

MINUTES
NEOSHO CITY COUNCIL
December 2, 2025 - 7:00 PM
Neosho Council Chambers
203 E. Main St., Neosho, MO

OPENING PRAYER & PLEDGE OF ALLEGIANCE

Pastor Tye Zola opened with prayer and Mayor Davidson led the pledge of allegiance.

CALL TO ORDER

Mayor Davidson called the meeting to order at 7 p.m.

ROLL CALL

COUNCIL PRESENT:

Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

COUNCIL ABSENT:

None were absent.

CITY OFFICERS PRESENT:

David Kennedy, City Manager; Derek Snyder, City Attorney; and Cheyenne Wright, City Clerk, minutes taken by clerk.

APPROVAL OF AGENDA

Councilman Collinsworth made a motion to approve the agenda; Councilman Workman seconded.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

CONSENT AGENDA

Councilman Cobb made a motion to approve the consent agenda to include:

November 13, 2025 Work Session Minutes

November 18, 2025 Council Minutes

Bill No. 2025-88; Councilwoman Humphrey seconded.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

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VISITOR'S BUSINESS

Kelly Beets - Awarding the MIRMA Grants

Kelly Beets, with MIRMA, presented the city their grant awards in the amount of \$9,572.25.

CORRESPONDENCE

Thank You to City Council and Staff regarding the Senior Center

City Clerk Wright read the thank yous from the Senior Center in its entirety.

BIDS

Auditorium Tuck Pointing and Window Sealing

City Manager Kennedy addressed the city council stating that the purpose of this item is to seek approval for the bid from MTS Contracting Inc. for the Auditorium Tuck Pointing and Window Sealing bid. Staff went out for bid for the auditorium tuck pointing and window sealing. Staff sent out multiple bids and placed the bids on our city website. There were two bids received back for this project:

MTS Contracting, Inc. \$96,270.00

Midland Restoration Company, Inc. \$168,800.00

This project was budgeted at \$59,000.00. This project would need a budget amendment of \$37,270.00. MTS Contracting, Inc. was the lowest bid at \$96,270.00.

Councilman Collinsworth made a motion to approve the bid from MTS Contracting Inc in the amount of \$96,270.00; Councilwoman Robinson seconded.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

Lampo Building Tuck Pointing and Window Sealing

City Manager Kennedy addressed the city council stating that the purpose of this item is to seek approval for the bid from MTS Contracting, LLC. for the Lampo Building tuck pointing and window sealing project. The bid packet was placed on our city website, multiple bids were sent out to vendors, and two bids were received.

MTS Contracting, Inc. \$28,400.00

Mid-Continental Restoration Company, Inc. \$48,703.00

This project was budgeted for \$25,000.00 and would need a budget amendment.

Councilwoman Robinson made a motion to approve the bid from MTS Contracting Inc in the amount of \$28,400.00; Councilwoman Humphrey seconded.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas,

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Tom Workman
No: None
Abstain: None
Passed.

NEW BUSINESS

Resolution Bill No. 2025-42: Agreement with Viridity LLC for the Golf Course Irrigation Project

A RESOLUTION of the City of Neosho, Missouri, approving an agreement with Viridity, LLC, a Missouri limited liability company, for the purpose of providing construction services for the installation of the Golf Course Irrigation Project at the Spring Valley Golf Club for the not to exceed price of Seventy-Four Thousand Three Hundred Forty-Seven & 55/100 Dollars (\$74,347.55) and authorizing the Mayor to execute the same by and on behalf of the City of Neosho.

City Attorney Snyder read Resolution Bill No. 2025-42 in title only.

Councilman Cobb made a motion to approve and discuss Resolution Bill No. 2025-42; Councilwoman Robinson seconded.

City Manager Kennedy addressed the city council stating that the purpose of this item is to seek approval for the contract with Viridity LLC for the golf course irrigation project in the amount of \$74,347.55. Staff went out to bid for the golf course irrigation project that was in the budget and Viridity LLC was the lower bidder at \$74,347.55. Our contracted management team at Maxim Golf has worked with this company before and highly recommend.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman
No: None
Abstain: None
Passed.

