

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

NIXA CITY HALL

January 14th, 2025 6:00 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.

Presentation – Katie Aholt – Navigate:

Aholt provided information on Navigate Building Solutions, an owner-representative and construction management company. Aholt provided a recap of the Police Department building project. Aholt told Council that in September 2024 the City purchased property for the Police Department building. Aholt said the City did site due diligence and conceptual planning for the new building site. Aholt discussed the schematic design of the building. Aholt told Council that the building would be a single-story 21,280 square-foot facility. Aholt provided an overview of the floor plan and showed conceptual interior and exterior renderings. Aholt stated that the total budget for the project is \$15 million which includes all costs related to the project. Aholt said that the schematic design for the building was delivered in November 2024 and Navigate delivered a detailed cost estimate in December 2024. Aholt told Council that the construction estimate is \$12,179,627 and the total program budget is \$15,168,544. Aholt provided an overview of the project schedule. Aholt said that the schematic design was delivered in November 2024, the design development would be available in February 2025, construction documents would be available in August 2025, and construction would be from August 2025 through late 2026. Aholt stated that the next steps for the project would be creating design documents and procurement and contracting for the project. Council asked questions with Joe Campbell, Police Chief, and Aholt responding.

Visitors:

Justyn Pippins, Springfield, MO, told Council that Nixa is doing a great job and should keep its foot on the gas.

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

Council Bill #2025-01 Annexing Approximately 22 Acres of Real Property Generally Located at the Northwest Corner of the Intersection of Monet Road and East Highway CC; Zoning said Property to the Single Family Residential (R-1) Zoning District and the Light Manufacturing (M-1) Zoning District; and Amending Chapter 2, Article II, Division 1, Section 2-26 of the Nixa City Code. Scott Godbey, Planning and Development Director, stated this council bill is for the 22 acres known as Taylor Farms annexation. Godbey said there is an existing R-1 property on the west portion of the property. Godbey stated that to the north and west of the property is R-1 zoned property outside of the city limits, to the east is the Eagle Ridge subdivision located inside

the city limits, and to the south is a mix of C-1 and C-2 commercial zoned property located in the county. Godbey said that the comprehensive plan's future land use map doesn't currently have a recommended use for this property, however, the recommended zoning to the west of the property is industrial. Godbey told Council that staff is recommending industrial for the zoning. Godbey said that both Highway CC and Main Street are collector streets and will require an impact study to be completed. Godbey stated that a sinkhole evaluation would also be required. Godbey said that a substation is located northeast of the property, an easement to the north and west for the city's overhead electric, and electricity is available to the east. Godbey stated that sewer is available through the Eagle Ridge subdivision located to the north and there is a possible sewer connection to the south. Godbey said that water is available through city property located to the east of Monet and RDE is located to the southwest of the property. Godbey told Council that staff is recommending that the RDE water system be used. Godbey said that during the Planning and Zoning Commission meeting the Commission voted unanimously to approve and staff also recommended approval. Godbey stated that the property would be added to District 1 if approved. Council asked questions with Godbey responding. Mayor Giddens opened the public hearing for comments.

Mark Thompson, 399 E. Highway CC, asked why the property owner wanted to rezone and who would pay for the sewer. Godbey responded to Thompson's comments.

Mark Young, 2136 W. Chesterfield Ste. D202 Springfield, MO, stated he was the engineer on the project. Young discussed sewer and water connections for the property and provided information on what the property owner would like to do to connect to both. Council asked questions with Young responding.

With no further comments, the public hearing was closed.

