

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 May 14, 2026 City Council Meeting
 - ii. Approval of Minutes from the May 28, 2026 City Council Work Session

VI. Proclamations

- A. Reading of Proclamation: Recognizing the 50th Anniversary of Jack Henry

VII. Monett Matters

- A. Certificate of Appreciation Presented to Monett Cares

VIII. Old Business

- A. Second Reading and Consideration for Approval of Bill No. 9157: An Ordinance Creating a New Overlay District by Adding Section 400.065, USE, Height and Area Regulations of the Monett Core Conservation District (MCCD), in Article III of Chapter 400-"B" Second Residential (Multiple Dwelling) District Zoning Regulations of the Code of the City of Monett, Missouri
- B. Second Reading and Consideration for Approval of Bill No. 9158: An Ordinance for Approval of the Replat for the Dar-A-Con Minor Subdivision
- C. Second Reading and Consideration for Approval of Bill No. 9159: An Ordinance of the City of Monett, Missouri Accepting the Donation of Approximately Three (3) Acres of Real Property Located in the North Portion of the City for the Construction and Operation of Fire Station #3; Authorizing the Mayor and City Administrator to Execute a Land Donation Agreement; and Setting an Effective Date

IX. New Business

- A. First and Second Reading for Approval of Bill No. 9165: An Ordinance Approving the Rezoning of 617 and 619 Main Street
- B. First Reading and Consideration for Approval of Bill No. 9166: An Ordinance of the City of Monett, Missouri Repealing Ordinance No. 9039
- C. Reading and Consideration for Approval of Resolution No. 9167: A Resolution Authorizing the City

Council of Monett, Missouri to Adopt the Core Values Based on the City Vision and Mission Statements

- D. Reading and Consideration for Approval of Resolution No. 9168: A Resolution Authorizing the City Council of Monett, Missouri to Amend the Airport Commission Charter for the Monett Regional Airport

X. Informational Items

- A. City Administration Report
- B. Monthly Financial Report
- C. Monthly Departmental Reports
- D. Next City Council Work Session: June 25, 2026 at 9:30 a.m. at Monett City Annex
- E. Next Regular City Council Meeting: July 9, 2026, at 6:00 p.m. at Monett City Annex

XI. Council Comments

XII. 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.

XIII. Adjournment

**MINUTES OF THE MEETING OF THE MONETT CITY COUNCIL
MAY 14, 2026**

I. Call to Order

The meeting was called to order by the Mayor.

II. Pledge of Allegiance

The Pledge of Allegiance was recited.

III. Approval of the Agenda

Motion by Commissioner Gaspar, seconded by Commissioner Indovina, to approve the agenda. Motion carried unanimously.

IV. Public Comments

Public Comments are Limited to 3 Minutes per Person

- Murray inquired about the status of the dog pound.
- Murray reported that residents had raised concerns about 9th Street, specifically regarding raised asphalt, and inquired whether Dave Dunn would address and level the affected area.

V. Regular Business

A. Consent Agenda

Commissioner Gaspar made a motion to approved, seconded by Commissioner Indovina, and the motion passed unanimously.

VI. Recognition

A. Acknowledgment of the Electric Department by MPUA

An award was presented to the Electric Department. Daryl Fenski accepted the award on behalf of the department.

Mayor Burke offered remarks recognizing the department's accomplishments and service.

Brandon, representing MPUA, explained that the award is based on performance measures such as outage response, reliability, and service standards. He noted that approximately 239 utilities nationwide received the designation and described Monett's Electric Department as among the best in the country.

Mr. Fenski thanked the department staff and management, stating that the department's success is the result of a strong team effort.

VII. Proclamations

A. Reading of Proclamation: Recognizing Public Works Week (May 17–23, 2026)

The proclamation was presented, and Dave Dunn accepted on behalf of the Public Works Department.

Public Works Week was recognized as May 17–23, 2026, marking the 66th year of National Public Works Week.

B. Reading of Proclamation: Recognizing the Monett Lions Club 80th Anniversary

The proclamation was presented. Theresa Kee and Steve Wise accepted on behalf of the Monett Lions Club.

The club's 80th anniversary was recognized.

C. Reading of Proclamation: Daughters of the American Revolution – Flag Day & America 250 Commemoration

The proclamation was presented. Maela accepted on behalf of the Daughters of the American Revolution.

The proclamation recognized Flag Day and the upcoming 250th anniversary of the United States.

D. Reading of Proclamation: Recognizing the 50th Year Anniversary of Schreiber Foods

The proclamation was presented. No representatives from Schreiber Foods were present to accept.

The company's 50th anniversary was recognized.

VIII. Old Business

A. Second Reading and Consideration for Approval of Ordinance No. 9149: An Ordinance of the City of Monett, Missouri Establishing a Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Officials of Said City

Commissioner Gaspar made a motion to approve a second reading of Bill No. 9149 (title only). The motion was seconded by Commissioner Indovina. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

Staff explained that when filing the Personal Financial Disclosure, officials would only be required to complete the short form rather than the long form.

No additional comments were received.

Commissioner Gaspar made a motion to approve Bill No. 9149 (second reading and final passage). The motion was seconded by Commissioner Indovina. Roll call vote: Mayor Burke – aye, Commissioner Gaspar – aye, Commissioner Indovina – aye. Motion passed.

B. Second Reading and Consideration for Approval of Ordinance No. 9150: An Ordinance of the City of Monett, Missouri Amending Chapter 112, Open Meetings and Records Policy for the Purpose of Updating the Code to Reflect Changes in the Sunshine Law

Commissioner Gaspar made a motion to approve a second reading of Bill No. 9150 (title only). The motion was seconded by Commissioner Indovina. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

City Attorney Holly provided several amendments and corrections, including section renumbering, removal of repetitive language, revisions regarding closed records, and updates to public notice board locations at City Hall and the City Annex.

Staff explained that Missouri Sunshine Law provisions had changed and the ordinance was intended to update the City's code to reflect those changes.

Discussion included changes involving juvenile records, records requests, research costs, copy fees, and abandonment timelines for requests.

Public Comment:

- Mike Randall requested that the second reading be postponed until the next regular meeting due to the number of verbal amendments presented during the meeting. He noted that the state changes became effective August 28, 2025, and stated there was no urgency requiring immediate adoption.

Commissioner Gaspar made a motion to approve Bill No. 9150 with amendments, seconded by Commissioner Indovina. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

IX. New Business

A. First and Second Reading and Consideration for Approval of Bill No. 9156: An Ordinance of the City of Monett, Missouri Accepting the Bid and Authorizing the Execution of a Contract with Thomason Enterprises, Inc. for the Construction of the City of Monett North Substation Project

Staff presented the ordinance for first and second reading.

Skip provided an overview of the North Substation Project, noting that five or six bids were received, and Thomason Enterprises submitted the lowest bid. Staff recommended award of the contract and noted the City has successfully worked with the company previously.

Motion by Commissioner Gaspar, seconded by Commissioner Indovina, for first reading. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

Commissioner Gaspar made a motion to approve a second reading of Bill No. 9156 (title only). The motion was seconded by Commissioner Indovina. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

Public Comment:

- Murray questioned project costs. Staff provided the project totals.

Motion by Commissioner Gaspar, seconded by Commissioner Indovina, to approve Bill No. 9156. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

B. First Reading and Consideration for Approval of Bill No. 9157: An Ordinance Creating a New Overlay District by Adding Section 400.065, USE, Height and Area Regulations of the Monett Core Conservation District (MCCD), in Article III of Chapter 400-"B" Second Residential (Multiple Dwelling) District Zoning Regulations of the Code of the City of Monett, Missouri

Commissioner Gaspar made a motion to approve the first reading of Bill No. 9157, seconded by Commissioner Indovina. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

Doug Potts provided an overview of the proposed overlay district, noting the project had been under development for approximately six months. The ordinance would establish tiers within the B zoning district and focus on preserving historic single-family homes and older neighborhoods while providing additional flexibility for property owners.

Commissioner Indovina expressed support for the proposal.

No further action was taken.

C. First Reading and Consideration for Approval of Bill No. 9158: An Ordinance for Approval of the Re-plat for the Dar-A-Con Minor Subdivision

Commissioner Gaspar made a motion for the first reading of Bill No. 9158, seconded by Commissioner Burke. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

Doug Potts provided a brief overview of the re-plat request.

No further action was taken.

D. First Reading and Consideration for Approval of Bill No. 9159: An Ordinance of the City of Monett, Missouri Accepting the Donation of Approximately Three (3) Acres of Real Property Located in the North Portion of the City for the

Construction and Operation of Fire Station #3; Authorizing the Mayor and City Administrator to Execute a Land Donation Agreement; and Setting an Effective Date

Motion by Commissioner Gaspar, seconded by Commissioner Indovina, for first reading. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

City Administrator Ary provided an update, explaining the need for additional emergency coverage on the north side of town. The proposed donation consists of approximately three acres near Highway 37 and Lawrence 1075. Final acreage will be determined following additional design work.

No further action was taken.

E. Reading and Consideration for Approval of Resolution No. 9160: A Resolution Authorizing the City Council of Monett, Missouri to Conduct Limited Repairs on the City Hall Auditorium

Mickey provided an overview of the resolution.

The auditorium contains approximately 548 seats and requires HVAC and elevator repairs before reopening.

Commissioner Gaspar made a motion to approve Resolution No. 9160, seconded by Commissioner Indovina. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

F. Reading and Consideration for Approval of Resolution No. 9161: A Resolution Authorizing the City Council of Monett, Missouri to Engage in an Intergovernmental Partnership Agreement for the Dispatching Services for Lawrence County

Staff explained that the resolution would allow staff to continue pursuing discussions regarding dispatch services and that a formal ordinance would be presented at a later date.

Commissioner Gaspar asked questions regarding service coverage and language protection for Monett citizens. Staff indicated those matters would be addressed in the intergovernmental agreement.

Holly provided additional explanation.

Commissioner Gaspar made a motion to approve Resolution No. 9161, seconded by Commissioner Indovina. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

G. Reading and Consideration for Approval of Resolution No. 9162: A Resolution Authorizing the City Council of Monett, Missouri Engagement in an

Intergovernmental Partnership Agreement for the Formation of the Barry-Lawrence Economic Development Alliance

Staff explained that the resolution would allow the City Administrator to continue pursuing formation of the Barry-Lawrence Economic Development Alliance (B-LEDA).

A future ordinance will be presented once the organization is formally established.

Commissioner Gaspar made a motion to approve Resolution No. 9162, seconded by Commissioner Indovina. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

H. Reading and Consideration for Approval of Resolution No. 9163: A Resolution Approving Appointment of Alternates to the Board of Adjustments to Ensure RSMo §89 Quorum Requirements

Staff presented the resolution to appoint alternate members to the Board of Adjustments.

Appointments included:

- Eric Sarver
- Gerry Bounds

Discussion included the difficulty of maintaining a quorum and the need for alternates due to training requirements and attendance challenges.

Commissioner Gaspar made a motion to approve Resolution No. 9163, seconded by Commissioner Indovina. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

X. Informational Items

A. City Administrator Report

The City Administrator reported on the following:

- First Impressions Tour conducted with nine individuals from outside the community in partnership with the school district.
- Participants met with City staff and evaluated community curb appeal.
- CAMP program and mock council activities.
- Lighting has been installed at Freedom Silo and roof work has been completed.
- Downtown trash cans were relocated by the football team and will be cleaned.
- Citywide Cleanup efforts are progressing, though management transitions have caused some delays.
- Sod and portable restroom installations have been completed.
- Freedom Park Celebration scheduled for June 14 - Partnership efforts involving the VFW, MMS, Chamber, City, and American Legion.
- Ribbon cutting planned for the community garden.

- Public Works Day activities scheduled for May 22.
- Lauber training program to conclude on May 15.

B. Monthly Financial Report

Report received.

C. Monthly Departmental Reports

Reports received.

D. Next City Council Work Session: May 28, 2026 at 9:30 a.m. at Monett City Annex

E. Next Regular City Council Meeting: June 11, 2026 at 6:00 p.m. at Monett City Annex

XI. Council Comments

Commissioner Gaspar:

- Reported spending time with Dave Dunn reviewing Citywide Cleanup efforts.
- Thanked MoDOT for paving improvements on Cleveland Avenue and Highway 60 toward Waldensian Road.
- Congratulated Chief Daoud on his retirement.
- Recognized National Police Week.
- Thanked Eric Sarver for his service on the dock project.

XII. Closed Session Notice

Council convened into closed session pursuant to Section 610.021, RSMo., Subsections (1), (2), and (3), to discuss legal matters, real estate matters, and personnel matters.

Motion by Commissioner Indovina at 7:07 p.m., seconded by Mayor Burke. Roll call vote: Mayor Burke – aye, Commissioner Indovina – aye, Commissioner Gaspar – aye. Motion passed.

Those present included the City Administrator, Human Resources Director, City Attorney, City Clerk, and Community Development Director.

XIII. Adjournment

Respectfully submitted,

Kelley McMillan
City Clerk

CITY OF MONETT – WORK SESSION MINUTES

I. Call to Order

Mayor Randy Burke called the meeting to order at 9:30 a.m.

II. Pledge of Allegiance

The Pledge of Allegiance was recited.

III. Approval of the Agenda

The agenda was approved unanimously as presented.

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

Council considered Resolution No. 9164 to formally appoint the Deputy City Clerk position. Jackie Williams was appointed and sworn in following unanimous approval.

B. Discussion: Road Improvement Plan

City Engineer Kevin Sprinkle presented updates on the proposed connector road between Highway 37 and Highway H.

Key points included:

- Preliminary design remains under MoDOT review.
- Alignment adjusted to improve traffic flow, reduce steep grades near the park, and improve overall roadway geometry.
- A curve adjustment near the park area was incorporated to better match existing conditions and reduce impacts to terrain.
- Intersection refinements at Central Avenue were discussed to improve traffic movement into and out of the existing roadway network.
- Two-lane asphalt roadway with shoulders designed for vehicle and truck traffic.
- Stop-controlled side roads with continuous flow on the connector; no roundabout included in current plans.
- Traffic study supports left-turn lanes at major intersections only per MoDOT guidance.

- Highway 37 and Highway H intersection concepts reviewed, with emphasis on safety and operational efficiency.
- Right-of-way acquisition planning underway; one land donation offer received and additional acquisitions anticipated.
- Project remains in preliminary engineering phase with MoDOT review ongoing prior to final design authorization.

Additional discussion included:

- Utility coordination challenges, including sewer, power lines, and easements influencing final alignment.
- Drainage considerations, including culvert installation at the park entrance and stormwater flow improvements.
- Minor parking impacts near Field 4 due to roadway alignment, with mitigation options being evaluated.
- Identification of a potential future emergency services/fire station site near the corridor, with improved access incorporated into design concepts.
- General consensus that the corridor would improve long-term regional connectivity and support future development patterns in the northern portion of the city.
- Staff presented updates on multiple roadway projects and overall transportation planning.
- Original priority order discussed: Chapel Drive, Central Avenue, then the Connector Road (H Highway to Highway 37).
- Staff recommended revising priorities to move the Connector Road ahead of Central Avenue.
- Rationale for change included:
 - Connector Road can be built with minimal traffic disruption.
 - Construction timing aligns with other ongoing and upcoming developments.
 - Central Avenue project has unresolved issues, including stormwater concerns and funding uncertainty.
- Commissioners discussed pros and cons of the change, noting Central Avenue's long-standing importance but acknowledging its challenges.
- Concern was raised about stormwater infrastructure along Central Avenue.
- General agreement formed around advancing the Connector Road to second priority.
- Direction was given for staff to proceed with planning based on the updated project order.

C. Discussion: Storm Water Repairs Update – 9th & Cale

Staff reported that the stormwater project is approximately 66% complete, with box culvert installation ongoing. Remaining work includes completion of installation,

followed by roadway restoration and utility coordination. Weather delays and citywide cleanup operations impacted scheduling, but progress continues.

D. Discussion: Rezoning of 617/619 W. Main St.

Council discussed a rezoning request from industrial to commercial zoning. Staff recommended approval as it better aligns with surrounding land use and avoids a direct transition from industrial to residential use. Development will still be required to meet all applicable codes and regulations.

E. Discussion: Removal of Section 405.060 of City Code

Staff presented a proposed ordinance correction removing Section 405.060 of City Code, which improperly allowed the Planning and Zoning Commission to grant variances. Authority is being corrected to align with Missouri law, which assigns variance authority solely to the Board of Adjustment.

F. Discussion: Legislation Update

Staff provided updates on recent state legislative actions impacting municipalities.

Key items included:

- Municipal tax policy and economic development incentives.
- Extension of ADA compliance deadlines to 2028.
- Utility regulation, broadband, and design-build contracting updates.
- Water system reporting and inspection flexibility changes.

Law enforcement-related updates included:

- Juvenile justice reforms expanding access to records and certification processes.
- Cybercrime, cyberstalking, and digital impersonation laws.
- Drone enforcement authority for public safety and event monitoring.
- Mental health, prosecution, and assisted outpatient treatment reforms.

G. Discussion: Core Values

Council discussed final adoption of city core values developed through staff and community collaboration. The values will be formally displayed at City Hall and city facilities upon final approval.

H. Discussion: HR Ordinance Regarding Tuition and Vacation

Council discussed transitioning tuition reimbursement and vacation policies from ordinance language to administrative policy. The intent is to clarify administration,

standardize procedures, and reduce ordinance complexity while maintaining existing employee benefits.

V. City Administrator Comments

The City Administrator provided updates on community events, ongoing infrastructure coordination, and capital project planning. Discussion included prioritization of major roadway projects, including the connector road and Central Avenue, as well as broader transportation planning efforts.

VI. Council Comments

Council members discussed infrastructure priorities, project sequencing, stormwater improvements, and long-term funding and development coordination across multiple capital projects.

VII. Informational Items

A. Next Regular Council Meeting: June 11, 2026 at 6:00 p.m. at the Monett City Annex

B. Next Regular Work Session: June 25, 2026 at 9:30 a.m. at the Monett City Annex

VIII. Closed Session Notice

Council convened into closed session pursuant to Section 610.021, RSMo., Subsections (1), (2), and (3) to discuss legal matters, real estate, and personnel matters. Motion by Commissioner Indovina, second by Commissioner Gaspar at 11:11 a.m.
All in favor.

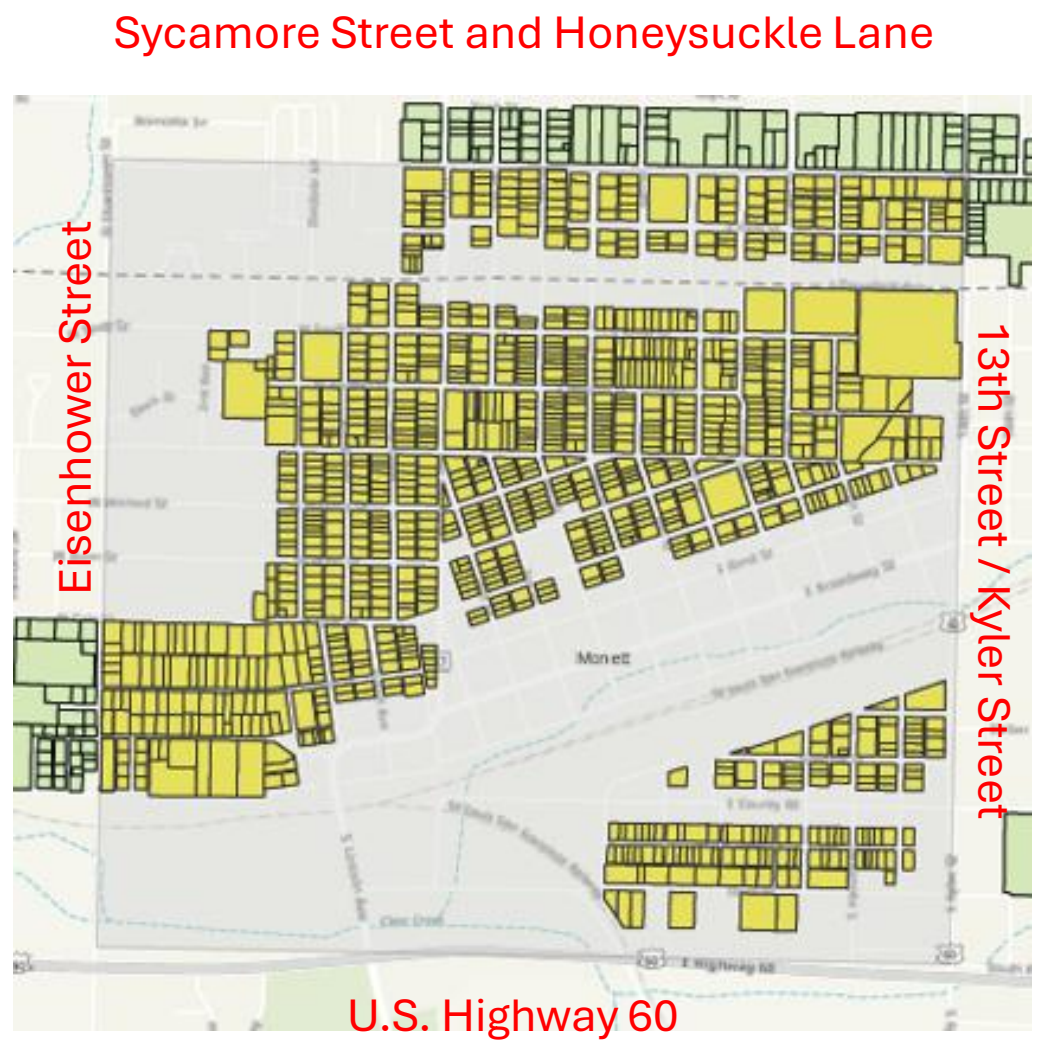
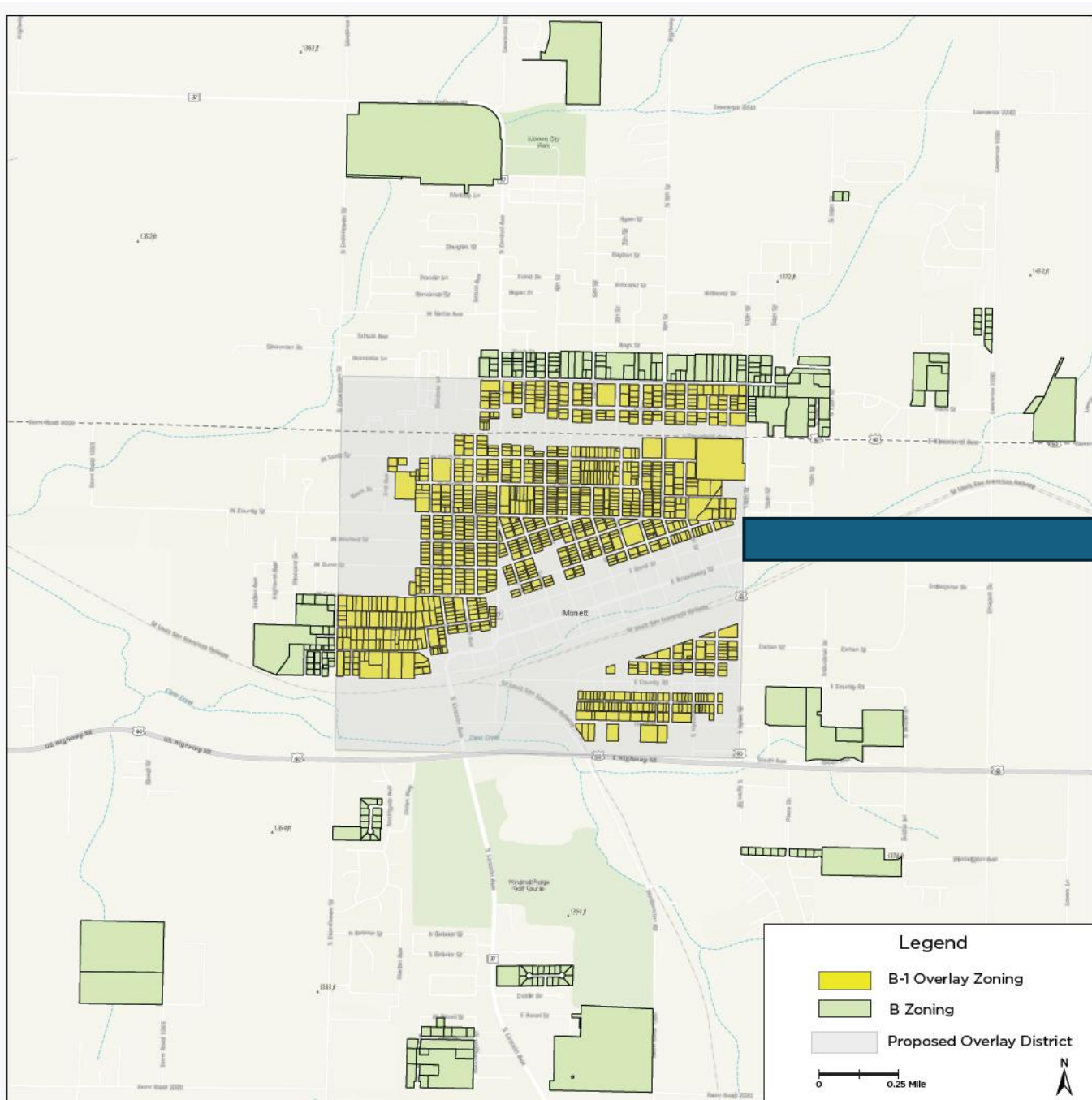
IX. Adjournment

Commissioner Indovina made a motion to reconvene into open session at 12:02 p.m., seconded by Commissioner Gaspar. Motion carried unanimously.

