

## **AGENDA**

### **I. Call to Order**

### **II. Pledge of Allegiance**

### **III. Approval of the Agenda**

### **IV. Regular Business**

- A. Reading and Consideration for Approval of Resolution No. 9164: A Resolution Authorizing the City Council of Monett, Missouri to Appoint the Position of Deputy City Clerk for the City of Monett, Missouri
- B. Discussion: Road Improvement Plan
- C. Discussion: Storm Water Repairs Update – 9th & Cale
- D. Discussion: Rezoning of 617/619 W. Main St.
- E. Discussion: Removal of Section 405.060 of City Code
- F. Discussion: Legislation Update
- G. Discussion: Core Values
- H. Discussion: HR Ordinance Regarding Tuition and Vacation

### **V. City Administrator Comments**

### **VI. Council Comments**

### **VII. Informational Items**

- A. Next Regular Council Meeting: June 11, 2026 at 6:00 p.m. at the Monett City Annex
- B. Next Regular Council Meeting: June 25, 2026 at 9:30 a.m. at the Monett City Annex

### **VIII. 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.**

### **IX. Adjournment**

**A RESOLUTION AUTHORIZING THE CITY COUNCIL OF MONETT, MISSOURI, TO APPOINT THE POSITION OF DEPUTY CITY CLERK FOR THE CITY OF MONETT, MISSOURI.**

**WHEREAS**, the City of Monett is served by an appointed City Clerk who fulfills the duties as outlined in City Ordinance; and

**WHEREAS**, there are times when the City Clerk is unable to fulfill their ordained duties; and

**WHEREAS**, the City recognizes the need for a Deputy City Clerk to ensure continuity for the operations for the City of Monett; and

**WHEREAS**, the ordinances of the City of Monett outline the selection of specific positions to be appointment by the Mayor and approved by the City Council of Monett.

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

**SECTION 1:** The City shall appoint Jackie Williams as the City of Monett Deputy City Clerk.

**SECTION 2:** The position of Deputy City Clerk is by title and duty only to fulfill the obligations to ensure continuous services for the City of Monett.

**SECTION 3:** The Mayor has appointed and the Council has approved the individual upon execution of the resolution to serve as the Deputy City Clerk for the City of Monett.

**SECTION 4:** The oath of office for the position of Deputy City Clerk shall be administered upon approval of the resolution.

Whereupon a roll call vote was taken:

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Passed and approved this 28th day of May, 2026

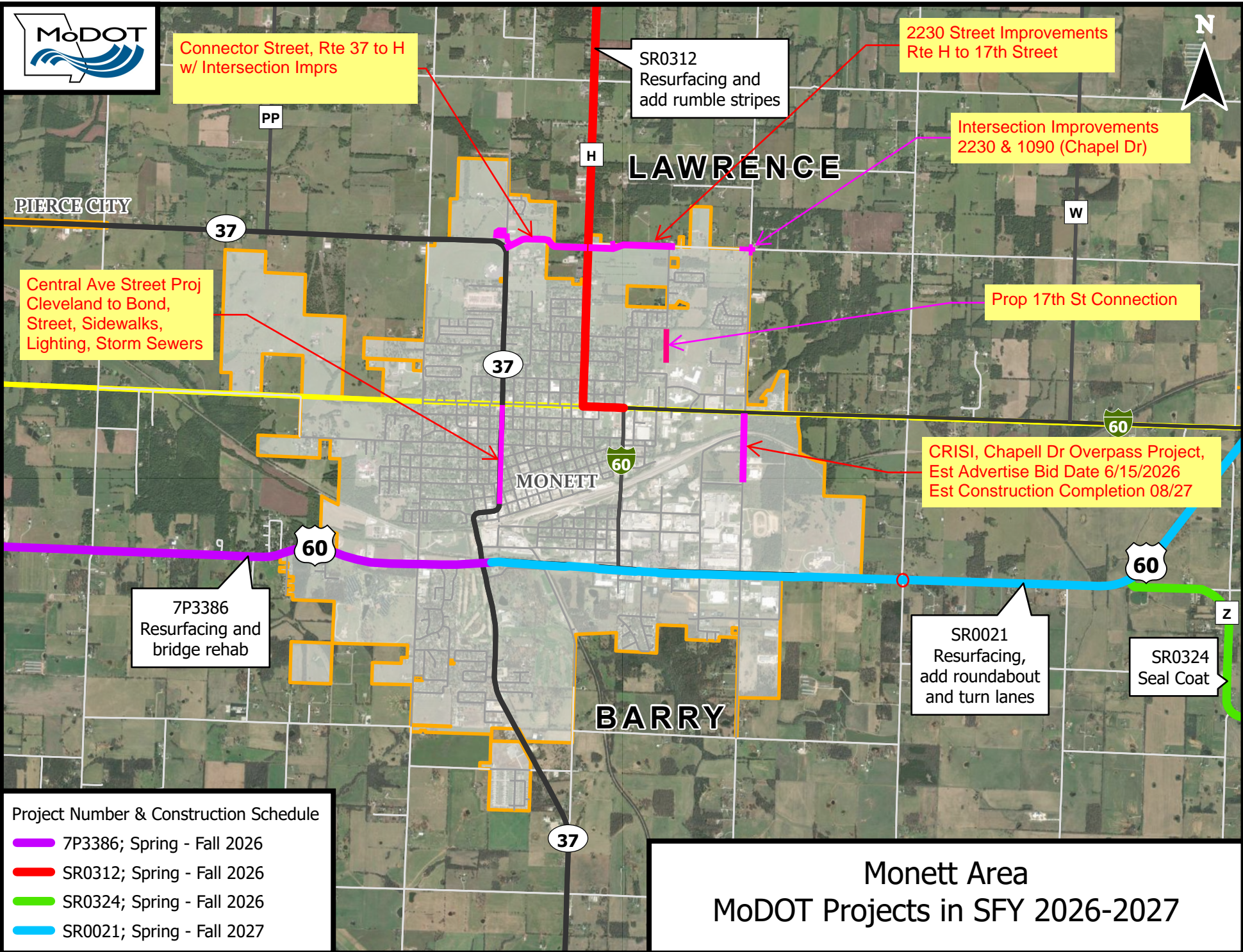
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James R. Burke, Mayor

ATTEST:

