

MINUTES
NEOSHO CITY COUNCIL
March 17, 2026 - 7:00 PM
Neosho Council Chambers
203 E. Main St., Neosho, MO

OPENING PRAYER & PLEDGE OF ALLEGIANCE

Pastor John St. Clair 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:

March 3, 2026, Council Minutes

Bill No. 2026-17

Bill No. 2026-18; Councilman Workman seconded.

Roll call vote:

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

March 17, 2026 - City Council Regular Session Minutes

No: None

Abstain: None

Passed.

March 3, 2026, Council Meeting Minutes

Bill No. 2026-17: FY26 Budget Amendment

Bill No. 2026-18: Exemption to World Cup Alcohol Extension of Hours

VISITOR'S BUSINESS

KPM Auditor's Report for Neosho

Wayland Mueller presented the FY25 city's audit to the city council.

Janet Penn - Update on ArtCon

Janet Penn updated the council on the past Artcon 2025 Event.

BIDS

Xylem Water Solutions

Ken Brady, Alliance Water Resources Manager, addressed the city council requesting the council to approve a sole source quote from Xylem Water Solutions. The City of Neosho and Alliance have been undertaking major repairs at Shoal Creek Plant over the past 5 months. The UV lighting system has several areas of failure, resulting in a DNR violation report in 2025. This is a sole source company for these types of systems. The cost of the UV improvements is \$242,944.84.

Councilwoman Humphrey made a motion to approve the bid from Xylem Water Solutions in the amount of \$242,944.84; Councilman Cobb seconded.

Roll call vote:

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

No: None

Abstain: None

Passed.

Fairbanks Pump Rebuild

Ken Brady, Alliance Water Resources Manager, addressed to seek Council approval for the rebuild of a Fairbanks-Morse recirculation pump for the Shoal Creek Wastewater Treatment Plant. Upon failure, this pump was pulled and found to be full of debris, causing the pump shaft to snap. Staff sent out bids and received three back, as follows:

Mid America Pump \$ 29,193.29

March 17, 2026 - City Council Regular Session Minutes

Letts, VanKirk and Assoc. \$36,500.00

The Tridan Group \$45,656.00

Staff recommends approving the bid from Mid America Pump in the amount of \$29,193.29.

Councilman Collinsworth made a motion to approve the bid from Mid America Pump in the amount of \$29,193.29; Councilwoman Humphrey seconded.

Roll call vote:

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

No: None

Abstain: None

Passed.

NEW BUSINESS

Bill No. 2026-19: Buffalo River Aviation Land Lease and Temporary Easement for Construction

AN ORDINANCE authorizing the City of Neosho, Missouri, to enter into an Amended Aircraft Hangar Site Lease Agreement with Buffalo River Aviation, LLC, an Arkansas Limited Liability Company, for the purpose of approving a ninety-nine (99) year lease and permitting the construction and use of an aircraft hangar on the leased premises; authorizing the Mayor to execute the same by and on behalf of the City of Neosho.

City Attorney Snyder read Bill No. 2026-19 in title only.

Councilwoman Thomas made a motion to approve and discuss Bill No. 2026-19; Councilman Cobb seconded.

Development Services Director Worster addressed the city council stating that the purpose of this agenda item is to seek council approval for previously approved land lease agreement with Buffalo River Aviation to incorporate the legal description and updated lease area, and to authorize a temporary construction easement to allow for construction. City Council previously approved a land lease agreement with Buffalo River Aviation for airport property at the Neosho Hugh Robinson Memorial Airport. Since approval of the original lease, Buffalo River Aviation has determined a need to expand its operations. As part of this expansion, the lessee has requested that the leased area be increased to a total of 93,849 square feet. The amended lease reflects the updated legal description and revised square footage associated with the expanded lease area. In addition, Buffalo River Aviation has requested a temporary construction easement to allow for construction activities related to the proposed expansion. The temporary easement is limited in scope and duration and is necessary to facilitate construction without impacting ongoing airport operations.

March 17, 2026 - City Council Regular Session Minutes

Roll call vote:

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

No: None

Abstain: None

Passed.

Bill No. 2026-20: Hugh Robinson Memorial Airport Fees

AN ORDINANCE of the City of Neosho amending Title I Government Code, Chapter 145, Airport, Article I, In General, to add a new Section 145.020, Rental Fees to codify rental fees for hangars, and storage at the Neosho Hugh Robinson Airport.

