MONETT
PRIDE AND PROGRESS

CITY COUNCIL MEETING

JANUARY 8, 2026 @ 6:00 PM
MONETT CITY ANNEX

AGENDA

I. Call to Order

II. Pledge of Allegiance

III. Approval of the Agenda

IV. Public Comments

A. Public Comments are Limited to 3 Minutes per Person.

V. Regular Business

A. Consent Agenda

i. Approval of Minutes from the December 11, 2025 City Council Meeting

VI. Old Business

A. Second Reading and Consideration for Approval of Ordinance No. 9114: An Ordinance Approving the Re-zoning of Part of the Schallert Trust-Owned Property

B. Second Reading and Consideration for Approval of Ordinance No. 9115: An Ordinance Approving the Re-Zone of 1509 Glen Street

C. Second Reading and Consideration for Approval of Ordinance No. 9116: An Ordinance for Approval of the Preliminary Plat for Phase Two of the North Hills Subdivision

D. Second Reading and Consideration for Approval of Ordinance No. 9117: An Ordinance a New Overlay District by Adding Section 400.007, USE, HEIGHT, AREA, Regulations of Legacy Lot Overlay District, in New Article 111-D of Chapter 400-ZOne Regulations of the Code of the City of Monett, Missouri

E. Second Reading and Consideration for Approval of Ordinance No. 9118: An Ordinance for Approval of the Plat for Hubert & Gilbert's Minor Subdivision

VII. New Business

A. First Reading and Consideration for Approval of Ordinance No. 9131: An Ordinance Authorizing the City Council of Monett, Missouri to Enter into a Labor Agreement with International Brotherhood of Electrical Workers Local Union No. 753

B. First Reading and Consideration for Approval of Ordinance No. 9130: An Ordinance Approving the Re-zoning of 335 W. Hazel Street, Monett, Missouri

C. First Reading and Consideration for Approval of Ordinance No. 9124: An Ordinance to Establish the Airport Commission for the City of Monett with Service to the Monett Regional Airport

D. First Reading and Consideration for Approval of Ordinance No. 9125: An Ordinance Approving the Historic Downtown Monett Redevelopment Plan

E. First Reading and Consideration for Approval of Ordinance No. 9126: An Ordinance Approving the

First Amendment to Monett TIF #3 Tax Increment Financing Plan, Expanding the Redevelopment Area, Designating the Added Property as a Blighted Area and Designating a Developer

F. First Reading and Consideration for Approval of Ordinance No. 9127: An Ordinance to Establish the City Annex Located at 100 South Maple Street as the Official Site for the City of Monett, Missouri City Council Regular Monthly Meeting and City Commissions Regular Monthly Meetings to Conduct City Business

G. Reading and Consideration for Approval of Resolution No. 9128: A Resolution Authorizing the City Council of Monett, Missouri to Engage in a Partnership Agreement with Drury GO of Monett, Missouri

H. Reading and Consideration for Approval of Resolution No. 9129: A Resolution Authorizing the City Council of Monett, Missouri to Enter into an Agreement for Code Development Services

VIII. Informational Items

A. City Administrator's Report

B. Monthly Financial Report

C. Monthly Departmental Reports

D. Next City Council Work Session: January 22, 2026, at 9:30 a.m. at the City Annex

E. Next regular City Council meeting:Febuary 12, 2026 at 6:00 p.m. at the City Annex

IX. Adjournment

X. 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.

MINUTES OF THE MEETING OF THE MONETT CITY COUNCIL
DECEMBER 11, 2025

I. Call to Order

II. Pledge of Allegiance

III. Approval of the Agenda

The agenda was approved as presented.

IV. Public Comments

Murray inquired about the year-to-date budget and personnel, noting pay differences for the HR Generalist and Dave Dunn, while other directors' pay was unchanged. He also discussed higher professional/consulting expenses, a $146,000 increase in sales/use tax, and requested clearer explanations of expenditures.

V. Regular Business

A. Consent Agenda

Commissioner Gaspar made a motion to approve the consent agenda, seconded by Commissioner Indovina. Roll call vote: Mayor Burke – Yes; Commissioner Gaspar – Yes; Commissioner Indovina – Yes.

B. First Reading and Consideration of Approval of Ordinance No. 9114 – Re-zoning of Part of the Schallert Trust-Owned Property

- Presented for first reading; no action
- Brief discussion

C. First Reading and Consideration of Approval of Ordinance No. 9115 – Re-Zone of 1509 Glen Street

- Presented for first reading; no action
- Brief discussion

D. First Reading and Consideration of Approval of Ordinance No. 9116 – Preliminary Plat for Phase Two of the North Hills Subdivision

- Presented for first reading; no action
- Brief discussion

E. First Reading and Consideration of Approval of Ordinance No. 9117 – New Overlay District, Legacy Lot Overlay Regulations

- Presented for first reading; no action
- Brief discussion

F. First Reading and Consideration of Approval of Ordinance No. 9118 – Plat for Hubert & Gilbert's Minor Subdivision

- Presented for first reading
- Brief discussion by Doug Potts regarding minor subdivision; no action

G. Reading and Consideration of Approval of Resolution No. 9119 – Support & Maintenance Services for Automated Weather Observing System (AWOS) at Monett Regional Airport

- Presented for approval
- Discussion: Renewal of maintenance on current AWOS

Commissioner Gaspar made a motion to approve Resolution No. 9119, seconded by Commissioner Indovina. Roll call vote on the motion to approve Resolution No. 9119: Mayor Burke – Aye; Commissioner Gaspar – Aye; Commissioner Indovina – Aye. Motion carried.

H. Reading and Consideration of Approval of Resolution No. 9120 – Professional Engineering Services

- Presented for approval
- Brief discussion by Mickey Ary to renew contract with Sprenkle Engineering

Commissioner Gaspar made a motion to approve Resolution No. 9120, seconded by Commissioner Indovina. Roll call vote on the motion to approve Resolution No. 9120: Mayor Burke – Aye; Commissioner Gaspar – Aye; Commissioner Indovina – Aye. Motion carried.

I. Reading and Consideration of Approval of Resolution No. 9121 – Preorder of Firefighter Protective Clothing

- Presented for approval
- Discussion by Mickey Ary: Costs covered in next year’s budget allows discount; good for 10 years

Commissioner Gaspar made a motion to approve Resolution No. 9121, seconded by Commissioner Indovina. Roll call vote on the motion to approve Resolution No. 9121: Mayor Burke – Aye; Commissioner Gaspar – Aye; Commissioner Indovina – Aye. Motion carried.

J. Reading and Consideration of Approval of Resolution No. 9122 – Purchase of 107' Tandem Ladder Truck for Fire Department

- Presented for approval
- Discussion by Mickey Ary: Current ladder truck 30 years old with mechanical issues; exploring financing options

Commissioner Gaspar made a motion to approve Resolution No. 9122, seconded by Commissioner Indovina. Roll call vote on the motion to approve Resolution No. 9122: Mayor Burke – Aye; Commissioner Gaspar – Aye; Commissioner Indovina – Aye. Motion carried.

K. Reading and Consideration of Approval of Resolution No. 9123 – Endorse Industrial Pretreatment Program Modifications for Submission to MDNR

- Presented for approval
- Discussion by Skip Schaller: Follows discussion from prior work session

Commissioner Gaspar made a motion to approve Resolution No. 9123, seconded by Commissioner Indovina. Roll call vote on the motion to approve Resolution No. 9123: Mayor Burke – Aye; Commissioner Gaspar – Aye; Commissioner Indovina – Aye. Motion carried.

VI. Informational Items

A. City Administrator Report

- Mickey Ary thanked all who assisted with Festival of Lights
- Broadway businesses participated in activities last Friday
- Doug Potts attending Chamber of Commerce; meeting with MMS board next week
- Finalizing City Annex: next meeting Jan 8, 2026; ribbon cutting Jan 29, 2026

B. Monthly Financial Report

C. Monthly Departmental Reports

D. Next Regular City Council Meeting – January 8, 2026, 6:00 PM, The City Annex

E. Next City Council Work Session – January 22, 2026, 9:30 AM, The City Annex

VII. Closed Session Notice

Commissioner Gaspar made a motion at 6:27 p.m. to enter closed session pursuant to Section 610.021, RSMo., Subsections (1), (3), and (13) to discuss legal and personnel matters, seconded by Commissioner Indovina. Attendees: HR Generalist Stamps, Police Chief Daoud, City Clerk McMillan, City Administrator Ary, and all Council. Roll call vote: Mayor Burke – Yes; Commissioner Gaspar – Yes; Commissioner Indovina – Yes.

VIII. Adjournment

_____

Kelley McMillan, City Clerk

MONETT
PRIDE AND PROGRESS

Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

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

Staff Report

To: **City Council**

From: **Andrew Miller, Development Assistant**

Date: **12/1/2025**

Re: **Rezoning a Portion of the Schallert Trust Property**

GENERAL INFORMATION

Keith McCracken, representing the Curtis & Raynel Schallert Trust and Margaret R. Schallert Trust, collectively referred to as the "Schallert Trust" are petitioning the Planning and Zoning Commission to rezone a portion of their property from Zone "A" Single-Family to Zone "B" Multi-Family. At a previous Planning and Zoning meeting, the Schallert Trust had attempted to rezone the entire lot as into Zone "B", which failed to receive a recommendation for various reasons.

I recommend referencing the map(s) included as part of this report. There is no current plat or proposed plat of the area at this time. Mr. McCracken has provided a survey – of which only the square marked "Zone B" is to be rezoned as Zone "B".

The Schallert Trust is only seeking to rezone a specific portion of the original lot this time, the eastern end of the tract that backs up towards the development along Fairway Ave. There is a possible road extension southwards from Brandermill Rd towards this theoretical new development. Assuming the road were to continue in its straight southward direction, the property being sought to be rezoned only exists to the east of that theoretical roadway.

There is no associated plat with this area. Keith McCracken plans to have residential duplexes built upon this property. I advised Mr. McCracken to attend the P&Z meeting in case the Commission has any questions about the property. He did not attend the October P&Z meeting. The petition was tabled during the October P&Z meeting. The petition was again brought up for consideration during the November P&Z meeting – at which Mr. McCracken did attend.

The petition to rezone the portion of land referenced in the maps was approved by the Planning and Zoning Commission with the stipulation that in the future, property would be deeded to include restrictions on the type of residential properties able to be built upon it. The Planning and Zoning Commission explicitly sought to prevent apartment-style residences from being built on the property.

Based on limited information from relevant City staff members, the single considerable utility issue with this location would be the likely need for a sewer lift station or equivalent to service this area. However, this would be the case regardless of the zoning change for the eastern portion of the property. Multiple options are being considered by the City for servicing this area.

PROPOSAL

Mr. McCracken proposes that the City accept his petition for an amendment of the zoning ordinances to change the property specified in the legal description attached from Zone "A" Single-Family to Zone "B" Multi-Family.

RECOMMENDATION

The Planning and Zoning Commission has voted to recommend the change in zoning for Mr. McCracken's property with the stipulation that in the future, the property be restricted to disallow apartment-style residences.

ATTACHMENTS

Please find attached the following reference sheets:

1. Petition for Amendment of Zoning Ordinance, signed and notarized
2. Legal Description of the property
3. Proof of ownership of the property in question
4. Public meeting notice
5. Public newspaper notice proof
6. GIS map indicating area to be rezoned, including relevant utility information
7. Survey of area from Keith McCracken

BILL NO. 9114 **ORDINANCE NO. 9114**

AN ORDINANCE APPROVING THE RE-ZONING OF PART OF THE SCHALLERT TRUST-OWNED PROPERTY

WHEREAS, the Planning & Zoning Commission of the City of Monett has conducted a review of the request to re-zone a section of the Schallert-Trust owned property within the Southwest Quarter of the Southwest Quarter of Section 6, Township 25 North, Range 27 West, in Barry County Missouri; and

WHEREAS, the City has provided proper notice and conducted a public hearing regarding the proposed zoning changes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

Section 1: Zone change to Second Residential (Multiple Dwelling) "B" from First Residential (Single Family) "A" for the property described as the following:

> Part of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 6, Township 25 North, Range 27 West, Barry County, Missouri, described as beginning at the Southwest Corner of Lot 7 of the R & R Addition of the City of Monett, Thence N89°22'52"E 279.28 Feet to an existing Fence Line, Thence S00°13'38"W 891.60 Feet to a Point 16.5 Feet North of the South Line of Said Quarter-Quarter, Thence S89°20'10"W 274.55 Feet, Thence N00°04'37"W 891.76 Feet to the Point of Beginning.

Whereupon a roll call vote was taken:

Ayes: _____

Nayes: _____

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, THIS 8TH DAY OF JANUARY, 2026.

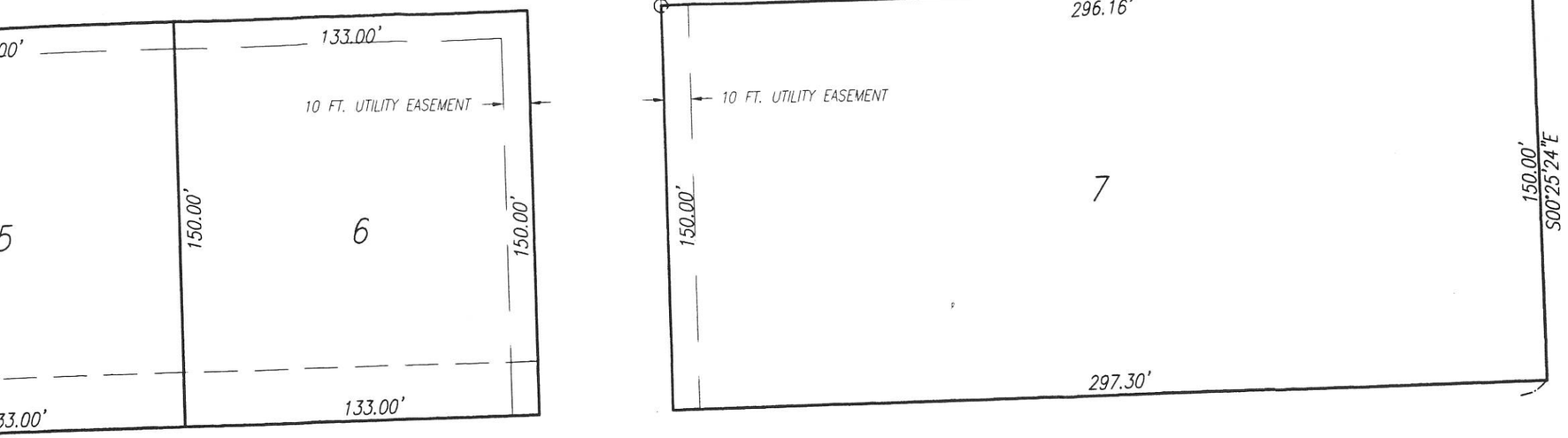
_____

James R. Burke, Mayor

ATTEST:

_____

Kelley McMillan, City Clerk



NO.	REVISION DESCRIPTION	DATE
1	ADDED ALL OWNERS NAMES.	6/12/06

DRAWING

CLIENT:

PROJECT

DWG. FILE

JANE KNIGHT, CITY CLERK OF THE CITY OF
PTED AS A SUBDIVISION TO THE CITY OF MONETT,
MISSOURI, ON THE 24 DAY OF MAY,
E NUMBERED 7601.

CITY CLERK

RECORDER OF SAID COUNTY, DO HEREBY CERTIFY
HEREON AT __ O'CLOCK AND __ MINUTES
DED IN THIS OFFICE IN PLAT BOOK ___, PAGE
Y OFFICIAL SEAL AT CASSVILLE, BARRY COUNTY,

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ATTACHED PLAT HAS BEEN ARROVED BY THE CITY UTILITY AND ENGINEERING DEPARTMENTS.

PETE C. RAUCH
SUPERINTENDENT OF UTILITIES

KEVIN R. SPRENKLE, P.E.
CITY ENGINEER

BASIS OF BEARINGS:

THE WEST LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 6, ASSUMED NORTH.

LEGAL DESCRIPTION

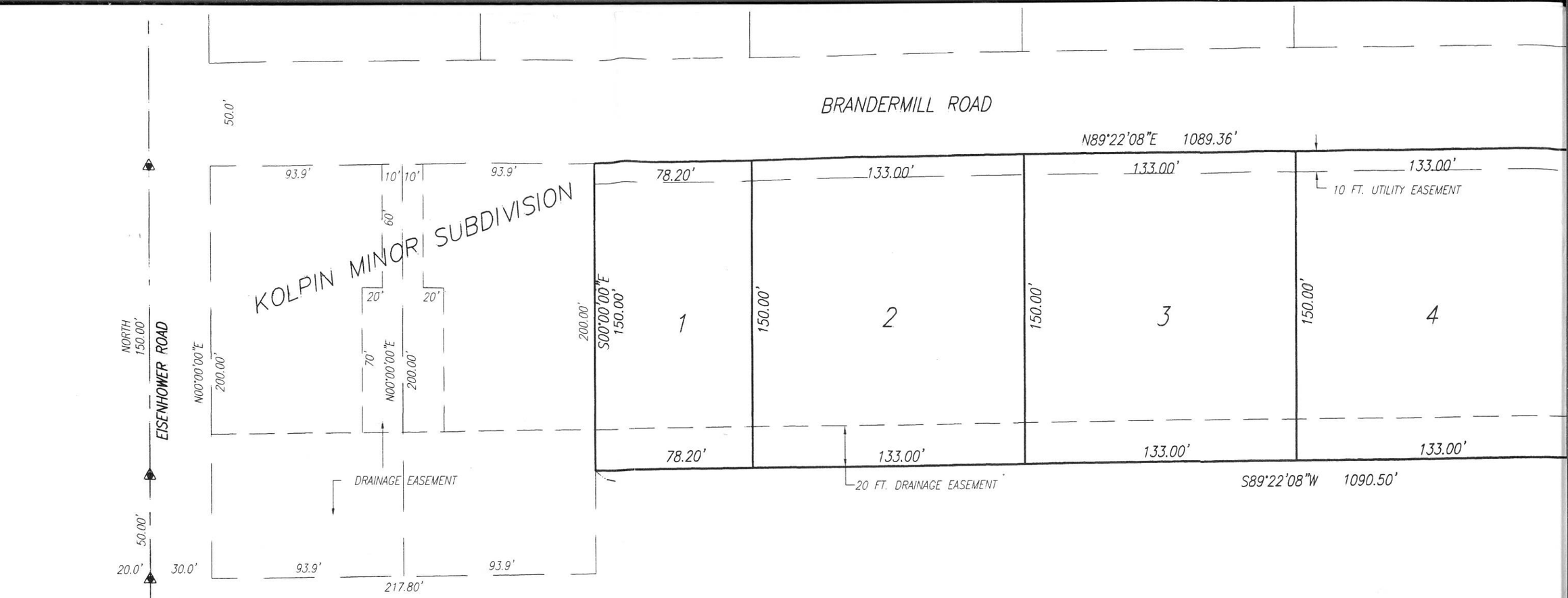
PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 25 NORTH, RANGE 27 WEST, BARRY COUNTY, MISSOURI DESCRIBED AS COMMENCING AT THE NORTHWEST (NW) CORNER THEREOF; THENCE SOUTH 272.80 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER (¼-¼); THENCE N89°22'08"E, 217.80 FEET ALONG THE SOUTH LINE OF THE REPLAT OF THE BRANDERMILL ADDITION OF THE CITY OF MONETT; THENCE CONTINUING N89°22'08"E, 1089.36 FEET TO THE SOUTHEAST (SE) CORNER OF SAID ADDITION; THENCE S0°25'54"E, 150 FEET ALONG THE EAST LINE OF SAID ADDITION EXTENDED; THENCE S89°22'08"W' 1090.50 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.75 ACRES, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

BOOK 411, PAGE 1588

SUBURBAN PROPERTY

SURVEYOR'S CERTIFICATE

Goodman Engineering, Inc.
Consulting Engineers & Land Surveyors
Samuel R. Goodman, P.E.
3215 LAWRENCE 2217
PIERCE CITY, MISSOURI 65723
Ph. 417-476-2206



DEDICATION

THAT PLAT OF R & R ADDITION, REPRESENTED BY RALPH AND RITA SCHALLERT, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT.

OWNER'S CERTIFICATION

WE, RALPH AND RITA SCHALLERT ARE THE OWNER'S OF THE R & R ADDITION TO THE CITY OF MONETT, MISSOURI, HEREBY PUBLISH, DECLARE, AND ACKNOWLEDGE THE ANNEXED PLAT THEREOF WITH LOTS, STREETS, AND EASEMENTS, HEREBY DEDICATE ALL STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC FOREVER AND DO HEREBY CERTIFY THAT THE TAXES FOR THE YEAR 2005 AND ALL PREVIOUS YEARS ARE PAID AND THAT THE SAID LAND IS FREE OF ALL ENCUMBRANCES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 20 DAY OF June, 2006

BY: Ralph Schallert
RALPH SCHALLERT

Rita Schallert
RITA SCHALLERT

Curtis Schallert
CURTIS SCHALLERT

Raynel Schallert
RAYNEL SCHALLERT

NOTARY'S CERTIFICATE

STATE OF MISSOURI

CITY CLERK'S CERTIFICATE

WE, JAMES ORR, MAYOR OF THE CITY OF M
MONETT, MISSOURI, HEREBY CERTIFY THAT THIS ANNEXE
MISSOURI, BY AN ORDINANCE DULY PASSED BY THE CI
20__, AND WE HEREBY ENDORSE THE SAME AS PROVI

_____
, MAYOR

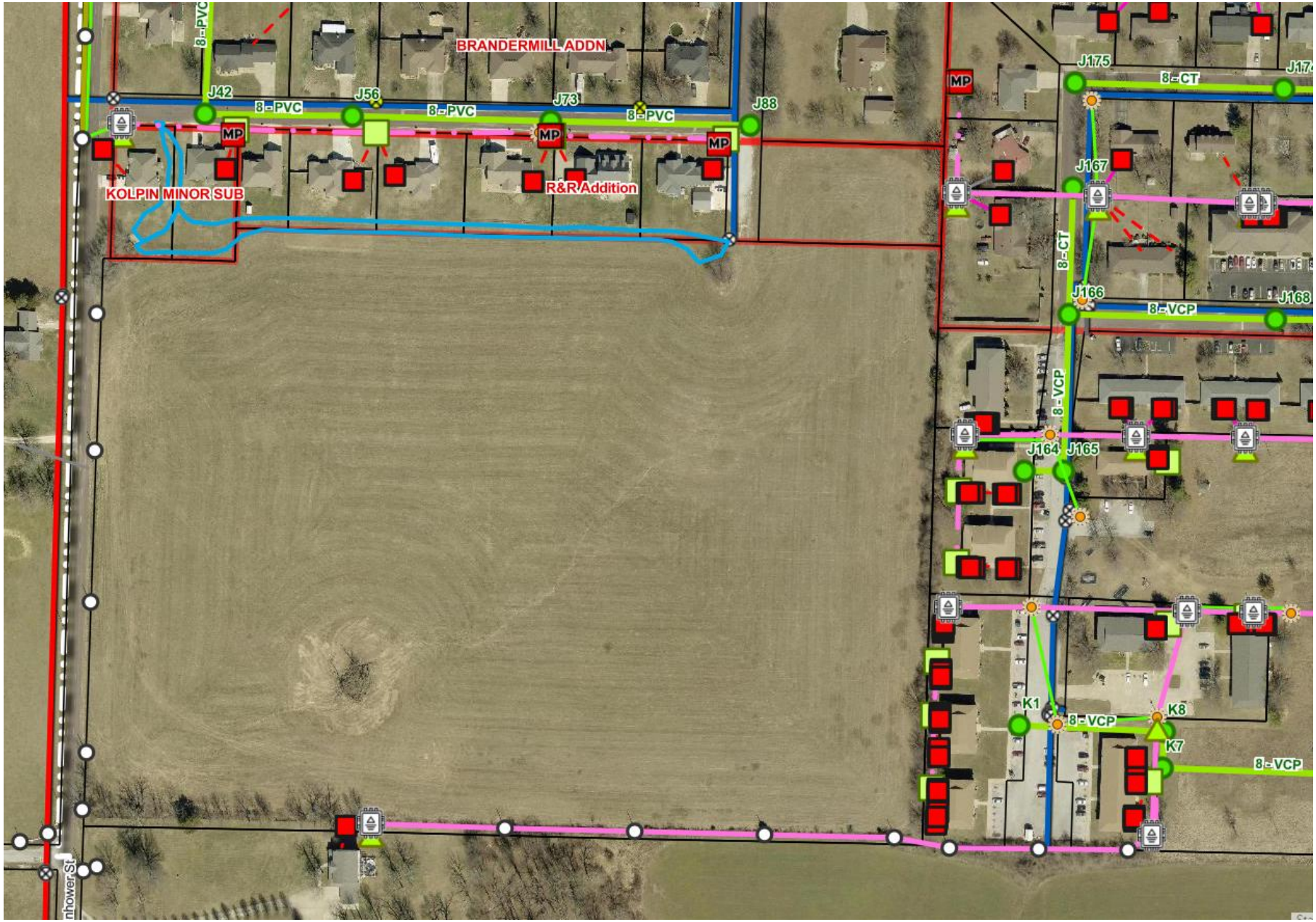
RECORDER OF DEEDS

STATE OF MISSOURI
COUNTY OF BARRY

IN THE SAID OFFICE OF THE RECORDER OF DEEDS, I
THAT THE WITHIN INSTRUMENT OF WRITING AND PLAT W
__.M., ON THE __ DAY OF _____, 20__ D
___ IN WITNESS WHEREOF I HAVE HEREUNTO SET MY
MISSOURI, THIS __ DAY OF _____, 20__.

_____
RECORDER

ZONING AND PLANNING COMMISSION


BRANDERMILL ADDN
J42
J56
J73
J88
8 - PVC
8 - PVC
8 - PVC
MP
MP
MP
KOLPIN MINOR SUB
R&R Addition
J175
8 - CT
MP
J167
8 - CT
J166
8 - VCP
J168
8 - VCP
J164
J165
K1
8 - VCP
K8
K7
8 - VCP

ZONING DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 6, TOWNSHIP 25 NORTH, RANGE 27 WEST, BARRY COUNTY, MISSOURI DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF THE R & R ADDITION OF THE CITY OF MONETT, THENCE N89°22'52"E 279.28 FEET TO AN EXISTING FENCE LINE, THENCE S00°13'38"W 891.60 FEET TO A POINT 16.5 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER–QUARTER, THENCE S89°20'10"W 274.55 FEET, THENCE N00°04'37"W 891.76 FEET TO THE POINT OF BEGINNING.

NOTICE OF PLANNING AND ZONING COMMISSION HEARING

Notice is hereby given to all interested parties that a meeting of the Planning and Zoning Commission has been scheduled for **October 29th @ 5:30pm.** The following is a tentative agenda for that meeting:

Consideration and Review of the following

Rezone below parcel from zone "A" First Residential (Single-Family) to zone "B" Second Residential (Multiple Dwelling).

Barry County

A tract of land described as follows: Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 6, Township 25 North, Range 27 West, Barry County, Missouri described as beginning at the Southwest Corner of Lot 7 of the R & R Addition of the City of Monett, Thence N89°22'52"E 279.278 Feet to an existing fence line, Thence S00°13'38"W 891.60 Feet to a Point 16.5 Feet North of the South Line of said Quarter-Quarter, Thence S89°20'10"W 274.55 Feet, Thence N00°04'37"W 891.76 Feet to the Point of Beginning, all in Barry County, Missouri. Subject to easements, restrictions, reservations and covenants of record, if any.

Notice is further given that said Commission of the City of Monett, Missouri at the hour of **5:30 p.m. on the 29th day of October 2025** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the School Board Meeting Room at the Monett School District Administrative Office, 710 9th St. The meeting is open to the public and all interested parties may attend and be heard.

/s/ Mike Wallace
Chairman-Planning and Zoning Commission

_____ **#R-16080-10-15-1tc**

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 Curtis & Rayne Schallert Trust and Margaret R. Schallert Trust, 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 TBD South Eisenhower.

(Property Address)

That according to the provisions of the zoning ordinances of the City of Monett, said real estate is currently zoned as Zone A. An amendment is being requested to change the classification of the real property and its permitted uses from district Zone A to district Zone B. per legal description.

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 2nd day of October, 2025.

Rayne Schallert

Margaret R. Schallert

Signature of petitioner

Acknowledgement

State of Missouri)
) ss.
County of Barry)

On this 2nd day of October, 2025, before me, a notary public,

personally appeared Margaret R Schallert, Austin Schallert and Raynel Schallert 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.

BRENDA K. MCCRACKEN
Notary Public - Notary Seal
State of Missouri
Commissioned for Barry County
My Commission Expires: June 01, 2028
Commission Number: 11429951

Brenda K McCracken
Notary Public

My commission expires: 6/01/2028

NOTICE OF PLANNING AND ZONING COMMISSION HEARING

Notice is hereby given to all interested parties that a meeting of the Planning and Zoning Commission has been scheduled for **October 29th @ 5:30pm.** The following is a tentative agenda for that meeting:

Consideration and Review of the following

Rezone below parcel from zone "A" First Residential (Single-Family) to zone "B" Second Residential (Multiple Dwelling).

Barry County

A tract of land described as follows: Part of the Southwest Quarter ($SW^{1/4}$) of the Southwest Quarter ($SW^{1/4}$) of Section 6, Township 25 North, Range 27 West, Barry County, Missouri described as beginning at the Southwest Corner of Lot 7 of the R & R Addition of the City of Monett, Thence N89°22'52"E 279.278 Feet to an existing fence line, Thence S00°13'38"W 891.60 Feet to a Point 16.5 Feet North of the South Line of said Quarter-Quarter, Thence S89°20'10"W 274.55 Feet, Thence N00°04'37"W 891.76 Feet to the Point of Beginning, all in Barry County, Missouri. Subject to easements, restrictions, reservations and covenants of record, if any.

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/s/ Mike Wallace

_____

Chairman-Planning and Zoning Commission

MONETT
PRIDE AND PROGRESS

Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

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

Staff Report

To: Planning and Zoning Commission

From: Andrew Miller, Development Assistant

Date: 10/22/2025

Re: Rezoning of 1509 Glen St.

GENERAL INFORMATION

Petitioner Daniel Sanchez of Monett comes to the Planning and Zoning Commission to request a rezoning of his property, located at 1509 Glen St. in Monett. Currently, the area is zoned "D" Industrial and Mr. Sanchez would like to rezone the property to "B" Second Residential (Multiple Dwelling).

Mr. Sanchez plans to split his triple-sized lot into two separate lots, eventually building a second home on the property once either the lots have been split equally, or a variance has been sought. Both avenues – given their specifics – would be acceptable to the Building and Zoning Department. Currently, Mr. Sanchez would not be able to build a home with the current zoning.

This neighborhood, known to the City as "Callan's Addition" was platted over 100 years ago, and was likely zoned Industrial when districting was introduced as it is located nearby to the railroad and with a lower elevation. Although it is zoned Industrial, the vast majority of individual lots in this relatively small area are residentially occupied. Although I am not able to confirm at this time, there likely was a relatively recent variance given to many homes in this area, allowing residences to be built where, legally, they could not right now.

City Staff acknowledges that this rezoning would be considered "spot-zoning," which, although we strive to avoid spot-zoning, seems reasonable and supported at this time given the reality of the residentially-inclined neighborhood it rests in. At this time, City Staff is seeking avenues to rezone the applicable parts of this neighborhood towards residentially-accepted zones (such as zone "C" Commercial) to reflect the reality of the situation – hoping to have the neighborhood rezoned in 2026. Given the nature of that timeline, Mr. Sanchez sought to rezone this neighborhood on his own timeline, which is supported by our staff.

PROPOSAL

Mr. Sanchez brings a Petition for Amendment of Zoning Ordinance to the Planning and Zoning Commission, with the intention to rezone his owned property located at 1509 Glen St., from zone "D" Industrial, to zone "B" Second Residential (Multiple Dwelling).

RECOMMENDATION

The Community Development Department (Building and Zoning Office) recommends the Planning and Zoning Board accept Mr. Sanchez's petition on the grounds that this rezoning properly reflects the reality of his residential neighborhood.

ATTACHMENTS

Please see the following attachments included in the packet:

- Petition for Amendment of Zoning Ordinance
- Proof of Ownership of the property (incl. Legal Description)
- Public meeting notice
- Public newspaper notice proof
- GIS Map of property to be rezoned and surrounding utilities
- Map of lot and neighborhood with current usages
- Mr. Sanchez's plans for the re-zoned lot

BILL NO. 9115 **ORDINANCE NO. 9115**

AN ORDINANCE APPROVING THE RE-ZONING OF 1509 GLEN STREET

WHEREAS, the Planning & Zoning Commission of the City of Monett has conducted a review of the request to re-zone the property located at 1509 Glen Street;

WHEREAS, the City has provided proper notice and conducted a public hearing regarding the proposed zoning changes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

Section 1: Zone change to Second Residential (Multiple-Dwelling) "B" from Industrial "D" for the defined areas of Lots Seven (7), Eight (8), and Nine (9), Block Four (4) of Callan's Addition to the City of Monett.

Whereupon a roll call vote was taken:

Ayes: _____

Nayes: _____

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, THIS 8TH DAY OF JANUARY, 2026.

_____
James R. Burke, Mayor

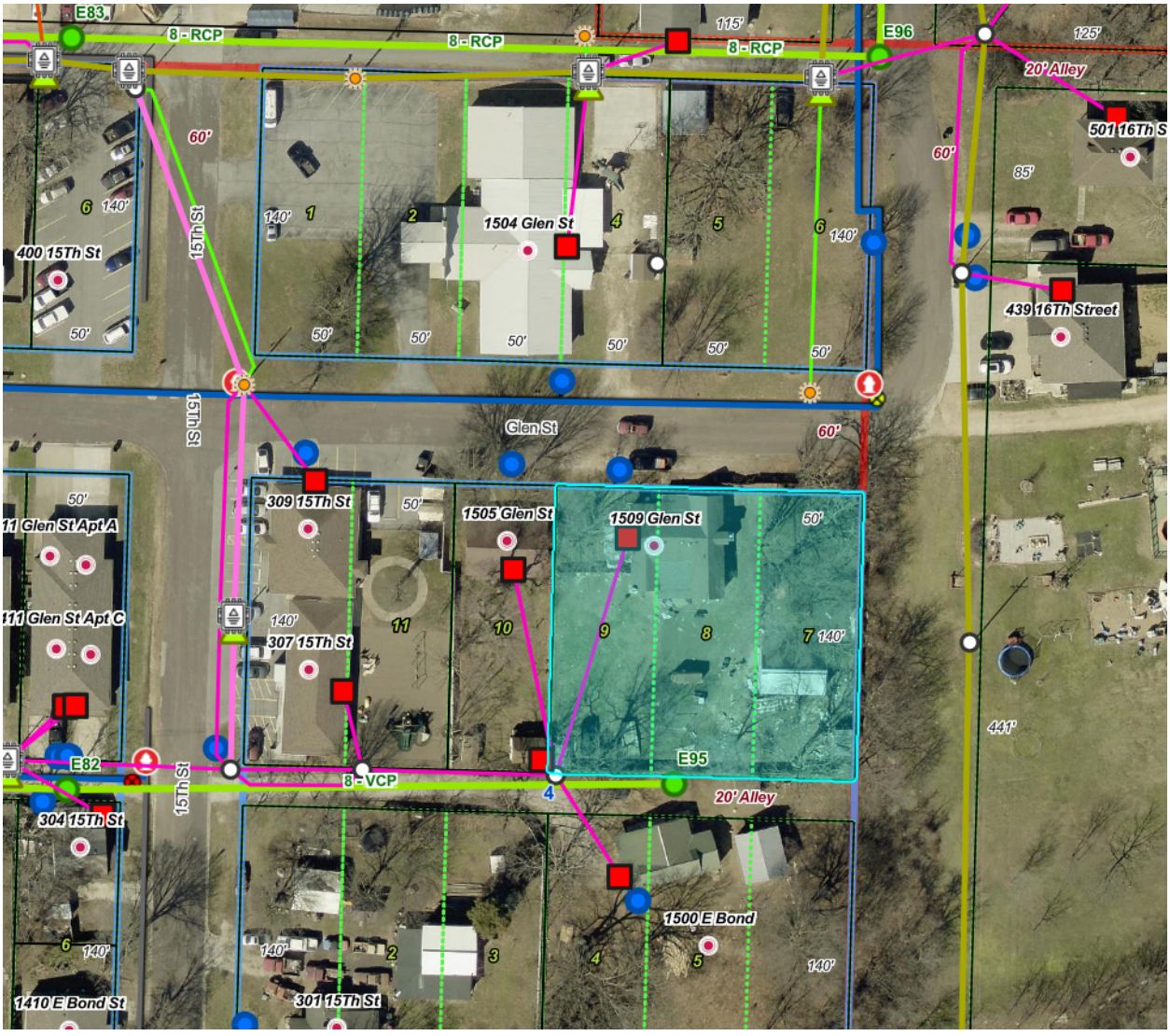
ATTEST:

_____
Kelley McMillan, City Clerk


GLENN ST.
FOURTEENTH
FIFTEENTH
SIXTEENTH ST.
THIRTEENTH ST.
BOND ST
BROADWAY
CALLANS ADDITION
12

Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

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



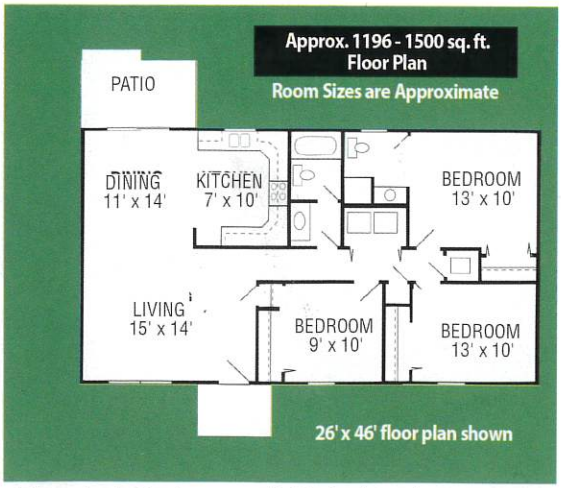
Unique Features
- Fiberglass Tub & Showers
- Exterior Shutters
- VinylSiding
- Electric Range

Garage Door with Opener
- 40 Gallon Electric Water Heater
- Stainless Steel Kitchen Sink
- Microwave Oven
- Ceiling Fan
- Yard Light

A charming three bedroom floor plan! It features spacious bedrooms, a large living room area, and covered porch.

the Midwesterner



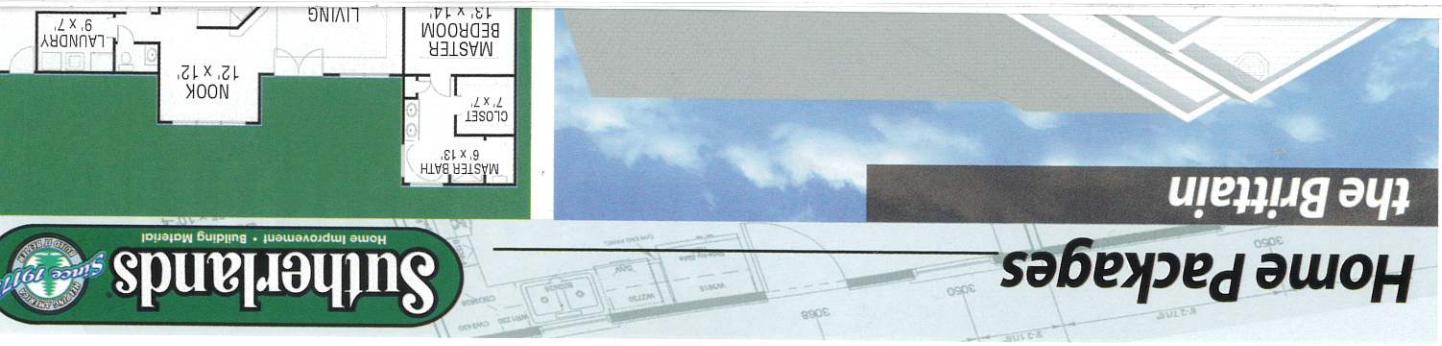


Additional Unique Features
- Exterior Shutters
- 4' x 8' - 7/16" Smart Panel Siding

- Fiberglass Tub & Shower
- 2 Speed Attic Fan
- 36" x 80" Vinyl Clad Storm Door
- Electric Range with Hood

- Stainless Steel Kitchen Sink
- 40 Gallon Electric Water Heater
- Mirrored Bath Cabinets

A three bedroom home available in three sizes:
- **26' x 46'**
- **28' x 48'**
- **30' x 50'**



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 Daniel Sanchez, 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 1509 Glen St.

(Property Address)

That according to the provisions of the zoning ordinances of the City of Monett, said real estate is currently zoned as Industrial. An amendment is being requested to change the classification of the real property and its permitted uses from district Industrial to district Residential 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 17 day of October, 2025.

Signature of petitioner

Acknowledgement

State of Missouri)
) ss.
County of ~~Barry~~ Lawrence)

On this 16th day of October, 2025, before me, a notary public, personally appeared Daniel Sanchez 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.

Notary Public

My commission expires: 02/05/2029

JUAN ALMARAZ
NOTARY PUBLIC
NOTARY SEAL
16902365
MY COMM. EXPIRES 02/05/2029
LAWRENCE COUNTY
STATE OF MISSOURI

NOTICE OF PLANNING AND ZONING COMMISSION HEARING

Notice is hereby given to all interested parties that a meeting of the Planning and Zoning Commission has been scheduled for **November 19th @ 5:30pm.** The following is a tentative agenda for that meeting:

Consideration and Review of the following

Rezone the below parcel from zone "D" Industrial to zone "B" Second Residential (Multiple Dwelling).

Barry County

Lots Seven (7), Eight (8), and Nine (9), Block Four (4) Callan's Addition to the City of Monett, Barry County, Missouri, as per the recorded plat thereof. Subject to any easements, rights of way or restrictions of record.

Notice is further given that said Commission of the City of Monett, Missouri at the hour of **5:30 p.m. on the 19th day of November 2025** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the School Board Meeting Room at the Monett School District Administrative Office, 710 9th St. The meeting is open to the public and all interested parties may attend and be heard.

/s/ Mike Wallace
Chairman-Planning and Zoning Commission

_____ **#R-16099-11-5-1tc**

NOTICE OF PLANNING AND ZONING COMMISSION HEARING

Notice is hereby given to all interested parties that a meeting of the Planning and Zoning Commission has been scheduled for **November 19th @ 5:30pm.** The following is a tentative agenda for that meeting:

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Barry County

Lots Seven (7), Eight (8), and Nine (9), Block Four (4) Callan's Addition to the City of Monett, Barry County, Missouri, as per the recorded plat thereof. Subject to any easements, rights of way or restrictions of record.

Notice is further given that said Commission of the City of Monett, Missouri at the hour of **5:30 p.m. on the 19th day of November 2025** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the School Board Meeting Room at the Monett School District Administrative Office, 710 9th St. The meeting is open to the public and all interested parties may attend and be heard.

/s/ Mike Wallace

_____

Chairman-Planning and Zoning Commission

Recorded in Barry County, Missouri
Recording Date/Time: 12/28/2020 at 11:12:48 AM
Book: 20 Page: 7784
Instr #: 202007893
Pages: 1
Fee: $24.00 S

Electronically Recorded
RANDALL MASRI AND RANDALL PC

RECORDER OF DEEDS SEAL BARRY COUNTY, MO
Danielle Still
Recorder of Deeds

QUITCLAIM DEED

THIS INDENTURE, made on the 24 day **December**, 2020, by and between **Alejandro Rivera, a single person, Grantor**, (whether singular or plural in number.) and **Daniel Sanchez, a single person, Grantee**, (whether singular or plural in number.)(Mailing address of said first named Grantee is: 1509 Glen St., Monett, Missouri 65708).

WITNESSETH, that the said party of the first part, in consideration of the sum of One Dollar and Other Good and Valuable Consideration to first party paid by the second party (receipt of which is hereby acknowledged) does by these presents REMISE, RELEASE and FOREVER QUIT CLAIM unto said party of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of **Barry**, to-wit:

LOTS SEVEN (7), EIGHT (8), AND NINE (9), BLOCK FOUR (4) CALLAN'S ADDITION TO THE CITY OF MONETT, BARRY COUNTY, MISSOURI, AS PER THE RECORDED PLAT THEREOF. SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD.

*****Title not searched by preparer.*****

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereunto belonging unto the said party of the second part and unto second party's heirs and assigns forever; so that neither the said party of the first part nor first party's heirs nor any other person or persons, for first party or in first party's name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year above written.

Alejandro Rivera

STATE OF MISSOURI,)
) ss
COUNTY OF BARRY)

On this 24 day of **December**, 2020, before me, a Notary Public, personally appeared, **Alejandro Rivera**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Monett, Missouri, the day and year last above written.

JAMES J RANDALL IV
Notary Public - Notary Seal
Barry County - State of Missouri
Commission Number 12292712
My Commission Expires Oct 3, 2024

Notary Public

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 14th day of March, 2022, by and between **Daniel Sanchez and Martha Castillo, Husband and Wife, Grantors**, (whether singular or plural in number.) and **Daniel Sanchez and Martha Castillo, Husband and Wife, Grantees**, (whether singular or plural in number.)
(Mailing address of said first named Grantee is: **1509 Glen St., Monett, Missouri 65708.**)

WITNESSETH, that the said Grantor, in consideration of the sum of One Dollar And Other Good And Valuable Consideration, to Grantor paid by Grantee (receipt of which is hereby acknowledged) does by these presents, convey to the said Grantee, Grantee's heirs and assigns, the following described property situate in BARRY County, MISSOURI:

LOTS SEVEN (7), EIGHT (8), AND NINE (9), BLOCK FOUR (4) CALLAN'S ADDITION TO THE CITY OF MONETT, BARRY COUNTY, MISSOURI, AS PER THE RECORDED PLAT THEREOF. SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee; the said Grantor covenanting that Grantor will warrant and defend the title to said premises unto the Grantee and unto Grantee's heirs and assigns forever, against the lawful claims and demands of all persons claiming under Grantor. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Daniel Sanchez
Daniel Sanchez

Martha Castillo
Martha Castillo

STATE OF MISSOURI,
COUNTY OF BARRY,

On this 14th day of March, 2022, before me, a Notary Public, personally appeared **Daniel Sanchez and Martha Castillo, husband and wife**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Monett, Missouri the day and year last above written.

Notary Public

SAMANTHA ANN PRESCOTT
Notary Public - Notary Seal
Barry County - State of Missouri
Commission Number 21201966
My Commission Expires Oct 27, 2025

Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

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

Staff Report

To: **City Council**

From: **Andrew Miller, Development Assistant**

Date: **12/2/2025**

Re: **Preliminary Plat of North Hills Subdivision "Phase 2"**

GENERAL INFORMATION

Petitioners Jacob and Alyssa Vaughn are bringing their preliminary plat of "Phase 2" of the North Hills Subdivision to the City Council. The preliminary plat has been updated to reflect the recent lot sizing change that came about from the August 27th, 2025 Planning and Zoning Commission meeting and subsequent City Council meetings. Likewise, the plat has been updated multiple times since then in an attempt to conform to all required rules, regulations, code requirements, and City Staff comments. The lot is currently in Zone "B" Second Residential (Multiple Dwelling), following the Zoning change that occurred during the October 14th City Council Meeting.

This proposal was originally slated for September's P&Z meeting. It was postponed as the second reading of the zone change needed to occur prior to taking this preliminary plat to P&Z. Waiting an extra month on presenting this plat allowed multiple new versions to be worked through with City staff and their engineering firm to present a version that most appropriately matched the developer's goals as well as the City's requirements.

The petition was again postponed until November's P&Z meeting due to not having all legally required items provided. The original petition was accepted as seeking to be put onto November's P&Z meeting.

Skip Schaller, Utility Superintendent, has no issues with water or sewer. The one lone electric issue he mentioned was needing to relocate an electric pole.

Dave Dunn, Public Works Superintendent, has no concerns.

Brandon Pennington, Fire Chief, has no concerns.

Kevin Sprenkle, City Engineer, had comments for the Vaughns that included properly showing the correct easements in the preliminary plat along the southern, eastern, and northern edges of the property, pertaining to [township] Section borders and utility easements. Likewise, he also

wanted more clearly defined labeling of the correct utility easements along the right-of-way through the middle of the preliminary plat.

Mike Eseman, Building and Zoning Inspector, has no concerns with zoning regulations at this time.

I cannot speak for Spire or any other utility work at this time.

Since the Planning and Zoning Commission meeting, the Vaughns have since begun administrative work pertaining to beginning the Engineering plans for the dirt work and utilities installation within sections of Phase 1. Currently, City Staff is preparing all needed documentation and state-mandated administrative processes.

The Vaughns have a prospective goal of beginning residence building by April 1st, 2026.

PROPOSAL

There currently is no application for bringing a preliminary plat to the Planning and Zoning Commission or City Council. In lieu of an application, I sought out and received the legal preliminary plat as the application itself.

