

AGENDA

I. Call to Order

II. Pledge of Allegiance

III. Approval of the Agenda

IV. Regular Business

- A. Discussion Regarding Change of Government - Holly Dodge from Lauber Municipal Law will be present, and the Mayor and City Administrator of West Plains will be attending via Teams
- B. City Engineer Kevin Sprenkle Will Provide an Update Regarding TIF District 3
- C. Discussion Regarding Chapter 353
- D. Discussion Regarding Rezoning of 401 Main St.

V. Informational Items

- A. **Next Regular City Council Meeting:** Thursday, September 11th, 2025 at 6:00 p.m. at the Monett School District Boardroom

VI. Closed Session Notice: Council will convene into closed session pursuant to Section 610.021, RSMo., Subsections (1), (2), and (3) to discuss legal matters, real estate, and personnel matters.

VII. Adjournment

BILL NO. 1086

RESOLUTION 1086

A RESOLUTION OF THE CITY COUNCIL OF WEST PLAINS, MISSOURI APPOINTING NINE CITIZENS TO THE CHARTER REVIEW COMMISSION PER SECTION 12.7 OF THE HOME RULE CHARTER FOR THE CITY OF WEST PLAINS.

WHEREAS, the Home Rule Charter of the City of West Plains states in Section 12.7, Charter Review Commission that nine citizens shall be appointed by City Council who are qualified voters of the City; and

WHEREAS, the Charter Review Commission shall, within twelve months of its first meeting, report to the voters as many amendments to the Charter as it shall deem advisable; and

WHEREAS, the City Council of the City of West Plains, Missouri appoints citizens Reid Grigsby, Jim Laughary, Brenda Smith, David Thomas, Heather Kamps, Jeff Welch, Courtney Beykirch, Ken Joplin and David Dunlap to the Charter Review Commission.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST PLAINS, MISSOURI AS FOLLOWS:

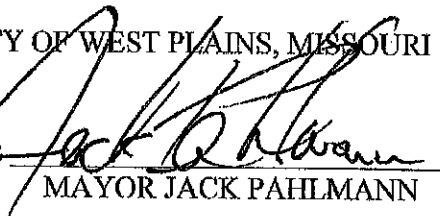
Section 1: That the City Council of the City of West Plains, Missouri does hereby appoint citizens Reid Grigsby, Jim Laughary, Brenda Smith, David Thomas, Heather Kamps, Jeff Welch, Courtney Beykirch, Ken Joplin and David Dunlap to the Charter Review Commission.

Section 2: That this Resolution shall be in full force and effect after its date of passage and approval.

PASSED AND APPROVED THIS 22nd DAY OF APRIL 2019.

CITY OF WEST PLAINS, MISSOURI

BY:


MAYOR JACK PAHLMANN

ATTEST:


CITY CLERK MALLORY SNODGRAS

**INSTRUCTIONS FOR FILING AS A CANDIDATE COMMISSIONER TO FORM A
CHARTER FOR THE CITY OF WEST PLAINS, MISSOURI**

1. Get Nominating Petition signed by a minimum of 16 citizens registered to vote in the City of West Plains. You or someone else can do this. (Regarding the problem of invalid signatures, more signatures can be obtained than the minimum to allow for someone who is not actually registered in the City. Also, you may take your petition to County Clerk Dennis VonAllmen for verification that you have enough valid signatures. This verification could take up to 24 hours.)
2. This petition can be turned in along with your Declaration of Candidacy forms to the City Clerk starting December 11, 2012 at 8:00 a.m. through 5:00 p.m. on January 15, 2013. Names will be listed on the ballot in order of filing. Because of the holidays, please call ahead of time at 417-256-7176 to make sure the City Clerk (Mallory Thompson) will be available to accept your petition and Declaration of Candidacy.
3. City Clerk will send this to the County Clerk for an official verification on the eligibility of the petition signers.
4. If you plan to spend \$1,000 or more on a campaign or receive \$250 or more in campaign donations (other than from yourself), you must file campaign finance disclosure forms.
5. A minimum of thirteen candidates is required for an election to be held.

