and Giddens stated Robbins is Nixa. Robbins spoke highly of many of the employees she has hired.

Jimmy Liles City Administrator reminded council of Robbins retirement celebration. Crouse announced the Movies in the Park event featuring Wild Robot. Daugherty confirmed the upcoming council tour of municipal buildings on July 10 at 9:00 a.m.

Daugherty asked about council liaison assignments for departments. The 1st liaison report will be in August. Giddens stated the following assignments:

Parks- Daugherty

Police- Morris

Public Works- Peterson and Lucas

Planning & Development- Ortiz and Vess

Adjournment:

The meeting was adjourned.

Mayor

Acting City Clerk

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

Nixa City Hall Council Chambers

July 14, 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 Linda Daugherty was absent.

The Pledge of Allegiance was given.

Presentations:

Nixa Land Holdings Development Brad King presented a proposed mixed-use development located south of Highway 14 along Highway 160. King introduced members of the development team and provided an overview of the proposed project. Scott Leighton, representing the project's planning and design team, presented the conceptual master plan for the development. Leighton discussed the vision of creating a walkable community featuring a mix of residential neighborhoods, retail, commercial businesses, parks, trails, and community gathering spaces. The presentation also included information regarding proposed infrastructure improvements, pedestrian connectivity, and future commercial opportunities. Kurt Peterson presented the proposed entertainment district, which would include an indoor/outdoor family adventure park featuring attractions such as zip lines, bike trails, climbing activities, and gathering spaces. Peterson discussed the infrastructure improvements necessary to support the project, stating the estimated off-site public infrastructure improvements begin at approximately \$5,000,000 and could increase depending upon Missouri Department of Transportation requirements. Peterson further stated the estimated on-site public infrastructure costs are approximately \$33,000,000. Peterson also discussed potential public financing tools that may be considered to facilitate the development. Council asked no questions following the presentation.

Forest Heights Virginia Lane Update Justin Orf, Project Facilitator, presented Council with an overview of the Forest Heights sewer repair project. Orf reviewed the timeline of events following the sewer main collapse, the engineering challenges associated with the repair, and the three-phase approach used to restore the infrastructure. Orf stated the project included compaction grouting to stabilize the erosion dome, underpinning nearby home foundations, excavation and replacement of the damaged sewer main, and restoration of the affected properties. The total project cost was \$602,973.53, excluding City staff labor.

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

Kristen Haseltine, President and Chief Executive Officer of Show Me Christian County, addressed Council in support of the proposed mixed-use development, stating the project aligns

with community priorities identified through the City's Comprehensive Plan and Strategic Plan and encouraged Council to continue evaluating opportunities to partner with the development team.

Whitney Guison, President of the Nixa Area Chamber of Commerce, addressed Council in support of the proposed mixed-use development, stating the project would provide additional commercial opportunities and amenities for residents while supporting the City's continued growth.

Mayor Giddens closed the visitor section.

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

Council Bill #2026-16 *Amending the 2026 Annual Budget in the Amount of \$266,723.34 to Appropriate Funds for All Items Expensed in 2026 Related to the Forest Heights Sewer Repair Project.* Justin Orf told Council the total Forest Heights sewer repair project cost was \$602,973.53. Orf explained that the requested budget amendment includes only those project expenses finalized during 2026, including engineering services, repair work, and site restoration. Staff recommend approval. Mayor Giddens opened the public hearing for comments. With no comments made, the public hearing was closed.

Council Bill #2026-17 *Amending Chapter 117, Article II to Add Section 117-27- Establishing the Downtown Overlay District (DTO) to the City's Zoning District.* Scott Godbey, Director of Planning and Development, presented information regarding the proposed Downtown Overlay District. Godbey discussed recent downtown redevelopment efforts and explained the proposed ordinance would establish development standards including building setbacks, parking requirements, signage, and design standards for future development within the district. Council asked questions, with Godbey responding. Mayor Giddens opened the public hearing for comments. Thomas Youth made public comments. With no further comments, the public hearing was closed.

Council Bill #2026-18 *Amending the Official Zoning Map by Placing the Downtown Overlay District in the Area Including and Adjacent to the Intersection of Main Street and Mt. Vernon.* Scott Godbey presented the proposed zoning map amendment establishing the Downtown Overlay District. Godbey stated that the Planning and Zoning Commission and City staff recommend approval. Mayor Giddens opened the public hearing for comments. With no comments made, the public hearing was closed. No discussion followed.

Council Bill #2026-19 *Amending the 2026 Annual Budget in the Amount of \$7,000.00 to Appropriate Funds for the Purchase of a Skid Steer.* Ronnie Keithley, Assistant Water

Superintendent, presented the requested budget amendment to appropriate funds for the purchase of a skid steer. Staff recommend approval. Mayor Giddens opened the public hearing for comments. With no comments made, the public hearing was closed. No discussion followed.