Resolution Bill No. 2025-43: Senior Center Exterior Painting

A RESOLUTION of the City of Neosho, Missouri, approving an agreement with Marion Company, LLC, a Missouri limited liability company, for the purpose of providing construction services for the Senior Center Exterior Painting Plus Project for the not to exceed price of Thirty-Three Thousand Seven Hundred Ninety-Five & 00/100 Dollars (\$33,795.00) and authorizing the Mayor to execute the same by and on behalf of the City of Neosho.

City Attorney Snyder read Resolution Bill No. 2025-43 in title only.

Councilwoman Humphrey made a motion to approve and discuss Resolution Bill No. 2025-43; Councilman Workman seconded.

City Manager Kennedy addressed the city council stating that the purpose of this item is to seek approval for the contract with Marion Company LLC in the amount of \$33,795.00 for the Senior Center Exterior Painting, Etc and if required, the cost per removal and replacement of damaged or rotting siding is \$6.75 per square foot

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(p/SF). Council approved the bid from Marion Company LLC during the November 18, 2025 Council Meeting for the Senior Center Exterior Painting Etc in the amount of \$33,795.00 (Removal and replacement of damaged or rotten siding \$6.75 p/SF.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

Resolution Bill No. 2025-44: Contract with Henson Electric for the Fire Station 2 Generator

A RESOLUTION of the City of Neosho, Missouri, approving an agreement with Toby Henson, d/b/a Henson Electric, for the purpose of providing electric contract services for the installation of a generator at the Neosho Fire Station 2., for the not to exceed price of Thirty-Eight Thousand One Hundred Nineteen and 70/100 Dollars (\$38,119.70), and authorizing the Mayor to execute the same by and on behalf of the City of Neosho.

City Attorney Snyder read Resolution Bill No. 2025-44 in title only.

Councilwoman Thomas made a motion to approve and discuss Resolution Bill No. 2025-44; Councilman Cobb seconded.

Fire Chief Houk addressed the city council stating that the purpose of this item is to seek approval for the contract with Henson Electric for the installation of a new generator for Fire Station 2.

During the November 18th meeting, I brought bids for the installation of a new generator for Fire Station 2. The bid was awarded to Henson Electric. This is the contract for the work specified in the bid to be completed by Henson Electric. The City Attorney has seen and approved the contract.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

KPM Audit Service Engagement Letter FY 2025

Finance Director Forest addressed the city council stating that the purpose of this item is to seek approval for the City's annual auditing services contract with KPM. On July 18, 2023, the City Council awarded the bid for the City's annual auditing services to KPM. The contract is to be renewed and approved on an annual basis. This engagement letter is for the third year of the five-year bid. The letter will be for independent auditing services for the City's fiscal year ending September 30, 2025.

Mayor Davidson made a motion to approve the letter with KPM; Councilman Cobb seconded.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

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Abstain: None
Passed.

Allied Services, LLC

City Manager Kennedy addressed the city council stating that with the city signing the contract for the sale of the water/sewer utility, we also need to look at the city's trash services contract with Allied Services, LLC. We are asking council whether or not the council would like staff to continue forward with the contract through the city or go out for bid for these services. If the utility of the city sells, then the billing will not go through the city but through Allied Services for trash services.

Discussion followed between staff and council.

By a consensus of council to continue forward with extending the agreement for five years, as it is written in the current contract that allows for this extension. Allied Services will provide an addendum to the current contract to come before the council for approval of the extension.

Municipal Auditorium and Lampo Building Rental Updates

Public Information Officer Johnson addressed the city council stating that staff plan to add in non-profits with the government and 501C3 allowances for the Lampo and Auditorium building rental discounts in rates.

Funding Source for Public Safety Center

City Manager Kennedy addressed the city council regarding the funding for the public safety center that was discussed during the work session on November 13th. Staff would like to outline a funding strategy for the Public Safety Center (PSC) that utilizes proceeds from the sale of the City's water utility, and to request Council direction and authorizations necessary to implement the plan.