Council reconvened in open session at 12:03 p.m., with all members present.

Commissioner Indovina made a motion to adjourn the meeting at 12:03 p.m., seconded by Commissioner Gaspar. Motion carried unanimously.

The meeting was adjourned at 12:03 p.m.





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: Andrew Miller, Development Assistant
Date: 3/25/2026, Updated 4/20/2026
Re: Update following 3/19/2026 P&Z, Differences between Zones B1/B2/B3

GENERAL INFORMATION

The Community Development Department is presenting the final draft ordinance of a future Monett Core Conservation District Zoning Introduction (MCCD) to the City Council for discussion and eventual approval. The Planning and Zoning Commission met on April 16th, 2026 to discuss this possible addition for a third time and voted to recommend this draft version to the City Council.

I recommend reading the other two staff reports attached for initial information on the MCCD.

Found in this packet are the same two staff reports from the March 19, 2026 Planning and Zoning Commission meeting. These two reports remained unchanged. This staff report will serve to cover any outstanding informational items to be discussed or unsettled, as well as to include the key differences between Zones B1, B2, and B3.

Again, I want to emphasize that the key distinction is that inside the bounds of the MCCD, the “raising” of a Zone from B1 to B2, etc. would remain similar to a typical rezoning – a process handled by the Planning and Zoning Commission. This allows for more oversight of multifamily developments (above traditional duplexes) and would lead to structured, appropriate growth of the multifamily in our town.

It was briefly mentioned during the 3/19/2026 meeting of discussing extending the boundaries of this overlay district. This is certainly an option in the future. The initial goal of the MCCD was to produce a method for protecting the older parts of Monett and likewise implement the capping of unrestricted multifamily at the duplex level. We acknowledge that there are still concerns over the lack of protection for multifamily development outside these bounds. While we are certainly not intending to let these concerns go unhandled, the longer-term plan is to implement these zoning changes into the new City’s Comprehensive Plan being considered this year in 2026. In the meantime, we hope to pass the MCCD and roll out extensions where necessary and appropriate.

GENERAL INFORMATION, CONT.

As for the differences between Zones B1, B2, and B3, the core difference is in the number of dwelling units allowed per acre. There are also changes to maximum building height and parking, among other residual modifications (all stemming from dwelling unit per acre consequences).

With regards to dwelling units per acre (DU/A), or “density”:

- B1 single-family: minimum lot size of 5,600 sq ft
- B1 duplex: allows for a maximum of seven (7) DU/A, or ~6,222 sq ft lot size

- B2 single-family: minimum lot size of 6,000 sq ft
- B2 two-family: minimum lot size of 3,000 sq ft per dwelling unit
- B2 three(+)-family: allows for a maximum of ten (10) DU/A, or 4,356 sq ft per dwelling unit

- B3 single-family: minimum lot size of 6,000 sq ft
- B3 two-family: minimum lot size of 3,000 sq ft per dwelling unit
- B3 three(+)-family: allows for a maximum of fifteen (15) DU/A, or 2,904 sq ft per dwelling unit

With regards to building height:

- B1 allows for a maximum of 20 feet of building height
- B2 allows for a maximum of 35 feet of building height
- B3 allows for a maximum of:
 - 35 feet of building height for single-family and duplex residences
 - 45 feet of building height for three(+)-family residences

With regards to parking:

- B1 requires two (2) parking spaces per dwelling unit
- B2 requires two (2) parking spaces per dwelling unit
- B3 requires:
 - For units limited to housing for elderly: two (2) parking spaces per dwelling unit
 - For one-bedroom units: two (2) parking spaces per bedroom
 - For two-bedroom units: one and one-half (1.5) parking spaces per bedroom
 - For three or more bedroom units: one (1) parking space per bedroom

With regards to setbacks, the setbacks of B-1 zones do not change and are equivalent to the setback requirements of our current regulations. However, for B2 and B3, the setbacks increase minorly as the building height increases. And lastly, for B3 exclusively, when a B3 area abuts a single-family zoned area, there are additional deeper rear setback requirements for the B3 lot.



There are expected minor changes to minimum road frontages and the introduction of a lot coverage maximum, both of which are effectively derived from the densities above and should create no undue consequences of their own.

PROPOSAL

The Community Development Department is introducing a new multifamily zoning overlay district – called the “Monett Core Conservation District” – the goal of which is to implement three new tiered multifamily districts to an overlay area corresponding to approximately the core portions of the City of Monett, to rezone all multifamily areas within this area from “B” Multifamily to “B-1” Low Density Multifamily, and to introduce the possibility for property owners within this core area to rezone their property to “B-2” Medium and “B-3” High Density Multifamily through the traditional rezoning process.

RECOMMENDATION

The Planning and Zoning Commission recommends that the City Council approve the introduction of the “Monett Core Conservation District”, the introduction of the various Zone additions of B-1, B-2, and B-3 to our Multifamily Regulations, and the implementation of said new Zones into the areas of the “MCCD”.

The Community Development Department believes this is the first step to modernizing our multifamily zoning regulations, and will provide both increased protection of the core areas of Monett, as well as increased oversight and better management over multifamily development within Monett.

ATTACHMENTS

Please see the following attachments:

1. Most Recent Draft of the MCCD
 2. Previous Staff Report on the MCCD #1
 3. Previous Staff Report on the MCCD #2
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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: Andrew Miller, Development Assistant
Date: 2/27/2026
Re: General Information Regarding the Proposed New “B” Overlay

GENERAL INFORMATION

City Staff would like to acknowledge that the lack of proper materials provided to the Planning and Zoning Commission during the meeting on February 26th, 2026. Due to the timelines we are required to adhere to, the first draft of this proposal had come out after packets were already provided to the Commissioners. Likewise, Staff had anticipated a more barebones presentation by Scott Hanson without going into too many of the specific portions of the plan. Rather, the Community Development Department would like to present this material through the use of multiple staff reports and informational diagrams, in such a way as to complement Mr. Hanson’s information.

For the purposes of this and following staff reports, we shall refer to the proposed overlay as the “Monett Core Conversation District”, or, more simply, “the MCCD” for short. This name is not final, but shall serve as the interim name until either modified or finalized.

City Staff acknowledges that the City is concurrently going through the monumental task of updating the City’s Comprehensive Plan which may impact the goals, purpose, and strategies that the Community Development Department is using to achieve smart growth in Monett. We are in no way describing this MCCD as a final product, as it may require modification as the Comprehensive Plan becomes formally adopted. In fact, we would rather entertain the idea of modification with these discussions, possible implementation, or if the circumstances, beliefs, or goals of the Commission or City change.

The goals of adopting changes to multifamily zoning are complex and interwoven, but instituting a new overlay district is a method to modify our multifamily districting in such a way as to promote change in our City through controlled growth, without needing to completely rewrite our zoning ordinances.



GENERAL INFORMATION, CONT.

Currently, our department is rather limited in how it can police growth, assuming all other building codes and zoning regulations are followed. Developers are generally able to build what they want within the legal, regulatory, code, and financial parameters placed upon them.

However, a full redevelopment of our multifamily zoning requirements would be nearly impossible given the implications of breaking other sections of our code that are interdependent upon it. Thus, we are utilizing this second overlay option as a way to enact real changes without hamstringing ourselves to deeply in the process.

The MCCD overlay's purpose is to facilitate the types of residential buildings being sought for our City by various groups – including the Planning and Zoning Commissioners themselves. Within this district, all “B” multifamily would be replaced by a new “B-1” – which for all intents and purposes merely removes the open-endedness of multifamily housing. Rather, these would be capped at certain types of duplexes. Other larger or denser versions of multifamily housing would not be allowed without an approval process that began at the Planning and Zoning Commission.

More specifics on the variations of these different levels of “B” to come in future staff reports.

There are no proposals, recommendations, or attachments to this staff report.

Staff Report

To: Planning and Zoning Commission

From: Andrew Miller, Development Assistant

Date: 3/10/2026

Re: Example of “B” Multifamily Separation Introduction

GENERAL INFORMATION

A previous staff report on the specific changes to “B” Multifamily was lost during an in-house data loss around the end of February. This staff report was written as close to the original as possible.

On or about February 26th, 2026, our contracted City Planner Scott Hanson, in conjunction with Doug Potts and contracted City Attorney Holly Dodge, presented the Community Development Department with a representation of what a future Zone “B” Multifamily ordinance list may look like. I want to be as clear as possible stating that this is merely an example and should not be treated as the actual draft ordinance of separating Zone “B”. Rather, it should be interpreted as a starting legal definition of this “B” separation – very much still in a changing phase.

Due to the timelines surrounding the conversations with Mr. Hanson, the goal timelines for sending Planning and Zoning packets out, and the eventual Planning and Zoning Commission meetings themselves, there are reasonable chances that the working form of this document may have changed.

A reminder: this “overlay” district would begin only incorporating the central core of Monett, and could be extended in the future.

The overarching goal of our separation of “B” multifamily is to put a cap on the types of buildings available to developers within the MCCD, while introducing a method for a high degree of oversight when any buildings larger than traditional duplexes were to be built. This ensures that we do not hamstring the current developers of respectable housing, while equally putting the legal mechanisms in place for overseeing the development of larger multifamily structures (and ensuring these larger developers adhere to stricter building guidelines).

The barebones interpretation of this document is to first introduce the three levels of “B” multifamily, and then implement it in a particular area. However, the most effective tool is the coordination of new, higher-level multifamily zoning *and* the control of the Planning and Zoning Commission to determine where, when, and how these zones could be rezoned into.



GENERAL INFORMATION, CONT.

As Mr. Hanson described in his presentation on February 26th (and again, we apologize for not properly preparing the Commission), the lowest level of the newest “B” multifamily would allow only:

1. Traditional Zone “A” Residential Uses
 - a. Up to 1.5 stories tall – no specific definition of 1.5 stories, but the understanding is that “the floor area of the distinct upper unit is smaller than the floor area of the distinct lower unit”
 - b. Minimum lot size: 5,600 sq ft. – useful for filling in smaller lots with homes
 - c. Lots are typically 140 ft deep – would allow for a 40 ft wide lot to be built upon
2. Traditional Zone “B” Duplexes (Only)
 - a. Up to 1.5 stories tall – no specific definition of 1.5 stories, but the understanding is that “the floor area of the distinct upper unit is smaller than the floor area of the distinct lower unit”
 - b. Minimum lot size: 6,222 sq ft. per duplex – limits how closely homes can be squished together
 - c. Lots are typically 140 ft deep – would allow for approximately 45 ft wide lots to be built upon.
3. One principal structure per lot – a key differentiating factor that brings more control over smart building practices and limits weird edge cases

The above methodology would create low density housing within our core central part of town. This would also preemptively prevent triplexes, quadplexes, larger apartment complexes, etc. in the same portions of the core town.

The specifics of the higher levels of “B” are of lesser importance than the understanding that any developer who wishes to build larger residential structures needs to go through the rezoning process with the Planning and Zoning Commission – which would effectively require an architectural proposal to be included as part of the rezoning process. This enhances oversight by the Community Development Department, the Planning and Zoning Commission, and the City Council.

ATTACHMENTS

Please see the following attachments:

1. Ordinance Example on Separating “B” Multifamily – to be Updated Pending Discussion
-

There are no formal proposals or recommendations as part of this staff report. This staff report is merely for educational purposes.



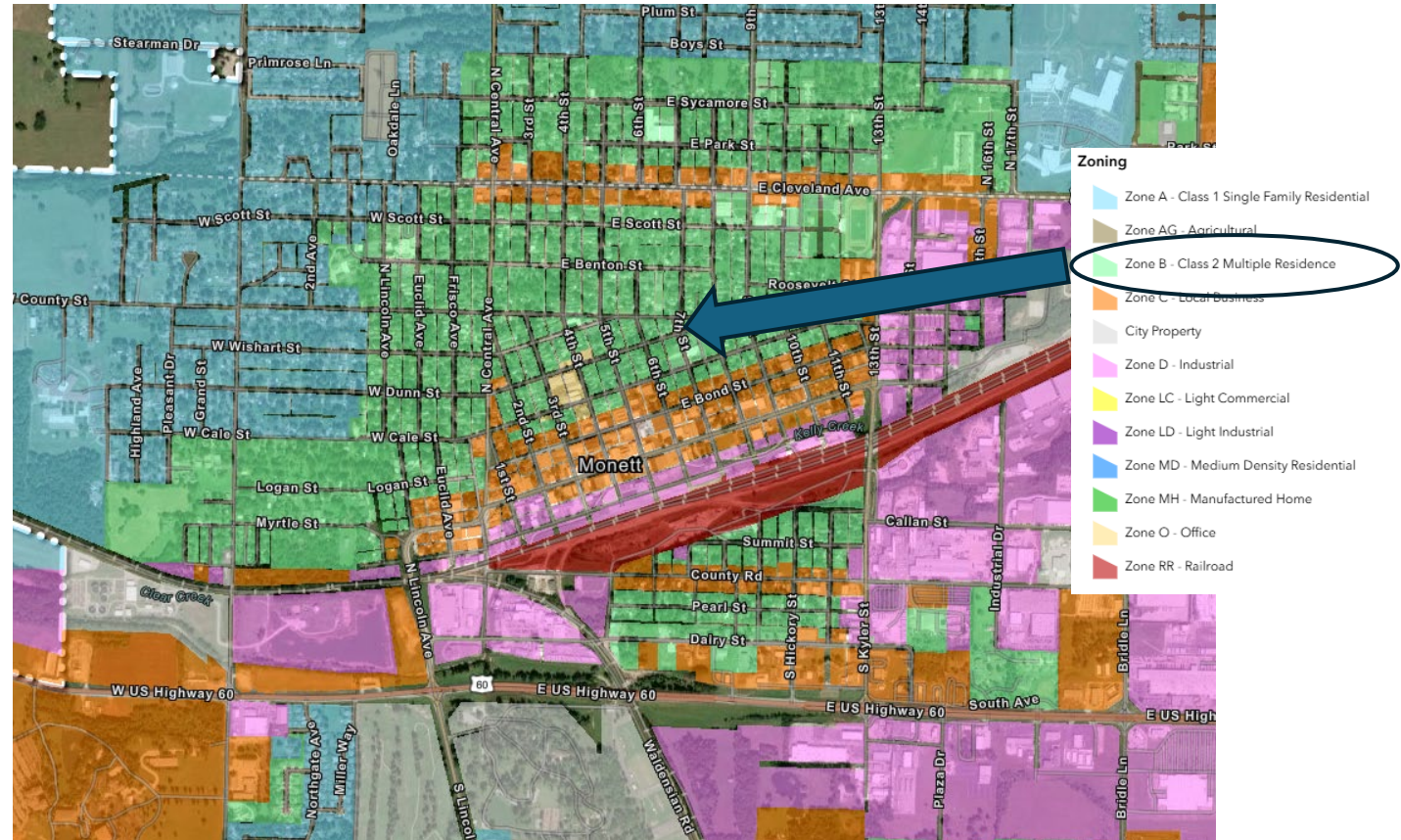
Planning & Zoning Commission

Tiered Approach to Multi-Family Zoning Discussion

2/26/2026

Tiered Approach to Multi-Family Zoning

- Why create a “zoning overlay district” around Monett’s downtown area?
- This historic core of Monett features long-established neighborhoods dating to City’s founding.
- Within approximately 930 acres that surround it, approximately 407 acres (44%) are zoned “District B – Second Residential District.”





- The majority of homes in “District B” in the proposed overlay area are:
 - - On lots of 40 to 50 feet in width and 140 feet in length.
 - - Contain existing residential structures, most of which are single family dwellings.
 - - Homes are set back 15-25 feet (25% of the lot depth) from the front property line.
 - - Side yards are between 7 to 10 feet.
 - 1.5 stories or 20-25 feet in height.
- While there are many exceptions, the architectural style suggest most homes were likely built between 1920 and 1960.
- In short, while zoned for “multi-family,” the area within the proposed overlay district is predominantly “single family residential” in character.

Tiered Approach to Multi-Family Zoning

- What is happening (or has the potential to happen) within this “B” zoned area?
 - Lots of 40 to 50 feet in width are (or could be) consolidated to build larger multi-family uses.
 - These uses could be “mid-block”, disrupting the character of the neighborhood.
 - They could be visually incompatible with 1.5 story homes and the neighborhood character.
 - Uses would be less likely to be “owner-occupied.”
 - These uses generate more traffic, require increased areas for parking lots, and are impactful to stormwater infrastructure.



Photos from Columbia MO where a similar challenge to Monett’s was occurring prior to adoption of a zoning overlay district

Tiered Approach to Multi-Family Zoning

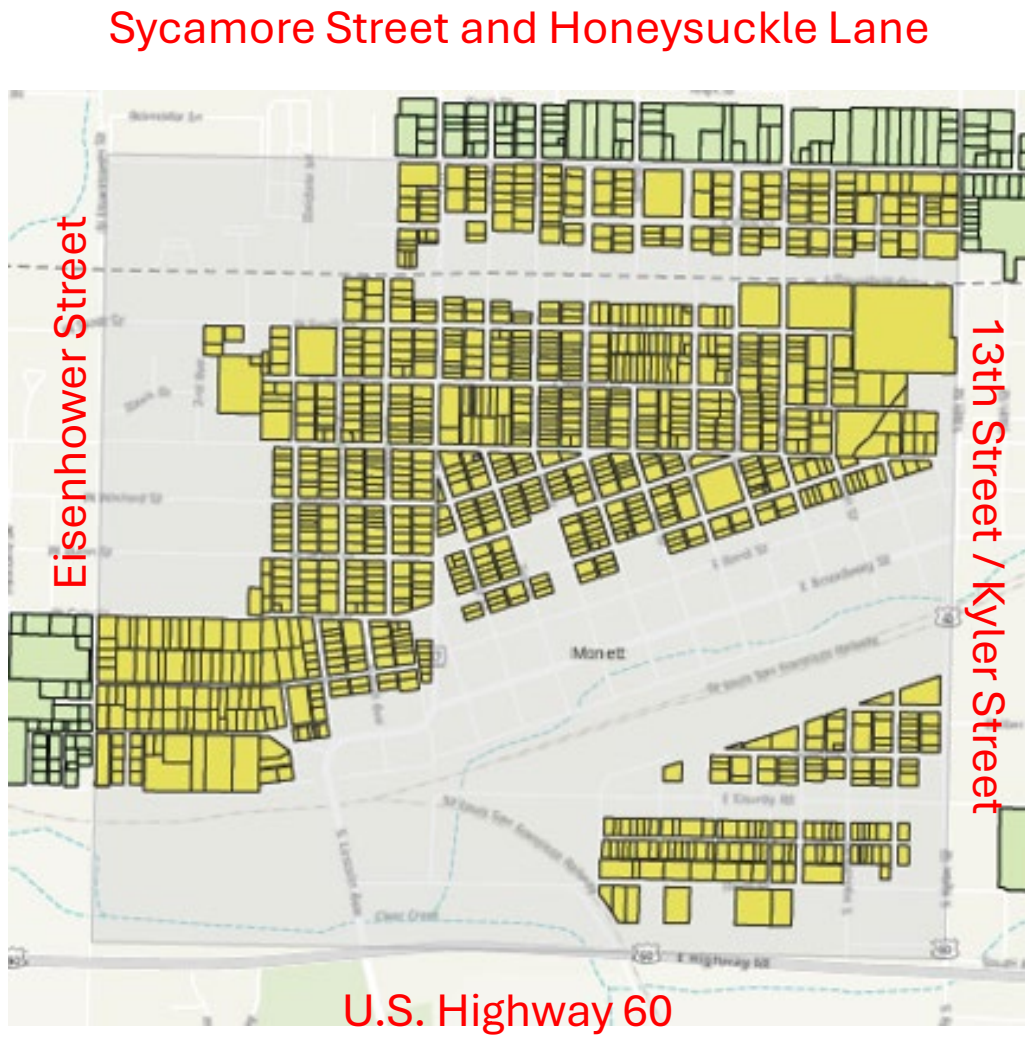
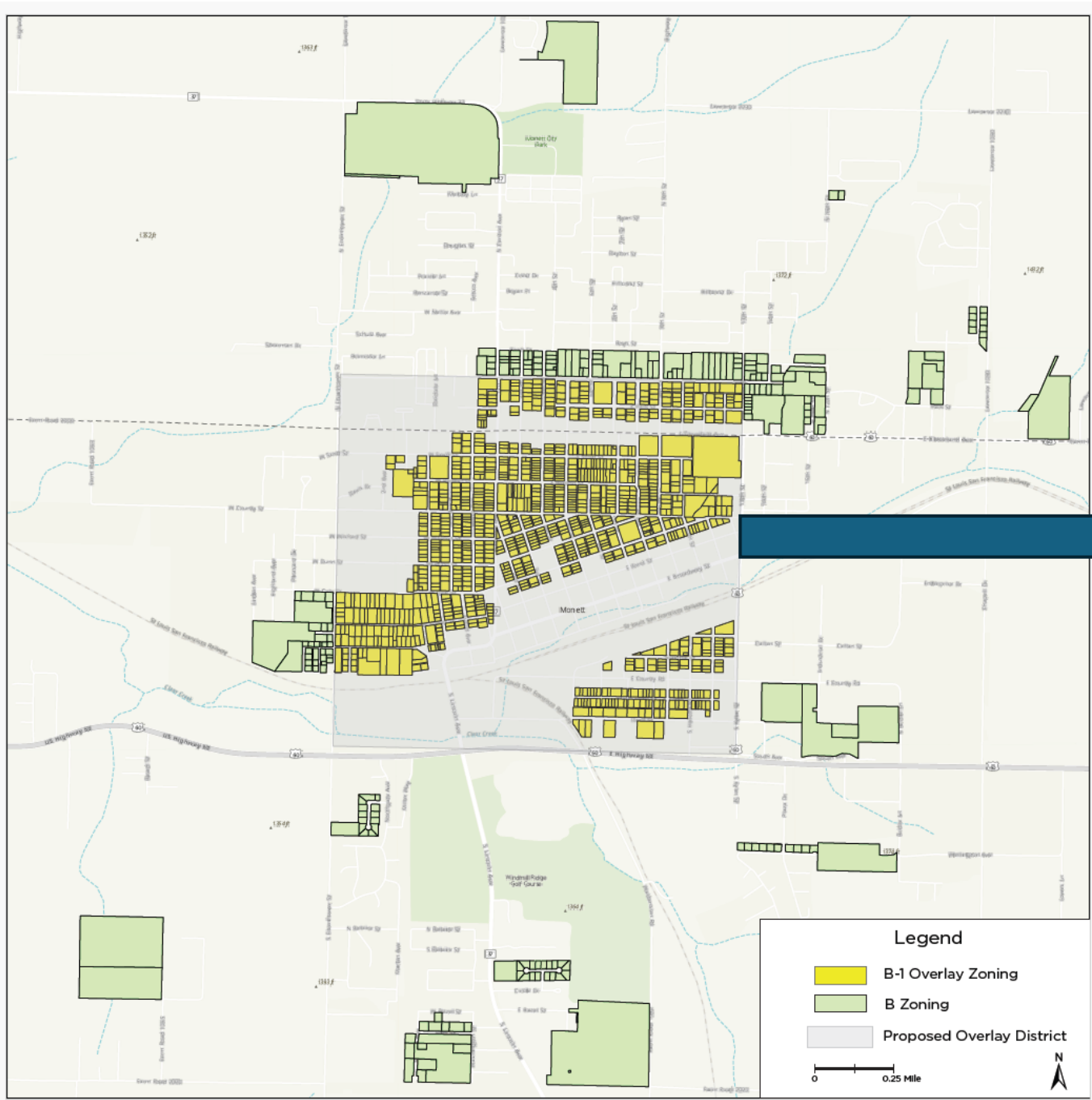
How to establish a “zoning overlay district” around Monett’s downtown area.