**PETITION FOR PLACING A CANDIDATE'S NAME ON THE BALLOT FOR
COMMISSIONER TO FORM A CHARTER**

To City Clerk Mallory Thompson:

We the undersigned, citizens, and registered voters of the State of Missouri, Howell County, City of West Plains, respectfully order that the name _____ be placed on the ballot for election or rejection to office as commissioner to form a Charter at the election to be held April 2, 2013 and each for himself or herself says:

"I have personally signed this petition; I am a registered voter of the State of Missouri, Howell County, and City of West Plains; my registered voting address and the name of the city in which I live are correctly written after my name."

CIRCULATOR'S AFFIDAVIT: State of Missouri, County of Howell;
I, _____, a resident of the state of Missouri, being first duly sworn, say:

Name (Signature)	Date Signed	Registered Voting Address (Street Address, City)	Name (Printed)
1			
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signed this page of the foregoing petition, and each of them signed his or her name thereto in my presence; I believe that each has stated his or her name, registered voting address, and city, correctly, and that each signer is a registered voter of the State of Missouri and Howell County.

Subscribed and sworn to me this ___ day of ___, 20__

Signature of Affiant
(Person Obtaining Signatures)

Signature of Notary
My Commission Expires: _____
(Seal)

Address of Affiant

**STATEMENT OF CANDIDACY
COMMISSIONER TO FORM A CHARTER**

STATE OF MISSOURI }

COUNTY OF HOWELL }

I, _____, herewith state and declare that I reside at _____ Street, City of West Plains, County of Howell, State of Missouri; that I am qualified voter therein, and that I am a candidate for nomination as a Commissioner to form a Charter to be voted upon at the primary election to be held on the first Tuesday after the first Monday of April, 2013.

I further declare that I have no outstanding campaign disclosure reports due from any prior elections or outstanding debts to the City.

I hereby request that my name be printed upon the official primary ballot for nomination by such election for such office.

Name of Candidate—Exactly as it should appear on the ballot:

Candidate Signature

Subscribed and sworn to before me this _____ day of _____, _____.

Mallory Thompson, City Clerk

SEAL

Date Received: _____

Time Received: _____

Number: _____

- Theoretical Advantages of Home Rule:
- Government is as close to the citizens as possible, and the city charter is adjusted to local conditions;
- Municipal officials have greater flexibility in responding to citizen needs for public services without waiting for state legislative authorization;
- Home rule cities have greater choice over governmental organization and more control over officials and employees;
- Home rule cities can develop more efficient administration because they are not bound by many state restrictions;
- Home rule tends to lighten the burden of the General Assembly by reducing the number of bills directly affecting cities;
- Practical Advantages of Home Rule:
- Increased flexibility because each Home Rule city may determine:
 - Number of councilmen and terms of office;
 - Ward or at-large elections;
 - Number of elective and appointive officials;
 - Combination of city officials, such as combining collector, treasurer and auditor;
 - Form of government—city manager, administrator or mayor/ council (duties of Mayor may be increased or decreased);
 - Duties of elective officials may be increased or decreased;
 - Powers, responsibilities and membership of various city boards, such as the park board, may be modified;
- Increased powers because the citizens do not have to rely on the state legislature to grant them power and authority in areas such as:
 - Taxation;
 - Business license;
 - More flexibility procedures for the hiring and dismissal of personnel;
 - Adoption of regulations;
 - Provide for initiative, referendum and recall;
 - Conduct own local elections;
 - Establish conditions under which elective offices are vacated;
 - Emergency powers;
 - Flexibility in the establishment of fiscal procedures to conform to
 - Provision for capital improvement budget;
 - Conditions and terms of granting utility franchise (s);

A Home Rule city has more choice in its governmental organization and likely will develop a more efficient administration because of the absence of state restrictions or inattention to new municipal responsibilities.

CITY OF WEST PLAINS



HOME RULE CHARTER

Jerry Trick and his family have lived in West Plains since 1989, his wife's family has lived in this area since the 1970s. Jerry and his wife are both graduates of the College of the Ozarks and both received their masters from Missouri State University. They have two children, their oldest Charlie plays baseball at Culver Stockton College and their daughter Lorin will be graduating high school and earning her Associates Degree this



May. Jerry has taught high school math for 7 years at Bakersfield and has taught full-time for Missouri State University-West Plains since 1996.

Jerry is a founding member of the Math Educators of South Central Missouri and through that organization he helps conduct various math events and contests locally each year. Jerry also helps conduct a few chess tournaments each year. He is a member of several other professional math educator organizations and attend various state, regional and national conferences each year. He has served on the West Plains Park Board and has always been interested in community and public service.