Council Bill #2025-02 Amending the 2025 Annual Budget and Authorizing the City Administrator to Execute an Agreement with the State of Missouri, Division of Tourism, for the Purpose of Accepting Grant Funding for Welcome Signs. Cindy Robbins, Assistant City Administrator, told Council that Show Me Christian County provided the city with a grant opportunity for welcome/wayfinding signs. Robbins said the grant is a \$30,000 matching grant and the application deadline was December 31st. Robbins stated that Nixa was awarded the grant. Robbins told Council that in the 2045 comprehensive plan welcome/wayfinding signs were identified as a need and this grant gives the city the opportunity for those signs. Robbins stated that staff is looking at the Highway 14 corridor for the signage and there might be an opportunity for two (2) signs depending on the costs. Robbins provided information on the contract and stated that the grant stipulates that the project must be done by June 30, 2025. Robbins said that staff recommended approval. Council asked questions with Robbins responding. Jimmy Liles, City Administrator, provided additional information. 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 #2024-39 Amending Chapter 117, Article VII, Section 117-277 of the Nixa City Code for the Purpose of Modifying Provisions related to Building Height and Building Setbacks. Godbey said that before July 2021 the setbacks for buildings was 35 feet. Godbey stated that an amendment to the city code in July 2021 removed the commercial setbacks and kept residential setbacks at 35 feet. Godbey discussed bulk plane setbacks and provided examples of how bulk planes would work for commercial and residential properties. Godbey said staff discussed bulk planes and setback requirements with the Planning and Zoning Commission and the Nixa Fire District. Godbey told Council that the Planning and Zoning Commission voted unanimously to approve and 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. Lucas made a motion to approve Council Bill #2024-39 with Peterson seconding and Vess, Morris, Peterson, Lucas, and Graham voting aye on roll call vote.

Council Bill #2024-40 Authorizing the City Administrator to Execute a Wireline Pole Attachment Agreement with Total High Speed, LLC. Travis Cossey, Assistant Public Works Director, stated that Total High Speed would like to utilize the existing pole system for their fiber. Cossey said that this agreement would be similar to the Ozark Fiber Agreement that was approved last year. Cossey provided information on the requirements for permitting and the annual rate, which is \$11.14 per attachment. Cossey said that staff recommended 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. Morris made a motion to approve Council Bill #2024-40 with Vess seconding and Vess, Graham, Peterson, Morris, and Lucas voting aye on roll call vote.

Council Bill #2024-41 Authorizing the Issuance of Not to Exceed \$15,300,000 Principal Amount of Special Obligation Bonds, Series 2025, of the City of Nixa, Missouri, and Authorizing Certain Other Documents and Actions by the City. Jennifer Evans, Finance Director, stated that this council bill would authorize the special obligation bonds for the new Police Department. Evans said the presale summary was provided in the council packet. Evans told Council that the competitive bids would become available on Tuesday, January 21st, 2025. Evans said the City has been rated AA3 for appropriated bonds through Moody's. Evans stated that the results of the bond sale will be provided to Council at the January 28th Council meeting. 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 #2024-41 with Lucas seconding and Graham, Lucas, Peterson, Morris, and Vess voting aye on roll call vote.

Mayor and Council Member Reports:

Doug Colvin, Assistant City Administrator and Public Works Director, commended the Street Department for all their work on the cleaning up of the recent snow. Mayor Giddens commented on the Street Department's snow removal efforts.

Lucas told Council that the Issac Garrison Chapter of the Daughters of the American Revolution contacted him about a potential remembrance bench at McCauley Park. Lucas said Matt Crouse, Parks Director, would be working with the group to find a location for the bench.

Mayor Giddens stated he spoke at a Cub Scout 200 meeting and thanked them for the invitation. Liles said city offices would be closed on January 20th for Martin Luther King Jr. Day.

Adjournment to Closed Session:

Peterson made a motion to adjourn to closed session pursuant to section 610.021 (2) RSMo, in which the Council will discuss the leasing, purchase, or sale of real estate by a public governmental body where the public knowledge of the transaction might adversely affect the legal consideration, with Lucas seconding and Morris, Vess, Graham, Peterson, and Lucas voting aye on roll call.

The meeting will be considered adjourned after the closed session.

Mayor

City Clerk

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

NIXA CITY HALL

January 28th, 2025 6:00 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, 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 as presented, items a through b, with Graham seconding and Ogden, Vess, Morris, Peterson, Lucas, and Graham voting aye on roll call vote.

Presentation:

Tom Kaleko, Baker Tilly, provided information on Baker Tilley Municipal Advisors. Kaleko stated that the sale of the bonds for the police department has been completed. Kaleko told Council that the total bond sales were \$14,630,000 which is decreased from \$15 million due to the city's premium bid status. Kaleko said there were six (6) bids representing 37 banks. Kaleko stated the winning bidder was Robert Baird with a three-point six seven percent (3.67%) rate. Kaleko told Council that the bids were all competitive. Kaleko said the city has a Moody rating of AA3 and discussed Moody ratings. Kaleko provided information on bond ordinance parameters. Kaleko recognized the work of staff and the bond counsel.