Tier District "B" into 3 districts:

- B-1 Low Multiple Dwelling District (7 dwelling units per acre max)
- B-2 Medium-Density Multiple Dwelling District) and (10 dwelling units/acre)
- B-3 (High-Density Multiple Dwelling District) as provided through the zoning map amendment process in Section 400.210. Amendments, Modifications, Etc., of Chapter or District Boundaries. (15 dwelling units/acre)

Zone ALL of the overlay district “B-1.”

Property owners seeking B-2 or B-3 will need to “rezone” to this classification, giving the Plan Commission and City Council a more nuanced approach to “B” multi-family uses within this area.



Tiered Approach to Multi-Family Zoning

One “overlay district” called the “Monett Core Conservation District” (MCCCD)

3 sub tiers: B-1, B-2 and B-3

B-1 allows only duplexes (and detached SF) up to 7 dwelling units.

B-2 allows for up to 10 Dwelling units per acre

B-3 allows for up to 15 dwellings units per acre

Tiered Approach to Multi-Family Zoning

- Features of the zoning overlay district: District B-1
- Permitted land uses in B-1:
 - All uses permitted in District A (One-Family Residential) as defined in Section 400.040.
 - Two-Family Dwellings (Duplexes). A building containing two dwelling units, whether arranged side-by-side or one above the other.
- Accessory Uses: Uses and structures incidental to the principal residential use e.g. detached garages, carports, storage sheds, home occupation offices, swimming pools, and recreation facilities for residents
- Minimum lot size:
 - Single Family Homes: 5,600 sq feet (consistent with lots of 40 x 140 in size)
 - Duplexes : 3,111 sq ft per dwelling unit (7 d.u.'s / acre)
- Setbacks:
 - Front: Same as District A
 - Side: Same as District A
 - Rear: Same as District A
- Height: 20 feet (not to exceed 1.5 stories).
- One principal structure allowed per lot.



Tiered Approach to Multi-Family Zoning

- Features of the zoning overlay district: District B-2
- Permits apartments and townhouses while setting standards to ensure development is compatible with MCCD
- Permitted land uses in B-2:
 - All uses permitted in B-1 (One-Family Residential)
 - Apartments, condominiums, townhouses, and similar attached single-family housing developments or other buildings containing multiple dwelling units meeting the requirements of this section.
- Accessory Uses: Uses and structures incidental to the principal residential use e.g. detached garages, carports, storage sheds, home occupation offices, swimming pools, and recreation facilities for residents
- Minimum lot size:
 - Single Family Homes: 6,000 sq feet (consistent with lots of 40 x 140 in size)
 - Duplexes : 3,000 sq ft per dwelling unit
 - **3 or more Dwelling Unit Structures: Lot area of 4,356 sq ft / dwelling unit (10 d.u./acre equivalent)**
- Setbacks:
 - Front: 25 feet for mid-block structures and 90 feet for corners
 - Side: Buildings over one story in height require a min 10-foot side yard on each side
 - Rear: 20 feet
- Height: 35 feet (not to exceed 2.5 stories).
- Lot Coverage: Maximum lot coverage by buildings = 40% of the lot area. At least 60% to remain as yard/open area
- One principal structure allowed per lot.
- Lot MUST have street frontage 80 feet min, 90 on corner lots; No private access easements allowed.

Tiered Approach to Multi-Family Zoning

- **Features of the zoning overlay district: District B-3**
- Accommodates highly concentrated multiple-family residential development compatible with MCCD with up to 15 dwelling units/acre.
- Permitted land uses in B-2: All uses permitted in B-2.
- Accessory Uses: Uses incidental to multifamily residential developments, including leasing offices, clubhouses or community buildings for residents, laundromats, fitness facilities and swimming pools for residents, garages and carports, swimming pools, and maintenance buildings.
- Minimum lot size:
 - Single Family Homes: 6,000 sq feet (consistent with lots of 40 x 140 in size)
 - Duplexes : 3,000 sq ft per dwelling unit
 - **3 or more Dwelling Unit Structures: Lot area of 2,904 sq ft / dwelling unit (15 d.u./acre equivalent)**
- Setbacks:
 - Front: 40 feet
 - Side: Minimum 10-foot side setback on each side for buildings up to two stories in height. For any building or portion of a building that exceeds two stories (above 35 ft), the side setback increases to at least 15 feet on each side. Corner lot street side yards is 20 feet min from the property line.
 - Rear: 20-foot unless adjacent to single-family district (25 feet)
- Height: 45 feet for 3+ dwelling unit structures. 35 feet for single and duplex structures
- Lot Coverage: Maximum lot coverage by buildings = 50% of the lot area. Paved parking, sidewalks, trash enclosure areas and other surfaces impervious to stormwater shall meet stormwater detention requirements but are NOT included in either building coverage or yard/ open space / recreational space
- More than one principal structure IS allowed per lot.
- Lot MUST have street frontage: 100 feet min.
- Off Street Parking : For multi-family units limited to housing for the elderly: Two (2) spaces per dwelling unit; For all other 3+ multifamily structures: Two (2) spaces for a one (1) bedroom unit; 2. One and one-half (1 1/2) spaces per bedroom for two (2) bedroom unit; and 3. One (1) space per bedroom for three (3) or more bedrooms in a multi-family dwelling.

Questions



NOTICE OF PUBLIC HEARING

NOTICE is given that public hearings will be held in the City Council Boardroom at the Monett City Annex at 100 S. Maple St., Monett, Missouri, by the Monett Planning and Zoning Commission at 6:00pm, or as soon as it may be called, on Thursday, April 16th, 2026, for consideration and review of the following:

Text Amendment Introducing New Multifamily Districts and Creating a New “Monett Core Conservation District”

An Amendment of Zoning Regulations of Chapter 400, to create three new, tiered multifamily districts in Section 400.065, and to create a new overlay district, the “Monett Core Conservation District”, in Section 400.065, with a north boundary of Sycamore Street and Honeysuckle Lane, east boundary of Streets 13th/Kyler, south boundary of U.S. Highway 60, and west boundary of Eisenhower Street.

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 City Council Boardroom at the Monett City Annex at 100 S. Maple St., Monett, Missouri, by the Monett City Council at 6:00pm, or as soon as it may be called, on Thursday, May 14th, 2026.

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

AFFIDAVIT OF PUBLICATION

Date: 04-01-2026

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. <u>151</u>	No. <u>7</u>	1st	day of <u>April</u>	2026
2nd	Insertion: Vol. _____	No. _____		day of _____	2026
3rd	Insertion: Vol. _____	No. _____		day of _____	2026
4th	Insertion: Vol. _____	No. _____		day of _____	2026
5th	Insertion: Vol. _____	No. _____		day of _____	2026
6th	Insertion: Vol. _____	No. _____		day of _____	2026
7th	Insertion: Vol. _____	No. _____		day of _____	2026
8th	Insertion: Vol. _____	No. _____		day of _____	2026
9th	Insertion: Vol. _____	No. _____		day of _____	2026
10th	Insertion: Vol. _____	No. _____		day of _____	2026
11th	Insertion: Vol. _____	No. _____		day of _____	2026



Ryan Squibb, Publisher

Subscribed and sworn to before me on this 1st day of April, 2026.



Teresa R. McBride, Notary Public

My commission expires March 10, 2030

Publication fee \$ 99.77 #16308

TERESA R. McBRIDE
Notary Public - Notary Seal
STATE OF MISSOURI
Lawrence County
My Commission Expires Mar. 10, 2030
Commission #14398197

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Text Amendment Introducing New Multifamily Districts and Creating a New "Monett Core Conservation District"

An Amendment of Zoning Regulations of Chapter 400, to create three new, tiered multifamily districts in Section 400.065, and to create a new overlay district, the "Monett Core Conservation District", in Section 400.065, with a north boundary of Sycamore Street and Honeysuckle Lane, east boundary of Streets 13th/Kyle, south boundary of U.S. Highway 60, and west boundary of Eisenhower Street.

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

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/s/ Mike Wallace
Chairman-Planning and
Zoning Commission
#R-16308-4-1-1tc

**AN ORDINANCE CREATING A NEW OVERLAY DISTRICT BY ADDING
SECTION 400.065, USE, HEIGHT AND AREA REGULATIONS OF THE
MONETT CORE CONSERVATION DISTRICT (MCCD), IN ARTICLE III OF
CHAPTER 400 – “B” SECOND RESIDENTIAL (MULTIPLE DWELLING)
DISTRICT ZONING REGULATIONS OF THE CODE OF THE CITY OF
MONETT, MISSOURI**

WHEREAS, a historically single-family residential area predominantly zoned “B” Second Residential (Multiple Dwelling) in the core of the City of Monett would benefit from the creation of a Monett Core Conservation District (“MCCD”) by adding a new Section 400.065 to Article III of Chapter 400, Zoning Regulations; and

WHEREAS, the MCCD zoning overlay district will allow and further encourage the low-density multi-family uses within its boundaries while preserving the existing character of the single-family neighborhoods located near the historic downtown area and the Cleveland Street corridor and includes an area of long-established neighborhoods dating to the City’s founding; and

WHEREAS, the purpose of this Ordinance is to adopt a tiered zoning framework establishing a maximum density for multi-family residential uses which are zoned District "B" – Second Residential District within an area bounded by Sycamore Street and Honeysuckle Lane (North), Eisenhower Street (West), U.S. Highway 60 (South), and 13th Street / Kyler Street (East) while still allowing for opportunities for medium and high density uses where appropriate; and

WHEREAS, to accomplish this, the MCCD is comprised of a tiered multi-family zoning framework with B-1 (Low Density), B-2 (Medium Density) and B-3 (High Density) subdistricts and at the time of adoption, all property within the overlay district shall be zoned B-1 (Low Density) and property owners may request B-2 or B-3 zoning through the zoning map amendment process in Section 400.210, and

WHEREAS, all property within the MCCD zoned B-1 (Low Density) allows only two-family (duplex) dwellings at densities up to 7 dwelling units per acre and will minimize lot consolidations within the MCCD for the purpose of constructing new multi-family structures exceeding this density ratio; 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 that the lot frontage standards set forth in the Legacy Lot Overlay (LLO) set forth in Article III-C Section 400.77 Height and Area Regulations shall apply within the MCCD; and

WHEREAS, the MCCD 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 neighborhoods; 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 April 16, 2026 at 6:00 PM at the Monett City Annex located at 100 South Maple 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

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 Section 400.065 – Monett Core Conservation District “MCCD” Overlay be added to Article III of Chapter 400, and is hereby amended to read by adding as follows:

Section 400.065 – Monett Core Conservation District “MCCD”

- A. **Purpose and Intent:** This Ordinance is to adopt a tiered zoning framework through the use of a zoning overlay district to establish a maximum density for multi-family residential uses which are zoned District "B" – Second Residential District within an area bounded by Sycamore Street and Honeysuckle Lane (north), Eisenhower Street (west), U.S. Highway 60 (south), and 13th Street / Kyler Street (east).

The zoning overlay district, to be known as the Monett Core Conservation District (MCCD), will allow and further encourage the low-density multi-family uses within its boundaries while preserving the existing character of the single-family neighborhoods located near the historic downtown area and the Cleveland Street corridor.

The MCCD includes an area of long-established neighborhoods dating to City’s founding. Comprised of 929 acres, approximately 407 acres (44%) within the MCCD are zoned “District B – Second Residential District.” The majority of District B parcels in the overlay area are between 40 and 50 feet wide with residential structures placed 15-25 feet (25% of the lot depth) from the property line and with minimum side yard setbacks of 7 to 10 feet.

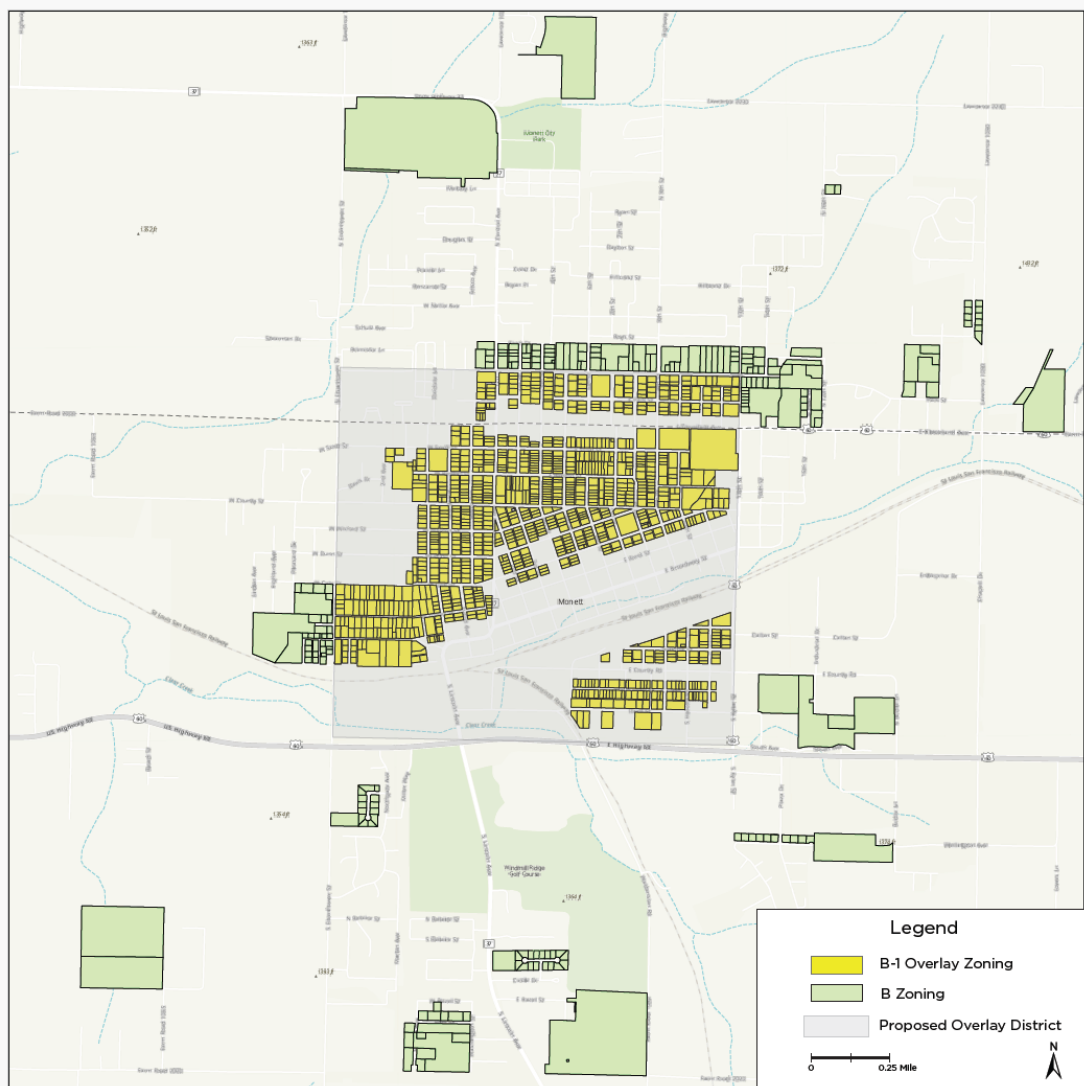
The low-density multi-family housing within the MCCD supports the transition from commercial uses in the downtown and along the Cleveland Street corridor to residential uses while addressing vehicular and stormwater management infrastructure impacts.

The MCCD overlay district shall only apply to properties zoned District B – Second Residential District within its boundaries. Consistent with this, all property within the MCCD shall be zoned B – Low Density to allow and support two-family (duplex) dwellings at densities up to 7 dwelling units per acre. This will minimize lot consolidations within the MCCD for the purpose of constructing new multi-family structures exceeding this density ratio.

Greater residential densities are supported outside the MCCD in the standard District "B" – Second Residential District. Within the MCCD, higher densities may be allowed by the B-2 (Medium-Density Multiple Dwelling District) and the B-3 (High-Density Multiple Dwelling District) as provided through the zoning map amendment process in Section 400.210. Amendments, Modifications, Etc., of Chapter or District Boundaries.

B. Historic Monett Urban Conservation District Boundary Description and Map

- A. The MCCD shall apply to all lots currently zoned District “B”, within the boundaries of the following streets: Sycamore Street and Honeysuckle Lane (North), Eisenhower and South Eisenhower Street (West), U.S. Highway 60 (South), and 13th Street and Kyler Street (East).



C. MCCD Multi-Family Zoning Tier Structure

The purpose of the Monett Core Conservation District is to encourage low density multi-family uses within its boundaries while still allowing for opportunities for medium and high density uses where appropriate. To accomplish this, the MCCD is comprised of a tiered multi-family zoning framework with B-1 (Low Density), B-2 (Medium-Density) and B-3 (High-Density) subdistricts. At the time of adoption, all property within the overlay district is zoned B-1. Property owners may request B-2 or B-3 zoning through the zoning map amendment process in Section 400.210. Amendments, Modifications, Etc., of Chapter or District Boundaries.

D. B-1 Low Density Zoning District

- a. Purpose. The B-1 District is intended for low-density multifamily development at a ratio of 7 dwelling units per acre. This district

permits housing types such as single-family detached and two-family attached (duplex) structures. It serves as a transition between single-family zones and higher-density residential or commercial areas. This mix of housing options maintains building scale through height and bulk controls and is consistent with what has been the traditional character of the neighborhoods within the MCCD for decades.

- b. Upon the date of adoption of this ordinance, all property within the MCCD shall be classified as “B-1 Low Density.”
- c. Permitted Uses. The following uses are permitted by right in the B-1 District:
 - a. All uses permitted in District A (One-Family Residential) as defined in Section 400.040.
 - b. Two-Family Dwellings (Duplexes). A building containing two dwelling units, arranged in a side-by-side manner consistent with the MCCD maximum height regulations.
- d. Accessory uses and structures. Accessory uses and structures incidental to the principal residential use including but not limited to detached garages, carports, storage sheds, home occupation offices, swimming pools, and recreation facilities for residents as subject to the accessory use regulations of Section 400.
- e. Lot Size and Building Standards. The B-1 District is subject to the following standards and limitations:
 - a. Setback, Area, and Height Regulations.

Residential Use	Area	Setbacks				Height
		Lot Frontage (Min)	Front From Property Line	Side From Property Line	Rear From Property Line	
Single Family Detached	5,600 square feet	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	20 feet. See Subsection 6 Dimensional Requirements
Two-Family	3,111 square feet per dwelling unit (Equivalent to 7	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	20 feet. See Subsection 6 Dimensional Requirements

	dwelling units per acre)					
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- b. Maximum number of principal structures per lot: In B-1, not more than one principal building shall be located per parcel or lot of record. Each lot must have frontage on a public street. No private drives or access easements to lots without the required street frontage shall be allowed.
- f. Dimensional Requirements. Development in B-1 must comply with the following:
 - i. Maximum Building Height: 20 feet. Structures in B-1 are intended to be low-rise and consistent in height with existing conditions within the MCCD. Height is measured from average grade to the peak of the roof (or to the deck line of a mansard or the top of a flat roof parapet).
 - ii. Lot Coverage: Maximum lot coverage by all buildings shall not exceed 40% of the lot area. Any accessory structures with a roof or any portion of the principal structure over which a roof is placed shall be included in the lot coverage calculation. The remaining 60% of the lot must remain landscaped or used for driveways/parking areas.
- g. Off-Street Parking Requirements. Off-street parking in B-1 shall be provided in accordance with Chapter 400.190 (Off-Street Parking) of the Code, and meet the following minimum standards:
 - i. Residential Parking: Two (2) parking spaces per dwelling unit for single-family and two-family dwellings. All parking spaces shall be located on the same lot as the dwelling(s) they serve. Parking may be in garages, carports, or on paved driveways or parking pads. On-street parking shall not count toward meeting this minimum requirement.
 - ii. Driveway and Layout: For one- and two-family dwellings, the driveway leading to a garage may count towards the required spaces if it is of adequate length (minimum 20 feet of driveway length from the front property line the building foundation to count as a space).