Toni (Chritton) Johnson was raised in West Plains, Kansas, Texas, Georgia, and graduated from high school in northern Virginia. However, her family tree reaches back four generations in Howell County. She graduated from the University of Missouri with a degree in Journalism, and later returned to West Plains to serve as the Director of Public Relations for Air Evac Lifeteam. The following year, she



married Dennis Johnson, Executive Director of the USDA Farm Service Agency. When Air Evac changed ownership in 2004, the Johnsons bought Grapevine Grocer. Later that year, they opened Café 37 in the West Plains Opera House, and a few months later purchased the building. Last year, they opened Ropers Saloon, also located in the Opera House. Toni is a member of the West Plains Rotary Club, and has served on the Tourism Committee and on the board of Downtown West Plains, Inc.

"First and foremost, the voting public needs to understand that forming a charter form of government will give, not only local officials, but ultimately local citizens more control over the way their city is run. Secondly, we need a dedicated and diverse group of commissioners to write this charter that will dramatically affect the future of our community. I'd be proud to be part of that group."

Brian Mitchell is a native of West Plains and has worked for the City of West Plains since 1991. He currently serves as the Street Superintendent. Brian is a West Plains R-7 School Board member and also serves on the Heart of the Ozarks Fair Board Association.



He and his wife, Heather, have two sons, Brandon and Weston. Remaining in West Plains to raise their family was important to Brian and Heather.

"West Plains provides a sense of security to those wishing to raise a family in a good environment. West Plains has a lot to offer and will continue to grow with the guidance of our city government. Becoming a Home Rule Charter City will provide the City to operate more efficiently and make more decisions on our own."

Jim Laughary graduated from Apache, Oklahoma High School in 1986. He attended Harding University and graduated with a Bachelor in Arts in Math Education in 1991. He taught and coached at West Plains High School for 8 years before taking the position of High School Principal at Bakersfield High School in 1999.



Following three years at Bakersfield, he returned to WPHS in 2002 as Assistant High School Principal. Jim accepted the position of Principal at WPHS in 2009, and, after three years as Principal, became the Director of South Central Career Center in July of 2012.

He graduated with a Master's Degree in Educational Administration from Missouri State University in 1997, and a Specialist Degree in Educational Administration from MSU in 2006. Jim is married and has 4 children.

"I believe the Charter Government initiative will be a very positive step for West Plains and I look forward to serving on this team, if chosen."

Mike Topliff is a long time resident of West Plains. Currently he is employed by DRS as a Network Administrator. Mike is active in the community as Vice President of the Park Board, Boy Scouts of America, and local theater. Mike is a member of Mt. Zion Lodge and the American Legion. Mike also volunteers time with the West Plains High School Band, Breakfast with Santa Claus, and the West Plains Christmas Parade.



"I feel that moving to a charter form of government will allow the citizens of West Plains to redefine our government. We will be able to restructure the elected officials and grant them powers to manage the city. This will also empower voters more control over city ordinances and their elected officials."

Brenda Smith has lived in West Plains for 40 years and graduated from West Plains High School. She obtained her B.S. and M.S. in ED from Missouri State University-Springfield and Certificate for Career & Technical Education Director through the University of Central Missouri. Brenda is married to Kevin W. Smith. They have two daughters.



Currently she serves part-time as the Adult Program Coordinator/Assistant Director for South Central Career Center in West Plains. Brenda retired in 2012 after serving the past 10 years in administration for the West Plains R-7 School District and the prior 23 years as a high school teacher. She served on the board of directors for the local United Way, South Central Workforce Investment Board, and the OzSBI (Ozarks Small Business Incubator). She has served as president for West Plains Chamber of Commerce Board, West Plains Rotary Club, Business and Professional Women, and University of MO Howell County Extension Council (2 terms).

Brenda served on the Tourist Development Advisory Council, Planning and Zoning Commission, and currently serves on West Plains City Council.

"Moving to the charter form of government will provide for more local input and control by the citizens of the community to meet their needs."

Don Eagleman was born and raised on a farm in southern Howell County. He graduated from West Plains High School and what is now the Missouri School of Science and Technology at Rolla. He worked as a computer programmer and a manager of computer programmers for Boeing and NCR, primarily in Wichita, Kansas. He moved back to Howell County when he retired in 1998 and has been a resident of West Plains since 2001. He has maintained a lifelong interest in politics and how governments work.