RECOMMENDATION

The Planning and Zoning Commission recommends the preliminary plat to the City Council and recommends the Council consider the plat as it has been presented. Assuming that the plat follows the required City ordinances, and weighing the effects of such a development upon the City of Monett and its residents, the Planning and Zoning Commission recommends accepting the Preliminary Plat as presented.

ATTACHMENTS

Please find attached the following:

1. Informal Notice of Petition
2. Proof of ownership of the property in question
3. Legal description of the property
4. Public Notice
5. Newspaper Posting
6. Preliminary Plat of North Hills Subdivision “Phase 2”
7. Zoomed in Preliminary Plat of “Phase 2”

BILL NO. 9116 **ORDINANCE NO. 9116**

AN ORDINANCE FOR APPROVAL OF THE PRELIMINARY PLAT FOR PHASE TWO OF THE NORTH HILLS SUBDIVISION

WHEREAS, the Planning & Zoning Commission of the City of Monett has conducted a review of preliminary plat of North Hills Phase 2; and

WHEREAS, the Planning & Zoning Commission voted 4 – 0 (2 members abstained, 1 member absent) to recommend the preliminary plat of the North Hills Phase Two; and

WHEREAS, the preliminary plat has been reviewed by appropriate City of Monett staff.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

Section 1. Approval of the preliminary plat for North Hills Subdivision located City of Monett, Lawrence County, Section 29, Township 26N, Range 27 W.

Section 2. The preliminary phase two shall be identified as Phase 2.

Section 3. The development of North Hills Subdivision Phase Two shall adhere to all City of Monett Codes and Zoning restrictions on the property.

Whereupon a roll call vote was taken:

Ayes: _____

Nayes: _____

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, THIS 8TH DAY OF JANUARY, 2026.

_____
James R. Burke, Mayor

ATTEST:

_____
Kelley McMillan, City Clerk

POINT OF BEGINNING
FOUND 5/8" REBAR
NORTH QUARTER CORNER
SECTION 29, TOWNSHIP 26 NORTH,
RANGE 27 WEST

FOUND
ALUMINUM MONUMENT
NORTHEAST CORNER
SECTION 29,
TOWNSHIP 26 NORTH,
RANGE 27 WEST

20' UTILITY EASEMENT
BOOK 447, PAGE 2252

30' RIGHT OF WAY
SHOWN TO BE DEDICATED
PER RECORDING OF THIS PLAT

S88°57'29"E 296.70'

S88°58'48"E 2644.16'

S88°57'29"E 266.78'

S00°54'55"W 30.00'

S88°57'29"E 30.00'

N01°04'03"E 30.00'

FENCE IS 9.8'± SOUTH
AND 5.7'± EAST OF
PROPERTY CORNER

30' RIGHT OF WAY
SHOWN TO BE DEDICATED
PER RECORDING OF THIS PLAT

FENLI AVENUE

LEON LANE
60' ROW (PUBLIC)

LAWRENCE
PUBLIC

N01°04'03"E 1326.55'

N01°04'03"E
1216'

S00°54'55"W 1296.61'

S00°54'55"W 1326.62'

1"=100'
100' 0 50' 100'

VALLEY VIEW ESTATES
PLAT BOOK B, PAGE 301

N88°56'44"W 300.23'

FENCE IS 13.3' EAST AND
1.3'± SOUTH
OF PROPERTY CORNER

FOUND 5/8"
REBAR

N88°56'44"W 30.00'

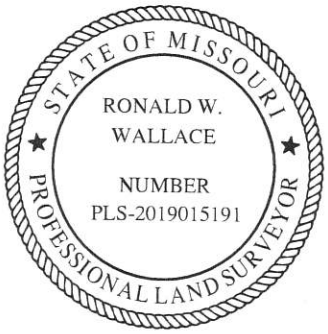
FOUND 1/2" REBAR
CENTER OF
SECTION 29,
TOWNSHIP 26 NORTH,
RANGE 27 WEST

S0°54'55"W
1326.62'

SURVEY DESCRIPTION – SINGLE FAMILY TO MEDIUM DENSITY

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2025, PAGE 2901 IN THE RECORDER OF DEEDS OFFICE IN LAWRENCE COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAWRENCE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 27 WEST, LAWRENCE COUNTY, MISSOURI; THENCE ALONG THE NORTH LINE OF SAID SECTION 29, NORTH 88°57'29" WEST, 296.70 FEET, TO THE POINT OF BEGINNING. THENCE LEAVING SAID NORTH LINE, SOUTH 01°04'03" WEST, 1326.55 FEET; THENCE NORTH 88°56'44" WEST, 69.77 FEET, TO A FOUND 5/8" REBAR; THENCE NORTH 01°03'23" EAST, 1326.54 FEET TO A POINT ON AFORESAID NORTH LINE OF SECTION 29; THENCE ALONG SAID NORTH LINE, SOUTH 88°57'29" EAST, 70.03 FEET, TO THE POINT OF BEGINNING. CONTAINING 2.13 ACRES, MORE OR LESS. SUBJECT TO EXISTING RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT–OF–WAY, IF ANY.



PROJECT NUMBER: 25J020040
DRAWING NUMBER: JOP–100–7786

OWN
Engineering beyond.™
811 E. Third Street
Joplin, MO 64801
417.782.7399
COA# 00062

ZANEVAN ENGINEERING
SINGLE FAMILY TO MEDIUM DENSITY DESCRIPTION
LAWRENCE 2230, MONETT, LAWRENCE COUNTY, MISSOURI

DRAWN BY: TSR
DATE: 08/07/2025
FIELD BY: -

NOTICE OF PLANNING AND ZONING COMMISSION HEARING

Notice is hereby given to all interested parties that a meeting of the Planning and Zoning Commission has been scheduled for **November 19th @ 5:30pm.** The following is a tentative agenda for that meeting:

Consideration and Review of the following

Preliminary plat of North Hills Subdivision "Phase 2".

Lawrence County

Beginning at a found 5/8" Rebar at the North Quarter (1/4) Corner of Section 29, Township 26 North, Range 27 West, Lawrence County, Missouri; Thence South 00°54'55" West, 1326.62 Feet; Thence North 88°56'44" West, 300.23 Feet; Thence North 01°04'03" East, 1326.55 Feet to a Point on the North Line of said Section 29; Thence along said North Line South 88°57'29" East, 296.70 Feet, to the Point of Beginning. Containing 9.09 acres, more or less. Subject to existing restrictions, reservations, easements and right-of-way, if any.

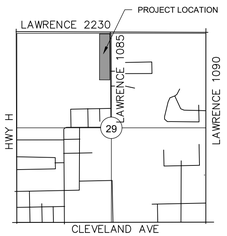
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/s/ Mike Wallace
Chairman-Planning and Zoning Commission

_____ **#R-16100-11-5-1tc**

PRELIMINARY PLAT OF
NORTH HILLS PHASE 2

CITY OF MONETT
LAWRENCE COUNTY, MISSOURI
SECTION 29,
TOWNSHIP 26 N, RANGE 27 W



LOCATION MAP
SECTION 29,
TOWNSHIP 26 N, RANGE 27 W
LAWRENCE COUNTY, MISSOURI
SCALE=NTS

FOUND MAG NAIL NORTHWEST CORNER SECTION 29, TOWNSHIP 26 NORTH, RANGE 27 WEST

N00°56'19"E 20.00'

FENCE IS 3.1'± OF RIGHT OF WAY LINE

20' UTILITY EASEMENT BOOK 447, PAGE 2252

S88°57'29"E 2307.02'

LAWRENCE 2230 PUBLIC

20' UTILITY EASEMENT BOOK 447, PAGE 2252

30' RIGHT OF WAY SHOWN TO BE DEDICATED PER RECORDING OF THIS PLAT

POINT OF BEGINNING
FOUND 5/8" REBAR
NORTH QUARTER CORNER
SECTION 29, TOWNSHIP 26 NORTH,
RANGE 27 WEST

S88°57'29"E 296.70'

FOUND ALUMINUM MONUMENT NORTHEAST CORNER SECTION 29, TOWNSHIP 26 NORTH, RANGE 27 WEST

S88°58'48"E 2644.16'

55.00'
40.00'
UTILITY EASEMENT BOOK 447, PAGE 2253

S88°57'29"E 266.78'

S00°54'55"W 30.00'

S88°57'29"E 30.00'

N01°04'03"E 30.00'

FENCE IS 9.8'± SOUTH AND 5.7'± EAST OF PROPERTY CORNER

US HIGHWAY H (AKA N. 9TH STREET) PUBLIC

N00°56'19"E 757.36'

458'

OUTLOT A

OUTLOT B

ANN STREET

RICKY ROAD

REED ROW

VAUGHN DRIVE

FARRON LANE

FALLON PLACE

FENLI AVENUE

TREELINE

FUTURE PHASE

NORTH HILLS DRIVE

FUTURE NORTH HILLS PHASE 1 (1A, 1B AND 1C)

HOPE COURT

LEON LANE
60' ROW (PUBLIC)

LAWRENCE 1085 PUBLIC

N01°04'03"E 1216'

S00°54'55"W 1296.61'

S00°54'55"W 1326.62'

N88°56'44"W

N88°56'44"W 300.23'

FENCE IS 13.3' EAST AND 1.3'± SOUTH OF PROPERTY CORNER

N88°56'44"W 30.00'

FOUND 1/2" REBAR CENTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 27 WEST

N88°56'44"W 1766.94'

N88°55'31"W 211.53'
252'(D)

FOUND 1/2" REBAR WITH CAP "GOODMAN"

FOUND 1/2" REBAR WITH CAP "GOODMAN"

N88°55'31"W 40.00'

324'(D)

N00°56'12"E 323.77'

MICHAEL T. TURNER BOOK 456, PAGE 6131

FOUND 1/2" REBAR WITH NO CAP

N89°04'29"W 251.54'

FOUND 1/2" REBAR WITH CAP "GOODMAN"

FENCE IS 3.1'± NORTH OF PROPERTY LINE

N88°53'37"W 325.89'

FENCE IS 4.0' NORTH AND 4.0' WEST OF PROPERTY CORNER

FOUND 1/2" REBAR WITH CAP "GOODMAN"

244'(D)

N01°01'07"E 244.55'

NEW HOPE FUNDAMENTAL METHODIST CHURCH BOOK 453, PAGE 3676

FENCE IS 4.6'± WEST OF PROPERTY LINE

FOUND 1/2" REBAR WITH CAP "GOODMAN"

N00°56'19"E 2651.45'

FOUND RAIL ROAD SPIKE WEST QUARTER QUARTER CORNER SECTION 29, TOWNSHIP 26 NORTH, RANGE 27 WEST

SAMMY & DELORES I. BIRKENBACH TRUST BOOK 440, PAGE 217

GERALD L. ASH BOOK 432, PAGE 968

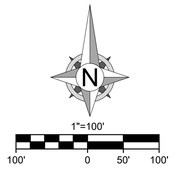
OUTLOT C

FOUND 5/8" REBAR

VALLEY VIEW ESTATES PLAT BOOK B, PAGE 301

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272	271	270	269
268	267		



LEGEND

- SET 5/8" X 18" REBAR WITH PLASTIC CAP STAMPED OWN LC 62
- FOUND MONUMENT–AS NOTED
- TREELINE
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT LINE
- SE SANITARY SEWER EASEMENT LINE
- SDE STORM DRAINGE EASEMENT LINE
- (D) DEED DISTANCE

- PROPERTY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- CENTERLINE
- 1515 MAJOR CONTOUR
- 1514 MINOR CONTOUR
- BUILDING SETBACK LINE
- EXISTING FENCE LINE
- SS PROPOSED SANITARY SEWER LINE
- W PROPOSED WATER LINE
- PROPOSED STORM WATER LINE

STATE OF MISSOURI
RONALD W. WALLACE
NUMBER PLS-2019015191
PROFESSIONAL LAND SURVEYOR

RONALD W. WALLACE
MO P.L.S. NO. 2019015191

11-17-2025
DATE

DRAWING INFORMATION	
JOB NO:	25JO20040
FIELD:	
DRAWN BY:	SLM
CHECK BY:	RWW
FIELD BOOK:	
ISSUED DATE:	11-17-2025

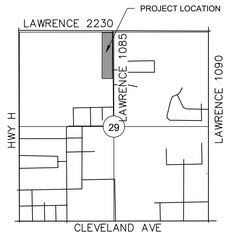
811 E. Third Street
Joplin, MO 64801
417.782.7399
COA# 00062
OWN
Engineering beyond.

JOP-100-7803
SHT. 1 OF 2 REV. 1

G:\Shared drives\JO2 - Surveying_2025\25JO20040 BNDY with Platting- North Hills Sub\CAD\Preliminary Plat\Phase Future Phase (Duplex lots)\New Layout form client 10-13-25\25JO20040-JOP-100-7803 Preliminary Plat_10-29-25 REV 1_11-5-25.dwg

PRELIMINARY PLAT OF NORTH HILLS PHASE 2

CITY OF MONETT
LAWRENCE COUNTY, MISSOURI
SECTION 29,
TOWNSHIP 26 N, RANGE 27 W



LOCATION MAP
SECTION 29,
TOWNSHIP 26 N, RANGE 27 W
LAWRENCE COUNTY, MISSOURI
SCALE=NTS

PARCEL TABLE	
252	11388
253	8894
254	8894
255	8894
256	8894
257	8894
258	8894
259	8894
260	8894
261	8894
262	8894
263	8894
264	8894
265	8894
266	10271
267	10611
268	8718
269	8699
270	8680
271	8661
272	8643
273	8624
274	8605
275	8586
276	8568
277	8549
278	8530
279	8511
280	11784

DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION OF LAWRENCE COUNTY, CITY OF MONETT, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREET, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY. ALL PROPERTY ON THIS PLAT AS PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED.

_____ _____
3F LAND DATE
BY: JAKE VAUGHN

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF LAWRENCE)

ON THIS ____ DAY OF _____, IN THE YEAR 20____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ___ _____ TO ME PERSON(S) WHO NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED HE/SHE/THEY THE EXECUTED THE SAME FOR THE PURPOSE THEREIN CONTAINED IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL.

_____
NOTARY PUBLIC

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

ALL REQUIREMENTS OF THE MONETT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

_____ (SIGNED)_____
DATE OF EXECUTION BUILDING DEVELOPMENT

CITY UTILITY CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ATTACHED PLAT HAS BEEN APPROVED BY THE CITY OF MONETT UTILITY DEPARTMENTS AND BY THE CITY ENGINEER.

_____ _____
SUPERINTENDENT OF UTILITIES CITY ENGINEER

CERTIFICATE OF PLANNING AND ZONING COMMISSION

THIS PLAT OF NORTH HILLS PHASE 2 HAS BEEN SUBMITTED TO AND APPROVED BY THE MONETT PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ _____ 20____.

_____
CHAIRMAN

CERTIFICATE OF CITY COUNCIL

WE_____ MAYOR OF THE CITY OF MONETT, MISSOURI AND _____, CITY CLERK OF THE CITY OF MONETT, MISSOURI, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT NORTH HILLS PHASE 2 WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF MONETT, AND APPROVED BY SPECIAL ORDINANCE NUMBER _____ ON THE _____ DAY OF _____, 20____.

_____ _____
MAYOR CITY CLERK

CERTIFICATE OF RECORDING

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29009C0033C, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2006 AND PART IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

BUILDING SETBACK LINES AS SHOWN

FRONT: 25'
REAR: 20'
SIDE: 7'
SIDE STREET: 25'

ZONING INFORMATION

SUBJECT PROPERTY IS ZONED A-FIRST RESIDENTIAL (SINGLE-FAMILY) DISTRICT CLASSIFICATION. ZONING INFORMATION FOUND ON THE CITY OF MONETT, MO. WEBSITE REFERENCED ZONING MAP PDF.

ZONE A-FIRST RESIDENTIAL (SINGLE-FAMILY)
BUILDING SETBACK LINES
FRONT: THERE SHALL BE A FRONT YARD NOT LESS THAN TWENTY PERCENT (20%) OF THE DEPTH OF THE LOT, BUT SUCH FRONT YARD NEED NOT BE MORE THAN TWENTY-FIVE (25) FEET.

SIDE: THERE SHALL BE A SIDE YARD ON EACH SIDE OF A BUILDING NOT LESS THAN TEN PERCENT (10%) OF THE WIDTH OF THE LOT, BUT IN NO EVENT LESS THAN SEVEN (7) FEET IN WIDTH. BUILDINGS ON CORNER LOTS WHERE INTERIOR LOTS HAVE BEEN PLATTED ON SIDE STREETS SHALL PROVIDE A SIDE YARD ADJACENT TO THE SIDE OF THE STREET OF NOT LESS THAN FIFTY PERCENT (50%) OF THE FRONT YARD ESTABLISHED FOR BUILDINGS ON INTERIOR LOTS ON THE SIDE STREET; PROVIDED, THAT THIS REGULATION SHALL NOT BE SO INTERPRETED AS TO REDUCE THE BUILDABLE WIDTH OF A CORNER LOT OF RECORD ON AUGUST 8, 1961, TO LESS THAN SIXTY-FIVE PERCENT (65%) OF THE TOTAL WIDTH OF SUCH LOT; PROVIDED FURTHER, THAT THE MINIMUM SIDE YARD REGULATIONS IN THIS SECTION MUST BE OBSERVED. ACCESSORY BUILDINGS ON CORNER LOTS, WHERE INTERIOR LOTS HAVE BEEN PLATTED ON SIDE STREETS, SHALL NOT PROJECT BEYOND THE FRONT YARD LINE ESTABLISHED ON THE SIDE STREET; PROVIDED, THAT THIS REGULATION SHALL NOT REDUCE THE BUILDABLE WIDTH TO LESS THAN TWENTY (20) FEET.

REAR: THE DEPTH OF THE REAR YARD SHALL BE NOT LESS THAN TWENTY PERCENT (20%) OF THE DEPTH OF THE LOT; PROVIDED THAT SUCH DEPTH NEED NOT BE MORE THAN TWENTY (20) FEET.

SUBDIVISION INFORMATION

TOTAL ACRES:	9.09±
TOTAL STREET DEDICATION ACRES:	3.05±
TOTAL NO OF BUILDABLE LOTS:	29
SMALLEST LOT:	LOT 279 (8,511± SQ. FT.)
LARGEST LOT:	LOT 280 (11,784 ± SQ. FT.)
AVERAGE LOT SIZE:	9,071± SQ. FT.
TOTAL MULTI-FAMILY LOTS:	29
CURRENT ZONING:	A
SOURCE OF WATER:	CITY OF MONETT
SOURCE OF SEWER:	CITY OF MONETT
SOURCE OF TITLE:	BK 2025, PG 2901

SURVEY DESCRIPTION

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2025, PAGE 2901 IN THE RECORDER OF DEEDS OFFICE IN LAWRENCE COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAWRENCE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 27 WEST, LAWRENCE COUNTY, MISSOURI; THENCE SOUTH 00°54'55" WEST, 1326.62 FEET; THENCE NORTH 88°56'44" WEST, 300.23 FEET; THENCE NORTH 01°04'03" EAST, 1326.55 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE SOUTH 88°57'29" EAST, 296.70 FEET, TO THE POINT OF BEGINNING. CONTAINING 9.09 ACRES, MORE OR LESS. SUBJECT TO EXISTING RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY, IF ANY.

DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION OF LAWRENCE COUNTY, CITY OF MONETT, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREET, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY. ALL PROPERTY ON THIS PLAT AS PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED.

_____ _____
3F LAND DATE
BY: ALYSSA VAUGHN

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF LAWRENCE)

ON THIS ____ DAY OF _____, IN THE YEAR 20____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ___ _____ TO ME PERSON(S) WHO NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED HE/SHE/THEY THE EXECUTED THE SAME FOR THE PURPOSE THEREIN CONTAINED IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL.

_____
NOTARY PUBLIC

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, RONALD W. WALLACE, DO HEREBY DECLARE THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY SUPERVISION, AND THAT THE EXISTING AND PROPOSED INFORMATION SHOWN HEREON IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

LAST REVISION DATE NOVEMBER 17, 2025
OWN, INC. L.C. 62
by

STATE OF MISSOURI
RONALD W. WALLACE
NUMBER PLS-2019015191
PROFESSIONAL LAND SURVEYOR

_____ 11-17-2025
RONALD W. WALLACE DATE
MO P.L.S. NO. 2019015191

DRAWING INFORMATION	
JOB NO:	25JO20040
FIELD:	
DRAWN BY:	SLM
CHECK BY:	RWW
FIELD BOOK:	
ISSUED DATE:	11-17-2025

811 E. Third Street
Joplin, MO 64801
417.782.7399
COA# 00062
OWN
Engineering beyond.

JOP-100-7803
SHT. 2 OF 2 REV. 1

G:\Shared drives\JO2 - Surveying_2025\25JO20040 BNDY with Platting- North Hills Sub\CAD\Preliminary Plat\Phase Future Phase (Duplex lots)\New Layout form client 10-13-25\25JO20040-JOP-100-7803 Preliminary Plat_10-29-25 REV 1_11-5-25.dwg

MONETT
PRIDE AND PROGRESS

Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

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

Staff Report

To: Planning and Zoning Commission

From: Andrew Miller, Development Assistant

Date: 11/5/2025

Re: Discussion and Consideration of Recommendation for Adoption of the District "LLO" – Legacy Lot Overlay District to City Council

GENERAL INFORMATION

Please reference the boundaries included on the map provided to understand the areas being discussed in this matter. The boundaries are as follows:

Beginning at the intersection of Cleveland Ave and Central Ave:

1. North Boundary along Cleveland Ave, eastwards until 13th St. / Kyler St.
2. East Boundary along 13th/Kyler St, southwards until Dairy St.
3. South Boundary along Dairy St, westwards until S. Lincoln Ave. (Hwy 37)
4. West Boundary along S. Lincoln, W. Broadway, N. Central (Hwy 37), northwards until Cleveland Ave.

Given the way our Zoning Regulations are currently written, and as described in the *Purpose and Intent* portion of the ordinance example provided, many older homes in the central parts of Monett do not conform with our road frontages or lot size requirements as currently required in our Zoning Regulations. Rather, each time a new home is built, rebuilt, or substantially altered in this area, a variance would need to be sought by the owner, and permission granted to said owner, from the Board of Adjustments to allow for this non-conforming use to be allowed.

City Staff intends to add an "overlay"-type district to the City's Zoning Regulations which would allow for a change to the required lot sizes and road frontages for properties with residential uses within Districts "A" and "B" (our residential districts). This would not impact commercial-zoned properties, industrial-zoned properties, commercially used properties, industrially used properties, or residentially used properties in Zones "C" and "D" (among others). Rather, this Ordinance would only change the lot sizes and road frontages for residentially used properties in Zones "A" and "B".

This ordinance would not change setback requirements.

GENERAL INFORMATION, CONT.

This Ordinance would allow for owners of the affected properties to bypass this variance process *when affected as affected* and save both time and money for the homeowners.

A brief note: we do not have any Zone "A" within the boundaries of this area at this time. It is my understanding that the inclusion of Zone "A" properties was to allow for the incorporation of an expansion to this area in the future, if the City choose to expand these boundaries.

A second note: under the current example ordinance, residentially used properties built in Zones "C" and "D" would not be changed by this ordinance. Rather, these properties (of which there are a considerable number) would keep the current lot size and road frontage requirements. Residentially used properties in "C" and "D" in this area would still need to go through the variance process if they sought lower road frontage or lot size requirements. This may have a knock-on effect in the future, which could lead to both more commercially used and/or *relatively* larger residential buildings in commercially zoned locations within the boundary, although these cases would be few and far between.

PROPOSAL

City Staff proposes the Planning and Zoning Commission discuss the overlay as presented, consider the ramifications of such an overlay upon the Zoning Regulations as well as the lack thereof, then consider a recommendation of this ordinance example to the City Council for adoption.

RECOMMENDATION

City Staff and the Community Development Department (formerly Building and Zoning) recommends that the Commission recommend this Ordinance example for adoption by the City Council, given that it more properly reflects the current lot sizes and road frontages of the older, affected parts of the City, allowing more a more nuanced use of land within the boundaries.

ATTACHMENTS

Please see the following attachments:

1. Maps showing affected area with outline
2. Ordinance example: "Article III-D; District "LLO" – Legacy Lot Overlay District

BILL NO. 9117 **ORDINANCE NO. 9117**

AN ORDINANCE CREATING A NEW OVERLAY DISTRICT BY ADDING SECTION 400.077, USE, HEIGHT AND AREA REGULATIONS OF LEGACY LOT OVERLAY DISTRICT, IN NEW ARTICLE III-D OF CHAPTER 400 – ZONING REGULATIONS OF THE CODE OF THE CITY OF MONETT, MISSOURI .

WHEREAS, a downtown residential area in the City of Monett would benefit from the creation of a new district over of the Legacy Lot Overlay District (LLO) by adding a new Article III-D of Chapter 400, Zoning Regulations and a new Section 400.077; and

WHEREAS, the purpose of the Residential Compatibility Overlay District, the LLO, is to recognize the unique conditions of older neighborhoods where lots were platted prior to the adoption of current minimum lot size requirements; and

WHEREAS, there are many existing homes and vacant lots in these areas that do not meet present-day dimensional standards, resulting in hardships when owners seek to rebuild or develop; and

WHEREAS, the overlay district provides flexibility for the use, repair, and reconstruction of existing residential lots while maintaining compatibility with surrounding development, stabilization of property values, and preserving the character of the neighborhood; and

WHEREAS, it is the desire of the Zoning and Planning Commission to have zoning regulations in the Monett City Code that are clear and concise for understanding and interpretation; and

WHEREAS, the City of Monett encourages development, revitalization, preservation, and beautification of the area of the new LLO District Overlay; and

WHEREAS, it is the desire of the Zoning and Planning Commission and the City Council to ensure the Zoning Regulations are current and user friendly, and

WHEREAS, pursuant to Section 89.020 of the Revised Statutes of Missouri and for the purpose of promoting health, safety, morals or the general welfare of the community, the City Council is empowered to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, the preservation of features of historical significance, and the location

and use of buildings, structures and land for trade, industry, residence or other purpose; and

WHEREAS, pursuant to Section 89.040 of the Missouri Revised Statutes, the City Council is empowered to enact such regulations in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, pursuant to Section 89.040 of the Missouri Revised Statutes such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the values of buildings and encouraging the most appropriate use of land throughout such municipality; and

WHEREAS, the Zoning Regulations for the Monett require a Public Hearing before the Planning Commission before consideration of recommendations to the City Council for or against amendments to the Zoning Code; and

WHEREAS, the Zoning Regulations for Monett, require an advertisement for the Public Hearing at least fifteen (15) days before the Zoning and Planning Commission Public Hearing for the approval of amendment to the Zoning Code; and

WHEREAS, the City did advertise for the Public Hearing at least fifteen (15) days before the Zoning and Planning Commission Public Hearing for the approval of amendment to the Zoning Code; and

WHEREAS, the Public Hearing was held before the Monett Zoning and Planning Commission on November 19th, 2025 at 5:30 PM in the School Board Meeting Room of the Monett School District Office located at 710 9th Street in Monett; and

WHEREAS, after publication of the hearing and the consideration of the discussions in the public hearing and discussions of the Zoning and Planning Commission, the Zoning and Planning Commission determined that this amendment to the Monett City Code is reasonable and necessary; and

WHEREAS, the City advertised the Public Hearing at least fifteen (15) days before the City Council Meeting for the consideration of amendment to the Zoning Code; and

WHEREAS, the Public Hearing was held before the City Council on December 11th, 2025 at 6:00 PM in the School Board Meeting Room of the Monett School District Office located at 710 9th Street in Monett; and

WHEREAS, after publication of the hearing and the consideration of the discussions in the public hearing, the resolution of the Zoning and Planning Commission, and discussions of the City Council, the City Council has determined that this amendment to the Monett City Code is reasonable and necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

Section 1. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Monett City Code, and the sections of this ordinance may be renumbered to accomplish such intention.

Section 2. That Chapter 400 – Zoning Regulations, Article III-D, District "LLO" – Legacy Lot Overlay District be created and Section 400.077, Use, Height and Area Regulations of Legacy Lot Overlay District of the Monett City Code is hereby amended to read by adding as follows:

ARTICLE III-D

District "LLO" - Legacy Lot Overlay District

Section 400.077 Use, Height and Area Regulations of Legacy Lot Overlay District.

A. *Purpose and Intent* The purpose of the Residential Compatibility Overlay District is to recognize the unique conditions of older neighborhoods where lots were platted prior to the adoption of current minimum lot size requirements. Many existing homes and vacant lots in these areas do not meet present-day dimensional standards, resulting in hardships when owners seek to rebuild or develop. The overlay district provides flexibility for the use, repair, and reconstruction of existing residential lots while maintaining compatibility with surrounding development, stabilization of property values, and preserving the character of the neighborhood.

B. *Location*. These regulations shall apply to lots currently zoned District A or District B, within the following boundaries:

North Boundary: Cleveland Avenue

East Boundary: 13th Street/Kyler Street

South Boundary: Dairy Street

West Boundary: Central Avenue to Broadway Street to South Lincoln Avenue

C. General Provisions:
    1. For lots zoned District "A", within the LLO District
        a. Lot area per family. Every building or portion of a building erected, moved or altered for residence purposes in the LLO district, zoned District “A,” shall provide a lot area of not less than three thousand five hundred (3,500) square feet per one-family residence.
        b. Frontage for every building or structure used for residential purposes shall not be less than thirty (30) feet, along the city street right-of-way. Frontage for a residential patio home shall not be less than thirty (30) feet along the city street right-of-way for each individual lot.
        c. All other provisions not inconsistent with this section shall remain in full force and effect under the use, height and area regulations set forth in Section 400.040 and Section 400.050.
    2. For lots zoned District “B,” within the LLO District
        a. Lot area per family. Every building or portion of building erected, moved or altered for residential purposes in the LLO District, zoned District “B,” shall provide a lot area per family of not less than three thousand five hundred (3,500) square feet, in the case of one-family dwellings, two thousand five hundred (2,500) square feet per family in two-family dwellings, and not less than one thousand (1,000) square feet per family in apartment house as specified
        b. Frontage for every building or structure used for residential purposes shall not be less than thirty (30) feet, along the city street right-of-way. Frontage for a residential patio home shall not be less than thirty (30) feet along the city street right-of-way for each individual lot.
        c. All other provisions not inconsistent with this section shall remain in full force and effect under the use, height and area regulations set forth in Section 400.060 and Section 400.070.

D. Severability: If any provision of this ordinance is found to be invalid, the remaining provisions shall remain in full force and effect.

Section 3. This Ordinance shall be in full force and effect from and after the 10th day after its passage by the City Council.

Section 4. That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences or clauses.

Section 5. That the City Clerk is authorized by this Ordinance to correct any scrivener's errors identified with in this Ordinance.

Whereupon a roll call vote was taken:

Ayes: _____

Nayes:_____

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, THIS 8TH DAY OF JANUARY, 2026.

_____
James R. Burke, Mayor

ATTEST:

_____
Kelley McMillan, City Clerk





MONETT
PRIDE AND PROGRESS

Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

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

The following is an example Amendment to the Zoning Regulations being proposed by the City of Monett to the Planning and Zoning Commission for review and recommendation at the Wednesday, November 19th, 2025 meeting of the Planning and Zoning Commission:

ARTICLE III-D

District "LLO" - Legacy Lot Overlay District

Section 400.077 Use, Height and Area Regulations of Legacy Lot Overlay District.

A. *Purpose and Intent* The purpose of the Residential Compatibility Overlay District is to recognize the unique conditions of older neighborhoods where lots were platted prior to the adoption of current minimum lot size requirements. Many existing homes and vacant lots in these areas do not meet present-day dimensional standards, resulting in hardships when owners seek to rebuild or develop. The overlay district provides flexibility for the use, repair, and reconstruction of existing residential lots while maintaining compatibility with surrounding development, stabilization of property values, and preserving the character of the neighborhood.

B. *Location*. These regulations shall apply to lots currently zoned District A or District B, within the following boundaries:

North Boundary: Cleveland Avenue

East Boundary: 13th Street/Kyler Street

South Boundary: Dairy Street

West Boundary: Central Avenue to Broadway Street to South Lincoln Avenue

C. General Provisions:

1. For lots zoned District "A", within the LLO District
    a. Lot area per family. Every building or portion of a building erected, moved or altered for residence purposes in the LLO district, zoned District "A," shall provide a lot area of not less than three thousand five hundred (3,500) square feet per one-family residence.

b. Frontage for every building or structure used for residential purposes shall not be less than thirty (30) feet, along the city street right-of-way. Frontage for a residential patio home shall not be less than thirty (30) feet along the city street right-of-way for each individual lot.
c. All other provisions not inconsistent with this section shall remain in full force and effect under the use, height and area regulations set forth in Section 400.040 and Section 400.050.

2. For lots zoned District "B," within the LLO District
   a. Lot area per family. Every building or portion of building erected, moved or altered for residential purposes in the LLO District, zoned District "B," shall provide a lot area per family of not less than three thousand five hundred (3,500) square feet, in the case of one-family dwellings, two thousand five hundred (2,500) square feet per family in two-family dwellings, and not less than one thousand (1,000) square feet per family in apartment house as specified
   b. Frontage for every building or structure used for residential purposes shall not be less than thirty (30) feet, along the city street right-of-way. Frontage for a residential patio home shall not be less than thirty (30) feet along the city street right-of-way for each individual lot.
   c. All other provisions not inconsistent with this section shall remain in full force and effect under the use, height and area regulations set forth in Section 400.060 and Section 400.070.

D. Severability: If any provision of this ordinance is found to be invalid, the remaining provisions shall remain in full force and effect.

NOTICE OF PUBLIC HEARING

NOTICE is given that public hearings will be held in the School Board Meeting Room at the Monett School District Administrative Office at 710 9th St., Monett, Missouri, by the Monett Planning and Zoning Commission at 5:30pm, or as soon as it may be called, on Wednesday, November 19th, 2025, for consideration and review of the following:

Text Amendment Creating New Overlay

An Amendment of Zoning Regulations of Chapter 400 to create a new overlay district, "LLO", in Section 400.077: north boundary of Cleveland Ave., east boundary of Streets 13th/Kyler, south boundary of Dairy St., and west boundary of Streets Lincoln/Broadway/Central.

The meeting is open to the public and all interested parties may attend and be heard.

If the Planning and Zoning Commission votes to recommend approval to the City Council or the City proceeds with the request to the City Council, then there will be a second public hearing held in the School Board Meeting Room at the Monett School District Office at 710 9th St., Monett, Missouri, by the Monett City Council at 5:30pm, or as soon as it may be called, on Thursday, December 11th, 2025.

A copy of the proposed ordinance amending the text of the City's Zoning Regulations is available for review at City Hall. Any interested party present at the hearing will be given an opportunity to be heard.

/s/ Mike Wallace

_____

Chairman-Planning and Zoning Commission

NOTICE OF PUBLIC HEARING

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The meeting is open to the public and all interested parties may attend and be heard.

If the Planning and Zoning Commission votes to recommend approval to the City Council or the City proceeds with the request to the City Council, then there will be a second public hearing held in the School Board Meeting Room at the Monett School District Office at 710 9th St., Monett, Missouri, by the Monett City Council at 5:30pm, or as soon as it may be called, on Thursday, December 11th, 2025.

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/s/ Mike Wallace
Chairman-Planning and Zoning Commission

_____ **#R-16109-11-5-1tc**

MONETT
PRIDE AND PROGRESS

Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

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

Staff Report

To: Planning and Zoning Commission

From: Andrew Miller, Development Assistant

Date: 10/24/2025

Re: Hubert & Gilbert's Place Minor Subdivision

GENERAL INFORMATION

Petitioners Kip and Michelle Cullers, et al., are seeking to present a Minor Subdivision Preliminary Plat to the Planning and Zoning Commission for their property located between approximately 521 W. Myrtle St. and 515 W. Myrtle St., henceforth referred to as the Cullers Property or the Hubert & Gilbert's Minor Subdivision.

In 1913, Hall's [First] Addition platted out the Myrtle Street area, a home was built, and eventually the Cullers came to own Lot 25. Lot 25, being a large lot, had ample opportunity to provide multiple new homes for the City. The Cullers – doing so with respect to Zoning regulations – sought out a variance for this lot, and with the blessing of the Building and Zoning Department, is in the process of building two single family houses and a collection of duplexes.

Although not particularly easy to explain, the collection of duplexes is being operated more akin to seven two-unit apartment complexes, where I believe written into the deed of the property the seven duplexes cannot legally be split apart for a period of 99 years – so says the Cullers. In practice, this means the seven duplexes should be understood from the Zoning regulations' perspective to be one lot.

The Cullers, in wanting to separate the two single-family homes from the rest of the development, will need to provide to the City a Preliminary Plat for their Minor Subdivision, similar to how a traditional preliminary plat is brought before the Commission.

Of note, regarding the requirements for Minor Subdivisions as included in this packet, the Cullers have already sought out and received a variance for the road frontage, certain setbacks allowances, which was approved by the Board of Adjustments on May 21st, 2025.

PROPOSAL

The Cullers, representatives and agents of Russell's Rentals, LLC – owners of the property referred to as the Cullers Property – propose that the Planning and Zoning Commission approve their preliminary plat for the Cullers Minor Subdivision.

RECOMMENDATION

City Staff recommends that the Planning and Zoning Commission discuss and consider the preliminary plat as proposed by the Cullers. Assuming that the Cullers Minor Subdivision Preliminary Plat adheres to all requirements laid out in the City Ordinances regarding Minor Subdivisions, and considering the impacts that such a development will have on the City of Monett, City Staff recommends the Planning and Zoning Commission accept the Cullers Minor Subdivision Preliminary Plat as presented.

ATTACHMENTS

Please see the following attachments:

1. Michelle Cullers' informal request for Minor Subdivision preliminary plat
2. Proof of ownership of property (including legal description)
3. Public meeting notice
4. Public newspaper notice proof
5. Preliminary Survey/Plat for Hubert & Gilbert's Minor Subdivision
6. City Ordinances on Minor Subdivisions
7. Board of Adjustments Meeting Minutes from May 21st, 2025 regarding 515 Myrtle St.

BILL NO. 9118 **ORDINANCE NO. 9118**

AN ORDINANCE FOR APPROVAL OF THE PLAT FOR HUBERT & GILBERT'S MINOR SUBDIVISION

WHEREAS, the Planning & Zoning Commission of the City of Monett has conducted a review of preliminary plat of Hubert & Gilbert's Minor Subdivision; and

WHEREAS, the Planning & Zoning Commission has found the minor subdivision plat does not involve the creation of new public streets or any change in existing public streets; and

WHEREAS, the Planning & Zoning Commission has found the minor subdivision is in compliance with the City of Monett Subdivision Ordinance; and

WHEREAS, the Planning & Zoning Commission voted **4 – 0 (2 members abstained, 1 member absent)** to recommend the preliminary plat of Hubert & Gilbert's Minor Subdivision; and

WHEREAS, the preliminary plat has been reviewed by appropriate City of Monett staff.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

Section 1. Approval of the preliminary plat for Hubert & Gilbert's Minor Subdivision, comprising of All of Block 25, Hall's First Addition to the City of Monett, Barry County, Missouri.

Section 2. The development of Hubert & Gilbert's Minor Subdivision shall adhere to all City of Monett Codes and Zoning restrictions on the property.

Whereupon a roll call vote was taken:

Ayes: _____

Nayes:_____

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, THIS 8TH DAY OF JANUARY, 2026.

_____

James R. Burke, Mayor

ATTEST:

_____

Kelley McMillan, City Clerk


W Logan St
Eisenhower St
W Myrtle St
WHITLOCKS 1ST ADDN
Eisenhower St
Lincoln Ave
35
37
N Lincoln Ave
Main St
40

BOARD OF ADJUSTMENT MEETING
May 21, 2025
VARIANCE FOR 508 Plum, 405 Frisco,
803,805, 811 11th Street, 515 Myrtle

The Board of Adjustment of the City of Monett met in a publicly announced meeting at Monett City Hall, May 21, 2025, at 5:30 p.m. The following were present: Chairman- Ron Netzer, Members: Thad Hood, Darren Indovina, BJ Stegman, and by phone Mike Wallace. Also, present Building & Zoning inspector-Mike Eseman, Senior Administrative Assistant-Lenetta Garoutte, Mayor- Randy Burke, and Kip Cullers.

Chairman Ron Netzer brought the meeting to order naming the variance to be considered for 508 Plum Street. The board reviewed and considered the proposed variance. Thad Hood made a motion to pass with a second from Mike Wallace. All in favor with an aye.

Next, the variance for 405 Frisco was considered. The board reviewed and considered the proposed variance. Thad Hood made a motion to approve with a second from BJ Stegman. All in favor with an aye.

Next, the variances for 803,805, and 811 11th Street were considered. The board then reviewed and considered the proposed variances for all three lots. A motion was made to approve by Thad Hood with a second from Mike Wallace. All in favor with an aye.

Finally, the variance for 515 Myrtle was considered. Darren Indovina stated concerns about getting emergency vehicles and trash service back to the proposed homes. The building inspector- Mike Eseman then explained that the drive is going to be 50 feet wide and that we require 40 feet for a road in a subdivision. Thad Hood then asked about sidewalks and Kip Cullers stated there were no plans for sidewalks. Kip Cullers also stated that the parking for each duplex would be in front of each structure. So, there would be no parking on the street. Thad Hood then made a motion to approve with a second by Darren Indovina. All in favor with an aye.

Approval was given for all 6 variances.

Next Randy Burke started a discussion about getting an ordinance established to help reduce the number of variances that we are dealing with. Thad Hood mentioned how many lot sizes in the older section of Monett do not meet code, thus resulting in the number of variances we are seeing. Randy Burke also discussed the issues with the sprinkler system requirements by our code and taking steps to relax the restrictions on the code. Randy Burke wants to have the City's legal council take a look into this and see what can be done.

Having no further business, the meeting was adjourned.

Lenetta Garoutte

Lenetta Garoutte, Senior Administrative Assistant

CITY OF MONETT
NOTICE

NOTICE OF BOARD OF ADJUSTMENT
CITY OF MONETT

NOTICE IS HEREBY GIVEN THAT AN APPEAL HAS BEEN TAKEN FROM THE DECISION OF THE ZONING INSPECTOR OF THE CITY OF MONETT, MISSOURI TO THE BOARD OF ADJUSTMENT OF SAID CITY (ORDINANCE NO. 1867) AND A BUILDING PERMIT TO: **HAVE REDUCED ROAD FRONTAGE AND REAR SETBACKS** ON THE FOLLOWING DESCRIBED PROPERTY IN BARRY COUNTY, MISSOURI.

515 Myrtle St.
Zone "B" Multi Family
Requesting 88 feet road frontage, 420 feet road frontage required for all 7 units
Requesting 20 ft. rear setbacks, 25 ft. rear setbacks required

NOTICE IS FURTHER GIVEN THAT SAID APPEAL WILL BE HEARD BY SAID BOARD OF ADJUSTMENT IN THE CONFERENCE ROOM IN THE CITY HALL ON **WEDNESDAY, May 21, 2025, AT 5:30 P.M.** AT WHICH HEARING ALL INTERESTED PARTIES MAY ATTEND AND BE HEARD.

Ronald F Nelson
CHAIRMAN, BOARD OF ADJUSTMENT

WE, THE UNDERSIGNED MEMBERS OF THE BOARD OF ADJUSTMENT, DO HEREBY WAIVE NOTICE OF THE ABOVE MEETING AND CONSENT THAT THE SAID MEETING BE HELD AT SAID TIME AND PLACE.

Mike Wallace - by phone

CITY OF MONETT
NOTICE

Notice of Board of Adjustment
City of Monett

Notice is hereby given that an appeal has been taken from the decision of the Zoning Inspector of the City of Monett, Missouri to the Board of Adjustment of said City (ORDINANCE NO. 1867): **Approval for reduced road frontage and rear setbacks** on the following described property in Barry County, Missouri.

515 Myrtle Street
Zone "B" Multi Family
Requesting 88 feet road frontage, 420 feet road frontage required for 7 units
Requesting 20 ft. rear setbacks, 25 ft. rear setbacks required

Notice is further given that said appeal will be heard by said Board of Adjustment in the conference room in the City Hall on **Wednesday, May 21, 2025, at 5:30p.m.** At which hearing all interested parties attend and be heard.

Ron Netzer
Chairman, Board of Adjustment

CITY of MONETT
BUILDING & ZONING
VARIANCE APPLICATION

217 5TH STREET MONETT, MO 65708
PHONE: (417) 235-5306
FAX: (417) 234-4612

FOR OFFICE USE ONLY: Project_____
DATE & INITIALS: 4/30 LG
VARIANCE FEE: $150.00 PUBLICATION FEE: 51.76
PAYMENT TYPE: □ Cash Receipt # _____
☑ CHECK # 1047
PUBLIC NOTICE DATE: 5/7/25
TOTAL DUE PRIOR TO HEARING DATE
PUBLIC HEARING DATE: 5/21/25 @5:30PM

APPLICANT/OWNER CONTACT INFORMATION

Applicants Name (please print): Kip Cullers

Applicants Address: 6295 F. Rd. 1070 Purdy, Mo 65734

Phone number: 417-489-3929 Email: _____

Owners Name (please print): Kip Cullers

Owner's Address: 6295 F Rd. 1070 Purdy, Mo 65734

Phone Number: 417-489-3929 Email: _____

VARIANCE REQUEST INFORMATION

Type of area variance:

- ☐ Setback Distance Requested: _____
- ☐ Height Additional Height Requested: _____
- ☐ Parking
- ☒ Other Requesting 88' road frontage, 420' required
  Requesting 20' back set backs in back to structures, 25' required

NOTICE OF APPEALS SPECIFYING THE GROUNDS THEREOF

What specific conditions and circumstances exist which would cause an undue hardship to the applicant on the grounds to appeal compliance with the City of Monett current Land use Zoning Regulations.
(attach additional sheet(s) if needed)

Requesting 88ft road frontage, 420 ft road frontage. Requesting 20ft back set backs in back to structures, 25ft back set backs required.

THE LEGAL DESCRIPTION OF THE PROPERTY

_____

_____

_____

The actual location of the property boundary lines will be required by the applicant or a legal survey supplied by a State Certified Surveyor will need to be submitted

THE APPLICAT SHALL SUBMIT THE FOLLOWING:

All Applications to the Board of Adjustments **must** include the following on the date of submission. The case will not be placed on an agenda until all information is received and complete.

☐ Completed application form with applicant/property owner signatures.

☐ Variance Fee payable to the City of Monett

☐ The Property Boundary Lines or Legal Survey submitted

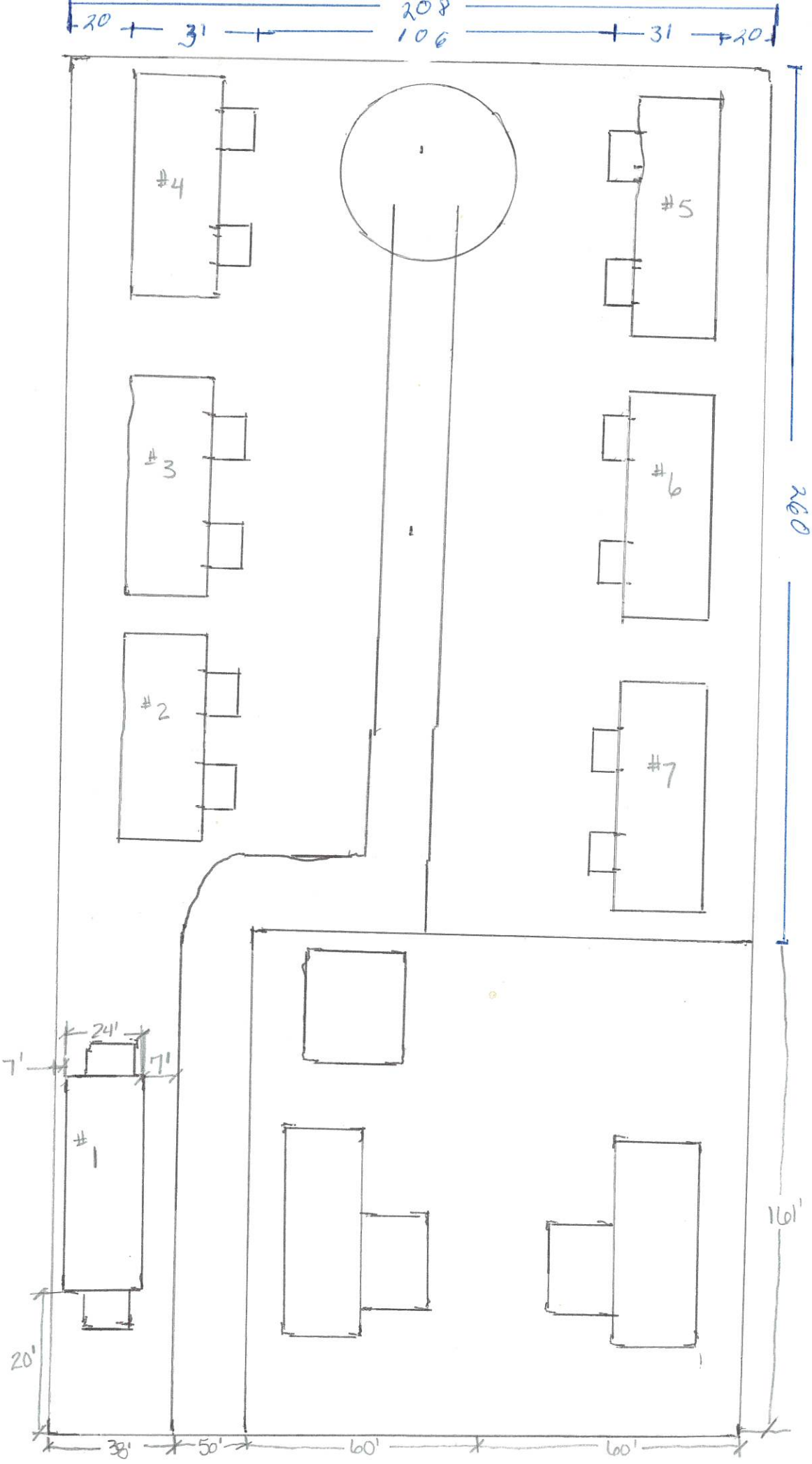
APPLICANT'S SIGNATURE: _____

PRINTED NAME: Kip Cullers **DATE:** _____

OWNER'S SIGNATURE: _____

PRINTED NAME: Kip Cullers **DATE:** _____

THE INFORMATION WITH THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE


208
20
31
106
31
20
#4
#5
#3
#6
#2
#7
#1
260
24'
7'
7'
20'
161'
38'
50'
60'
60'
44
17
64
17
44
11

78'
64'
24'
13X13
8X13
13X13
32X13
7X16
13X13
8X13
13X13
32X13
7X16
13X13

GENERAL WARRANTY DEED

File No.: G25-159540

THIS DEED made and entered into April 2, 2025 by and between **Lastacia Tottingham and Simon Tottingham, a married couple**, Grantor, of the County of Newton, State of Missouri, and **Russell's Rentals, 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:

ALL OF BLOCK 25, HALL'S FIRST ADDITION TO THE CITY OF MONETT, BARRY COUNTY, MISSOURI.