E. B-2 Medium-Density Zoning District.

1. Purpose. The B-2 District is established to accommodate medium-density multifamily housing. It permits apartments and townhouse developments

while establishing standards to ensure such development is compatible within the MCCD. The B-2 zone is generally appropriate for sites near collector or arterial roads, around commercial centers, or as buffers between high-intensity zones and lower-density residential areas.

2. Permitted Uses. The following uses are permitted in B-2 within the MCCD:

- a. All uses permitted in B-1 meeting the requirements of this section.
 - b. Apartments, condominiums, townhouses, and similar attached single-family housing developments or other buildings containing multiple dwelling units meeting the requirements of this section.
3. Accessory uses and structures. Accessory uses and structures incidental to the principal residential use including but not limited to detached garages, carports, storage sheds, home occupation offices, swimming pools, and recreation facilities for residents as subject to the accessory use regulations of Section 400.
4. Lot Size and Building Standards. The B-2 District is subject to the following standards and limitations:
- a. Setback, Area, and Height Regulations.

Residential Use	Area	Setbacks				Height
		Lot Frontage (Min)	Front From Property Line	Side From Property Line	Rear From Property Line	
Single Family Detached Structures	6,000 square feet	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet. See Subsection 8 Dimensional Requirements
Two-Family Structures	3,000 square feet per dwelling unit	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet. See Subsection 8 Dimensional Requirements
3 or more Dwelling Unit Structures	4,356 square feet per dwelling unit (Equivalent to 10	90 feet for corner lots. 80 feet for mid-block lots. See	See Subsection 7 Dimensional Requirements	See Subsection 7 Dimensional Requirements	See Subsection 7 Dimensional Requirements	See Subsection 7 Dimensional Requirements

	dwelling units per acre)	Subsection 6				
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- b. No private drives or access easements to serve a B-2 zone lot shall be allowed.
 - c. Within the B-2 district, a ratio of 10 dwelling units per acre shall apply to lots containing or intended to contain 3 or more dwelling units. For these, a minimum of 4,356 square feet of lot area per dwelling unit is required to meet this ratio.
- 5. Density Standards. The B-2 District is subject to the following density standards:
 - i. Density. A maximum of ten (10) dwelling units per acre are allowed in the B-2 zoning district.
 - ii. Not more than one principal building shall be located per parcel or a lot of record in the B-2 district.
 - iii. Each lot must have frontage on a public street. No private drives or access easements to lots without the required street frontage shall be allowed.
 - iv. Minimum Lot Area: 6,000 square feet for any new lot created in B-2 intended for a detached single-family home or a two-family (duplex) structure. For lots intended for multi-family structures containing 3 or more dwelling units, each dwelling unit shall contain a minimum of 4,356 square feet of lot area.
- 6. Lot Frontage and Width:
 - a. Each lot must have frontage on a public street. No private drives or access easements shall be allowed.
 - b. Minimum lot width of 80 feet at the front building line for any new B-2 lot. Corner lots should have at least 90 feet of frontage along the primary street to allow adequate side yard on the secondary street.
- 7. Dimensional Requirements. Development in B-2 for structures containing 3 or more dwelling units must comply with the following bulk and setback standards:
 - i. Front Yard: Minimum 25-foot front setback from the front property line to any principal structure. For corner lots, the shortest street-adjacent lot dimension shall be designated the “front yard” for setback purposes; the other frontage shall adhere to the side yard requirement below.
 - ii. Side Yards: Minimum 7-foot side yard on each side of the lot for a building with a height of 20 feet or less. For buildings

exceeding 20 feet in height, a minimum 10-foot side yard on each side is required. On corner lots, the side yard adjacent to the street shall be a minimum of 15 feet from the property line to provide adequate vision clearance.

- iii. Rear Yard: Minimum 20-foot rear setback from the rear property line to any principal building. Accessory structures may be located in the rear yard but must be set back at least 5 feet from the rear lot line and not encroach into any easements.
 - iv. Maximum Building Height: Height is measured from average grade to the peak of the roof (or to the deck line of a mansard or the top of a flat roof parapet).
 - v. Lot Coverage: Maximum lot coverage by all buildings shall not exceed 40% of the lot area. At least 60% of the lot must remain as yard/open area, whether landscaped or used for driveways/parking.
8. Off-Street Parking Requirements. Off-street parking in B-2 shall be provided in accordance with Chapter 400.190 (Off-Street Parking) of the Code, and meet the following minimum standards:
- a. Residential Parking: Two (2) parking spaces per dwelling unit. All parking spaces shall be located on the same lot as the dwelling(s) they serve. Parking may be in garages, carports, or on paved driveways or parking pads.
 - b. Driveway and Layout: For units with attached garages and driveways intended to serve only the individual dwelling units, the driveway leading to a garage may count towards the required spaces if it is of adequate length (minimum 20 feet of driveway length from the front property line the building foundation to count as a space).

F. B-3 High Density Zoning District.

1. Purpose. The B-3 District is established to accommodate highly concentrated multiple-family residential development. This district provides for more intense land usage in areas where lower-density development is deemed neither appropriate nor economical. It is further intended for this district to provide apartment type dwellings in mid-rise structures for those persons desiring to live in such an environment. Allowing densities of up to 15 dwelling units per acre, this district may be applied to areas best suited for such intense residential usage, especially near intersections of arterial or collector streets and around commercial centers. It permits apartments and

townhouse developments while establishing standards to ensure such development is compatible within the MCCD.

2. Permitted Uses. The following uses are permitted in B-3 within the MCCD:

a. All uses permitted in B-2 meeting the requirements of this section.

3. Accessory uses. Uses incidental to multifamily residential developments, including but not limited to leasing offices, clubhouses or community buildings for residents, laundromats, fitness facilities and swimming pools for residents, garages and carports, swimming pools, and maintenance buildings as subject to the accessory use regulations of Section 400.

4. Lot Size and Building Standards. The B-3 District is subject to the following standards and limitations:

a. Setback, Area, and Height Regulations.

Residential Use	Area	Setbacks				Height
		Lot Frontage (Min)	Front From Property Line	Side From Property Line	Rear From Property Line	
Single Family Detached Structures	6,000 square feet	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet
Two-Family Structures	3,000 square feet per dwelling unit	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet
3 or more Dwelling Unit Structures	2,904 square feet per dwelling unit (Equivalent to 15 dwelling units per acre)	100 feet. See Subsection 6	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements	45 feet. See Subsection 8 Dimensional Requirements

b. Within the B-3 district, a ratio of 15 dwelling units per acre shall apply to lots containing or intended to contain 3 or more dwelling units. For these, a minimum of 2,904 square feet of lot area is required to meet this ratio.

c. To promote a cohesive development appearance and efficient use of parking areas, the B-3 district allows for multiple principal structures on the same lot. Each lot must have frontage and access to a public street.

5. Density Standards. The B-3 District is subject to the following density standards and limitations:

- i. Density. A maximum of fifteen (15) dwelling units per acre are allowed in the B-3 zoning district.
- ii. Minimum Lot Area: 6,000 square feet for any new lot created in B-3 intended for a detached single-family home or a two-family (duplex) structure. For lots intended for

multi-family structures containing 3 or more dwelling units, each dwelling unit shall contain a minimum of 2,904 square feet of lot area.

6. Lot Frontage: Minimum lot width of 100 feet at the front building line for any B-3 lot.

7. Number of principal use structures per lot: Lots within B-3 may contain more than one (1) principal structure.

8. Dimensional Requirements. Development in B-3 for structures containing 3 or more dwelling units must comply with the following bulk and setback standards:

1. Front Yard: Minimum 40-foot front setback. If a B-3 development containing 3 or more dwelling units fronts on a state highway or major arterial where a larger right-of-way or future widening is a concern, the City may require a greater ~~deeper~~ front setback as a condition of rezoning to align with thoroughfare plans.
2. Side Yards: Minimum 10-foot side setback on each side for buildings up to two stories in height. For any building or portion of a building that exceeds 35 feet in height, the side setback shall be at least 15 feet on each side. Corner lot street side yards shall be a minimum of 20 feet from the property line along all street frontages.
3. Rear Yard: Minimum 20-foot rear setback. Lots containing or intended to contain 3 or more dwelling units directly abutting a single-family residential district (District A or MD), the adjacent rear yard shall be 25 feet to allow for screening.
4. Maximum Building Height: 45 feet for structures containing 3 or more Dwelling units. 35 feet for single family detached and two-family structures.
5. Maximum Lot Coverage: At least 50% of the lot must remain as any combination of yard, open space, or passive or active recreational space to serve residents comprised of pervious surfaces. On-site stormwater detention shall not count toward the yard, open space, or recreational space requirements. Paved parking,

sidewalks, trash enclosure areas and other surfaces impervious to stormwater shall meet stormwater detention requirements but are not included in either building coverage or yard/ open space / recreational space percentages. Areas for landscaping or screening may be included toward yard/ open space / recreational space requirements.

G. Off-Street Parking Requirements.

1. For single family detached and two-family structures, off-street parking in B-3 shall be provided in accordance with Chapter 400.190 (Off-Street Parking). For structures with 3 dwelling units or more, the following shall apply:
 - i. For multi-family units limited to housing for the elderly: Two (2) spaces per dwelling unit;
 - ii. For all other 3+ multifamily structures:
 1. Two (2) spaces for a one (1) bedroom unit;
 2. One and one-half (1 1/2) spaces per bedroom for two (2) bedroom unit; and
 3. One (1) space per bedroom for three (3) or more bedrooms in a multi-family dwelling.
2. **Location and Design:** Off-street parking should be located in either the side or rear yards. No parking shall be allowed in the required front yard setback, except for driveways that provide access. Parking lots with more than 10 spaces shall include interior landscaping per city landscape standards and shall be screened from view of adjacent lower-density residential properties by a fence or vegetative buffer.
3. **Garages:** If individual garages (attached or detached) are provided for units, each garage space counts toward the parking requirement. However, the overall site must meet standards of this subsection.

Section 3. Severability: If any provision of this ordinance is found to be invalid, the remaining provisions shall remain in full force and effect.

Section 4. 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 6. 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 ____ DAY OF _____, 2026.

James R. Burke, Mayor

ATTEST:

Kelley McMillan, City Clerk

Staff Report

To: City Council
From: Community Development Department
Date: 4/20/2026
Re: Replat of the Dar-A-Con Minor Subdivision

GENERAL INFORMATION

On March 11th, 2026, local property owner Bruce Teter – who owns the lots that correspond to 1707 N. Central Ave. and 1709 N. Central Ave. on the north side of town – came to the Community Development Department’s office to discuss changing the boundary line between these to adjacent lots. For the sake of simplicity, we will refer to 1709 N. Central (the northern lot) as Tract A/Tract 1 and 1707 N. Central (the southern lot) as Tract B/Tract 2.

The City of Monett, among most other cities, allow for changes to individual lots/tracts of land through various processes – in Monett we utilize the Minor Subdivision process. In fact, in 2016 the previous owner of these two lots had followed this exact minor subdivision process to create the “Dar-A-Con Minor Subdivision” comprised of only these two tracts – assumedly with the intention of selling one of the two lots. Mr. Teter bought one of these lots, and more recently bought the other – now owning the entirety of the Dar-A-Con Minor Subdivision.

Mr. Teter’s intentions are change the line location that separates these two lots by moving the dividing property line approximately 38.88 feet south (this number may change between the writing of the staff report and the eventual Planning and Zoning Commission meeting). This will allow Mr. Teter to build a fourth storage building on the northern lot and maintain appropriate space between all structures in accordance with the 2018 International Building Code.

There should be no City-costing utility impact by this change as is required by the ordinances regarding Minor Subdivisions (attached for your reference to this staff report).

Of note: there are two lines in the Minor Subdivision ordinances that may appear to contradict themselves, which I hope to clarify for the Commission. Section 405.190(A) states that the *Applicability And Intent* of the article is to provide a method for subdivision where “the resulting lots shall not again be divided without replatting”. Later in the same Article, under Section 405.190(B)(2)(a)(10) the code states that “the lot to be subdivided has been previously created through the minor subdivision procedures of this Article.”



GENERAL INFORMATION, CONT.

This may seem contradictory, but our department would like to emphasize that we interpret these two lines together to state the following: “when an individual intends to change the boundary between two previously-subdivided lots, said individual must utilize the Minor Subdivision procedures again, effectively replacing it with the new Minor Subdivision, with the oversight from and approval of the Planning and Zoning Commission, in accordance with all other portions of the Minor Subdivision Procedure as indicated in Section 405.190.”

Further, the City has set precedent in the past on numerous occasions of this replatting process, especially when larger commercial lots are filled out with new development. Previous replatting include the Price Cutter Market Place Minor Subdivision, part of the Jones-Thomas Subdivision, and part of the Woodland Hills Subdivision.

On April 16th, 2026, the Planning and Zoning Commission met to consider for approval the replatting of the Dar-A-Con Minor Subdivision. The Minor Plat was recommended for approval by said Commission.

PROPOSAL

Mr. Bruce Teter, owner of all properties being considered for replatting, has requested the Planning and Zoning Commission consider his Replat of the Dar-A-Con Minor Subdivision, with a proposal to modify the property line between Lots 1 and 2 to be moved approximately 38.88 feet southwards, creating no outward, substantial, or infrastructure impacts upon the City of Monett.

RECOMMENDATION

The Planning and Zoning Commission recommends that the City Council approves the request to Replat the Dar-A-Con Minor Subdivision given that no substantial changes to the original minor subdivision, no City infrastructure will need to be constructed, and all other portions of the Minor Subdivision Procedures shall be adhered to.

ATTACHMENTS

Please see the following attachments:

1. Replat Map of the Dar-A-Con Minor Subdivision
 2. Section 405.190 Minor Subdivision Procedure
 3. The paper map originals for the Dar-A-Con Minor Subdivision will be available for viewing.
-

**AN ORDINANCE FOR APPROVAL OF THE RE-PLAT FOR
THE DAR-A-CON MINOR SUBDIVISION**

WHEREAS, the Planning & Zoning Commission of the City of Monett has conducted a review of the minor subdivision plat of the Dar-A-Con 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 5 - 0 to recommend the minor subdivision plat of the Dar-A-Con Minor Subdivision; and

WHEREAS, the minor subdivision 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 minor subdivision plat for the Dar-A-Con Minor Subdivision, comprised of Tract 1 and Tract 2 of the Dar-A-Con Minor Subdivision of the City of Monett, Lawrence County, Missouri.

Section 3: The development of the Dar-A-Con 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 ____ DAY OF _____, 2026.

James R. Burke, Mayor

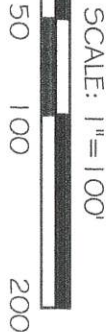
ATTEST:

Kelley McMillan, City Clerk

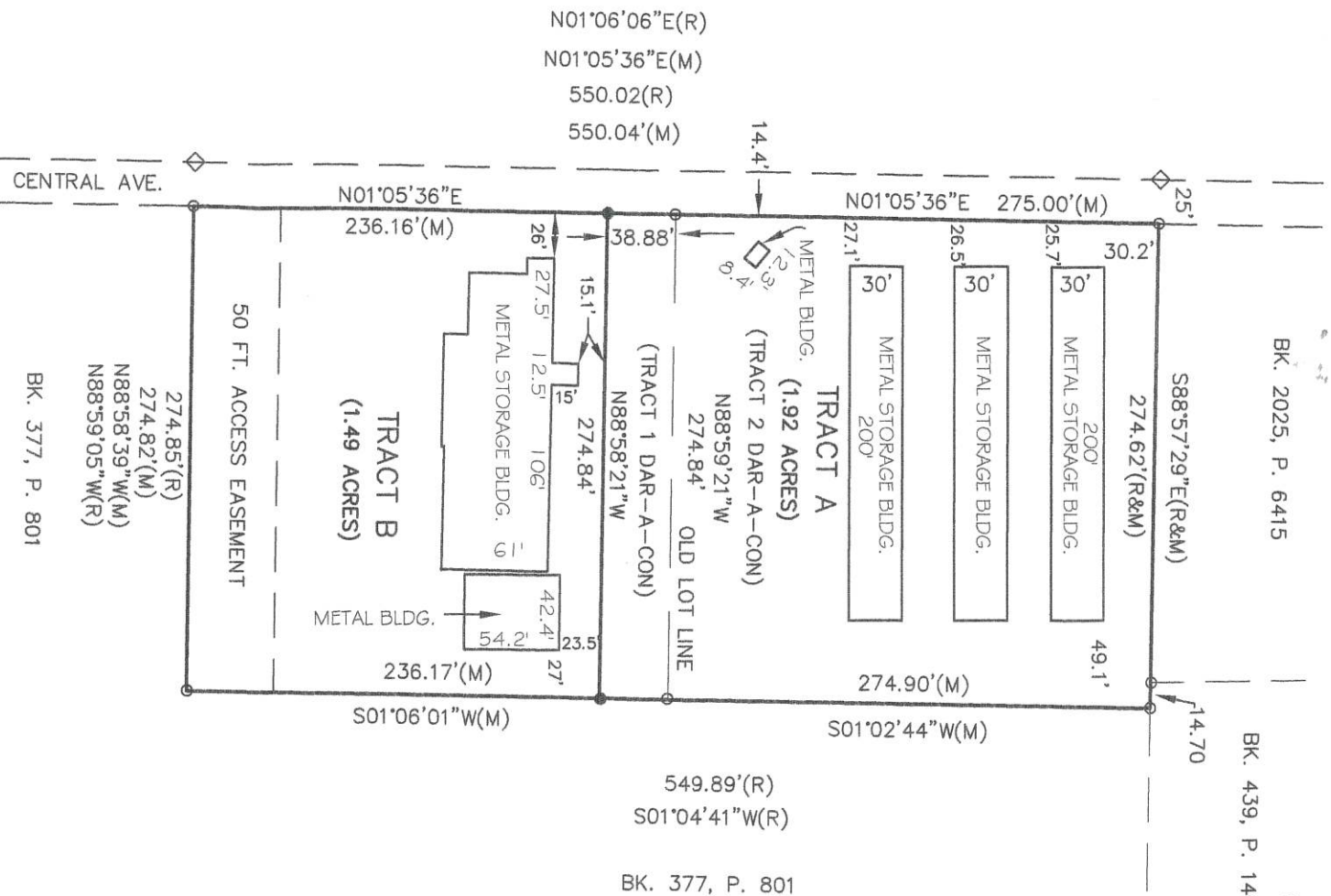
REPLAT OF TRACTS 1 & 2 OF THE DAR-A-CON
MINOR SUBDIVISION OF THE CITY MONETT, LAWRENCE COUNTY, MO.

BASIS OF BEARINGS

THE NORTH LINE OF THE SUBJECT TRACT S88°57'29"E PER
THE NORTH LINE OF LOT 2 OF THE DAR-A-CON MINOR SUBDIVISION.



- LEGEND
- SET IRON PIN
 - FOUND IRON PIN
 - ◇ FOUND RR SPIKE
 - (M) MEASURED
 - (R) RECORD



PROPERTY DESCRIPTION

TRACT A: TRACT 2 OF THE DAR-A-CON MINOR SUBDIVISION
OF THE CITY OF MONETT, LAWRENCE COUNTY, MISSOURI AND
ALSO, THE NORTH 38.88 FEET OF TRACT 1 OF SAID
SUBDIVISION.

TRACT B: ALL OF TRACT 1 OF THE DAR-A-CON MINOR
SUBDIVISION OF THE CITY OF MONETT, LAWRENCE COUNTY,
MISSOURI EXCEPT FOR THE NORTH 38.88 FEET THEREOF.

SOURCE DEED: BOOK 456, PAGE 3679
SUBURBAN PROPERTY CLASSIFICATION

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY
DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE JURISDICTION OF
THE CITY OF MONETT, MISSOURI AND THAT I FREELY ADOPT THIS
PLAN OF SUBDIVISION,

ROYAL ROCKET COMMERCIAL REAL ESTATE, LLC
BRUCE A. TETER MEMBER

NOTARY PUBLIC

STATE OF MISSOURI)
CITY OF _____) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF
_____, 2026, BEFORE ME, A NOTARY PUBLIC IN
AND FOR CITY AND STATE CAME

SAME PERSON PERSONALLY KNOWN TO BE THE SAME PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY
ACKNOWLEDGE THE EXECUTION OF THE SAME. IN TESTIMONY WHEREOF,
I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DAY
AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL

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 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
BEING RECORDED IN THE LAWRENCE COUNTY REGISTRY WITHIN
SIXTY (60) DAYS OF THE DATE SHOWN BELOW.

DATE _____ CHAIRMAN, PLANNING AND ZONING
COMMISSION



I, SAMUEL R. GOODMAN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY
THAT THE ABOVE SURVEY OF LAND HEREIN DESCRIBED WAS PREPARED
UNDER MY SUPERVISION AND THAT THE CORNER MONUMENTS AND LOT PINS SHOWN
HEREIN WERE PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH
THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, FOR THE CITY
OF MONETT, MISSOURI.

Samuel R. Goodman
SAMUEL R. GOODMAN
RLS 2031

GOODMAN SURVEYING
REGISTERED LAND SURVEYOR
3215 LAWRENCE 2217, PIERCE CITY, MISSOURI 65723

DWN BY	SHG	DATE	REVISION
CHK BY		3/18/26	REPLATED MINOR SUBDIVISION
APRD BY		2/06/26	

BRUCE TETER SURVEY
TRACTS 1 & 2 OF THE DAR-A-CON MINOR SUBDIVISION OF
THE CITY OF MONETT, LAWRENCE COUNTY, MISSOURI

FB: AC, DWG: C:GOODMAN DWG:teter,B-26.dwg

ARTICLE VII
Minor Subdivisions

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.
 - (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***

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).