"Our current form of city government literally requires an act of the Missouri legislature before our City Council can make any significant changes, e.g. impose a tax on motels. A charter form of government will allow us to control our own destiny. It will give us much greater flexibility to meet our community's needs in a timely manner in this time of economic turbulence."

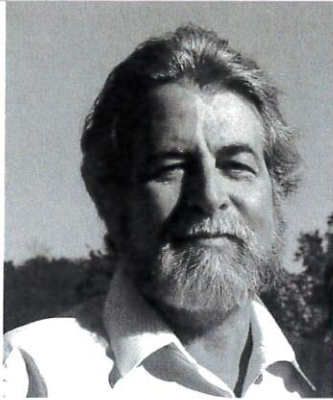
"The commission starts with a blank sheet of paper, so until it is written, the charter can't be judged to be either good or bad. Since the charter that is produced has to be approved by the voters before it becomes effective, they will have an opportunity to determine if we have produced a good one before it is accepted."

Reid Grigsby has worked in the family business, Norman Orr Office Supply, for the past 14 years. He graduated from West Plains High School in 1993, and continued his education at Arkansas State University, where he earned a B.S. in Psychology. His wife, Tracy, also works in the family business. His daughter, Gilly, and son, Gus, are currently students at Richards Elementary. Since moving back to West Plains 1998, he has been very active in various community activities. He has previously served as President of the West Plains Chamber of Commerce, Rotary Club of West Plains, and the West Plains Public Library Foundation, and has served as a board member of several community groups.



"I support Home Rule because, I believe that in order for West Plains to continue to grow in a responsible and efficient way, that local decisions should be made by local people that are familiar with our unique situations and needs."

Terry Sanders was born in West Plains and has lived here most of his life. Terry graduated from West Plains Public Schools and attended Southwest Missouri State University in West Plains. He has been married for 36 years and has 2 children and 5 grandchildren living in West Plains. Terry has worked at Ozark Action, Inc. for 32 years, currently serving as the Housing Division Director. He has worked with the city on various projects and currently serves on the West Plains Planning and Zoning Commission.



"I believe a Home Rule Charter is an opportunity to improve our local government today and for many years to come by transferring power from State Government to the citizens of West Plains."

David Kirk was born and raised in West Plains. He attended West Plains schools as well as his parents, Mr. & Mrs. John T. Kirk and his son and daughter. After college graduation David came back to West Plains to live and work with his wife of 35 years. His wife, Lisa, is a RN and works with Hospice Compassion. He taught and was principal before he retired three years ago to spend time with his four grandchildren. He has worked in various civic organizations, is currently serving on the local Red Cross Board, and has seen West Plains continue to grow.



"I would like to see our city continue this process and feel the Home Rule Charter will help us. My understanding of the Charter is that it keeps the control in the hands of local city government which I feel is in good hands. I like being able to have a say on how our local laws are governed."

Gary Duggins is a retired Facilities Manager/Project Engineer. He and his wife Janice have been married 40 years and have 2 daughters and 3 grandchildren. They are long time residents of West Plains.



Gary graduated from West Plains High School and University of Missouri Rolla with a degree in Electrical Engineering. He has a Missouri Professional Engineering License.

He has served on several community committees and boards including 15 years on the Ozarks Medical Center Board of Directors.

"I am very excited for the city to have an opportunity to evaluate the Charter form of Government. I feel that this type of Government has the potential to allow the citizens of West Plains to tailor their Government to the unique needs of the local area."

Ray Gobel is a long time resident of West Plains and a self-made business man. He graduated from West Plains High School before pursuing business opportunities in Louisiana, Texas, and Kansas.



Over the past 34 years, he has lived in West Plains and worked in various industries. Currently, he and his wife of 36 years, Margaret, are owner/operators of Negri Plumbing. Ray previously served on the West Plains City Council and during that time became aware of the importance of a Home Rule Charter form of government. He is a member of the Home Builders Association and the West Plains Chamber of Commerce. In his free time, he enjoys spending time with his three daughters, one son, and eleven grandchildren.

"I see this as an opportunity for the city to establish more local control of city government by allowing the citizens of West Plains to make changes without the need of state legislature action. This would mean more flexibility in today's needs and the future needs of the city."