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Kelley McMillan, City Clerk





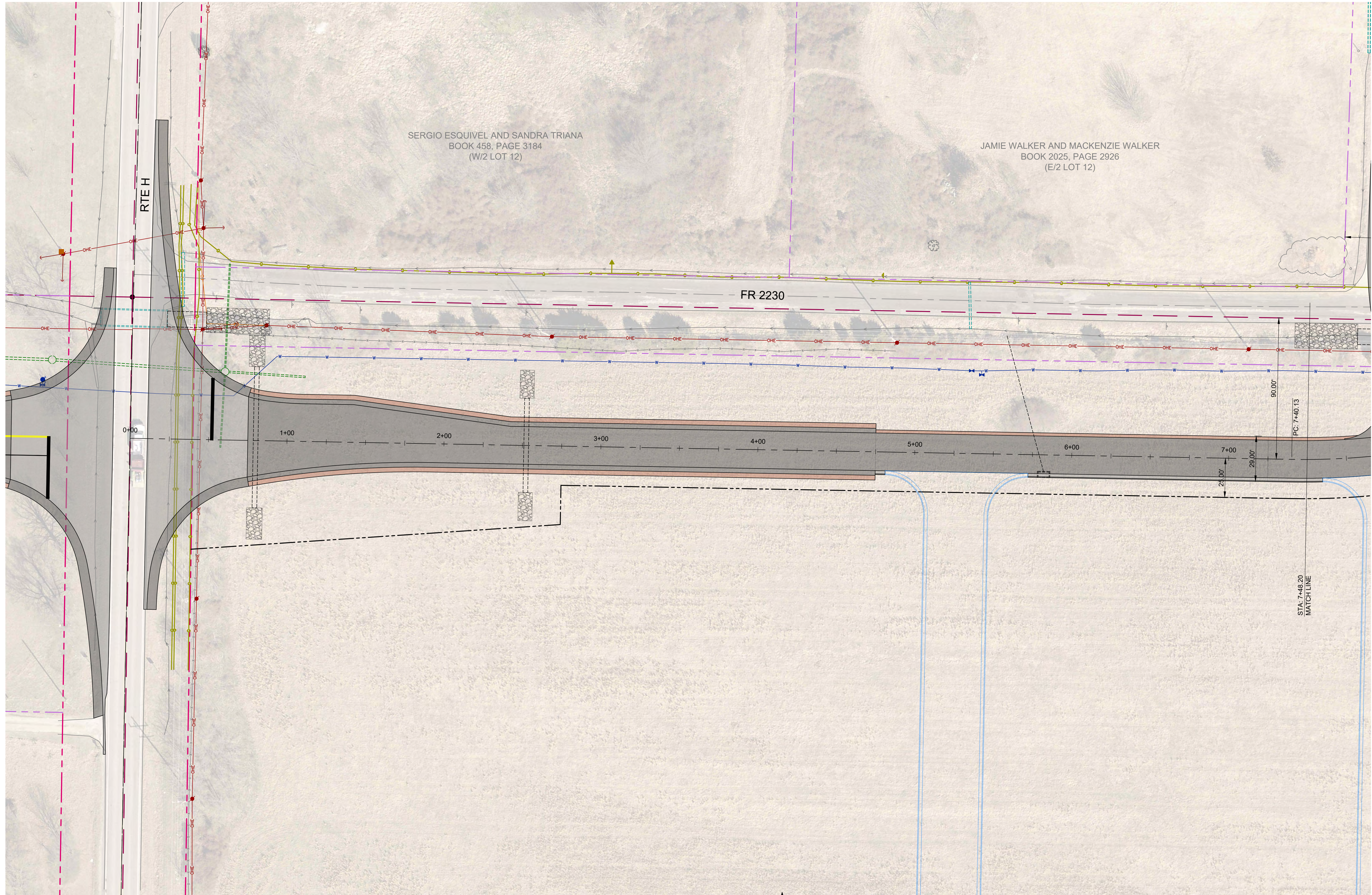
PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	REVISIONS	DESCRIPTION	BY	DATE

**FR 2230 - HWY H TO 17TH STREET**  
CITY OF MONETT  
MONETT, MISSOURI

**C-1.0**  
GENERAL PLAN  
PROJECT NUMBER: 260020  
DATE: 5/22/2026

MISSOURI CERTIFICATE OF AUTHORITY LC-26002026



PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	REVISIONS	DESCRIPTION	BY	DATE

**FR 2230 - HWY H TO 17TH STREET**  
CITY OF MONETT  
MONETT, MISSOURI

C-2.0

PLAN

PROJECT NUMBER:  
260020  
DATE:  
5/22/2026



PHONE: 417-800-2500  
1221 OAK ST.  
CAPTRAGE, MO 64636



PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		BY	DATE
NO.	DESCRIPTION		

**FR 2230 - HWY H TO 17TH STREET**  
CITY OF MONETT  
MONETT, MISSOURI

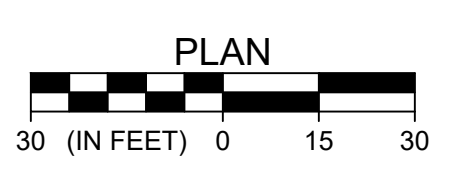
C-2.1

PLAN

PROJECT NUMBER:  
260020

DATE:  
5/22/2026

PHONE: 417-800-2500  
1221 OAK ST.  
CAPTRAGE, MO 64636





WENDY SHIELDS  
BOOK 457, PAGE 7463

KIRK W. VERHOFF AND TERESA A. VERHOFF  
BOOK 457, PAGE 542  
(TRACT II)

KIRK W. VERHOFF AND  
BOOK 457, P  
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FR 2230

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MATCH LINE

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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

NO.	REVISIONS	DESCRIPTION	BY	DATE

**FR 2230 - HWY H TO 17TH STREET**  
**CITY OF MONETT**  
**MONETT, MISSOURI**

**C-2.2**  
**PLAN**

PROJECT NUMBER:  
**260020**  
DATE:  
**5/22/2026**





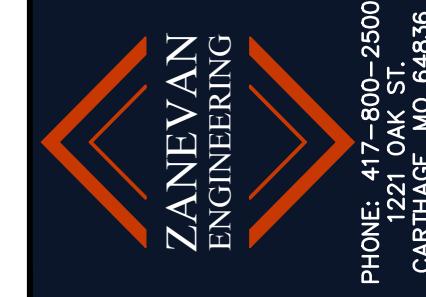
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NOT FOR  
CONSTRUCTION