Council Bill #2026-20 *Amending the 2026 Annual Budget in the Amount of \$174,256.03 to Appropriate Funds for the Purchase of a New Dozer.* Jeff Roussell, Street Superintendent, requested a budget amendment to purchase a replacement dozer after the current equipment was decommissioned. Council asked questions, with Roussell responding. Mayor Giddens opened the public hearing for comments. With no comments made, the public hearing was closed. Rebekka Coffey, City Clerk, informed Council that typographical errors were identified within the council bill and would be corrected prior to the next meeting.

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

Resolution #2026-32 *Granting a Permit to Nixa Public Schools to Authorize the Display of Fireworks for the 2026 High School Football Season.* Scott Godbey, presented a request from Nixa Public Schools for approval to conduct fireworks displays following home varsity football games during the 2026 season. Godbey stated the fireworks would be discharged from a designated location on school property by a licensed contractor and all required permits would be obtained. 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. Peterson made a motion to approve Resolution #2026-32, with Morris seconding and all Council Members voting aye.

Resolution #2026-33 *Consenting to the Mayor's Appointment of Clyde Evans to the Planning and Zoning Commission.* Scott Godbey presented the Mayor's appointment of Clyde Evans to the Planning and Zoning Commission. Godbey stated Evans has expressed an interest in serving the community and staff recommend 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. Lucas made a motion to approve Resolution #2026-33, with Vess seconding and all Council Members voting aye.

Mayor and Council Member Reports:

Matt Crouse, Director of Parks and Recreation, reminded Council of the upcoming Strategic Planning Committee meeting. Crouse also announced the upcoming Movie in the Park event and encouraged the community to attend.

Mayor Giddens thanked City staff for their work on the Forest Heights sewer repair project and recognized the cooperation between departments throughout the project

Adjournment:

With no further business, Mayor Giddens adjourned the meeting at 7:39 p.m.

Mayor

Acting City Clerk

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

NIXA CITY HALL

July 28, 2026 6:00 p.m.

The regular meeting of the Nixa City Council was called to order by Mayor Pro Tem Aron Peterson. Attending were Council Members Jay Ortiz, Kelly Morris, Shawn Lucas, and Linda Daugherty. Absent was Mayor Jarad Giddens.

The Pledge of Allegiance was given.

Consent Agenda

Mayor Pro Tem Peterson stated that due to unforeseen circumstances the Consent Agenda would be moved to the August 25, 2026 meeting.

Service Awards:

Peterson recognized Katie Buford for 15 years of service to the City. Matt Crouse stated the 15 years was on a full-time basis, but she had been part-time much longer. Crouse stated that she is a vital part of the Parks Department and is very valuable.

Peterson recognized Josh Enlow for 10 years of service to the City. Jason Stutesman, Water/Wastewater Superintendent, stated that Josh started out as a Utility Worker and has rose through the ranks at the Wastewater Treatment Plant and is now the Lead Lab Technician. Josh is a valuable asset to daily operations.

Peterson recognized Katherine Clark for 5 years of service to the City. Police Chief, Joe Campbell stated that Detective Katherine Clark is a dedicated detective who works hard for the citizens of Nixa, She is passionate about victims and justice for those victims.

Peterson recognized Torey Reid for 5 years of service to the City. Chris Huett stated that Torey joined the City of Nixa in 2021 after 20 years with the City of Lebanon. Torey's knowledge and experience makes him a tremendous asset to our team.

Presentations:

Whitney Guison – Nixa Chamber of Commerce gave a presentation on the relationship between the Chamber, the City, and the businesses in Nixa. Overall, Mrs. Guison feels that the City and the Chamber have made progress in getting information out and making sure businesses have the right contact information for anyone needing to contact the City.

Visitors (Speaker Card Required; Comments limited to 5 minutes):

Ron Sanders, 976 Glen Oaks Dr made public comments

Anderson Norton, 205 N Missouri made public comments.

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

Council Bill #2026-16 Amending the 2026 Annual Budget in the Amount of \$266,723.34 to Appropriate Funds for all Items Expensed in 2026 Related to the Forest Heights Sewer

Repair Project. Justin Orf presented the Bill. Orf stated that In 2025, City Staff wrote an emergency purchase order memo following the collapse of a major sewer line in Forest Heights, due to a discovered erosion dome, to expedite repairs to the line. Most of this repair was funded in 2025, however, there are several outstanding expenditures that were finalized in 2026 for a balance of \$266,723.34.

Peterson asked if this was the final cost for this. Orf stated that yes it was the final cost. Daugherty made a motion to approve Council Bill #2026-16 with a second by Vess. A roll call vote was made with Vess, Ortiz, Daugherty, Peterson, Lucas, Morris all voting aye. Motion passed.

Council Bill #2026-17 Amending Chapter 117, Article II to Add Section 117-27-Establishing the Downtown Overlay District (DTO) to the City's Zoning District. Scott Godbey, Community Development Director. Godbey stated that Staff has revised Section j of the Downtown Overlay (DTO) District. This section covers building setbacks. The amended language attempts to clarify building setbacks for freestanding buildings. The amended language should provide clarification to setback standards within the DTO. Staff recommend approval of this amendment to Council Bill #2026-17. Planning and Zoning Commission voted 4-0 for approval.