Sherrill Thompson is from West Plains and has seen tremendous growth and development of the city. She has a master's degree in accounting from Missouri State University and has worked in accounting throughout her career. She has been active in Rotary, The Chamber of Commerce, and the West Plains Council on the Arts and has served on the boards of several local not-for-profit organizations.



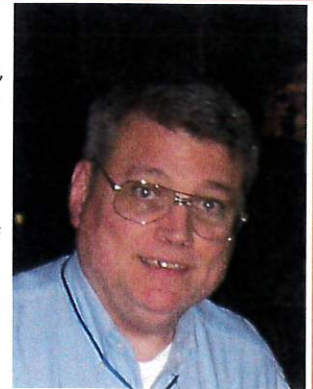
"If West Plains residents vote to approve starting the process to draft a Charter for our city I would be honored to work with and for the citizens of West Plains by answering your questions and obtaining your input relevant to the drafting of the Charter, the legal document defining the structure and the organization of our city government. A well-drafted Charter based on citizens' input will maximize local government control. While reducing the current level of state control over our city, we will continue to benefit from Missouri Constitutional protections such as prohibitions against tax increases without a vote of the people and deficit financing. Voter approval of the Home Rule Charter will ensure that our city is governed more locally and will provide for increased flexibility for citizens of future generations as West Plains continues to grow."

Donnie "Scott" Bounds was born in South St. Louis and served in the U.S. Army. He has lived in the West Plains area for approximately 27 years and a resident of the City of West Plains for the last 7 years. He has one daughter that attends West Plains High School. He has worked in the auto sales industry for approximately 6 years and was a co-owner of Ozark Valley Mill Works. He attended Drury University and Missouri State University. He is a member of the NRA (CCW instructor), National Tea Party, and founder of the US Constitutional activist group *We the People* (defending, among others, our 2nd Amendment, the right to bear arms.)



"Though we live in the greatest state in the union, a city charter would allow more freedom and independence from the state for the citizens of West Plains. A lot of people want a large government to run their lives, I do not agree. I believe that Freedom, Independence, Infrastructure, and Prosperity all begin and grow at the local level. We all have a voice, and together, our voice can be heard."

Dennis E. Beasley has served on citizen participation committees, Charter Commissions, and an Ombudsman Commission while with the federal government.



"Currently, the City of West Plains exists at the pleasure of the State of Missouri. Becoming a Charter City will change that. West Plains will have control over its own destiny."

Dennis believes he has the knowledge, skills, ability, and experience the city needs in a Charter Commissioner. He and his wife, Rebecca, moved back to West Plains in 2011. In the late 1980s Dennis served as a staff announcer at a local radio station.

Barry Slayton has been a resident of West Plains, MO for the past 25 years. He has lived in south central Missouri since 1972. Slayton has been employed by West Plains Bank and Trust Company for 21 years and currently holds the position of Executive Vice President/Chief Lending Officer. In addition, he serves on the Board of Directors for the Bank.



Slayton is a Veteran and holds a Bachelor of Science degree from the University of Missouri-Columbia. He has served in various civic organizations and volunteered on numerous committees. He has been married to his wife, Marge, a local insurance agent for 42 years.

His desire to participate in the formation of a Home Rule Charter Commission in West Plains is rooted in the belief that residents and local city government should have the greatest power when it comes to deciding the direction of the community. He contends this change will afford more local control over local issues than our current city government structure.

MEET YOUR CANDIDATES

Dr. Herbert Lunday and his family moved to West Plains in 1993. Herb has been an administrator in the Missouri State University system for about 30 years, the last 20 of which were at the West Plains campus. He currently serves as the Dean of Student Services and oversees a variety of student services, including Grizzly Athletics departments.



He is very active in community affairs, currently serving on the Board of Directors for the Greater West Plains Area Chamber of Commerce and Ozark Independent Living. He also serves on the West Plains Planning and Zoning Commission. He was previously President of the Heart of the Ozarks United Way Board of Directors and a two-time President of the West Plains Country Club. Herb and his wife, Mary Beth, have one son, Aaron, a pharmacist in Springfield. Herb holds a master's degree and doctor's degree from the University of Arkansas.