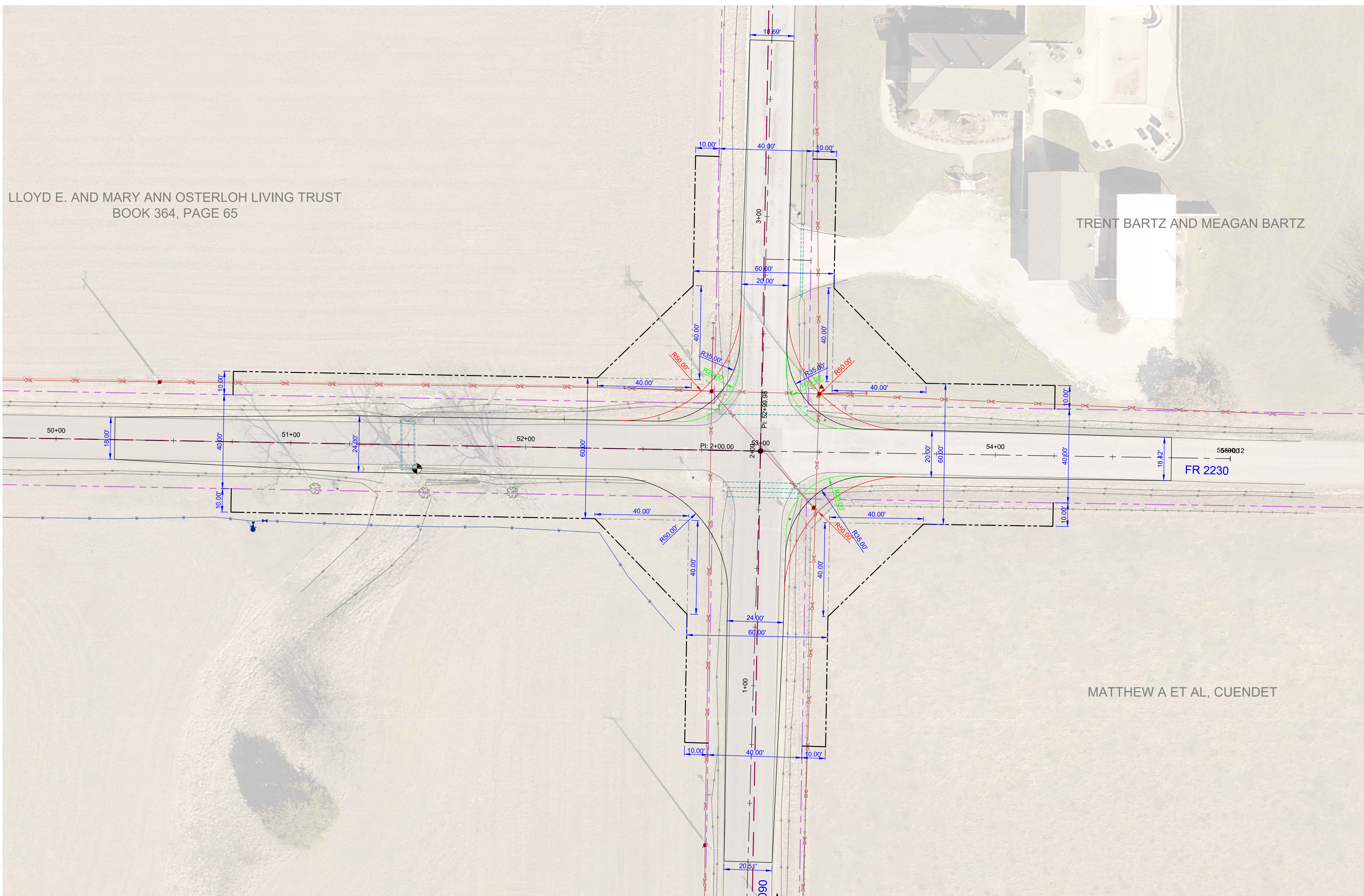
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FR 2230 - HWY H TO 17TH STREET  
CITY OF MONETT  
MONETT, MISSOURI

**C-2.3**  
PLAN

PROJECT NUMBER:  
260020  
DATE:  
5/22/2026



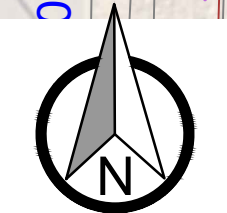
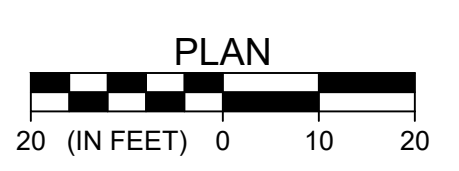


LLOYD E. AND MARY ANN OSTERLOH LIVING TRUST  
BOOK 364, PAGE 65

TRENT BARTZ AND MEAGAN BARTZ

MATTHEW A ET AL, CUENDET

FR 2230



PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	REVISIONS	BY	DATE
	DESCRIPTION		

CR 2230 - HWY H TO 17TH STREET  
CITY OF MONETT  
MONETT, MISSOURI

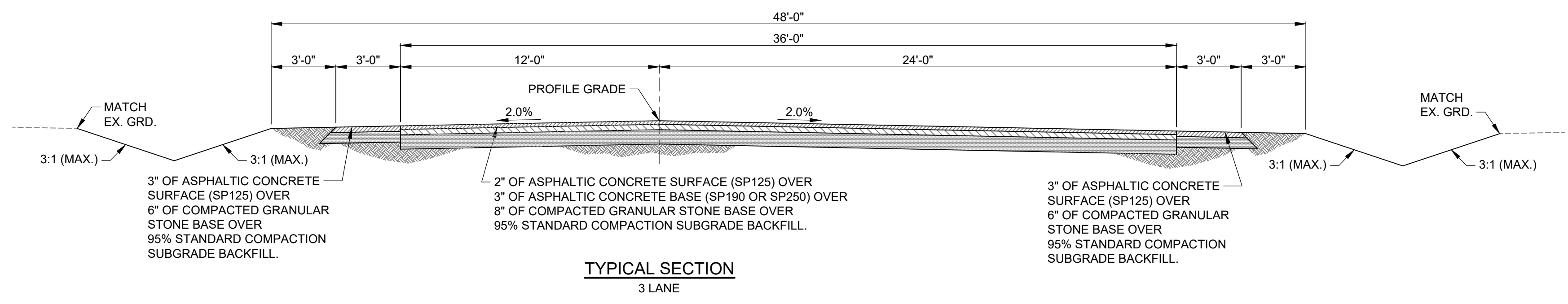
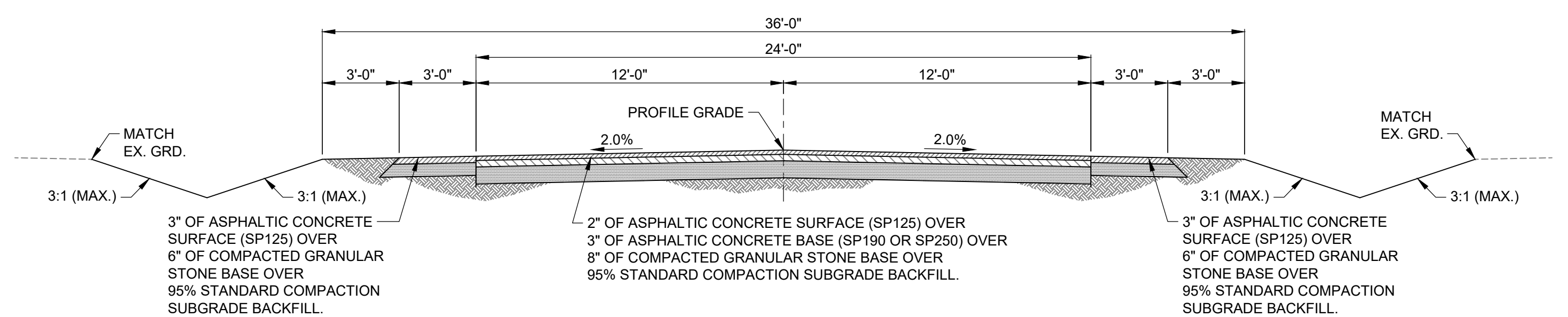
**C-1.1**  
FR 2230 & FR 1090  
PROJECT NUMBER:  
260020  
DATE:  
5/13/2026