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

GRANTOR HEREIN STATES THAT WANDA AST PASSED AWAY ON JULY 1, 2014, AND AT THE TIME OF HER PASSING SHE WAS MARRIED TO MICHAEL AST. GRANTOR FUTHER STATES THAT MICHAEL AST PASSED AWAY ON MAY 18, 2021, AND AT THE TIME OF HIS PASSING, HE REMAINED WIDOWED, NEVER HAVING REMAIRRED.

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.

Lastacia Tottingham

Lastacia Tottingham

Simon Tottingham

STATE OF MISSOURI

COUNTY OF BARRY

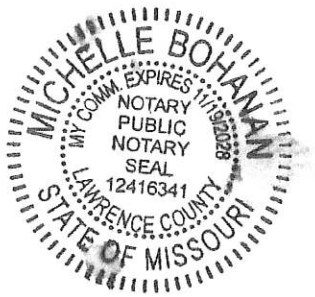
On April 2, 2025, before me, personally appeared Lastacia Tottingham and Simon Tottingham, a married couple, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

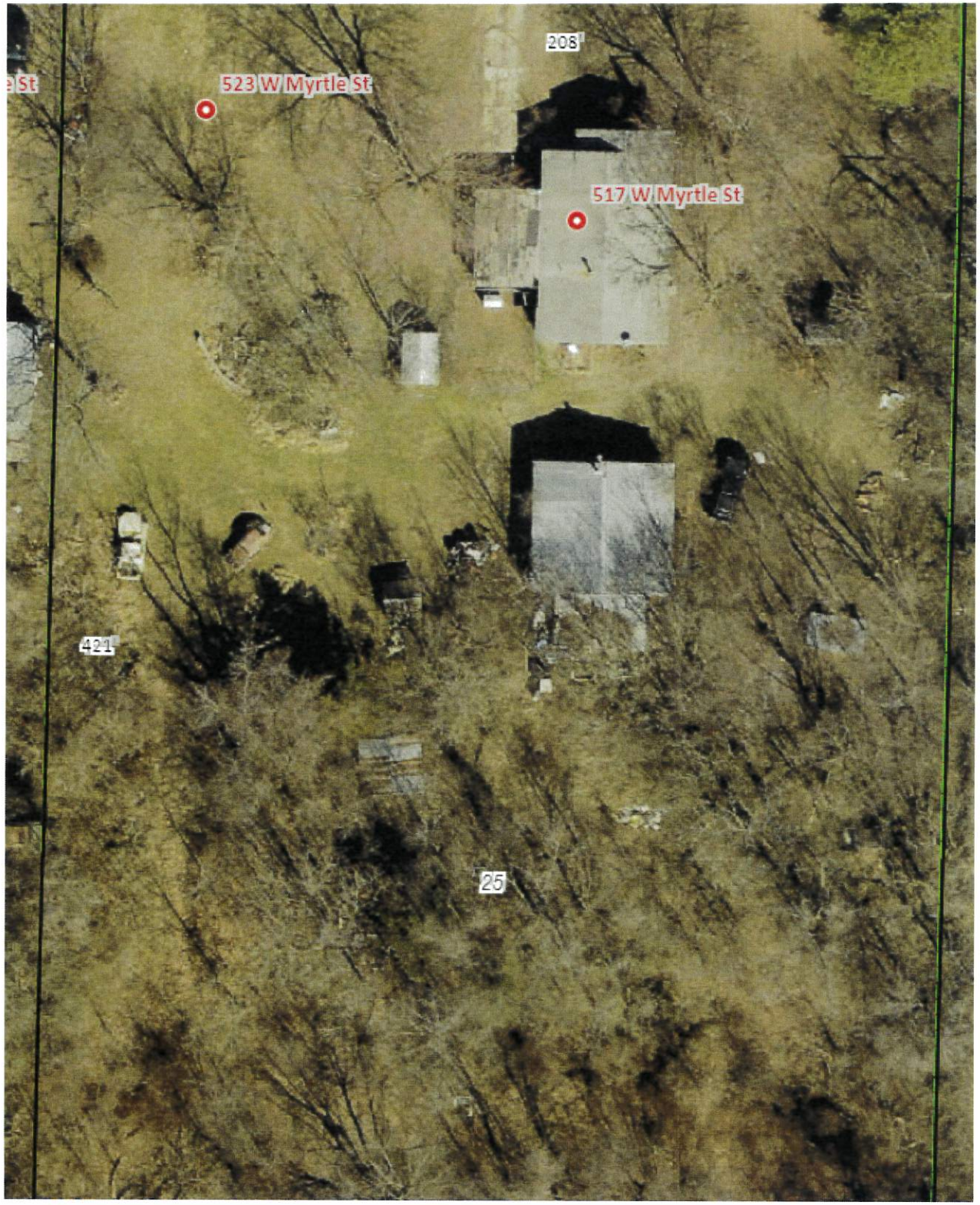
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Michelle Bohanan

Michelle Bohanan, Notary Public

My Commission Expires: November 19, 2028




208
523 W Myrtle St
517 W Myrtle St
421
25

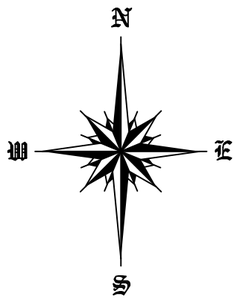
CITY OF MONETT NOTICE
Notice of
Board Of Adjustment
City of Monett

Notice is hereby given that an appeal has been taken from the decision of the Zoning Inspector of the City of Monett, Missouri to the Board of Adjustment of said City (ORDINANCE NO. 1867): **Approval for reduced road frontage and rear setbacks** on the following described property in Barry County, Missouri.

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Requesting 20 ft. rear setbacks, 25 ft. rear setbacks required

Notice is further given that said appeal will be heard by said Board of Adjustment in the conference room in the City Hall on **Wednesday, May 21, 2025, at 5:30p.m.** At which hearing all interested parties attend and be heard.

Ron Netzer
Chairman, Board of Adjustment
_____ **#R-15894-5-7-1tc**

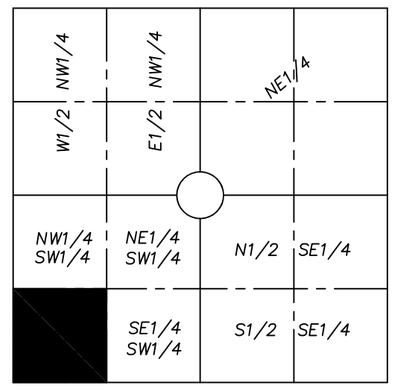


Missouri Coordinate System of 1983, West Zone.
Coordinates derived from MoDot VRS Network

0 50 100 150
(IN FEET)
1 inch = 50 ft.

Owners:
Russel's Rentals LLC
6298 Farm Road 1070
Purdy, Mo, 65734
Property Classification: Urban
Source Deed: Book 25 Page 1666
Reference Documents: Plat Book 4 Page 24

Recorder's Block



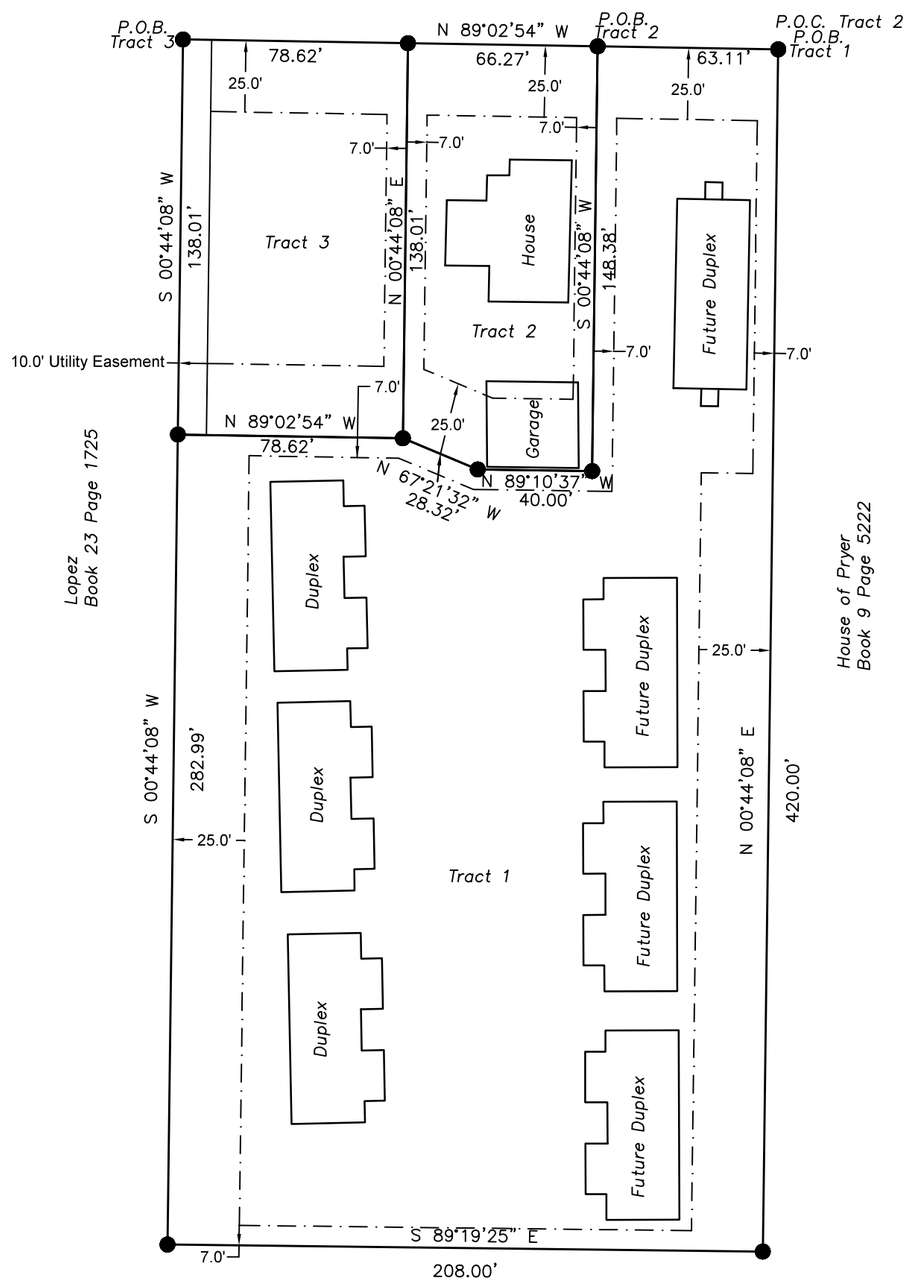
Location Sketch

Section 31, Township 26–N, Range 37–W
Not to Scale

LEGEND

- ⊞ = FOUND STONE
- ○ = FOUND IRON PIN
- ⏀ = FOUND COPPERWELD
- △ = FOUND IRON PIN WITH ALUM. CAP
- ⊕ = FOUND ALUM. MON.
- ◉ = FOUND PIPE
- ◉ = NAIL
- ⊙ = COTTON SPINDLE
- ⊡ = FOUND CONC. R/O/W MARKER
- ❀ = FOUND R/O/W MARKER POST
- ○ = FENCE CORNER POST
- ● = SET 5/8" X 18" IRON PIN
- ■ = SET 3/4" X 24" IRON PIN WITH ALUM. CAP
- ▲ = SET IRON PIN WITH ALUM. CAP
- ◇ = FOUND R.R. SPIKE
- ◆ = SET R.R. SPIKE
- ✣ = COMPUTED CORNER

Hubert & Gilbert's Place
A
Replat of Lot 25
of Halls 1st Addition
to Monett



K&M Restorations LLC
Book 25 Page 2903

Survey Description: Tract 1

A tract of land in the Halls Addition to Monett in Plat Book 4 at Page 24 of Section 31, Township 26 North, Range 27 West, as shown in a Deed in Book 2516 at Page 1666 in the Barry County Recorder's Office in Cassville, Missouri and being more particularly described as follows:

Beginning at a Set Iron Pin at the Northeast Corner of Lot 25 of Halls Addition to Monett
Thence; N, 89°02'54" W, 63.11' to a Set Iron Pin
Thence; S, 00°44'08" W, 148.38' to a Set Iron Pin
Thence; N, 89°10'37" W, 40.00' to a Set Iron Pin
Thence; N, 67°21'32" W, 28.32' to a Set Iron Pin
Thence; N, 89°02'54" W, 78.62' to a Set Iron Pin
Thence; S, 00°44'08" W, 282.99' to a Set Iron Pin
Thence; S, 89°19'25" E, 208.00' to a Set Iron Pin
Thence; N, 00°44'08" E, 420.00' to a Set Iron Pin and the Point of Beginning.
Subject to any easements, covenants, restrictions, or rights–of–way of record.

This description prepared by Jim Herre, PLS MO 2000147864, on October 14, 2025.

Survey Description: Tract 2

A tract of land in the Halls Addition to Monett in Plat Book 4 at Page 24 of Section 31, Township 26 North, Range 27 West, as shown in a Deed in Book 2516 at Page 1666 in the Barry County Recorder's Office in Cassville, Missouri and being more particularly described as follows:

Commencing at a Set Iron Pin at the Northeast Corner of Lot 25 of Halls Addition to Monett
Thence; N, 89°02'54" W, 63.11' to a Set Iron Pin and the Point of Beginning,
Thence; N, 89°02'54" W, 66.27' to a Set Iron Pin
Thence; S, 00°44'08" W, 138.01' to a Set Iron Pin
Thence; S, 67°21'32" E, 28.32' to a Set Iron Pin
Thence; S, 89°10'37" E, 40.00' to a Set Iron Pin
Thence; N, 00°44'08" E, 148.38' to a Set Iron Pin and the Point of Beginning.
Subject to any easements, covenants, restrictions, or rights–of–way of record.

This description prepared by Jim Herre, PLS MO 2000147864, on October 14, 2025.

Survey Description: Tract 3

A tract of land in the Halls Addition to Monett in Plat Book 4 at Page 24 of Section 31, Township 26 North, Range 27 West, as shown in a Deed in Book 2516 at Page 1666 in the Barry County Recorder's Office in Cassville, Missouri and being more particularly described as follows:

Beginning at a Set Iron Pin at the Northwest Corner of Lot 25 of Halls Addition to Monett
Thence; S, 00°44'08" W, 138.01' to a Set Iron Pin
Thence; S, 89°02'54" E, 78.62' to a Set Iron Pin
Thence; N, 00°44'08" E, 138.01' to a Set Iron Pin
Thence; N, 89°02'54" W, 78.62' to a Set Iron Pin and the Point of Beginning.
Subject to any easements, covenants, restrictions, or rights–of–way of record.

This description prepared by Jim Herre, PLS MO 2000147864, on October 14, 2025.

Surveyor's Note:
With this survey, I do not guarantee that the ownership is to the survey lines depicted hereon. This survey is a graphic representation of the opinion of the surveyor as to the location of the recorded description. No opinion as to the validity of title is given or implied.

I, _____, hereby state that the survey of the land herein described was prepared under my supervision and that the corner monuments and lot corner pins shown herein were placed under personal supervision of _____, in accordance with the Minimum Standards for Property Boundary Surveys, for the City of Monett, Missouri.

Date _____

_____
Surveyor

_____
Registration No.

I hereby certify that the minor subdivision shown on this survey does not involve the creation of new public streets or any change in existing public streets, that the subdivision shown is in compliance with the City of Monett Subdivision Ordinance and that therefore this subdivision has been approved by the Monett Planning and Zoning Commission, subject to its being recorded in the Barry County Registry within sixty (60) days of the date below.

Date _____

_____
Chairman, Planning and Zoning Commission

Certificate of Ownership

I hereby certify that I am the owner of property described hereon, which property is within the jurisdiction of the City of Monett, Missouri and that I freely adopt this plan of subdivision.

_____
Owner

_____
Date

_____
My Commission Expires:



Certificate of Survey and Accuracy
I hereby certify that this map was drawn under my supervision from an actual survey made by me; and meets the current "Standards for Property Boundary Surveys" of the "Missouri Department of Agriculture" and the Standards adopted by the "Missouri Board for Architects, Professional Engineers, Land Surveyors and Landscape Architects". Witness my signature, registration number and seal this 14th day of October, 2025.

_____
Jim Herre, P.L.S. 2000147864

Email: Brushcreekld@gmail.com

Drawing No.: BCLD–25–72

Surveyed for:
Russell's Rentals LLC

Halls Addition to Monett
Section 31
Township 26–North, Range 27–West
Barry County, Missouri

Brush Creek Land Development, L.L.C.
1744 Lawrence 1175
Mount Vernon, Missouri 65712
417–540–3444
MO COA 2025001674
Surveyed by:

Drawn by: TW KL
Field by: TW KL
Checked by: JH

Date: 10–14–25
Fld Bk: BCLD
Job No.: 2025–72

Section 405.190. Minor Subdivision Procedure. [R.O. 2012 §405.200; Ord. No. A-6473 §405.200, 3-13-1997; Ord. No. A-6952 §1, 5-10-2000; Ord. No. 7208 §1, 8-20-2002]

A. *Applicability And Intent.* The intent of this Article is to provide for the subdivision of a tract or lot into not more than five (5) lots, including any remainder proposed to be retained by the owner, provided that public improvements are not required and the resulting lots shall not again be divided without replatting. The Planning and Zoning Commission shall approve or disapprove minor subdivisions in accordance with the provisions of this Article.

B. *Minor Subdivision Procedure And Approval.*

1. An application for minor subdivision approval shall be submitted to the Building and Zoning Department no less than fifteen (15) days prior to the scheduled Planning and Zoning Commission meeting. The application shall be accompanied by four (4) paper copies and one (1) mylar copy of the following. **[Ord. No. 8479, 10-20-2016]**

    a. A certified survey, signed and sealed by a registered land surveyor, of the lot(s) and the location of any structure(s) thereon, together with the exact nature, location and dimension of the proposed minor subdivision.

    b. The minor plat shall be clearly and legibly drawn. The size of the map shall not be less than eighteen (18) inches by twenty-four (24) inches and shall be drawn to a scale of one (1) inch equals fifty (50) feet, and showing:

        (1) Tract boundaries.

        (2) Proposed general lot layout.

        (3) Streets on and adjacent to the tract.

        (4) Location of any easements.

        (5) North point and approximate scale.

2. The Planning and Zoning Commission shall review applications for minor subdivisions based on the following guidelines:

    a. No minor subdivisions shall be approved if:

        (1) More than five (5) lots will be created.

        (2) New streets or alleys are needed or proposed.

        (3) A vacation of streets, alleys, easements, setback lines or access control is needed or proposed.

        (4) There is less street right-of-way than required by the City Code, unless such dedication can be made by separate instrument.

        (5) A substandard sized lot will be created.

        (6) The subdivision will result in a lot or tract without direct sixty (60) foot frontage on a City street.

Downloaded from https://ecode360.com/MO3366 on 2025-10-30

(7) The extension of a public water or sewer system is needed or proposed.

(8) The installation of drainage improvements through one (1) or more lots to serve one (1) or more other lots is needed or proposed.

(9) The subdivision will result in significant increases in utilities and services levels or will interfere with maintaining existing utilities and services (e.g., traffic control, street maintenance, etc.).

(10) The tract or lot to be subdivided has been previously created through the minor subdivision procedures of this Article.

3. The Planning and Zoning Commission shall make a determination within thirty (30) working days of the meeting at which the minor subdivision is considered. The Planning and Zoning Commission shall approve the proposed subdivision unless the proposed subdivision fails to comply with Section 450.200 or any other applicable requirement of this Article. If the subdivision is disapproved, the Planning and Zoning Commission shall provide the applicant with a written statement of the reasons for denial within ten (10) days of action by the Planning and Zoning Commission.

4. Approval of the minor subdivision is contingent upon the survey being recorded within sixty (60) days after the date the Certificate of Approval is signed by the Planning and Zoning Commission Secretary.

C. *Certifications For Minor Subdivision.* The following certificates shall be signed and affixed to the minor subdivision survey and a certified copy shall be recorded in the Barry County Registry:

1. ***Certificate of Ownership***

I hereby certify that I am the owner of property described hereon, which property is within the jurisdiction of the City of Monett, Missouri and that I freely adopt this plan of subdivision.

_____
Owner

_____
Date

My Commission Expires:__

2. ***Certificate of Approval***

Downloaded from https://ecode360.com/MO3366 on 2025-10-30

I hereby certify that the minor subdivision shown on this survey does not involve the creation of new public streets or any change in existing public streets, that the subdivision shown is in compliance with the City of Monett Subdivision Ordinance and that therefore this subdivision has been approved by the Monett Planning and Zoning Commission, subject to its being recorded in the Barry County Registry within sixty (60) days of the date below.

Date _____ _____
Chairman, Planning and Zoning Commission

3. ***Certificate of Survey and Accuracy***

I, _____, hereby state that the survey of the land herein described was prepared under my supervision and that the corner monuments and lot corner pins shown herein were placed under personal supervision of _____, in accordance with the Minimum Standards for Property Boundary Surveys, for the City of Monett, Missouri.

Date _____ _____
Surveyor

_____
Registration No.

4. Legal description of subdivision and lots (to be entered on certification sheet).

Downloaded from https://ecode360.com/MO3366 on 2025-10-30

NOTICE OF PLANNING AND ZONING COMMISSION HEARING

Notice is hereby given to all interested parties that a meeting of the Planning and Zoning Commission has been scheduled for **November 19th @ 5:30pm.** The following is a tentative agenda for that meeting:

Consideration and Review of the following

Preliminary plat of the Hubert & Gilbert's Place Minor Subdivision.

Barry County

All of Block 25, Hall's First Addition to the City of Monett, Barry County, Missouri. Subject to easements, restrictions, reservations and covenants of record, if any.

Notice is further given that said Commission of the City of Monett, Missouri at the hour of **5:30 p.m. on the 19th day of November 2025** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the School Board Meeting Room at the Monett School District Administrative Office, 710 9th St. The meeting is open to the public and all interested parties may attend and be heard.

/s/ Mike Wallace
Chairman-Planning and Zoning Commission

_____ **#R-16110-11-5-1tc**

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/s/ Mike Wallace

_____

Chairman-Planning and Zoning Commission

GENERAL WARRANTY DEED

File No.: G25-159540

THIS DEED made and entered into April 2, 2025 by and between **Lastacia Tottingham and Simon Tottingham, a married couple**, Grantor, of the County of Newton, State of Missouri, and **Russell's Rentals, 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:

ALL OF BLOCK 25, HALL'S FIRST ADDITION TO THE CITY OF MONETT, BARRY COUNTY, MISSOURI.

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

GRANTOR HEREIN STATES THAT WANDA AST PASSED AWAY ON JULY 1, 2014, AND AT THE TIME OF HER PASSING SHE WAS MARRIED TO MICHAEL AST. GRANTOR FUTHER STATES THAT MICHAEL AST PASSED AWAY ON MAY 18, 2021, AND AT THE TIME OF HIS PASSING, HE REMAINED WIDOWED, NEVER HAVING REMAIRRED.

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.

Lastacia Tottingham

Lastacia Tottingham

Simon Tottingham

STATE OF MISSOURI

COUNTY OF BARRY

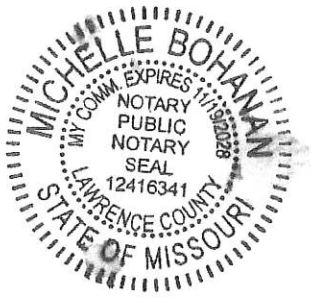
On April 2, 2025, before me, personally appeared Lastacia Tottingham and Simon Tottingham, a married couple, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

Michelle Bohanan

Michelle Bohanan, Notary Public

My Commission Expires: November 19, 2028



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

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

Staff Report

To: Mayor & Commissioner

From: City Administrator

Date: January 8th, 2026

Re: Labor Agreement between the City of Monett and the International Brotherhood of Electric Workers Local No. 753

GENERAL INFORMATION

The City of Monett received a Petition from the Missouri Department of Labor Industrial Relations with a file date of December 10, 2024. The unit within the petition is the City of Monett full-time and regular part-time employees that perform electrical work for the City of Monett, Missouri. The State Board of Mediation sent the request for information and public case number dated December 16, 2024.

The City of Monett selected Jeffrey M. Place, Attorney at Law of Jackson Lewis P.C 7101 College Blvd. Suite 1200 Overland Park, KS 66210.

PROPOSAL

The Labor Agreement negotiated in a good faith manner is attached. Mr. Place and City Staff have reviewed the agreement. The Human Resource Specialist for the City of Monett has reviewed the labor agreement and has worked through the

RECOMMENDATION

Approval of ordinance for Labor Agreement between the City of Monett and IBEW Local Number 753,

ATTACHMENTS

- Ordinance 9131
- Labor Agreement

BILL NO. 9131 **ORDINANCE NO. 9131**

AN ORDINANCE AUTHORIZING THE CITY COUNCIL OF MONETT, MISSOURI TO ENTER INTO A LABOR AGREEMENT WITH INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS LOCAL UNION NO. 753

WHEREAS, the City of Monett was notified on December 16, 2024 by the State Board of Mediation of the petition submitted by the International Brotherhood of Electric Workers (IBEW) Local Union Number 753 of the formation of a bargaining unit of the City of Monett Electric Department; and

WHEREAS, the City of Monett entered good faith negotiations with the selected IBEW representatives; and

WHEREAS, the City of Monett selected Jeffrey M. Place Attorney at Law of Jackson Lewis P.C 7101 College Blvd. Suite 1200 Overland Park, KS 66210 as the negotiation representative;

WHEREAS, the City of Monett and the IBEW negotiating representatives have agreed on a last and final agreement.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

Section 1: The City Council approve this ordinance as a binding agreement with the International Brotherhood of Electric Workers Local Union Number 753.

Section 2: Appendix A – Labor Agreement by and Between City of Monett, Missouri and International Brotherhood of Electric Workers Local Union Number 753 shall serve as the binding agreement.

Section 3: The City Council and International Brotherhood of Electric Workers Local Union Number 753 shall enter into the agreement December 1, 2025 until December 31, 2028.

Section 4. Changes to the agreement shall follow the rules and regulations within the Labor Agreement.

Whereupon a roll call vote was taken:

Ayes: _____

Nayes:_____

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, THIS 8TH DAY OF JANUARY, 2026.

_____

James R. Burke, Mayor

ATTEST:

_____

Kelley McMillan, City Clerk

LABOR AGREEMENT

BY AND BETWEEN

CITY OF MONETT, MISSOURI

AND

INTERNATIONAL BROTHERHOOD OF ELECTICAL WORKERS LOCAL UNION NO. 753

December 1, 2025, through December 31, 2028

AGREEMENT

THIS AGREEMENT made and effective this 1st day of December, 2025, by and between the City of Monett, Missouri, (hereinafter referred to as "the City"), and International Brotherhood of Electrical Workers Local Union No. 753 (hereinafter referred to as "the Union").

ARTICLE 1 – RECOGNITION AND DUES DEDUCTION

Section 1. The City recognizes the Union – in accordance with Missouri's Public Sector Labor Law, Section 105.500, R.S.Mo., *et seq.* and pursuant to the State of Missouri Certification Public Case No. R10603.000 – as the sole and exclusive collective bargaining representative for purposes of collective bargaining over wages, hours, and other terms and conditions of employment for all full-time and regular part-time Crew Leaders, Senior Journeyman Lineman, Journeyman Lineman, Apprentice Lineman, Electricians, Journeyman Tree Trimmers, Apprentice Tree Trimmers and Purchasing Agents in the City of Monett's Electric Department, hereinafter referred to as "employees"; but expressly excluding all office clerical employees, and supervisors.

Section 2. The City agrees to deduct from the pay of employees who submit a proper written authorization, dues, initiation fees, and/or uniform assessments and remit all such deductions to the Union within the first ten (10) days of the month following the month in which the deductions are made. Deductions shall be made in equal amounts from the first and second paychecks of each month.

ARTICLE 2 – MANAGEMENT RIGHTS

Section 1. Except as expressly and specifically limited or restricted by some other provision of this Agreement, the City has and shall retain the sole right of management and direction of the City's operations and working forces. Such rights of management include, but are not limited to, the following:

1. To plan, direct and control all work, maintenance, and related operations;

2. To make, change, and enforce reasonable work rules, safety rules, and attendance rules, subject to the provisions of Article 19.

3. To maintain the efficiency of its employees in the operation of the City or any department thereof;

4. To maintain order and efficiency in the City, including the right to discipline, suspend and discharge employees for just cause;

5. To hire, lay-off, assign, transfer, promote, demote and determine the competency and qualifications of employees;

6. To expand, alter, combine or otherwise modify any facility, operation or department;

7. To establish and/or discontinue any department or method of operation;

8. To introduce and utilize new equipment, tools, machinery, processes, systems, procedures or methods and to change or eliminate existing equipment, tools, machinery, processes, systems, procedures or methods;

9. To discontinue, temporarily or permanently, in whole or in part, the conduct of certain operations within the City;

10. To abolish, reduce, add, or increase jobs, work and work content;

11. To determine, increase, decrease or change the number of employees assigned to any project, operation, function, classification or department;

12. To hire employees and to determine the number thereof;

13. To determine whether and when there is a job vacancy;

14. To ensure the security of its facilities and property, including without limitation, the rights of inspection and search as permitted by law;

15. To decide on the nature and type of materials, services, supplies, equipment or machinery to be purchased or used, the price to be paid and to select the vendors, manufacturers, sellers, suppliers or lessors of same.

16. To subcontract work that is beyond the capacity of the bargaining unit, or that requires specialized skills, tools or training not possessed by the bargaining unit.

Section 2. The above enumeration of rights is by way of example and is not a limitation on the City's right to manage the enterprise and its business and operations without interference, which rights are solely and exclusively the rights of the City.

ARTICLE 3 – NON-DISCRIMINATION

Neither the City nor the Union or its members shall discriminate against any employee because of race, color, religion, sex, age, national origin, veteran status, disability, sexual orientation or any other protected category under state or federal law. Neither the City nor the Union or its members shall discriminate against any employee because of an employee's union membership or union activities, or because of any employee's decision not to join the union or participate in union activities. Notwithstanding any other provisions of this Agreement, the City shall have the right to take any and all actions necessary to comply with the requirements of the Americans with Disabilities Act or any similar state statute.

ARTICLE 4 – NO STRIKES AND NO LOCKOUTS

Section 1. For the duration of this Agreement, the Union, its officers, representatives, agents, members and the employees covered by this Agreement shall not call, authorize, instigate, cause, aid, encourage, ratify or condone, nor shall any of the aforementioned parties take part in any strike, sympathy strike, slowdown, work stoppage, boycott or other concerted efforts which interfere, interrupt or threaten the City's operations or servicing of its customers. Any violation of this Article by the Union, its officers, representatives, agents, members and the employees covered by this Agreement shall give rise to the City's right to obtain injunctive relief.

Section 2. It is agreed that in the event of a work stoppage, picketing, slowdown or other curtailment of work of any nature as set out in Section 1 that is unauthorized by the Union, the Union shall, upon receiving notice thereof, immediately make every good faith effort to end such

activity.

Section 3. Any bargaining unit employee who the City alleges violated the provisions of this Article may be subject to disciplinary action by the City, up to and including discharge, as the City deems appropriate in its sole discretion.

ARTICLE 5 – GRIEVANCE PROCEDURE

Section 1. A grievance is hereby defined as a written complaint by an employee(s) or the Union against the City arising under and during the term of this Agreement in which it is alleged that the City has failed to abide by this Agreement.

Grievances shall be handled in accordance with the following:

Step 1. An aggrieved employee(s) and/or a steward shall take the matter up with the Electric Director within ten (10) calendar days after the employee(s) knew or should have known of the facts giving rise to the complaint. If a satisfactory settlement is not reached, the complaint shall be reduced to writing and submitted to the Utility Superintendent within ten (10) calendar days after the discussion with the Electric Director, stating the nature of the complaint, relevant contractual provisions and the remedy requested.

Step 2. If the complaint is not resolved in step 1 above, it will be discussed by the steward and Utility Superintendent who shall make a good faith effort to resolve the matter. A written response will be provided to the employee within ten (10) calendar days within receipt of the written complaint.

Step 3. If the complaint is not resolved in step 1 or step 2 above, it shall be referred to the Business Agent of the union or his or her designee and the City Administrator or his or her designee who will discuss and attempt to resolve the complaint. The appeal to step 3 must be made within ten (10) calendar days of receipt of the City's written decision in step 2. Once the Business Agent

of the union or his or her designee meets with the City Administrator or his or her designee, the City has ten (10) calendar days to give the union its answer in writing.

Step 4. Any complaint not resolved at Steps 1, 2 or 3 may be submitted to final and binding arbitration by the Union filing notice within twenty-one (21) calendar days of receiving the decision at Step 3. The arbitrator will be selected by mutual agreement or, if the parties are unable to mutually agree on an arbitrator, the arbitrator will be selected using the services of the Federal Mediation and Conciliation Service or similar service where FMCS is unavailable. The party requesting arbitration shall obtain a subregional list of seven names from FMCS, or a similar list from an alternative service if FMCS is unavailable. The parties will select the arbitrator by striking names from the list, with the party seeking arbitration striking the first name. Either party shall have the right to reject one list and obtain a replacement list at its own expense.

Section 2. The arbitrator shall have the authority to prescribe the remedy necessary to resolve the complaint and the decision of the arbitrator will be final and binding on the parties. The arbitrator shall not have the authority to add to, detract from, alter, modify or amend the Labor Agreement.

The fees and expenses of the arbitrator shall be shared equally by the City and the Union.

Section 3. The time limits for filing and processing grievances are to be strictly enforced. If the final day for any period falls on a Saturday, Sunday, or City Holiday, the deadline shall be extended to the next regular working day. Either party may request an extension of time in writing, including by email, provided the request is made before the time limit has expired. In the event a grievance is not timely filed it shall be considered null and void. If the Union fails to timely appeal a decision to the next step, the grievance shall be considered resolved based on the last decision

received. If the City fails to timely respond at any step, the Union shall have the right to immediately appeal to the next step.

ARTICLE 6 – SENIORITY AND PRIORITY

Section 1. Seniority shall be determined by the employee's length of continuous employment within the bargaining unit computed from the date of the employee's most recent hire in a bargaining unit position with the City. Part-time, temporary, contract, and seasonal workers are not eligible to attain seniority.

Section 2. Newly hired or rehired employees shall be considered probationary and shall not establish seniority rights for a period of ninety (90) days from the date of employment. The City may discharge any probationary employee at will and such discharge shall not be subject to the grievance provisions of this Agreement.

Section 3. Any employee shall no longer be considered an employee for any of the following reasons:

(a) They voluntarily quit or retire;

(b) They are discharged from their employment with the City for just cause;

(c) They are out of active service with the City for any reason for six (6) months, except to the extent which may be required as a reasonable accommodation under the ADA or MHRA;

(d) They do not return to work on the next working day following the expiration date of an approved leave of absence unless the employee has notified the City in advance, and the reason for failure to be at work is deemed reasonable by the City.

(e) They do not report for scheduled work for two (2) consecutive shifts without communicating with their supervisor, except that a family member may provide the communication if the bargaining unit employee is physically incapable of doing so.

Section 4. Employees shall be selected for reduction-in-force, layoff, or recall to a vacancy according to seniority, provided they are capable of doing the available work.

Section 5. It shall be the responsibility of each employee to keep the City notified of any change in their address, email address, home telephone and mobile phone number, and the City shall have the right to rely on the last home telephone number or mobile phone, email address or home address which it has on file for the employee for notification purposes.

Section 6. The City shall have the right to transfer employees from one job or job classification to another on a temporary basis so long as such transfer is within the bargaining unit and does not violate the seniority rights of other employees. Employees may not refuse to assist or work on temporary assignments even though not part of their usual work or assignment as the City requires.

When an employee has been transferred or promoted out of the bargaining unit and the City finds it necessary to return the employee to the bargaining unit, the City shall have the right to do so, but in no case shall such transfer violate the seniority rights of any bargaining unit employee.

ARTICLE 7 – LEAVES OF ABSENCE

Section 1. During the period of any unpaid leave of absence, including extensions, the City shall not be liable for payment of any health and welfare/insurance benefit contributions for the employee unless the employee continues to pay their required premiums to ensure continuation of their benefits unless otherwise required under federal or state law.

Section 2. Eligible employees will be granted leave as required under the Family and Medical Leave Act ("FMLA"), the Americans with Disabilities Act, any other applicable state or federal law, or as provided in any relevant City policy. Paid leave will run concurrent with approved leaves of absence until such time as available paid leave is exhausted.

Section 3. Employees will be granted military leave and veterans reemployment rights in accordance with the provisions of federal and state law.

ARTICLE 8 – HOURS OF WORK

Section 1. The work week shall consist of five (5) workdays from Monday to Friday. The typical workday shall run from 7 am- 4 pm, with a one (1) hour unpaid lunch break. Management may alter the starting and ending time for any employee or work group by up to three hours in either direction based on the needs of the department, with one week's advance notice provided the daily work period shall run for nine consecutive hours.

Section 2. All bargaining unit employees will be provided two (2) fifteen (15) minute paid break periods during their regular work shift, one (1) during the first half of the shift and one (1) during the last half of the shift, whenever feasible. Break periods shall be conducted in such a way that the total interruption in productive work time does not exceed fifteen (15) minutes.

Section 3. Employees shall be entitled to overtime pay at the rate of time-and-one-half when they actually work more than forty (40) straight time hours in any work week. Paid non-working time shall not count toward the forty (40) hour overtime threshold, except that paid holidays and vacation taken shall count toward overtime eligibility.

Section 4. Employees are required to take a one (1) hour unpaid meal period each workday, unless otherwise directed by a supervisor or manager. Employees shall not work through their lunch break without supervisory approval. During emergency periods, employees may be required to work through their lunch breaks. Lunches worked count toward overtime eligibility.

Section 5. Emergency stand by/on-call will be paid at the rate of $100 per week. Effective April 1, 2026, the stand by/on-call rate will be paid at one hour of straight-time pay for each day

spent on call, instead of the flat rate set out above. On call employees will be subject to a thirty (30) minute response time when called out.

Section 6. All time spent on emergency call-out shall be paid at time-and-one half.

Section 7. Employees who are called out for work outside their regular schedules shall be paid for time actually worked or three hours, whichever is greater. The three-hour guarantee shall not apply to work that extends past the end of a regular shift. If a call-out is received within three hours prior to the start of a regular shift, the employee shall be paid at the emergency call-out rate through the start of the regular shift regardless of when the work is completed, in lieu of the three-hour guarantee. Multiple call-outs within the same three-hour period shall not trigger multiple three-hour guarantees.

ARTICLE 9 – SAFETY

Section 1. The City shall make reasonable provisions for the safety and health of its bargaining unit employees during the hours of their employment.

Section 2. The City shall not require employees to take out on the streets or highways any vehicle that is not in safe operating condition or equipped with the safety appliances prescribed by law. Employees shall promptly report all known defects of equipment.

Section 3. Two members of management and two members of the bargaining unit selected by the Union will constitute the Electric Department Safety Committee. The Safety Committee will meet quarterly, or more often when necessary, to consider any safety related issues and to consider potential safety enhancements within the Department.

Section 4. Employees are not expected to work outside when the weather is severe enough to cause unsafe working conditions, except during emergencies and on specific jobs where

continuous services must be maintained. When the temperature is below 10 degrees Fahrenheit, or when thunderstorms or high winds are present or expected, crews will not be required to work outside unless it is an emergency.

ARTICLE 10 – VACATION OR OTHER LEAVE TIME

Section 1. Employees covered under this Agreement shall be eligible to accrue and use vacation as provided in per City Ordinance and/or policy.

Section 2. Compensatory Time. In lieu of paid overtime, an employee may, at his or her discretion, accrue compensatory time off at the rate of one (1) hour for each overtime hour worked. The maximum accrual allowed is forty (40) hours. Accrued hours may be carried over year-to-year. An employee may choose to cash out unused, accrued compensatory time at the end of each calendar year. Such time shall be paid out on the employee's first paycheck of January. Comp time may be taken or paid out at the rate of time-and-one half the number of hours accrued.

Section 3. FMLA leave will run concurrently with any available sick leave or paid vacation.

Section 4. Sick Time. Employees accrue four (4) hours of sick time per pay period. The maximum sick time accrual is nine-hundred sixty (960) hours. Sick time will be used and paid in accordance with City Ordinance and/or policy.

ARTICLE 11 – HOLIDAYS

Section 1. Bargaining unit employees will receive holidays and holiday pay in accordance with City Ordinance and/or policy.

Section 2. If a bargaining unit employee is required to work on a scheduled holiday, the employee will be paid time-and-one-half their regular rate of pay for all time worked.

ARTICLE 12 – BEREAVEMENT LEAVE

Section 1. Bargaining unit employees will receive bereavement leave in accordance with City Ordinance and/or policy.

ARTICLE 13 – BENEFITS

Bargaining unit employees will be offered any health and welfare or other fringe benefits on the same basis on which these benefits are provided to the City's non-bargaining unit employees. The City may amend, change, alter, or modify any such benefits, as well as the Provider or the Administrator of such benefits, provided that those changes are consistent with the changes made for the non-bargaining unit employees.

ARTICLE 14 – UNIFORMS

The City requires employees covered under this Agreement to wear uniforms as a condition of their employment. The City agrees to reimburse each member of the bargaining unit up to Two Hundred Dollars ($200.00) per year for the purchase of one pair of work boots. The City will provide the remainder of the required uniform to any such employee at the City's cost. The City reserves the right to determine the number, source and manner in which the uniforms will be supplied and worn by the employees, and what constitutes the required uniform apparel.

ARTICLE 15 – WAGES AND JOB CLASSIFICATIONS

Attached hereto and incorporated herein is Exhibit A which is a schedule of the job classifications covered by this Agreement and the minimum hourly wage rates for employees covered under this Agreement.

ARTICLE 16 – DISCIPLINE

Section 1. Employees may be disciplined and/or discharged only for just cause. Investigations into any misconduct or performance problems shall be completed within thirty (30)

days after the City first learns of the issue, unless the investigation cannot be reasonably be completed in that time frame. Where additional time is needed, the City shall notify the Union. Discipline shall be issued to the employee within seven (7) calendar days after the City's completion of its investigation.

Section 2. The City recognizes the concept of progressive discipline. The usual steps of progressive discipline shall be documented verbal warning, written warning, final written warning, and discharge.

(a) Verbal Warnings. A verbal warning is an oral reprimand given to an employee by any supervisor or manager. A written record of the warning shall be recorded in the employee's personnel file.

(b) Written Warning. A written warning is a formal warning provided in writing to an employee by any supervisor or manager, a copy of which shall be recorded in the employee's personnel file.

(c) Final Written Warning. A final written warning is a formal warning provided in writing to an employee by a manager, and signifies that the employee's job is in jeopardy. A written record of the circumstances leading to the final written warning shall be placed in the employee's personnel file and provided to the employee and Union representative.

(d) Discharge. Discharge is the removal of an employee from employment.

Progression from one step to the next shall not be automatic, nor shall application of each step be required. Rather, the requirement of just cause, which shall be determined based on all the

facts and circumstances surrounding the incident, the employee's work record, and any relevant mitigating or aggravating factors shall be controlling. Normally, an employee will not be discharged or placed on final written warning for an offense without having received prior discipline for said offense. However, where all the facts and circumstances warrant bypassing the traditional steps of discipline, employees may properly be subject to final written warning or termination on a first offence. Should the City and the Union disagree about the existence of just cause both the City and the Union reserve the right to argue their positions through the grievance and arbitration procedure.

Section 3. All disciplinary warnings must be issued in writing to both the employee affected and the Union. All verbal and written warnings shall remain active for twelve (12) months. Final written warnings shall remain active for twenty-four (24) months. Records of inactive discipline shall remain in the employee personnel file and may be relied upon in establishing the employee's knowledge of employer work rules and expectations but will not be used to justify the level of discipline in any future case.

ARTICLE 17 – UNION STEWARDS AND UNION VISITATION

Section 1. The City recognizes the right of the Union to designate one shop steward and one alternate steward. The Union shall notify the City in writing of the names of stewards and any changes or substitutions.

Section 2. The Union duties of a shop steward during the regular working time shall be limited to the administration of the terms and conditions of this Labor Agreement. Time spent in meetings with management and/or brief periods of time addressing bargaining unit member concerns shall be considered working time. However, any other Union business should be handled outside of working hours. When it is not possible to address Union business outside of working

hours, the Steward will request time off without pay, which will not be unreasonably withheld provided that granting the time off does not interfere with or inhibit the operation of the Department. The Steward shall have the option of using accrued vacation or comp time to cover any period of unpaid time off for Union business. Approved time off for union business shall not be held against any Steward.

Section 3. The assigned Business Representative of the Union or his or her designee shall be permitted to visit the City offices and may visit the work location of bargaining unit members during working hours the purpose of investigating or handling specific grievances or complaints. The Business Representative shall notify Electric Director prior to arriving at any City work location and shall not interrupt Departmental operations. Such representative may have the Shop Steward present during such investigation or handling of the grievances or complaints if the City is able to release the Shop Steward to unpaid leave without adversely affecting the operations of the Department.

Section 4. The City will provide and maintain bulletin board space for Union use. Notice is to be on Local 753 letterhead or specifically authorized by Local 753. All postings must be appropriate for the workplace. No inflammatory or derogatory items shall be posted.

ARTICLE 18 – Miscellaneous

Section 1. Training opportunities will be provided to bargaining unit members on a non-discriminatory basis. Specific opportunities will depend on the City's operational needs, the employee's job duties, and available funding. Employees who are interested in receiving particular training shall notify the Electric Director of their interest, and the Electric Director shall consider expressed interest, aptitude, and seniority when assigning training opportunities.

Section 2. Mutual Aid: During mutual aid events at other utilities, bargaining unit employees shall be paid time-and-one-half for actual time worked on in-state storm restoration, and double time for actual time worked on any out-of-state storm restoration work. Travel time shall be paid. No employee shall work more than sixteen consecutive hours without an eight-hour rest period.

Mutual aid opportunities will be offered on a rotating basis to the extent feasible.

Non-storm contract work for other entities that contract with the City for electrical support shall not be considered mutual aid.

Section 3. The Crew Leader will assist the Electric Director with performance evaluations for personnel with whom the Crew Leader works directly and has observed in the field.

ARTICLE 19 – WORK RULES

The City retains the right to issue and enforce reasonable rules and regulations, not in conflict with this Agreement, as it may from time to time deem best for the purposes of maintaining order, safety and/or effective operation of the Department and, after being posted in the office for seven (7) days and providing written notice the Union, to require compliance therewith by employees. In cases of emergency, such as when legal compliance or safety concerns justify immediate implementation, the rule or regulation may be enforced without the seven (7) day posting period, but such immediate enforcement must be clearly stated in the posting, along with the reason justifying immediate enforcement.

The Union shall have the right to meet with management upon request to seek clarification of any rule and/or to suggest modifications to any rule. If the Union remains dissatisfied with the rule or regulation, it shall have the right to protest any such rule or regulation through the grievance procedure if the Union contends the rule or regulation violates any express provision of this Agreement or is arbitrary and capricious. The Union may grieve new or amended rules or regulations either at the time of the posting or at the time any such rule or regulation is applied to an employee.