"West Plains is a special community. The growth and development of the city over the past 20 years is astonishing and I attribute much of that to the wonderful leaders who had the courage and vision to move the community in the right direction. West Plains needs to take the next logical step in making our own municipal decisions."

Michael Hoff is a native of Howell County and has been a resident of West Plains for six years. He is currently employed as the Executive Vice-President and Chief Lending Officer at Community First Banking Company, based in West



Plains, and sits on the bank's Board of Directors. He has been a member of the West Plains Planning and Zoning Commission for four years, and currently serves as the Chairman of that commission. With more than 38 years of career banking experience, and numerous years of serving with the Chambers of Commerce, working with the city, county and state government officials, he is very interested in becoming a member of the Home Rule Charter Commission.

"I think that the Home Rule Charter form of government will eliminate one layer of bureaucracy from the system, and will allow West Plains to operate much more efficiently, without unnecessary delays and/or state intervention."



James R. Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.cityofmonett.com
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

Staff Report

To: Mayor Randy Burk, Commissioner Ken Gaspar, Commissioner Darren Indovina
From: Mike Eseman- Building and Zoning Director
Date: 08/14/25
Re: Rezoning of 401 Main St.

GENERAL INFORMATION

The property located at 401 Main is currently zoned "D" industrial , but the owner has requested to rezone to zone "B" multi-family.

PROPOSAL

RECOMMENDATION

The P & Z Board met on 07/09/25 and they have made a recommendation to the council that this property be rezoned to zone "B" multi-family.

ATTACHMENTS

PETITION FOR AMENDMENT OF ZONING ORDINANCE

To the Planning and Zoning Commission of the City of Monett, and the City Council of the City of Monett, Missouri.

Come now petitioners K+M Restorations LLC Kip Cullers, and states and shows to the City Planning and Zoning Commission and the City Council as follows:


That said parties are the owners of the following described real estate situate in Barry County, Missouri within the city limits of the City of Monett, Missouri to-wit: (Insert legal description of property)

The above described real estate is also known as See attached deed. (Property Address)

That according to the provisions of the zoning ordinances of the City of Monett, said real estate is currently zoned as D(industrial). An amendment is being requested to change the classification of the real property and its permitted uses from district zone D to district zone B.

Wherefore, petitioners request that the Council refer this petition to the Planning and Zoning Commission for report and recommendation and thereafter public notice to hold a public hearing and thereafter by ordinance shall provide classification of the above described real property and thereby grant the requested amendment to zoning.

Dated this 10 day of June, 2025.



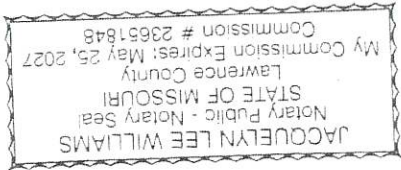
Signature of petitioner

Acknowledgement

State of Missouri)
) ss.
County of Barny)

On this 10 day of June, 2025, before me, a notary public,
personally appeared Kip Puller to me known to be
the person(s) described in and who executed the same as their free act and
deed.

In Testimony, Whereof, I have set my hand and affixed by seal at my office in
Monett, Missouri on the day and year first above written.



Jacquelyn Lee Williams
Notary Public

My commission expires: 5/25/2027

GENERAL WARRANTY DEED

File No.: G25-161198

THIS DEED made and entered into June 6, 2025 by and between **Lonnie Fulp and Linda Fulp, husband and wife**, Grantor, of the County of Barry, State of Missouri, and **K & M Restorations, LLC, a Missouri Limited Liability Company**, Grantee, of the County of Barry, State of Missouri, whose mailing address is:

6298 Farm Road 1070, Purdy, MO 65734

For and in consideration of the sum of Ten Dollars and other valuable considerations paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, the following described Real Estate, situated in the County of Barry, State of Missouri, to wit:

TRACT 1:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP TWENTY-SIX (26), RANGE TWENTY-SEVEN (27); THENCE SOUTH 89 DEGREES, 46 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER 1267.17 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, THENCE CONTINUING SOUTH 89 DEGREES, 46 MINUTES, 36 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 31 A DISTANCE OF 503.40 FEET; THENCE SOUTH 0 DEGREES 1 MINUTE, 12 SECONDS WEST 54.58 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE SAINT LOUIS AND SAN FRANCISCO RAILWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 81 DEGREES, 51 MINUTES, 56 SECONDS WEST 514.12 FEET; AND ALONG A CURVE TO THE RIGHT (CHORD BEARING SOUTH 86 DEGREES, 19 MINUTES, 36 SECONDS WEST) HAVING A RADIUS OF 8136.09 FEET, A DISTANCE OF 1267.05 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES, 14 MINUTES, 11 SECONDS EAST ALONG SAID WEST LINE 215.15 FEET TO THE POINT OF BEGINNING, CONTAINING 6.54 ACRES, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD, ALL IN THE CITY OF MONETT, BARRY COUNTY, MISSOURI.