PRELIMINARY  
NOT FOR  
CONSTRUCTION

MISSOURI CERTIFICATE OF AUTHORITY L-26704(2019)

NO.	REVISIONS	BY	DATE



**RTE. 37 TO RTE. H CONNECTION**  
**THE CITY OF MONETT**  
**MONETT, MISSOURI**

1

TYPICAL SECTIONS

PROJECT NUMBER:  
250097  
DATE:  
3/20/2026

PHONE: 417-800-2500  
1221 OAK ST.  
CAPRICE, MO 64636



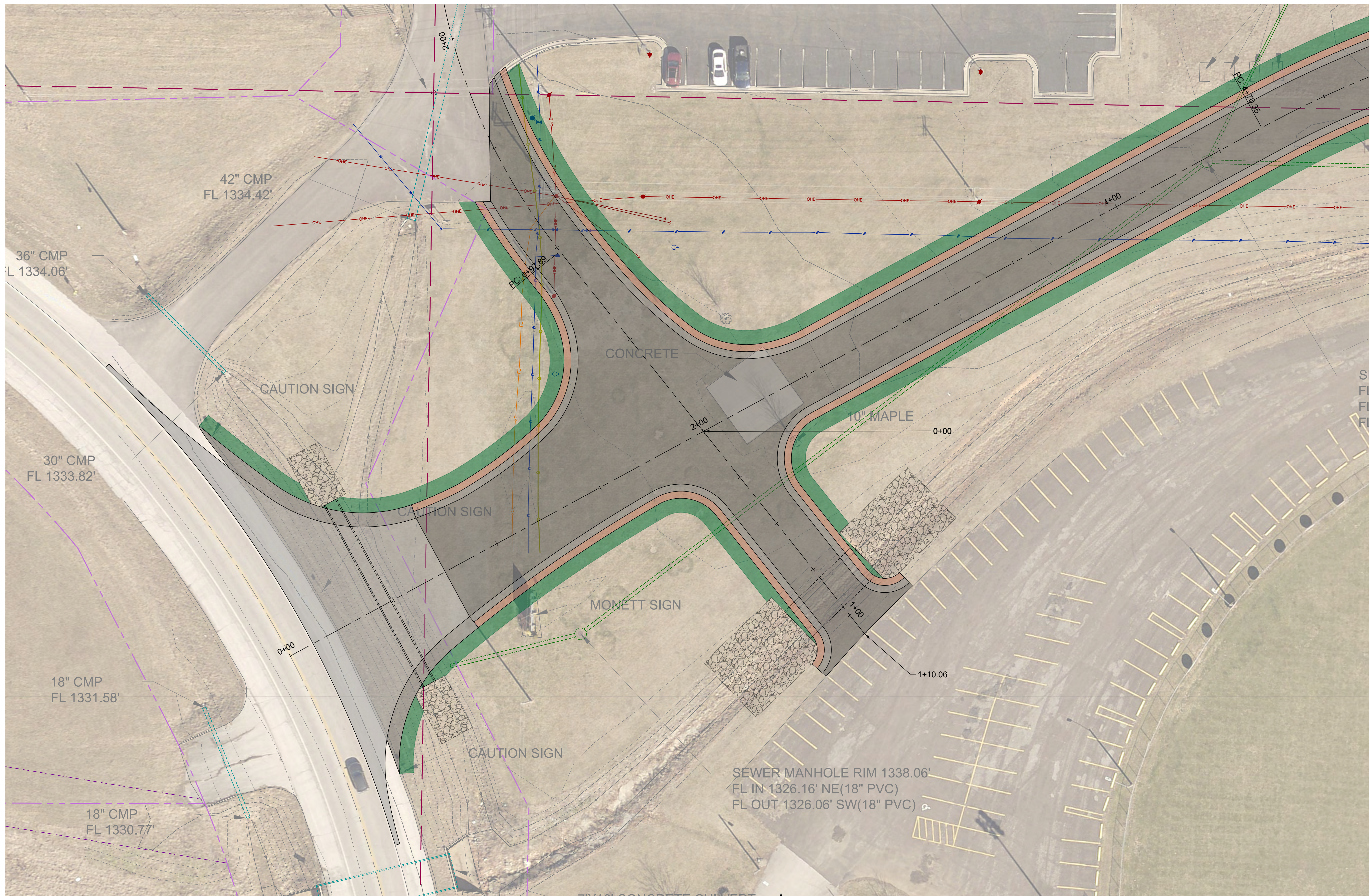
PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	REVISIONS	DESCRIPTION	BY	DATE

**RTE. 37 TO RTE. H CONNECTION**  
**THE CITY OF MONETT**  
**MONETT, MISSOURI**

**2** **SITE PLAN**  
PROJECT NUMBER:  
250097  
DATE:  
3/20/2026

PHONE: 417-800-2500  
1221 OAK ST.  
CAPTRAGE, MO 64636



PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	REVISIONS	BY	DATE
	DESCRIPTION		

**RTE. 37 TO RTE. H CONNECTION**  
**THE CITY OF MONETT**  
**MONETT, MISSOURI**

3

**INTERSECTION OF  
HWY 37**

PROJECT NUMBER: 250097  
DATE: 3/20/2026

**ZANEVAN  
ENGINEERING**

PHONE: 417-800-2500  
1221 OAK ST.  
CAPRICE, MO 64636



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

NO.	DESCRIPTION	BY	DATE

**RTE. 37 TO RTE. H CONNECTION**  
**THE CITY OF MONETT**  
**MONETT, MISSOURI**

**4** INTERSECTION OF  
HWY H  
PROJECT NUMBER:  
250097  
DATE:  
3/20/2026







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

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217 Fifth Street • Monett, Missouri 65708  
(417) 235-3763

## Staff Report

**To:** City Council  
**From:** Community Development Department, Planning and Zoning Commission  
**Date:** 4/28/2026, Updated 5/26/2026  
**Re:** Petition to Rezone 617/619 Main St. from Zone “D” Industrial to “C” Commercial

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### GENERAL INFORMATION

Petitioner Jason Kurima of Kurima Real Estate Investment LLC is petitioning the Planning and Zoning Commission, seeking to rezone his property that encompasses 617 & 619 Main St. from zone “D” Industrial to zone “C” Commercial.

This petition is materially similar to the previous petition to rezone the property from zone “D” to zone “B” multi-family, but legally different. Mr. Kurima withdrew his petition to rezone the property to zone “B” on April 27th, and has since filed a new petition to rezone it to zone “C”. Mr. Kurima is eligible to re-petition the Planning and Zoning Commission with a new re-zone request, among other reasons.

At the time of this writing, the Community Development Department has not received any notice of Mr. Kurima’s updated plans regarding any Commercial uses for this property.