ARTICLE 20 - SEPARABILITY AND SAVINGS

If any Article or Section of this Agreement or of any Supplements or Riders thereto should be held invalid by operation of law or by any tribunal of competent jurisdiction, or if compliance with or enforcement of any Article or Section should be restrained by such tribunal pending a final determination as to its validity, the remainder of this Agreement and any Supplements or Riders thereto, or the application of such Article or Section to circumstances other than those as to which it has been held invalid or as to which compliance with or enforcement of has been restrained or would be unlawful, shall not be affected thereby.

In the event that any Article or Section is held invalid or enforcement or compliance with which has been restrained, as above set forth, the parties affected thereby shall enter into immediate collective bargaining negotiations after receipt of written notice of the desired amendments by either the City or the Union for the purpose of arriving at a mutually satisfactory replacement for such Article or Section during the period of invalidity or restraint. There shall be no limitations of time for such written notice.

ARTICLE 21 – DURATION OF AGREEMENT

This Agreement takes effect December 1, 2025, and shall remain in full force and effect until midnight, December 31, 2028, and shall automatically be renewed from year to year thereafter, unless either party gives to the other, in writing, a notice of its intention to amend or terminate this Agreement at least sixty (60) days prior to termination date set forth above or any anniversary date thereafter.

IN WITNESS WHEREOF the parties have hereunto executed this Agreement this _____ day of _____, 2026.

City of Monett, Missouri

_____
Mickey Ary
City Administrator

_____
Skip Schaller
Utilities Superintendent

IBEW Local Union No. 753

_____
Brian Brawley
Business Manager

_____

EXHIBIT A

WAGES RATES

Job Classification	Current Rates	4/1/26 3.0%	4/1/27 3.0%	4/1/28 3.0%
Crew Leader	$50.29	$51.80	$53.35	$54.95
Senior Journeyman Lineman	$48.13	$49.57	$51.06	$52.59
Journeyman Lineman	$45.50	$46.87	$48.27	$49.72
Apprentice Lineman 4	$37.84	$38.98	$40.14	$41.35
Apprentice Lineman 3	$36.84	$37.98	$39.14	$40.35
Apprentice Lineman 2	$35.84	$36.98	$38.14	$39.35
Apprentice Lineman 1	$34.84	$35.98	$37.14	$38.35
Electrician	$46.50	$47.90	$49.33	$50.81
Journeyman Tree Trimmer	$33.50	$34.51	$35.54	$36.61
Apprentice Tree Trimmer	$25.00	$25.75	$26.52	$27.32
Purchasing Agent 2	$27.00	$27.81	$28.64	$29.50
Purchasing Agent 1	$22.50	$23.18	$23.87	$24.59

***Any employee currently paid more than the scale rate will retain their current pay rate until the wage scale exceeds their current rate, at which time they will move to the scale rate for their position.**

MONETT
PRIDE AND PROGRESS

Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

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

Staff Report

To: **City Council, Mickey Ary, Community Development Department**

From: **Andrew Miller, Development Assistant**

Date: **12/9/2025, Updated 12/23/2025, Updated 12/31/2025**

Re: **335 W. Hazel St. – Rezoning that Never Occurred**

GENERAL INFORMATION

This staff report is made of mostly second-hand material and knowledge transfers. I cannot attest to the absolute truth of each matter, but rather am reporting the believed facts as they have been made to me.

On June 23rd, 2021, Petitioner Charlie Huntress of CTC Construction Group brought a petition to the Planning and Zoning Commission to rezone the property located at 335 W. Hazel St. from Zone "A" Single Family to Zone "B" Multifamily. On that date, the motion passed the Commission and was recommended to City Council.

Between that date and now, there is no evidence that this rezoning petition ever went to City Council to be approved. I went through every posted City Council meeting minutes between that date and today and saw zero references to the rezoning of this address. Mike Eseman believes the same.

At an unknown point in time, this rezoning was reflected in our City's GIS system. I have reached out to Chris Chappell for any indication on when this change may have taken place, in hopes it may lead to any evidence. *See a following staff report for more details.*

In April of 2025, Mr. Huntress initially sought a variance on this property to build four duplexes (not having required lot sizes or road frontage requirements). However, there was enough neighborhood pushback prior to the eventual Board of Adjustment meeting that the topic was pulled from the meeting. The discussions surrounding this sought variance was what led to the discovery of this "rezoning that never occurred".

Now, in December 2025, City staff is seeking to bring this back to City Council for an eventual decision based on the recommendation of the Planning and Zoning Commission. It is the position of Lauber Municipal Law that as long as proper public notice is given, this item can be taken directly to City Council for a first reading.

Mike Eseman mentioned that Nate Dally, a now-previous attorney contracted with the City, believed the petition for rezoning can go directly to City Council with sufficient public notice.

There will be a separate staff report with the actual petition for rezoning including the recommendation of the Planning and Zoning Commission.

PROPOSAL

Petitioner Charlie Huntress of CTC Construction Group brought a petition to the Planning and Zoning Commission for recommendation on June 23rd, 2021. This proposal seemingly did not ever make it to City Council following the meeting. This was again brought up earlier in 2025 by Mr. Huntress, and likewise the Community Development Department is now bringing it to the attention of City Council for review.

RECOMMENDATION

ATTACHMENTS

Please see the following attachments:

1. Additional staff report for more details.
2. June 23, 2021 Planning and Zoning Commission meeting minutes.

BILL NO. 9130 **ORDINANCE NO. 9130**

AN ORDINANCE APPROVING THE RE-ZONING OF 335 W. HAZEL STREET, MONETT, MISSOURI

WHEREAS, the Planning & Zoning Commission of the City of Monett has conducted a review of the request to re-zone 335 W. Hazel Street; and

WHEREAS, the Planning & Zoning Commission of the City of Monett has voted to recommend the rezoning petition to City Council by a 4-0 vote (3 members absent); and

WHEREAS, the City has provided proper notice and conducted a public hearing regarding the proposed zoning changes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

Section 1: Zone change to Second Residential (Multiple Dwelling) "B" from First Residential (Single-Family) "A" for the lot located at 335 W. Hazel Street, Monett, Missouri.

Whereupon a roll call vote was taken:

Ayes: _____

Nayes:_____

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, THIS 8TH DAY OF JANUARY, 2026.

_____
James R. Burke, Mayor

ATTEST:

_____
Kelley McMillan, City Clerk

PLANNING & ZONING
JUNE 23RD, 2021

R

Re-zoning of property located on Hazel Street, Lot #40, Barry County, Missouri from Zone A (Single Family) to Zone B (Multi Family)

The Planning and Zoning Commission of the City Of Monett met in a publicly announced meeting at Monett City Hall, April 23rd, 2021 at 5:30p.m. The following were present: Chairman-Mike Wallace, Members: Jeff Carr, Randall Click, Al Dohmen. Also present code enforcement/assistant building inspector-Trent Thompson, Administrative Assistant-Rayetta Tate and Charles Huntress petitioner.

The meeting was called to order by Mike Wallace, Chairman.

Discussion was held concerning the change in zoning from Zone A (single family) to Zone B (Multi Family). Jeff Carr raised the question if a house was existing now on the property with Trent explaining that it had burnt a few years back. Al Dohmen raised the question if a variance would be needed if a duplex was built on the property and Trent explained that it had enough street frontage for a duplex if that was what the property was going to be used for. With all questions answered, Jeff Carr made a motion to approve the rezone with a second from Mike Wallace. The following vote was taken: Wallace-yes, Click-yes, Carr-yes, Dohmen-yes, Huffmaster-absent, Brownsberger-absent,Sprenkle-absent.

Having no further business the meeting was adjourned with a motion from Mike Wallace and a second by Randall Click.

Rayetta Tate

Rayetta Tate, Administrative Assistant

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PRIDE AND PROGRESS

Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

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(417) 235-3763

Staff Report

To: **City Council, Doug Potts**

From: **Andrew Miller, Development Assistant**

Date: **12/31/2025**

Re: 335 W. Hazel St. GIS Update from Chris Chappell

GENERAL INFORMATION

Given the confusion surrounding when 335 W. Hazel St. was rezoned, I reached out to Chris Chappell, who helps to manage our City's GIS system. Since the digital map had already been updated, there should theoretically have been a request to change this at some point in the past.

Based on a forwarded email sent to Chris Chappell from a previous employee in BOCA, Rayetta Tate, she had requested the change in GIS map after it passing the Planning and Zoning Commission meeting, but not following any City Council meeting. This first mistaken email occurred on August 5th, 2021. In a similar email two weeks later, the same mistake was made again where Rayetta insinuates that the GIS changes were made merely on the recommendation of the P&Z Commission.

Following current procedure, the P&Z Commission only recommends, while the City Council decides on actual changes.

Given the error that occurred, and to prevent any confusion between the discovery of this error and the time of the next City Council meeting, I requested Chris Chappell not make any further changes to this particular address on our GIS map to not further fog this situation.

ATTACHMENTS

Please see the following attachments:

1. Email chain between Andrew Miller and Chris Chappell, December 2025.


289.5'
232.9'
212.1'
272.8'
53
82.9'
123'
123'
123'
123'
123'
123'
123'
46
123'
50'
W Hazel St
50'
85'
150'
50'
123.9'
120'
120'
120'
120'
120'
120'
120'
50'
399'
150'
38
Zone A
39
40
42
Zone A
43
150'
105'
36
35
31
150'
56
105'
50'
123.9'
120'
120'
120'
120'
120'
120'
60'
105.5'
150'
50'
Pine St
50'
150'

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From: **Andrew Miller, Development Assistant**

Date: **12/9/2025, Updated 12/23/2025, Updated 12/31/2025**

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RECOMMENDATION

ATTACHMENTS

Please see the following attachments:

1. Additional staff report for more details.
2. June 23, 2021 Planning and Zoning Commission meeting minutes.

NOTICE OF CITY COUNCIL HEARING

Notice is hereby given to all interested parties that a meeting of the City of Monett City Council has been scheduled for **January 8th @ 6pm.** The following is on the tentative agenda for that meeting:

Consideration and Review of the following

Rezone the below parcel from Zone "A" First Residential (Single-Family) to Zone "B" Second Residential (Multiple Dwelling).

Barry County

Lot 40, Grandview Heights First Subdivision to the City of Monett, as revised April 1961, recorded in Plat Book 5 at Page 27, Barry County, Missouri, as per the recorded plat thereof.

Notice is further given that said Council of the City of Monett, Missouri at the hour of **6:00 p.m. on the 8th day of January 2026** will consider said agenda. The meeting of the City Council will be held in the City Annex Meeting Room at the Monett City Annex, 100 S. Maple Street. The meeting is open to the public and all interested parties may attend and be heard.

Planning and Zoning Commission of Monett, Missouri

AFFIDAVIT OF PUBLICATION

Date: 12-24-2025

STATE OF MISSOURI)
COUNTY OF LAWRENCE) ss.

I, Ryan Squibb, being duly sworn according to law, state that I am the Publisher of the *Lawrence County Record*, a weekly newspaper of general circulation in the Counties of Lawrence and Barry, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Mt. Vernon, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of more than three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following issues:

1st Insertion: Vol. 150 No. 45, 24th day of December, 2025
2nd Insertion: Vol. ____ No. ____, _____ day of _____, 2025
3rd Insertion: Vol. ____ No. ____, _____ day of _____, 2025
4th Insertion: Vol. ____ No. ____, _____ day of _____, 2025
5th Insertion: Vol. ____ No. ____, _____ day of _____, 2025
6th Insertion: Vol. ____ No. ____, _____ day of _____, 2025
7th Insertion: Vol. ____ No. ____, _____ day of _____, 2025
8th Insertion: Vol. ____ No. ____, _____ day of _____, 2025
9th Insertion: Vol. ____ No. ____, _____ day of _____, 2025
10th Insertion: Vol. ____ No. ____, _____ day of _____, 2025
11th Insertion: Vol. ____ No. ____, _____ day of _____, 2025

Ryan Squibb, Publisher

Subscribed and sworn to before me on this 24th day of December, 2025

Teresa R. McBride, Notary Public

My commission expires March 10, 2026

Publication fee $ 57.18 #16193

TERESA R. McBRIDE
Notary Public – Notary Seal
STATE OF MISSOURI
Lawrence County
My Commission Expires Mar. 10, 2026
Commission #14398197

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Planning and Zoning Commission of Monett, Missouri

#R-16193-12-24-1tc

Recorded in Barry County, Missouri

Recording Date/Time: 04/29/2021 at 02:38:44 PM
Book: 21 Page: 2758
Instr #: 202102805

Pages: 2
Fee: $27.00 S 20210002644

BARRY COUNTY ABSTRACT & TITLE

SEAL

Danielle Still
Recorder of Deeds

MISSOURI WARRANTY DEED

THIS INDENTURE, made on the 28 day of April, 2021, by and between the **Jared Wormington and Mendi Wormington, husband and wife,** (GRANTORS), parties of the First Part and **CTC Construction Group, LLC, a Missouri limited liability company,** (GRANTEES), of Lawrence County in the State of Missouri parties of the Second Part, whose mailing address is:

22311 Lawrence 1070 Pierce City MO 65723

WITNESS, That the said parties of the First Part, in consideration of the sum of One Dollar and other valuable considerations, to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, do by these presents **Grant, Bargain and Sell, Convey and Confirm** unto the said parties of the Second Part, their heirs and assigns, the following described lots, tracts of land, lying, and being situate in County of **Barry**, State of Missouri to-wit:

Lot 40, Grandview Heights First Subdivision to the City of Monett, as revised April 1961, recorded in Plat Book 5 at Page 27, Barry County, Missouri, as per the recorded plat thereof.

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 parties of the second part, and their heirs and assigns **Forever**, thence said Grantors do hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed, that they have good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by them or under whom they claim; and that they will Warrant and Defend the title to the said premises unto the said parties of the Second Part, and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

BLAT 2021-1047

IN WITNESS WHEREOF, The said parties of the First Part have hereunto set their hands, the day and year first above written.

Jared Wormington
Jared Wormington

Mendi Wormington
Mendi Wormington

STATE OF Mo

}ss:

COUNTY OF Barry

On this 28 day of April, A.D. 2021 before me personally appeared **Jared Wormington and Mendi Wormington, husband and wife,** known to be the persons described in and who executed the foregoing instrument, and acknowledged they have executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and affixed my official seal the day and year first above written.

My term expires the 3 day of Oct, ~~2024~~ 2023

Terry Moller
Notary Public

TERRY MOLLER
Notary Public - Notary Seal
State of Missouri
Commissioned for Barry County
My Commission Expires: October 03, 2023
Commission Number: 15419525

MONETT

PRIDE AND PROGRESS

Application & Procedures for Rezoning

Owner Name: CTC Construction Group LLC

Owner Mailing Address: 22311 Lawrence 1070

Owner Phone Number: 417-236-5011 Email: charleshuntress@gmail.c

Applicant Name (if different): _____

Applicant Mailing Address: _____

Applicant Phone Number: _____ Email: _____

Acknowledgement:

There currently is no direct fee taken by the City for rezoning property. However, as part of the rezoning process, and according to the City's ordinances, the petitioner must pay the publishing costs the City incurs in providing the legally required public notice period to the public. All publishing costs incurred by the City will be reimbursed by the petitioner prior to the Planning and Zoning meeting during which it shall be discussed. If this is not paid prior to the meeting, the petition will not be discussed during the meeting.

Likewise, the petitioner must provide the following items as part of the rezoning petition:

☐ Proof of ownership of the property (property deed)

☐ Legal Description of the property (usually found on the deed)

If you have any questions, please contact Andrew Miller, Development Assistant of the City of Monett at amiller@monettmo.gov or by calling 417-235-5306 ext. 2755.

By signing below, I acknowledge that I read and understand the above acknowledgement, acknowledge that I am required to pay publishing costs prior to the Planning and Zoning commission meeting during which this shall be held, and that I cannot be added to the meeting agenda until all items have been provided to the Community Development Department at the City of Monett.

Signature of Petitioner: _____ Date: _____

Signature of Applicant: _____ Date: _____

MONETT
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Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

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

Petition for Amendment of Zoning Ordinance

Rezoning Petition

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

Come now petitioners CTC Construction Group LLC 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 situated in Barry County, Missouri within the city limits of the City of Monett, Missouri to-wit:

(see attached legal description of the property)

The above-described real estate is also known as: 335 W. Hazel St.

That according to the provisions of the zoning ordinances of the City of Monett, said real estate is currently zoned as district _____.

An amendment is being requested to change the classification of the real property and its permitted uses from district _____ to district _____.

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 _____ day of _____, 20____.

Signature of Petitioner: _____

MONETT
PRIDE AND PROGRESS

Acknowledgement

State of Missouri)
) ss.
County of Barry)

On this 11th day of December, 2025, before me, a notary public, personally appeared Corey D Huntress 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.

Lakin Henderson
Notary Public

My commission expires: 01-30-2028

LAKIN HENDERSON
Notary Public - Notary Seal
Barry County - State of Missouri
Commission Number 20298657
My Commission Expires Jan 30, 2028

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

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

Staff Report

To: Mayor & Commissioner

From: City Administrator

Date: December 4th, 2025

Re: Proposed Charter for the Monett Regional Airport Advisory Board

GENERAL INFORMATION

The City Council presented information concerning the current Airport Board for the Monett Regional Airport at the December 4th, 2025 Work Session. The same materials were presented to the Airport Board at the regular board meeting held on December 8th, 2025. A draft charter was presented which was compiled by city staff, airport City Council Commissioner, and the Airport Consultant from Olsson Engineering. Edits have been made to the draft. The final draft can be found in this packet of materials. The Charter outlines the membership, duties, and authorities for an advisory group for the Monett Regional Airport. The name would be changed to Airport Commission to align with the City Codes and Definitions.

Materials from Work Session on December 4th, 2025

The Advisory Airport Board was discussed within the Minutes of the Meeting of the Monett City Council dated December 6th, 2022. The minutes reflect a modification to read, "Works with the City Council to operate the Airport". No further details are provided in the minutes concerning charter formation of the board.

Resolution No. 8931 entitled – **A Resolution of the City of Monett Establishing an Airport Board for the Monett Regional Airport.** The resolution is dated December 20th, 2022. The first paragraph details the board the responsibility of managing, promoting, and maintaining the Monett Regional Airport. Resolution No. 8931 shows no recorded vote or signatures of execution.

Two charters for the Airport Board have been discovered. One is marked Resolution 8931 – Appendix A. The second charter has no identifying mark. The charters have varying materials associated with each. No record could be produced of approval of either charter.

There is in code the definition for committees and commissions. This is found in Article I Section 112.010.

PUBLIC GOVERNMENTAL BODY

Any legislative, administrative or governmental entity created by the Constitution or Statutes of this State, orders or ordinances of the City, judicial entities when operating in an administrative capacity or by executive order, including:

1. Any advisory committee or commission appointed by the Mayor or City Council.

City Staff and the Airport Commissioner have held discussions with Steve Stockam of Olsson & Associates. Mr. Stockam has been contracted by the City to provide consultation on the operations and oversight of the airport. The consensus is for the new formation of an Advisory Airport Board. In addition, the City Attorney reviewed both versions of the Airport Board Charter and has expressed concerns about the authority outlined in the charters. The oversight and authority of the Monett Regional Airport reside with the City Council of Monett, Missouri.

PROPOSAL

Form a Airport Commission of seven members from key sectors to ensure a broad knowledge base for advisement on the planned growth of the Monett Regional Airport.

RECOMMENDATION

Approve the Ordinance to establish the seven-member Airport Commission as an advisory board for the Monett Regional Airport.

ATTACHMENTS

- Airport Commission Charter
- Ordinance 9124

Airport Commission of the Monett Regional Airport

Description

The Airport Commission of the Monett Regional Airport shall have and perform all of the functions and duties provided for such commissions by the City Council acting pursuant to State law. The commission shall serve as an advisory commission working with the appropriate City of Monett staff.

City Code – Article I In General Section 112.010 Definitions

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1. Any advisory committee or commission appointed by the Mayor or City Council.

Membership

Members shall be appointed by the Mayor and approved by the City Council. Members shall be appointed from the following list.

- One member of the Monett City Council to serve as Airport Commissioner
- One member shall be affiliated with any Monett-based Industrial or commercial business
- One member shall be from the Economic Development Committee of the City of Monett
- One member shall be a pilot at large who is a tenant in good standing at the Monett Regional Airport.
- One member shall be affiliated with a Monett-based financial institution
- One member shall be appointed by the Barry County Commissioners
- One member shall be appointed by the Lawrence County Commissioners

The members of the Commission shall elect from the membership of the Airport Commission a Chairman and a Vice Chairman. A given entity shall not have more than one member concurrently serving on the Airport Commission.

Membership Terms

Initial terms will be staggered upon approval of the ordinance to form the Commission.

- The Commission members serve on a seven-member commission with the responsibility of providing advisement for promoting, general operations, and development of the Monett Regional Airport.
- The Commission shall annually elect two of its members as Chair and Vice Chair in May of each year. The Chair shall preside at all meetings. In the absence of the Chair's inability to preside, the Vice Chair shall preside.
- Member requirements are based on the knowledge and skills required from the sector of expertise as outlined under the Membership section. If a viable candidate for a specific sector cannot be secured, then the Mayor shall seek to appoint a member "at-large" and seek approval by the City Council.
- Members of the commission shall avoid any conflicts of interest that could impair their impartiality and decision-making. Members are required to disclose any potential conflicts and recuse themselves from participating in discussions or decisions where such conflict may arise.

City Staff

- The City Airport Manager shall attend the Airport Commission meeting as the staff liaison.
- The City Clerk, Deputy City Clerk, or designate shall be the recorder of the minutes.
- The City Administrator shall attend on an as needed basis.

Meeting Time & Location

- First Thursday of the month at 6:00pm
- City Annex 100 South Maple Street Monett, Missouri 65708
- Quorum – four members which includes Chair and/or Vice Chair
- The meeting shall be considered an Open Meeting and shall be posted in accordance with City Code.
- Minutes of the meeting shall be recorded by the City Clerk, Deputy City Clerk, or a designate approved by the Airport Commission.

Duties and Responsibilities of the Advisory Airport Board

- The members of the Airport Commission serves in a capacity to provide assistance, knowledge, and guidance for the general direction, operations, and promotions of the Monett Regional Airport.
- The City Council of Monett reserves unto itself the power and authority for all legal and operational proceedings for the Monett Regional Airport. Advisement may be considered from the Airport Commission for such decisions.
- The Airport Commission may review the annual budget prior to City Council approval. Any Airport Commission budget recommendations will be presented to the Airport Manager for consideration prior to the City Council Budget approval.

- The Airport Commission shall hold true to the city codes found in Chapter 255 Airport Regulations.
- The Airport Commission may provide input into the master planning of airport expansion and development of the airport properties.
- The Airport Commission will work with the Airport Manager on methods and matters for recruiting and creating interest for the Monett Regional airport.
- The Airport Commission will promote, plan and assist in coordination of an annual fly in program in collaboration with other interested parties.
- The Airport Commission shall make continuous study of airport needs and aviation regarding development and use of the airport.
- The Airport Commission may be called on to present or speak to a specific item at the City Council meetings.
- The Airport Commission shall not advise of or engage in any actions that violate city ordinances, state statutes, or Federal Aviation Administration (FAA) regulations.
- The Airport Commission may recommend changes to this document which are to be presented to the Airport Manager and Monett City Council for consideration and adoption.

Member Terms

Sector	Formation Term	Appointment	Established Term
City Council	2026-2028	May 2028 (election)	4 years
Industry/commercial	2026-2029	May 2029	3 years
Economic Development	2026-2028	May 2028	2 years
Tenant	2026-2029	May 2029	3 years
Financial Institution	2026-2028	May 2028	2 years
Barry County	2026-2027	May 2027	1 year
Lawrence County	2026-2027	May 2027	1 year

BILL NO. 9124 **ORDINANCE NO. 9124**

AN ORDINANCE TO ESTABLISH THE AIRPORT COMMISSION FOR THE CITY OF MONETT WITH SERVICE TO THE MONETT REGIONAL AIRPORT

WHEREAS, the City of Monett owns and operates the Monett Regional Airport located at 1215 State Highway 97, Pierce City, Missouri 65723; and

WHEREAS, the Monett Regional Airport continues to experience growth and development through the Airport Master Plan; and

WHEREAS, the City of Monett recognizes the need for community and regional involvement through an advisory commission of members of various backgrounds and expertise; and

WHEREAS, the City of Monett City Council shall recruit and approve members of the Airport Commission in an advisory role to enhance the development of the Monett Regional Airport.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

Section 1: The Airport Commission shall serve as an advisory group for the betterment of the Monett Regional Airport operated by the City of Monett.

Section 2: The Airport Commission shall serve under the Airport Commission Charter as outlined in Addendum A.

Section 3: The Mayor shall appoint, and the City Council shall approve the members of the Airport Commission as outlined in the Commission Charter.

Section 4: The members of the Commission shall be appointed with staggered terms in accordance with the Airport Commission Charter.

Section 5: The City of Monett shall hold the regular monthly meetings of the Airport Commission in the building known as the City Annex 100 South Maple Street, Monett, Missouri 65708.

Whereupon a roll call vote was taken:

Ayes: _____

Nayes: _____

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, THIS _____ DAY OF _____, 2026.

_____
James R. Burke, Mayor

ATTEST:

_____
Kelley McMillan, City Clerk

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

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

Staff Report

To: Mayor & Commissioners

From: City Administrator

Date: January 8, 2026

Re: Formation of the Chapter 353 Redevelopment Corporation

GENERAL INFORMATION

The City Council has approved the use of Chapter 353, RSMo. economic development incentives to aid in the redevelopment and revitalization of historic downtown Monett. The Council has conducted work sessions related to the use and formation of Chapter 353. The City held two information sessions for the public. One was conducted on Wednesday, September 3 and the second on Thursday, September 4. The sessions were held on different days and at different times to allow for greater participation. A third and fourth session were held on Thursday, October 23 at noon and 6:00pm. Notice was sent in English and Spanish to all property owners within the proposed district. The final district boundaries were established by the Redevelopment Plan Committee. The Redevelopment Plan has been completed. The Redevelopment Committee members were Mayor Randy Burke, Jim Randall (attorney), Thad Hood (contractor), Ada Noriega (Arvest Bank), Matt Batson (Briar House), and Steve Blankenship (Barry County Presiding Commissioner). The City Attorney – Lindsey Kolish led the discussion and compiled the guidelines.

The Monett Main Street Board of Directors has voted to support the use of Chapter 353. In addition, the Monett Chamber of Commerce as acted in like manner to support the initiative.

The use of Chapter 353 is to allow development by property owners with the assurance of property tax abatement. The guidelines for the projects and abatements are defined by the Redevelopment Plan.

The next step of the process is the approval by ordinance of the Redevelopment Corporation. The members of the corporation will review all project applications within the designated redevelopment district.

PROPOSAL

Establish the Chapter 353 Redevelopment Corporation to begin the process of enacting the incentive to support the revitalization of downtown Monett.

RECOMMENDATION

Approval of Ordinance to create the Chapter 353 Redevelopment Corporation for the revitalization district for Monett, Missouri.

ATTACHMENTS

- Ordinance 9125

BILL NO. 9125 **ORDINANCE NO. 9125**

AN ORDINANCE APPROVING THE HISTORIC DOWNTOWN MONETT REDEVELOPMENT PLAN

WHEREAS, the City submitted the Historic Downtown Monett Redevelopment Plan ("Redevelopment Plan") pursuant to Chapter 353, RSMo. to the office of the City Clerk on _____;

WHEREAS, the City Clerk notified all relevant taxing jurisdictions of the public hearing regarding the Redevelopment Plan by written notice, including the tax impact statement, via regular mail on or before _____, 2026; and

WHEREAS, the City Clerk published notice of the public hearing regarding the Redevelopment Plan in the _____, on _____; and

WHEREAS, the City Clerk posted, in accordance with 67.2725 RSMo., notice of the public hearing regarding the Redevelopment Plan on or before February _____, 2026; and

WHEREAS, the City Council held a public hearing on the Redevelopment Plan on February _____, 2026; and

WHEREAS, at the public hearing, all political subdivisions levying an ad valorem tax and interested persons were given an opportunity to be heard at the public hearing; and

WHEREAS, it is desirable and in the public interest that the City staff and proposed Urban Redevelopment Corporation undertake and administer implementation of the Redevelopment Plan; and

WHEREAS, the City Council now desires to approve the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Council hereby approves the Historic Downtown Monett Redevelopment Plan, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference.

SECTION 2. That the City Council hereby authorizes City staff to create the Urban Redevelopment Corporation and grant it all power necessary to carry out the Historic Downtown Monett Redevelopment Plan.

SECTION 3. That the City Council hereby finds that approval of the Redevelopment Plan is necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare.

SECTION 4. That the City Council hereby finds that the Redevelopment Area is a blighted area, as described in the Blight Study attached to the Redevelopment Plan and as defined by Chapter 353, RSMo.

SECTION 5. That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences, or clauses.

SECTION 6. That this Ordinance shall be in full force and effect from and after the date of its passage approval.

SECTION 7. That the City Clerk is authorized by this ordinance to correct any scrivener's errors identified within this Ordinance.

Approved by the City Council of the City of Monett, Missouri on this _____ day of _____, 2026.

_____
Randy Burke, Mayor

Attest:

_____
Kelley McMillan, City Clerk

EXHIBIT A
HISTORIC DOWNTOWN MONETT REDEVELOPMENT PLAN
(See attached)

MONETT

PRIDE AND PROGRESS

Historic Downtown Monett

Redevelopment Plan

Monett, Missouri

DRAFT

MONETT

PRIDE AND PROGRESS

DRAFT

Application for Approval

For the

Historic Downtown Monett Redevelopment Plan

Prepared & Submitted
on Behalf of the City of Monett by:

LAUBER MUNICIPAL LAW

Serving those who serve the public

[DATE]

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Exhibit B……..…… **Zoning Map and Downtown Monett Historic District**
Exhibit C ….…… **Tax Abatement Impact Analysis**
Exhibit D ……..... **Blight Study**
Exhibit E……..…….. **Notice to Taxing Jurisdictions**

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Application Description

This Application is prepared pursuant to Chapter 353, RSMo. and Monett City Code for approval of the Historic Downtown Monett Redevelopment Plan ("Plan"), which supports the City of Monett's goal to redevelop and revitalize the historic downtown area of Monett.

This request is to designate the Redevelopment Area as a blighted area and to incentivize redevelopment in accordance with Chapter 353, RSMo. The Redevelopment Area is located in and around historic downtown Monett and is legally described and depicted in **Exhibit A**. The area consists of a mix of industrial and commercial structures that were built following the development of the St. Louis-San Francisco Railway in 1870 but also includes a small number of residential structures. Most of the lots included in the Redevelopment Area were established by the original plat of Monett in 1887. 21 of the structures are included in the Downtown Monett Historic District, which is listed on the National Register of Historic Places and is shown in **Exhibit B**. Due to age, neglect, and the cost of improvements, many of the structures included in the Redevelopment Area are in need of maintenance and repair. The Plan will provide tax abatement incentives to residential and commercial property owners for rehabilitation, new construction, and reconstruction as stipulated by the proposed Historic Downtown Monett Redevelopment Corporation's Guidelines.

Chapter 353, RSMo. Background

Chapter 353 is an economic development tool that cities can use to incentivize the removal of blight through improvements to real property by using tax abatements for a specified period. First, an urban redevelopment corporation is formed in accordance with Chapter 353, RSMo. Then the City Council approves by ordinance a plan for blight remediation after proper notice and a public hearing. A 353 redevelopment plan creates property tax abatement for participants who make the required investment in property to eliminate blight. Tax abatement can be employed in up to two phases for up to 25 years. During phase 1, the abatement can last up to 10 years and applies to improvements and any incremental increase in the value of the land. Improvements include any structure on the property, whether it existed before the existence of the plan or not. During phase 2, which is not required to be utilized, the abatement can last up to an additional 15 years after the expiration of phase 1 and can be set at 50% to 100% of the assessed valuation of both the land and improvements. The redevelopment plan provides a basic description of requirements a participant must complete to qualify for the tax abatement.

The 353 Urban Redevelopment Corporation

Pursuant to Chapter 353, RSMo., the Historic Downtown Monett Urban Redevelopment Corporation would be established as an urban redevelopment corporation to ensure and promote revitalization throughout the Redevelopment Area. The Urban Redevelopment Corporation will be responsible for implementing and administering the Plan delineated herein to assist property owners to obtain tax abatement after completing Redevelopment Projects. Following the approval of this Historic Downtown Monett Redevelopment Plan, the Urban Redevelopment Corporation's Board of Directors will be appointed and will finalize the corporate guidelines. The Board will consist of five (5) total members nominated by the Mayor and appointed by the City Council.

Definitions

As used in this application and the Plan, the following terms shall mean:

Act: The Missouri Urban Redevelopment Corporation Law, Chapter 353 of the Revised Statutes of Missouri

Application: This Application for approval of this Redevelopment Plan for the Redevelopment Corporation

Blighted Area: an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use

Building & Zoning Department: The Building & Zoning Department of the City of Monett, Missouri

City: Monett, Missouri

City Code: The City Code of Monett, Missouri

City Council: The governing body of Monett, Missouri

Guidelines: The guidelines that will define the requirements of applicants receiving Tax Abatement which apply to individual property owners

Redevelopment Area: The area designated as the Redevelopment Area for the Plan, as legally described and depicted in **Exhibit A**, and that which has been found to be a blighted area under Chapter 353, RSMo.

Redevelopment Plan: This Historic Downtown Monett Redevelopment Plan, prepared in accordance with the Act

Tax Abatement: The abatement of taxes on real property to the extent provided in Section 353.110, RSMo. of the Act

Tax Abatement Program: The Program providing for Tax Abatement to the owners of property within the Redevelopment Area after property owners make substantial improvements in accordance with this Plan and the Guidelines

Tax Abatement Impact Analysis: The Tax Abatement Impact Analysis attached as **Exhibit C**.

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Urban Redevelopment Corporation: The Historic Downtown Monett Redevelopment Corporation, a Missouri urban redevelopment corporation acting under the rules of the Act, its successors and assigns

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Redevelopment and Revitalization

The Redevelopment Area for the Redevelopment Plan includes all residential, industrial, and commercial properties located in the area legally described and depicted in **Exhibit A**. This Area is comprised of 198 parcels.

This Redevelopment Plan will help facilitate reinvestment and economic stabilization of the Redevelopment Area. The Redevelopment Plan promotes reinvestment in structures currently existing within the Redevelopment Area, as well as targeted infill of vacant lots to improve the overall quality of structures within the Redevelopment Area. The Redevelopment Plan promotes reinvestment in the historic downtown Monett area to encourage the development of the area as a vibrant, attractive area for shops, services, and restaurants and a place for residents and visitors to enjoy a walkable, accessible arts and cultural district. Neighborhood revitalization is essential to bolstering a viable local economy, expanding the tax base, increasing property valuations, and supporting long range planning objectives that boost the economy.

Goals

The Redevelopment Plan's objective is to frame revitalization through residential, industrial, and commercial reinvestment, redevelopment, infill development, blight remediation, and targeted commercial development. There is no intent to utilize eminent domain to implement the Redevelopment Plan.

The goals of the Redevelopment Plan are:

- To encourage the revitalization and redevelopment of the Redevelopment Area;
- To encourage the development of infill lots within the Redevelopment Area;
- To encourage all redevelopment under this Redevelopment Plan to reflect the historical nature and character of the Redevelopment Area;
- To encourage the development of mixed-use historical properties, with residential units on the top floors and commercial, retail, or arts and cultural spaces on the street-level floors;
- To encourage the development of residential and commercial units that blend in with the surrounding historical and mixed-use nature and character of the Redevelopment Area; commercial and small-scale residential projects are favored over large-scale multi-family residential projects, which are discouraged;
- To encourage the continued development of an arts and cultural area within the Redevelopment Area, where residents and visitors can enjoy farmers' markets, art fairs, live music, and related events and festivals;
- To accomplish revitalization in a manner that enhances the style, scale, and character of the existing neighborhood, so as to not detract from the original, historic character of the Redevelopment Area;
- To increase residential and commercial real estate values;
- To create opportunities for community engagement that allows residents, property owners, business owners, and visitors to enjoy a vibrant, engaging arts and cultural area.

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The overall goal is to promote private reinvestment in historic downtown Monett in a manner that addresses blight, improves property values, revitalizes vacant or underutilized buildings, encourages rehabilitation of historic properties, and creates a vibrant, active downtown that is supported by retail and commercial activities. It is reflected in the Redevelopment Plan's approach to achieving revitalization through blight remediation, reinvestment in the historic building stock, and targeted development of retail and commercial opportunities for the public.

Revitalization Demands

The Redevelopment Plan will help shift worsening conditions that have led to blight in the Redevelopment Area. The Redevelopment Plan will aid in providing ownership opportunities and neighborhood stabilization. Encouraging reinvestment in residential and commercial structures and offering this tax abatement incentive will ensure residential and commercial revitalization at a key time for the area. Some redevelopment of blighted structures has occurred, but City leaders believe that incentives will help encourage more property owners to remediate blight. The implementation of this Redevelopment Plan has the potential to increase property values and create construction and other jobs to support development and population growth in the Redevelopment Area, in addition to increasing economic activity throughout the Redevelopment Area. Additionally, the Redevelopment Plan will assist property owners with the financial ability to afford improvements, as the tax abatement offered will aid in offsetting improvement costs and reducing property taxes that would have otherwise been assessed against the property.

The location of the Redevelopment Area also offers great connectivity to government offices, potential shopping, services, restaurants, historical attractions, and parks. City leaders hope that the Redevelopment Area will become a destination for residents and visitors to enjoy a walkable, vibrant arts and cultural district. The location of Downtown Park, which includes a pavilion space, aids in the goals of the Redevelopment Plan, as it currently hosts farmers' markets and related events. City leaders believe that the development of the Redevelopment Area will allow current events to expand and will encourage a variety of new arts and cultural festivities.

Property owners within the Redevelopment Area face challenges related to the rehabilitation of older properties. Century-old buildings present challenges for redevelopers seeking to utilize these spaces for modern needs and regulatory requirements, creating a barrier of entry for many who would otherwise seek to bring these historical spaces back to life. Redevelopment incentives will ease the financial burden on property owners so they can make modernization upgrades and accessibility improvements for property owners of all types.

Lack of investment and pride in ownership tends to destabilize neighborhoods and commercial areas. This destabilization comes from an overall lack of reinvestment by owners and in turn falling property values. Reinvestment in the housing stock and commercial building stock would add to the area's stability, strengthen the tax base, and increase property values.

Properties within the Redevelopment Area have deteriorated from lack of reinvestment, showing signs of aging, outmoded design, and disrepair. This is true for both private property and public infrastructure. Aging existing structures and declining socioeconomics affect the area negatively, by underutilization of property, decreased assessed valuation of property, and the public's

avoidance of blighted properties and the blighted area generally. Modernization of both residential and commercial properties and infrastructure improvements play an integral part of the revitalization.

Existing Land Use Patterns and Zoning

The parcels included in the Redevelopment Area are primarily zoned as local business or industrial. Though the City does not utilize an historical overlay or zoning designation, City leaders and the public place high value in retaining the historical character of the Redevelopment Area. Approximately 68% of the parcels within the Redevelopment Area are commercial, while approximately 27% parcels are industrial. Approximately 5% of the properties are single-family homes established by legal nonconforming uses or are otherwise permitted by the City.

Guidelines

The Redevelopment Plan and program Guidelines, which will be created by the Redevelopment Corporation Board of Directors, coordinate community partnerships with private owners, concerned citizens, not-for-profits, and the public sector to revitalize the Redevelopment Area. The Redevelopment Plan's focus is commercial and mixed-use historical rehabilitation. Except as provided herein, parcels located within the Redevelopment Area are eligible for tax abatement so long as the parcel is taxable. Projects involving demolition of structures shall be eligible to participate only if the new construction structure visually blends in with the historical character of the Redevelopment Area. Projects involving new construction on vacant lots shall be eligible to participate only if the new construction structure visually blends in with the historical character of the Redevelopment Area.

Abatement will apply to residential properties differently than commercial properties. Properties shall be classified as residential or commercial based on their tax classifications established by Barry County. A tiered abatement system allows individual property owners options to fit the needs of their property and finances. Applications for residential abatement shall be suspended each year when the total market value of properties applying for abatement in that year achieves an annual total aggregate cap of [$XXX] for residential properties, which represents approximately [XX%] of the total assessed valuation of residential properties within the Redevelopment Area at the time this Plan was approved. Likewise, applications for commercial abatement shall be suspended each year when the total market value of properties applying for abatement in that year achieves an annual total aggregate cap of [$XXX] for commercial properties, which represents approximately [XX%] of the total assessed valuation of commercial properties within the redevelopment area at the time this Plan was approved. Applications for abatement shall be available for ten (10) tax years from the approval of this Plan, subject to all other limitations of this Plan.

Commercial Properties

Commercial properties are properties that are classified as industrial or commercial by the Barry County Assessor. Commercial properties are offered tax abatement as follows:

Investment Requirement	$15,000 - $24,999
Incentive Offered	Tax abatement that is equal to the cost of improvements, or 100% tax abatement on the incremental increase on assessed value of improvements and 100% tax abatement on the incremental increase on the assessed value of land for 10 years, whichever occurs first.
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*
Investment Requirement	$25,000 - $149,999
Incentive Offered	100% tax abatement on the incremental increase on assessed value of improvements and 100% tax abatement on the incremental increase on the assessed value of land for 10 years
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*
Investment Requirement	$150,000 - $749,999
Incentive Offered	100% tax abatement on the incremental increase on assessed value of improvements and 100% tax abatement on the incremental increase on the assessed value of land for 10 years; additionally, 100% tax abatement on the incremental increase on assessed valuation of the improvements and land for 5 years.
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*

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Investment Requirement	$750,000 or more
Incentive Offered	100% tax abatement on the incremental increase on assessed value of improvements and 100% tax abatement on the incremental increase on the assessed value of land for 10 years; additionally, 100% tax abatement on the incremental increase on assessed valuation of the improvements and land for 10 years.
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*

* Projects should allocate approximately 50% of the project costs to exterior improvements that are visible from the public right of way. However, this requirement may vary depending on the status of the project and the need to make exterior improvements to clear blight and meet City Code requirements.

Residential Properties

Residential properties are properties that are classified as residential by the Barry County Assessor. Residential properties are offered tax abatement as follows:

Investment Requirement	$10,000 or more
Incentive Offered	Tax abatement that is equal to the cost of improvements, or 100% tax abatement on the incremental increase on the assessed value of improvements and 100% tax abatement on the incremental increase on the assessed value of land for 10 years, whichever is first.
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*

* Projects should allocate approximately 50% of the project costs to exterior improvements that are visible from the public right of way. However, this requirement may vary depending on the status of the project and the need to make exterior improvements to clear blight and meet City Code requirements.

In accordance with the Act, the proposed Redevelopment Corporation will acquire the real property as a "pass-through" when property owners apply to the Redevelopment Corporation for the Tax Abatement program. While acting as a "pass-through" agency, the Redevelopment Corporation will assign Tax Abatement to participating residential and commercial parcel owners in accordance with the Guidelines. Proposed projects must meet these financial limitations as well as other project limitations outlined in the Guidelines. Individual parcel owners will be required to enter into an abatement agreement with the Redevelopment Corporation for the administration of the Tax Abatement Program.

Notice of Fundamental Requirements

The Tax Abatement Impact Analysis on affected taxing jurisdictions is attached **Exhibit C**.

Exhibit E is a copy of the written notice provided to each taxing political subdivision having boundaries for ad valorem real estate taxation purposes which include any part within the Redevelopment Area as required by Section 353.110.3(1), RSMo. The notice includes a copy of the Tax Abatement Impact Analysis, and it shall be provided to each taxing jurisdiction prior to the public hearing conducted by the City Council concerning the Redevelopment Plan.

At the conclusion of the Tax Abatement incentive period, the Urban Redevelopment Corporation will have achieved:

1. Increased investment in and external appearance of residential and commercial properties that lead to pride in ownership;
2. Increased redevelopment of structures with aesthetics that match the historical character and nature of the Redevelopment Area;
3. Increased utilization of commercial structures as mixed-use buildings with commercial spaces on the street-level floor and residential or other commercial spaces on the floors above street-level;
4. Increased investment in development that creates a walkable, vibrant arts and culture district.

Specific requirements of the redevelopment will be addressed in the Abatement Agreement; due to a variety of development patterns and platting configurations, proposals from property owners for each lot configuration will need to be addressed on an individual basis.

Certification of Blight

A blight study is attached as **Exhibit D** as contemplated in Section 353.060, RSMo.

Eminent Domain

This Redevelopment Plan does not contemplate the use of eminent domain.

Demolition

There are currently no plans for demolition of any structures within the Redevelopment Area. This does not preclude the proposed Redevelopment Corporation from implementing such measures, in the future. Property owners may demolish structures in accordance with this Redevelopment Plan and the Guidelines and all other applicable laws and requirements.

Properties for Public Agencies

The proposed Urban Redevelopment Corporation does not plan to sell, donate, exchange or lease any property to any public or governmental agency within the Redevelopment Area.

Street and Alley Changes

The proposed Urban Redevelopment Corporation does not include any recommended changes to the street or alley network within the Redevelopment Area. If the Urban Redevelopment Corporation determines that such changes need to occur, they will submit an amended plan for approval by the City Council.

Housing and Business Relocation

The proposed Redevelopment Plan does not anticipate any relocation or displacement of businesses or residences, and as such do not anticipate the need for any person to require relocation assistance.

Financing

The proposed Redevelopment Plan does not require financing for any specific redevelopment project. However, the proposed Redevelopment Plan is directed at private property owners, who will secure financing for their respective rehabilitation projects. The City has committed to assist with the administration of the Tax Abatement Program.

Management

The City, through the Building & Zoning Department and other City staff, will take responsibility for providing technical assistance and administrative support to the proposed Board of Directors of the Redevelopment Corporation.

Public Property

There are no plans to change the uses of City owned property within the Redevelopment Area.

Commitment to Non-Discrimination

The Redevelopment Plan and proposed Redevelopment Corporation acknowledges the existence of federal, state and local laws regarding fair employment practices applicable to this Redevelopment Plan and will be bound by and comply with all such laws.

Public Access

The Redevelopment Corporation will make all facilities in the redevelopment area, which it may own in the future, and the benefits of the Tax Abatement Program of this Redevelopment Plan available to the public regardless of race, religion, color, sex, national origin or handicap.

Performance Bond

If necessary and upon request by the City Council, the Redevelopment Corporation will provide a performance bond or other security in an amount sufficient to cover land acquisition, clearance, remediation, and site preparation in accordance with an amended Redevelopment Plan.

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Certification of Notices

Required notices related to this Redevelopment Plan were mailed to the appropriate parties, as required by the Act.