Parcel: 18-4.0-19-000-000-015.000

Situs: 22932 LAWRENCE 1075

Owner and Mailing Address:
ROYAL ROCKET COMMERCIAL REAL ESTATE LLC

P O BOX 371
NIXA MO 65714

0371-0213 1998-01-01 GR: WOODWARD, WILBUR & GERRY

Legal Description:
COMM AT THE SW COR SE, THEN N149.97'
E25', THEN N275.01' TO POB, THEN
N275.01' E274.62' S274.94' W TO POB

Deed Acres: 1.73 Calc Acres: 0.00
Sec 19: 27 Twp 1 N Rge 27
NBHD: 0 Subdivision:

SCHOOL: City: Fire: Ambul:
GE:

TYPE	STRUCT VAL	LAND VAL	TOTAL VAL	TOT ASSESS
RES	\$0	\$0	\$0	\$0
AGR	\$0	\$0	\$0	\$0
COMM	\$284,700	\$12,000	\$296,700	\$94,940
VAC	\$0	\$0	\$0	\$0
TOTALS	\$284,700	\$12,000	\$296,700	\$94,940

Type	Cls	Code	Size	Depth	UnitPr	Pct	Value	Code	Size	Fact	Total
SMACRE	C		1.73	0.0	0.00	0.00	12000				

FIELD NOTES: BENE 450/2339 6/6/2014

Bldg No.	Struct	Yr Built	Yr Rem	Eff Yr	Stor	Bd Rm	Room	Class RateCd	Class Units	Const Units	Total Units	Base Rate	Adj Rate	Index	SqFt Cost	Base Area	Adj Area	Base Cost	Extra Feat	Replace Cost	Phy Cond	Adj Cond	Appraised Value
3C	84-STRB	2001	0	0	1	0	48	F-43/	0	39	39	3.62	3.62	3.05	11.04	6000	6000	66240.00	53747	119987.00	85	85	101990.00
4C	84-STRB	2005	0	0	1	0	0	F-43/	0	39	39	3.62	3.62	3.05	11.04	6000	6000	66240.00	41504	107744.00	85	85	91580.00
21C	84-STRB	2009	0	0	1	0	40	F-43/	0	35	35	3.62	3.62	3.05	11.04	6000	6000	66240.00	40992	107232.00	85	85	91150.00

Str#: 4	STRB	Yr: 2005	Base: 6,000	Adj: 6,000	CL: F-43
PLMB	99 OH DOORS	1 0	13608	QLEL 2 MINIMUM	1 0 1
FOND	1 SLAB	1 0	0		
FOND	6 CONCRETE	1 0	0		
EXTW	56 ENAM METAL	1 0	16		
RFTY	3 GABLE	1 0	8		
RFMT	11 ENAM. METAL(	1 0	8		
FLOR	3 CONC. ON GRA	1 0	6		
INFN	1 UNFINISHED	1 0	0		

Str#: 21	STRB	Yr: 2009	Base: 6,000	Adj: 6,000	CL: F-43
PLMB	99 OH DOORS	40 0	13440	QLEL 2 MINIMUM	1 0 1
FOND	1 SLAB	1 0	0		
FOND	6 CONCRETE	1 0	0		
EXTW	56 ENAM METAL	1 0	16		
RFTY	3 GABLE	1 0	8		
RFMT	15 ENAM. METAL(	1 0	4		
FLOR	3 CONC. ON GRA	1 0	6		
INFN	1 UNFINISHED	1 0	0		

03/24/2026 03:23:14 Card 1 OF 1

Bldg No.	Struct	Yr Built	Yr Rem	Eff Yr	Stor	Bd Rm	Room	Class RateCd	Class Units	Const Units	Total Units	Base Rate	Adj Rate	Index	SqFt Cost	Base Area	Adj Area	Base Cost	Extra Feat	Replace Cost	Phy Cond	Adj Cond	Appraised Value	EFPG ELEC	21	1- 2 FIX RESTROOM	1	0	528
1C	38-FACT	1976		0	0	0	3	D/L	0	91	91	14.10	12.83	3.05	39.13	4962	5346	209188.98	39961	249149.98	45	45	112120.00	ADJS	4	MAXIMUM	1	0	5
2C	39-WHSE	1977	0	0	0	0	3	D/L	0	94	94	14.70	13.82	3.05	42.15	2808	2808	118357.20	13945	132302.20	45	45	59540.00	IFIN	3	WD. OR CEIL. BD	1	50	8
5C	15-CDK	1986	0	0	0	0	0	M-01	0	0	0	1.02	1.02	3.05	3.11	780	780	2425.80	0	2425.80	45	45	1090.00	IFIN	1	UNFINISHED	1	50	0
6C	92-LITE	2005	0	0	1	0	0	NA/O	0	0	0	100.00	100.00	3.05	305.00	10	10	3050.00	0	3050.00	45	45	1370.00	FLOR	3	CONC. ON GRADE	1	0	6
22C	39-WHSE	1978	0	0	0	0	0	D/L	0	35	35	15.06	4.07	3.05	12.41	2268	2268	28145.88	0	28145.88	45	45	12670.00	RMAT	11	ENAM. METAL(C)	1	0	8
																								RTYP	3	GABLE	1	0	8
																								EXTW	99		1	0	44
																								FOND	6	CONCRETE	1	0	0
																								FOND	1	SLAB	1	0	0
																								HTAC	99		1	0	7131
																								EFPG	99		1	0	5443
																								PLBG	3	AVERAGE	1	0	8

Str#:	2	WHSE	Yr: 1977	Base: 2,808	Adj: 2,808	CL: D
EFPG	21	1- 2 FIX RES	1 0 528	IFIN	1 UNFINISHED	1 50 0
HTAC	10	FHA	1 0 4044	IFIN	3 WD. OR CEIL.	1 50 8
FOND	1	SLAB	1 0 0	ADJS	4 PARTITIONS	1 0 7
FOND	6	CONCRETE	1 0 0	ELEC	4 MAXIMUM	1 0 5
EXTW	99		1 0 44	PLBG	3 AVERAGE	1 0 8
RTYP	3	GABLE	1 0 8			
RMAT	11	ENAM. METAL(	1 0 8			
FLOR	3	CONC. ON GRA	1 0 6			

Str#:	5	CDK	Yr: 1986	Base: 780	Adj: 780	CL: M-01
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Str#:	6	LITE	Yr: 2005	Base: 10	Adj: 10	CL: NA
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Str#:	22	WHSE	Yr: 1978	Base: 2,268	Adj: 2,268	CL: D
FOND	1	SLAB	1 0 0			
FOND	6	CONCRETE	1 0 0			
EXTW	56	ENAM METAL	1 0 16			
RFTY	3	GABLE	1 0 8			
RFMT	15	ENAM. METAL(	1 0 4			
FLOR	3	CONC. ON GRA	1 0 6			
INFN	1	UNFINISHED	1 0 0			
QLEL	2	MINIMUM	1 0 1			

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 **April 16th @ 6:00pm**. The following is a tentative agenda for that meeting:

Consideration and Review of the following

Replat of the Dar-A-Con Minor Subdivision.

Lawrence County

All of the Dar-A-Con Minor Subdivision of the City of Monett, Lawrence County, Missouri, as recorded in the Lawrence County Recorder of Deeds Book 456, Page 3679. 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 **6:00 p.m. on the 16th day of April 2026** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the Main Boardroom of the Monett City Annex, located at 100 S. Maple Street. The meeting is open to the public and all interested parties may attend and be heard.

/s/ Mike Wallace

Chairman-Planning and Zoning Commission

AFFIDAVIT OF PUBLICATION

Date: 04-01-2026

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. 151	No. 7	1st	day of April	2026
2nd	Insertion: Vol. _____	No. _____		day of _____	2026
3rd	Insertion: Vol. _____	No. _____		day of _____	2026
4th	Insertion: Vol. _____	No. _____		day of _____	2026
5th	Insertion: Vol. _____	No. _____		day of _____	2026
6th	Insertion: Vol. _____	No. _____		day of _____	2026
7th	Insertion: Vol. _____	No. _____		day of _____	2026
8th	Insertion: Vol. _____	No. _____		day of _____	2026
9th	Insertion: Vol. _____	No. _____		day of _____	2026
10th	Insertion: Vol. _____	No. _____		day of _____	2026
11th	Insertion: Vol. _____	No. _____		day of _____	2026



Ryan Squibb, Publisher

Subscribed and sworn to before me on this 1st day of April, 2026.



Teresa R. McBride, Notary Public

My commission expires March 10, 2030

Publication fee \$ 76.98 #16304

TERESA R. McBRIDE
Notary Public - Notary Seal
STATE OF MISSOURI
Lawrence County
My Commission Expires Mar. 10, 2030
Commission #14398197

**NOTICE OF PLANNING AND
ZONING COMMISSION
HEARING**

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/s/ Mike Wallace
Chairman-Planning and
Zoning Commission
#R-16304-4-1-1tc



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

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

Staff Report

To: Mayor & Commissioner

From: City Administrator

Date: March 26, 2026

Re: Potential Fire Station #3

GENERAL INFORMATION

The Monett Fire Department commissioned a outside agency to conduct an operations study on the department. One of the items which came from the study is the lack of coverage in the Northern section of the city. With the expansion of subdivisions in the North part of the city the need will increase. The current response time to the North is greater than the response times of Station #1 and #2. The city had two locations that were potential locations for Fire Station #3. The first location offered challenges to access Highway 37 and some flooding concerns. The second location seems better suited for the station with access points and construction.

The station has potential to be a collaborative effort between the City of Monett Fire and Barry-Lawrence Ambulance District. No agreement between the agencies has been reached. Dialogue has taken place to gage interest and feasibility for a joint effort for public safety.

PROPOSAL

Enter into a Land Donation Agreement to secure the site for a Fire Station #3 for the City of Monett Fire Department. This is a long term project for the future growth and safety of the City of Monett.

RECOMMENDATION

Review of the Land Donation Agreement with the understanding the item will be presented with a resolution for approval on April 9, 2026.

ATTACHMENTS

- Land Donation Agreement
- Preliminary Draft of the Station

**AN ORDINANCE OF THE CITY OF MONETT, MISSOURI, ACCEPTING
THE DONATION OF APPROXIMATELY THREE (3) ACRES OF REAL
PROPERTY LOCATED IN THE NORTH PORTION OF THE CITY FOR THE
CONSTRUCTION AND OPERATION OF FIRE STATION #3;
AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE
A LAND DONATION AGREEMENT; AND SETTING AN EFFECTIVE DATE.**

WHEREAS, the Donor is the fee simple owner of approximately three (3) acres of real property located in the North portion of the City of Monett, as more particularly described in the Land Donation Agreement; and

WHEREAS, the City of Monett (the "City") desires to construct and operate Fire Station #3 on said Property; and

WHEREAS, the City Council finds that the construction of Fire Station #3 will provide enhanced fire protection and significant public safety benefits to the residents of Monett and the surrounding area; and

WHEREAS, as consideration for the donation, the City has agreed to provide certain infrastructure improvements, including roadway access and sewer installation to the Donor's residence.

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

SECTION 1: The City Council hereby accepts the donation of the approximately three-acre Property from the Donor under the terms and conditions set forth in the Land Donation Agreement attached as Exhibit A.

SECTION 2: The City Council hereby accepts the land donation agreement in substantially the same terms as attached in Exhibit A, and the Mayor and the City Administrator are hereby authorized and directed to execute, on behalf of the City of Monett, the Land Donation Agreement and any other necessary documents, including the acceptance of a General Warranty Deed, to effectuate the transfer of the Property.

SECTION 3: The City Administrator and designated City staff are authorized to perform the infrastructure improvements described in the Agreement, including the installation of a sewer line and the

maintenance of a grinder pump. Furthermore, the City is authorized to accept a thirty-foot (30') wide perpetual utilities easement for electric and sewer services as described in the Agreement.

SECTION 4: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

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

LAND DONATION AGREEMENT

I. PARTIES

This Land Donation Agreement (the "Agreement") is made and entered into this _____ day of _____, 20____, by and between:

CITY OF MONETT, a municipal corporation organized and existing under the laws of the State of Missouri, with its principal place of business at 217 5th Street, Monett, MO 65708 (hereinafter referred to as the "City"),

and

Peter C. Rauch and Betty M. Rauch, husband and wife residing at 2000 N. Central, Monett, Missouri (hereinafter referred to as the "Donor").

The City and Donor are sometimes collectively referred to herein as the "Parties" and individually as a "Party."

II. RECITALS

WHEREAS, Donor is the fee simple owner of certain real property consisting of approximately 3 acres located at 1900 N. Central Avenue in the North portion of the City of Monett, Missouri, more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the City desires to construct and operate Public Safety Facility on the Property; and

WHEREAS, Donor desires to donate the Property to the City for the purpose of constructing and operating a Public Safety Facility; and

WHEREAS, the Parties desire to set forth their understanding regarding the donation of the Property and the rights and obligations of the Parties with respect to such donation.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

III. AGREEMENT

1. DONATION OF PROPERTY

1.1 Donation. Upon the terms, covenants and conditions herein set forth, Donor agrees to donate to City the Property and all improvements located thereon, and City agrees to accept the donation of the Property from Donor.

1.2 Condition of Property.

1.2.1 Property Information. Donor shall provide to City, within five (5) business days following the execution of this Agreement, copies of Donor's records related to the property and an environmental and geotechnical report with respect to the Property, if any are available. Donor's delivery of such documents shall not be deemed or construed as a representation or warranty with respect to the contents thereof.

1.2.2 City's Inspection Rights. From the Effective Date and for a period of one hundred eighty (180) days thereafter (the "Inspection Period"), City shall be provided with access to the Property and shall be permitted to inspect and examine the Property upon reasonable advance notice to Donor, subject in all cases to the provisions of this Agreement. Donor shall be entitled to have a representative present at all times while City or its representatives are physically on the Property. It is understood and agreed that City shall be responsible to perform such inspections and other examinations of the Property as City deems necessary or desirable (including, without limitation, any tests, studies, investigations, inspections and other examinations of physical and environmental conditions of the Property). All tests, studies, investigations, inspections and other examinations by City of the Property shall be conducted in a non-invasive manner. Donor expressly consents to City obtaining a Phase I Environmental Site Assessment with respect to the Property. City shall restore the Property to its original conditions promptly after completing each such test, study, investigation, inspection and other examination. City's foregoing agreement shall survive any termination of this Agreement and shall survive Closing and the delivery of the Warranty Deed at Closing.

1.2.3 City's Termination Right. If, during the Inspection Period, City determines, in City's sole and absolute discretion, that the Property is not suitable for City's intended use or any other reason, City may terminate this Agreement before the expiration of the Inspection Period by delivering written notice thereof to Donor.

1.3 Conveyance of Property.

1.3.1 Conveyance of Title. Donor shall convey to the City good and marketable fee simple title to the Property by general warranty deed, free and clear of all liens, encumbrances, and restrictions, except for those specifically set forth in this Agreement or otherwise accepted by the City in writing.

1.3.2 Title Insurance. The City may, at its sole cost and expense, obtain a commitment for an owner's policy of title insurance covering the Property. If the City elects to obtain such commitment, Donor shall cooperate with the City and the title company in connection therewith.

1.3.3 Survey. The City may, at its sole cost and expense, obtain a survey of the Property. If the City elects to obtain such survey, Donor shall provide reasonable access to the Property for the surveyor.

1.3.4 Closing. The consummation of the donation contemplated by this Agreement shall occur (the "Closing") at the offices of the City of Monett, Monett, Missouri, or at such other place as the parties may mutually agree, on or before [REDACTED], 2026 (the "Closing Date").

1.3.5 Donor's Deliveries. At Closing, Donor shall execute, acknowledge (where necessary) and deliver to City, as appropriate, the following: (a) the Deed, subject to easements, conditions and restrictions of record; (b) such other documents and instruments as may be required to give effect to this Agreement or as may be reasonably requested by City in connection with the performance of Donor's obligations hereunder; and (c) possession of the Property.

1.3.6 City's Deliveries. City shall execute, acknowledge (where necessary) and deliver to Donor, such documents and instruments as may be reasonably required to give effect to this Agreement or as may be reasonably requested by the Donor to evidence City's acceptance of the Property being conveyed at such Closing and the performance of City's obligations hereunder.

1.3.7 Closing Costs. At Closing, City shall pay the filing fees regarding the release of any deeds of trust or other security documents relating to any existing loans being released on the Property. At Closing, City shall pay the charges and costs of obtaining the Title Policy, the recording and filing fees regarding the Deed and any other necessary documents, and any other fees and closing costs relating to the Closing (including the cost of any escrow or closing fees charged by the Title Company, if one is used). The Parties agree that the Donor shall be responsible for payment of real estate taxes through the date of Closing. All taxes shall be prorated as of Closing. Each party hereto shall be responsible for the payment of its respective attorneys' fees and all other costs and expenses of any kind or nature incurred by such party in connection with this Agreement, the Closing or the Property.

1.4 Grading Plans. The donation of the Property is subject to the City's preparation and Donor's approval of grading plans for the Property. The City shall prepare grading plans for the Property and submit such plans to Donor for review and approval. Donor shall not unreasonably withhold, condition, or delay approval of such grading plans. If Donor does not approve the grading plans, Donor shall provide the City with specific objections in writing within sixty (60) days of receipt of the grading plans. The City shall then have sixty (60) days to revise the grading plans to address Donor's objections and resubmit the revised grading plans to Donor for approval.

1.5 Reversion of Title for Non-Commencement. The Property is donated for the purpose of constructing and operating Public Safety Facility. In the event the City has not "commenced construction" of the Public Safety Facility on the Property within ten (10) years from the Closing Date, then the fee simple title to the Property shall, at the option of the Donor, automatically revert to the Donor, and the City shall execute a quitclaim deed or such other instruments as may be necessary to return the Property to the Donor.

1.5.1 Definition of Commencement. For purposes of this Section, "commenced construction" shall be defined as to begin or cause to begin, as part of a continuous program, the placement, assembly, or installation of facilities or equipment; or to conduct significant site preparation work, including clearing excavation or removal of existing buildings, structures, or facilities, necessary for the placement, assembly, or installation of facilities; or equipment for the Public Safety Facility. This provision shall survive the Closing and shall not merge with the Warranty Deed.

2. REPRESENTATIONS AND WARRANTIES OF DONOR

2.1 Authority. Donor has full power and authority to enter into this Agreement and to perform all obligations hereunder. The execution, delivery, and performance of this Agreement by Donor have been duly authorized by all necessary action, and this Agreement constitutes the legal, valid, and binding obligation of Donor, enforceable against Donor in accordance with its terms.

2.2 Title to Property. Donor is the sole owner of fee simple title to the Property and has good and marketable title thereto, free and clear of all liens, encumbrances, and restrictions, except for those specifically set forth in this Agreement or otherwise accepted by the City in writing.

2.3 No Conflicts. The execution, delivery, and performance of this Agreement by Donor will not conflict with or result in a violation of any agreement, contract, law, rule, regulation, or court order to which Donor is a party or by which Donor or the Property is bound.

2.4 No Litigation. There is no pending or, to the best of Donor's knowledge, threatened litigation, proceeding, or investigation relating to the Property or that would prevent or impair Donor's ability to perform its obligations under this Agreement.

2.5 No Hazardous Materials. To the best of Donor's knowledge, there are no hazardous materials, substances, or wastes located on, in, or under the Property in violation of any applicable environmental laws.

2.6 No Leases. There are no leases, licenses, or other agreements granting any person or entity the right to use or occupy the Property or any portion thereof.

2.7 No Condemnation. There is no pending or, to the best of Donor's knowledge, threatened condemnation or similar proceeding affecting the Property or any portion thereof.

2.8 Authority. The City has full power and authority to enter into this Agreement and to perform all obligations hereunder. The execution, delivery, and performance of this Agreement by the City have been duly authorized by all necessary action, and this Agreement constitutes the legal, valid, and binding obligation of the City, enforceable against the City in accordance with its terms.

2.9 Survival. The representations and warranties set forth in this Section 2 shall survive the Closing.

3. INFRASTRUCTURE IMPROVEMENTS

3.1 Infrastructure Improvements. The City agrees to make certain infrastructure improvements, as described herein, that will benefit both the Property and surrounding areas owned by Donor, which will help facilitate residential development and benefit the City.

3.2 Roadway Access. The City agrees to provide roadway access to the Property facility and to maintain such roadway in accordance with City standards.

3.3. Sewer Installation. The City agrees to install a pressure sewer line with grinder pump to Donor's residence by April 1, 2027 (the "Sewer Installation Date"). The City shall be responsible for all costs associated with the installation of the pressure sewer line and grinder pump, Future maintenance of the pressure line will be at the owner's expense and grinder pump shall be at the City's expense. Donor shall connect the gravity sewer from residential dwelling to grinder pump at Donor's expense, except as otherwise provided in this Agreement.

3.4 Grinder Pump. Donor agrees to provide electric service for the grinder pump to be installed by the City. The City agrees to maintain the grinder pump.

3.5 Gravity Sewer. City agrees to design and construct a gravity sewer line with manholes and Route 37 Highway bore from existing MH A62 north for a distance of approximately 325 LF. The gravity sewer line shall be constructed within 24 months of the execution of this agreement. Donor agrees to donate a 20' wide permanent utility easement along the route for the infrastructure built on donor's property.

3.6 Future Gravity Sewer. The city, at their expense, agrees to design and construct an 8" min diameter gravity sewer line within twenty-four (24) months from the date of a formal preliminary subdivision plat and engineering plans of the Donors property which have approved by Planning and Zoning, city staff and City council. The sewer route with manholes shall begin from the termination of item 3.5 north for a distance of approximately 1230 LF. The route shall be determined by detailed engineering plans based on routes that best serve the property. A 20' wide permanent utility easement will be part of the route that best serves the property and the mentioned gravity sewer line.

3.7 Utilities Easement. Donor hereby grants to the City a thirty-foot (30') wide permanent utility easement for electric service to the house and sewer grinder pump pressure line, as more particularly described and set forth in **Exhibit B** attached hereto and incorporated herein by reference (the "Utilities Easement"). The Utilities Easement shall be perpetual, permanent, and shall run with the land. The easement description shall be prepared by the City.

3.8 Access to Easement. The City shall have the right to access the Utilities Easement at all reasonable times for the purpose of installing, constructing, reconstructing, maintaining, repairing, and operating the utilities within the Utilities Easement.

3.9 Restoration of Property. The City agrees to restore the surface of the Property to its original condition, to the extent reasonably practicable, following any installation, construction, reconstruction, maintenance, repair, or operation of utilities within the Utilities Easement.

4. ECONOMIC DEVELOPMENT AND PUBLIC BENEFIT

4.1 Enhanced Services. The construction and operation of the Public Safety Facility on the Property will provide enhanced fire protection services to the surrounding area, which will benefit both the residents of the City and Donor's remaining property.

4.2 Community Benefits. The Parties acknowledge that the donation of the Property and the construction and operation of the Public Safety Facility will provide significant benefits to the community, including improved public safety and potential economic development opportunities.

5. GENERAL PROVISIONS

5.1 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors, and assigns. This Agreement, and exhibits incorporated herein, shall transfer with any change of Donorship of the Property or any portion thereof.

5.2 Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations, and discussions, whether oral or written, of the Parties.

5.3 Amendment. This Agreement may be amended, modified, or supplemented only by a written instrument executed by both Parties.

5.4 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri, without giving effect to any choice or conflict of law provision or rule.

5.5 Severability. If any provision of this Agreement is held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

5.6 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement.

5.7 No Merger. The provisions of this Agreement obligating City or Donor past the closing date shall not merge with the deed conveying the Property to the City, and the provisions of this Agreement shall survive the closing of the donation of the Property.