Considering there is no shared plans for the property at this time, I will merely compare the general zoning regulatory changes from “D” to “C”. All “C” commercial uses are permitted in “D”, but a large number of “D” uses are not permitted in “C”. However, all residential uses are allowed in “C”, but no residential uses are allowed in “D”. *If only the Use cases are considered*, there is no material change between the last rezoning and this rezoning. However, if non-Use cases for the land are considered, other factors do change this situation.

The parcel would be connected to adjacent zone “C” land located at 615 Main St. and rezoned by petition in late 2025.

Although not voted in for approval at this time, the current draft version of the future land use map for the City as part of the Comprehensive Plan does have this particular lot as being commercial in the future.

It is important to note that changing his zone from “D” to “C” is not considered an “upzoning” of the property to a higher level of development (in line with Community Development best practices). That being said, any development of undeveloped land is generally a better use than no use of said land.



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## GENERAL INFORMATION, CONT.

A timeline recap of the interactions regarding this petition is as follows:

- Late 2025: 615 Main St. was rezoned from Zone “D” to Zone “C”
- February 2026: a Petition was made to rezone 617/619 Main St. from Zone “D” to Zone “B”
- March 2026: 617/619 Main St. was recommended to City Council by P&Z
- April 9<sup>th</sup>, 2026: 617/619 Main St. was sent back to P&Z by City Council for more information
- April 16<sup>th</sup>, 2026: Following additional discussions, 617/619 Main St. was not recommended to City Council by P&Z
- April 27<sup>th</sup>, 2026: Original petition was rescinded, and a second petition to rezone 617/619 Main St. from Zone “D” to Zone “C” was initiated
- May 18<sup>th</sup>, 2026: Planning and Zoning Commission met, discussed, and voted to recommend the petition to City Council.

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## PROPOSAL

Petitioner Jason Kurima, owner of Kurima Real Estate Investments, LLC, has provided a Petition for Amendment of Zoning Ordinance for his property located at 617 & 619 Main Street, here in Monett. He is seeking for this property to be rezoned from Zone “D” Industrial to Zone “C” Commercial.

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## RECOMMENDATION

On May 18<sup>th</sup>, 2026, in a publicly announced and held meeting of the Planning and Zoning Commission, said Commission voted to recommend this rezoning petition to the City Council. The Commission recommends that this parcel be rezoned from Zone “D” to Zone “C”. Notably, as opposed to the previous recommendation made by the Commission, this recommendation does not come with any riders or addenda.

The Community Development Department would like to reiterate that all previously discussed challenges with the property regarding the buildable area, bringing the existing building up to code, and existing easements still exist, and would still need to be properly addressed during any potential building project.

However, given that the petition to rezone this property will match the recently provided draft version of the Future Land Use Map of the City’s yet-to-be-adopted Comprehensive Plan, as well as the nature of 617/619 Main St. adjoining another Commercially-zoned land, in keeping with precedent, the Community Development Department recommended this petition to the Planning and Zoning Commission.



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## ATTACHMENTS

Please see the following attachments:

1. Petition for Amendment of Zoning Ordinance
  2. Retraction of Previous P&Z Petition
  3. Previous staff report on Rezoning 617/619 Main St.
  4. GIS Maps concerning the property location and utilities information
-



# MONETT

PRIDE AND PROGRESS

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Ken Gaspar, Commissioner • Darren Indovina, Commissioner  
Mickey Ary, City Administrator

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## 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 Kurina Real Estate Investments 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: 617 + 619 main st.

That according to the provisions of the zoning ordinances of the City of Monett, said real estate is currently zoned as district ~~SAL~~ Industrial

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

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 22 day of April, 2026.

Signature of Petitioner: 



# MONETT

PRIDE AND PROGRESS

## Application & Procedures for Rezoning

Owner Name: Kurima Real Estate Investments LLC

Owner Mailing Address: 60213th St Monett, mo 65708

Owner Phone Number: 417-489-3790 Email: Jason Kurima@gmail.com

Applicant Name (if different): Jason Kurima

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](mailto: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: [Signature] Date: 4/22/26

Signature of Applicant: [Signature] Date: 4/22/26



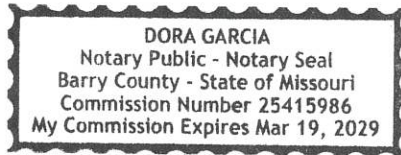
# Acknowledgement

State of Missouri )  
County of Barry ) ss.

On this 22<sup>nd</sup> day of April, 2020, before me, a notary public,  
personally appeared Jason A. Kurima

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.



Dora Garcia

Notary Public

My commission expires: March 19, 2029

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**Re: Regarding your Petition to Rezone 617/619 to Zone "C"; Please formally rescind previous petition**

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From Jason Kurima <jasonkurima@gmail.com>

Date Sun 4/26/2026 7:15 AM

To Andrew Miller <amiller@monettmo.gov>

Cc Doug Potts <dpotts@monettmo.gov>

**Caution:** This message originated outside the organization. Please pay close attention to Cybersecurity threats.

Yes that's correct we are no longer trying for B and only trying to work on C

On Wed, Apr 22, 2026 at 4:39 PM Andrew Miller <[amiller@monettmo.gov](mailto:amiller@monettmo.gov)> wrote:

Jason,

Thank you for coming in to create a new Petition for Rezoning of 617/619 Main St. As I mentioned to you in person, the next meeting is planned to take place on Thursday, May 21st, 2026 at 6:00pm at the City Annex located at 100 S. Maple Street. This is a meeting open to the public and you are more than welcome to attend if you choose to do so.

A reminder, I will reach out sometime on or before May 8<sup>th</sup> with the cost for the Public Notice requirement with the newspaper. As before, this is a pass-through cost and there are no other costs from the City or Commission to have your petition heard.

However, it has come to our attention that, formally, you must rescind your previous petition to rezone to "B" before you can seek a petition to rezone it to "C".

Action Item: Please send us something in writing (email is fine) that states you are no longer seeking to rezone the property to "B" and instead, that only your most recent petition from April 22<sup>nd</sup>, to Zone "C", is what you are seeking. You can use your own words to articulate this request - there is no formal petition for this.

Thank you,  
Andrew



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

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## Staff Report

**To:** Planning and Zoning Commission  
**From:** Community Development Department  
**Date:** 2/23/2026  
**Re:** Rezoning of 617 & 619 Main St.

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### GENERAL INFORMATION

Petitioner Jason Kurima, owner of Kurima Real Estate Investments, LLC, has provided a Petition for Amendment of Zoning Ordinance for his property located at 617 & 619 Main Street, here in Monett. He is seeking for this property to be rezoned from Zone “D” Industrial to Zone “B” Multifamily.

Currently on this property sits a small, approximately 1,000 sq ft pole barn. Mr. Kurima previously had plans to place a second small pole barn immediately behind (south of) this structure, but ran into problems with this original plan.

Mr. Kurima now has plans to split the property parcel into two separate lots in order to retrofit the pole barn into a residential unit and then build a second residential unit on the western portion of the property.

