

MINUTES
NEOSHO CITY COUNCIL
June 18, 2024 - 7:00 PM
Neosho Council Chambers
203 E. Main St., Neosho, MO

OPENING PRAYER & PLEDGE OF ALLEGIANCE

Pastor Shane Jordan 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:

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

COUNCIL ABSENT:

Charles Collinsworth was absent.

CITY OFFICERS PRESENT:

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

APPROVAL OF AGENDA

Mayor Davidson amended the agenda to remove Closed Session.

Councilman Cobb made a motion to Approve the Agenda as Amended; Councilman Workman seconded.

Roll call vote:

Yes: Carl Cobb, 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; Councilman Workman seconded.

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Bill No. 2024-47

Bill No. 2024-48

Bill No. 2024-49

Bill No. 2024-50

Roll call vote:

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

No: None

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Abstain: None
Passed.

VISITOR'S BUSINESS

Pete Ramsel - Kodiak Fields

Pete Ramsel addressed the council regarding a new housing development that is meant for first-time home buyers. His entity built the Kodiak Villas for low-income and senior housing.

CORRESPONDENCE

Cemetery Maintenance

City Clerk Wright read letters of thanks for the Neosho IOOF Cemetery presentation and maintenance over Memorial Weekend and over the last couple of years.

PUBLIC HEARINGS

Public Hearing for Rezoning of 318-320 N. Wood Street from M-1, Light Industrial to R-3, Apartment House District

Mayor Davidson opened the public hearing for Rezoning 318-320 N. Wood Street at 7:16 p.m.

There was no one present to speak.

Mayor Davidson closed the public hearing at 7:16 p.m.

Public Hearing for Rezoning of the area of 1310 Reid Road from R-1 First Dwelling House to C-3, Commercial Business District

Mayor Davidson opened the public hearing for Rezoning 1310 Reid Road at 7:16 p.m.

Pete Ramsel addressed the council stating that this is the site of the Kodiak Fields future development.

Mayor Davidson closed the public hearing at 7:17 p.m.

Public Hearing for Voluntary Annexation of 2874 Bowler Drive.

Mayor Davidson opened the public hearing for the voluntary annexation of 2874 Bowler Drive at 7:17 p.m.

There was no one present to speak.

Mayor Davidson closed the public hearing at 7:18 p.m.

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NEW BUSINESS

Bill No. 2024-45: Request to Rezone 318 and 320 N Wood Street from M-1 to R-3

AN ORDINANCE of the City of Neosho to amend the zoning District Map for the City of Neosho for certain property within the limits of the City located at 320 North Wood Street, Neosho, Missouri, as requested by the owner, Moser Endeavors, LLC, from a District "M-1" Light Industrial District to a District "R-1" First Dwelling House District.

Attorney Snyder read Bill No. 2024-45 in title only.

Councilwoman Robinson made a motion to Approve and Discuss Bill No. 2024-45; Councilwoman Humphrey seconded.

Development Services Director Leavens addressed the city council stating that the purpose of this agenda item is to seek council approval for the rezoning of the addresses of 318 and 320 N Wood Street from M-1, Light Industrial to R-3, Apartment House District. The property owner has requested this property to be rezoned from M-1 to R-3 to reflect the current use of the property. After proper posting and notice, a public hearing was held by the Planning and Zoning Committee. There was no public comment. The committee voted to recommend the rezoning to the City Council.

Roll call vote:

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

No: None

Abstain: None

Passed.

Bill No. 2024-51: Request to Rezone the Area of 1310 Reid Road from R-1 District to C-3 District.

AN ORDINANCE of the City of Neosho to amend the zoning District Map for the City of Neosho for certain property within the limits of the City located at 1310 Reed Road, Neosho, Missouri, as requested by the owners, Clyde Hopper and Gwen Hopper from a District "R-1" First Dwelling House District to a District "C-3" Commercial Business District.

Attorney Snyder read Bill No. 2024-51 in title only.

Councilman Cobb made a motion to Approve and Discuss Bill No. 2024-51; Councilwoman Humphrey seconded.

Development Services Director Leavens addressed the city council stating that the purpose of this agenda item is to seek council approval for the rezoning of the property near the address of 1310 Reid Road from R-1, First Dwelling House to C-3 Commercial District. The property owner has requested this property to be rezoned from R-1 to C-3 to permit the future use of the property as Commercial Business or Residential. The owner is working with a third party to develop a multifamily housing complex on this property, but allow for other development options should the project not come to fruition. After proper posting and notice, a public hearing was held by the Planning and Zoning Committee. There was no public comment. The committee voted to recommend the rezoning to the City Council.