Visitors:

Ron Sanders, 976 Glenn Oaks Dr., told Council he has been watching the council meetings on YouTube. Sanders stated he hopes the citizens see the direction the city is going. Sanders thanked Council.

Paul Devereaux, 318 S. Main Street, discussed the Main Street and South Street speeding issues. Devereaux asked for solar-powered stoplights for intersections. Police Chief, Joe Campbell, responded to Devereaux's comments.

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

Council Bill #2025-03 Authorizing the City Administrator to Execute an "Amended and Restated Missouri Securities Investment Program Intergovernmental Agreement" for the Purpose of Participating in the "Missouri Securities Investment Program". Jennifer Evans, Finance Director, said the city recently revamped its investment policy with a three-tiered approach. Evans stated that this investment program would address the mid-rate investments in the new policy. Evans provided information on MOSIP investment pool. Evans said MOSIP allows for a

higher investment rate. Mayor Giddens opened the public hearing for comments, with no comments made, the public hearing was closed.

Council Bill #2025-04 Amending Chapter 22, Article II, Division 6, Section 2-243 of the Nixa City Code for the Purpose of Amending the City's Wastewater Rates Through 2030. Travis Cossey, Assistant Public Works Director, stated that every five (5) years the city renews the wastewater rates. Cossey said that coupled with this renewal is an amendment to the wastewater master plan. Cossey provided information on the wastewater master plan. Cossey said the city's wastewater system is healthy and has adequate capacity. Cossey told Council that four (4) items were looked at to determine the new wastewater rates. Cossey discussed the four items and their anticipated increases: operations/maintenance, capital expenses identified in the master plan, the reserve policy, and the anticipated growth rate. Cossey said the initial increase in 2025 would be \$1.50 for the base wastewater rate and a \$1.00/1,000 gallons usage rate. Cossey stated the base and usage rate would increase by \$1.00 in 2026 and \$0.50 in 2028-2030. Cossey discussed the reason behind the increases and upgrades that have been and will be made to the system. Cossey provided information on the graphs that were provided to Council. Cossey discussed the proposed rate structure updates on the wastewater reserves. Cossey said the rates are not excessive and keep the current fund balances. Mayor Giddens opened the public hearing for comments.

Ron Sanders, 976 Glen Oaks Dr., discussed the time frame to review wastewater rates. Sanders asked how the wastewater rate study was conducted. Cossey responded to Sanders' comments,

With no further comments, the public hearing was closed.

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

Council Bill #2025-01 Annexing Approximately 22 Acres of Real Property Generally Located at the Northwest Corner of the Intersection of Monet Road and East Highway CC; Zoning said Property to the Single Family Residential (R-1) Zoning District and the Light Manufacturing (M-1) Zoning District; and Amending Chapter 2, Article II, Division 1, Section 2-26 of the Nixa City Code. Scott Godbey, Planning and Development Director, stated the property requesting annexation is 22 acres Godbey said that the property owners are requesting to keep the R-1 home leaving 19 acres for the requested M-1 zoning. Godbey stated that to the north and west of the property is R-1 zoned property in the county, to the east is the Eagle Ridge subdivision and to the south is the commercially zoned property in the county. Godbey said that a traffic impact study would have to be completed. Godbey told Council that the future land use map does not have a designation for this property and staff is recommending M-1 zoning. Godbey said that there is one (1) known sinkhole on the property and a sinkhole evaluation will be required. Godbey said that there are sewer and water hookups on the east side of the property. Godbey stated that the property in question sits between two (2) of the city's water systems and city electric is also on site. Godbey said that the R-1 home is served by another electric company and would stay that way if annexed. Godbey stated that the Planning and Zoning Commission voted unanimously to approve and staff also recommended approval. Godbey told Council this property would be added to District 1 if annexed. Mayor Giddens opened the public hearing for comments.

Mark Young, 2136 W. Chesterfield Ste. D202 Springfield, MO, stated he was the engineer for the project and was available to answer any questions about the property.