To be clear, our Building Inspector, Mike Eseman, has told the petitioner that retrofitting the pole barn to an extent that it is habitable and up to code – as legally required – would be challenging. Although we cannot recommend it directly, we believe this structure will likely be torn down and replaced with a new up-to-code structure.

And with regards to building a new residential structure on the west side of the property, the petitioner would need to place the building far enough back from the road as to not build over the sewer line that exists on the property. This property would face obstacles with building driveways across the sewer line or accessible walkways over it. However, it should be mentioned that from the available GIS data, that the sewer line is approximately 10-15 feet below the surface. Any easements are currently unknown, nor are any outstanding indemnification agreements.

The adjoining property to the east, 615 Main St., was recently rezoned from Zone “D” Industrial to Zone “C” Commercial, towards the end of 2025.

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## PROPOSAL

Petitioner Jason Kurima, owner of Kurima Real Estate Investments, LLC, has provided a Petition for Amendment of Zoning Ordinance for his property located at 617 & 619 Main Street, here in Monett. He is seeking for this property to be rezoned from Zone “D” Industrial to Zone “B” Multifamily.

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## RECOMMENDATION

Considering that any access to the Southern 2/3rds of the property can only be gained by crossing two municipal prescriptive utility easements (one sanitary sewer and one water line), the Community Development Director advises this rezoning application be recommended only upon inclusion of a mutually acceptable access plan for the lot/s, possibly including an Easement Encroachment & Indemnification Agreement as well. Furthermore, many of the properties in this area were zoned industrial due to their proximity to the Monett sewer plant for odor and safety considerations, and rezoning to a residential use would create precedence and contiguity for future residential rezoning applications.

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## ATTACHMENTS

Please see the following attachments:

1. GIS Map of the Location and Zoning
  2. GIS Map of Utilities and Flood Zone Information
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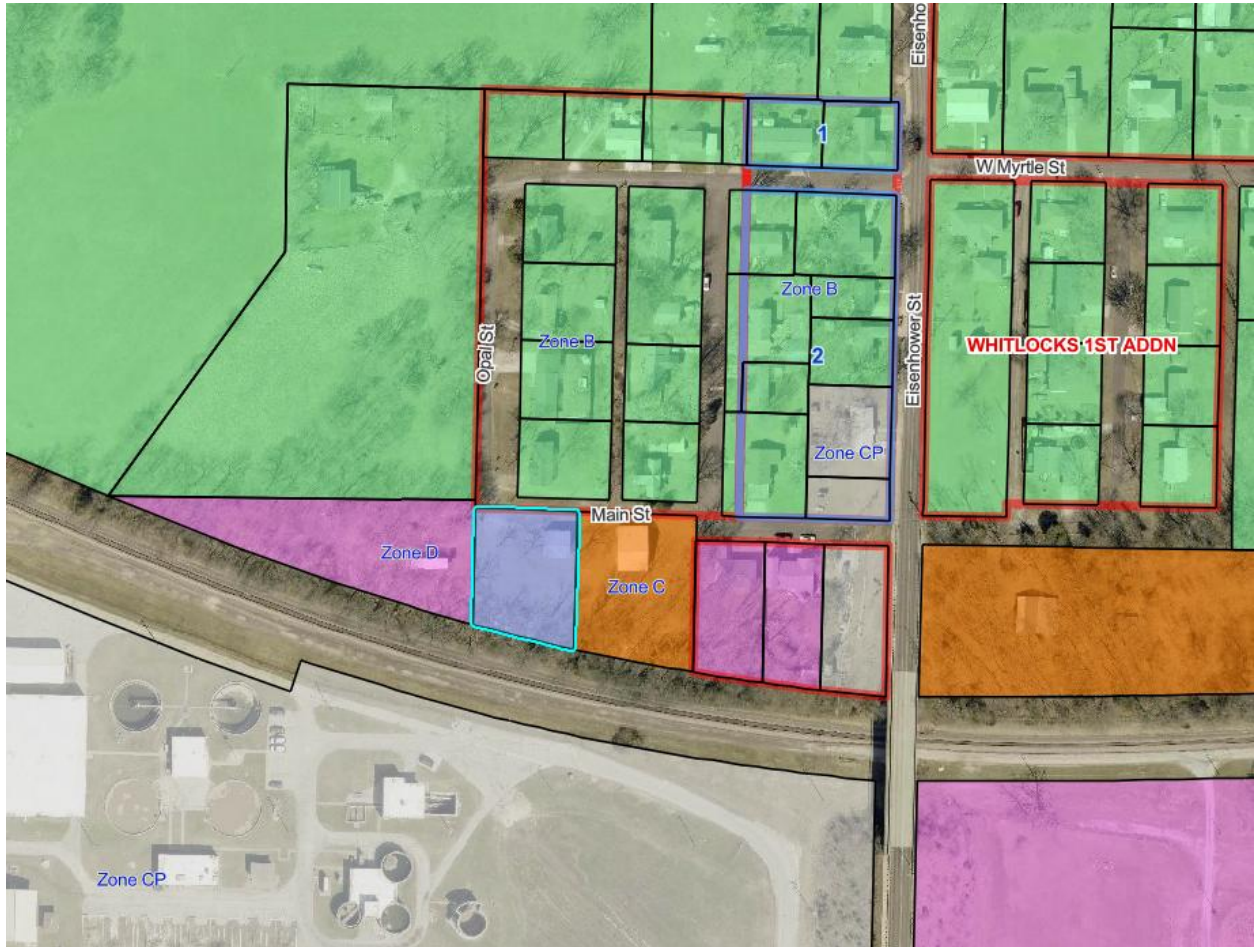