5.8 Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder shall be in writing and shall be deemed to have been given: (a) when delivered by hand; (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); (c) on the date sent by email if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient; or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to the respective Parties at the addresses set forth below:

City of Monett:

City of Monett, Missouri
Attention: City Administrator
217 5th Street
Monett, Missouri 65708
Email: _____

Property Donor:

Peter C. Rauch

Betty M. Rauch

5.9 Further Assurances. Each Party agrees to execute and deliver such additional documents and instruments and to perform such additional acts as may be necessary or appropriate to effectuate, carry out, and perform all of the terms, provisions, and conditions of this Agreement.

5.10 Time of Essence. Time is of the essence with respect to all provisions of this Agreement that specify a time for performance.

5.11 No Third-Party Beneficiaries. This Agreement is for the sole benefit of the Parties and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

5.12 Waiver. No waiver by any Party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the Party so waiving. No waiver by any Party shall operate or be construed as a waiver in respect of any failure, breach, or default not expressly identified by such written waiver, whether of a similar or different character, and whether occurring before or after that waiver. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

5.13 Headings. The headings in this Agreement are for reference only and shall not affect the interpretation of this Agreement.

5.14 Construction. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the Party drafting an instrument or causing any instrument to be drafted.

5.15 Attorneys' Fees, Court Costs, and Legal Expenses. In any action, proceeding, or arbitration arising out of, brought under, or relating to the terms or enforceability of the Agreement each Party

shall bear its own attorneys' fees, costs, and expenses incurred in such action, proceeding, or arbitration.

5.16 Exhibits. Any reference herein to any exhibit, addendum or attachment refers to the applicable exhibit, addendum or attachment attached to this Agreement, and all such exhibits, addenda or attachments shall constitute a part of this Agreement and are expressly incorporated herein by reference and made a part hereof.

5.17 Effective Date. This Agreement becomes effective upon the signature of both parties and approval by the Monett City Council.

5.18 Non-Appropriation of Funds. Notwithstanding any other provision of this Agreement, the Parties acknowledge and agree that the City is a municipal corporation and its fulfillment of financial or performance obligations under this Agreement is contingent upon the annual appropriation of sufficient funds by the Monett City Council. In the event the City Council fails to appropriate funds for the construction or operation of the Public Safety Facility or commence its other obligations under this Agreement, the City shall have the right to terminate this Agreement without penalty or further obligation, provided that the City provides written notice to the Donor in accordance with Section 5.8.

SIGNATURE PAGE

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first above written.

CITY OF MONETT

Signature: _____

Name: _____

Title: _____

Date: _____

OWNER

Signature: _____

Name: _____

Date: _____

OWNER

Signature: _____

Name: _____

Date: _____

ACKNOWLEDGMENTS

STATE OF MISSOURI)

COUNTY OF _____)

On this _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument on behalf of the City of Monett, and acknowledged that he/she executed the same as the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My Commission Expires: _____

STATE OF MISSOURI)

COUNTY OF _____)

On this _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument on behalf of the City of Monett, and acknowledged that he/she executed the same as the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[Insert legal description of the 3-acre property located in the North portion of the City of Monett]

EXHIBIT B

LEGAL DESCRIPTION OF THE UTILITIES EASEMENT

[Insert legal description of the thirty-foot (30') utilities easement for electric and sewer services]

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

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.



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

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.

RECOMMENDATION

On May 18th, 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.



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
-

BILL NO. 9165

ORDINANCE NO. 9165

AN ORDINANCE APPROVING THE REZONING OF 617 AND 619 MAIN STREET

WHEREAS, the Planning & Zoning Commission of the City of Monett met during a publicly announced meeting at the Monett City Annex at 6:00 PM on May 21, 2026; and

WHEREAS, the Planning & Zoning Commission of the City of Monett has conducted a review of the request to re-zone the parcel of land at 617 and 619 Main Street; and

WHEREAS, the Planning & Zoning Commission of the City of Monett voted unanimously to recommend the re-zoning petition to the Monett City Council; 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 Local Business (Commercial) “C” from Industrial “D” for the property at 617 and 619 Main Street.

Whereupon a roll call vote was taken:

Ayes: _____

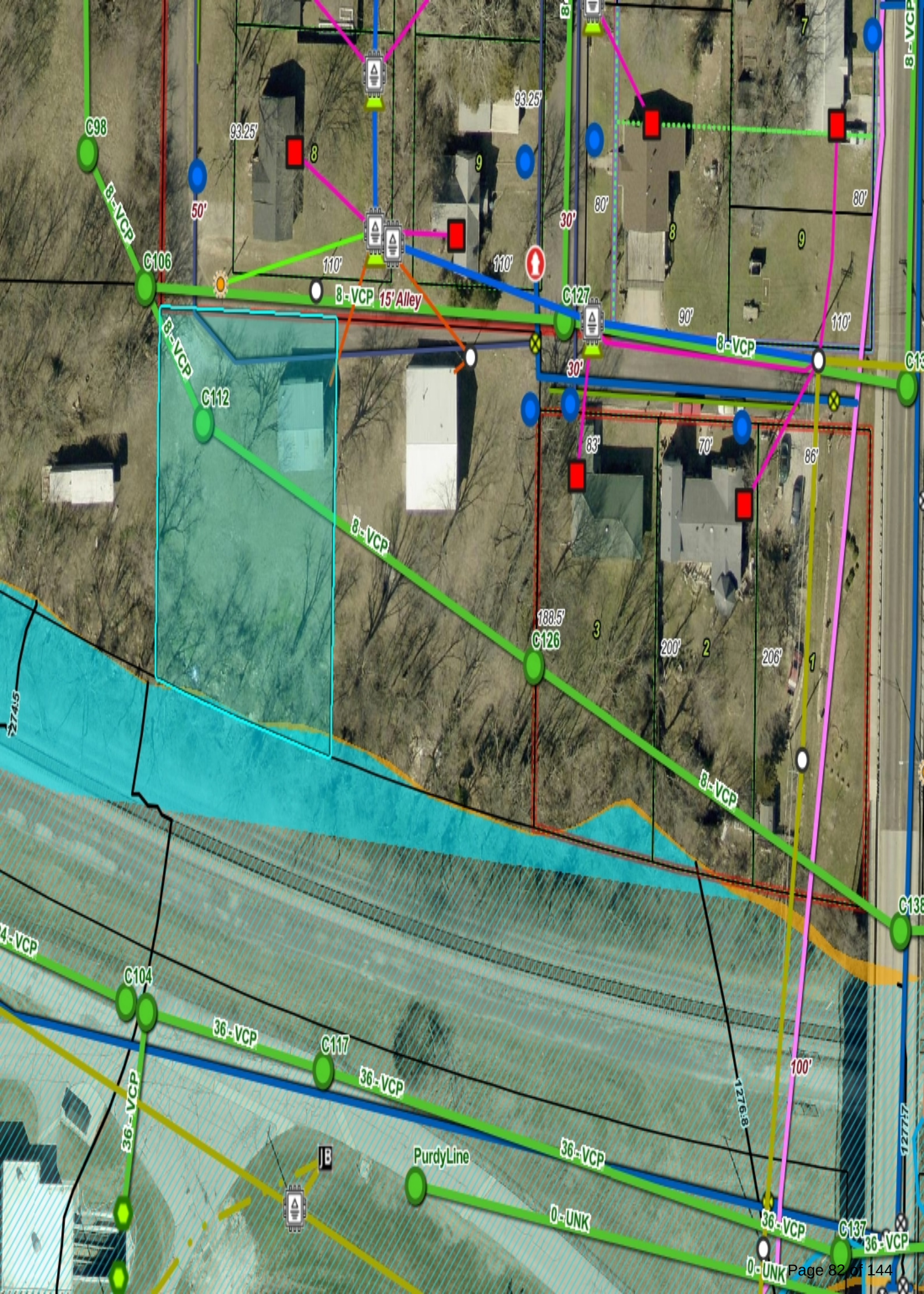
Nays: _____

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, THIS 11TH DAY OF JUNE, 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

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 ~~SA~~ 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: [Signature]



Application & Procedures for Rezoning

Owner Name: Korin Real Estate Investments LLC
Owner Mailing Address: 607 13th St Monett, Mo 65708
Owner Phone Number: 417-489-3790 Email: Jason.Korin@gmail.com
Applicant Name (if different): Jason Korin
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: [Signature] Date: 4/22/26
Signature of Applicant: [Signature] Date: 4/22/26

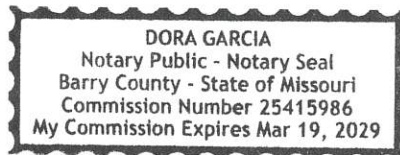


Acknowledgement

State of Missouri)
County of Barry) ss.

On this 22nd 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

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

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> 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 8th 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 22nd, 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

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

Staff Report

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

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.



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.

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.

ATTACHMENTS

Please see the following attachments:

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

Deed: KURIMA REAL ESTATE INVESTMENTS,LLC

Map Area: MONETT CITY

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date:

CID#: 2-3364-000

Tax Dist: 03-24-00-03-00-03-00

Review/Date: D K, 12/27/2024

DBA: 617 MAIN STREET MONETT,MO

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: MONETT LAND LOT

Mail To: 602 13TH STREET

Urban / Commercial

Legal: MONETT LAND LOT: PT. SESE LYING N. RAILROAD : SEC:36 TWN:26 RNG:28

MONETT , MO 65708-0000

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
Acre X Rate						26,571.60	0.610								
Subtotal						26,571.60	0.610								
Grand Total						26,571.60	0.610								

Sales				Building Permits					Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason						Exempt
11/21/2025	\$0	D049	25-6364											
12/15/1992	\$0	D000	412-942											
10/01/1975	\$0	D049	281-309											

	Count	Ag Building Description	Units			Year								
P:1	1	1S MTL (AX1); Post Fr. 925-Steel Utility Bldg	30' x 30' x 10'	900 SF		1981								
	Adj	(+) Insulation	900			AVG								

PP OLD MTL TRUCK BODY

1 "MORTON BLDG"

Sketch 1 of 1



12/27/2024 - MTL BLDG (FRONT)



11/3/2009 - 30X30 MTL BLDG (BACK)

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 **May 21st @ 6:00pm**. 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 “C” Local Business (Commercial).

Barry County

All that part of the Southeast Quarter (SE ¼) of Section 36, Township 26, Range 28 Lying North of the Right-of-Way of the St. Louis & San Francisco Railroad Company; Except that Part thereof described as Pryor’s Subdivision No. 2 as Platted and Recorded in Plat Book 3, Page 106, in the Recorder’s Office, Barry County, Missouri; and Except a Tract of Land described as follow’s: Beginning at a Point 254 Feet West and 30 Feet South of the Northeast Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Thirty-Six (36), Township Twenty-Six (26) Range Twenty-Eight (28), Thence West 142.5 Feet, Thence South 163 Feet to the North Right-of-Way Line of Existing Railroad, Thence Southeasterly along said Right-of-Way Line 143 Feet, Thence North 188.5 Feet to the Point of Beginning and Containing 0.57 Acres. Subject to any easements, rights of way, restrictions, reservations, and covenants of record or fact.

Notice is further given that said Commission of the City of Monett, Missouri at the hour of **6:00pm on the 21st day of May 2026** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the Main Boardroom at the Monett City Annex, located at 100 South Maple Street. The meeting is open to the public and all interested parties may attend and be heard.

/s/ Mike Wallace

Chairman-Planning and Zoning Commission

AFFIDAVIT OF PUBLICATION

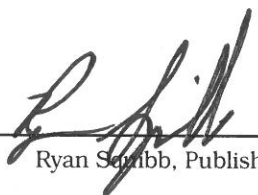
Date: 05-06-2026

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. 151 No. 12, 6th day of May, 2026
2nd
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
3rd
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
4th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
5th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
6th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
7th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
8th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
9th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
10th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
11th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026



Ryan Squibb, Publisher

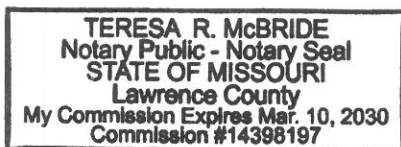
Subscribed and sworn to before me on this 6th day of May, 2026.



Teresa R. McBride, Notary Public

My commission expires March 10, 2030

Publication fee \$ 122.55 #16352



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 **May 21st @ 6:00pm**. 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 "C" Local Business (Commercial).

Barry County

All that part of the Southeast Quarter (SE 1/4) of Section 36, Township 26, Range 28 Lying North of the Right-of-Way of the St. Louis & San Francisco Railroad Company; Except that Part thereof described as Pryor's Subdivision No. 2 as Platted and Recorded in Plat Book 3, Page 106, in the Recorder's Office, Barry County, Missouri; and Except a Tract of Land described as follow's: Beginning at a Point 254 Feet West and 30 Feet South of the Northeast Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-Six (36), Township Twenty-Six (26) Range Twenty-Eight (28), Thence West 142.5 Feet, Thence South 163 Feet to the North Right-of-Way Line of Existing Railroad, Thence Southeasterly along said Right-of-Way Line 143 Feet, Thence North 188.5 Feet to the Point of Beginning and Containing 0.57 Acres. Subject to any easements, rights of way, restrictions, reservations, and covenants of record or fact.

Notice is further given that said Commission of the City of Monett, Missouri at the hour of **6:00pm on the 21st day of May 2026** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the Council Chambers at the Monett City Annex, located at 100 South Maple Street. 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-16352-5-6-1tc



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: June 11, 2026

Re: Repeal of Ordinance to move to City of Monett policies.

GENERAL INFORMATION

The City of Monett has placed in ordinance items which are policies to govern staff. The repealing of the ordinances will result in moving the content to the City of Monett employee manual. Therefore, making the items policy and not enforceable code.

This request was discussed at the May 28, 2026 Council Work Session.

PROPOSAL

The City of Monett ordinances need to be researched for items which fall into this same category. The Human Resource Director for the City of Monett is conducting the research and will bring the items to the attention of Council.

RECOMMENDATION

Approve the Ordinance to Repeal.

ATTACHMENTS

- Ordinance

**AN ORDINANCE OF THE CITY OF MONETT, MO REPEALING
ORDINANCE NO. 9039**

WHEREAS, on December 12, 2024 the City of Monett adopted Ordinance No. 9039, "An Ordinance Amending the City's Vacation Leave and Tuition Reimbursement Policies", which amended the City of Monett's vacation leave and tuition reimbursement policies to provide for pay-period vacation accrual and administrative approval of tuition reimbursement requests.; and

WHEREAS, the City Council has determined that it is in the best interest of the City to repeal said ordinance and relocate the vacation leave and the tuition reimbursement provisions from the City Code to the City of Monett Employee Handbook to allow for more efficient administration and future policy updates.

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

Section 1. That Ordinance No. 9039 is hereby repealed in its entirety, and that the following sections of the Municipal Code of the City of Monett, Missouri, as enacted or amended by said Ordinance, are hereby repealed: Section 130.090 (E) and (F).

Section 2. The repeal of the aforementioned ordinance shall not affect any offense or act committed, any penalty or forfeiture incurred, or any contract or right established or accruing before the effective date of this ordinance, nor shall it affect any prosecution, suit, or proceeding pending or any judgment rendered prior to the effective date of this ordinance.

Section 3. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 4. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. This ordinance shall be in full force and effect from and after ten days from the date of its passage by the Council.

Section 6. That the City Clerk is authorized by this Ordinance to correct any scrivener's errors identified within this Ordinance.

Read, this first time on this _____ day of _____, 2026.

Read, this second time, passed, and truly agreed to by the City Council of the City of Monett, Missouri this _____ day of _____, 2026.

Whereupon a roll call vote was taken:

Ayes: _____

Nays: _____

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

Staff Report

To: Mayor & Commissioner

From: City Administrator

Date: June 11, 2026

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

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, 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.

The core values were presented to the City Council at the May 28 work session. If approved by Council, the core values will be placed in key areas for citizens and staff to view.

PROPOSAL

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

RECOMMENDATION

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

ATTACHMENTS

- Core Values
- Resolution
- City vision & mission statement

**A RESOLUTION AUTHORIZING THE CITY COUNCIL OF MONETT,
MISSOURI TO ADOPT THE CORE VALUES BASED ON THE CITY VISION
AND MISSION STATEMENTS.**

WHEREAS, the City of Monett has established a vision and mission statement in 2023 through the services of a professional consulting company hired for strategic planning; and

WHEREAS, the City desires to fulfill the vision and mission statement of the City of Monett providing services to the citizens and guests of the city; and

WHEREAS, the City recognizes the importance of core values to guide the work and direction of the services provided by City staff; and

WHEREAS, the City has desires to formalize the core values for the city centered on the vision and mission of the City.

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

SECTION 1: The City of Monett shall adopt the core values as presented which center on the approved vision and mission statements of the City of Monett.

SECTION 2: The core values have been formalized based on the initial work of Arndt Municipal Support, Inc 1542 W. Polk Ave., Charleston, IL 61920.

SECTION 3: Arndt Municipal Support conducted a strategic work session in 2023 which produced the vision and mission statements for the City of Monett.

SECTION 4: The GO CAPS Business Strand of the Monett High School conducted the interviews and compilation of the core values based on the vision and mission statements.

Whereupon a roll call vote was taken:

Ayes: _____

Nays: _____

Passed and approved this 11th day of June, 2026

James R. Burke, Mayor

ATTEST:

Kelley McMillan, City Clerk

04

VISION STATEMENT (2023)

A vision statement was defined in this session as a statement describing where the organization wants to be as a result of what the organization does. It is the roadmap for the City. The vision is what, where, or whom you want the City to become. The participants worked together as a team to develop the following vision statement for the City of Monett:

"To be a safe, progressive, vibrant, and thriving destination community for all generations and backgrounds. A place to put down roots."

MISSION STATEMENT (2023)

A mission statement was defined in this session as a statement describing the means of successfully achieving the vision. How you get to where you want to be. What the City of Monett does. The participants created the following Mission Statement for the City of Monett:

"Professionally provide superior city services and economic development, while enhancing quality of life."



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.



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: June 11, 2026

Re: Changes to the Airport Commission Charter for the Monett Regional Airport

GENERAL INFORMATION

The City Council of the City of Monett approved by ordinance the formation of the Airport Commission to serve the Monett Regional Airport as an advisory commission. The ordinance was approved on January 8, 2026. City Council then approved the seven-member commission through mayoral appointment and council approval. On February 12, 2026, the Council approved by resolution the seven members of the commission.

Since the inception of the commission it has been determined that a monthly meeting is not always required or prudent for the volunteer commission. The change in the charter to an Ad Hoc Basis is defined as – “The parties shall meet on an ad hoc basis as determined by project requirements.” This will allow for the commission to be updated and informed of key projects, events, and happenings that impact the Monett Regional Airport. The commission is designed to understand the Airport Master Plan and work with city staff in fulfilling of the plan as funding is available.

The second change is related to the number of unexcused absences a commissioner can have before removal from the commission.

PROPOSAL

To adopt the changes in the Airport Commission Charter as presented.

RECOMMENDATION

Approval of the resolution for changes to the charter.

ATTACHMENTS

- Resolution

**A RESOLUTION AUTHORIZING THE CITY COUNCIL OF MONETT,
MISSOURI TO AMEND THE AIRPORT COMMISSION CHARTER FOR THE
MONETT REGIONAL AIRPORT.**

WHEREAS, the City Council of the City of Monett established the Airport Commission for the Monett Regional Airport as an advisory commission by ordinance on January 8, 2026; and

WHEREAS, the City Council of the City of Monett approved by resolution on February 12, 2026 the seven commissioners of the Airport Commission of the Monett Regional Airport; and

WHEREAS, the City recognizes the need for such a commission for the purpose of advisement and promotion of the Monett Regional Airport; and

WHEREAS, the City recognizes the Commission is comprised of volunteers from various sectors of the region.

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

SECTION 1: The City of Monett shall amend the Airport Commission Charter under the Section Entitled - Membership as follows. “Missing three (3) meetings without an approved excuse automatically vacates the commissioner’s seat”.

SECTION 2: The City of Monett shall amend the Airport Commission Charter under the Section Entitled – Meeting Time & Location as follows. “The Commission shall meet on an ad hoc basis at 6:00pm. The preferred day will be Thursday”.

SECTION 3: The amended changes shall go into effect at the approval of the resolution by the City Council of the City of Monett.

Whereupon a roll call vote was taken:

Ayes: _____

Nayes: _____

Passed and approved this 11th day of June, 2026

James R. Burke, Mayor

ATTEST:

Kelley McMillan, City Clerk



Airport Commission of the Monett Regional Airport

Description

The Airport Commission of the Monett Regional Airport shall have and perform all 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

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.

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. **Missing three (3) meetings without an approved excuse automatically vacates the commissioner's seat.**

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~~ The Commission shall meet on an ad hoc basis at 6:00pm. The preferred day will be Thursday.
- 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 to 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

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.