With no further comments, the public hearing was closed. Mayor Giddens called for a motion to approve the council bill. Lucas made a motion to approve Council Bill #2025-01 with Vess seconding and Peterson, Vess, Ogden, Morris, Lucas, and Graham voting aye on roll call vote.

Council Bill #2025-02 Amending the 2025 Annual Budget and Authorizing the City Administrator to Execute an Agreement with the State of Missouri, Division of Tourism, for the Purpose of Accepting Grant Funding for Welcome Signs. Cindy Robbins, Assistant City Administrator, stated this council bill would amend the 2025 budget for matching funds for a grant. Robbins stated that in December 2024 Show Me Christian County provided a grant opportunity for the city for welcome/wayfinding signs. Robbins said that this grant is a \$30,000 matching grant. Robbins told Council that Show Me Christian County submitted the grant on the city's behalf and that the city had been awarded the grant. Robbins told Council that depending on the cost of the signs, the city may be able to afford two (2) signs. Robbins said that the deadline to have the signs completed is June 30th, 2025. Robbins stated that staff recommended approval. Mayor Giddens opened the public hearing for comments.

Ron Sanders, 976 Glen Oaks Dr., discussed potential locations for the welcome signs.

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 #2025-02 with Ogden seconding and Ogden, Graham, Peterson, Vess, Morris, and Lucas voting aye on roll call vote.

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

Resolution #2025-01 Authorizing the City Administrator to Solicit Proposals for the Installation of Advanced Metering Infrastructure for City Water and Electric Meters. Doug Colvin, Assistant City Administrator and Public Works Director, stated this resolution would approve an RFP for AMI meters for water and electric. Colvin said that AMI metering is an approved item in the 2025 CIP projects and 2025 budget. Colvin told Council that if approved this project would run into 2026 due to over 22,000 meters being changed. Colvin said that the bid winner will install and provide the meters for the project. Colvin told Council that a small group of 100 meters would be tested to work out any issues before doing the full deployment. Colvin said that Toth and Associates will be used to help review and select the winner of the bid. Colvin stated that the provider will do the residential meters, and the internal staff will handle the larger meters. Colvin told Council that it would take 12-18 months for the installation and currently, there are no supply issues. Colvin said that staff recommended approval. Council asked questions with Colvin responding. Jimmy Liles, City Administrator, provided additional information. Council and staff held a discussion. 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 #2025-01 with Peterson seconding and all Council Members voting aye on roll call vote.

Resolution #2025-02 Authorizing the City Administrator to Solicit Bids for the Construction of a 1,000,000 – Gallon Composite Water Tower. Jason Stutesmun, Water Superintendent, stated this water tower is a 2025 Capital Improvement project for the RDE water system. Stutesmun said the water tower would eliminate the ground storage tank and standpipe. Stutesmun told Council the water should help to improve water pressure. Council asked questions with Stutesmun 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. Ogden made a motion to approve Resolution #2025-02 with Vess seconding and all Council Members voting aye on roll call vote.

Resolution #2025-03 Authorizing the City Administrator to Purchase a New Backhoe for Use with the RDE Water System. Stutesmun told Council this backhoe is needed to help fix waterlines. Stutesmun said that the city replaces backhoes every two (2) years and trades in the older model. 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 #2025-03 with Morris seconding and all Council Members voting aye.

Resolution #2025-04 Authorizing the City Administrator to Purchase a New Forestry Bucket Truck for Use by the City's Electric Department. Colvin stated the forestry bucket will be purchased through Sourcewell Cooperative. Colvin stated this will be a box truck for holding chips and it will also have a lift. Colvin told Council this truck would replace a smaller box and bucket truck. 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 #2025-04 with Vess seconding and all Council Members voting aye.

Resolution #2025-05 Authorizing the City Administrator to Execute a Contract in an Amount not to Exceed \$103,655.00 with Norton Power Systems, LLC, for the Purchase and Installation of Electric Generators at the Tuscan Hills Wastewater Treatment Plant, the Tuscan Hills Lift Station, and the Bentwater Lift Station. Stutesmun stated the generator at the Bentwater Lift Station was installed in 1993 and Tuscan Hills has never had a generator. Stutesmun stated that the generators are needed to keep the water from running on the ground and to keep in compliance with DNR. 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. Ogden made a motion to approve Resolution #2025-05 with Peterson seconding and all Council Members voting aye.