EXCEPT:

THE EAST 512 1/2 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP TWENTY-SIX (26), RANGE TWENTY-SEVEN (27); THENCE SOUTH 89 DEGREES, 46 MINUTES, 36 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SOUTHWEST QUARTER (SW1/4) 1267.17 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF SAID SOUTHWEST QUARTER, THENCE CONTINUING SOUTH 89 DEGREES 46 MINUTES, 36 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 31, A DISTANCE OF 503.40 FEET; THENCE SOUTH 0 DEGREES 1 MINUTE, 12 SECONDS WEST 54.58 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE SAINT LOUIS AND SAN FRANCISCO RAILWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 81 DEGREES 51 MINUTES, 56 SECONDS WEST 514.12 FEET; AND ALONG A CURVE TO THE RIGHT (CHORD BEARING SOUTH 86 DEGREES, 19

MINUTES, 36 SECONDS WEST) HAVING A RADIUS OF 8136.09 FEET, A DISTANCE OF 1267.05 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 14 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE 215.15 FEET TO THE POINT OF BEGINNING, CONTAINING 6.54 ACRES, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD, ALL IN THE CITY OF MONETT, BARRY COUNTY, MISSOURI, EXCEPT: ALL THAT PART OF GRANTOR'S LAND IN THE SOUTHEAST 1/4 SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 27 WEST, BARRY COUNTY, MISSOURI, LYING WITHIN WIDTHS AS DESIGNATED ON THE RIGHT OR WESTERLY SIDE OF THE FOLLOWING DESCRIBED CENTER LINE OF HIGHWAY, NOW KNOWN AS ROUTE 37, CONTAINING 0.08 ACRES OF NEW RIGHT OF WAY.

COMMENCING AT THE EAST 16 CORNER OF SECTION 36, TOWNSHIP 26 NORTH, RANGE 28 WEST, BARRY COUNTY, MISSOURI, THENCE SOUTH 51 DEGREES 56 MINUTES 47.01 SECONDS EAST, A DISTANCE OF 2765.5 FEET TO A POINT IN THE CENTER LINE OF HIGHWAY AT STATION 20+99.11; THENCE NORTH 20 DEGREES 59 MINUTES 42 SECONDS WEST A DISTANCE OF 578.11 FEET TO STATION 15+21, THE POINT OF BEGINNING OF CENTER LINE DESCRIPTION; THENCE CONTINUING NORTH 20 DEGREES 59 MINUTES 42 SECONDS WEST A DISTANCE OF 74 FEET TO STATION 14+47. WIDTHS OF RIGHT OF WAY ARE HEREIN DESCRIBED AS FOLLOWS: A TRACT OF LAND 100 FEET WIDE FROM STATION 14+47 TO STATION 15+17.4, THEN INCREASING IN WIDTH FROM 100 FEET WIDE AT STATION 15+17.4 TO 100.18 FEET WIDE AT STATION 15+21.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the premises are free and clear of any encumbrances done or suffered by it or those under whom it claims; and that it will Warrant and Defend the title to the said premises unto Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and building set back lines of record, if any and zoning laws.

IN WITNESS WHEREOF, the said Grantor has/have hereunto set their hand(s) the day and year first above written.



Lonnie Fulp



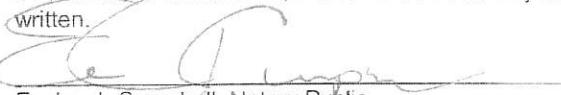
Linda Fulp

STATE OF MISSOURI

COUNTY OF BARRY

On June 6, 2025, before me, personally appeared Lonnie Fulp and Linda Fulp, husband and wife, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.



Evelyn J. Campbell, Notary Public

My Commission Expires: July 14, 2027