<u>I. COURT INFORMATION</u>	Municipality: MONETT	Reporting Period: May 1, 2026 - May 29, 2026
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: mechele.james@courts.mo.gov
Municipal Judge: RANDEE S. STEMMONS		

<u>II. MONTHLY CASELOAD INFORMATION</u>	Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month	88	879	356
B. Cases (citations/informations) filed	4	51	16
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	6	44	15
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)	0	13	0
6. dismissed by court	0	4	1
7. <i>nolle prosequi</i>	0	1	1
8. certified for jury trial (not heard in Municipal Division)	0	0	0
9. TOTAL CASE DISPOSITIONS	6	62	17
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]	86	868	355
E. Trial de Novo and/or appeal applications filed	0	0	0

<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>		<u>IV. PARKING TICKETS</u>	
1. # Issued during reporting period	53	1. # Issued during period	0
2. # Served/withdrawn during reporting period	35	☐ Court staff does not process parking tickets	
3. # Outstanding at end of reporting period	958		

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: MONETT	Reporting Period: May 1, 2026 - May 29, 2026
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V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		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.	
Fines - Excess Revenue	\$10,394.00	Court Automation	\$653.67
Clerk Fee - Excess Revenue	\$888.00	Due To Debt Collection	\$543.31
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$27.38	Law Enf Arrest-Local	\$692.48
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Total Other Disbursements	\$1,889.46
Total Excess Revenue	\$11,309.38	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$17,166.29
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Bond Refunds	\$225.00
Fines - Other	\$1,821.50	Total Disbursements	\$17,391.29
Clerk Fee - Other	\$232.58		
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$93.38		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$665.81		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$7.18		
Law Enforcement Training (LET) Fund surcharge	\$188.00		
Domestic Violence Shelter surcharge	\$188.00		
Inmate Prisoner Detainee Security Fund surcharge	\$188.00		
Restitution	\$383.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$200.00		
Total Other Revenue	\$3,967.45		

Report: CZR0091B
Office Location: MQ
GL Location: MQ

MISSOURI JUDICIARY
MONETT MUNICIPAL
TRIAL BALANCE REPORT
FROM 01-May-2026 THRU 29-May-2026

Date : 5/29/2026
Time : 10:47:18AM
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	6,377.52		18,815.38		25,192.90	
2000	Accounts Payable				1,151.31		1,151.31
2100	Open Items			6,058.67	6,058.67		
2500	Payment Clearing			21,579.92	21,579.92		
5002	Clerk Fee-Municipal				232.58		232.58
5008	Court Automation		14.00		639.67		653.67
5016	CVC Surcharge State		14.26		651.55		665.81
5018	CVC Surcharge Muni				7.18		7.18
5020	Law Enf Arrest-Local				692.48		692.48
5022	LET-Muni		4.00		184.00		188.00
5024	POST-State		2.00		91.38		93.38
5032	Dom Viol - Muni		4.00		184.00		188.00
5034	Restitution			383.00	383.00		
5040	Fine-Muni Ordin Other				1,821.50		1,821.50
5056	Inmate Security Fund		4.00		184.00		188.00
5074	Due to Debt Collection			543.31	543.31		
5102	Clerk Fee-E/R		24.00		864.00		888.00
5118	CVC Surcharge-E/R		.74		26.64		27.38
5141	Fines-E/R		171.00		10,223.00		10,394.00
7008	Recipient Payable Detail Code			926.31	926.31		
8200	Bond-Posted		6,139.52	1,632.04	3,294.13		7,801.61
8203	Bond-Forfeited-Muni Ordin				200.00		200.00
8204	Bond Refund			225.00	225.00		
	Totals:	6,377.52	6,377.52	50,163.63	50,163.63	25,192.90	25,192.90

No exceptions noted

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Report: CZR0091B
Office Location: MQ
GL Location: MQ

MISSOURI JUDICIARY
MONETT MUNICIPAL
TRIAL BALANCE REPORT
FROM 01-May-2026 THRU 29-May-2026

Date : 5/29/2026
Time : 11:02:37AM
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	6,377.52		18,815.38	17,391.29	7,801.61	
2000	Accounts Payable			17,391.29	17,391.29		
2100	Open Items			6,058.67	6,058.67		
2500	Payment Clearing			21,579.92	21,579.92		
5002	Clerk Fee-Municipal			232.58	232.58		
5008	Court Automation		14.00	653.67	639.67		
5016	CVC Surcharge State		14.26	665.81	651.55		
5018	CVC Surcharge Muni			7.18	7.18		
5020	Law Enf Arrest-Local			692.48	692.48		
5022	LET-Muni		4.00	188.00	184.00		
5024	POST-State		2.00	93.38	91.38		
5032	Dom Viol - Muni		4.00	188.00	184.00		
5034	Restitution			383.00	383.00		
5040	Fine-Muni Ordin Other			1,821.50	1,821.50		
5056	Inmate Security Fund		4.00	188.00	184.00		
5074	Due to Debt Collection			543.31	543.31		
5102	Clerk Fee-E/R		24.00	888.00	864.00		
5118	CVC Surcharge-E/R		.74	27.38	26.64		
5141	Fines-E/R		171.00	10,394.00	10,223.00		
7008	Recipient Payable Detail Code			926.31	926.31		
8200	Bond-Posted		6,139.52	1,632.04	3,294.13		7,801.61
8203	Bond-Forfeited-Muni Ordin			200.00	200.00		
8204	Bond Refund			225.00	225.00		
	Totals:	6,377.52	6,377.52	83,794.90	83,794.90	7,801.61	7,801.61

No exceptions noted

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MISSOURI JUDICIARY
MONETT MUNICIPAL
OPEN ITEMS SUMMARY REPORT
AS OF DATE: 29-May-2026

Date: 29-May-2026
Time: 11:03:33AM
Page: 1

BANK NAME: Monett Municipal Checking
BANK ACCOUNT NUMBER: 152322612127

ACCOUNT	SUB TOTAL	BALANCE
BONDS IN OPEN ITEMS	7,801.61	7,801.61
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		7,801.61

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.

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MISSOURI JUDICIARY
 MONETT MUNICIPAL
 JUDGMENT INDEX
 JUDGMENT/SENTENCE ACTIVITY DATE 01-May-2026 TO 29-May-2026

Date: 29-May-2026
 Time: 11:08:36AM
 Page: 1

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
ANDERSON, CHRISTOPHER ANTHONY	250673112 CITY OF MONETT V CHRISTOPHER ANTHONY ANDERSON Charge: 1 15-Dec-2025 ORD901.0-Nuisance Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$366.50 and Court Costs. Fine Amount: \$ 366.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 07-May-2026
ANDERSON, CHRISTOPHER ANTHONY	250673113 CITY OF MONETT V CHRISTOPHER ANTHONY ANDERSON Charge: 1 15-Dec-2025 ORD307.0-Equipment Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$116.50 and Court Costs. Fine Amount: \$ 116.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 07-May-2026
BARLETT, GEORGE WAYNE	250673248 CITY OF MONETT V GEORGE WAYNE BARLETT Charge: 1 09-Jan-2026 ORD307.0-Equipment Violation Disposition: 04-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$166.50 and Court Costs. Fine Amount: \$ 166.50	Order Date: 04-May-2026 Start Date: 04-May-2026	04-May-2026 04-May-2026
BEATY, LUKE WILLIAM	250673665 CITY OF MONETT V LUKE WILLIAM BEATY Charge: 1 30-Mar-2026 ORD301.0-Failed To Register Vehicle Disposition: 04-May-2026 Guilty Plea Written		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

MISSOURI JUDICIARY
MONETT MUNICIPAL
JUDGMENT INDEX
JUDGMENT/SENTENCE ACTIVITY DATE 01-May-2026 TO 29-May-2026

JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
BEATY, LUKE WILLIAM	250673665 CITY OF MONETT V LUKE WILLIAM BEATY Sentence or SIS: Fine Text: Defendant sentenced to Fine \$50.50 and Court Cost Fine Amount: \$ 50.50	Order Date: 04-May-2026 Start Date: 04-May-2026	04-May-2026 04-May-2026
CAI, CHAU Q	250673696 CITY OF MONETT V CHAU Q CAI Charge: 1 05-Apr-2026 ORD902.0Illegal Parking - Residential Street/Alley Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$25.50 and Court Costs. Fine Amount: \$ 25.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
CECENAS HERNANDEZ, FRANCISCO	250672965 CITY OF MONETT V FRANCISCO CECENAS HERNANDEZ Charge: 1 23-Nov-2025 ORD307.0Equipment Violation Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$191.50 and Court Costs. Fine Amount: \$ 191.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
CHRYSLER, CALEB JAMES-DALE	240411106 CITY OF MONETT V CALEB JAMES DALE CHRYSLER Charge: 1 17-Dec-2024 ORD301.0Failed To Register Vehicle Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$50.50 and Court Costs. Fine Amount: \$ 50.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
CLARK, TAYLOR ANN	250673668 CITY OF MONETT V TAYLOR ANN CLARK		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

MISSOURI JUDICIARY
MONETT MUNICIPAL
JUDGMENT INDEX
JUDGMENT/SENTENCE ACTIVITY DATE 01-May-2026 TO 29-May-2026

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JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
CLARK, TAYLOR ANN	250673668 CITY OF MONETT V TAYLOR ANN CLARK Charge: 1 31-Mar-2026 ORD304.0-Exceeded Posted Speed Limit (16-19 Mph Over) Disposition: 01-May-2026 Guilty Plea Written Sentence or SIS: Fine Text: Defendant sentenced to Fine \$120.50 and Court Cost Fine Amount: \$ 120.50	Order Date: 01-May-2026 Start Date: 01-May-2026	01-May-2026 01-May-2026
COC CHOC, MARTIN	250672885 CITY OF MONETT V MARTIN COC CHOC Charge: 1 12-Nov-2025 ORD307.0-Equipment Violation Disposition: 28-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$116.50 and Court Costs. Fine Amount: \$ 116.50	Order Date: 28-May-2026 Start Date: 28-May-2026	28-May-2026 28-May-2026
COC CHOC, MARTIN	250672886 CITY OF MONETT V MARTIN COC CHOC Charge: 1 12-Nov-2025 ORD307.0-Equipment Violation Disposition: 28-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$116.50 and Court Costs. Fine Amount: \$ 116.50	Order Date: 28-May-2026 Start Date: 28-May-2026	28-May-2026 28-May-2026
COC CHOC, MARTIN	250672887 CITY OF MONETT V MARTIN COC CHOC Charge: 1 12-Nov-2025 ORD901.0-Nuisance Violation Disposition: 28-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$266.50 and Court Costs. Fine Amount: \$ 266.50	Order Date: 28-May-2026 Start Date: 28-May-2026	28-May-2026 28-May-2026

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

MISSOURI JUDICIARY
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 JUDGMENT/SENTENCE ACTIVITY DATE 01-May-2026 TO 29-May-2026

Date: 29-May-2026
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JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
CROWELL, BRADEN MICHAEL	250673669 CITY OF MONETT V BRADEN MICHAEL CROWELL Charge: 1 31-Mar-2026 ORD304.0-Exceeded Posted Speed Limit (16-19 Mph Over) Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$120.50 and Court Costs. Fine Amount: \$ 120.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 05-May-2026
DORAN, TRAVIS SEAN	240411848 CITY OF MONETT V TRAVIS SEAN DORAN Charge: 1 23-May-2025 ORD565.0-Assault Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Suspended Imposition of Sent. Length: 24 Months Text: Count 1 - Defendant granted SIS, 24 Months Probation and Court Costs. Program: PROBATION Classification: UNSUPERVISED Associated To: Charge 1 Start Date: 12-May-2026 Due to End: 12-May-2026	Order Date: 12-May-2026 Start Date: 12-May-2026 Agency: MONETT MUNICIPAL DIVISION	12-May-2026 13-May-2026
DORAN, TRAVIS SEAN	240411849 CITY OF MONETT V TRAVIS SEAN DORAN Charge: 1 23-May-2025 ORD574.0-Peace Disturbance Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$191.50 and Court Costs. Fine Amount: \$ 191.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
DUROSSETTE, KINDRED REA	250673246 CITY OF MONETT V KINDRED REA DUROSSETTE Charge: 1 09-Jan-2026 ORD307.0-Defective Equipment Disposition: 12-May-2026 Guilty Plea		

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

MISSOURI JUDICIARY
MONETT MUNICIPAL
JUDGMENT INDEX
JUDGMENT/SENTENCE ACTIVITY DATE 01-May-2026 TO 29-May-2026

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JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
DUROSSETTE, KINDRED REA	250673246 CITY OF MONETT V KINDRED REA DUROSSETTE Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$191.50 and Court Costs. Fine Amount: \$ 191.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
EDWARDS, TOBY ALLEN	250673680 CITY OF MONETT V TOBY ALLEN EDWARDS Charge: 1 03-Apr-2026 ORD304.0Exceeded Posted Speed Limit (16-19 Mph Over) Disposition: 06-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$120.50 and Court Costs. Fine Amount: \$ 120.50	Order Date: 06-May-2026 Start Date: 06-May-2026	06-May-2026 06-May-2026
ENGLAND, DOUGLAS GENE	250673830 CITY OF MONETT V DOUGLAS GENE ENGLAND Charge: 1 02-May-2026 ORD304.0Exceeded Posted Speed Limit (16-19 Mph Over) Disposition: 28-May-2026 Guilty Plea Written Sentence or SIS: Fine Text: Defendant sentenced to Fine \$120.50 and Court Cost Fine Amount: \$ 120.50	Order Date: 28-May-2026 Start Date: 28-May-2026	28-May-2026 28-May-2026
EVANS, ANDREW THOMAS	250673612 CITY OF MONETT V ANDREW THOMAS EVANS Charge: 1 19-Mar-2026 ORD301.0Failed To Register Vehicle Disposition: 04-May-2026 Guilty Plea Written Sentence or SIS: Fine Text: Defendant sentenced to Fine \$50.50 and Court Cost Fine Amount: \$ 50.50	Order Date: 04-May-2026 Start Date: 04-May-2026	04-May-2026 04-May-2026
FITE, BRANDY D	250673657 CITY OF MONETT V BRANDY D FITE		

* 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*
FITE, BRANDY D	250673657 CITY OF MONETT V BRANDY D FITE Charge: 1 28-Mar-2026 ORD300.0-Seat Belt Violation - Other Disposition: 04-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$10.00 Fine Amount: \$ 10.00	Order Date: 04-May-2026 Start Date: 04-May-2026	04-May-2026 04-May-2026
FRANTZ, BRIDGETTE MARIE	250673321 CITY OF MONETT V BRIDGETTE MARIE FRANTZ Charge: 1 21-Jan-2026 ORD307.0-Equipment Violation Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$150.50 and Court Costs. Fine Amount: \$ 150.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
FRANTZ, BRIDGETTE MARIE	250673322 CITY OF MONETT V BRIDGETTE MARIE FRANTZ Charge: 1 21-Jan-2026 ORD307.0-Equipment Violation Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$191.50 and Court Costs. Fine Amount: \$ 191.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
GONZALEZ JUAREZ, WALTER GABRIEL	250673672 CITY OF MONETT V WALTER GABRIEL GONZALEZ JUAREZ Charge: 1 31-Mar-2026 ORD901.0-Nuisance Violation Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$266.50 and Court Costs. Fine Amount: \$ 266.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

Report: CZR0056

MISSOURI JUDICIARY
MONETT MUNICIPAL
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JUDGMENT/SENTENCE ACTIVITY DATE 01-May-2026 TO 29-May-2026

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HARPER, JAMIE LEEANN	250673627 CITY OF MONETT V JAMIE LEEANN HARPER Charge: 1 23-Mar-2026 ORD301.0Failed To Register Vehicle Text: EXP 3/2025 Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$50.50 and Court Costs. Fine Amount: \$ 50.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
HORN, KELSEY DAWN-MARIE	250673721 CITY OF MONETT V KELSEY DAWN-MARIE HORN Charge: 1 10-Apr-2026 ORD300.0Miscellaneous Moving Violation Disposition: 04-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$60.50 and Court Costs. Fine Amount: \$ 60.50	Order Date: 04-May-2026 Start Date: 04-May-2026	04-May-2026 04-May-2026
JOHNSON, CHRISTIAN JOSEPH	250672596 CITY OF MONETT V CHRISTIAN JOSEPH JOHNSON Charge: 1 25-Sep-2025 ORD574.0Peace Disturbance Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$66.50 and Court Costs. Fine Amount: \$ 66.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
JOHNSON, CHRISTIAN JOSEPH	250672597 CITY OF MONETT V CHRISTIAN JOSEPH JOHNSON Charge: 1 25-Sep-2025 ORD574.0Peace Disturbance Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$66.50 and Court Costs. Fine Amount: \$ 66.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026

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KARCH, DESTINY MARIE	250673716 CITY OF MONETT V DESTINY MARIE KARCH Charge: 1 09-Apr-2026 ORD578.0-Miscellaneous Animal Violation Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$60.50 and Court Costs. Fine Amount: \$ 60.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
KATZFEY, JONATHAN RYAN	250672994 CITY OF MONETT V JONATHAN RYAN KATZFEY Charge: 1 30-Nov-2025 ORD307.0-Defective Equipment Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$150.50 and Court Costs. Fine Amount: \$ 150.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
LEWIS, REYES E	250673705 CITY OF MONETT V REYES E LEWIS Charge: 1 07-Apr-2026 ORD301.0-Failed To Register Vehicle Disposition: 08-May-2026 Guilty Plea Written Sentence or SIS: Fine Text: Defendant sentenced to Fine \$50.50 and Court Cost Fine Amount: \$ 50.50	Order Date: 08-May-2026 Start Date: 08-May-2026	08-May-2026 08-May-2026
LOVELL, CHARLES ROBERT	250673684 CITY OF MONETT V CHARLES ROBERT LOVELL Charge: 1 03-Apr-2026 ORD304.0-Exceeded Posted Speed Limit (20-25 Mph Over) Disposition: 07-May-2026 Guilty Plea Written Sentence or SIS: Fine Text: Defendant sentenced to Fine \$200.50 and Court Cost Fine Amount: \$ 200.50	Order Date: 07-May-2026 Start Date: 07-May-2026	07-May-2026 07-May-2026

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LUECKE, LAURA L	250673687 CITY OF MONETT V LAURA L LUECKE Charge: 1 03-Apr-2026 ORD304.0-Exceeded Posted Speed Limit (16-19 Mph Over) Disposition: 08-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$120.50 and Court Costs. Fine Amount: \$ 120.50	Order Date: 08-May-2026 Start Date: 08-May-2026	08-May-2026 08-May-2026
MARTINEZ, HORTENCIA	250673706 CITY OF MONETT V HORTENCIA MARTINEZ Charge: 1 08-Apr-2026 ORD304.0-Exceeded Posted Speed Limit (16-19 Mph Over) Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$120.50 and Court Costs. Fine Amount: \$ 120.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 12-May-2026
MEME, NED	250673754 CITY OF MONETT V NED MEME Charge: 1 15-Apr-2026 ORD565.0-Domestic Assault Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$250.50 and Court Costs. Fine Amount: \$ 250.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
MILIAN, ERIC	250673486 CITY OF MONETT V ERIC MILIAN Charge: 1 19-Feb-2026 ORD307.0-Equipment Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$126.50 and Court Costs.	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 07-May-2026

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MILIAN, ERIC	250673486 CITY OF MONETT V ERIC MILIAN Fine Amount: \$ 126.50		
MITCHELL, DRAKE C	250673703 CITY OF MONETT V DRAKE C MITCHELL Charge: 1 07-Apr-2026 ORD301.0Failed To Register Vehicle Disposition: 11-May-2026 Guilty Plea Written Sentence or SIS: Fine Text: Defendant sentenced to Fine \$50.50 and Court Cost Fine Amount: \$ 50.50	Order Date: 11-May-2026 Start Date: 11-May-2026	11-May-2026 11-May-2026
MOORE, JEREMEY	250673306 CITY OF MONETT V JEREMEY MOORE Charge: 1 18-Jan-2026 ORD901.0Nuisance Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$366.50 and Court Costs. Fine Amount: \$ 366.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 07-May-2026
MURILLO, JOE STEVEN	250673399 CITY OF MONETT V JOE STEVEN MURILLO Charge: 1 03-Feb-2026 ORD307.0Equipment Violation Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$166.50 and Court Costs. Fine Amount: \$ 166.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
MURILLO, JOE STEVEN	250673400 CITY OF MONETT V JOE STEVEN MURILLO Charge: 1 03-Feb-2026 ORD307.0Equipment Violation Disposition: 12-May-2026 Guilty Plea		

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MURILLO, JOE STEVEN	250673400 CITY OF MONETT V JOE STEVEN MURILLO Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$166.50 and Court Costs. Fine Amount: \$ 166.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
O'NEILL, KIMBERLY L	250673691 CITY OF MONETT V KIMBERLY L O'NEILL Charge: 1 04-Apr-2026 ORD902.0 Illegal Parking - Residential Street/Alley Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$25.50 and Court Costs. Fine Amount: \$ 25.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
PENG, BAWI THA	250673628 CITY OF MONETT V BAWI THA PENG Charge: 1 23-Mar-2026 ORD901.0 Nuisance Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$366.50 and Court Costs. Fine Amount: \$ 366.50 Charge: 2 23-Mar-2026 ORD300.0 Seat Belt Violation - Other Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 2 - Defendant sentenced to Fine \$10.00 Fine Amount: \$ 10.00	Order Date: 05-May-2026 Start Date: 05-May-2026 Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026 05-May-2026 06-May-2026
PENG, BAWI THA	250673629 CITY OF MONETT V BAWI THA PENG Charge: 1 23-Mar-2026 ORD307.0 Equipment Violation Disposition: 05-May-2026 Guilty Plea		

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PENG, BAWI THA	250673629 CITY OF MONETT V BAWI THA PENG Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$166.50 and Court Costs. Fine Amount: \$ 166.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
PRUITT, WILLIAM DALTON	250673348 CITY OF MONETT V WILLIAM DALTON PRUITT Charge: 1 27-Jan-2026 ORD901.0Nuisance Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$366.50 and Court Costs. Fine Amount: \$ 366.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 07-May-2026
PRUITT, WILLIAM DALTON	250673349 CITY OF MONETT V WILLIAM DALTON PRUITT Charge: 1 27-Jan-2026 ORD307.0Defective Equipment Text: PASSENGER SIDE TURN SIGNAL OUT Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$50.50 and Court Costs. Fine Amount: \$ 50.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 07-May-2026
RIVAS RODRIGUEZ, PATRICIA	250673676 CITY OF MONETT V PATRICIA RIVAS RODRIGUEZ Charge: 1 01-Apr-2026 ORD300.0Fail To Stop At Stop Sign At Stop Line/Before Crosswalk/Point Nearest Intersection - County Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$60.50 and Court Costs. Fine Amount: \$ 60.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026

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RIVAS RODRIGUEZ, PATRICIA	250673676 CITY OF MONETT V PATRICIA RIVAS RODRIGUEZ Charge: 2 01-Apr-2026 ORD300.0-Seat Belt Violation - Other Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 2 - Defendant sentenced to Fine \$10.00 Fine Amount: \$ 10.00	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
RODRIGUEZ, GERMAN GARCIA	250673302 CITY OF MONETT V GERMAN GARCIA RODRIGUEZ Charge: 1 17-Jan-2026 ORD307.0-Equipment Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$166.50 and Court Costs. Fine Amount: \$ 166.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
RODRIGUEZ, JARALDIE	240412061 CITY OF MONETT V JARALDIE RODRIGUEZ Charge: 1 18-Jul-2025 ORD307.0-Equipment Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$166.50 and Court Costs. Fine Amount: \$ 166.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
RODRIGUEZ, JARALDIE	240412062 CITY OF MONETT V JARALDIE RODRIGUEZ Charge: 1 18-Jul-2025 ORD301.0-Failed To Register Vehicle Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$50.50 and Court Costs. Fine Amount: \$ 50.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026

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RODRIGUEZ, JARALDIE	240412063 CITY OF MONETT V JARALDIE RODRIGUEZ Charge: 1 18-Jul-2025 ORD307.0-Equipment Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$166.50 and Court Costs. Fine Amount: \$ 166.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
RODRIGUEZ, SULEIDA MARISOL	240411215 CITY OF MONETT V SULEIDA MARISOL RODRIGUEZ Charge: 1 13-Jan-2025 ORD901.0-Nuisance Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$266.50 and Court Costs. Fine Amount: \$ 266.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
RODRIGUEZ, SULEIDA MARISOL	240411216 CITY OF MONETT V SULEIDA MARISOL RODRIGUEZ Charge: 1 13-Jan-2025 ORD307.0-Equipment Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$191.50 and Court Costs. Fine Amount: \$ 191.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
RODRIGUEZ, SULEIDA MARISOL	240411217 CITY OF MONETT V SULEIDA MARISOL RODRIGUEZ Charge: 1 13-Jan-2025 ORD307.0-Defective Equipment Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$191.50 and Court Costs. Fine Amount: \$ 191.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026