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EXHIBIT A

Redevelopment Area Boundaries



DRAFT

EXHIBIT B

Zoning Map (see attached)

DRAFT

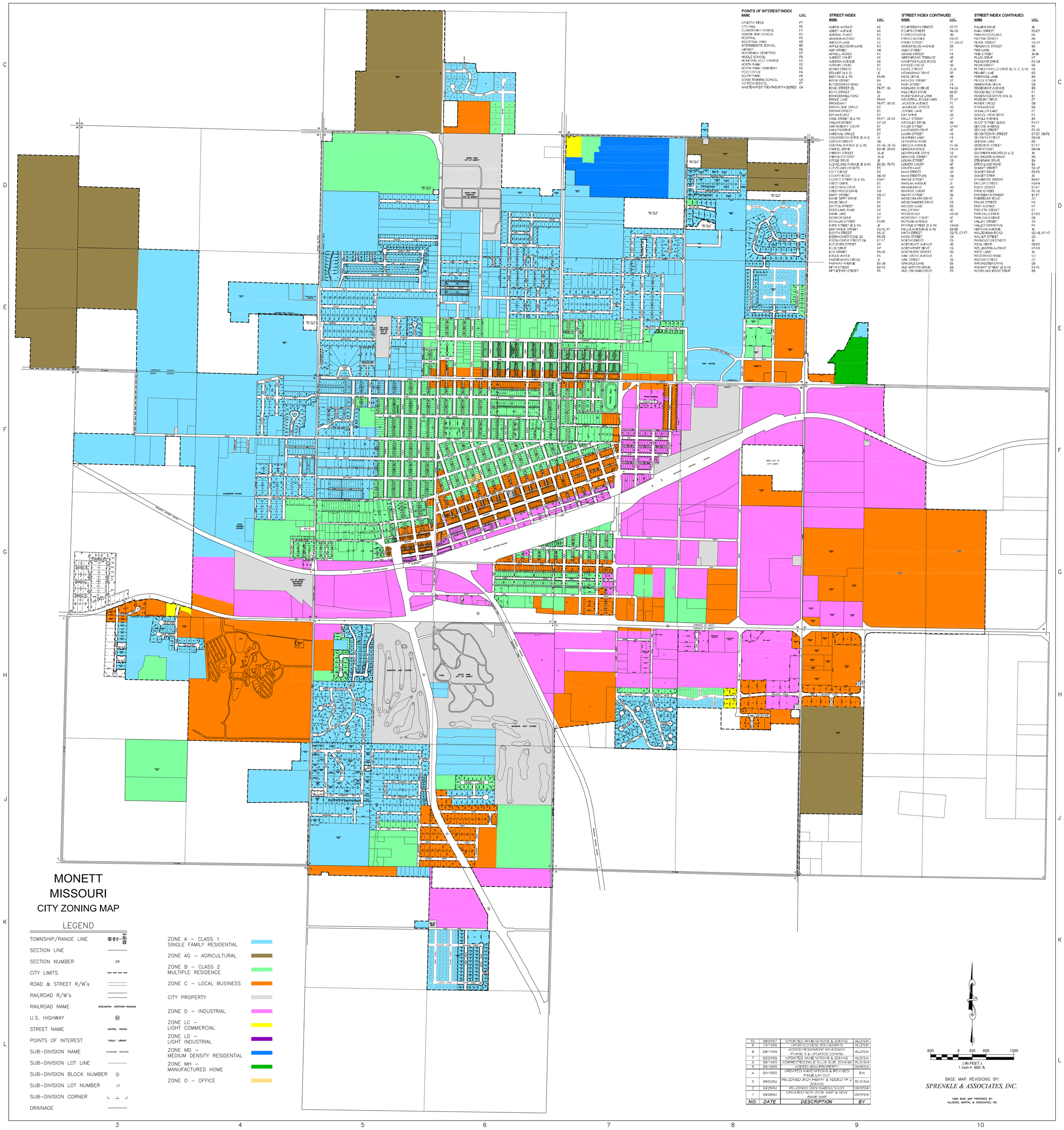

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COUNTY ROAD G6-G8
COUNTY STREET (E & W) F3-F7
CREST DRIVE E6
CRESTVIEW DRIVE F4
CRESTWOOD DRIVE G3
DARBY STREET G6-G7
DAVID SIPPY DRIVE E6
DAVIS DRIVE F6
DAYTON STREET D6
DEER LANE ROAD H8
DIANE LANE G4
DIEKER DRIVE D7
DOUGLAS STREET F4-F6
DUNN STREET (E & W) J6
EASTWOOD STREET D5-F6, F7
EIGHTH STREET H5-J5
EISENHOWER ROAD (S) F5-G5
EISENHOWER STREET (N) E7-F7
ELEVENTH STREET H6
ELLIS DRIVE G7
ELM STREET F4-G6
ELQUID AVEUE H5
FARMEADOW CIRCLE J5
FAIRWAY AVENUE E6-G6
FIFTH STREET E6-F6
FIFTHEENTH STREET F5
STREET INDEX CONTINUED
NAME LOC.
FOURTEENTH STREET E7-F7
FOURTH STREET D6-G6
FOXWOOD DRIVE H9
FRISCO AVENUE E5-G5
FRONT STREET F7, G6-G7
GINGER BLUE AVENUE E5
GLEN STREET F7
GRAND STREET F4
GREENRIDGE TERRACE H5
HAMPTON PLACE ROAD H7
HAYLEE CIRCLE H3
HAZEL STREET J5-J6
HEMINGWAY DRIVE D7
HESS DRIVE H8
HICKORY STREET G7
HIGH STREET F4
HIGHLAND AVENUE F4-G4
HILLCREST DRIVE E6-E7
HONEYSUCKLE LANE E5
INDUSTRIAL BOULEVARD F7-G7
JACKSON AVENUE F5
JAQUELINE STREET K9
JEROME LANE H7
JAY DRIVE G6
KELLY STREET G7
KINGSLEY DRIVE D5
KYLER STREET G7-H7
LAKEWOOD DRIVE H7
LAURA STREET K9
LEARNING LANE F4
LEXINGTON ROAD H7
LINCOLN AVENUE F5-G6
LINDEN AVENUE F4-G4
LIGHTHOUSE DRIVE G9
LINWOOD STREET D7-E7
LOGAN STREET G6
LOWES COURT H7
LOWES LANE H9
MAIN STREET G6
MAIN STREET (W) G4
MAPLE STREET G7
MARIAN AVENUE J5
MARLIN DRIVE D8
MARINA COURT H7
MARTY STREET D6
MEADOWLARK DRIVE J5
MEADOWMERE DRIVE D5
MELODY LANE D5
MILLER WAY H5
MOOSE ROAD K9-H5
MONTEREY COURT H7
MORGAN AVENUE H7
MYRTLE STREET (E & W) G4-G5
NELLIE AVENUE (E & W) E5-E6
NINTH STREET G5-F5, G7-F7
NIXON STREET G5
NORTH STREET D5
NORTHGATE AVENUE H5
NORTH POINT DRIVE G5
NORTHVIEW STREET E9
OAK GROVE AVENUE J5
OAK STREET G6
OAKDALE LANE E5
OLD AIRPORT DRIVE E8
OLD ORCHARD DRIVE E5
STREET INDEX CONTINUED
NAME LOC.
PALMER DRIVE J6
PARK STREET E5-E7
PARKWOOD PLACE H5
PAYTON STREET H6
PEARL STREET G5-G7
PENZANCE STREET E5
PERI LANE G6
PINE STREET J5-J6
PLAZA DRIVE H7
PLEASANT DRIVE F4-G4
PLUM STREET E6
PLYMOUTH HILLS DRIVE (N, S, E, & W) H5
PRAIRIE LANE E5
PRIMROSE LANE E5
PRYOR STREET G4
REMINGTON DRIVE D8
RIDGEMONT AVENUE E5
ROOSEVELT STREET F7
RIDGEWOOD DRIVE (N & S) E7
ROXBURY DRIVE D7
RUGER CIRCLE D8
RYAN AVENUE D6
SCHALLER LANE F7
SCHOOL VIEW DRIVE F4
SCHULZ AVENUE E5
SCOTT STREET (E&W) F4-F7
SECOND AVENUE F5
SECOND STREET F5-G5
SEVENTEENTH STREET D7-E7, D6-F8
SEVENTH STREET D5-G6
SHEILAH LANE E6
SIXTEENTH STREET E7-F7
SIXTH STREET D5-G6
SOUTHERN HEIGHTS (N & S) J5
SOUTHGATE AVENUE H5
STEARMAN DRIVE E4
STRICKLAND ROAD E4
SUMMIT STREET G5-G7
SUNSET DRIVE E5-F5
SUNSET STRIP J5
SYCAMORE STREET E5-E7
TAYLOR STREET H3-H4
TENTH STREET E7-F7
THIRD STREET F5-G5
THIRTEENTH STREET E7-F7
TIMBERLINE ROAD G3
TRAVIS STREET H3
TROY AVENUE H7
TWELFTH STREET E7
TWIN HILLS DRIVE E7-E8
TWIN OAKS DRIVE D8
VALLEY STREET G5
VALLEYVIEW DRIVE F4
VENTURA AVENUE J5
WALDEMAN ROAD G5-H8, H7-K7
WALNUT STREET G5
WASHINGTON STREET J5
WEAL DRIVE D8-E8
WELLINGTON AVENUE H7-H9
WEST LANE J5
WESTWOOD ROAD G3
WILSON STREET G7
WINCHESTER DRIVE D8
WISHART STREET (E & W) F4-F6
WOODLAND ROAD DRIVE E8
NORTH PARK CITY OF MONETT
SOUTH PARK CITY OF MONETT
OAK GROVE CEMETERY CITY OF MONETT
AREA OUT OF CITY LIMITS
HIGH SCHOOL
RAMEY'S
KNOX ELEMENTARY SCHOOL
ELEMENTARY SCHOOL
CITY OF MONETT WASTEWATER TREATMENT FACILITIES
MUNICIPAL GOLF COURSE
POND
SOUTH PARK CITY OF MONETT
MUNICIPAL GOLF COURSE
ATHLETIC FIELD
BURLINGTON NORTHERN RAILROAD
LAWRENCE COUNTY
BARRY COUNTY
TOWNSHIP 26 NORTH
TOWNSHIP 25 NORTH
MONETT
MISSOURI
CITY ZONING MAP
LEGEND
TOWNSHIP/RANGE LINE
SECTION LINE
SECTION NUMBER 29
CITY LIMITS
ROAD & STREET R/W's
RAILROAD R/W's
RAILROAD NAME BURLINGTON NORTHERN RAILROAD
U.S. HIGHWAY 60
STREET NAME CENTRAL AVENUE
POINTS OF INTEREST PUBLIC LIBRARY
SUB-DIVISION NAME PLAINVIEW ADDITION
SUB-DIVISION LOT LINE
SUB-DIVISION BLOCK NUMBER 2
SUB-DIVISION LOT NUMBER 12
SUB-DIVISION CORNER
DRAINAGE
ZONE A – CLASS 1 SINGLE FAMILY RESIDENTIAL
ZONE AG – AGRICULTURAL
ZONE B – CLASS 2 MULTIPLE RESIDENCE
ZONE C – LOCAL BUSINESS
CITY PROPERTY
ZONE D – INDUSTRIAL
ZONE LC – LIGHT COMMERCIAL
ZONE LD – LIGHT INDUSTRIAL
ZONE MD – MEDIUM DENSITY RESIDENTIAL
ZONE MH – MANUFACTURED HOME
ZONE O – OFFICE
10 09/01/07 UPDATED ANNEXATIONS & ZONING ALD/SAI
9 10/11/06 UPDATED MISC BOUNDARYS ALD/SAI
8 09/11/06 ADDED RIDGEMONT MEADOWS PHASE 3 & UPDATED ZONING ALD/SAI
7 02/21/06 UPDATED ANNEXATIONS & ZONING ALD/SAI
6 09/11/05 CORRECTED DALE ELLIS SUB. ZONING BLO/SAI
5 05/10/05 ADDED HEIN PROPERTY CMR/SAI
4 01/15/05 UPDATED ANNEXATIONS & REVISED PAGE LAYOUT SAI
3 09/02/04 RE-ZONED JACK HENRY & ADDED TIF 2 ZONING BLO/SAI
2 09/29/04 RE-ZONED DON ISABELL'S LOT CMR/SAI
1 09/09/04 CREATED NEW ZONE MAP & NEW BASE MAP CMR/SAI
NO. DATE DESCRIPTION BY
600 0 300 600 1200
(IN FEET)
1 inch = 600 ft.
BASE MAP REVISIONS BY:
SPRENKLE & ASSOCIATES, INC.
1996 BASE MAP PREPARED BY:
ALLGEIER, MARTIN, & ASSOCIATES, INC

EXHIBIT B

Downtown Historic Monett District (see attached)

DRAFT

Resource Count:
51 Properties
53 Resources
35 Contributing buildings
15 Non-contributing buildings
3 Non-contributing sites

Shaded areas indicate non-contributing resources

Downtown Monett Historic District



North

CASEY ARCHITECTURE

Center City Plan - Monett, MO
Proposed Historic District - Boundaries

January 29, 2014

© 2014 Casey Architecture

EXHIBIT C

Tax Impact Analysis (see attached)

DRAFT

EXHIBIT D

Blight Study (see attached)

DRAFT

Study of Blighting Factors
within the Historic Downtown Monett Redevelopment Area

Introduction

In accordance with Chapter 353, this analysis of factors within the Redevelopment Area (the "Redevelopment Area") described in the Historic Downtown Monett Redevelopment Plan (the "Plan") has been prepared to assist the Monett City Council (the "City Council") in determining whether the Redevelopment Area constitutes a "blighted area," as that term is used and defined in the Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri, as amended ("Chapter 353"). This analysis was conducted in November and December 2025.

Methodology

We conducted a visual survey of the proposed redevelopment area. We also reviewed information provided by the City of Monett and other information that was publicly available. In addition, we compared the findings to peer-reviewed studies indicating the effects of the visually observed defects on the surrounding environment, the area as a whole, and on the City of Monett.

Description of Redevelopment Area

The Redevelopment Area is located in the heart of the City of Monett, Missouri, as depicted on Exhibit A attached to the Plan and incorporated by reference in this analysis. The Redevelopment Area is located in an area generally known as historic downtown Monett, which is described in the Redevelopment Plan. This area consists primarily of commercial and industrial structures. Many of the structures located within the Redevelopment Area are part of the Downtown Monett Historic District, which is listed on the National Register of Historic Places. The dominant land use in the Redevelopment Area is commercial. Of the 198 parcels within the Redevelopment Area, an estimated 34 are vacant.

Blight

Chapter 353 requires as a prerequisite to the undertaking of proposed redevelopment activities, including the granting of real property tax abatement, that the City Council make a determination that the Redevelopment Area is a "blighted area," as that term is used and defined in Chapter 353. A "blighted area" is defined by Chapter 353 to have the same definition as § 99.805(1), RSMo. which reads:

> "(1) "Blighted area", an area which, by reason of [1] the predominance of insanitary or unsafe conditions, [2] deterioration of site improvements, or [3] the existence of conditions which endanger life or property by fire and other causes, [4] or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use;"
> (§ 99.805(1), RSMo. 2021 (numbering added)).

If the Redevelopment Area contains one or more of these three conditions and either retards housing accommodations or constitutes an economic liability or constitutes a social liability or is a menace to the public health, safety, or welfare, then the Redevelopment Area is a blighted area. The determination of statutory "blight" need not encompass the entire Redevelopment Area. Rather, Chapter 353 expressly provides that "any such area may include buildings and improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, re-planning, reconstruction, rehabilitation of the area of which such buildings, improvements, or real property form a part."

Based on the analysis detailed below, the City Council has a sufficient factual basis to support a determination that the Redevelopment Area is indeed a "blighted area" under Chapter 353.

Determination of Blight

The following factors demonstrate that the Redevelopment Area is a "blighted area" as that term is defined and used in Chapter 353 and applicable judicial determinations:

(1) "insanitary or unsafe conditions"
(2) "deterioration of site improvements"
(3) "the existence of conditions which endanger life or property by fire and other causes"

Each is discussed below.





Deteriorating sidewalks create safety hazards and barriers to access.

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(1) The Redevelopment Area is characterized by insanitary or unsafe conditions.

The Meriam-Webster dictionary defines "insanitary" to mean "unclean enough to endanger health." Illegal dumping of trash, broken building materials, and deteriorated pavement have been found to constitute "unsafe and insanitary conditions." (City of Kan. City v. Chung Hoe Ku, 282 S.W.3d 23, 31 (Mo. App. 2009)).

Unsecured construction sites create unsafe conditions and attractive nuisances.

Most of the streets and sidewalks in the area do not meet the standards of the Americans with Disabilities Act (ADA). This makes those streets and sidewalks largely inaccessible to persons with disabilities and parents with strollers. This means fewer people on the streets which has been linked to crime and vandalism. (Wilson and Kelling, 1982). As such the streets, and especially the sidewalks, constitute an unsafe condition in the area.

Much of the Redevelopment Area was built before the bans on asbestos and lead paint. Asbestos was used for a variety of things, including insulation, paint texture, and floor tiles. Lead, which may accumulate in the bloodstream and cause organ damage, was allowed to be used as a paint component until 1978. Unless proven otherwise, any structure built before 1977 is assumed to have these two chemicals, necessitating costly mitigating procedures to isolate them for removal. Visual surveys of the area suggest that most residential and commercial properties fall into this category.

(2) The Redevelopment Area is characterized by deterioration of site improvements.

Improvements in the Redevelopment Area suffer from significant physical deterioration. Peeling paint, broken windows, and other maintenance issues are clearly visible. Many of the structures share adjoining walls. The lack of maintenance on a vacant parcel negatively affects the adjoining parcel, as the owners the adjoining parcel are wary of redeveloping their parcel while the adjoining structure remains vacant and continues deteriorating. Due to the age of many of the structures in the Redevelopment Area and neglect in necessary maintenance of older structures, buildings show loose bricks, broken and deteriorating windows, lack of signage or removal of outdated signage, and portions of buildings that are open to the elements.

In particular, deteriorating infrastructure is closely associated with crime and vandalism. In their famous work "Broken Windows" Kelling and Wilson wrote:



Deteriorating improvements like broken windows and blank sign structures create the appearance that the structure is vacant, creating an opportunity for crime.

"Social psychologists and police officers tend to agree that if a window in a building is broken and is left unrepaired, all the rest of the windows will soon be broken. This is as true in nice neighborhoods as in rundown ones. Window-breaking does not necessarily occur on a large scale because some areas are inhabited by determined window-breakers whereas others are populated by window-lovers; rather, one unrepaired broken window is a signal that no one cares, and so breaking more windows costs nothing." (Wilson and Kelling 1982.)

Broken sidewalks make the city less accessible, especially for the blind and those who use wheelchairs, canes, or walkers (Shoup, Donald 2010, Access vol. 36).
As curb appeal diminishes, properties will be slower to sell and have decreased value (Elam and Stigarll 2012). Therefore, these maintenance issues on individual properties create an anchor, weighing down the values of all the properties in the area. As such they are a clear economic liability to the community.



Deterioration of site improvements like peeling paint, unused sign structures, and loose bricks are visible throughout the Redevelopment Area.



(3) The Redevelopment Area is characterized by the existence of conditions which endanger life or property by fire and other causes.



Structures that are open to the elements create the opportunity for crime, including arson, which endangers life and property.

Thirty-four vacant properties have been identified within the Redevelopment Area. However, this reflects only those properties which have been identified as vacant to the City of Monett. It is likely that the number is higher.

Abandoned properties have been directly correlated with higher crime and social disruption (Cui and Walsh 2015). Studies have shown that abandoned properties are "magnets for vandalism, theft, fires, drug trafficking, and more serious crimes, all of which require more and better municipal services." That same report points out that abandoned properties require more municipal services while at the same time paying lower municipal taxes. In this case, the property pays no property tax and generates no sales tax. Abandoned buildings and empty storefronts act as an economic drag on the area and increase crime.

According to a report issued by H.U.D., "Vacant and abandoned properties have negative spillover effects that impact neighboring properties and, when concentrated, entire communities and even cities. Research links foreclosed, vacant, and abandoned properties with reduced property values, increased crime, increased risk to public health and welfare, and increased costs for municipal governments." (HUD 2014)
In addition, it has been shown that the longer a property remains abandoned, the more significant the economic impact is on surrounding properties and the further away the negative impacts reach (Han 2014).



Structures with boarded up doors indicate that the structure is vacant, allowing the property to become an attractive area for illegal activities.

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Vacant properties are also associated with an increased arson rate, both for them and for surrounding buildings (Schachterle 2012). Thus abandoned properties, by their very nature, encourage crimes and fires, both on the property and nearby.

The Blighting Factors of the Property Constitute an Economic or Social Liability or a Menace to the Public Health, Safety, or Welfare in Its Present Condition and Use.

As detailed above, the blighting conditions found on the property are directly linked to health, safety, and welfare concerns. Missouri courts have previously found that abandoned properties create a social liability by encouraging loitering, juvenile delinquents, and crime. (Land Clearance for Redevelopment Auth. v. Inserra, 284 S.W.3d 641, 647-48 (Mo. App. 2009).) The Han study cited above indicates that the longer a property remains abandoned the greater the impact on the surrounding community (Han 2014). The Land study indicates that abandoned properties disproportionately burden municipal services (Lind 2015).





The HUD study connects vacant properties directly with crime as does the Lind study (HUD 2014). The HUD study also directly links abandoned properties with decreased property values in the area. A more recent study shows that vacant and blighted properties decrease the value of surrounding properties by between 0.04% and 3.5% depending on the distance between them (Furio and Voith 2016).

Conclusion

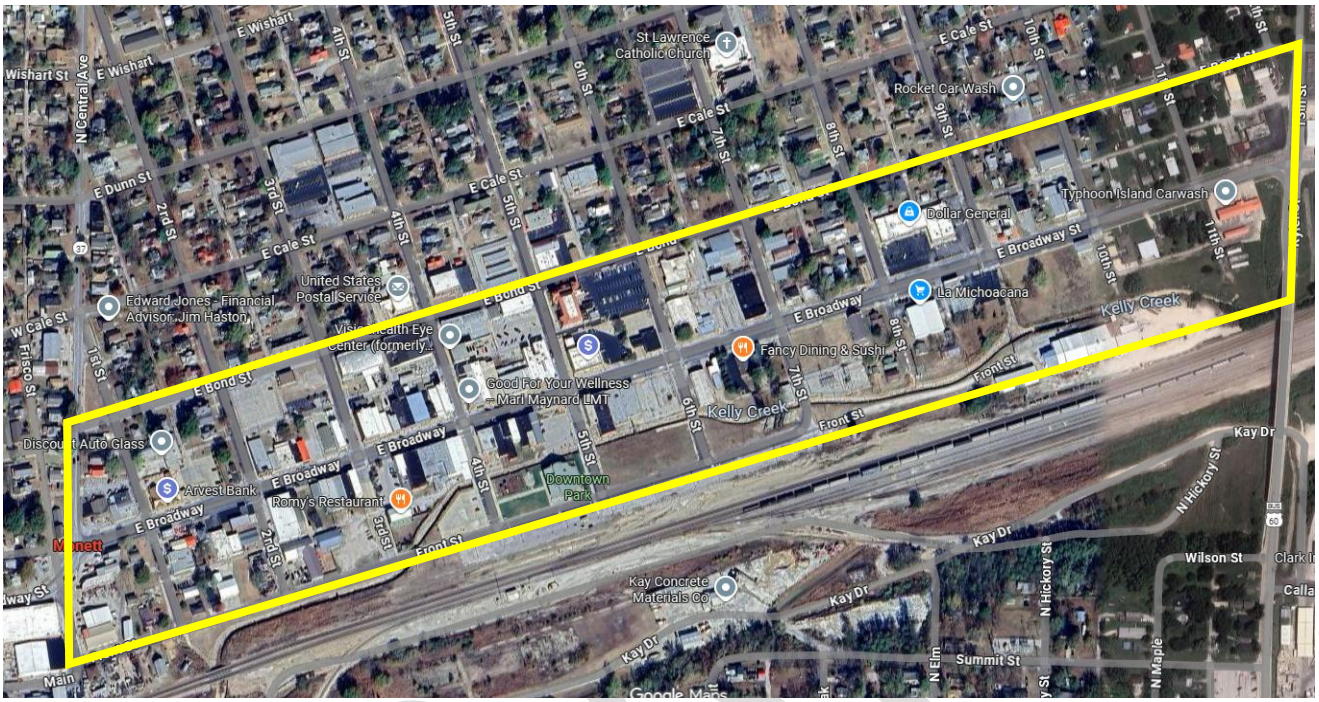
This analysis demonstrates that the Redevelopment Area exhibits conditions that the meet statutory definition of blight. The Redevelopment Area is characterized by all three blighting factors listed in § 99.805(1), RSMo. (1) “insanitary or unsafe conditions” (2) “deterioration of site improvements” (3) “the existence of conditions which endanger life or property by fire and other causes” These factors can be directly linked to clear and proven social harm as well as an increased risk of physical harm by fire or crime. While not every property in the Redevelopment

Area would meet the definition of 'blight' there are enough properties that do meet the definition to so characterize the entire Area.

There is clear evidence supporting a determination by the City Council that the Redevelopment Area constitutes a "blighted area" so that the clearance, re-planning, reconstruction, or rehabilitation of the Redevelopment Area is necessary to effectuate the purposes of Chapter 353, RSMo., as amended. This analysis recommends that the City Council so find and determine.

DRAFT

EXHIBIT A to Blight Study
Redevelopment Area



DRAFT

Sources

Wilson, James Q, and George L Kelling. 1982. “Broken Windows - The Atlantic.”
Cui, Lin, and Randall Walsh. 2015. “Foreclosure, Vacancy and Crime.” Journal of Urban Economics 87: 72–84.
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Furio, Caitlin, and Richard Voith. 2016. The Economic Case for Fixing Blight. https://econsultsolutions.com/economic-case-for-fixing-blight-baltimore-case-study[4/14/2023.
Han, Hye Sung. 2014. “The Impact of Abandoned Properties on Nearby Property Values.” Housing Policy Debate 24(2): 311–34.
HUD. 2014. “Vacant and Abandoned Properties: Turning Liabilities Into Assets.” Evidence Matters: 1–8.
Lind, Kermit J. 2015. “Perspectives on Abandoned Property in a Time of Dystopia.” Journal of Affordable Housing & Community Development Law 24(1): 121–32.
Schachterle, Stephen E. 2012. “Proximity to Vacant Buildings Is Associated with Increased Fire Risk in Baltimore, Maryland, Homes .” Injury Prevention.

DRAFT

EXHIBIT E

Notice to Taxing Jurisdictions (see attached)

DRAFT

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

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

Staff Report

To: Mayor & Commissioner

From: City Administrator

Date: January 8, 2026

Re: TIF #3 Amendment as prepared by Gilmore & Bell

GENERAL INFORMATION

The tax increment financing plan number 3 was approved by City Council to include the southern portion of the development area. This is the TIF #3 amendment to add and include the northern portion of the development area.

PROPOSAL

First Amendment Plan has been prepared by Gilmore & Bell on behalf of the City of Monett. The TIF #3 Commission approved the plan on December 18, 2025, and is recommending as presented to the City Council for approval.

RECOMMENDATION

Approval of the Ordinance to except the First Amendment TIF#3 plan.

ATTACHMENTS

- Ordinance 9126
- First Amendment to Monett TFF#3 Tax Increment Financing Plan

BILL NO. 9126 **ORDINANCE NO. 9126**

AN ORDINANCE APPROVING THE FIRST AMENDMENT TO MONETT TIF #3 TAX INCREMENT FINANCING PLAN, EXPANDING THE REDEVELOPMENT AREA, DESIGNATING THE ADDED PROPERTY AS A BLIGHTED AREA AND DESIGNATING A DEVELOPER

WHEREAS, the City of Monett, Missouri (the "City") is a third-class city and political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri.

WHEREAS, pursuant to the Real Property Tax Increment Financing Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri (the "Act"), City staff prepared the Monett TIF #3 Tax Increment Financing Plan (the "Original TIF Plan").

WHEREAS, on February 20, 2025, after due notice in accordance with the Act, the Tax Increment Financing Commission of the City of Monett, Missouri (the "TIF Commission") opened a public hearing, at which all interested persons and taxing districts affected by the Original TIF Plan were afforded an opportunity to make comments, file written objections, protests and be heard orally regarding adoption of the Original TIF Plan, closed the public hearing on that date and voted to adopt a resolution which recommended that the Council make required findings, approve the Original TIF Plan, designate the proposed property as the Redevelopment Area (the "Original Redevelopment Area") for the Original TIF Plan and designate the City as the developer of record for the Original TIF Plan and the redevelopment project described under the Original TIF Plan (the "Original Redevelopment Project").

WHEREAS, after approval by the TIF Commission, certain changes were made to the Original TIF Plan to provide a new map and legal description, reducing size of the Original Redevelopment Area in order to exclude property not within City limits and to match the legal description to the revised map, all in accordance with Section 99.825.1 of the Act, including due notice of such changes in accordance with said section of the Act (no changes were made to the general land uses established in the Original TIF Plan or the nature of the Original Redevelopment Project described therein).

WHEREAS, on May 8, 2025, the City Council passed Ordinance No. 9061 approving the Original TIF Plan, establishing the Original Redevelopment Area,

designating the Original Redevelopment Area as a blighted area and designating the City as the Developer.

WHEREAS, pursuant to the Act, City staff has prepared the First Amendment to Monett TIF #3 Tax Increment Financing Plan (the "First Amendment," and together with the Original TIF Plan, the "TIF Plan") in order to (1) add approximately 140 acres to the Original Redevelopment Area (the "Added Property," together with the Original Redevelopment Area, the "Redevelopment Area"), (2) divide the Redevelopment Area into three redevelopment project areas to be separately activated for tax increment financing, and (3) add public improvements (consisting of road, water detention and utility improvements) to the Original Redevelopment Project described in the Original TIF Plan.

WHEREAS, on December 18, 2025, after due notice in accordance with the Act, the TIF Commission opened a public hearing, at which all interested persons and taxing districts affected by the Original TIF Plan and the First Amendment were afforded an opportunity to make comments, file written objections, protests and be heard orally regarding adoption of the First Amendment, closed the public hearing on that date and voted to adopt a resolution which recommended that the Council make required findings, add the Added Property to the Redevelopment Area designated under Section 99.805(11), RSMo, declare that the Added Property is a blighted area, approve the First Amendment, and declare the City to be the developer of record for Added Property.

WHEREAS, on January 8, 2026, at a public meeting of the City Council, after the posting of proper notice of the consideration of this issue and after all parties in interest and citizens were provided the opportunity to be heard, the City Council considered the First Amendment, the recommendations of the TIF Commission, the recommendations of City staff and consultants and considered the public objections, protests, comments and other evidence.

WHEREAS, having heard and considered the objections, protests, comments and other evidence adduced at the meeting, the evidence and testimony submitted at the TIF Commission public hearing, the recommendation of the TIF Commission and the recommendation of City staff, the City Council desires to approve the First Amendment.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

Section 1. The First Amendment, as amended, a copy of which is on file in the Office of the City Clerk, is hereby approved and adopted. In the event of any conflict or inconsistency between the First Amendment and this Ordinance, the provisions of this Ordinance shall control.

Section 2. The Added Property described in the First Amendment is hereby added to and designated as part of the Redevelopment Area.

Section 3. The City Council hereby finds that:

A. the Original Redevelopment Plan, as amended by the First Amendment, sets forth in writing a general description of the program to be undertaken to accomplish its objectives, including the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the commitments to finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the Redevelopment Area, including the Added Property, which is to be subjected to payments in lieu of taxes and economic activity taxes pursuant to Section 99.845, RSMo, an estimate as to the equalized assessed valuation after redevelopment within the Original Redevelopment Area, and the general land uses to apply in the Redevelopment Area (an estimate as to the equalized assessed valuation after redevelopment within the Added Property will be set out in a further amendment to the TIF Plan before tax increment financing is approved for projects within the Added Property);

B. the Added Property is a blighted area, as such term is defined in Section 99.805(1), RSMo, due to the presence of blighting factors as set forth in the blight study attached to the First Amendment, including that the Added Property is characterized by unsanitary and unsafe conditions, deterioration of site improvements and conditions which endanger life or property by fire and other causes, and that the area is an economic and social liability for the City and a menace to the public health, safety or welfare in its present condition and use. The First Amendment is also accompanied by an affidavit, signed by the proposed developer of record, for the Added Property attesting to the blighting conditions of the Added Property;

C. the additions to the proposed redevelopment satisfy the "but for" test set forth in Section 99.810, RSMo, in that the Added Property has not been subject to growth and development through investment by private enterprise and would not reasonably be

anticipated to be developed without the adoption of tax increment financing. The First Amendment is accompanied by an affidavit, signed by the proposed developer of record for the Added Property attesting to this statement;

D. the Original TIF Plan, as amended by the First Amendment, is in conformance with the Comprehensive Plan for the development of the City as a whole;

E. the Original Redevelopment Plan, as amended by the First Amendment, contains estimated dates of completion of the redevelopment project and estimated dates for the retirement of obligations incurred to finance redevelopment project costs, and said dates are not more than twenty-three (23) years from the adoption of an ordinance approving a redevelopment project within the Redevelopment Area (dates specific to the Added Property will be set out in a further amendment to the TIF Plan before tax increment financing is approved for projects within the Added Property);

F. a Relocation Plan has been developed for relocation assistance for businesses and residences, and the relocation of any business or residents in the Redevelopment Area, if necessary, will take place in accordance with the Relocation Plan attached to the Original TIF Plan;

G. the Original TIF Plan is accompanied by a Cost/Benefit Analysis showing the economic impact of the Original TIF Plan on each taxing district and political subdivision within the Original Redevelopment Area if the proposed redevelopment project is built pursuant to the Original TIF Plan or are not built, and the Commission received evidence that the redevelopment project described in the Original TIF Plan is financially feasible in the form of the Engineering Report attached to the TIF Plan (a Cost/Benefit Analysis relating to implementation of the First Amendment within the Added Property will be set out in a further amendment to the TIF Plan before tax increment financing is approved for projects within the Added Property);

H. the Original Redevelopment Plan, as amended by the First Amendment, does not include the initial development or redevelopment of any gambling establishment;

I. the area selected for the Added Property includes only those parcels of real property and improvements thereon which will be

directly and substantially benefited by redevelopment project improvements; and

J. no alternative proposals for redevelopment of the Added Property have been received in response to the November 19, 2025 advertisement.

Section 4. The City is hereby designated as a developer of record for the Added Property.

Section 5. City officers and agents of the City are each hereby authorized and directed to take such action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after the 10th day after its passage by the City Council.

PASSED BY THE CITY COUNCIL AND APPROVED BY MAYOR OF THE CITY OF MONETT, MISSOURI THIS ____ DAY OF _____, 2026.

_____
James R. Burke, Mayor

ATTEST:

_____
Kelley McMillan, City Clerk

FIRST AMENDMENT TO
MONETT TIF #3
TAX INCREMENT FINANCING PLAN

City of Monett, Missouri

Filed with the City Clerk on October 31, 2025

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I. INTRODUCTION

A. Purpose of Amendment

The purpose of this First Amendment to Monett TIF #3 Tax Increment Financing Plan (this "First Amendment") is to amend the Monett TIF #3 Tax Increment Financing Plan (the "Original Redevelopment Plan," together with this First Amendment, the "Redevelopment Plan") by (1) adding property to the Redevelopment Area, (2) arranging the Redevelopment Area into three Redevelopment Project Areas, as set out in Exhibit 1 and Exhibit 2 to this First Amendment, and (3) adding public improvements to the Redevelopment Project described in the Original Redevelopment Plan. Except to the extent inconsistent with this First Amendment, the Original Redevelopment Plan is hereby ratified and confirmed.

The Original Redevelopment Plan contemplated the development of a mixed-use area supporting commercial, residential, industrial and manufacturing uses (the "Planned Development") located south of US Highway 60 along and at the southern extremity of Lowe's Lane in Monett, Barry County, Missouri, to be facilitated by the construction of public infrastructure by the City (the "Redevelopment Project"). This First Amendment provides for the addition of property and public improvements to the Original Redevelopment Plan in order to expand the Planned Development into the Added Property, but the nature and extent of the Planned Development within the Added Property is not known at this time. A further amendment to the Redevelopment Plan will be made prior to activation of tax increment financing within Redevelopment Project Area 2 and Redevelopment Project Area 3 to provide (1) information on the estimated costs and intended uses of the Planned Development within such areas, (2) the estimated equalized assessed valuation after redevelopment for such areas, and (3) a cost-benefit analysis for each such area showing the effects on the Taxing Districts imposing sales and property taxes in such areas.

B. The Added Property and Redevelopment Project Areas

There is hereby added to the Redevelopment Area described under the Original Redevelopment Plan the areas designated as "Redevelopment Project Area 2" and "Redevelopment Project Area 3" on Exhibit 1 and Exhibit 2 hereto. The Redevelopment Area set out in the Original Redevelopment Plan shall hereafter be referred to as Redevelopment Project Area 1 and constitute a portion of the enlarged Redevelopment Area containing Redevelopment Project Area 1, Redevelopment Project Area 2, and Redevelopment Project Area 3. Redevelopment Project Area 2 and Redevelopment Project Area 3 shall together be referred to in this First Amendment and the "Added Property" and all three redevelopment project areas shall collectively be referred to in this First Amendment as the "Expanded Redevelopment Area." The Added Property consists of approximately 27.5 acres within Redevelopment Project Area 2 and approximately 113 acres within Redevelopment Project Area 3.

C. Expanded Redevelopment Area

The boundaries of the Expanded Redevelopment Area are generally depicted in Exhibit 1, with each Redevelopment Project Area being separately designated. The legal description of the Expanded Redevelopment Area is set forth in Exhibit 2, with each Redevelopment Project Area being separately designated. In the event of any inconsistency between Exhibit 1 and Exhibit 2, Exhibit 2 shall control.

D. Redevelopment Project – Additional Redevelopment Project Costs

The Original Redevelopment Plan is amended by the deletion of Exhibit 5 thereto and replacement thereof with Exhibit 4 to this First Amendment.

II. DEFINITIONS

Except as set out below, words used in this First Amendment but not defined herein shall have the meanings given in the Original Redevelopment Plan. The definitions set out below shall

supersede any definitions given to the same terms in the Original Redevelopment Plan. For purposes of the definitions of "Economic Activity Taxes (EATs)" and "Payments in Lieu of Taxes (PILOTs)," this First Amendment divides the implementation of tax increment financing among three Redevelopment Project Areas and each will have its own initiation and termination date and base value for PILOTs and EATs.

A. Maximum Reimbursement Amount. The amount that the City actually pays or arranges for payment by a third party (1) pursuant to a cost-sharing agreement with the State of Missouri relating to the portion of the Redevelopment Project within Redevelopment Project Area 1 (anticipated to be $1,075,559), plus interest on such costs at the rate of 7.0% per annum from the date of certification as Reimbursable Project Costs to the date of reimbursement to the City from TIF Revenue, and (2) relating to the portion of the Redevelopment Project within Redevelopment Project Areas 2 and 3 (anticipated to be $11,292,615), plus interest on such costs at the rate of 7.0% per annum from the date of certification as Reimbursable Project Costs to the date of reimbursement to the City from TIF Revenue.

B. Redevelopment Area. The real property depicted in Exhibit 1 and legally described in Exhibit 2 to this First Amendment.

C. Redevelopment Project. The development activities to be undertaken within the Redevelopment Area intended to accomplish the objectives of this Redevelopment Plan and that are approved by the City and pursuant to the Act, including the improvements described on Exhibit 4 to this First Amendment.

III. FINANCING OF ADDED COSTS

A. Anticipated Sources of Funds – Added Costs. The City anticipates that it will pay the added Redevelopment Project Costs from funds that become available to the City.

B. Evidence of Commitments to Finance – Added Costs. The added Redevelopment Project Costs are anticipated to be paid by the City. Evidence of commitments to finance the added Redevelopment Project Costs is attached hereto as Exhibit 5.

C. Partial Assignment of Reimbursement Rights. Notwithstanding anything in the Original Redevelopment Plan or this First Amendment to the contrary, the City may arrange with a third party to complete portions of the Redevelopment Project and incur Reimbursable Project Costs and may agree to reimburse such costs to such party with interest (as described in the definition of Maximum Reimbursement Amount) from TIF Revenues.

IV. EQUALIZED ASSESSED VALUATION – ADDED PROPERTY

A. Most Recent Equalized Assessed Valuation – Added Property. The total initial taxable equalized assessed valuation of the Added Property according to current records at the Barry County Assessor's Office for 2025, is $96,608 for Redevelopment Project Area 2 and $-0- (due to ownership by an exempt entity) for Redevelopment Project Area 3.

B. Estimated Equalized Assessed Valuation after Redevelopment – Added Property. The nature and extent of the Planned Development within the Added Property is not yet known. A further amendment to the Redevelopment Plan will be made prior to activation of tax increment financing within Redevelopment Project Area 2 and Redevelopment Project Area 3 to provide the estimated equalized assessed valuation after redevelopment of such areas.

V. ADDITIONAL STATUTORY REQUIREMENTS

A. Existing Conditions in Area of Added Property. The blight analysis ("Blight Study") prepared by Steadfast City Economic & Community Partners for the Added Property is attached as Exhibit 3. The statutory blight factors affecting the Added Property are described in the Blight Study. The Blight Study finds that the Added Property qualifies as a "blighted area"

due to the presence of such factors and provides the evidence of blight as stated within the Act in Section 99.805(1) RSMo.

B. Expectations for Development. The Added Property, taken as a whole, has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of this Redevelopment Plan. The City has provided an affidavit, attached as Exhibit 6, which reflects this circumstance.

C. Conforms to Comprehensive Plan of City. The Redevelopment Plan, as amended by this First Amendment, is in conformance with the City's Comprehensive Plan. The City may consider appropriate amendments to the Comprehensive Plan to ensure consistency between the Redevelopment Project, the Planned Development and the Comprehensive Plan and designation of future land uses in the Comprehensive Plan.

D. Financial Feasibility. The City will provide funding for the added Redevelopment Project Costs. Estimates of these costs are included in Exhibit 4. Evidence of commitments to finance these costs is attached hereto as Exhibit 5. Together, these exhibits show the financial feasibility of the added Redevelopment Project Costs.

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EXHIBIT 1

MAP OF EXPANDED REDEVELOPMENT AREA AND REDEVELOPMENT PROJECT AREAS 1, 2 AND 3

[see following page]

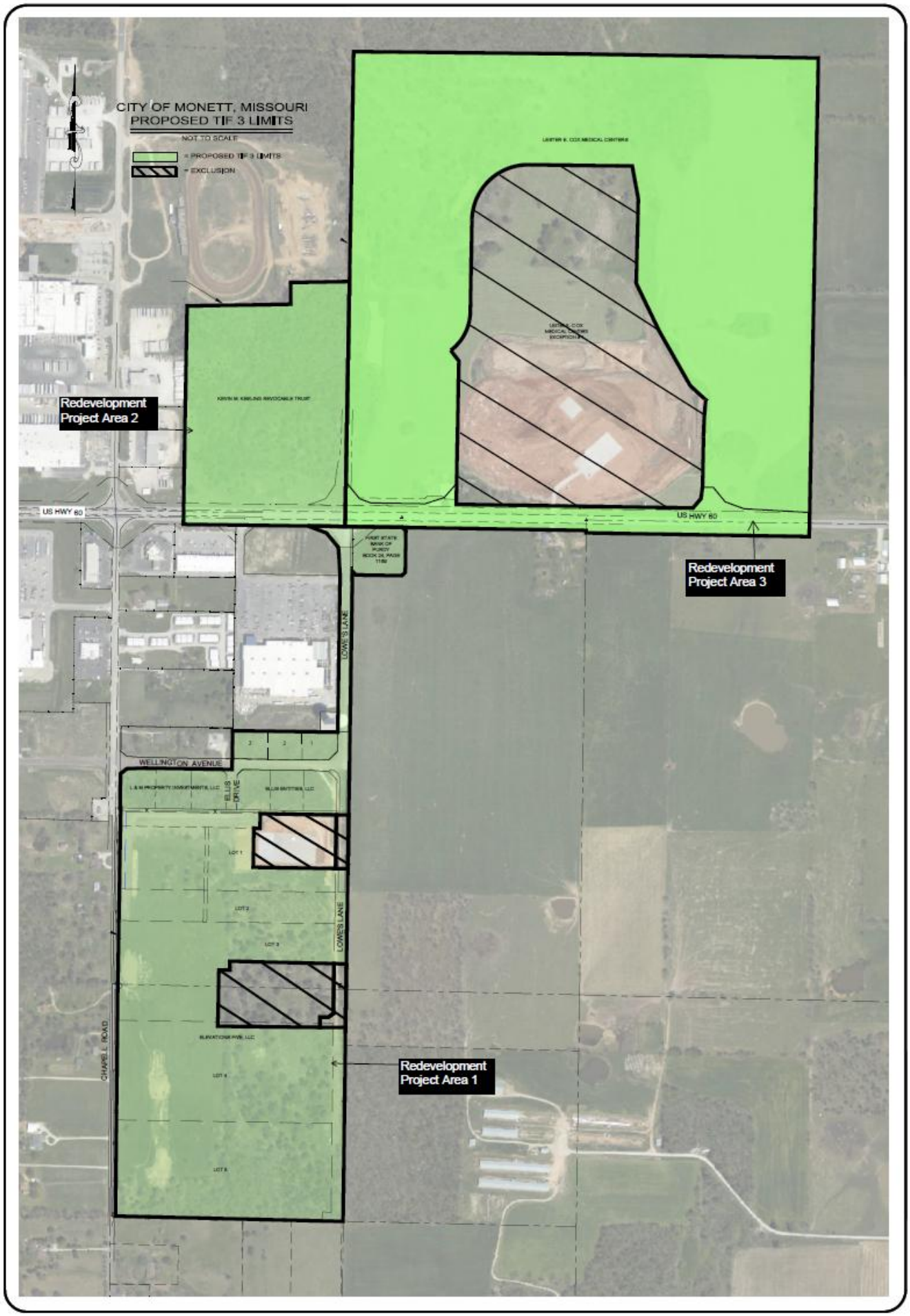

CITY OF MONETT, MISSOURI
PROPOSED TIF 3 LIMITS
NOT TO SCALE
= PROPOSED TIF 3 LIMITS
= EXCLUSION
Redevelopment Project Area 2
Redevelopment Project Area 3
Redevelopment Project Area 1
US HWY 60
US HWY 60
LOWES LANE
WELLINGTON AVENUE
ELLIS DRIVE
LOWES LANE
CHAPEL ROAD

EXHIBIT 2

LEGAL DESCRIPTION OF EXPANDED REDEVELOPMENT AREA (CONSISTING OF REDEVELOPMENT PROJECT AREAS 1, 2 AND 3)

Redevelopment Project Area 1:

ALL OF A TRACT DESCRIBED AS BEING A PART OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, BARRY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 27 WEST; THENCE SOUTH 89°08'14" EAST ALONG THE SOUTH LINE OF SECTION 33, 400.13 FEET; THENCE LEAVING SAID SOUTH LINE SOUTH 00°51'46" WEST, 57.39 FEET TO THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 60; THENCE ALONG SAID SOUTH RIGHT-OF-WAY SOUTH 89°11'34" EAST, 707.35 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREN DESCRIBED; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY SOUTH 89°11'35" EAST, 401.17 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 24 AT PAGE 1169 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE ALONG SAID SOUTH RIGHT OF WAY AND NORTH LINE OF SAID TRACT SOUTH 89°02'38" EAST, 137.94 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID TRACT OF LAND THE FOLLOWING 5 COURSES, 1) SOUTH 44°24'51" EAST, 28.10 FEET, 2) SOUTH 00°55'03" WEST, 235.00 FEET, 3) SOUTH 45°53'05" WEST, 28.30 FEET, 4) NORTH 89°08'53" WEST, 260.00 FEET, 5) NORTH 44°09'00" WEST, 28.27 FEET TO THE EAST RIGHT-OF-WAY OF LOWES LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY SOUTH 00°53'24" WEST, 2381.03 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 27 WEST; THENCE SOUTH 0°43'14" WEST, 1319.72 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 88°38'53" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, 1295.37 FEET TO THE EAST RIGHT-OF-WAY OF FARM ROAD 1090; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING 4 COURSES: 1) NORTH 00°35'31" EAST, 1319.66 FEET; 2) THENCE NORTH 00°57'14" EAST, 1003.41 FEET, 3) THENCE NORTH 88°52'04" WEST, 3.99 FEET, 4) THENCE NORTH 00°44'39" EAST, 195.47 FEET TO THE SOUTH RIGHT-OF-WAY OF WELLINGTON AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING 3 COURSES, 1) NORTH 51°48'48" EAST, 45.59 FEET, 2) NORTH 88°00'29" EAST, 101.94 FEET, 3) SOUTH 89°07'37" EAST, 496.82 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY AND THE CENTERLINE OF ELLIS DRIVE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY NORTH 00°56'10" EAST, 60.00 FEET TO THE NORTH RIGHT-OF-WAY OF WELLINGTON AVENUE; THENCE CONTINUING NORTH 00°56'10" EAST, 160.72 FEET ALONG THE WEST LINE OF LOT 3 IN GORMAN ELLIS TRUST ADDITION AS FOUND IN PLAT BOOK 09, PAGE 20 IN THE RECORDER OF

DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE SOUTH 89°11'34" EAST ALONG THE NORTH LINE OF LOTS THREE (3), TWO (2) AND ONE (1) OF GORMAN ELLIS TRUST ADDITION AFORESAID, 597.38 FEET TO THE WEST RIGHT-OF-WAY OF LOWES LANE; THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING 4 COURSES, 1) NORTH 00°53'37" EAST, 892.39 FEET, 2) NORTH 03°30'18" WEST, 159.00 FEET, 3) NORTH 39°19'11" WEST, 106.88 FEET, 4) NORTH 69°35'56" WEST, 114.32 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON THE NORTH LINE OF SECTION 4 BEING SOUTH 89°08'14" EAST.

EXCEPT #1 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 27 WEST; THENCE SOUTH 89°08'14" EAST ALONG THE SOUTH LINE THEREOF, 1366.40 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL SECTION 4, TOWNSHIP 25 NORTH, RANGE 27 WEST; THENCE SOUTH 0°53'24" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL SECTION 4, 1698.89 FEET; THENCE LEAVING SAID EAST LINE NORTH 89°05'58" WEST, 70.11 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LOWES LANE BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°53'47" WEST, 305.45 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE NORTH 89°06'12" WEST, 469.06 FEET; THENCE NORTH 01°06'50" EAST, 222.49 FEET; THENCE SOUTH 89°05'58" EAST, 34.80 FEET; THENCE NORTH 00°54'02" EAST, 83.00 FEET; THENCE SOUTH 89°05'58" EAST, 433.41 FEET TO THE POINT OF BEGINNING. CONTAINING 3.22 ACRES MORE OR LESS. BEARINGS BASED ON THE NORTH LINE OF SECTION 4 BEING SOUTH 89°08'14" EAST.