City Attorney Snyder read Bill No. 2026-20 in title only.

Councilman Cobb made a motion to approve and discuss Bill No. 2026-20 as amended; Councilman Workman seconded.

Development Services Director Worster addressed the city council stating that the purpose of this agenda item is to seek council to approve an update to the hangar rental rates and related service fees at Hugh Robinson Memorial Airport to better align with current market conditions, recover operational costs, and support the long-term sustainability of airport operations. The proposed fee schedule reflects recommendations from the Airport Board and is intended to modernize rates that have remained unchanged for an extended period. The City of Neosho has not implemented an increase in airport hangar rental rates or service fees in 14 years, resulting in more than a decade of static pricing despite increases in operating, maintenance, and utility costs. A review of surrounding regional airports indicates that Neosho's existing rates are generally at the low end of comparable facilities. Neosho hangars provide amenities that are not universally offered at nearby airports, including water service, electric utilities, and electric doors in several hangar types. These features create ongoing operational expenses that are not fully recovered under the current rate structure. The Airport Board reviewed current conditions and regional comparisons and developed a recommended fee schedule intended to balance affordability for tenants with responsible stewardship of public infrastructure. The recommendations include modest increases to existing hangars, establishment of rates for new hangars, and adoption of an after-hours call-out service fee to recover staff time and response costs.

Mayor Davidson made a motion to amend Bill No. 2026-20 to change T-Hanger #1-22 from \$250.00 to \$225.00, \$250.00 would be 23 and up, and Quonset Hut (per tenant) from \$250.00 to \$225.00; Councilwoman Thomas seconded.

Roll call vote to amend as stated above:

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

No: None

March 17, 2026 - City Council Regular Session Minutes

Abstain: None
Passed.

Roll call vote to approve as amended:

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

No: None

Abstain: None

Passed.

Bill No. 2026-21: Real Estate Purchase Contract (City of Neosho & Neosho Crosslines Ministries/Restoration Life Center)

AN ORDINANCE of the City of Neosho declaring certain tracts of real property located at 201 N. College, 125 N. College and 221 Brook Street as surplus and waiving the requirements pursuant to Section 120.235 Purchases and Sales of Real Estate and authorizing the City of Neosho, Missouri, a Missouri Municipal Corporation (“City”), to enter into and approving a Memorandum of Understanding and Agreement (“MOU”) with Neosho Crosslines Ministries, Inc., a Missouri nonprofit corporation, dba Restoration Life Center (“RLC”), for the purpose of entering into a future real estate agreement to purchase or acquire real property and to sell or transfer real property to be declared surplus and Lease Agreement for the same; and authorizing the Mayor to execute the same by and on behalf of the City of Neosho.

City Attorney Snyder read Bill No. 2026-21 in title only.

Councilman Collinsworth made a motion to approve and discuss Bill No. 2026-21; Councilman Cobb seconded.

Master Scott Hall addressed the council requesting more plain language explanation of what is going on and if there are any other options that may be considered for this location.

City Manager Kennedy addressed the city council stating that this ordinance and documents set out the framework for a proposed exchange of real property between the City of Neosho and Neosho Crosslines Ministries, Inc., d/b/a Restoration Life Center (“RLC”). This item is a proposed long-term property exchange agreement between the City of Neosho (“City”) and Neosho Crosslines Ministries, Inc., d/b/a Restoration Life Center (“RLC”). The agreement is structured to allow both parties to continue using their current facilities for a period of time while planning and constructing future facilities, then complete the property transfers at a later closing.

Key Terms

- Properties involved: City to acquire RLC property at 300 E. Main (Exhibit A). RLC to acquire City properties at 201 N. College, 125 N. College, and 221 Brook St. (Exhibit B).
- Operational continuity: The City anticipates continued use of Exhibit B properties for Police and Fire services until new facilities are constructed. RLC anticipates continued use of Exhibit A.

Closing & Lease Structure

March 17, 2026 - City Council Regular Session Minutes

- Closing requirements: Closing is intended to occur after the City has relocated Police and Fire services from Exhibit B properties. At closing, deeds are to be approved and authorized by resolution or ordinance of each party, and the parties will execute the related lease agreement.
- Lease term: Annual lease terms do not extend beyond three (3) years after closing and may then be extended on a month-to-month basis.
- Pursuant to Section 120.235 of the City Code, Council may determine that a sealed-bid sale or other method is impractical and/or not reasonably feasible and that the public interest is served through the proposed conveyance/transfer under the MOU terms.