Why Neosho Needs to Move Forward:

1. Modernizing Critical Infrastructure

Current Facilities Are Outdated: The police and fire departments operate out of buildings constructed in 1907 and 1933, neither of which were designed for modern public safety operations. These limitations hinder efficiency, safety, and the ability to serve the community effectively. **Purpose-Built Facility:** The PSC will provide a state-of-the-art environment tailored to the needs of both departments, supporting advanced technology, communications, and operational requirements. Providing safe, efficient, and future-ready facilities for police and fire personnel.

2. Immediate and Long-Term Community Benefits

- **Enhanced Staffing:** Funding the PSC from the utility sale allows Neosho to immediately increase personnel in both departments, improving response times and service quality.
- **Debt-Free Future:** The plan positions Neosho to be completely debt-free by 2027, freeing up resources for future investments and ensuring fiscal responsibility.
- **Economic Development:** With Capitol Improvement funds, the city can launch new programs for economic growth.

3. Strategic Funding and Financial Stewardship

- **Primary Funding Source:** The PSC will be funded primarily by the net proceeds from the water utility sale, allocated to a dedicated, restricted capital project fund for design, construction, and contingencies.
- **Interim Financing:** To maintain project momentum before proceeds are received, the city will pursue short-term bridge financing, ensuring the schedule stays on track without incurring unnecessary long-term obligations.
- **Legal and Audit Oversight:** All financial instruments and transactions will be reviewed by legal counsel and

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external auditors to ensure compliance with Missouri law, the City Charter, and best practices in municipal finance. Further strengthening public trust through transparent financial management.

4. Transparent Process and Accountability

- Council Oversight: The plan requests Council direction and authorizations for key actions, including establishing the PSC fund, approving interim financing, and preparing necessary budget amendments.

5. Timely Project Delivery

- Schedule: Formal bids for construction are planned for July 2026, with work beginning in September, keeping the project aligned with community needs and expectations.

In conclusion, investing in a modern PSC facility is more than a construction project, it is a transformative opportunity for Neosho—with a commitment to public safety, fiscal health, and community progress. By careful planning, responsible funding, and a clear vision, the city can deliver enhanced public safety services, achieve financial independence, and lay the groundwork for sustained community growth. Council support is essential to realize these benefits and secure a brighter future for all residents.

Discussion followed with staff and council.

By a consensus of council to move forward with the presentation from staff regarding the funding.

Funding Source for Park

City Manager Kennedy addressed the city council stating that the purpose of this item is to outline a funding strategy for the new recreational area golf course upgrades at the Spring Valley Golf Club. City staff is actively developing a new park, thoughtfully situated to serve our residents. The park will feature amenities specifically requested by the community, reflecting public input and local needs. The new recreational park design will include a concession and restroom facility at the pickleball pavilion, improving accessibility and convenience for both the courts and the inclusive playground. The pro shop project will add a new cart barn, kitchen, dining/event area, and restrooms, with comprehensive remodeling to modernize the facility. These initiatives advance our long-term vision for integrated parks and recreation services, supporting community wellness and economic growth. The enhancements are expected to:

- Increase public access to recreational amenities, fostering greater community engagement and healthier lifestyles.
- Attract visitors and events, which can stimulate local tourism and generate additional revenue for Neosho.
- Provide inclusive spaces that benefit residents of all ages and abilities, reinforcing Neosho's commitment to accessibility and quality of life.

The project is scheduled for formal bidding in March 2026, based on estimates from Sapp Design.

By a consensus of council to move forward with the funding for this park as presented by staff.

REPORT OF CITY OFFICERS

Golf Course Capital

City Manager Kennedy addressed the city council stating that the course is struggling with carts. We cannot currently turn over the fleet due to moving towards electric carts. The infrastructure is not in place yet with the new cart barn to support the electric carts. They would like to move forward with purchasing 10 gas powered carts and use capital funds that were ear-marked for a sod project this year. \$300,000 was budgeted for the well and the quote came back in at \$600,000.00.

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Discussion followed with staff and council.

Financial Update Projects

Finance Director Forest updated the council on the CDBG Project for Stratford and Freeman that is completed, the ARPA Stormwater projects for Phase 2 of this project, Waldo Hatler Retention Ponds CDBG Grant, the Hwy 59 Improvements project, and the Public Safety Center project current costs.

Thanksmas Employee Luncheon

City Clerk Wright informed the council of the employee Thanksmas potluck to be held on Friday, December 5, 2025.