AND EXCEPT #2 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 27 WEST; THENCE SOUTH 89°08'14" EAST ALONG THE SOUTH LINE THEREOF, 1366.40 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL SECTION 4, TOWNSHIP 25 NORTH, RANGE 27 WEST; THENCE SOUTH 0°53'24" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL SECTION 4, 2692.41 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 27 WEST; THENCE NORTH 88°39'09" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 70.22 FEET TO THE WEST RIGHT-OF-WAY OF LOWES LANE ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED: THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST RIGHT-OF-WAY SOUTH 0°42'40" WEST, 138.58 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY SOUTH 55°36'53" WEST, 36.41 FEET; THENCE SOUTH 89°48'30" WEST, 45.99 FEET; THENCE SOUTH 01°17'43" EAST, 57.07 FEET; THENCE NORTH 89°25'14" WEST, 582.69 FEET; THENCE NORTH 01°07'14" EAST, 320.78 FEET; THENCE NORTH 89°56'29" EAST, 62.41 FEET; THENCE NORTH 0°03'31" WEST, 49.73 FEET; THENCE SOUTH 88°39'09" EAST, 592.95 FEET TO THE WEST RIGHT-OF-WAY OF LOWES LANE; THENCE SOUTH 0°53'47" WEST ALONG SAID WEST RIGHT-OF-WAY, 146.14 FEET TO THE POINT OF BEGINNING. CONTAINING 5.35 ACRES MORE OR LESS. BEARINGS BASED ON THE

NORTH LINE OF SECTION 4 BEING SOUTH 89°08’14” EAST.

AND EXCEPT #3 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 27 WEST; THENCE SOUTH 89°08'14" EAST ALONG THE SOUTH LINE THEREOF, 1366.40 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL SECTION 4, TOWNSHIP 25 NORTH, RANGE 27 WEST; THENCE SOUTH 0°53'24" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL SECTION 4, 1698.89 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE NORTH 89°05'58” WEST, 70.11 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LOWES LANE; THENCE ALONG SAID WEST RIGHT-OF-WAY SOUTH 00°53'47" WEST, 305.45 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY SOUTH 89°05'58" EAST, 70.15 FEET TO AFORESAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL SECTION 4; THENCE ALONG SAID EAST LINE NORTH 00°53'24" EAST 305.45 FEET TO THE POINT OF BEGINNING. CONTAINING 0.49 ACRES, MORE OR LESS. BASED ON THE NORTH LINE OF SECTION 4 BEING SOUTH 89°08'14” EAST.

AND EXCEPT #4 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 27 WEST; THENCE SOUTH 89°08'14" EAST ALONG THE SOUTH LINE THEREOF, 1366.40 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL SECTION 4, TOWNSHIP 25 NORTH, RANGE 27 WEST; THENCE SOUTH 0°53'24" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL SECTION 4, 2546.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°53'24" WEST, 146.15 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 27 WEST; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 SOUTH 00°43'14" WEST, 216.15 FEET; THENCE LEAVING SAID EAST LINE NORTH 89°25'14" WEST, 143.97 FEET; THENCE NORTH 01°17'43" WEST, 57.07 FEET; THENCE NORTH 89°48'30" EAST, 45.99 FEET; THENCE NORTH 55°36'53" EAST, 36.41 FEET TO THE WEST RIGHT-OF-WAY OF LOWES LANE; THENCE ALONG SAID WEST RIGHT-OF-WAY NORTH 00°42'40" EAST, 138.58 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY NORTH 00°53'47" EAST, 146.14 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY SOUTH 88°39'09" EAST, 70.21 FEET TO THE POINT OF BEGINNING. CONTAINING 0.69 ACRES, MORE OR LESS. BEARINGS BASED ON THE NORTH LINE OF SECTION 4 BEING SOUTH 89°08'14” EAST. TIF 3 LIMITS CONTAINS 73.80 ACRES MORE OR LESS. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.

Exhibit 2-3

Redevelopment Project Area 2:

ALL OF A TRACT DESCRIBED AS BEING A PART OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 27 WEST AND SECTION 4, TOWNSHIP 25 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, BARRY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, AFORESAID; THENCE SOUTH 89°08'14" EAST ALONG THE SOUTH LINE OF SECTION 33, 400.13 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREN DESCRIBED; THENCE LEAVING SAID SOUTH LINE OF SECTION 33 NORTH 00°51'46" EAST, 62.28 FEET TO THE NORTH RIGHT-OF-WAY OF U. S. HIGHWAY 60; THENCE NORTH 00°58'55" EAST, 1123.11 FEET ALONG THE WEST LINE OF THE TRACT DESCRIBED IN BOOK 18, PAGE 551 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE LEAVING SAID WEST LINE NORTH 89°02'23" EAST ALONG THE NORTH LINE THEREOF, 589.05 FEET; THENCE NORTH 00°16'44" EAST, 123.82 FEET; THENCE NORTH 89°04'44" EAST, 334.65 FEET TO THE WEST LINE OF THE TRACT DESCRIBED IN BOOK 05, PAGE 9629 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE SOUTH 01°02'22" WEST, ALONG SAID WEST LINE AND PROJECTION THEREOF, 1394.86 FEET TO A POINT ON AFORESAID SOUTH RIGHT OF WAY OF U.S. HIGHWAY 60; THENCE NORTH 89°11'34" WEST, ALONG SAID SOUTH RIGHT OF WAY 920.02 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY NORTH 00°51'46" EAST, 57.39 FEET TO THE POINT OF BEGINNING. CONTAINING 27.52 ACRES, MORE OR LESS. BEARINGS BASED ON THE SOUTH LINE OF SECTION 33 BEING SOUTH 89°08'14" EAST. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.

Redevelopment Project Area 3:

A TRACT OF LAND BEING A PART OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) AND THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-THREE (33), TOWNSHIP TWENTY-SIX (26), RANGE TWENTY-SEVEN (27), BARRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A EXISTING ONE-HALF (½) INCH IRON PIN AT THE NORTHEAST CORNER OF SAID WEST ONE-HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION THIRTY-THREE (33); THENCE SOUTH 01°04'16" WEST ALONG THE EAST LINE OF SAID WEST ONE-HALF (W ½) A DISTANCE OF 2709.32 FEET TO THE SOUTH RIGHT OF WAY LINE OF US HIGHWAY 60; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID US HIGHWAY 60 THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°06'10" WEST,A DISTANCE OF 588.66 FEET; (2) SOUTH 00°53'50" WEST, A DISTANCE OF 15.00 FEET; (3) NORTH 89°06'10" WEST, A DISTANCE 681.82 FEET; (4) THENCE NORTH 00°53'50" EAST, A DISTANCE OF 15.00 FEET; (5) NORTH 89°06'10" WEST, A DISTANCE OF 1370.37 FEET; THENCE NORTH 01°02'47" EAST, A DISTANCE OF 2701.58 FEET TO THE NORTHWEST CORNER OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33 ; THENCE SOUTH 89°16'00" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW ¼) A DISTANCE OF 1323.00 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER (SW ¼); THENCE SOUTH 89°16'28" EAST, ALONG THE NORTH LINE OF THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 1319.02 FEET TO THE POINT OF BEGINNING. CONTAINING 164.29 ACRES MORE OR LESS.

Exhibit 2-4

EXCEPT A PART OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) AND THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-THREE (33), TOWNSHIP TWENTY-SIX (26), RANGE TWENTY-SEVEN (27), BARRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) AND THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-THREE (33), TOWNSHIP TWENTY-SIX (26), RANGE TWENTY-SEVEN (27), BARRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A EXISTING ONE-HALF (½) INCH IRON PIN AT THE NORTHEAST CORNER OF SAID WEST ONE-HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION THIRTY-THREE (33);

THENCE NORTH 89°16'28" WEST ALONG THE NORTH LINE OF SAID WEST ONE-HALF (W ½) A DISTANCE OF 1048.98 FEET; THENCE SOUTH 00°43'32" WEST, A DISTANCE OF 630.00 FEET FOR A POINT OF BEGINNING. THENCE SOUTH 10°24'14" EAST, A DISTANCE OF 192.18 FEET; THENCE SOUTH 01°28'19" WEST, A DISTANCE OF 478.15 FEET; THENCE SOUTH 25°40'06" EAST, A DISTANCE OF 296.95 FEET; THENCE SOUTH 29°29'55" EAST, A DISTANCE OF 361.80 FEET; THENCE SOUTH 47°15'54" EAST, A DISTANCE OF 121.09 FEET; THENCE SOUTHWESTERLY 209.82 FEET ALONG A 2530.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 03°26'49" WEST, 209.76 FEET; THENCE SOUTH 01°04'16" WEST, A DISTANCE OF 285.05 FEET; THENCE SOUTH 07°55'09" WEST, A

DISTANCE OF 68.24 FEET TO THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 60 ; THENCE SOUTH 40°45'01" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 70.10 FEET; THENCE NORTH 89°06'11" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1346.56 FEET; THENCE NORTH 01°02'47" EAST, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 815.75 FEET; THENCE NORTH 37°09'21" WEST, A DISTANCE OF 75.70 FEET; THENCE NORTHEASTERLY 253.14 FEET ALONG A 280.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF NORTH 26°56'39" EAST, 244.61 FEET; THENCE NORTH 01°02'40" EAST, A DISTANCE OF 525.12 FEET; THENCE NORTHEASTERLY 500.86 FEET ALONG A 320.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF NORTH 45°53'10" EAST, 451.28 FEET; THENCE SOUTH 89°16'28" EAST, A DISTANCE OF 587.82 FEET TO THE POINT OF BEGINNING. CONTAINING 51.05 ACRES MORE OR LESS.

Exhibit 2-5

EXHIBIT 3

BLIGHT STUDY

[see attached]

Steadfast city
Economic & Community Partners

Analysis of Blighted Area Factors for TIF #3 Redevelopment Area – Additional Property

City of Monett, Missouri

June 2025

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I. Introduction

A. Purpose of This Analysis

This analysis aims to document the conditions found within certain property proposed to be added to the existing Redevelopment Area approved in connection with the Monett TIF #3 Tax Increment Financing Plan (the "Existing Redevelopment Area"), which proposed addition and Existing Redevelopment Area lie entirely within the corporate limits of the City of Monett, Missouri (the "City"). The City has received a request to add property to the existing Redevelopment Area, consisting approximately of the area outlined in red on Exhibit A (the "Additional Property" or the "Area") which abuts the Existing Redevelopment Area located south of Highway 60. This report assesses these conditions to determine whether the Additional Property meets the definition of "Blighted" under Section 99.805 of the Revised Statutes for the State of Missouri, which states:

***"Blighted area"**, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use (Section 99.805(1) RSMO).*

B. Description & Background

The Additional Property is largely undeveloped, consisting primarily of vacant land. The Additional Property is surrounded by a mix of uses, including the Monett Motor Speedway, commercial uses such as a Lowe's Home Center, strip retail and light industrial, low density residential, forested and agricultural uses. The City has previously approved the Monett TIF #3 Tax Increment Financing Plan that includes approval of the Existing Redevelopment Area.

The 27.03 acre portion of parcel number 03-8.0-33-000-000-0011.000 that is excluded from the Redevelopment Area boundary is occupied by the CoxHealth medical campus. Completed in 2021, the CoxHealth campus includes a 75,000 square-foot hospital and a 27,000 square-foot medical building housing physician offices.

II. Blight Qualification Analysis

This section identifies and assesses the conditions in the Additional Property to determine whether it qualifies as a "blighted area" under the TIF Act. The analysis is based primarily on a site assessment of the Existing Redevelopment Area and Additional Property conducted on August 8th and 9th, 2024, by Steadfast City Economic & Community Partners. Steadfast City Economic and Community Partners is an urban planning firm with AICP (American Institute of Certified Planners) certified planners. Additional analysis was conducted using publicly available data and other information obtained from relevant site assessment reports. This analysis does not reflect

changes in conditions or events that have occurred after the date of this qualification analysis (June 2025). A follow-up site visit to the Additional Property was conducted on June 26, 2025, and the conditions described in this report continue to exist as of such date. Photographs taken during this inspection illustrate blighted conditions in the Additional Property.

The blight factors present in the Additional Property result from both its physical characteristics and site conditions, as detailed below. These factors must be addressed to mitigate economic or social liabilities and threats to public health, safety, and welfare.

A. Insanitary or Unsafe Conditions

Insanitary or unsafe conditions refer to the existence of conditions which are hazardous, toxic or noxious, and/or detrimental to the physical well-being of people.

A.1. Unsafe Road Conditions

The access roads within the Additional Property, particularly those branching off of the north extension of Lowe's Lane, consist of dirt and gravel and are not wide enough for two-way vehicle traffic. This creates significant safety risks for both vehicles and pedestrians navigating the Area.

A.2. Inadequate Stormwater Management Infrastructure

North of Highway 60, Additional Property parcels exhibit inadequate stormwater management infrastructure, contributing to unsafe and deteriorating site conditions. The ground in these areas often retains standing water due to poor drainage, resulting in soil saturation and persistent erosion. Without intervention, these conditions will continue to pose safety hazards related to stagnant water, such as increased risk of mosquito breeding and structural instability caused by softened or shifting soil. Expansion of stormwater management infrastructure on these parcels is necessary to mitigate ongoing erosion, improve site safety, and support future redevelopment efforts.

Lack of storm sewer infrastructure along the north extension of Lowes Lane, creates unsafe conditions for roadway traffic. In addition to storm water channels, storm water detention basins in the Additional Property would address unsafe water runoff conditions, minimizing erosion and movement of soil.

A.3. Standing Water and Flooding

Standing water and saturated soil was observed during both on-site assessments, affecting both parcels and roadways throughout the Additional Property. This stagnant water poses public health risk by fostering mosquito populations, which can spread diseases such as West Nile virus. Additionally, feral animals are attracted to these water sources, which heightens the risk of animal associated diseases. Addressing water accumulation through improved stormwater management is essential to mitigate these insanitary and unsafe conditions.

A.4. Illegal Dumping

The illegal dumping of trash, broken building materials, and deteriorated pavement has been deemed to create "unsafe and insanitary conditions" (*City of Kansas City v. Chung Hoe Ku*, 282 S.W.3d 23, 31 (Mo. App. 2009)). Areas within the Additional Property, because it is not secured, have been used as a site for dumping large amounts of debris from off-site construction projects. The Additional Property has become a site for illegal dumping of trash, construction materials, and debris. This practice not only degrades the physical environment but also poses health and safety hazards.

A.5. Unlawful Activity

The tall grass, overgrown vegetation, and unsecured access points throughout the Additional Property present a significant safety hazard, as they provide concealment for illegal trespassing, unlawful activity, and squatting. On-site inspections confirmed these concerns, uncovering clear evidence of trespassing and squatting within a secluded, unsecured structure on the premises.

B. Deterioration of Site Improvements

Deterioration of site improvements may be evident in deficient or failing infrastructure components that may be minor defects, such as cracked roads, insufficient water, wastewater, stormwater infrastructure, or misalignment of said infrastructure. Deterioration may also be evident in other supporting site improvements, like sidewalks, parking areas, paved surfaces, roads and curbs and other infrastructure, and dead or decaying landscaping.

B.1. Deterioration of Building

The westernmost parcel north of the Additional Property, shown in the Appendix A as Parcel B, contains a vacant and deteriorating structure that exhibits multiple indicators of blight. The building lacks utilities and is open to the outdoor elements, contributing to further physical decline.

C. Conditions Which Endanger Life or Property by Fire and Other Causes

C.1. Additional Property Utility Access

The entirety of the Additional Property is dependent on limited utility connections. This inability to access public utilities constitutes a major economic liability as the Area is not viable for occupancy and meets the definition of "blight" as it hinders the provision of planned economic activity for the site which will require installation of new utilities.

Additionally, lack of access to utilities presents a danger to life and property by fire as minimum standards for fire detection, water access, and fire suppression systems cannot be met. According to a 2018 study, vacant properties are at higher risk for intentionally set fires and represent a disproportionate share of fires resulting in injury to firefighters. ("Fires in Vacant Buildings", by Marty Ahrens, National Fire Protection Association, 2018).

Connection and installation of new utility systems connecting to public utilities is necessary to ensure the site can support new and safe occupancy.

C.2. Trespassing and Crime (Endangering Life or Property)

Vacant buildings and neglected areas create an environment that attracts criminal activity, as these spaces provide opportunities for illicit behavior to go unnoticed. In the absence of active occupancy and regular maintenance, the risk of crime and vandalism increases, jeopardizing the safety and security of the surrounding area.

Additionally, the westernmost parcel north of Highway 60, shown in Appendix A as Parcel B, contains a vacant structure that is secluded from public view and access, with the site heavily obscured by overgrown vegetation. An on-site assessment revealed clear evidence of unauthorized entry and habitation, including the presence of mattresses, clothing, furniture, trash, and other personal items. These conditions indicate squatting activity and pose a significant risk to both life and property. The structure is unsecured, lacks utilities, is exposed to the elements, and does not provide safe or adequate access for emergency response or maintenance. These factors contribute to unsafe conditions and further support the designation of blight for the Additional Property.

C.3. Overgrown and Unkempt Vegetation

Overgrown and unkempt vegetation in the Additional Property serves as a blight factor, creating an impression of neglect and abandonment. The presence of uncontrolled plant growth detracts from the aesthetic appeal of the Area and contributes to a sense of disorder that can discourage investment. Such vegetation obscures access roads, making them less accessible and potentially hazardous for both vehicles and pedestrians, while also providing cover for illegal dumping or unwanted activities. Addressing this issue is crucial to restoring a sense of order, safety, and attractiveness to the Area.

D. Economic Liability

D.1. Barriers to Development and Economic Growth

The condition of the Additional Property and its infrastructure directly impacts the City of Monett's ability to attract and retain businesses. Key factors such as utility availability, access to roads and highways, property aesthetics, and overall land condition are critical in evaluating business location decisions. To remain competitive and support economic growth, the City must offer well-maintained land and infrastructure ready to accommodate new and expanding businesses.

Currently, physical constraints within the Additional Property pose barriers to development. Substandard soil conditions, identified during underground utility installation for the CoxHealth medical campus, increase construction complexity and costs, deterring investment and creating economic liabilities. Additionally, inadequate stormwater management has resulted in runoff issues, stagnant water, and erosion, highlighting the need for a new retention basin. Without improvement, these blight factors limit the area's redevelopment potential.

E. Social Liability

The current condition and use of the Additional Property represents a social liability to the City of Monett and its surrounding communities. The presence of illegal dumping, a deteriorating building, and evidence of squatting in an unsafe and unsecured structure undermines public safety and contributes to a perception of neglect. These conditions deter investment and degrade the overall quality of life for nearby residents and visitors. The overgrown vegetation, abandoned materials, and lack of oversight reinforces negative social patterns and further isolates the Area from productive community use.

F. Menace to the Public Health, Safety, or Welfare

The Additional Property poses as a menace to public health, safety, and welfare in its present condition. Standing water fosters mosquito breeding, increasing the risk of mosquito borne illness. Overgrown vegetation creates additional hazards by obstructing visibility, concealing unsafe terrain and dumped materials, and providing cover for illicit activity. The unsecured, deteriorating building with evidence of squatting exposes both occupants and the public to risks related to fire, structural collapse, and disease. Inadequate stormwater infrastructure and the inability to access and monitor the Area further heightens the potential for injury and public harm. Without intervention, these conditions will continue to threaten the well-being of the surrounding community.

III. Summary

This expanded study found widespread evidence of blight across several categories. Inadequate stormwater infrastructure has led to erosion, saturated soil, and standing water, creating hazardous conditions for public health and safety, including increased risks of mosquito-borne illness. Illegal dumping of trash and construction debris has further contributed to unsanitary conditions. Additionally, overgrown vegetation not only heightens this sense of neglect, but obscures unsafe terrain, conceals dumped materials, and enables criminal activity.

Site improvements across the Additional Property show clear signs of deterioration. Access roads are in poor condition and a vacant structure remains open to the elements without utilities. These conditions endanger life and property, especially due to limited utility access, which impairs fire suppression and emergency response capabilities. On-site inspections revealed evidence of illegal trespassing and squatting in the unsecured, deteriorating structure, further increasing vulnerability to fire, vandalism, and hazardous habitation. The overgrown vegetation additionally blocks visibility and reinforces the perception of abandonment.

Beyond physical deficiencies, the Area presents a social liability to the City of Monett. The ongoing presence of dumped materials, squatting, a deteriorating building, and overgrown vegetation undermines public safety and creates a perception of long-term neglect. These conditions degrade quality of life for nearby residents and visitors, hinder the Area from productive use, and reinforce negative social dynamics that deter investment.

The Additional Property also constitutes a menace to public health, safety, and welfare. Standing

water supports mosquito breeding, overgrown vegetation conceals hazards and shelters unlawful activity, and the unsecured, deteriorating structure exposes individuals to risk of fire, structural failure, and disease.

Finally, the Area imposes a significant economic liability to the City. Substandard infrastructure, limited utility access, and poor soil conditions create substantial barriers to development. Without major public investment, particularly in stormwater systems, utility extensions, roadways, and environmental remediation, the Area will continue to discourage development, limit economic potential, and fail to attract businesses.

Based on these findings, the study concludes that the Additional Property meets the Missouri statutory definition of "blighted area".

Appendix A Boundary & Ownership Maps



Appendix B

Photo Index

Illegal Dumping / Litter / Exposed Materials



















Unpaved and Unkempt Service Road







Standing Water, Saturated Soil, Evidence of Poor Stormwater Management









Deteriorating Roadway and Curbing





Poor Structure Conditions



Evidence of Illegal Trespassing / Squatting











General Site / Soil Conditions














EXHIBIT 4

REVISED BUDGET FOR REDEVELOPMENT PROJECT
ORIGINAL PUBLIC IMPROVEMENTS AND ADDED PUBLIC IMPROVEMENTS

Relating to Redevelopment Project Area 1: (original public improvements)

			Project Cost
1	Professional Fees		$230,203
2	Contingencies		$122,475
3	Lowe's Lane Street Improvements		
	Clearing and Grubbing		$5,000
	Excavation		$55,800
	Embankment in Place		$6,000
	Compaction		$14,800
	Base		$78,150
	Pavement		$589,050
	Curb and Gutter		$144,300
	Barricades		$2,700
	Mobilization		$15,000
	Pavement Marking		$24,975
	Landscaping		$21,650
4	South Stormwater Detention Basin		
	Mobilization		$7,000
	Erosion Control		$5,500
	Excavation		$107,976
	Fill		$10,836
	Outlet Structure		$20,000
	HERCP		$23,500
	Rock Blanket		$12,240
	Basin Bottom		$65,280
	Finish Grading and Landscaping		$15,000
		Engineering Total	$1,577,435
5	TIF Formation Costs		$35,000
	Total Project Costs		**$1,612,435**
	Anticipated Cost Share Dollars		$536,876
	TIF Reimbursable Project Costs		**$1,075,559**

Exhibit 4-1

Relating to Redevelopment Project Area 2: (added public improvements)

Water and Sewer Extensions

SECTION 1 - Sewer Extension, 8" SDR 26, PVC, proj length est			1400		
Item No.	Description	Unit	Est. Qty.	Unit Cost	Extended Total
1-1	Clearing and Grubbing, C&IP	LS	1	$ 1,000.00	$ 1,000.00
1-2	8" diameter SDR26 PVC, including bedding, C&IP	LF	1400	$ 180.00	$ 252,000.00
1-3	Solid Rock Excavation	CY	500	$ 75.00	$ 37,500.00
1-4	Connection to Existing Manhole, C&IP	LS	1	$ 3,500.00	$ 3,500.00
1-5	4' DIA. Manholes with Bolt Down Water Tight Frame & Cover, 0' to 8', C&IP	EA	3	$ 4,000.00	$ 12,000.00
1-6	Extra Depth Manhole, greater than 8', C&IP	LF	20	$ 100.00	$ 2,000.00
1-7	Pneumatic, Low Pressure air testing, 12" diam, C&IP	LF	1400	$ 0.50	$ 700.00
1-8	Manhole Testing, C&IP	EA	3	$ 500.00	$ 1,500.00
1-9	Deflection Test on Flexible Pipe, C&IP	LF	1400	$ 6.00	$ 8,400.00
1-10	Surface Restoration and Finish Grading, C&IP	LF	1400	$ 8.00	$ 11,200.00
1-11	Seeding, Fertilzer and mulch, C&IP	LF	1400	$ 5.00	$ 7,000.00
1-12	Erosion Control, C&IP	LS	1	$ 2,500.00	$ 2,500.00
1-13	Mobilization	LS	1	$ 35,000.00	$ 35,000.00
			Subtotal Estimated Amount for Section 1	$	374,300.00
			Est Cost per LF	$	267.36

SECTION 2 - 12" Water Line Extension, C-900DR18, proj length est			1570		
Item No.	Description	Unit	Est. Qty.	Unit Cost	Extended Total
2-1	12" Dia. PVC C900 DR18 Water Line, including trench, bedding & Backfill, all fittings, restraints and thrust blocking, C&IP	LF	1,570	$ 90.00	$ 141,300.00
2-2	12" D.I.P. MJ Gate Valve, including valve box, lid & concrete pad, C&IP	EA	4	$ 2,500.00	$ 10,000.00
2-3	Connect to Existing Water Line, C&IP	EA	1	$ 5,000.00	$ 5,000.00
2-4	6" Fire Hydrant Assembly including 12"x6" Hyd. Tee, 6" Auxillary Gate Valve, Trust Blocking & Guard Posts, C&IP	EA	3	$ 6,500.00	$ 19,500.00
2-5	Erosion Control, C&IP	LS	1	$ 2,500.00	$ 2,500.00
2-6	Testing & Disinfection, C&IP	LF	1,570	$ 15.00	$ 23,550.00
2-7	Clearing & Grubbing, C&IP	LS	1	$ 10,000.00	$ 10,000.00
2-8	Surface Restoration, C&IP	LS	1	$ 3,500.00	$ 3,500.00
2-9	All Remaining Misc. Materials & Labor needed to Complete the Project for a Complete, Operational System, C&IP	LS	1	$ 5,000.00	$ 5,000.00
2-10	Mobilization, C&IP	LS	1	$ 20,000.00	$ 20,000.00
			Subtotal Estimated Amount for Section 2	$	240,350.00
			Est Cost per LF	$	153.09

SUBTOTAL ESTIMATED CONSTRUTION AMOUNT- SECTIONS 1 AND 2	$	614,650.00
Contingencies @ 10%	$	61,465.00
TOTAL ESTIMATED CONSTRUTION AMOUNT- SECTIONS 1 AND 2	$	676,115.00
Engineering Design	$	65,000.00
Contract Admin & Periodic Inspection	$	40,000.00
Total Estimated Project Cost - Section 1 & 2	$	781,115.00

SECTION 3 - Stormwater Detention Basin					
Item No.	Description	Unit	Est. Qty.	Unit Cost	Extended Total
3-1	Earthwork	CY	2500	$ 35.00	$ 87,500.00
3-2	Outlet Structure	LS	1	$ 25,000.00	$ 25,000.00
			Subtotal Estimated Amount for Section 3		$ 112,500.00
			Contingencies @ 10%		$ 11,250.00
			TOTAL ESTIMATED CONSTRUTION AMOUNT- SECTION 3		$ 123,750.00
			Engineering Design		$ 15,000.00
			Contract Admin & Periodic Inspection		$ 8,500.00
			Total Estimated Project Cost - Section 3		$ 147,250.00
			Total Estimated Construction Cost - Section 1, 2 & 3		$ 928,365.00

Exhibit 4-2

Lowes Lane Extension Section 1

SCHEDULE A - MISCELLANEOUS

ITEM NO.	DESCRIPTION	QTY	UNIT TYPE	UNIT PRICE	EXTENDED PRICE
1	Mobilization	1	LS	$ 58,000.00	$ 58,000.00
2	Temp Traffic Control	1	LS	$ 10,000.00	$ 10,000.00
3	Temp Erosion Control	1	LS	$ 25,000.00	$ 25,000.00
4	Seeding	1	LS	$ 10,000.00	$ 10,000.00
			SUB TOTAL		**$ 103,000.00**

SCHEDULE B - EARTHWORK

ITEM NO.	DESCRIPTION	QTY	UNIT TYPE	UNIT PRICE	EXTENDED PRICE
5	Excavation	1,800	CY	$ 35.00	$ 63,000.00
6	Embankment	5,525	CY	$ 20.00	$ 110,500.00
7	Fill Materials	3,200	CY	$ 15.00	$ 48,000.00
8	Under Grading	1,000	CY	$ 80.00	$ 80,000.00
			SUB TOTAL		**$ 301,500.00**

SCHEDULE C - ROADWAY

ITEM NO.	DESCRIPTION	QTY	UNIT TYPE	UNIT PRICE	EXTENDED PRICE
9	24-Inch Curb & Gutter	2,280	LF	$ 45.00	$ 102,600.00
10	2" Asphalt Surface	3,900	SY	$ 15.00	$ 58,500.00
11	6" Asphalt Base	3,900	SY	$ 40.00	$ 156,000.00
12	6" Type 1 Aggregate Base on Compacted Soil Subgrade	3,900	SY	$ 16.00	$ 62,400.00
			SUB TOTAL		**$ 379,500.00**

SCHEDULE D - STORM SEWER

ITEM NO.	DESCRIPTION	QTY	UNIT TYPE	UNIT PRICE	EXTENDED PRICE
13	24-Inch RCP	1,100	LF	$ 125.00	$ 137,500.00
14	24-Inch RCP FES	1	EA	$ 1,500.00	$ 1,500.00
15	4' ID x 7' ID Curb Inlet	14	EA	$ 7,500.00	$ 105,000.00
			SUB TOTAL		**$ 244,000.00**

SUBTOTAL CONSTRUCTION COST				**$ 1,028,000.00**
CONTINGENCY (10%)				$ 102,800.00
TOTAL CONSTRUCTION COST				**$ 1,130,800.00**
TOTAL CONSTRUCTION COST PER LINEAR FOOT	**940**	**L.F.**		**$ 1,202.98**
UTILITY RELOCATION (2%)				$ 20,600.00
SURVEY (DRONE & MAN) (3%)				$ 30,800.00
ENGINEERING (12%)				$ 123,400.00
INSPECTION (8%)				$ 82,200.00
RIGHT OF WAY & EASEMENTS (2%)				$ 20,600.00
GRAND TOTAL COST				**$ 1,408,400.00**

Exhibit 4-3

Lowes Lane Extension Section 2

SCHEDULE A - MISCELLANEOUS

ITEM NO.	DESCRIPTION	QTY	UNIT TYPE	UNIT PRICE	EXTENDED PRICE
1	Mobilization	1	LS	$ 81,000.00	$ 81,000.00
2	Temp Traffic Control	1	LS	$ 34,000.00	$ 34,000.00
3	Temp Erosion Control	1	LS	$ 37,500.00	$ 37,500.00
4	Seeding	1	LS	$ 14,000.00	$ 14,000.00
			SUB TOTAL		**$ 166,500.00**

SCHEDULE B - EARTHWORK

ITEM NO.	DESCRIPTION	QTY	UNIT TYPE	UNIT PRICE	EXTENDED PRICE
5	Excavation	4,000	CY	$ 35.00	$ 140,000.00
6	Embankment	6,000	CY	$ 20.00	$ 120,000.00
7	Fill Materials	5,200	CY	$ 15.00	$ 78,000.00
8	Under Grading	1,500	CY	$ 80.00	$ 120,000.00
			SUB TOTAL		**$ 458,000.00**

SCHEDULE C - ROADWAY

ITEM NO.	DESCRIPTION	QTY	UNIT TYPE	UNIT PRICE	EXTENDED PRICE
9	24-Inch Curb & Gutter	2,650	LF	$ 45.00	$ 119,250.00
10	2" Asphalt Surface	5,250	SY	$ 15.00	$ 78,750.00
11	6" Asphalt Base	5,250	SY	$ 40.00	$ 210,000.00
12	6" Type 1 Aggregate Base on Compacted Soil Subgrade	5,250	SY	$ 16.00	$ 84,000.00
			SUB TOTAL		**$ 492,000.00**

SCHEDULE D - STORM SEWER

ITEM NO.	DESCRIPTION	QTY	UNIT TYPE	UNIT PRICE	EXTENDED PRICE
13	24-Inch RCP	1,400	LF	$ 125.00	$ 175,000.00
14	24-Inch RCP FES	2	EA	$ 1,500.00	$ 3,000.00
15	4' ID x 7' ID Curb Inlet	18	EA	$ 7,500.00	$ 135,000.00
			SUB TOTAL		**$ 313,000.00**

SUBTOTAL CONSTRUCTION COST			**$ 1,429,500.00**
CONTINGENCY (10%)			$ 143,000.00
TOTAL CONSTRUCTION COST			**$ 1,572,500.00**
TOTAL CONSTRUCTION COST PER LINEAR FOOT	**1,300**	**L.F.**	**$ 1,209.62**
UTILITY RELOCATION (5%)			$ 71,500.00
SURVEY (DRONE & MAN) (3%)			$ 42,900.00
ENGINEERING (12%)			$ 171,500.00
INSPECTION (8%)			$ 114,400.00
RIGHT OF WAY & EASEMENTS (5%)			$ 71,500.00
GRAND TOTAL COST			**$ 2,044,300.00**

Exhibit 4-4

Electrical Substation

SECTION 4 - Electric Substation

Item No.	Description	Unit	Est. Qty.	Unit Cost	Extended Total
4-1	Substation	LS	1	$ 4,500,000.00	$ 4,500,000.00
	Subtotal Estimated Amount for Section 4				$ 4,500,000.00
	Contingencies @ 10%				$ 450,000.00
	TOTAL ESTIMATED CONSTRUTION AMOUNT- SECTION 3				$ 4,950,000.00
	Engineering Design				$ 500,000.00
	Contract Admin & Periodic Inspection				$ 250,000.00
	Total Estimated Project Cost - Section 4				**$ 5,700,000.00**

Total Estimated Cost Relating to Redevelopment Project Area 2

Water, Sewer, Detention Basin:	$928,365.00
Lowes Lane Extension Section 1:	1,408,400.00
Lowes Lane Extension Section 2:	2,044,300.00
Electrical Substation:	5,700,000.00
Total:	$10,081,065.00

Exhibit 4-5

Relating to Redevelopment Project Area 3: (added public improvements)

Dr. William West Way Extension

SCHEDULE A - MISCELLANEOUS

ITEM NO.	DESCRIPTION	QTY	UNIT TYPE	UNIT PRICE	EXTENDED PRICE
1	Mobilization	1	LS	$ 12,500.00	12,500.00
2	Temp Traffic Control	1	LS	$ 2,500.00	2,500.00
3	Temp Erosion Control	1	LS	$ 12,000.00	12,000.00
4	Seeding	1	LS	$ 4,500.00	4,500.00
5	Removal of Improvements	1	LS	$ 500.00	500.00
			SUB TOTAL		**$ 32,000.00**

SCHEDULE B - EARTHWORK

ITEM NO.	DESCRIPTION	QTY	UNIT TYPE	UNIT PRICE	EXTENDED PRICE
6	Excavation	600	CY	$ 38.00	$ 22,800.00
7	Embankment	2,100	CY	$ 22.00	$ 46,200.00
8	Fill Material	1,500	CY	$ 15.00	$ 22,500.00
9	Under Grading	450	CY	$ 80.00	$ 36,000.00
			SUB TOTAL		**$ 127,500.00**

SCHEDULE C - ROADWAY

ITEM NO.	DESCRIPTION	QTY	UNIT TYPE	UNIT PRICE	EXTENDED PRICE
10	24-Inch Curb & Gutter	450	LF	$ 48.00	$ 21,600.00
11	2" Asphalt Surface	920	SY	$ 17.00	$ 15,640.00
12	4" Asphalt Base	920	SY	$ 38.00	$ 34,960.00
13	6" Type 1 Aggregate Base on Compacted Soil Subgrade	920	SY	$ 18.00	$ 16,560.00
			SUB TOTAL		**$ 88,760.00**

SCHEDULE D - STORM SEWER

ITEM NO.	DESCRIPTION	QTY	UNIT TYPE	UNIT PRICE	EXTENDED PRICE
14	24-Inch RCP	180	LF	$ 130.00	$ 23,400.00
15	3' x 10' Concrete Box Culvert	72	LF	$ 1,800.00	$ 129,600.00
16	Concrete Headwall	2	EA	$ 15,000.00	$ 30,000.00
17	4' ID x 4' ID Juction Box	1	EA	$ 5,800.00	$ 5,800.00
18	4' ID x 7' ID Curb Inlet	3	EA	$ 7,800.00	$ 23,400.00
			SUB TOTAL		**$ 212,200.00**

SUBTOTAL CONSTRUCTION COST				**$ 460,460.00**
CONTINGENCY (10%)				$ 46,000.00
TOTAL CONSTRUCTION COST				**$ 506,460.00**
TOTAL CONSTRUCTION COST PER LINEAR FOOT	**245**	**L.F.**		**$ 2,067.18**
UTILITY RELOCATION (2%)				$ 9,200.00
SURVEY (DRONE & MAN) (3%)				$ 13,800.00
ENGINEERING (12%)				$ 55,300.00
INSPECTION (8%)				$ 36,800.00
RIGHT OF WAY & EASEMENTS (2%)				$ 9,200.00
GRAND TOTAL COST				**$ 630,760.00**

Exhibit 4-6

Water Main Extension

Est Project length	3580

SECTION 1 - 12" Water Main Extension

Item No.	Description	Unit	Est. Qty.	Unit Cost	Extended Total
2-1	12" Dia. PVC C900 DR18 Water Line, including trench, bedding & Backfill, all fittings, restraints and thrust blocking, C&IP	LF	3,580	$ 90.00	$ 322,200.00
2-2	12" D.I.P. MJ Gate Valve, including valve box, lid & concrete pad, C&IP	EA	7	$ 2,500.00	$ 17,500.00
2-3	Connect to Existing Water Line, C&IP	EA	2	$ 5,000.00	$ 10,000.00
2-4	6" Fire Hydrant Assembly including 12"x6" Hyd. Tee, 6" Auxillary Gate Valve, Trust Blocking & Guard Posts, C&IP	EA	3	$ 5,500.00	$ 16,500.00
2-5	Erosion Control, C&IP	LS	1	$ 2,500.00	$ 2,500.00
2-6	Testing & Disinfection, C&IP	LF	3,580	$ 15.00	$ 53,700.00
2-7	Clearing & Grubbing, C&IP	LS	1	$ 5,000.00	$ 5,000.00
2-8	Surface Restoration, C&IP	LS	1	$ 3,500.00	$ 3,500.00
2-9	All Remaining Misc. Materials & Labor needed to Complete the Project for a Complete, Operational System, C&IP	LS	1	$ 5,000.00	$ 5,000.00
2-10	Mobilization, C&IP	LS	1	$ 13,000.00	$ 13,000.00
			Subtotal Estimated Amount for Section 1	$	448,900.00
			Est Cost per LF	$	125.39

SUBTOTAL ESTIMATED CONSTRUTION AMOUNT- SECTIONS 1	$	448,900.00
Contingencies @ 10%	$	44,890.00
TOTAL ESTIMATED CONSTRUCTION AMOUNT- SECTIONS 1	$	493,790.00
Engineering Design	$	52,000.00
Contract Admin & Periodic Inspection	$	35,000.00
Total Estimated Project Cost - Section 1 , Water Main Ext	$	**580,790.00**

Total Estimated Cost Relating to Redevelopment Project Area 3

Dr. William West Way Extension:	$630,760.00
Water Main Extension:	580,790.00
Total:	$1,211,550.00

Exhibit 4-7

EXHIBIT 5

EVIDENCE OF COMMITMENT TO FINANCE COSTS ADDED TO REDEVELOPMENT PROJECT

City's Financing Commitment Certificate

The City of Monett, Missouri (the "City") hereby certifies as follows with respect to the Monett TIF #3 Tax Increment Financing Plan (the "Redevelopment Plan"), as amended by the First Amendment to Monett TIF #3 Tax Increment Financing Plan (the "First Amendment"):

1. The First Amendment adds $11,292,615 in Redevelopment Project Costs to the Redevelopment Plan (the "Added Costs").

2. The City intends, subject to annual appropriation, to fund the Added Costs in phases over multiple years, provided that it may choose to arrange for one or more third parties to provide initial funding for certain components.

Date: 10/31, 2025

CITY OF MONETT, MISSOURI

By: _____
City Administrator

EXHIBIT 6

AFFIDAVIT

STATE OF MISSOURI)
) ss
COUNTY OF BARRY)

I, the undersigned, being first duly sworn, state and depose upon oath as follows:

1. The City will serve as the developer of the Redevelopment Project described in the Monett TIF #3 Tax Increment Financing Plan (the "Redevelopment Plan"), as amended by the First Amendment to Monett TIF #3 Tax Increment Financing Plan (this "First Amendment").

2. The Added Property described in the First Amendment has not been subject to growth and development by private enterprise. The lack of sufficient street improvements and related infrastructure has inhibited the development of the Redevelopment Area.

3. The Added Property would not reasonably be anticipated to be developed without the adoption of the proposed First Amendment. The reason for this is that the City would not be willing to undertake the Redevelopment Project described in the Redevelopment Plan and First Amendment were it not for the revenue provided by tax increment financing.

4. A detailed description of the factors that qualify the Added Property as a Blighted Area is set out in the Blight Study which is attached to the Redevelopment Plan as Exhibit 3. Based upon the Blight Study, the Added Property qualifies as Blighted Area as that term is defined by Section 99.805 R.S.Mo.

The above statements represent true and accurate assessments to the best of my knowledge, information, and belief.

Further, affiant sayeth not.

CITY OF MONETT, MISSOURI

By: City Administrator

Subscribed and sworn to before me, a Notary Public, on this 31st day of October, 2025.

My Commission Expires: June 28, 2028

Notary Public of said State and County

KEVIN RAY SPRENKLE
Notary Public – Notary Seal
STATE OF MISSOURI
Lawrence County
My Commission Expires June 28, 2028
Commission #07551284

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

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

Staff Report

To: Mayor & Commissioners

From: City Administrator

Date: January 8, 2025

Re: The repurposing of the city owned property at 100 South Maple to become the City Annex is completed and is now available for the use of City Council meetings, City Commission meetings, and other city business.

GENERAL INFORMATION

The City owns the property at 100 S. Maple. Over the years the building has served a variety of purposes. This has included but not limited to ambulance facilities, workforce training facilities, and private agencies. The building is currently unoccupied due to the need to mold abatement services. Once the mold is abated the building would remain in the possession of the City of Monett.

City Council approved Resolution 9087 for repurposing the facility into the City Annex for city business and uses.

PROPOSAL

City Annex will be used as the City Council meeting facility. Other City Commission will use the space as their official gathering location.

RECOMMENDATION

Approval of the Ordinance to make the City Annex as the office site for City Council and Commissions.

ATTACHMENTS

- Ordinance 9127
- Resolution 9087

BILL NO. 9087 **RESOLUTION NO. 9087**

A RESOLUTION AUTHORIZING THE CITY COUNCIL OF MONETT, MISSOURI, TO REPURPOSE THE CITY OWNED FACILITY AT 100 SOUTH MAPLE.

WHEREAS, the City of Monett owns the facility located at 100 S. Maple, Monett, Missouri; and

WHEREAS, the City desires to utilize the city properties to serve the needs of its citizens; and

WHEREAS, the City recognizes the need for a professional gathering facility for Council and City Commission meetings; and

WHEREAS, the City has determined the use of 100 South Maple would meet the needs of the city for the desired uses.

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

SECTION 1: The City of Monett shall undertake the refurbishing of 100 South Maple through contracted labor.

SECTION 2: The City of Monett shall divide the project of refurbishing 100 South Maple into four separate phases.

SECTION 3: The City of Monett shall use various reserve sources in general and enterprise accounts to expense the project.

SECTION 4: The City of Monett shall use a minimum of three bid process to secure contracted work.

Whereupon a roll call vote was taken:

Ayes: Burke, Gaspar, Underuna

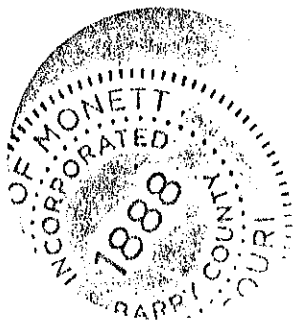
Nayes: none

Passed and approved this 14th day of August, 2025

James R. Burke, Mayor

ATTEST:

Kelley McMillan, City Clerk



City Annex - Council Chamber

Mold Mediation	$40,000
Remodel	
Carpet tiles	$15,000
Paint	$10,000
Demo of reception dest	$1,000
Security Upgrades	$20,000
Furniture and Equipment (FFE)	
Televisions	$5,000
Conference Table (12 seat) X 2	$6,000
Conference Chairs	$4,000
Folding Tables (LIFETIME)	$2,000
Folding Chairs (LIFETIME)	$1,500
Stackable Chair in Council Chamber (LIFETIME)	$4,000
Council Bench	$10,000
White Boards	$1,000
Flags	$1,200
City logos	$2,000
Contingencies	$15,000
Cost Estimate	$137,700

BILL NO. 9127 **ORDINANCE NO. 9127**

AN ORDINANCE TO ESTABLISH THE CITY ANNEX LOCATED AT 100 SOUTH MAPLE STREET AS THE OFFICIAL SITE FOR THE CITY OF MONETT, MISSOURI CITY COUNCIL REGULAR MONTHLY MEETING AND CITY COMMISSIONS REGULAR MONTHLY MEETINGS TO CONDUCT CITY BUSINESS

WHEREAS, the City of Monett has conducted city business at the Monett R-1 School Boards District Office located at 900 East Scott Street, Monett, Missouri; and

WHEREAS, the generosity of the Monett R-1 School District is appreciated and recognized by the City of Monett City Council; and

WHEREAS, the City of Monett recognizes the need for an established facility to conduct official city business;

WHEREAS, the City of Monett approved the repurpose of an existing city owned property to serve the needs of the City of Monett Council and Commissions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

Section 1: The City Council approved by Resolution No. 9087 the repurposing of the facility at 100 South Maple Street, Monett, Missouri 65708.

Section 2: The City Council shall hold its regular monthly meetings in the building known as the City Annex 100 South Maples Street, Monett, Missouri 65708.

Section 3: The City Council may call Special Meeting of the Council to be held wherever deemed necessary due to occupancy or facility limitations.

Section 3. The City of Monett shall hold the regular monthly meetings of City Commission in the building known as the City Annex 100 South Maple Street, Monett, Missouri 65708.

Whereupon a roll call vote was taken:

Ayes: _____

Nayes:_____

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, THIS ____ DAY OF _____, 2026.

_____
James R. Burke, Mayor

ATTEST:

_____
Kelley McMillan, City Clerk

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

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(417) 235-3763

Staff Report

To: Mayor & Commissioner

From: City Administrator

Date: January 8,2026

Re: Employer Engagement Program with Drury GO of Monett, Missouri

GENERAL INFORMATION

Drury GO is offering an Employer Engagement Partnership Agreement for selected organizations in Monett, Missouri. Drury GO leadership approached the City of Monett to become a partner. The partnership allows for one free credit hour (per semester) for members of participating organizations. There are specific guidelines as outlined in the letter provided by Drury GO.

PROPOSAL

This is an employee benefit and partnership builder between City of Monett and Drury GO – Monett.

RECOMMENDATION

Approval of the resolution to enter into the Drury GO Employer Engagement Partnership Agreement

ATTACHMENTS

- Resolution 9128
- Drury Go Employer Engagement Agreement

BILL NO. 9128 **RESOLUTION NO. 9128**

A RESOLUTION AUTHORIZING THE CITY COUCIL OF MONETT, MISSOURI TO ENGAGE IN A PARTNERSHIP AGREEMENT WITH DRURY GO OF MONETT, MISSOURI.

WHEREAS, the City of Monett supports the mission of Drury University – Drury GO of Monett and

WHEREAS, Drury GO is providing the opportunity for one free credit per semester to partnering organizations; and

WHEREAS, the City recognizes the benefits associated with receiving higher education degrees and certifications; and

WHEREAS, the City encourages the City of Monett employees and their families to utilize the programs offered by Drury GO.

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

SECTION 1: The City shall engage in the Drury GO Employer Engagement Partnership Agreement.

SECTION 2: The City of Monett shall adhere to the guidelines as presented for the Drury GO one free credit hour (per semester) to City of Monett employees and dependents of partnering organizations.

Whereupon a roll call vote was taken:

Ayes: _____

Nayes: _____

Passed and approved this 8th day of January, 2025

_____
James R. Burke, Mayor

ATTEST:

_____
Kelley McMillan, City Clerk

Drury GO Employer Engagement Partnership Agreement — **City of Monett, Missouri.**

Drury GO is excited to offer one free credit hour (per semester) to employees and dependents of our partnering organizations as outlined below:

Our degree and certificate programs are affordable and designed to meet the needs of your organization's employees and their families. With flexible evening, blended, and online course options available in 8-week, and 16- week formats, you can create a schedule that works for your busy life. We also make it easy for you to transfer credits from previous college experiences.

In order to qualify, employees of Employer Engagement Partner need to meet the following eligibility requirements:

- *Must apply and be admitted to Drury GO as a degree or certificate-seeking student.*
- *Must file a FAFSA for the current academic year and complete verification.*
- *Must demonstrate financial need above state and federal funding (i.e.: Pell, MO Access, VA and TA).*
- *Must be able to verify status as a current employee of Employer Engagement Partner.*

For more information:

- About Drury's evening and online degree programs, visit: ***Drury University: Drury GO***
- To apply for Drury admission, go to: ***Drury University: Drury GO Application***
- To apply for Employer Engagement Partnership Scholarship, go to: Workforce Partner Application Form | Scholarship
- For more information, and to become a partner contact:
  Rhonda Schilly
  Senior Director – Drury GO, Monett
  Drury University
  rschilly@drury.edu
  417.873.6622

Responsibilities for the employer:

- Provide members of the Drury GO Team the opportunity to connect with your employees once per semester.
- Identify Drury University as an Employer Engagement Partner in your employee communication.
- Collaborate with Drury GO on partnership promotions.
- Meet with Drury GO Team annually to discuss ways to maximize the impact of the Partnership.