Mike Mayes, Interim City Attorney, stated that at this time it needed to be mentioned that it would be the amendment to the bill. Lucas made the motion to bring the amendment to the floor with a second by Morris. Mayor Pro Tem Peterson asked if anyone needed clarification on the amendment. Lucas stated that it was correcting verbiage on the setbacks. All Council voted aye.

Public Hearing for the Amended Council Bill 2026-17 was opened.

Ron Sanders, 976 Glen Oaks Dr made public comment. Godbey addressed the public comment.

Lucas made a motion to approve the amended Bill #2026-17 with a second by Ortiz. A roll call vote was made with Vess, Ortiz, Lucas, Morris, Peterson, Daugherty all voting aye.

Council Bill #2026-18 Amending the Official Zoning Map by Placing the Downtown Overlay District in the Area Including and Adjacent to the Intersection of Main Street and Mt. Vernon Scott Godbey presented the Bill. Godbey stated that The Downtown Overlay (DTO) District will cover properties that were originally developed long before building codes or city regulations. The DTO is meant to help small commercial lots that are commonly found around the Main Street and Highway 14 intersection. The south end of the overlay covers just the right-of-way of South Main Street. The purpose of this is to make it easier for these property owners to extend the overlay if they choose. The overlay primarily covers commercial and industrial zoned property. Some of the commercial property is still used as single-family residential. These land uses can continue until they lose their non-conforming status.

Peterson opened the public hearing. No one approached.

Lucas made a motion to approve Council Bill 2026-18 with a second by Vess.

A roll call vote was made with Lucas, Peterson, Ortiz, Daugherty, Vess, Morris all voting aye.

Council Bill #2026-19 Amending the 2026 Annual Budget in the Amount of \$7,000.00 to Appropriate Funds for the Purchase of a Skid Steer. Presented by Jason Stutesman. Stutesman stated that during the development of the 2026 budget, staff contacted the equipment dealer to obtain pricing for the replacement skid steer. At the time of developing the 2026 budget, the estimated cost after the trade-in was approximately \$30,000, and that amount was included in the 2026 budget. When the equipment was ordered this spring, the final trade-in quote increased to approximately \$37,000 due to manufacturer price increases. This initial purchase is budgeted under the Equipment Program (03-950-5280000) and is not a Capital Improvement Project (CIP).

Peterson opened the public hearing. No one approached. Daugherty made a motion to approve Council Bill 2026-19 with a second by Morris. A roll call vote was made with Peterson, Morris, Lucas, Daugherty, Ortiz, Vess all voting aye. Motion passed.

Council Bill #2026-20 Amending the 2026 Annual Budget in the Amount of \$174,256.03 to Appropriate Funds for the Purchase of a New Dozer. Presented by Travis Cossey. Cossey stated that for the past several years, a 2002 John Deere dozer has been identified as a future Capital Improvement Program (CIP) replacement for the Street Department. This dozer was purchased new over 20 years ago and has been utilized by multiple departments for a variety of tasks. It has since been determined by John Deere mechanics that the dozer is no longer safe for daily operation and that the cost of necessary repairs would meet or exceed the machine's current value. As a result, the dozer has been removed from service. In anticipation of its replacement, an updated quote was obtained in 2026 for a comparable machine. The quoted cost for the replacement dozer is \$174,256.03. In 2025, a budgetary allocation of \$1,000,000.00 was approved for the final phase of the Cherry Street Stormwater Project based on engineering construction estimates. These funds were intended to cover the acquisition of the remaining easements as well as construction costs. Upon completion of the bidding process, the submitted bids were significantly lower than anticipated, and K&B Construction was awarded the contract for \$521,070.00. As a result, \$478,930.00 remains available in this project line item. It is staff's recommendation that the Council approve this resolution authorizing the transfer of \$174,256.03 from the remaining \$478,930.00 budgeted in the Cherry Street Stormwater Project CIP to fund the purchase of a replacement John Deere dozer.

Lucas said he saw that there was an amendment. Peterson said that yes there would need be a motion for the amendment. Morris made a motion for the amendment with a second by Ortiz. All council members voted aye.

Peterson opened the Public Hearing for the amended Council Bill #2026-20. Ron Sanders made a public comment.

Daugherty made a motion to approve the amended Council Bill #2026-20 with a second by Vess. A roll call vote was made with Ortiz, Daugherty, Vess, Peterson, Morris, Lucas all voting aye. .

Jimmy Liles introduced the new City Administrator Wes Young

Lucas made a motion to go into closed session pursuant to section 610.021 (1) in which the Council will discuss legal actions, causes of action and confidential and privileged communications with their attorney and pursuant to Section 610.021(2) for leasing, purchase or sale of real estate where public knowledge of the transaction might adversely affect the legal consideration thereof. The closed session, records related thereto, and any votes taken by the council shall be closed pursuant to section 610.021 (1) and (2). With a second by Daugherty. All Council voted aye.

This meeting will be considered adjourned at the close of the closed session

Mayor

Administrative Assistant