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Roll call vote:

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

No: None

Abstain: None

Passed.

Bill No. 2024-52: Authorizing the Renaming of Hill and Sherman to Senior Hill and Alumni Way

AN ORDINANCE of the City of Neosho to rename a portion of Hill Street between Oak Ridge Drive and South Neosho Boulevard from Hill Street to "Senior Hill" and to rename a portion of West Sherman Street between Highland Place and Hill Street to "Alumni Lane."

Attorney Snyder read Bill No. 2024-52 in title only.

Councilwoman Humphrey made a motion to Approve and Discuss Bill No. 2024-52; Councilman Workman seconded.

City Manager Kennedy addressed the city council stating that this ordinance is to rename a portion of Sherman Street and Hill Street as presented. The Neosho City Council, per discussion, has agreed to rename a portion of West Hill Street and Sherman Street to show support for our Neosho High School graduates, past and present. The names selected reflect the city's support and efforts towards our Neosho Wildcats graduates. The streets will be renamed accordingly:

West Hill Street from Oak Ridge Drive to the Neosho Blvd will be named "Senior Hill".

Sherman Street from Highland Place to Hill Street will be renamed "Alumni Lane"

Roll call vote:

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

No: None

Abstain: None

Passed.

Bill No. 2024-53: Amending Code Sections 705 and 710 Connection to Utilities

AN ORDINANCE of the City of Neosho amending Title VII. Utilities, Chapter 705. Sewers and Sewage Disposal, Article III. Building Sewers and Connections, by repealing and replacing Section 705.210. Application for Service; and amending Chapter 710. Water, Article I. Generally, by repealing and replacing Section 710.040. Consumers Outside City and repealing and replacing Section 710.140. Extension to Users Not in City on June 7, 1977, or at Time Request is Made to require any outside city user applicant to irrevocably consent to future annexation at such time as deemed appropriate by the City of Neosho.

Attorney Snyder read Bill No. 2024-53 in title only.

Councilman Cobb made a motion to Approve and Discuss Bill No. 2024-53; Councilman Workman seconded.

Development Services Director Leavens addressed the city council stating that the purpose of this agenda item is to seek council approval for the mayor to sign an ordinance updating the city code for voluntary annexation into the city limits for connecting on to city water and/or sewer services. The staff is working towards

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enforcing voluntary annexation agreements that have been previously entered into with property owners outside the city limits. These ordinance changes are intended to clarify the intent and process for future agreements.

Roll call vote:

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

No: None

Abstain: None

Passed.

Bill No. 2024-54: Amending Code Section 605.040 Certain Insurance Policies

AN ORDINANCE of the City of Neosho amending Title VI Business and Occupation of the Code of Ordinances by repealing and replacing Chapter 605 Licenses and Miscellaneous Business Regulations Section 610.140(A)(3) Bonding Requirements to amend contractor bonding requirements if performing work for the City of Neosho to the City Code of Ordinances.

Attorney Snyder read Bill No. 2024-54 in title only.

Councilwoman Robinson made a motion to Approve and Discuss Bill No. 2024-54; Councilwoman Thomas seconded.

City Manager Kennedy addressed the city council stating that this ordinance is to update section (A)(3) of Section 605.040. Staff recently updated section 605.040, certain insurance policies, etc., and bonding requirements. This section was inadvertently removed from the code as it relates to the city's projects and performance bonding. This should not have been removed to comply with RSMo 107.170.

Roll call vote:

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

No: None

Abstain: None

Passed.

Resolution Bill No. 2024-32: Real Estate Purchase 301 N. Wood Street

A RESOLUTION approving a Real Estate Purchase Contract between the City of Neosho, Missouri and Blackacre Properties, LLC, a Missouri limited liability company for the purchase of certain real property located at 301 North Wood Street in the City of Neosho, for the not to exceed price of One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00) and authorizing the City Manager to execute the same by and on behalf of the City of Neosho.

Attorney Snyder read Resolution Bill No. 2024-32 in title only.

Councilwoman Robinson made a motion to Approve and Discuss Resolution Bill No. 2024-32; Councilwoman Thomas seconded.

City Manager Kennedy addressed the city council stating that this item is to approve a Resolution for the purchase of 301 North Wood Street. The property is being purchased for the future site of the Public Safety

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Center for the Neosho Police and Fire Departments.

Roll call vote:

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

No: None

Abstain: None

Passed.

Resolution Bill No. 2024-33: Lampo Building and Municipal Auditorium Rental Policy and Fees

A RESOLUTION of the City of Neosho, Missouri, setting certain terms, fees and regulations for the Neosho Municipal Auditorium and Lampo Center/Building.