Specifics of Employer Engagement Partnership:

- Employer Engagement Partnership Scholarship is nontransferable.
- Students must be enrolled after census date—please note that students may be asked to present proof of enrollment at any time.
- Employer Engagement Partnership Agreements may be terminated upon 120-day notice by either party.
- Additional billing options available align with employer's tuition benefit plan.

_____ (Signature)	_____ (Signature)
_____ (Name)	Rhonda Schilly (Name)
_____ (Title)	Senior Director, Drury GO Monett (Title)
_____ (Organization)	Drury University (Organization)
_____ (Email)	rschilly@drury.edu (Email)
_____ (Phone)	417.873.6622 (Phone)

DRURY UNIVERSITY

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

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

Staff Report

To: Mayor & Commissioner

From: City Administrator

Date: January 8, 2026

Re: Agreement renewal with Crawford, Murphy, & Tilly, Inc. Consulting Engineers.

GENERAL INFORMATION

The consulting firm Crawford, Murphy, & Tilly, Inc has served the City of Monett around code development. The work has included updating specific codes and consulting about items not in the City of Monett Codes.

PROPOSAL

The Community Development Department has been working on a tiered system within the multifamily hosing codes. The work requires writing and developing codes for the specific section. The work would be completed by the consulting engineers.

RECOMMENDATION

Approval of the resolution to begin the work on code development.

ATTACHMENTS

- Resolution 9129
- Agreement for Professional Services

BILL NO. 9129 **RESOLUTION NO. 9129**

A RESOLUTION AUTHORIZING THE CITY COUNCIL OF MONETT, MISSOURI TO ENTER INTO AN AGREEMENT FOR CODE DEVELOPMENT SERVICES.

WHEREAS, the City of Monett Community Development Department has oversight of the zoning for the purpose of planned development; and

WHEREAS, the City desires to structure the planning and zoning of the city which best serves the citizens; and

WHEREAS, the City recognizes the need for a professional service for specific tasks and duties related to city planning and

WHEREAS, the City has established the appropriate use of professional services.

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

SECTION ONE: The City of Monett shall enter into a not to exceed agreement with Crawford, Murphy, & Tilly, Inc. 1 South Memorial Drive, Suite 500, Saint Loui, Missouri 63102.

SECTION TWO: The scope of work shall include the tier levels of the multifamily codes for the City of Monett.

Whereupon a roll call vote was taken:

Ayes: _____

Nayes: _____

Passed and approved this _____ day of _____, 2025

_____
James R. Burke, Mayor

ATTEST:

_____
Kelley McMillan, City Clerk

STANDARD AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT made between City of Monett, MO, whose address is 217 5th Street, Monett, Missouri 65708 hereinafter called the **CLIENT** and Crawford, Murphy & Tilly, Inc., Consulting Engineers, 1 S. Memorial Dr, Ste 500, Saint Louis, MO 63102, hereinafter called **CMT**.

WITNESSETH, that whereas the **CLIENT** desires the following described professional engineering, land surveying or planning services:

This agreement has been prepared based on the need for immediate on-call planning services for the remainder of City of Monett's FY 2025/26 (through 3/30/26).

A detailed description of the scope of services is contained in the following attachments and is hereby incorporated by reference and is made part of this agreement. It is agreed that the scope of work and not-to-exceed upper limit within this agreement may be amended for future work orders as part of this on-call service agreement within FY 2025/2026.

"Attachment A" – Scope of Work
"Attachment B" – Schedule of Typical Hourly Rates

NOW THEREFORE, CMT agrees to provide the above described services and the **CLIENT** agrees to compensate **CMT** for these services in the manner checked below:

☒ On a time and expense basis in accordance with a standard hourly rate as provided on Attachment B (up to the limit of the N.T.E. amount). Reimbursable direct expenses will be invoiced at cost. Professional or Subconsultant services performed by another firm will be invoiced at cost.

☐ At the lump sum amount of $_____.

IT IS MUTUALLY AGREED THAT, payment for services rendered shall be made monthly in accordance with invoices rendered by **CMT**.

IT IS FURTHER MUTUALLY AGREED:

The initial not-to-exceed (N.T.E.) contract amount for has been set at **$10,000.00.** All labor and direct expenses will be eligible for reimbursement as part of this retainer on-call contract. Any effort in that requires an increase in this target N.T.E. amount must be approved by a representative from the city prior to expending effort.

The **CLIENT** and **CMT** each binds himself, his partners, successors, executors, administrators and assignees to each other party hereto in respect to all the covenants and agreements herein and, except as above, neither the **CLIENT** nor **CMT** shall assign, sublet or transfer any part of his interest in this **AGREEMENT** without the written consent of the other party hereto. This **AGREEMENT**, and its construction, validity and performance, shall be governed and construed in accordance with the laws of the State of Missouri. This **AGREEMENT** is subject to the General Conditions attached hereto.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals this _____ day of _____, 2025.

CLIENT:	**CMT:**
_____ (Client Name)	**CRAWFORD, MURPHY & TILLY, INC.**
_____ (Signature)	_____ (Signature)
_____ (Name and Title)	R. Jay Rakers, P.E - Group Manager St. Louis Surface Transportation (Name and Title)

CMT Job No. _____

1/6/2026

STANDARD GENERAL CONDITIONS
Crawford, Murphy & Tilly, Inc.

1. Standard of Care

In performing its professional services hereunder, **CMT** will use that degree of care and skill ordinarily exercised, under similar circumstances, by members of its profession practicing in the same or similar locality. No other warranty, express or implied, is made or intended by **CMT's** undertaking herein or its performance of services hereunder.

2. Reuse of Document

All documents including Drawings and Specifications prepared by **CMT** pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by **CLIENT** or others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by **CMT** for the specific purpose intended will be at **CLIENT'S** sole risk and without liability or legal exposure to **CMT**; and **CLIENT** shall indemnify and hold harmless **CMT** from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom.

3. Termination

This Agreement may be terminated by either party upon seven days prior written notice. In the event of termination, **CMT** shall be compensated by the client for all services performed up to and including the termination date, including reimbursable expenses, and for the completion of such services and records as are necessary to place **CMT's** files in order and/or to protect its professional reputation.

4. Parties to the Agreement

The services to be performed by **CMT** under this Agreement are intended solely for the benefit of the **CLIENT**. Nothing contained herein shall confer any rights upon or create any duties on the part of **CMT** toward any person or persons not a party to this Agreement including, but not limited to any contractor, subcontractor, supplier, or the agents, officers, employees, insurers, or sureties of any of them.

5. Construction and Safety

CMT shall not be responsible for the means, methods, procedures, techniques, or sequences of construction, nor for safety on the job site, nor shall **CMT** be responsible for the contractor's failure to carry out the work in accordance with the contract documents.

6. Payment

Payment for services rendered shall be made monthly in accordance with invoices rendered by **CMT**. If payment is to be on a lump sum basis, monthly payments will be based on the portion of total services completed during the month. Invoices, or any part thereof, which are not paid within 30 days after the date of issue shall bear interest at the rate of 1-1/2% for each month or fraction thereof from the date 30 days after issue to time of payment. **CLIENT** will pay on demand all collection costs, legal expenses and attorneys' fees incurred or paid by **CMT** in collecting payment, including interest, for services rendered.

7. Indemnification for Release of Pollutants

If this project does not involve pollutants, this provision will not apply. This provision may not be deleted if the project involves pollutants.

If, due to the nature of the service covered under this Agreement including the potential for damages arising out of the release of pollutants, **CLIENT** agrees that in the event of one or more suits or judgments against **CMT** in favor of any person or persons, or any entity, for death or bodily injury or loss of or damage to property or for any other claimed injury or damages arising from services performed by **CMT**, **CLIENT** will indemnify and hold harmless **CMT** from and against liability to **CLIENT** or to any other persons or entities irrespective of **CMT's** compensation and without limitation. It is understood that the total aggregate liability of **CMT** arising from services performed by **CMT** shall in no event exceed $50,000 or the total compensation received under this agreement whichever is greater, no matter the number of or amount of such claims, suits, or judgments.

8. Risk Allocation – Check box ☐ if this provision does not apply.

The total liability, in the aggregate, of **CMT** and **CMT'S** officers, directors, employees, agents and consultants, and any of them, to **CLIENT** and anyone claiming by, through or under **CLIENT**, for any and all injuries, claims, losses, expenses or damages arising out of **CMT'S** services, the project or this agreement, including but not limited to the negligence, errors, omissions, strict liability or breach of contract of **CMT** or **CMT'S** officers, directors, employees, agents or consultants, or any of them, shall not exceed the total compensation received by **CMT** under this agreement, or the total amount of $50,000, whichever is greater.

Attachment B

CRAWFORD, MURPHY & TILLY, INC.
SCHEDULE OF TYPICAL HOURLY CHARGES
JANUARY 1, 2025

Classification	Typical Regular Rate
Project Manager	$ 190 - $ 215
Senior Specialty Professional Senior Planner	$ 150 - $ 190
Project Planner Project Specialty Professional Civil Engineer	$ 115 - $ 150
Specialty Professional Planner	$ 110 - $ 140
Admin/ Admin Coordinator	$ 90 - $ 100

GENERAL INFORMATION

The scope of services has been prepared based on the need for on-call planning services.

The scope has been prepared with separate tasks for the general categories into which on-call requests will typically be categorized as received from the City. Future work orders (WO) may be added to the contract at the city's request. These WO's will be accounted for under separate tasks and will be itemized on the project invoices. The initial not-to-exceed (N.T.E.) contract amount has been set at $10,000. All labor and direct expenses will be eligible for reimbursement as part of this retainer on-call contract. Any effort in that requires an increase in this target N.T.E. amount must be approved by a representative from the city prior to expending effort.

TASK 01 – ADMINISTRATION & PROJECT MANAGEMENT

A. Attend as-needed staff coordination meetings to discuss work orders and planning assignments.
B. Provide monthly progress reports and review monthly invoices.

TASK 02 – ADMINISTRATION REQUIRING P&Z, BOARD OF ALDERMEN, OR BOARD OF ADJUSTMENT REVIEW

Effort to respond to citizens, property owners, businesses, developers, and other interested parties for inquiries requiring more in-depth review in preparation for Zoning Board of Adjustment, Planning Commission, and/or City Council meetings. Examples may include re-zonings, preliminary and final plats, annexations, conditional use permits, and planned unit developments (PUDs). Includes activities associated with these tasks such as preparing newspaper legal notices, reviewing detailed site plans, coordinating with applicants, preparing staff reports /exhibits /presentations, and ensuring consistency with the Zoning or Subdivision code

TASK 03 – PLANNING COMMISSION / ZONING BOARD / BOARD OF ALDERMEN MEETINGS

Effort to present material to the Planning Commission and subcommittees of P&Z, Zoning Board of Adjustment, and/or the City Council will be accounted for under this task.

October

Fund	Beginning Cash Balance	Beginning Budget Available	Revenue	Expenses	Available Budget	Ending Cash Balance
General Fund	6,762,842	4,334,414	872,171	963,175	3,371,239	6,671,838
Government Administration		*313,497*	*728,332*	*121,826*	*191,672*	
Community Development		*202,404*	*3,914*	*14,242*	*188,162*	
Municipal Court		*63,343*	-	*7,858*	*55,485*	
Emergency Management		*65,024*	-	*491*	*64,533*	
Fire Department		*790,965*	-	*136,031*	*654,934*	
Police Department		*1,319,811*	*12,813*	*306,122*	*1,013,689*	
Cemetery Department		*69,446*	*2,000*	*17,235*	*52,211*	
Economic Development		*11,420*	-	*8,604*	*2,816*	
Street Department		*578,916*	*58,817*	*149,839*	*429,077*	
Casino and Community Building		*57,280*	*4,445*	*10,910*	*46,371*	
Golf Course		*449,983*	*27,483*	*59,195*	*390,788*	
North Park		*(51,577)*	*10,971*	*12,912*	*(64,489)*	
South Park		*185,432*	*290*	*4,133*	*181,300*	
Swimming Pool		*67,112*	-	*63,394*	*3,717*	
Downtown Park and Pavilion		*18,382*	-	*3,064*	*15,318*	
Airport		*225,575*	*23,105*	*47,319*	*178,256*	
Water Fund	3,848,788	2,337,675	387,739	1,190,717	1,146,958	3,045,810
Electric Fund	5,032,624	10,125,371	1,928,312	2,484,257	7,641,114	4,476,679
Sewer Fund	2,026,432	3,496,959	322,015	259,890	3,237,068	2,088,557
Fiber Optics Fund	700,703	70,557	9,060	443,419	(372,862)	266,344
Sanitation Fund	460,659	437,032	83,261	69,321	367,711	474,599
Mechanic Fund	(55,788)	92,439	18,458	13,363	79,077	(50,692)
Use Tax Fund	854,318	699,182	72,182	30,267	668,916	896,234
Equipment Reserve Fund	1,748,086	314,467	60,000	-	314,467	1,808,086
Fleet Management Fund	174,600	156,457	101,804	61,536	94,921	214,868
Transportation Sales Tax	4,261,777	(200,735)	352,946	42,351	(243,086)	4,572,372
Park and Stormwater Sales Tax	477,510	208,060	53,113	48,603	159,457	482,021
Airport Improvement Fund	935,827	264,112	4,167	-	264,112	939,993
Water Debt Service Fund	(189,283)	77,401	50,000	-	77,401	(139,283)
Sewer Debt Service Fund	424,760	(49,111)	65,000	-	(49,111)	489,760
Runway Expansion Project	-	-	-	851,956	(851,956)	(851,956)
Totals	**27,463,857**	**22,364,279**	**4,380,229**	**5,606,898**	**16,757,381**	**25,963,086**

Year to Date Totals 2025-2026 **As of Oct 25** **59% of Year Complete**

Fund	Beginning Cash Balance	Beginning Budget Available	Revenue	Expenses	Available Budget	Ending Cash Balance	Budget Remaining
General Fund	$ 6,709,589	$ 11,590,701	$ 6,647,398	$ 8,219,462	$ 3,371,239	$ 5,137,526	**29%**
Government Administration		$ 674,250	*$ 5,678,064*	*$ 598,609*	$ 75,641		**11%**
Building and Code Enforcement		$ 390,100	*$ 823,463*	*$ 138,690*	$ 251,410		**64%**
Municipal Court		$ 130,600	*$ -*	*$ 63,104*	$ 67,496		**52%**
Emergency Management		$ 129,100	*$ 32,996*	*$ 57,537*	$ 71,563		**55%**
Fire Department		$ 1,643,200	*$ 6,600*	*$ 887,878*	$ 755,322		**46%**
Police Department		$ 3,738,750	*$ 96,337*	*$ 2,029,044*	$ 1,709,706		**46%**
Cemetery Department		$ 259,408	*$ 18,252*	*$ 149,600*	$ 109,808		**42%**
Economic Development		$ 75,000	*$ -*	*$ 54,495*	$ 20,505		**27%**
Street Department		$ 2,209,733	*$ 409,244*	*$ 1,110,468*	$ 1,099,265		**50%**
Casino and Community Building		$ 142,550	*$ 68,466*	*$ 91,589*	$ 50,961		**36%**
Golf Course		$ 951,450	*$ 356,869*	*$ 588,827*	$ 362,623		**38%**
North Park		$ 221,850	*$ 93,539*	*$ 289,051*	$ (67,201)		**-30%**
South Park		$ 428,950	*$ 67,110*	*$ 254,441*	$ 174,509		**41%**
Swimming Pool		$ 74,000	*$ -*	*$ 71,647*	$ 2,353		**3%**
Downtown Park and Pavilion		$ 46,750	*$ 2,650*	*$ 23,975*	$ 22,775		**49%**
Airport		$ 507,610	*$ 210,920*	*$ 336,114*	$ 171,496		**34%**
Water Fund	$ 3,799,664	$ 4,371,193	$ 2,158,754	$ 2,859,510	$ 1,511,683	$ 3,098,908	**35%**
Electric Fund	$ 5,298,643	$ 25,248,379	$ 14,683,816	$ 15,136,210	$ 10,112,169	$ 4,846,249	**40%**
Sewer Fund	$ 1,947,232	$ 5,504,970	$ 2,036,818	$ 1,916,913	$ 3,588,057	$ 2,067,136	**65%**
Fiber Optics Fund	$ 750,676	$ 191,150	$ 64,470	$ 611,844	$ (420,694)	$ 203,302	**-220%**
Sanitation Fund	$ 388,353	$ 955,650	$ 562,476	$ 500,262	$ 455,388	$ 450,567	**48%**
Mechanic Fund	$ (45,487)	$ 217,350	$ 129,587	$ 116,303	$ 101,047	$ (32,203)	**46%**
Use Tax Fund	$ 524,706	$ 941,000	$ 602,881	$ 133,805	$ 807,195	$ 993,782	**86%**
Equipment Reserve Fund	$ 1,542,620	$ 397,500	$ 365,000	$ 79,625	$ 317,875	$ 1,827,995	**80%**
Fleet Management Fund	$ 256,763	$ 363,880	$ 286,093	$ 255,265	$ 108,615	$ 287,591	**30%**
Transportation Sales Tax	$ 4,084,072	$ 3,884,000	$ 957,710	$ 411,219	$ 3,472,781	$ 4,630,563	**89%**
Park and Stormwater Sales Tax	$ 233,755	$ 315,000	$ 518,491	$ 253,120	$ 61,880	$ 499,126	**20%**
Airport Improvement Fund	$ 1,142,512	$ 279,000	$ 502,410	$ 227,593	$ 51,407	$ 1,417,329	**18%**
Water Debt Service Fund	$ (67,109)	$ 805,250	$ 300,000	$ 214,103	$ 591,147	$ 18,788	
Sewer Debt Service Fund	$ 129,206	$ 590,500	$ 390,000	$ 2,778	$ 587,722	$ 516,428	
RUNWAY EXPANSION PROJECT			$ -	$ 851,956	$ (851,956)		
Totals	**$ 26,695,195**	**$ 55,655,523**	**$ 30,205,904**	**$ 30,938,012**	**$ 24,717,511**	**$ 25,963,086**	**44%**

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

I. COURT INFORMATION	Municipality: MONETT	Reporting Period: Dec 1, 2025 - Dec 31, 2025	
Mailing Address: 1901 E CLEVELAND, MONETT, MO 65708			
Physical Address: 1901 E CLEVELAND, MONETT, MO 65708		County: Barry County	Circuit: 39
Telephone Number:		Fax Number:	
Prepared by: Mechele James		E-mail Address:	
Municipal Judge: RANDEE S STEMMONS			

II. MONTHLY CASELOAD INFORMATION	Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month	68	813	364
B. Cases (citations/informations) filed	5	170	27
C. Cases (citations/informations) disposed			
1. jury trial (Springfield, Jefferson County, and St. Louis County only)	0	0	0
2. court/bench trial - GUILTY	0	0	0
3. court/bench trial - NOT GUILTY	0	0	0
4. plea of GUILTY in court	3	77	6
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)	0	17	0
6. dismissed by court	0	8	1
7. *nolle prosequi*	0	10	7
8. certified for jury trial (not heard in Municipal Division)	0	0	0
9. TOTAL CASE DISPOSITIONS	3	112	14
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]	70	871	377
E. Trial de Novo and/or appeal applications filed	0	0	0

III. WARRANT INFORMATION (pre- & post-disposition)		IV. PARKING TICKETS	
1. # Issued during reporting period	46	1. # Issued during period	0
2. # Served/withdrawn during reporting period	37	☐ Court staff does not process parking tickets	
3. # Outstanding at end of reporting period	898		

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: MONETT	Reporting Period: Dec 1, 2025 - Dec 31, 2025

V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)	
Fines - Excess Revenue	$11,791.50
Clerk Fee - Excess Revenue	$1,044.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	$32.19
Bond forfeitures (paid to city) - Excess Revenue	$0.00
Total Excess Revenue	$12,867.69
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)	
Fines - Other	$1,820.30
Clerk Fee - Other	$185.67
Judicial Education Fund (JEF) [x] Court does not retain funds for JEF	$0.00
Peace Officer Standards and Training (POST) Commission surcharge	$102.47
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	$730.63
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	$5.73
Law Enforcement Training (LET) Fund surcharge	$206.00
Domestic Violence Shelter surcharge	$208.00
Inmate Prisoner Detainee Security Fund surcharge	$207.50
Restitution	$0.00
Parking ticket revenue (including penalties)	$0.00
Bond forfeitures (paid to city) - Other	$0.00
Total Other Revenue	$3,466.30

Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Court Automation	$717.31
Due To Debt Collection	$859.91
Law Enf Arrest-Local	$868.08
Sheriff Retirement-CO/Muni	$6.00
Total Other Disbursements	$2,451.30
Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	$18,785.29
Bond Refunds	$156.50
Total Disbursements	$18,941.79

MISSOURI JUDICIARY
MONETT MUNICIPAL
TRIAL BALANCE REPORT
FROM 01-Dec-2025 THRU 31-Dec-2025

Account Number	Account Name	Beginning Debit Balance	Beginning Credit Balance	Debits During Date Range	Credits During Date Range	Ending Debit Balance	Ending Credit Balance
1000	Cash	6,596.77		17,542.85		24,139.62	
2000	Accounts Payable				1,016.41		1,016.41
2100	Open Items			6,414.78	6,414.78		
2500	Payment Clearing			21,937.66	21,937.66		
5002	Clerk Fee-Municipal				185.67		185.67
5008	Court Automation				717.31		717.31
5016	CVC Surcharge State				730.63		730.63
5018	CVC Surcharge Muni				5.73		5.73
5020	Law Enf Arrest-Local				868.08		868.08
5022	LET-Muni				206.00		206.00
5024	POST-State				102.47		102.47
5032	Dom Viol - Muni				208.00		208.00
5040	Fine-Muni Ordin Other				1,820.30		1,820.30
5056	Inmate Security Fund				207.50		207.50
5074	Due to Debt Collection			859.91	859.91		
5102	Clerk Fee-E/R				1,044.00		1,044.00
5118	CVC Surcharge-E/R				32.19		32.19
5141	Fines-E/R				11,791.50		11,791.50
5212	Sheriff Retirement-CO/Muni				6.00		6.00
7008	Recipient Payable Detail Code			859.91	859.91		
8200	Bond-Posted		6,596.77	3,418.91	2,019.97		5,197.83
8204	Bond Refund			156.50	156.50		
	Totals:	6,596.77	6,596.77	51,190.52	51,190.52	24,139.62	24,139.62

No exceptions noted

Information Displayed Per User Security Authorization
Confidential - For Court Use Only

Report: CZR0091B
Office Location: MQ
GL Location: MQ

MISSOURI JUDICIARY
MONETT MUNICIPAL
TRIAL BALANCE REPORT
FROM 01-Dec-2025 THRU 31-Dec-2025

Date : 12/31/2025
Time : 10:27:29AM
Page : 1

Account Number	Account Name	Beginning Debit Balance	Beginning Credit Balance	Debits During Date Range	Credits During Date Range	Ending Debit Balance	Ending Credit Balance
1000	Cash	6,596.77		17,542.85	18,941.79	5,197.83	
2000	Accounts Payable			18,941.79	18,941.79		
2100	Open Items			6,414.78	6,414.78		
2500	Payment Clearing			21,937.66	21,937.66		
5002	Clerk Fee-Municipal			185.67	185.67		
5008	Court Automation			717.31	717.31		
5016	CVC Surcharge State			730.63	730.63		
5018	CVC Surcharge Muni			5.73	5.73		
5020	Law Enf Arrest-Local			868.08	868.08		
5022	LET-Muni			206.00	206.00		
5024	POST-State			102.47	102.47		
5032	Dom Viol - Muni			208.00	208.00		
5040	Fine-Muni Ordin Other			1,820.30	1,820.30		
5056	Inmate Security Fund			207.50	207.50		
5074	Due to Debt Collection			859.91	859.91		
5102	Clerk Fee-E/R			1,044.00	1,044.00		
5118	CVC Surcharge-E/R			32.19	32.19		
5141	Fines-E/R			11,791.50	11,791.50		
5212	Sheriff Retirement-CO/Muni			6.00	6.00		
7008	Recipient Payable Detail Code			859.91	859.91		
8200	Bond-Posted		6,596.77	3,418.91	2,019.97		5,197.83
8204	Bond Refund			156.50	156.50		
	Totals:	6,596.77	6,596.77	88,057.69	88,057.69	5,197.83	5,197.83

No exceptions noted

Information Displayed Per User Security Authorization
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BANK NAME: Monett Municipal Checking
BANK ACCOUNT NUMBER: 152322612127

ACCOUNT	SUB TOTAL	BALANCE
BONDS IN OPEN ITEMS	5,197.83	5,197.83
BONDS IN OPEN ITEMS (not posted)	0.00	
DEBIT ACCOUNTS WITH BALANCE	0.00	0.00
DEBIT ACCOUNTS WITH BALANCE (not posted)	0.00	
GARNISHMENT ACCOUNTS	0.00	0.00
OPEN ITEMS/SUSPENSE ACCOUNTS	0.00	0.00
OPEN ITEMS/SUSPENSE ACCOUNTS (not posted)	0.00	
OTHER GENERAL LEDGER ACCOUNTS	0.00	0.00
OUTSTANDING PAYABLES	0.00	0.00
UNSATISFIED RECOVERABLES	0.00	0.00
TOTAL		**5,197.83**

NOTE
The data under the columns headed RECEIPT NO. and RECEIPT DATE show data as of the last activity date and not, necessarily, as of the AS OF DATE of the report. The data under the column headed AMOUNT is as of the AS OF DATE of the report.

***Account data reported is based upon the As of Date entered by the user. This report may not reflect the current status of Open Items Accounts.**

Confidential - For Court Use Only

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
ALBAREZ GONZALEZ, BRENDA ELIZABETH	250672776 CITY OF MONETT V BRENDA ELIZABETH ALBAREZ GONZALEZ		
	Charge: 1 29-Oct-2025 ORD300.0-Fail To Stop At Stop Sign At Stop Line/Before Crosswalk/Point Nearest Intersection - County		
	Disposition: 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $60.50 and Court Costs. **Fine Amount:** $ 60.50		
BONHAM, MASON DEAN	240411715 CITY OF MONETT V MASON DEAN BONHAM		
	Charge: 1 26-Apr-2025 ORD901.0-Nuisance Violation		
	Disposition: 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 04-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $216.50 and Court Costs. **Fine Amount:** $ 216.50		
BOUNOUS, BEN JOESPH	230308345 CITY OF MONETT V BEN JOESPH BOUNOUS		
	Charge: 1 18-May-2024 ORD307.0-Defective Equipment		
	Disposition: 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 04-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $191.50 and Court Costs. **Fine Amount:** $ 191.50		
BRADLEY, JARET KYLE	240411530 CITY OF MONETT V JARET KYLE BRADLEY		
	Charge: 1 12-Mar-2025 ORD307.0-Defective Equipment		
	Disposition: 09-Dec-2025 Guilty Plea		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
BRADLEY, JARET KYLE	240411530 CITY OF MONETT V JARET KYLE BRADLEY **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		09-Dec-2025 10-Dec-2025
BRANHAM, IVY MAE LYNN	250672889 CITY OF MONETT V IVY MAE LYNN BRANHAM **Charge:** 1 12-Nov-2025 ORD301.0-Failed To Register Vehicle **Text:** DISPLAYED PLATES FROM 06/25 **Disposition:** 16-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		16-Dec-2025 17-Dec-2025
BRANOM, WILLIAM BRYAN	250672711 CITY OF MONETT V WILLIAM BRYAN BRANOM **Charge:** 1 17-Oct-2025 ORD307.0-Defective Equipment **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		02-Dec-2025 04-Dec-2025
CANTRELL, MILLIE LANETTE KAY	250672705 CITY OF MONETT V MILLIE LANETTE KAY CANTRELL **Charge:** 1 16-Oct-2025 ORD300.0-Fail To Stop At Stop Sign At Stop Line/Before Crosswalk/Point Nearest Intersection - County **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $60.50 and Court Costs. **Fine Amount:** $ 60.50		02-Dec-2025 05-Dec-2025

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
CHRISTMAN, MICHAEL SHAE	250672442 CITY OF MONETT V MICHAEL SHAE CHRISTMAN		
	Charge: 1 27-Aug-2025 ORD307.0-Defective Equipment **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 05-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		
CLARK, SHARLENE KAY	250672550 CITY OF MONETT V SHARLENE KAY CLARK		
	Charge: 1 15-Sep-2025 ORD307.0-Defective Equipment **Disposition:** 11-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 11-Dec-2025 **Start Date:** 11-Dec-2025		11-Dec-2025 11-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		
CLARKE, MONIQUE NICKOLE	250672835 CITY OF MONETT V MONIQUE NICKOLE CLARKE		
	Charge: 1 06-Nov-2025 ORD301.0-Failed To Register Vehicle **Disposition:** 16-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025		16-Dec-2025 17-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		
CORNELIO GOMEZ, MANUEL	240411098 CITY OF MONETT V MANUEL CORNELIO GOMEZ		
	Charge: 1 15-Dec-2024 ORD307.0-Defective Equipment **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 04-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
CORNELIO GOMEZ, MANUEL	240411099 CITY OF MONETT V MANUEL CORNELIO GOMEZ **Charge:** 1 15-Dec-2024 ORD901.0-Nuisance Violation **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $266.50 and Court Costs. **Fine Amount:** $ 266.50		02-Dec-2025 04-Dec-2025
CORRALES RODRIGUEZ, LEONEL	250672967 CITY OF MONETT V LEONEL CORRALES RODRIGUEZ **Charge:** 1 24-Nov-2025 ORD301.0-Failed To Register Vehicle **Text:** REG EXPIRED 09/2025 **Disposition:** 26-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 26-Dec-2025 **Start Date:** 26-Dec-2025 **Text:** Defendant sentenced to Fine $50.50 and Court Cost **Fine Amount:** $ 50.50		26-Dec-2025 26-Dec-2025
CRAIG, JUSTIN WYATT	250672811 CITY OF MONETT V JUSTIN WYATT CRAIG **Charge:** 1 02-Nov-2025 ORD301.0-Failed To Register Vehicle **Disposition:** 08-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 08-Dec-2025 **Start Date:** 08-Dec-2025 **Text:** Defendant sentenced to Fine $50.50 and Court Cost **Fine Amount:** $ 50.50		08-Dec-2025 08-Dec-2025
CREECH, RALPH EDWARD	250672535 CITY OF MONETT V RALPH EDWARD CREECH **Charge:** 1 12-Sep-2025 ORD901.0-Nuisance Violation **Disposition:** 08-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 08-Dec-2025 **Start Date:** 08-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $366.50 and Court Costs. **Fine Amount:** $ 366.50		08-Dec-2025 08-Dec-2025

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
CREECH, RALPH EDWARD	250672536 CITY OF MONETT V RALPH EDWARD CREECH		
	Charge: 1 12-Sep-2025 ORD307.0 Defective Equipment **Disposition:** 08-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 08-Dec-2025 **Start Date:** 08-Dec-2025		08-Dec-2025 08-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		
CRUZ, CLAUDIA	250672780 CITY OF MONETT V CLAUDIA CRUZ		
	Charge: 1 30-Oct-2025 ORD307.0 Defective Equipment **Disposition:** 16-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025		16-Dec-2025 18-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		
CURIEL, JORGE	250672708 CITY OF MONETT V JORGE CURIEL		
	Charge: 1 16-Oct-2025 ORD307.0 Defective Equipment **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		
DEARING, BENNET FRANCIS	250672649 CITY OF MONETT V BENNET FRANCIS DEARING		
	Charge: 1 01-Oct-2025 ORD307.0 Defective Equipment **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $191.50 and Court Costs. **Fine Amount:** $ 191.50		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
DOMINGUEZ, SAMANTHA	240411774 CITY OF MONETT V SAMANTHA DOMINGUEZ		
	Charge: 1 11-May-2025 ORD307.0-Defective Equipment **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $191.50 and Court Costs. **Fine Amount:** $ 191.50		
	Charge: 2 11-May-2025 ORD300.0-Seat Belt Violation - Other **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 2 - Defendant sentenced to Fine $10.00 **Fine Amount:** $ 10.00		
DOMINGUEZ, SAMANTHA	240411775 CITY OF MONETT V SAMANTHA DOMINGUEZ		
	Charge: 1 11-May-2025 ORD307.0-Defective Equipment **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		
DONNELL, PATRICK JAMES	250672850 CITY OF MONETT V PATRICK JAMES DONNELL		
	Charge: 1 08-Nov-2025 ORD300.0-Fail To Yield Right Of Way To Veh/Pedestrian Lawfully In Controlled Intersection/Crosswalk **Disposition:** 09-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 09-Dec-2025
	Text: Defendant sentenced to Fine $100.50 and Court Cost **Fine Amount:** $ 100.50		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
DOSS, DENA MARIE	230308771 CITY OF MONETT V DENA MARIE DOSS **Charge:** 1 24-Jul-2024 ORD301.0-Failed To Register Vehicle **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		09-Dec-2025 10-Dec-2025
DOSS, DENA MARIE	230308772 CITY OF MONETT V DENA MARIE DOSS **Charge:** 1 24-Jul-2024 ORD302.0-Driving While Revoked Or Suspended **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Suspended Imposition of Sent. **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025 **Length:** 2 Years **Text:** Count 1 - Defendant granted SIS, 2 Years Probation and Court Costs. **Program:** PROBATION **Classification:** UNSUPERVISED **Agency:** MONETT MUNICIPAL DIVISION **Associated To:** Charge 1 **Start Date:** 09-Dec-2025 **Due to End:** 09-Dec-2027		09-Dec-2025 10-Dec-2025
DOSS, DENA MARIE	230308773 CITY OF MONETT V DENA MARIE DOSS **Charge:** 1 24-Jul-2024 ORD303.0-Oper Veh Without Maintaining Financial Responsibility **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $150.50 and Court Costs. **Fine Amount:** $ 150.50		09-Dec-2025 10-Dec-2025
ERWIN, BRYCE ANDREW	250672863 CITY OF MONETT V BRYCE ANDREW ERWIN **Charge:** 1 09-Nov-2025 ORD301.0-Failed To Register Vehicle **Disposition:** 15-Dec-2025 Guilty Plea		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
ERWIN, BRYCE ANDREW	250672863 CITY OF MONETT V BRYCE ANDREW ERWIN **Sentence or SIS:** Fine **Order Date:** 15-Dec-2025 **Start Date:** 15-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		15-Dec-2025 15-Dec-2025
FENNELL, PERRY GORDON III	250672703 CITY OF MONETT V PERRY GORDON FENNELL III **Charge:** 1 14-Oct-2025 ORD301.0 Failed To Register Vehicle **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		02-Dec-2025 05-Dec-2025
FERNANDEZ VILLA, ARLETH	250672844 CITY OF MONETT V ARLETH FERNANDEZ VILLA **Charge:** 1 07-Nov-2025 ORD304.0 Exceeded Posted Speed Limit (11-15 Mph Over) **Disposition:** 16-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025 **Text:** Defendant sentenced to Fine $80.50 and Court Cost **Fine Amount:** $ 80.50		16-Dec-2025 16-Dec-2025
FLEMING, TREVOR LEE	240411515 CITY OF MONETT V TREVOR LEE FLEMING **Charge:** 1 10-Mar-2025 ORD575.0 Miscellaneous Obstructing Police **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $200.00, Stayed $200.00 SES, 1 Years Probation and Court Costs. **EXECUTION OF SENTENCE SUSPENDED** **Total Case Fine Stayed Amount:** $ 200.00		09-Dec-2025 10-Dec-2025

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
FLEMING, TREVOR LEE	240411515 CITY OF MONETT V TREVOR LEE FLEMING **Program:** PROBATION **Classification:** UNSUPERVISED **Agency:** MONETT MUNICIPAL DIVISION **Associated To:** Charge 1 **Start Date:** 09-Dec-2025 **Due to End:** 09-Dec-2026		
FLEMING, TREVOR LEE	240411516 CITY OF MONETT V TREVOR LEE FLEMING **Charge:** 1 10-Mar-2025 ORD311.0-Minor In Possession **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Suspended Imposition of Sent. **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025 **Length:** 1 Year **Text:** Count 1 - Defendant granted SIS, 1 Years Probation and Court Costs. **Program:** PROBATION **Classification:** UNSUPERVISED **Agency:** MONETT MUNICIPAL DIVISION **Associated To:** Charge 1 **Start Date:** 09-Dec-2025 **Due to End:** 09-Dec-2026		09-Dec-2025 10-Dec-2025
FLORES, JUAN CARLOS	250672978 CITY OF MONETT V JUAN CARLOS FLORES **Charge:** 1 27-Nov-2025 ORD304.0-Exceeded Posted Speed Limit (16-19 Mph Over) **Disposition:** 18-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 18-Dec-2025 **Start Date:** 18-Dec-2025 **Text:** Defendant sentenced to Fine $120.50 and Court Cost **Fine Amount:** $ 120.50		18-Dec-2025 18-Dec-2025
FRANKLIN, AALIYAH MARIE	250672712 CITY OF MONETT V AALIYAH MARIE FRANKLIN **Charge:** 1 17-Oct-2025 ORD307.0-Defective Equipment **Disposition:** 01-Dec-2025 Guilty Plea		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
FRANKLIN, AALIYAH MARIE	250672712 CITY OF MONETT V AALIYAH MARIE FRANKLIN **Sentence or SIS:** Fine **Order Date:** 01-Dec-2025 **Start Date:** 01-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		01-Dec-2025 01-Dec-2025
FRANTZ, BRIDGETTE MARIE	250672565 CITY OF MONETT V BRIDGETTE MARIE FRANTZ **Charge:** 1 17-Sep-2025 ORD304.0 Exceeded Posted Speed Limit (16-19 Mph Over) **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $120.50 and Court Costs. **Fine Amount:** $ 120.50 **Charge:** 2 17-Sep-2025 ORD300.0 Seat Belt Violation - Other **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 2 - Defendant sentenced to Fine $10.00 **Fine Amount:** $ 10.00		02-Dec-2025 05-Dec-2025 02-Dec-2025 05-Dec-2025
GARDNER, EVAN THOMAS	250672778 CITY OF MONETT V EVAN THOMAS GARDNER **Charge:** 1 29-Oct-2025 ORD300.0 Failed To Stop For Steady Red Signal At Crosswalk/ Stop Line/Point Nearest Intersection **Disposition:** 04-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 04-Dec-2025 **Start Date:** 04-Dec-2025 **Text:** Defendant sentenced to Fine $60.50 and Court Cost **Fine Amount:** $ 60.50		04-Dec-2025 04-Dec-2025
GONZALEZ, ALEXIS	240412184 CITY OF MONETT V ALEXIS GONZALEZ		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
GONZALEZ, ALEXIS	240412184 CITY OF MONETT V ALEXIS GONZALEZ **Charge:** 1 09-Aug-2025 ORD307.0-Defective Equipment **Disposition:** 16-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $266.50 and Court Costs. **Fine Amount:** $ 266.50		16-Dec-2025 18-Dec-2025
HANKINS, LADEANA ANN	250672826 CITY OF MONETT V LADEANA ANN HANKINS **Charge:** 1 05-Nov-2025 ORD301.0-Failed To Register Vehicle **Disposition:** 03-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 03-Dec-2025 **Start Date:** 03-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		03-Dec-2025 03-Dec-2025
HARKINS, BRANDON CHARLES	250672747 CITY OF MONETT V BRANDON CHARLES HARKINS **Charge:** 1 23-Oct-2025 ORD909.0-Miscellaneous Ordinance Violation **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		09-Dec-2025 10-Dec-2025
HIVELY, DAVID HAROLD	240412175 CITY OF MONETT V DAVID HAROLD HIVELY **Charge:** 1 06-Aug-2025 ORD901.0-Nuisance Violation **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $466.50 and Court Costs. **Fine Amount:** $ 466.50		09-Dec-2025 10-Dec-2025