Mayor Davidson reiterated to the audience what this item is and the process for getting to this ordinance.

Discussion followed.

Roll call vote:

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

No: None

Abstain: None

Passed.

Bill No. 2026-22: Amend Chapter 110 Article VI Annual Report and Use of Money

AN ORDINANCE of the City of Neosho amending Title I Government Code, Chapter 110, Officers and Employees, Article VI, City Treasurer, by repealing and replacing with a new Article VI Annual Report, Sections 110.440-110.470 and by Amending Article VII Finance Director by repealing and replacing Section 110.500 Duties Generally, to provide the duties of the Finance Director and the Finance Department.

City Attorney Snyder read Bill No. 2026-22 in title only.

Councilman Cobb made a motion to approve and discuss Bill No. 2026-22; Councilwoman Robinson seconded.

Finance Director Forest addressed the city council stating that the purpose of this item is to seek approval to amend Article VI City Treasurer in order to align with the Duties and Reporting of City Officers. In 2008, by vote of the people, Article II of the Charter was amended to repeal the section of City Treasurer and abolish the position. The editor's note on the Charter and within Ordinance 330-2008 canvassing the returns notes, the city clerk may perform the same duties as the treasurer. Article VI of the code was never amended to abolish the city treasurer, which still references the Charter Section 2.12. This amendment to Article VI of the City Code cleans up what was begun in 2008 and updates the language and title of the Article to Annual return. The duties have been incorporated with Article VII.

March 17, 2026 - City Council Regular Session Minutes

Roll call vote:

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

No: None

Abstain: None

Passed.

Airport Leases

Development Services Director Worster addressed the city council stating that the purpose of this agenda item is to seek council approval for the revised Airport T-Hangar Lease Agreement for use at the Neosho Hugh Robinson Memorial Airport and to request City Council approval to authorize its implementation for current and future T-hangar tenants. The revisions strengthen the City's ability to manage delinquent accounts through the addition of lien provisions and clearly defined past due payment enforcement. The revised lease agreement maintains a month-to-month lease structure and clarifies the City's authority to adjust rental rates by resolution with appropriate notice to lessees. The revisions strengthen the City's ability to manage delinquent accounts through the addition of lien provisions and clearly defined past due payment enforcement. Additionally, the agreement incorporates statutory lien authority under RSMo. §415.415 to address non-payment or abandonment situations, outlines procedures for termination, and requires lessees to maintain adequate aircraft insurance coverage. These updates are intended to protect City assets, ensure compliance with airport rules and regulations, and promote safe and responsible use of airport facilities. It also incorporates a late fee if payment is not received within 10 days of due date. Staff recommends that City Council approve the revised Airport T-Hangar Lease Agreement and authorize the Mayor to execute.

Mayor Davidson made a motion to approve the lease agreement for airport as presented; Councilwoman Humphrey seconded.

Roll call vote:

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

No: None

Abstain: None

Passed.

REPORT OF CITY OFFICERS

February Financial Report

Finance Director Forest addressed the city council presenting the February Financial Report.

RMS System Replacement Update

Police Chief Russell addressed the city council updating on the RMS System Replacement.

March 17, 2026 - City Council Regular Session Minutes

Patrol Fleet Equipment Upgrade

Police Chief Russell addressed the city council updating on the patrol fleet equipment upgrade.

ADJOURN

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

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

Roll call vote:

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

No: None

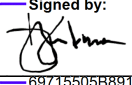
Abstain: None

Passed.

Mayor Davidson adjourned the April 1, 2026, Council Meeting at 8:11 p.m.

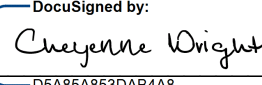
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NEOSHO CITY COUNCIL

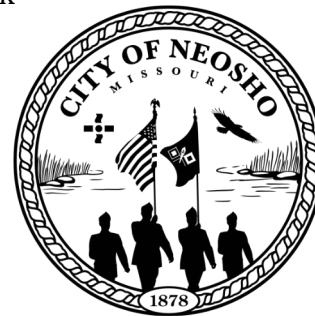
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Mayor

ATTEST

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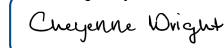
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Notary Events	Signature	Timestamp
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