Resolution #2025-06 Authorizing the City Administrator to Solicit Proposals for the Design, Construction, and Installation of a City Welcome Sign. Robbins stated this resolution is for a bid for the design, construction, and installation of a welcome sign that the city has received a grant. Robbins discussed the scope of work for the project. Robbins said there is a possibility for two (2) signs. Robbins told Council there is a tight deadline to get the signs completed. Robbins said that staff recommended approval. 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. Graham made a motion to approve Resolution #2025-06 with Morris seconding and all Council Members voting aye.

Resolution #2025-07 Authorizing the City Administrator to Apply for and Accept Grant Funding in the Amount of \$250,000.00 for the Purpose of Funding Trail Improvements to the Eoff Century Farm Park. Matt Crouse, Parks Director, told Council this grant is available through the Missouri Department of Conservation and would be used to construct trails at the Eoff Century Farm Park's north parcel. Crouse said the grant is open through March 3rd. Crouse told Council that the city would be using \$150,000.00 CIP funds to match the grant. Crouse provided information on what the grant money would be used for at the park. Crouse said that the grant would be awarded in October and work can't begin until the go-ahead has been given, which means work won't begin until early 2026. Crouse stated that staff will be working with Show Me Christian County and professional grant writers. Crouse discussed the map of proposed trails and parking lots. Council asked questions with Crouse responding. Mayor Giddens opened the public hearing for comments.

Ron Sanders, 976 Glen Oaks Dr., discussed a bigfoot statue.

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 #2025-07 with Vess seconding and all Council Members voting aye.

Resolution #2025-08 Authorizing the City Administrator to Purchase a New Sewer Camera for the Wastewater Department. Stutesmun stated this resolution is for a new sewer camera. Stutesmun stated that the current camera is used every day and is mounted in the bed of a pickup truck. Stutesmun said that the new camera will be more portable and versatile. 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. Ogden made a motion to approve Resolution #2025-08 with Morris seconding and all Council Members voting aye.

Resolution #2025-09 Authorizing the City Administrator to Purchase a New Traffic Marking Line Painter for Use by the Street Department. Jeff Roussell, Street Superintendent, stated that the line painter would be purchased through a state bid and the current painter is 10-12 years old. 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 #2025-09 with Lucas seconding and all Council Members voting aye.

Resolution #2025-10 Authorizing the City Administrator to Solicit Bids for the Relocation of Public Water and Public Sewer Infrastructure Located at Highway CC and Main Street. Cossey stated that this resolution would allow for the utility relocation with MoDOT to provide a roundabout at Highway CC. Cossey said that the infrastructure needs to be moved due to the increase in the intersection size. Cossey told Council that the costs would be a 60/40 split with MoDOT. Cossey said the city's portion of the project will be \$166,000. Cossey stated that the engineer on the project provided the estimated costs and that the actual costs would be provided

at the time of the bid. 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 #2025-10 with Lucas seconding and all Council Members voting aye.

Mayor and Council Member Reports:

Liles reminded Council that the Nixies Gala will be on February 15th.

Vess stated that the Father-Daughter Dance will be on February 17th at the XCenter from 6 p.m. to 8:30 p.m. Crouse provided additional information.

Crouse discussed the youth sports deadline for spring sports.

Ogden told Council that he would be stepping down from Council due to family commitments. Ogden said that his last meeting as a Council Member will be the February 25th meeting. Liles provided additional information.

Adjournment to Closed Session:

Peterson made a motion to adjourn to closed session pursuant to section 610.021 (1), (3), and (13) RSMo in which the Council will discuss legal actions, causes of action and confidential and privileged communications with their attorney and discuss the hiring, firing, disciplining, or promoting or particular employees and personal information about the employees is to be discussed; and individually identifiable personnel records, performance rating or records pertaining to the employee are to be discussed with Lucas seconding and Lucas, Ogden, Morris, Peterson, Graham, and Vess voting aye on roll call vote.

This meeting will be considered adjourned after the closed session.

Mayor

City Clerk