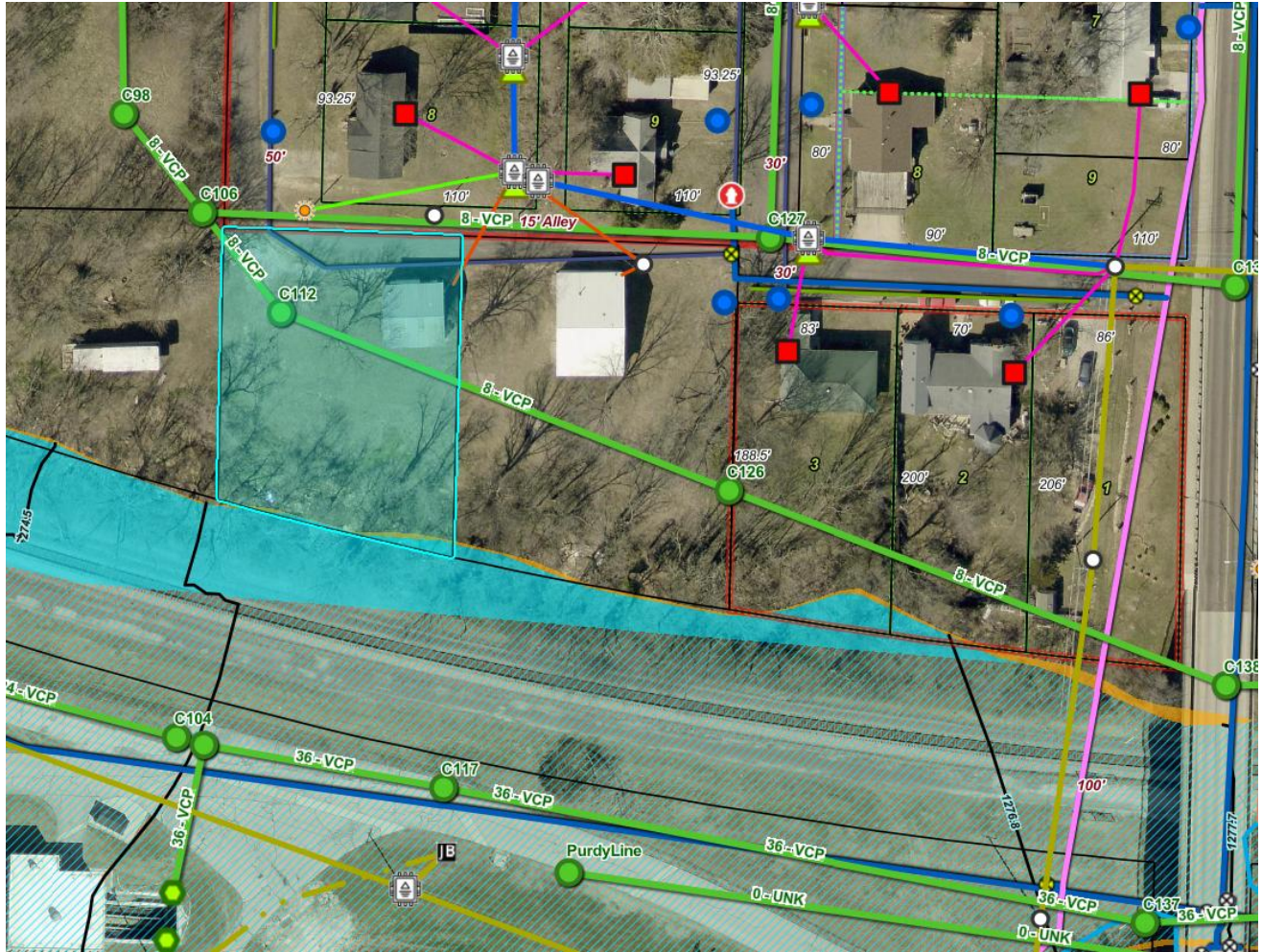
# MONETT

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## Staff Report

**To:** City Council  
**From:** Community Development Department  
**Date:** 5/26/2026  
**Re:** Discussion of Removal of Specific Section of Land Use Code – Section 405.060

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### GENERAL INFORMATION

As part of the Community Development Department’s continued work towards modernizing the Land Use areas of the City Code, the department has come across a section of the code that has not been properly addressed or implemented due to errors within the Code.

For quite some time, the City has generally been using the term “variance” to describe a one-off decision to permit a specific plot of land to not need to follow a specific rule – typically due to some outlying circumstance. This process has been implemented by the Board of Adjustment.

As an aside, Boards of Adjustment are utilized throughout the State of Missouri and are empowered as a quasi-judicial body through Missouri State Statute 89.080-89.110 to make these decisions.

However, within the City of Monett’s code, this “variance” power is, rather, attributed to the powers of the Planning and Zoning Commission as states in Section 405.060 in addition to the powers granted to the Board of Adjustment. Upon discovery of this, the Community Development Department sought legal counsel regarding 405.060. City attorney representative Holly Dodge stated that the section should be removed from the Code in keeping with the spirit of the law.

Important to note: procedurally, the Planning and Zoning Commission will vote to make a recommendation on removing this power. We intend for this to be on the June 18<sup>th</sup> Planning and Zoning Commission meeting.

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### ATTACHMENTS

Please see the following attachments:

1. Monett City Code Section 405.060 Variances

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There are no proposals or recommendations as part of this staff report.

**Section 405.060. Variances. [R.O. 2012 §405.060; CC 1979 §28-6; Ord. No. A-3976 §13, 8-15-1978]**

- A. The Commission, with the approval of the City Council, may authorize a variance from the regulations of this Chapter when, in its opinion, undue hardship may result from strict compliance. In granting any variance, the Commission and Council shall prescribe only conditions that they deem necessary to or desirable for the public interest. In making its findings, the Commission and Council shall take into account the nature of the proposed use of land and the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Council finds:
1. There are special circumstances or conditions affecting the property such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of his/her land; or
  2. The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner; and
  3. The granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which the property is situated.
- B. Application for any such variance shall be submitted in writing by the subdivider at the time when the preliminary plat is filed for the consideration of the Commission. The application shall state fully the grounds for the application and all the facts relied upon by the petitioner. Such application shall be presented to the Council when the final plat is submitted.



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:** May 28, 2026

**Re:** Legislative update for the 2026 State House Session.

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### GENERAL INFORMATION

There were over 3000 bills presented to the House and Senate in the 2026 Session. Missouri Municipal League reports that around 100 passed. There are other significant legislature which did not pass. There are two key sources for the City of Monett concerning legislative updates. One is *Missouri Municipal League* (MML) and the other is *Missouri Public Utility Alliance* (MPUA). The City of Monett has membership with each organization. The organizations have staff dedicated to the monitoring of legislature which impacts municipalities.

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### PROPOSAL

N/A

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### RECOMMENDATION

Continue the monitoring of the legislature which has passed and the items going before the voters in August 2026.

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### ATTACHMENTS

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#### **Missouri Income Tax**

Missouri House Joint Resolutions (HJR) 173 and 174 are a legislative package that proposes phasing out the state's individual income tax and replacing it with expanded sales and use taxes. Because this requires constitutional changes, the legislature placed the measure directly onto the statewide ballot.

#### **What the Resolutions Propose**

- **Income Tax Phase-Out:** The plan creates a mechanism to gradually reduce and ultimately eliminate the state's individual income tax. Reductions are tied to state revenue growth; if



net general revenue collections in a fiscal year exceed those from the fiscal year ending June 30, 2025 (adjusted for inflation), the income tax rate drops proportionately.

- **Sales Tax Expansion:** To make up for the lost revenue, the amendment authorizes lawmakers to expand state and local sales and use taxes to transactions involving goods and services that are currently not taxed.

### **Current Status and Next Steps**

The joint resolutions were truly agreed upon and passed by the Missouri General Assembly. Because it is a constitutional amendment, the decision now falls to the voters. The measure will appear on the ballot as the "Missouri Income Tax Elimination and Sales Tax Changes Amendment".

### **The Debate**

- **Support:** Proponents, including Gov. Mike Kehoe, argue that phasing out the income tax will make Missouri highly competitive economically, attract workforce talent, and put control of modernizing the tax code directly into the hands of voters.
- **Opposition:** Critics, including the Missouri Budget Project, argue that shifting from an income tax to a consumption/sales tax disproportionately harms low- and fixed-income residents who spend a larger share of their earnings on necessities. Opponents also express concern over the lack of constitutional safeguards preventing tax increases on essential services.