Neosho Housing Authority CDBG Grant_Parking Lot

Development Services Director Leavens updated the council on the CDBG Grant awarded to the city for the Neosho Housing Authority for a parking lot due to the cost.

Stormwater Project_High Street

City Manager Kennedy addressed the city council regarding the ARPA Stormwater Phase 2 and are requesting to concrete High Street instead of asphalt to complete this road more quickly due to the amount of traffic on this road. This road would be \$35,000 extra for this road. At Grant and High

By a consensus of council to bring back a contract for the concrete road.

CLOSED SESSION

Section 610.021 (1) RSMo,...Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between public governmental body or its representatives and its attorneys.

Section 610.021 (2) RSMo...Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration, therefore.

Mayor Davidson made a motion to to go into closed session under Section 610.021(1) & (2); Councilman Collinsworth seconded.

Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

Mayor Davidson closed the open session at 7:53 p.m.

Mayor reconvened open session at 8:37 p.m. and announced that no votes were taken in closed session.

ADJOURN

There being no further business to come before the city council, Mayor Davidson asked for a motion to adjourn.

Councilman Workman made a motion to Adjourn; Councilman Cobb seconded.

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Roll call vote:

Yes: Carl Cobb, Charles Collinsworth, Richard Davidson, Julie Humphrey, Ashton Robinson, Angela Thomas, Tom Workman

No: None

Abstain: None

Passed.

Mayor Davidson adjourned the December 2, 2025 Council Meeting at 8:38 p.m.

APPROVED

ATTEST

NEOSHO CITY COUNCIL

Signed by:

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DocuSigned by:

D5A85A853DAB4A8...

Mayor

City Clerk



Certificate Of Completion

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Status: Completed

Subject: COMPLETE WITH DOCUSIGN.

Source Envelope:

Document Pages: 25

Signatures: 14

Envelope Originator:

Certificate Pages: 5

Initials: 0

Cheyenne Wright

AutoNav: Enabled

203 E Main St

Envelopeld Stamping: Enabled

Neosho, MO 64850-1812

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

cwright@neoshomo.org

IP Address: 199.250.177.195

Record Tracking

Status: Original

Holder: Cheyenne Wright

Location: DocuSign

12/16/2025 1:03:03 PM

cwright@neoshomo.org

Signer Events

Signature

Timestamp

RICHARD DAVIDSON

RDAVIDSON@MADEBYMARCO.NET

Security Level: Email, Account Authentication (None)

Signed by:


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Signature Adoption: Pre-selected Style

Using IP Address: 107.192.161.169

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Viewed: 12/17/2025 8:01:28 AM

Signed: 12/17/2025 8:04:10 AM

Freeform Signing

Electronic Record and Signature Disclosure:

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Derek A Snyder

dsnyder@neoshomo.gov

Security Level: Email, Account Authentication (None)

Signed by:


152FCCC9621948D...

Signature Adoption: Pre-selected Style

Using IP Address: 170.52.56.4

Sent: 12/17/2025 8:04:12 AM

Resent: 12/18/2025 6:56:05 AM

Viewed: 12/18/2025 7:57:57 AM

Signed: 12/18/2025 8:13:42 AM

Freeform Signing

Electronic Record and Signature Disclosure:

Accepted: 12/18/2025 7:57:57 AM

ID: 9c9152c4-4d29-4ed8-aa52-2eb5e5666246

Cheyenne Wright

cwright@neoshomo.org

City Clerk

City of Neosho

Security Level: Email, Account Authentication (None)

DocuSigned by:


D5A85A853DAB4A8...

Signature Adoption: Pre-selected Style

Using IP Address: 199.250.177.195

Sent: 12/18/2025 8:13:44 AM

Viewed: 12/18/2025 8:38:39 AM

Signed: 12/18/2025 8:40:26 AM

Freeform Signing

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

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Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	12/18/2025 8:38:39 AM
Signing Complete	Security Checked	12/18/2025 8:40:26 AM
Completed	Security Checked	12/18/2025 8:40:26 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at cwright@neoshomo.org and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to cwright@neoshomo.org and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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- ii. send us an email to cwright@neoshomo.org and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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