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
HOFFMAN, CHRISTOPHER A	250672789 CITY OF MONETT V CHRISTOPHER A HOFFMAN		
	Charge: 1 30-Oct-2025 ORD300.0 Failed To Stop For Steady Red Signal At Crosswalk/ Stop Line/Point Nearest Intersection		
	Disposition: 01-Dec-2025 Guilty Plea		
	Sentence or SIS: Fine **Order Date:** 01-Dec-2025 **Start Date:** 01-Dec-2025		01-Dec-2025 01-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $60.50 and Court Costs.		
	Fine Amount: $ 60.50		
HOGAN, ROBERT WAYNE	250672777 CITY OF MONETT V ROBERT WAYNE HOGAN		
	Charge: 1 29-Oct-2025 ORD304.0 Fail To Signal/Gave Improper Signal When Stopping/ Turning Left Or Right		
	Disposition: 09-Dec-2025 Guilty Plea		
	Sentence or SIS: Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $50.50 and Court Costs.		
	Fine Amount: $ 50.50		
HUFFINES, JEFFREY STEPHEN	240412176 CITY OF MONETT V JEFFREY STEPHEN HUFFINES		
	Charge: 1 07-Aug-2025 ORD307.0 Defective Equipment		
	Disposition: 16-Dec-2025 Guilty Plea		
	Sentence or SIS: Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025		16-Dec-2025 18-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $150.50 and Court Costs.		
	Fine Amount: $ 150.50		
IBARRA MENA, JOSE GUADALUPE	250672924 CITY OF MONETT V JOSE GUADALUPE IBARRA MENA		
	Charge: 1 16-Nov-2025 ORD307.0 Defective Equipment		
	Disposition: 16-Dec-2025 Guilty Plea		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
IBARRA MENA, JOSE GUADALUPE	250672924 CITY OF MONETT V JOSE GUADALUPE IBARRA MENA **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $191.50 and Court Costs. **Fine Amount:** $ 191.50		16-Dec-2025 17-Dec-2025
IBARRA MENA, JOSE GUADALUPE	250672925 CITY OF MONETT V JOSE GUADALUPE IBARRA MENA **Charge:** 1 16-Nov-2025 ORD901.0-Nuisance Violation **Disposition:** 16-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $266.50 and Court Costs. **Fine Amount:** $ 266.50		16-Dec-2025 17-Dec-2025
JEFFERS, BOBBY JOE	240412079 CITY OF MONETT V BOBBY JOE JEFFERS **Charge:** 1 20-Jul-2025 ORD565.0-Domestic Assault **Disposition:** 19-Aug-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 19-Aug-2025 **Start Date:** 19-Aug-2025 **Text:** Count 1 - Defendant sentenced to Fine $400.00 and Court Costs. **Fine Amount:** $ 400.00		19-Aug-2025 01-Dec-2025
JOHNSON, ERIC C	250672883 CITY OF MONETT V ERIC C JOHNSON **Charge:** 1 12-Nov-2025 ORD301.0-Failed To Register Vehicle **Disposition:** 15-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 15-Dec-2025 **Start Date:** 15-Dec-2025 **Text:** Defendant sentenced to Fine $50.50 and Court Cost **Fine Amount:** $ 50.50		15-Dec-2025 15-Dec-2025
JOHNSON, JOSEPH J-ANTHONY	250672680 CITY OF MONETT V JOSEPH J-ANTHONY JOHNSON		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
JOHNSON, JOSEPH J-ANTHONY	250672680 CITY OF MONETT V JOSEPH J-ANTHONY JOHNSON		
	Charge: 1 09-Oct-2025 ORD304.0 Exceeded Posted Speed Limit (20-25 Mph Over)		
	Disposition: 02-Dec-2025 Guilty Plea		
	Sentence or SIS: Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 05-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $200.50 and Court Costs.		
	Fine Amount: $ 200.50		
JONES, JACKY LEE	240410372 CITY OF MONETT V JACKY LEE JONES		
	Charge: 1 17-Aug-2024 ORD302.0 Driving While Revoked Or Suspended		
	Disposition: 02-Dec-2025 Guilty Plea		
	Sentence or SIS: Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 05-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $250.00 and Court Costs.		
	Fine Amount: $ 250.00		
JONES, JACKY LEE	240411936 CITY OF MONETT V JACKY LEE JONES		
	Charge: 1 17-Jun-2025 ORD302.0 Driving While Revoked Or Suspended		
	Disposition: 02-Dec-2025 Guilty Plea		
	Sentence or SIS: Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 05-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $250.00 and Court Costs.		
	Fine Amount: $ 250.00		
JONES, MARLISHA AMANDA	250672719 CITY OF MONETT V MARLISHA AMANDA JONES		
	Charge: 1 19-Oct-2025 ORD300.0 Failed To Stop For Flashing Red Signal At Stop Line/ Crosswalk/Point Nearest Intersection		
	Disposition: 16-Dec-2025 Guilty Plea		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
JONES, MARLISHA AMANDA	250672719 CITY OF MONETT V MARLISHA AMANDA JONES **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $60.50 and Court Costs. **Fine Amount:** $ 60.50		16-Dec-2025 17-Dec-2025
KENNEDY, JENNIFER ANN	250672772 CITY OF MONETT V JENNIFER ANN KENNEDY **Charge:** 1 28-Oct-2025 ORD301.0 Failed To Register Vehicle **Disposition:** 16-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		16-Dec-2025 17-Dec-2025
LAUER, CHRISTOPHER LEE	250672833 CITY OF MONETT V CHRISTOPHER LEE LAUER **Charge:** 1 06-Nov-2025 ORD301.0 Failed To Register Vehicle **Disposition:** 07-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 07-Dec-2025 **Start Date:** 07-Dec-2025 **Text:** Defendant sentenced to Fine $50.50 and Court Cost **Fine Amount:** $ 50.50		07-Dec-2025 07-Dec-2025
LONG, DYLAN ANDREW	250672453 CITY OF MONETT V DYLAN ANDREW LONG **Charge:** 1 28-Aug-2025 ORD307.0 Defective Equipment **Disposition:** 08-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 08-Dec-2025 **Start Date:** 08-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $191.50 and Court Costs. **Fine Amount:** $ 191.50		08-Dec-2025 08-Dec-2025
MARSHALL, DALTON WILLIAM	250672701 CITY OF MONETT V DALTON WILLIAM MARSHALL		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
MARSHALL, DALTON WILLIAM	250672701 CITY OF MONETT V DALTON WILLIAM MARSHALL		
	Charge: 1 14-Oct-2025 ORD307.0-Defective Equipment **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 04-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $141.50 and Court Costs. **Fine Amount:** $ 141.50		
MEEKS, CYNTHIA SUE	250672846 CITY OF MONETT V CYNTHIA SUE MEEKS		
	Charge: 1 07-Nov-2025 ORD301.0-Failed To Register Vehicle **Disposition:** 01-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 01-Dec-2025 **Start Date:** 01-Dec-2025		01-Dec-2025 01-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		
MEMA, NORLYNN	240411979 CITY OF MONETT V NORLYNN MEMA		
	Charge: 1 02-Jul-2025 ORD302.0-Operate Vehicle On Highway Without Valid Or No License **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 05-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $150.50 and Court Costs. **Fine Amount:** $ 150.50		
MENDEZ, HERNAN A	240412146 CITY OF MONETT V HERNAN A MENDEZ		
	Charge: 1 01-Aug-2025 ORD307.0-Defective Equipment **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $191.50 and Court Costs. **Fine Amount:** $ 191.50		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
MENDEZ, LILIANA	250672768 CITY OF MONETT V LILIANA MENDEZ		
	Charge: 1 28-Oct-2025 ORD304.0-Exceeded Posted Speed Limit (11-15 Mph Over)		
	Disposition: 01-Dec-2025 Guilty Plea Written		
	Sentence or SIS: Fine **Order Date:** 01-Dec-2025 **Start Date:** 01-Dec-2025		01-Dec-2025 01-Dec-2025
	Text: Defendant sentenced to Fine $80.50 and Court Cost		
	Fine Amount: $ 80.50		
MILLER, CARL DAVID	250672923 CITY OF MONETT V CARL DAVID MILLER		
	Charge: 1 16-Nov-2025 ORD304.0-Exceeded Posted Speed Limit (11-15 Mph Over)		
	Disposition: 02-Dec-2025 Guilty Plea		
	Sentence or SIS: Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 02-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $80.50 and Court Costs.		
	Fine Amount: $ 80.50		
MITCHELL, EDUARDO	250672792 CITY OF MONETT V EDUARDO MITCHELL		
	Charge: 1 30-Oct-2025 ORD304.0-Exceeded Posted Speed Limit (16-19 Mph Over)		
	Disposition: 12-Dec-2025 Guilty Plea Written		
	Sentence or SIS: Fine **Order Date:** 12-Dec-2025 **Start Date:** 12-Dec-2025		12-Dec-2025 12-Dec-2025
	Text: Defendant sentenced to Fine $120.50 and Court Cost		
	Fine Amount: $ 120.50		
MORLAN, JOHN D	240412216 CITY OF MONETT V JOHN D MORLAN		
	Charge: 1 13-Aug-2025 ORD307.0-Defective Equipment		
	Disposition: 01-Dec-2025 Guilty Plea		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
MORLAN, JOHN D	240412216 CITY OF MONETT V JOHN D MORLAN **Sentence or SIS:** Fine **Order Date:** 01-Dec-2025 **Start Date:** 01-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		01-Dec-2025 01-Dec-2025
NORRIS, TRAVOR JAMES	240412055 CITY OF MONETT V TRAVOR JAMES NORRIS **Charge:** 1 17-Jul-2025 ORD303.0 Oper Veh Without Maintaining Financial Responsibility **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $100.50 and Court Costs. **Fine Amount:** $ 100.50		02-Dec-2025 03-Dec-2025
NORRIS, TRAVOR JAMES	250672628 CITY OF MONETT V TRAVOR JAMES NORRIS **Charge:** 1 28-Sep-2025 ORD301.0 Failed To Register Vehicle **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		02-Dec-2025 03-Dec-2025
NORRIS, TRAVOR JAMES	250672629 CITY OF MONETT V TRAVOR JAMES NORRIS **Charge:** 1 28-Sep-2025 ORD301.0 Display Unlawful Plates **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		02-Dec-2025 03-Dec-2025
NOUDARANOUVONG, DANIEL	250673079 CITY OF MONETT V DANIEL NOUDARANOUVONG		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
NOUDARANOUVONG, DANIEL	250673079 CITY OF MONETT V DANIEL NOUDARANOUVONG		
	Charge: 1 11-Dec-2025 ORD304.0 Exceeded Posted Speed Limit (16-19 Mph Over)		
	Disposition: 24-Dec-2025 Guilty Plea Written		
	Sentence or SIS: Fine **Order Date:** 24-Dec-2025 **Start Date:** 24-Dec-2025		24-Dec-2025 24-Dec-2025
	Text: Defendant sentenced to Fine $120.50 and Court Cost		
	Fine Amount: $ 120.50		
NUMBERS, RYAN BRINTY	250672933 CITY OF MONETT V RYAN BRINTY NUMBERS		
	Charge: 1 17-Nov-2025 ORD301.0 Failed To Register Vehicle		
	Disposition: 12-Dec-2025 Guilty Plea Written		
	Sentence or SIS: Fine **Order Date:** 12-Dec-2025 **Start Date:** 12-Dec-2025		12-Dec-2025 12-Dec-2025
	Text: Defendant sentenced to Fine $50.50 and Court Cost		
	Fine Amount: $ 50.50		
PALMER, BRETTON SHEY	250672879 CITY OF MONETT V BRETTON SHEY PALMER		
	Charge: 1 11-Nov-2025 ORD301.0 Failed To Register Vehicle		
	Disposition: 16-Dec-2025 Guilty Plea		
	Sentence or SIS: Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025		16-Dec-2025 17-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $50.50 and Court Costs.		
	Fine Amount: $ 50.50		
PAR, NGUN ZA	250672613 CITY OF MONETT V NGUN ZA PAR		
	Charge: 1 28-Sep-2025 ORD307.0 Defective Equipment		
	Disposition: 09-Dec-2025 Guilty Plea		
	Sentence or SIS: Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $191.50 and Court Costs.		
	Fine Amount: $ 191.50		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
PENNINGTON, LANDON GAGE	240412173 CITY OF MONETT V LANDON GAGE PENNINGTON		
	Charge: 1 06-Aug-2025 ORD307.0-Defective Equipment **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 04-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $150.50 and Court Costs. **Fine Amount:** $ 150.50		
PEREZ REYNOSA, JORGE ALEJANDRO	230307328 CITY OF MONETT V JORGE ALEJANDRO PEREZ REYNOSA		
	Charge: 1 02-Oct-2023 ORD901.0-Nuisance Violation **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $366.50 and Court Costs. **Fine Amount:** $ 366.50		
PEREZ REYNOSA, JORGE ALEJANDRO	230307329 CITY OF MONETT V JORGE ALEJANDRO PEREZ REYNOSA		
	Charge: 1 02-Oct-2023 ORD901.0-Nuisance Violation **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $266.50 and Court Costs. **Fine Amount:** $ 266.50		
PEREZ REYNOSA, JORGE ALEJANDRO	230307330 CITY OF MONETT V JORGE ALEJANDRO PEREZ REYNOSA		
	Charge: 1 02-Oct-2023 ORD307.0-Defective Equipment **Disposition:** 09-Dec-2025 Guilty Plea		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
PEREZ REYNOSA, JORGE ALEJANDRO	230307330 CITY OF MONETT V JORGE ALEJANDRO PEREZ REYNOSA		
	Sentence or SIS: Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		
PEREZ REYNOSA, JORGE ALEJANDRO	230307331 CITY OF MONETT V JORGE ALEJANDRO PEREZ REYNOSA		
	Charge: 1 02-Oct-2023 ORD307.0-Defective Equipment **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		
PHELPS, CHANDLER JAYCE	250672815 CITY OF MONETT V CHANDLER JAYCE PHELPS		
	Charge: 1 03-Nov-2025 ORD307.0-Defective Equipment **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $191.50 and Court Costs. **Fine Amount:** $ 191.50		
RAY, DAVID LEE	250672726 CITY OF MONETT V DAVID LEE RAY		
	Charge: 1 21-Oct-2025 ORD301.0-Failed To Register Vehicle **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 05-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
ROBE, ALESIA LANNA	240412167 CITY OF MONETT V ALESIA LANNA ROBE		
	Charge: 1 05-Aug-2025 ORD574.0-Miscellaneous Peace Disturbance **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 04-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		
ROBINSON, CORDARO BRADY	250672476 CITY OF MONETT V CORDARO BRADY ROBINSON		
	Charge: 1 03-Sep-2025 ORD302.0-Driving While Revoked Or Suspended **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Suspended Imposition of Sent. **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Length:** 6 Months		02-Dec-2025 05-Dec-2025
	Text: Count 1 - Defendant granted SIS, 6 Months Probation and Court Costs.		
	Program: PROBATION **Classification:** UNSUPERVISED **Agency:** MONETT MUNICIPAL DIVISION **Associated To:** Charge 1 **Start Date:** 02-Dec-2025 **Due to End:** 02-Jun-2026		
ROUNDS, CANDICE SUE	250672784 CITY OF MONETT V CANDICE SUE ROUNDS		
	Charge: 1 30-Oct-2025 ORD902.0-Illegal Parking - Residential Street/Alley **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025		02-Dec-2025 05-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $10.50 and Court Costs. **Fine Amount:** $ 10.50		
ROUNDS, CANDICE SUE	250672785 CITY OF MONETT V CANDICE SUE ROUNDS		
	Charge: 1 30-Oct-2025 ORD301.0-Failed To Register Vehicle **Disposition:** 02-Dec-2025 Guilty Plea		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
ROUNDS, CANDICE SUE	250672785 CITY OF MONETT V CANDICE SUE ROUNDS **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		02-Dec-2025 05-Dec-2025
RUNDLE, JOSEPHINE MARY	651 CITY OF MONETT V JOSEPHINE RUNDLE **Charge:** 1 27-Nov-2024 ORD901.0 Nuisance Violation **Text:** 213 PEARL, MONETT **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Suspended Imposition of Sent. **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Length:** 12 Months **Text:** Count 1 - Defendant granted SIS, 12 Months Probation and Court Costs. **Program:** PROBATION **Classification:** UNSUPERVISED **Agency:** MONETT MUNICIPAL DIVISION **Associated To:** Charge 1 **Start Date:** 02-Dec-2025 **Due to End:** 02-Dec-2026		02-Dec-2025 04-Dec-2025
SALAS SERRANO, JUAN DANIEL	250672697 CITY OF MONETT V JUAN DANIEL SALAS SERRANO **Charge:** 1 13-Oct-2025 ORD300.0 Driver Fail To Secure Child Who Is Less Than 8 Years Old In A Child Restraint Or Booster Seat **Disposition:** 02-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Defendant sentenced to Fine $49.50 and Court Cost **Fine Amount:** $ 49.50		02-Dec-2025 02-Dec-2025
SALAS, SUSY	240412245 CITY OF MONETT V SUSY SALAS **Charge:** 1 19-Aug-2025 ORD307.0 Defective Equipment **Disposition:** 08-Dec-2025 Guilty Plea		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
SALAS, SUSY	240412245 CITY OF MONETT V SUSY SALAS **Sentence or SIS:** Fine **Order Date:** 08-Dec-2025 **Start Date:** 08-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		08-Dec-2025 09-Dec-2025
SANCHEZ TREJO, ROBERTO	250672500 CITY OF MONETT V ROBERTO SANCHEZ TREJO **Charge:** 1 06-Sep-2025 ORD307.0 Defective Equipment **Disposition:** 01-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 01-Dec-2025 **Start Date:** 01-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		01-Dec-2025 01-Dec-2025
SANCHEZ TREJO, ROBERTO	250672501 CITY OF MONETT V ROBERTO SANCHEZ TREJO **Charge:** 1 06-Sep-2025 ORD901.0 Nuisance Violation **Disposition:** 01-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 01-Dec-2025 **Start Date:** 01-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $266.50 and Court Costs. **Fine Amount:** $ 266.50		01-Dec-2025 01-Dec-2025
STEELMAN, MCKAYLA DAWN	250672803 CITY OF MONETT V MCKAYLA DAWN STEELMAN **Charge:** 1 01-Nov-2025 ORD301.0 Failed To Register Vehicle **Disposition:** 16-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		16-Dec-2025 17-Dec-2025
STEFAROI, IOAN	250672760 CITY OF MONETT V IOAN STEFAROI		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
STEFAROI, IOAN	250672760 CITY OF MONETT V IOAN STEFAROI		
	Charge: 1 27-Oct-2025 ORD307.0 Defective Equipment **Disposition:** 15-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 15-Dec-2025 **Start Date:** 15-Dec-2025		15-Dec-2025 15-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $191.50 and Court Costs. **Fine Amount:** $ 191.50		
SWAIT, KIMBERLY ANN	250672700 CITY OF MONETT V KIMBERLY ANN SWAIT		
	Charge: 1 14-Oct-2025 ORD307.0 Defective Equipment **Disposition:** 19-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 19-Dec-2025 **Start Date:** 19-Dec-2025		19-Dec-2025 19-Dec-2025
	Text: Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		
TEAGUE, SKYLAIR MICHAEL	250672808 CITY OF MONETT V SKYLAIR MICHAEL TEAGUE		
	Charge: 1 02-Nov-2025 ORD304.0 Exceeded Posted Speed Limit (16-19 Mph Over) **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Suspended Imposition of Sent. **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025 **Length:** 6 Months		09-Dec-2025 10-Dec-2025
	Text: Count 1 - Defendant granted SIS, 6 Months Probation and Court Costs. **Program:** PROBATION **Classification:** UNSUPERVISED **Agency:** MONETT MUNICIPAL DIVISION **Associated To:** Charge 1 **Start Date:** 09-Dec-2025 **Due to End:** 09-Jun-2026		
TENNAR, TANYA MARIE	250672510 CITY OF MONETT V TANYA MARIE TENNAR		
	Charge: 1 08-Sep-2025 ORD303.0 Oper Veh Without Maintaining Financial Responsibility		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
TENNAR, TANYA MARIE	250672510 CITY OF MONETT V TANYA MARIE TENNAR **Disposition:** 09-Dec-2025 Guilty Plea **Sentence or SIS:** Suspended Imposition of Sent. **Order Date:** 09-Dec-2025 **Start Date:** 09-Dec-2025 **Length:** 12 Months **Text:** Count 1 - Defendant granted SIS, 12 Months Probation and Court Costs. **Program:** PROBATION **Classification:** UNSUPERVISED **Agency:** MONETT MUNICIPAL DIVISION **Associated To:** Charge 1 **Start Date:** 09-Dec-2025 **Due to End:** 09-Dec-2026		09-Dec-2025 10-Dec-2025
THOMAS, DRAKE ALAN	250672845 CITY OF MONETT V DRAKE ALAN THOMAS **Charge:** 1 07-Nov-2025 ORD301.0 Failed To Register Vehicle **Disposition:** 15-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 15-Dec-2025 **Start Date:** 15-Dec-2025 **Text:** Defendant sentenced to Fine $50.50 and Court Cost **Fine Amount:** $ 50.50		15-Dec-2025 15-Dec-2025
THOMAS, ZACHERY ALEXANDER	250673066 CITY OF MONETT V ZACHERY ALEXANDER THOMAS **Charge:** 1 08-Dec-2025 ORD304.0 Exceeded Posted Speed Limit (16-19 Mph Over) **Disposition:** 31-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 31-Dec-2025 **Start Date:** 31-Dec-2025 **Text:** Defendant sentenced to Fine $120.50 and Court Cost **Fine Amount:** $ 120.50		31-Dec-2025 31-Dec-2025
TODD, BRYON STEPHEN	250672824 CITY OF MONETT V BRYON STEPHEN TODD **Charge:** 1 04-Nov-2025 ORD301.0 Failed To Register Vehicle **Disposition:** 15-Dec-2025 Guilty Plea		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
TODD, BRYON STEPHEN	250672824 CITY OF MONETT V BRYON STEPHEN TODD **Sentence or SIS:** Fine **Order Date:** 15-Dec-2025 **Start Date:** 15-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		15-Dec-2025 15-Dec-2025
TUT CAAL, SANTIAGO ALEXANDER	250672620 CITY OF MONETT V SANTIAGO ALEXANDER TUT CAAL **Charge:** 1 27-Sep-2025 ORD901.0-Nuisance Violation **Disposition:** 16-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $266.50 and Court Costs. **Fine Amount:** $ 266.50		16-Dec-2025 18-Dec-2025
TUT CAAL, SANTIAGO ALEXANDER	250672621 CITY OF MONETT V SANTIAGO ALEXANDER TUT CAAL **Charge:** 1 27-Sep-2025 ORD307.0-Defective Equipment **Disposition:** 16-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		16-Dec-2025 18-Dec-2025
TUT CAAL, SANTIAGO ALEXANDER	250672622 CITY OF MONETT V SANTIAGO ALEXANDER TUT CAAL **Charge:** 1 27-Sep-2025 ORD301.0-Failed To Register Vehicle **Disposition:** 16-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $50.50 and Court Costs. **Fine Amount:** $ 50.50		16-Dec-2025 18-Dec-2025
VAIL, CHRISTIAN ROBERTO	240412027 CITY OF MONETT V CHRISTIAN VAIL		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
VAIL, CHRISTIAN ROBERTO	240412027 CITY OF MONETT V CHRISTIAN VAIL **Charge:** 1 12-Jul-2025 ORD307.0-Defective Equipment **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $191.50 and Court Costs. **Fine Amount:** $ 191.50		02-Dec-2025 02-Dec-2025
VAIL, JUAN JOSE	250672573 CITY OF MONETT V JUAN JOSE VAIL **Charge:** 1 19-Sep-2025 ORD307.0-Defective Equipment **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $150.50 and Court Costs. **Fine Amount:** $ 150.50		02-Dec-2025 04-Dec-2025
VARGUS-JUAREZ, OMAR NM	250672497 CITY OF MONETT V OMAR VARGAS-JUAREZ **Charge:** 1 06-Sep-2025 ORD307.0-Defective Equipment **Disposition:** 08-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 08-Dec-2025 **Start Date:** 08-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $191.50 and Court Costs. **Fine Amount:** $ 191.50		08-Dec-2025 09-Dec-2025
VARGUS-JUAREZ, OMAR NM	250672499 CITY OF MONETT V OMAR VARGAS-JUAREZ **Charge:** 1 06-Sep-2025 ORD300.0-Miscellaneous Moving Violation **Disposition:** 08-Dec-2025 Guilty Plea **Sentence or SIS:** Suspended Imposition of Sent. **Order Date:** 08-Dec-2025 **Start Date:** 08-Dec-2025 **Length:** 6 Months **Text:** Count 1 - Defendant granted SIS, 6 Months Probation and Court Costs.		08-Dec-2025 09-Dec-2025

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
VARGUS-JUAREZ, OMAR NM	250672499 CITY OF MONETT V OMAR VARGAS-JUAREZ **Program:** PROBATION **Classification:** UNSUPERVISED **Agency:** MONETT MUNICIPAL DIVISION **Associated To:** Charge 1 **Start Date:** 08-Dec-2025 **Due to End:** 08-Jun-2026		
WALKER, HUNTER MACKENZIE	250672877 CITY OF MONETT V HUNTER MACKENZIE WALKER **Charge:** 1 11-Nov-2025 ORD307.0 Defective Equipment **Disposition:** 16-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $116.50 and Court Costs. **Fine Amount:** $ 116.50		16-Dec-2025 18-Dec-2025
WATSON, JAMES DOUGLAS	250672849 CITY OF MONETT V JAMES DOUGLAS WATSON **Charge:** 1 07-Nov-2025 ORD301.0 Failed To Register Vehicle **Disposition:** 11-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 11-Dec-2025 **Start Date:** 11-Dec-2025 **Text:** Defendant sentenced to Fine $50.50 and Court Cost **Fine Amount:** $ 50.50		11-Dec-2025 11-Dec-2025
WESTON, WYATT ANDREW	250672820 CITY OF MONETT V WYATT ANDREW WESTON **Charge:** 1 04-Nov-2025 ORD304.0 Exceeded Posted Speed Limit (20-25 Mph Over) **Disposition:** 15-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 15-Dec-2025 **Start Date:** 15-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $200.50 and Court Costs. **Fine Amount:** $ 200.50		15-Dec-2025 15-Dec-2025
WHITE, TERESA LOU	230308229 CITY OF MONETT V TERESA LOU WHITE		

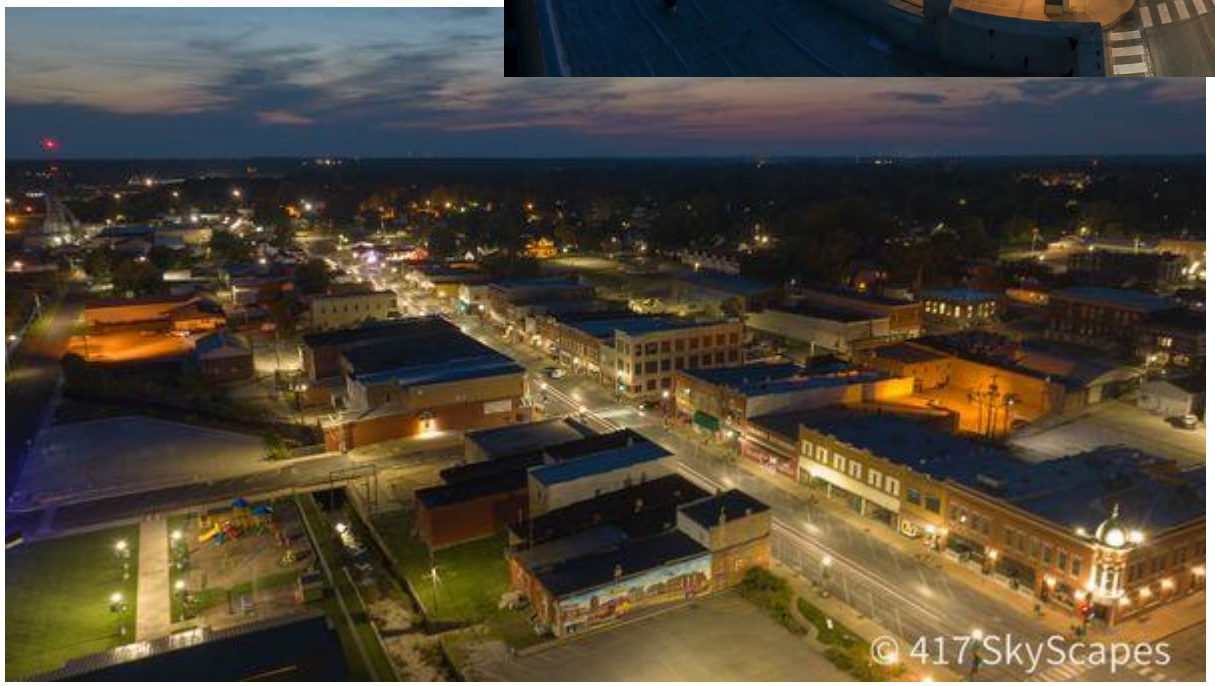
* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
WHITE, TERESA LOU	230308229 CITY OF MONETT V TERESA LOU WHITE **Charge:** 1 30-Apr-2024 ORD302.0-Driving While Revoked Or Suspended **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $250.00 and Court Costs. **Fine Amount:** $ 250.00		02-Dec-2025 03-Dec-2025
WHITE, TERESA LOU	230308230 CITY OF MONETT V TERESA LOU WHITE **Charge:** 1 30-Apr-2024 ORD303.0-Oper Veh Without Maintaining Financial Responsibility **Disposition:** 02-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $100.50 and Court Costs. **Fine Amount:** $ 100.50		02-Dec-2025 03-Dec-2025
WILLIS, MATTHEW ELLIOTT	250672718 CITY OF MONETT V MATTHEW ELLIOTT WILLIS **Charge:** 1 19-Oct-2025 ORD301.0-Failed To Register Vehicle **Disposition:** 02-Dec-2025 Guilty Plea Written **Sentence or SIS:** Fine **Order Date:** 02-Dec-2025 **Start Date:** 02-Dec-2025 **Text:** Defendant sentenced to Fine $50.50 and Court Cost **Fine Amount:** $ 50.50		02-Dec-2025 02-Dec-2025
WILLIS, SHANA MICHELLE	250672743 CITY OF MONETT V SHANA MICHELLE WILLIS **Charge:** 1 22-Oct-2025 ORD307.0-Defective Equipment **Disposition:** 16-Dec-2025 Guilty Plea **Sentence or SIS:** Fine **Order Date:** 16-Dec-2025 **Start Date:** 16-Dec-2025 **Text:** Count 1 - Defendant sentenced to Fine $166.50 and Court Costs. **Fine Amount:** $ 166.50		16-Dec-2025 17-Dec-2025

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

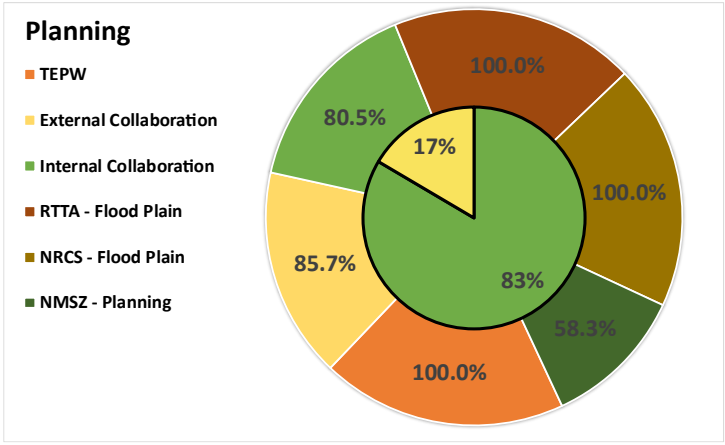
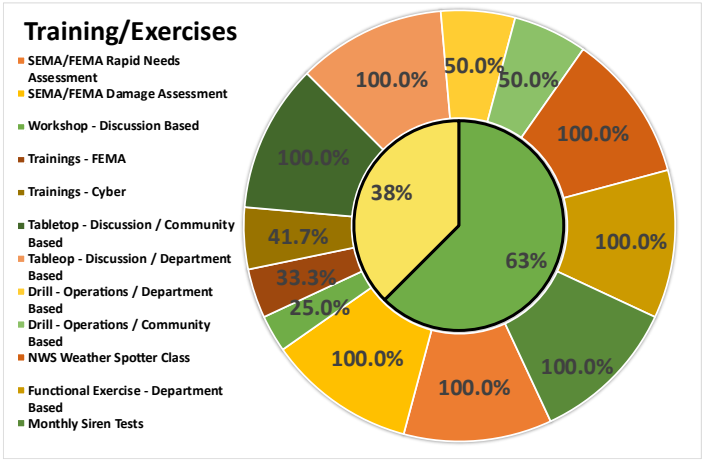
Monthly Report – Emergency Management
December 2025
David Compton, Director





MONETT
PRIDE AND PROGRESS

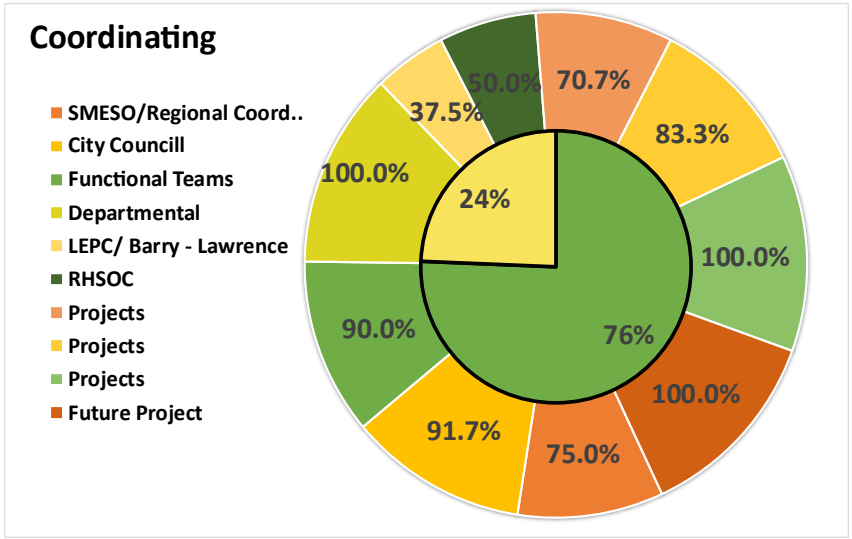
December 2025

Category	Description	Activity	Action Items	Performance
Planning	Systematic process of developing strategic, operational, and/or tactical-level approaches to meet objectives.	**12.17.2025** – Dept. Head Mtg.	Event Action Plans being created for selected community events.	
Training & Exercises	Local, State, or Federal training to develop strategic, operational, and/or tactical-level competencies	All SFY 2025 Exercise Activities Completed and Submitted to SEMA. **12.02-04.2025** – Hosted ICS 300 training. 35 participants from local, state, and federal agencies.		

StormReady
NATIONAL WEATHER SERVICE

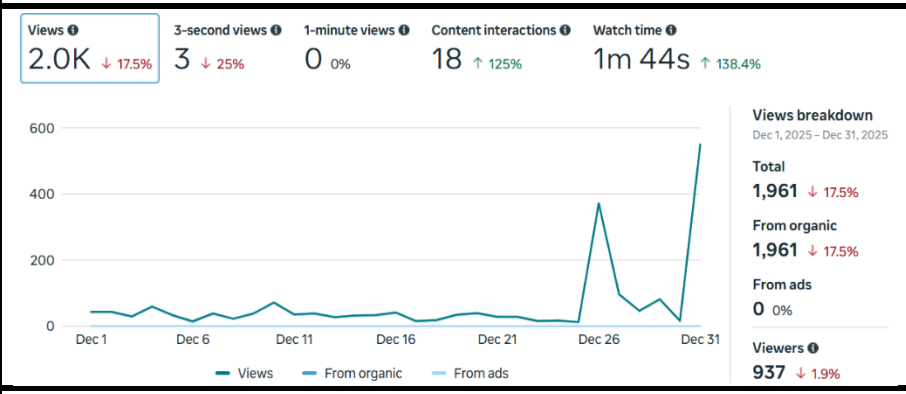
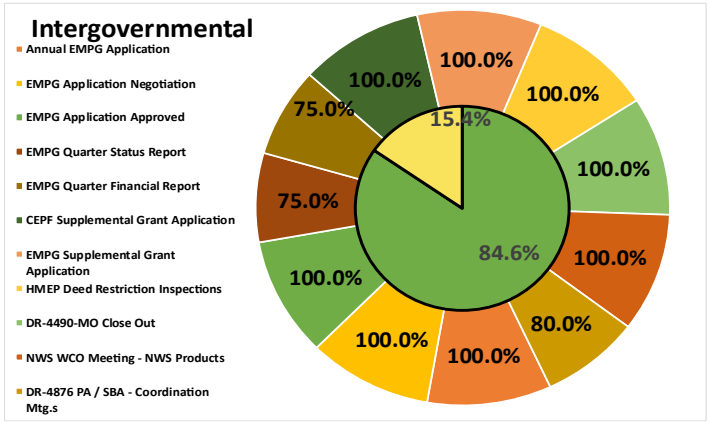
MONETT
PRIDE AND PROGRESS

December 2025

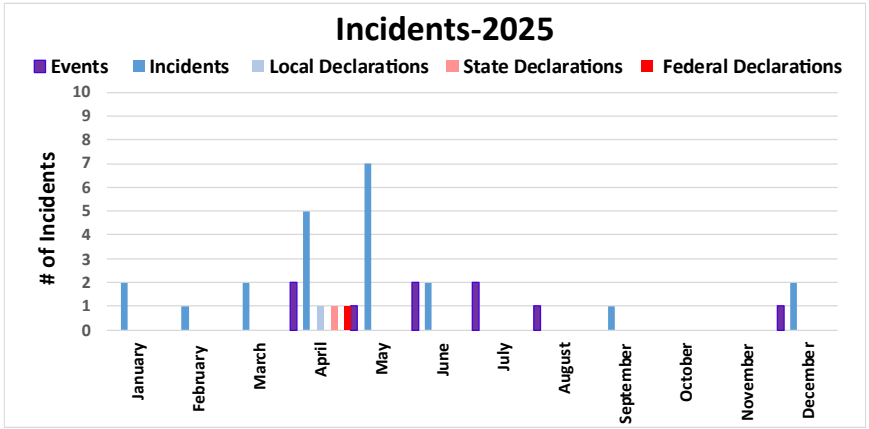
Category	Description	Activity	Action Items	Performance
Coordinating	Establish and maintain a coordinated engagement of stakeholders to support missions and capabilities.	**12.01.2025** – Tech Project Ops. Mtg **12.03.2025** – Tech Project Managers Call **12.05.2025** – Tech. Steering Cmtte. Mtg **12.08.2025** – Tech Project Ops. Mtg **12.11.2025** – Tech Project Managers Call **12.12.2025** – Tech. Steering Cmtte. Mtg **12.15.2025** – Tech Project Ops. Mtg **12.22.2025** – Tech. Steering Cmtte. Mtg **12.26.2025** – Tech Project Managers Call **12.29.2025** – Tech Project Ops. Mtg **12.29.2025** – Tech. Steering Cmtte. Mtg		

StormReady
NATIONAL WEATHER SERVICE

December 2025

Category	Description	Activity	Action Items	Performance
		12.31.2025 – Tech Project Managers Call		
Public Information	Deliver coordinated, prompt, reliable, and actionable information to the community in a clear, consistent, accessible manner.	December Campaign executed: • Pre-Event PSAs • 876 Views • 348 Reach **12.14.2025 –** Outdoor Warning Siren Test	January 2026 – Campaign Themes • Winter Wx. Prep. • Family Prepare • Pre-Incident PSAs. (English and Spanish-if available.) Additional Situational specific posts as needed.	
Community	Engage the community to prepare, mitigate, prevent, and recover from incidents.	**12.15.2025** – Barry County Chiefs mtg.	Organize a meeting with City, County, and Partners to assist with EOP development.	
Intergov't	Establish and maintain a coordinated engagement with government bodies.	**12.05.2025** – DR-4876 - FEMA PA Project Management Mtg. **12.12.2025** – DR-4876 - FEMA PA Project Management Mtg **12.19.2025** – DR-4876 - FEMA PA Project Management Mtg	**See Progress Map** DR-4876 Phase 1 – complete DR-4876 Phase 2 – Complete DR-4876 Phase 3 – Beginning 10.31.2025 – Ending 01.23.2026	

December 2025

Category	Description	Activity	Action Items	Performance
Incidents	Incidents that involved EMA assistance for preparation, mitigation, prevention, and/or recovery		2025 Events = 9 Incidents = 22 Declarations Local = 1 State = 1 Federal = 1 (DR-4876)	

MONETT
PRIDE AND PROGRESS

DR-4876-MO (Barry County/City of Monett)
Incident Period 04.29.2025
Process/Progress Map



FEMA

StormReady
NATIONAL WEATHER SERVICE

MONETT FIRE DEPARTMENT

Statistical Data 2025

Call Type	December 2025
Structure Fire	5
Vehicle Fire	0
Vegetation Fire	0
Trash or Waste Fire	0
Medical Assist	80
Motor Vehicle Accident	13
Lost Person Search	0
Vehicle Extrication	0
Water Rescue	0
Hazardous Condition	6
Service Call	9
Good intent Call, No Emergency	10
False Alarm / False Call	12
Weather Damage Assessment	0
Total	135

The Month of December 2025 Calls
29 – Overlapping Calls
41 – A-Shift 38 – B-Shift 56 – C Shift
80 – The Month of December 2024 Calls
428 – Department Training Hours
5 – Inspections done by FD

Incidents By Station	
Station #1	65
Station #2	70

PREPARED BY
FIRE CHIEF B. PENNINGTON

"OUR WAY OF ENSURING IT GETS DONE CORRECTLY IS BY TRAINING TOGETHER"

MONETT FIRE DEPARTMENT

Statistical Data 2025

PREPARED BY
FIRE CHIEF B. PENNINGTON

"OUR WAY OF ENSURING IT GETS DONE CORRECTLY IS BY TRAINING TOGETHER"

Monett Police Department

1901 E Cleveland Ave., Monett, MO 65708

Offense Charges Stats by Month and YTD

December 2025

Offense	Month	Current YTD	Previous YTD	Change
12 HOUR HOLD	2	24	12	12
48 HOUR SENTENCE	0	5	22	-17
ABUSE OF AN ELDERLY PERSON, A PERSON WITH DISABILITY, OR A VULNERABLE PERSON	1	1	0	1
ABUSE OF CHILD	2	8	5	3
AGGREVATED FLEEING A STOP OR DETENTION	1	1	0	1
ANIMAL ABUSE & NEGLECT (O)	0	3	4	-1
ARMED CRIMINAL ACTION	3	6	5	1
ASSAULT (O)	2	23	18	5
ASSAULT - 2ND DEGREE	1	3	2	1
ASSAULT - 2ND DEGREE - SPECIAL VICTIM	1	1	0	1
ASSAULT - 3RD DEGREE	1	6	10	-4
ASSAULT - 4TH DEGREE	0	3	1	2
ASSAULT ON LAW ENFORCEMENT (O)	0	4	3	1
ASSAULT-DOMESTIC (O)	1	46	37	9
BURGLARY 1ST DEG	4	9	11	-2
BURGLARY 2ND DEG	10	27	31	-4
CARELESS AND IMPRUDENT DRIVING / COLLISION (O)	0	1	6	-5
DANGEROUS DOG OR OTHER ANIMAL (O)	1	5	2	3
DELIVERY OF CONTROLLED SUBSTANCE EXCEPT 35 GRAMS OR LESS	0	2	2	0
DELIVERY/POSSESSION CONTROLLED SUB IN JAIL	0	4	4	0
DISORDERLY CONDUCT	0	54	40	14
DOG BITE	1	9	3	6
DOG RUNNING AT LARGE	2	15	17	-2
DOMESTIC ASSAULT - 3RD DEGREE	1	11	4	7
DOMESTIC ASSAULT 1ST DEGREE	1	2	3	-1
DRIVING WHILE REVOKED (O)	4	57	83	-26
DRIVING WHILE SUSPENDED (O)	1	60	61	-1
DRIVING WHILE SUSPENDED / REVOKED 1ST OFFENSE	1	7	4	3
DWI (M)	1	2	2	0
DWI (O)	8	54	65	-11
DWI - PERSISTENT	0	2	4	-2
DWI PRIOR (O)	1	1	0	1

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Offense	Month	Current YTD	Previous YTD	Change
DWI-DRUG INTOXICATION	3	15	13	2
ENDANGERING THE WELFARE OF A CHILD (O)	2	18	13	5
ENDANGERING WELFARE OF A CHILD-1ST DEGREE	2	7	14	-7
FINANC EXPLOIT-ELDER/DISABLED PERS-PROP $1000 OR MORE	1	4	0	4
FOUND PROPERTY	4	46	32	14
FRAUD USE CRED/DEBIT DEVICE (VALUE OF $500 OR MORE)	0	1	2	-1
FRAUD USE CREDIT/DEBIT DEVICE (VALUE UNDER $500)	0	2	4	-2
FRAUDULENT USE OF A CREDIT DEVICE AND/OR DEBIT DEVICE (O)	0	2	5	-3
FUGITIVE FROM OUT OF STATE (F)	0	6	4	2
GPR - 96 HOUR	1	7	11	-4
GPR - DISTURBANCE	1	1	0	1
GPR - DOMESTIC DISTURBANCE	10	79	93	-14
GPR - INFORMATION	20	241	256	-15
GPR-AGENCY ASSIST	1	45	57	-12
GPR-HOTLINE REFERRAL	2	19	17	2
GPR-STRAY DOG	6	99	122	-23
HARASSMENT - 1ST DEGREE	1	9	11	-2
HARASSMENT BY PHONE (O)	2	7	4	3
HARASSMENT-OTHER THAN PHONE (O)	1	9	9	0
IDENTITY THEFT OR ATTEMPT	1	1	0	1
INCORRIGIBLE JUVENILE	2	16	30	-14
KIDNAPPING 2ND DEGREE	1	2	0	2
LEAVING SCENE OF ACCIDENT - PROPERTY DAMAGE EXCEEDING $1,000	0	6	10	-4
LEAVING THE SCENE OF A MOTOR VEHICLE ACCIDENT (O)	5	25	29	-4
LITTERING (O)	0	3	3	0
MINOR VISIBLY INTOXICATED/BAC 0.2% OR MORE	1	3	1	2
MURDER 1ST DEGREE	1	1	0	1
NO VALID OPERATORS LICENSE (O)	16	164	215	-51
NONCONSENSUAL DISSEMINATION OF PRIVATE SEXUAL IMAGES	2	3	0	3
OBSTRUCTING A POLICE OFFICER	2	12	13	-1
PEACE DISTURBANCE (O)	2	5	2	3
PEACE DISTURBANCE / PRIVATE PROPERTY (O)	0	0	1	-1
POSSESS CONTROL SUBSTANCE	3	46	32	14
POSSESSION BURGLAR TOOLS	1	1	0	1

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Offense	Month	Current YTD	Previous YTD	Change
POSSESSION OF DRUG PARAPHERNALIA (F)	2	24	21	3
POSSESSION TRANSPORTATION OF OPEN ALCOHOL CONTAINERS	1	5	11	-6
PROPERTY DAMAGE (O)	2	30	31	-1
PROPERTY DAMAGE 1ST DEGREE	0	15	10	5
RESISTING OR INTERFERING WITH ARREST (O)	1	19	20	-1
RESISTING/INTERFERING WITH ARREST FOR A FELONY	1	6	10	-4
RESISTING/INTERFERING WITH ARREST, DETENTION OR STOP	1	2	2	0
RUNAWAY JUVENILE	1	6	5	1
STALKING - 1ST	0	0	1	-1
STEALING (F)	3	40	50	-10
STEALING (M)	2	15	22	-7
STEALING (O)	7	104	101	3
STEALING - 4TH OR SUBSEQUENT STEALING OFFENSE WITHIN 10 YEARS	0	2	4	-2
STEALING - ALL OTHER PROPERTY UNDER 570.030.5 (3)	1	1	0	1
STEALING - FIREARM/EXPLOSIVE WEAPON/AMMONIUM NITRATE	1	1	0	1
STEALING - MOTOR VEHICLE	2	9	10	-1
TAMPERING WITH MOTOR VEH-1ST DEGREE	0	6	6	0
TAMPERING WITH MOTOR VEHICLE 1ST DEGREE	1	1	0	1
TAMPERING WITH MOTOR VEHICLE 2ND DEGREE	1	2	0	2
TAMPERING WITH PHYSICAL EVIDENCE	0	1	1	0
TRESPASS 1ST (O)	0	5	11	-6
TRESPASS NOTICE	3	47	43	4
UNATTENDED DEATH	1	14	9	5
UNLAWFUL USE OF WEAPON	2	9	1	8
UNLAWFUL USE OF WEAPON - SUBSECTION 4 - EXHIBITING	1	4	5	-1
VIOLATION OF ORDER OF PROTECTION FOR ADULT - 1ST OFFENSE	1	4	11	-7
VOID	1	8	6	2
WARRANT ARREST-MONETT	8	172	151	21
WARRANT ARREST-OTHER AGENCY	6	107	125	-18
Totals:	195	2020	2131	-111

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MONETT POLICE DEPARTMENT

1901 E. CLEVELAND AVE.

MONETT, MO. 65708

PREPARED BY ADMIN ASST III SHASTA SCHMIDT

RE: MONTHLY REPORT FOR DECEMBER 2025

DISTRIBUTION: Chief Daoud, Capt. Camp, City Clerk McMillan, City Administrator Ary, Mayor Burke, Commissioner Indovina, Commissioner Gaspar

DATE PREPARED: January 7, 2025

POLICE REPORTS GENERATED:

Calls for service:	1539
Offense Reports:	120 (Does not include GPRs)
Arrest Reports:	36
General Purpose Reports:	39 (Includes ACO GPRs)

ACCIDENT/ COLLISION INFORMATION:

Total number of collisions for the month	16
Total number of vehicles involved in collisions	26
Injury collisions for the month	04
Total number of vehicles damaged	26
Total number of persons injured	05
Private Property accidents reported on S.T.A.R.S.	01

Contacts:

Traffic Contacts	592
Ordinance Violations	40
Parking Facing Wrong Direction	00
Parking In Front Yard	00
Parking of Commercial Vehicles/Boats	00
Parking of Trailers Prohibited	00
Abandoned Veh on Street Prohibited	00
Parking in Alleys	00
	632

MONIES RECEIPTED IN BY THE MONETT POLICE DEPARTMENT:

Animal Control:	$	755.00
Bonds:	$	16769.97

ANIMAL CONTROL

GPR = 6
Offense =3
Dogs Impounded = 24
Dogs to Humane Society = 0
Dogs to Animal Rescue = 7
Dogs to Owner = 4
Dogs Adopted = 8
Dogs to Vet = 2
Calls for the Month = 194

Investigation Stats

Investigator	Total Cases	Cases Closed	Case Open
Det. Sgt. Landreth #310	6	3	3
Det. Brown #320	7	1	6
Det. Salazar #316	12	5	5
Totals	**25**	**9**	**14**

The totals above reflect cases from the month of November.

The following indicates cases closed in the month that were assigned in previous months:

	Closed
Det. Sgt. Landreth #310	5
Det. Brown #320	3
Det. Salazar #316	3
Total	**11**

The Criminal Investigations Division is currently actively investigating 130 cases. The oldest active case was assigned on 01-25-2023. The median age of these cases is 14 months.

SCHOOL RESOURCE/ PUBLIC INFORMATION DIVISION

Sergeant Jay Jastal

School Activities

- 1Vaping incident
- 1Aassault at High School
- 12 Truancy Cases
- 1 Bullying case
- Reviewed BARK Alerts
- 1 Incorrigible student
- School visits
- Emergency Drills
- 2 Truancies
- 1 Home Visit
- 4 Christmas programs
- 1 Basketball Game

Patrol/Investigations

- Follow up Investigations

Meetings

- Supervisor's Meeting

- Archery Club
- Attendance Meeting MMS

Public Presentations

- Home School tour of Justice Center
- Aspire academy at the Justice Center 400 kids
- Christmas Parade
- Shop-With-A Cop
- Intruder Drills

Training

- Defensive Tactics
- KnowB-fore

Volunteer Hours

- 14

January Events

January 9-10	Wrestling Tournaments
January 23	Rose Game and Dance

SRO Shey Snodgrass

School Activities

- Tornado drill
- Patrolled School bus stops and MECC campus
- Safety meeting w/admin
- Referral to JO attendance issues
- 16 DARE lessons
- MECC Christmas activities
- Daily foot patrol at MECC
- Multiple daily contacts with students
- Attendance meetings with administration
- Assault at MRLC

Patrol/Investigations

- Daily School patrol
- Patrolled school bus stops

- Extra patrol at MES
- Assist patrol after school when available

Meetings

- Weekly attendance meeting
- EOP meeting w/admin
- Safety meeting w/admin

Training

- Lexipol
- KnowBe4 training
- Courage to report bulletins
- Raptor Technologies School Safety video
- CIT Training
- Supervisor school Jeff City

Special Events

- MECC Christmas activities
- Tornado drill
- Christmas break
- MECC food drive
- MECC toy drive
- Christmas Parade
- Shop with a cop

Volunteer Hours

January Events

- Christmas break
- Jan 5 PD day
- Jan 6 school back in session

SRO Marvin McCracken

School Activities

- 1 Home visits
- Daily security checks/foot patrol MIS
- 2 Parent contacts
- 7 Calls for service
- Extra Patrol of school campuses
- 1 Unsecure door-
- Weekly campus radio checks at MIS
- Camera functional checks
- Review Cameras- 4 times
- JO letters
- Reviewed 4 Bark Alerts
- Morning Celebration Rally
- Working with ground crew students on Monday's and Thursday's (Community service/trash pickup at MIS)
- Drills-Tornado,
- Look at/edit EOP plan
- Counsel with student about stealing and behavior
- Gave tours at Dog Pound for ASPIRE
- Took student home
- Most Wanted celebration
- D.A.R.E. introductions
- Locate lost items from a parent
- Sent Steve info for car that backed into school truck
- Movie Day at PAC
- Christmas Break

Patrol/Investigations

- Assist with accident report
- Assist with suicidal subject at CC
- Asked patrol to do check wellbeing of two juvenile females (unfounded)
- Called in to assist with Negotiations with barricaded person
- No School/Vacation

Meetings

- Student attendance meetings

- All staff meeting/breakfast at City Park Casino
- Meeting with student and SSR teacher
- Meeting with student and ALR teacher
- Meeting with student and asst. principal

Public presentations

-

Training

-

Special Events

- ASPIRE TOURS
- Shop with a Cop
- Most Wanted at MIS
- Christmas Parade

Volunteer Hours

-

January Events

- New Year's Holiday finish Winter break
- PD day Jan. 5th
- Parent meeting Jan. 6th
- Attendance meetings
- SRO Day
- CIT meeting
- D.A.R.E. classes start at MIS on Jan. 13th
- Celebration Rally Jan. 13th
- Intruder drill
- PD banquet Jan. 15th
- PD day/Martin Luther King Jr. Day Jan. 19th



PUBLIC WORKS

MONTHLY REPORT

December 2025

PUBLIC WORKS
MONTHLY REPORT

CEMETERY CREW

- Five funerals: Four full size and one cremation.
- Three were managed by Buchanan and two by Bennet-Wormington.
- Three of the five were held on the weekend and one was after hours during the week.
- Completed the annual Loose-Leaf Collection program. See “State of the City” for exact quantities.
- General cemetery maintenance + picking up downed limbs, trash, and loose flowers.
- Removed leaves around storm whistles at I.O.O.F. entrance and mulched leaves around shop and cemetery.
- Below average grave maintenance/dirt work.
- Below average monument maintenance/leveling.
- Year-end statistics can be found on the “State of the City” document.

OUTLOOK

- Looking ahead, the cemetery crew will focus on grave and monument maintenance, carry out funerals as needed and clean up alleyways and creeks.

SANITATION CREW

- The Sanitation crew continues the daily removal of the city’s solid waste.
- The sanitation crew has survived the holiday trash schedule with almost no overtime. An outstanding job once again!

OUTLOOK

- The Sanitation crew continues to provide safe, friendly, efficient, on-time service each and every day!

RECYCLE CREW

- Reynaldo and Saylor continue to take care of the city’s and the surrounding area’s recyclables.
- We still operate our HHW RE-USE Facility on Friday’s from 2:30 PM – 3:15 PM

OUTLOOK

- Continued success in the operation of our award winning Recycle center.

STREET CREW

- The Street department has completed the demolition of storage building #2 out at the Eisenhower soccer fields (this little used storage building was a total loss after the April 29TH storm) the insurance funds from this structure were applied to the other storm damaged buildings in South Park with the bulk of its reimbursement going towards the chimney rebuilds at the Casino. Without this necessary endeavor the roofing company would not guarantee the new roof. We were also able to replace all guttering and include leaf guards, along with all new downspouts.
- All concrete bridge decks: Centennial, and both Eisenhower decks have been sealed with Star Macro Deck (a synthetic polymer) to extend the deck life through protection from winter treatments for snow and ice control.
- The annual Christmas parade was worked with what I believe to be one of the largest turnouts ever (personal opinion).
- Crack-Sealing is in full "crack-attack" mode with our Seal Team 6-1 crew.
- Dustin and his crew have begun construction on the new North Park entrance off Highway 37 and are about 60% complete.
- Street department crews have assisted Jason and Dewey with multiple tree removals around town.
- Dennis Myers retirement party was held at the Public Works facility per request by Dennis. 17 years with the city altogether (Dennis ran the street sweeper back in the 1980's) so it was kind of neat that he wanted to celebrate where he started.
- We have started Project Clean Streets in Zone 3.
- City wide Loose-Leaf Collection has been completed with Kelly putting the icing on the cake with the final clean with the street sweeper.

OUTLOOK

- Continued work on the North Park entrance until completion.
- Continuing work on Project Clean Streets in zone 3.
- Continued work on the Warehouse, and Electric concrete aprons.
- Resume City Wide Brush Collection.