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RUEDA VILLA, KARINA	250673695	CITY OF MONETT V KARINA RUEDA VILLA	
	Charge: 1 04-Apr-2026 ORD300.0-Driver Fail To Secure Child Who Is Less Than 8 Years Old In A Child Restraint Or Booster Seat		
	Disposition: 04-May-2026 Guilty Plea Written		
	Sentence or SIS: Fine	Order Date: 04-May-2026 Start Date: 04-May-2026	04-May-2026
	Text: Defendant sentenced to Fine \$49.50 and Court Cost Fine Amount: \$ 49.50		04-May-2026
SAYFO, SOFYAN	250673682	CITY OF MONETT V SOFYAN SAYFO	
	Charge: 1 03-Apr-2026 ORD304.0-Exceeded Posted Speed Limit (16-19 Mph Over)		
	Disposition: 04-May-2026 Guilty Plea Written		
	Sentence or SIS: Fine	Order Date: 04-May-2026 Start Date: 04-May-2026	04-May-2026
	Text: Defendant sentenced to Fine \$120.50 and Court Cost Fine Amount: \$ 120.50		04-May-2026
SCHANY, BETTINA SUE	250673717	CITY OF MONETT V BETTINA SUE SCHANY	
	Charge: 1 08-Apr-2026 ORD578.0-Vicious Animal		
	Disposition: 12-May-2026 Guilty Plea		
	Sentence or SIS: Fine	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026
	Text: Count 1 - Defendant sentenced to Fine \$200.50 and Court Costs. Fine Amount: \$ 200.50		13-May-2026
SCHANY, BETTINA SUE	250673718	CITY OF MONETT V BETTINA SUE SCHANY	
	Charge: 1 08-Apr-2026 ORD578.0-Miscellaneous Animal Violation		
	Disposition: 12-May-2026 Guilty Plea		

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SCHANY, BETTINA SUE	250673718 CITY OF MONETT V BETTINA SUE SCHANY Sentence or SIS: Fine Order Date: 12-May-2026 Start Date: 12-May-2026 Text: Count 1 - Defendant sentenced to Fine \$200.00, Stayed \$200.00 SES, 6 Months Probation and Court Costs. EXECUTION OF SENTENCE SUSPENDED Total Case Fine Stayed Amount: \$ 200.00 Program: PROBATION Classification: UNSUPERVISED Agency: MONETT MUNICIPAL DIVISION Associated To: Charge 1 Start Date: 12-May-2026 Due to End: 12-Nov-2026		12-May-2026 13-May-2026
SCHANY, BETTINA SUE	250673719 CITY OF MONETT V BETTINA SUE SCHANY Charge: 1 08-Apr-2026 ORD578.0-Animal At Large Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Order Date: 12-May-2026 Start Date: 12-May-2026 Text: Count 1 - Defendant sentenced to Fine \$50.50 and Court Costs. Fine Amount: \$ 50.50		12-May-2026 13-May-2026
SCHANY, BETTINA SUE	250673720 CITY OF MONETT V BETTINA SUE SCHANY Charge: 1 08-Apr-2026 ORD578.0-Animal At Large Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Order Date: 12-May-2026 Start Date: 12-May-2026 Text: Count 1 - Defendant sentenced to Fine \$50.50 and Court Costs. Fine Amount: \$ 50.50		12-May-2026 13-May-2026
SERRANO RUEDA, MIKE	250673698 CITY OF MONETT V MIKE SERRANO RUEDA Charge: 1 05-Apr-2026 ORD565.0-Domestic Assault Disposition: 12-May-2026 Guilty Plea		

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SERRANO RUEDA, MIKE	250673698 Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$250.50 and Court Costs. Fine Amount: \$ 250.50	CITY OF MONETT V MIKE SERRANO RUEDA Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
SHELLEY, DONNA MAE	250673652 Charge: 1 27-Mar-2026 ORD302.0-Driving While Revoked Or Suspended Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$250.50 and Court Costs. Fine Amount: \$ 250.50	CITY OF MONETT V DONNA MAE SHELLEY Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
SKILES, CASH TRAVIS	250672977 Charge: 1 27-Nov-2025 ORD307.0-Equipment Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$166.50 and Court Costs. Fine Amount: \$ 166.50	CITY OF MONETT V CASH TRAVIS SKILES Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
STAFFORD III, PAUL DAVID	250673800 Charge: 1 27-Apr-2026 ORD304.0-Exceeded Posted Speed Limit (20-25 Mph Over) Disposition: 14-May-2026 Guilty Plea Written Sentence or SIS: Fine Text: Defendant sentenced to Fine \$200.50 and Court Cost Fine Amount: \$ 200.50	CITY OF MONETT V PAUL DAVID STAFFORD III Order Date: 14-May-2026 Start Date: 14-May-2026	14-May-2026 14-May-2026
SUNDE, KYLE DOUGLAS	250673679 CITY OF MONETT V KYLE DOUGLAS SUNDE		

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SUNDE, KYLE DOUGLAS	250673679 CITY OF MONETT V KYLE DOUGLAS SUNDE Charge: 1 02-Apr-2026 ORD902.0Illegal Parking - Residential Street/Alley Disposition:05-May-2026 Guilty Plea Sentence or SIS:Fine Text: Count 1 - Defendant sentenced to Fine \$25.50 and Court Costs. Fine Amount: \$ 25.50	Order Date:05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
SUTHERLAND, NANCY LYNN	250673152 CITY OF MONETT V NANCY LYNN SUTHERLAND Charge: 1 24-Dec-2025 ORD307.0Equipment Violation Disposition:05-May-2026 Guilty Plea Sentence or SIS:Fine Text: Count 1 - Defendant sentenced to Fine \$191.50 and Court Costs. Fine Amount: \$ 191.50	Order Date:05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
TAYLOR, LEVI JORDAN	250673154 CITY OF MONETT V LEVI JORDAN TAYLOR Charge: 1 24-Dec-2025 ORD307.0Defective Equipment Disposition:28-May-2026 Guilty Plea Sentence or SIS:Fine Text: Count 1 - Defendant sentenced to Fine \$191.50 and Court Costs. Fine Amount: \$ 191.50	Order Date:28-May-2026 Start Date: 28-May-2026	28-May-2026 28-May-2026
TAYLOR, LEVI JORDAN	250673155 CITY OF MONETT V LEVI JORDAN TAYLOR Charge: 1 24-Dec-2025 ORD301.0Failed To Register Vehicle Disposition:28-May-2026 Guilty Plea Sentence or SIS:Fine Text: Count 1 - Defendant sentenced to Fine \$40.50 and Court Costs. Fine Amount: \$ 40.50	Order Date:28-May-2026 Start Date: 28-May-2026	28-May-2026 28-May-2026

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TAYLOR, LEVI JORDAN	250673155 CITY OF MONETT V LEVI JORDAN TAYLOR Charge: 2 24-Dec-2025 ORD300.0Seat Belt Violation - Other Disposition: 28-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 2 - Defendant sentenced to Fine \$10.00 Fine Amount: \$ 10.00	Order Date: 28-May-2026 Start Date: 28-May-2026	28-May-2026 28-May-2026
TAYLOR, LEVI JORDAN	250673157 CITY OF MONETT V LEVI JORDAN TAYLOR Charge: 1 24-Dec-2025 ORD901.0Nuisance Violation Disposition: 28-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$366.50 and Court Costs. Fine Amount: \$ 366.50	Order Date: 28-May-2026 Start Date: 28-May-2026	28-May-2026 28-May-2026
TAYLOR, LEVI JORDAN	250673158 CITY OF MONETT V LEVI JORDAN TAYLOR Charge: 1 24-Dec-2025 ORD574.0Peace Disturbance Disposition: 28-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$166.50 and Court Costs. Fine Amount: \$ 166.50	Order Date: 28-May-2026 Start Date: 28-May-2026	28-May-2026 28-May-2026
TAYLOR, LEVI JORDAN	250673159 CITY OF MONETT V LEVI JORDAN TAYLOR Charge: 1 24-Dec-2025 ORD901.0Nuisance Violation Disposition: 28-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$116.50 and Court Costs. Fine Amount: \$ 116.50	Order Date: 28-May-2026 Start Date: 28-May-2026	28-May-2026 28-May-2026

* There will not be a Satisfied Date displayed for Criminal and Traffic Sentencing records.

MISSOURI JUDICIARY
MONETT MUNICIPAL
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JUDGMENT/SENTENCE ACTIVITY DATE 01-May-2026 TO 29-May-2026

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JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
TROWBRIDGE, BRADLEY RYAN	240411177 CITY OF MONETT V BRADLEY RYAN TROWBRIDGE Charge: 1 20-Dec-2024 ORD570.0-Stealing/Larceny/Theft Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Suspended Imposition of Sent. Order Date: 05-May-2026 Start Date: 05-May-2026 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: 05-May-2026 Due to End: 05-May-2027		05-May-2026 06-May-2026
TROWBRIDGE, BRADLEY RYAN	240411201 CITY OF MONETT V BRADLEY RYAN TROWBRIDGE Charge: 1 08-Jan-2025 ORD570.0-Stealing/Larceny/Theft Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Suspended Imposition of Sent. Order Date: 05-May-2026 Start Date: 05-May-2026 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: 05-May-2026 Due to End: 05-May-2027		05-May-2026 06-May-2026
WENDT, BENJAMIN EDWARD	250673707 CITY OF MONETT V BENJAMIN EDWARD WENDT Charge: 1 08-Apr-2026 ORD307.0-Defective Equipment Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Order Date: 12-May-2026 Start Date: 12-May-2026 Text: Count 1 - Defendant sentenced to Fine \$191.50 and Court Costs. Fine Amount: \$ 191.50		12-May-2026 13-May-2026
WHITE, STEVEN ROSS	240412235 CITY OF MONETT V STEVEN ROSS WHITE		

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MISSOURI JUDICIARY
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JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
WHITE, STEVEN ROSS	240412235 CITY OF MONETT V STEVEN ROSS WHITE Charge: 1 16-Aug-2025 ORD901.0-Nuisance Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$366.50 and Court Costs. Fine Amount: \$ 366.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
WHITE, STEVEN ROSS	240412236 CITY OF MONETT V STEVEN ROSS WHITE Charge: 1 16-Aug-2025 ORD307.0-Equipment Violation Disposition: 05-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$191.50 and Court Costs. Fine Amount: \$ 191.50	Order Date: 05-May-2026 Start Date: 05-May-2026	05-May-2026 06-May-2026
WIDNER, DANIEL THOMAS	250673582 CITY OF MONETT V DANIEL THOMAS WIDNER Charge: 1 14-Mar-2026 ORD301.0-Failed To Register Vehicle Disposition: 04-May-2026 Guilty Plea Written Sentence or SIS: Fine Text: Defendant sentenced to Fine \$50.50 and Court Cost Fine Amount: \$ 50.50	Order Date: 04-May-2026 Start Date: 04-May-2026	04-May-2026 04-May-2026
WILLIAMS, DAKOTA LEE	250673779 CITY OF MONETT V DAKOTA LEE WILLIAMS Charge: 1 21-Apr-2026 ORD300.0-Fail To Yield Right Of Way To Veh/Pedestrian Lawfully In Controlled Intersection/Crosswalk Disposition: 27-May-2026 Guilty Plea Written		

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MISSOURI JUDICIARY
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JUDGMENT AGAINST JUDGMENT FOR	CASE ID/DESCRIPTION JUDGMENT	AMOUNT	JUDGMENT ACTIVITY SATISFIED*
WILLIAMS, DAKOTA LEE	250673779 CITY OF MONETT V DAKOTA LEE WILLIAMS Sentence or SIS: Fine Text: Defendant sentenced to Fine \$100.50 and Court Cost Fine Amount: \$ 100.50	Order Date: 27-May-2026 Start Date: 27-May-2026	27-May-2026 27-May-2026
WINZER, SARA CHRISTINE	250673538 CITY OF MONETT V SARA CHRISTINE WINZER Charge: 1 02-Mar-2026 ORD307.0-Defective Equipment Disposition: 12-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$150.50 and Court Costs. Fine Amount: \$ 150.50	Order Date: 12-May-2026 Start Date: 12-May-2026	12-May-2026 13-May-2026
WOODLEE, CODY ALLEN	250673732 CITY OF MONETT V CODY ALLEN WOODLEE Charge: 1 13-Apr-2026 ORD304.0-Exceeded Posted Speed Limit (11-15 Mph Over) Disposition: 11-May-2026 Guilty Plea Written Sentence or SIS: Fine Text: Defendant sentenced to Fine \$80.50 and Court Cost Fine Amount: \$ 80.50	Order Date: 11-May-2026 Start Date: 11-May-2026	11-May-2026 11-May-2026
YARNALL, CHASE RANDALL	250673581 CITY OF MONETT V CHASE RANDALL YARNALL Charge: 1 14-Mar-2026 ORD301.0-Failed To Register Vehicle Disposition: 04-May-2026 Guilty Plea Sentence or SIS: Fine Text: Count 1 - Defendant sentenced to Fine \$50.50 and Court Costs. Fine Amount: \$ 50.50	Order Date: 04-May-2026 Start Date: 04-May-2026	04-May-2026 04-May-2026

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Monett Fire Department



**Statistical
Data 2026**

Call Type	May 2026
Structure Fire	3
Vehicle Fire	1
Vegetation Fire	0
Trash or Waste Fire	0
Medical Assist	72
Motor Vehicle Accident	2
Lost Person Search	0
Vehicle Extrication	0
Water Rescue	0
Hazardous Condition	12
Public Service Call	7
False Alarm / False Call	26
Weather Damage Assessment	0
Total	123

The Month of May 2026 Calls
10 – Overlapping Calls
46 – A-Shift 39 – B-Shift 38 – C Shift
121 – The Month of May 2025 Calls
690.0 – Department Training Hours
8 – Inspections done by FD

Incidents By Stations	
Station #1	39
Station #2	51
Station #3	33

PREPARED BY
FIRE CHIEF B. PENNINGTON

"OUR WAY OF ENSURING IT GETS DONE CORRECTLY IS BY TRAINING
TOGETHER"



PUBLIC WORKS

MONTHLY REPORT

May 2026



PUBLIC WORKS

MONTHLY REPORT

CEMETERY CREW

- Three funerals: Two full size and one cremation. Each managed by a different funeral home. Buchanan, Clark (Neosho), and Peterson (Aurora).
- MESO safety meeting attended by crew.
- Three loads of dirt screened by the Cemetery for their use.
- Summer Help (downgraded from 40 hours per week to 30 hours per week by Human Resources – 25% reduction) Konnor Vanderbol started May 11TH.
- Above average grave maintenance included seeding in preparation for Memorial Day.
- Average maintenance on outside lots.
- Above average cemetery maintenance including over 50 hours of weedeating just in the 10 workdays leading up to Memorial Day.
- Above average grounds maintenance which included trimming, limb collection, etc.
- Helped VFW Veterans place flags on Veterans graves at Cox and Oakdale cemeteries before Memorial Day. Assisted at I.O.O.F. And flag removal after.
- Weedeated ditch along football field/13TH St.
- Weedeated guardrails on Chapell, Centennial, and Eisenhower bridges.
- Keith expresses his thanks to his crew for the hard work and extra effort put in for Memorial Day. I want to congratulate Keith, Josh, Roberto, and Konnor for the outstanding job on all the cemeteries! They were in phenomenal shape for this very important holiday. The city also appreciates the help from the VFW Veterans along with help from the local Boy Scouts Troop 38, and all of the volunteers working together to place over 900 flags in our cemeteries honoring our fallen heroes.

OUTLOOK

- Looking ahead, the crew will continue catching up on outside guardrails, ditches, and properties as well as maintaining cemeteries and funeral procedures.

SANITATION CREW

- The Sanitation crew strives to maintain excellence in the collection of the city's solid waste.

- The crew continues to rebuild the original style carts with pieces and parts from retired damaged units. Newer style "Otto" carts are also distributed according to need.
- Another successful City-Wide Clean-Up campaign is now in the books. Infographic will be attached to report.

OUTLOOK

- The Sanitation crew continues to provide safe, friendly, efficient, on-time service every day for the citizens of Monett.

RECYCLE CREW

- We have hired one of the two people required to operate the Recycle facility. Luis Sanchez has started and is learning the many responsibilities of the position along with a myriad of other jobs in the Public Works department.
- We are probably going to change the HHW RE-USE Facility to appointment only as this will enable better use of our time. Details will be distributed upon final decision.

OUTLOOK

- Continued success in the operation of our award winning Recycle center no matter what difficulties we are experiencing in the labor department.

STREET CREW

- Another successful City-Wide Clean-Up Campaign has been completed. Due to the new hours being enforced at the transfer station we were unable to finish by the last Friday and ran a couple of hours the following Monday to complete. Infographic attached.
- Matt is back out mowing the city rights-of-way.
- Dustin and the crew continue to work on the Cale St. stormwater project immediately after clean-up.
- On May 22ND we had our annual Public Works Day for the kids in town and the surrounding communities. Attendance was down a little due to the rain but the ones that attended had a good time. A big thanks to all our volunteers (five from employee families – Taylor, Kalli, Cheryl, Sierra, and Dalton), three from our local Parents as Teachers Cathy, Brittany, and Liezl, and Natalie from the Southwest Missouri Solid Waste District N. Thank you for all the help making this event happen!!!

OUTLOOK

- Crack – Sealing as weather allows.
- Cale St. stormwater box installation should be complete by June 4TH. Dustin and his crew will then begin on curb, sidewalk and street repair. Thanks to the city council

and Mickey for having the vision and concern to take a proactive approach to storm water repair and replacement.

MECHANIC – MAINTENANCE SHOP

- Paul and Jesse have started to replace the rear leaf springs on MFD-1112. They had to remove interference, such as the fuel tank, wheels and numerous suspension parts to access the leaf springs. (this is ongoing currently).
- They also replaced the electric department's tracks on their compact track loader.
- Currently we have one ongoing auction item with Purple Wave. North Park's old Kubota tractor. This auction will conclude on June 9TH.
- Four parts runs were made during the month to Joplin or Springfield. Paul and Jesse delivered Electric 15 to Central Power-Springfield for transmission trouble shooting/repairs,
- In addition to the aforementioned repairs the mechanics completed routine repairs to 45 vehicles and/or equipment.
- Paul and Jesse also performed oil change and lubrications on 15 vehicles and/or equipment.

2026 CITY WIDE CLEAN-UP

Let's break down some eye-opening facts and statistics from the event, from the tons of waste collected to the surprising items picked up along the way.

Take a look at how Monett is keeping the community clean and green, one curb at a time!

TRASH TRUCK LOADS - 23 Total

*Not including normal trash collection

In 2025 we collected 30 trash truck loads.



TRASH TRUCK TONS - 118.5 Total Tons

That weighs as much as 17 African Elephants!

SMALL DUMP TRUCK LOADS

- Rocks, Blocks, Bricks, Concrete Rubble - 13 loads (26,000 POUNDS)
- Metal - 16 loads (4,800 POUNDS)



DUMP TRUCK LOADS

143 total loads



DUMP TRUCK TONS

104.64 total tons

TOTAL LOADS COLLECTED: 166 Loads

TOTAL TONS COLLECTED:

Just for comparison, a typical American Fire Truck weighs around 16 tons, so 223.14 tons is equal to about **14 fire trucks**.

223.14 t
(446,280 pounds!)



Assistant Superintendent brings a smoother operation to City Wide Clean Up..

Assistant Superintendent, Dustin Reynolds, operating a “thumb”-equipped backhoe, helped redefine our clean-up approach. Over the course of the clean up, he repeated this process a staggering 858 times, averaging 86 cycles per day.



Each cycle involved driving to a pile, stopping, rotating the seat to the rear operating position, deploying outriggers to stabilize the machine, collecting assorted items and debris, loading the respective city-operated dump trucks, then reversing the entire process before moving on to the next pile.



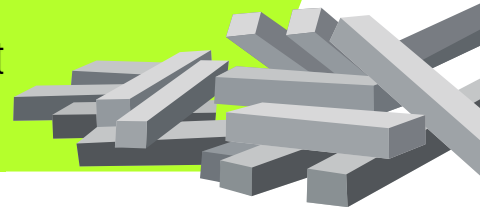
HOW DID THE COMMUNITY SPEED THIS PROCESS UP?

The community played a big role in making the City-Wide Clean Up a success by separating items into categories, having materials curbside on time, and following pickup guidelines. Residents also helped keep neighborhoods safe and organized by properly disposing of accepted items and limiting excess waste where possible.

Ways we save material from landfill (& save money while doing it!)

COLLECTED METAL

Due to its heavy weight and high recyclability, metal is separated and recycled, allowing it to be transformed into new materials and put back into the community for future use.



COLLECTED ROCKS, BLOCKS, & BRICKS

These are repurposed as foundation fill for upcoming construction projects, helping divert material from landfill and giving it a second life in the community.



TOTAL SAVINGS FROM METAL, ROCKS, BLOCKS, AND BRICKS: **\$920.92**

What's next?

Once it's cleaned up from your curb and loaded into the dump trucks, those trucks head off to the tipping site! Here's a little more info on it's journey.

The little dump truck that could:

The average distance travelled in a dump truck during the two-week clean up period is 800+ miles, however, this year one dump truck traveled over 1,272 miles!



Diesel Fuel Burned

1,614.8 Gallons @ \$4.73 per gallon for a total of \$7,638

Tipping Fees at Dump Station

\$59.80 per ton, 223.22 tons = \$13,348.56

Fuel Surcharge Fee - Imposed by Dumping Station

\$21.71% of tipping fee = \$2,896.93 (excluded in above total)

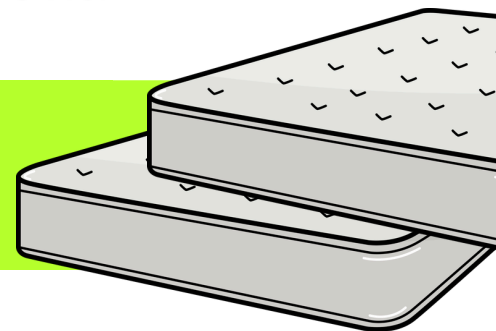


2026 vs 2025 How does last years City-Wide Clean Up measure up to this year?

Notable differences from last year's totals. Total tons this year **decreased by 22%**.

However, fuel prices per gallon **increased by 64%**.

Our crew couldn't help but notice that this was the most well-rested city clean-up yet! We picked up more mattresses than ever before, and let's just say, the curbside mattress scene was springing to life!



Thank you to everyone who took the time to set out their items neatly and follow the guidelines, it really showed! Your care and cooperation make a big difference and help keep our community running smoothly.



MAY 2026

NORTH PARK SPORTS COMPLEX

- Began implementation of the Civic Plus Recreation Management Program.
- Continued mowing, irrigation, and grooming of the ballfields.
- Hosted both baseball and softball tournaments.
- Started receiving new tennis court lighting equipment and materials from Musco Lighting.

CENTRAL PARKS

- Performed mowing, weed trimming, and grass spraying throughout Kelly Creek and along sidewalks.
- The Downtown Pavilion remains active with community events, including the Farmers Market, First on Front, and Food Truck Friday.

SOUTH PARK

- Sod installed around the new playground area and food truck pads.
- Zeke Detailing completed the washing and cleaning of the plane.
- South Park received a dock donation from SWMO Game and Feed.
- Crews continued mowing, weed trimming, and general park cleanup and maintenance.

GOLF MAINTENANCE

- Continued mowing, irrigation, and routine course maintenance.
- Focused on seeding and sodding persistent bare areas on the #10 fairway.
- Ongoing bunker maintenance and improvements are being completed.