**The Missouri Income Tax Elimination and Sales Tax Changes Amendment is on the ballot in Missouri as a legislatively referred constitutional amendment on August 4, 2026**

### **Revitalization of Downtowns**

Missouri House Bill 3231, also known as the "Missouri Innovation, Public Safety, and Accountability Act," is state legislation designed to revitalize downtowns and central business districts. Passed by the legislature in May 2026, the bill authorizes cities to establish "innovation zones" and provides significant tax incentives for development.

### **Key Components & Incentives**

- **Office-to-Residential Conversions:** Starting in January 2027, the bill offers up to \$50 million annually in tax credits for developers converting older buildings into residential spaces. Developers can claim up to 25% of conversion costs in larger cities (or up to 30% in smaller municipalities) for buildings over 25 years old.
- **Innovation Districts:** Cities can designate a single, state-approved innovation district—such as a town square or Main Street corridor—to qualify for fast-tracked permitting, building code flexibility, and permit fee waivers.
- **Rural Development:** A portion of net-new property tax revenues generated by innovation districts in wealthy municipalities is diverted into a Rural Missouri Development Fund to support regional economic activities.
- **Business Incentives:** The bill creates angel investment incentives offering tax credits (up to 40%–60% of the invested amount) for backing early-stage Missouri businesses.



### **ADA Websites for Municipalities**

Federal deadline moved to April 2028 for population range of Monett. Some of the work has been done. A compliance strategy is needed for extension of deadline.

### **Did not pass**

Broadband/cable reimbursement in right of ways for municipalities.

### **Amendments for the August 4, 2026 Election**

A brief summary of each ballot measure is below:

- **Amendment 1** - if approved by the voters, continues for 10 years the one-tenth of one percent sales/use tax that is used for soil and water conservation and for state parks and historic sites.
- **Amendment 2** - if approved by voters, requires that all charter counties, including Jackson County, elect a county assessor and that such assessors comply with training requirements established by state law.
- **Amendment 4** - if approved by voters, modifies current requirements that a simple statewide majority of voters may approve initiative petitions to amend the constitution, requires a majority of voters in each congressional district to approve initiative petitions to amend the constitution, and makes available to each voter the full text of initiative petitions with their ballot.
- **Amendment 5** - if approved by voters, requires the phase out and elimination of the individual income tax based on revenue growth, requires the reduction of property taxes and other local taxes to offset any local sales tax revenue increases, while preserving local funding for public schools.



## Legislation of Municipal Interest That was Passed in the 2nd Session of the 103rd General Assembly

- HB 1871 – Candidate Filing Date. Revises the municipal candidate filing deadline when the final day for filing falls on a state or federal holiday, extending the deadline to 5:00 p.m. on the next business day. (MML Supported)
- SB 916 – Sovereign Immunity. Revises sovereign immunity by defining “purchase” for political subdivisions as the direct acquisition of insurance coverage by the governing body. When named as a secondary insured party, it does not waive a city’s sovereign immunity. (MML Supported)
- SB 973 - Land bank provisions (MML Supported)
- HB 2641- Cannabis, Cannabis, restricts the sale of cannabidiol (CBD), hemp, cannabinoids, hemp-derived cannabinoid products, or related paraphernalia. (MML Supported)
- HB1940 – Public Notices. Broadens eligibility for local newspapers authorized to publish public notice (MML Supported)
- HJR 173 & 174 – State Income Tax. Proposal to replace the state income tax with a higher and expanded base state sales tax (MML Opposed due to uncertainty of future effect on local sales tax)
- HB3080 Historic Tax Credits. Reauthorizes historic tax credits invalidated by the courts in 2025 on technical grounds. (MML Supported)
- HB 3231 - Reauthorizes the provisions of the Missouri Downtown Economic Stimulus Act (MODESA), which had previously sunset and no longer permitted new projects under existing law. Creates a statewide Missouri Innovation Zone and directs some revenue into a Rural Missouri Development Fund. (MML Supported)
- SB 907 - Enacts the "Act Against Abusive Website or Web Content Access Litigation". Authorizes the Attorney General on behalf of Missouri residents, the state of Missouri and its political subdivisions (municipalities) to bring civil actions to determine whether alleged website or web content access claims constitute abusive litigation. (MML Supported)
  - HB 1867 – Transient Guest Tax. Authorizes third-class cities with a city manager form of government to impose a transient guest tax upon voter approval. The bill also authorizes Joplin to increase its tourism tax, expands the permitted use of Branson’s tax revenues, and authorizes the establishment of entertainment districts in Chesterfield and Osage Beach. (MML Supported)
- HB 2474 – Progressive Design-Build. Authorizes municipalities to procure design and construction services through a single team that collaborates on project design and budgeting until a final price is established. (MML Supported)

- HB 2818 - Annexation, for any cities and village in St. Charles County, the bill provides that the term "contiguous and compact" includes an unincorporated area proposed for annexation when at least 18% of its perimeter is contiguous with the annexing municipality. For any cities and villages in Jefferson County, the bill provides that the term "contiguous and compact" includes an unincorporated area proposed for annexation when at least 25% of its perimeter is contiguous with the annexing municipality. The bill also prohibits a city or village in Jefferson County from annexing an unincorporated area that is contiguous to another unincorporated area annexed by the same municipality within the previous 24 months. (MML Opposed)



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

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## Staff Report

**To:** Mayor & Commissioner

**From:** City Administrator

**Date:** May 28, 2026

**Re:** City Core Values based on the City Vision & Mission Statements

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### GENERAL INFORMATION

The Arndt Municipal Support Inc. group was selected by the City of Monett to conduct a workshop to secure a strategic plan for the city. The work session and plan were completed in 2023 which resulted in a vision and mission statement for the City of Monett. In addition, there were goals and objectives created from the workshop.

The vision statement is as follows – *To be a safe, progressive, vibrant, and thriving destination community for all generations and backgrounds. A place to put down roots.*

The mission statement is as follows – *Professionally provide superior city services and economic development, while enhancing quality of life.*

The Monett High School GO CAPS business strand was enlisted to create core values from the vision and mission statements of the city. The GO CAPS team drafted two sets of core values for the city to review. They have translated both into Spanish. The core value sets were reviewed by Department Heads and taken to city staff. The final version has been combined to create a set of core values for the City of Monett.

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### PROPOSAL

By resolution adopt the core values created by using the city vision and mission statements.

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### RECOMMENDATION

Approval of the resolution establishing core values for the City of Monett

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### ATTACHMENTS

- Core Values



## Core Values for the City of Monett

- **Integrity** – The City acts with honesty, transparency, and accountability, and maintains the highest standards in public service.
- **Professionalism** – The City delivers dependable, high-quality services with excellence.
- **Community Partnership** – The City works together with respect to strengthen Monett and the Region.
- **Safety** – The City protects people, property, and public resources.
- **Progress** – The City promotes growth and improvements for the future of the City and the Region.