Attorney Snyder read Resolution Bill No. 2024-33 in title only.

Councilwoman Robinson made a motion to Approve and Discuss Resolution Bill No. 2024-33; Councilwoman Thomas seconded.

Human Resources Director Muhic addressed the city council stating that the purpose of this item is to simplify our current rental policy and rental agreement fees. Currently, our rental policy and fees are difficult to follow and manage for both staff and renters of the venues. We have simplified the policies and rates for better manageability for both staff and renters.

Roll call vote:

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

No: None

Abstain: None

Passed.

Resolution Bill No. 2024-34: Destruction of Records

A RESOLUTION OF THE CITY OF NEOSHO, MISSOURI, NOTIFYING THE COUNCIL OF THE DESTRUCTION OF CITY RECORDS.

Attorney Snyder read Resolution Bill No. 2024-34 in title only.

Councilwoman Thomas made a motion to Approve and Discuss Resolution Bill No. 2024-34; Councilman Workman seconded.

City Clerk Wright addressed the city council stating that this item is to comply with State procedures for the retention and destruction of municipal records. RSMo 109.230 states: The director shall, with due regard for the functions of the agencies concerned, and subject to the approval of the Secretary of State: (4) Publish lists of records authorized for disposal or retention. City Code Section 110.390 states the City Clerk shall have custody of and shall safely keep the public records, the original rolls of ordinances and resolutions of the City Council, such other records, documents and papers of public nature as may be delivered into his/her custody.

Roll call vote:

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

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No: None
Abstain: None
Passed.

Public Safety Center RFQ

Police Chief Baird addressed the city council stating that RFQ packets were sent out to multiple architect firms for the future Public Safety Center. There were nine RFQs sent back. A committee was formed to narrow down the firms to four and have those four firms come in for an interview. After deliberation, the committee chose Police Facility Design Group as their first choice and will move forward with the contract phase.

APPOINTMENTS AND VACANCIES

Neosho-Newton County Library Board

1. *Letter of Reappointment from Karina Cole*
2. *Letter of Reappointment from Keri Collinsworth*
3. *Letter of Interest from Jake Evans*

Councilwoman Thomas made a motion to reappoint Karina Cole and Keri Collinsworth to the Neosho Newton County Library Board; Councilman Cobb seconded.

Roll call vote:

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

No: None

Abstain: None

Passed.

Neosho Housing Authority

1. *Letter of Resignation from Chris Fenske*

Councilwoman Thomas made a motion to accept the letter of resignation from Chris Fenske; Councilwoman Humphrey seconded.

Roll call vote:

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

No: None

Abstain: None

Passed.

Golf Course Board

1. *Letter of Interest from Dakotah Smith*

Councilwoman Thomas made a motion to appoint Dakotah Smith to the Golf Course Board; Councilwoman Humphrey seconded.

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Roll call vote:

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

No: None

Abstain: None

Passed.

REPORT OF CITY OFFICERS

May Financial Report

Finance Director Forest went over the May Financials.

UTV Discussion

Mayor Davidson addressed the council regarding a citizen that approached him about driving UTVs on city streets.

Council requested that staff look into other city policies and ordinances and bring an ordinance to the July 2nd council meeting.

Animal Control Officer Update

Police Chief Baird informed the council that currently Joplin Humane Society is not accepting any animals unless under an emergency situation and due to this the department will wait to hire an Animal Control Officer.

Update on Celebrate Neosho Event

City Manager Kennedy updated the council on the Celebrate Neosho event that will take place June 28th, 2024.

Budget Sessions

Mayor Davidson informed the council of the budget session to be held July 2nd, July 16th, August 6th and August 20th at 6 p.m.

ADJOURN

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

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

Roll call vote:

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

No: None

Abstain: None

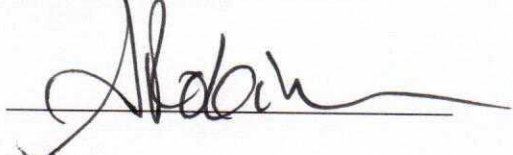
Passed.

Mayor Davidson adjourned the June 18, 2024 Council Meeting at 7:53 p.m.

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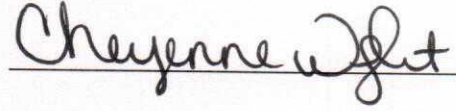
APPROVED

NEOSHO CITY COUNCIL

A handwritten signature in dark ink, appearing to read "Shokin", written over a horizontal line.

Mayor

ATTEST

A handwritten signature in dark ink, appearing to read "Cheyenne Wright", written over a horizontal line.

City Clerk

