

**MINUTES**  
**REGULAR COUNCIL MEETING**  
**WEST PLAINS CITY HALL**  
**COUNCIL CHAMBERS**

Tuesday, January 21, 2025  
5:30 p.m. Regular Session

**I. Preliminaries**

The West Plains City Council met in regular session on January 21, 2025, in the council chambers at West Plains City Hall 1910 Holiday Lane, with the following members present: Councilmember Greg Collins, Councilmember Johnny Murrell, Councilmember Jessica Nease, and Mayor Michael Topliff.

**II. Consent Agenda**

- a. Approval of minutes for the December 16, 2024 meeting
- b. Planning and Zoning Recommendations:
  - i. Development Plan – Garner Villas Phase II

Councilmember Nease made a motion to approve, seconded by Councilmember Collins. Motion carried.

**III. Recognition of Guests**

- a. Maureen DeMarks- Spoke regarding the rezone request (bill 4789) and expressed her support for maintaining the current zone for the area, R-1 single-family residential, and not rezoning to R-3 multi-family residential citing declining property values due to rental tenants.
- b. Avery Grant –Spoke regarding the rezone request (bill 4789) in favor of rezoning from R-1 single-family residential, to R-3 multi-family citing the need for affordable, quality, available rental units in West Plains.

**IV. Resolutions**

- a. **Resolution 2025-01** – A resolution of the City of West Plains adopting an updated (December 2024) official West Plains/Howell County Local Emergency Operations Plan. Councilmember Nease made a motion to approve, seconded by Councilmember Collins. Motion carried.

**V. Ordinances**

- a. **Bill 4787 to become Ordinance 4787** – Second reading. An ordinance to authorize the mayor to execute the amended contract between the City of West Plains, Missouri and the Missouri Highways and Transportation Commission providing for the installation of traffic signal battery components to be maintained by the commission. Councilmember Nease made a motion to approve, seconded by Councilmember Murrell. Motion carried.

	Aye	Nay	Not Voting	Not Present
Councilmember Collins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Nease	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Niesen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mayor Topliff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- b. **Bill 4788 to become Ordinance 4788** – First reading. An ordinance of the City of West Plains, Missouri authorizing the city administrator to execute a Missouri Highways and Transportation Commission Railway-Highway Crossing Improvement Program second supplemental agreement. Councilmember Nease made a motion to approve, seconded by Councilmember Collins. Motion carried.

	Aye	Nay	Not Voting	Not Present
Councilmember Collins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Nease	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Niesen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mayor Topliff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- c. **Bill 4789 to become Ordinance 4789** – First reading. An ordinance rezoning certain property thereby changing the official zoning map of the City of West Plains, Missouri and defining the boundaries of the area to be changed on said official zoning map (properties located in block 12 of the Morrison subdivision). Councilmember Nease made a motion to approve, seconded by Councilmember Murrell. Motion carried.

Nick Ellison spoke in opposition to the rezone request citing price value comparison among R-1 single-family land versus R-3 multi-family land and increased traffic from multi-family rental units.

Stephanie Horn spoke in opposition to the rezone request, citing her purchase of a nearby lot with plans aligning with the R-1 single-family zone.

Avery Grant spoke in favor of the rezone request citing the nearby R-3 multi-family zoning that is already in place.

	Aye	Nay	Not Voting	Not Present
Councilmember Collins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Nease	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Niesen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mayor Topliff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**VI. City Administrator’s Report**

Sam Anselm invited everyone to the non-profit fair on January 28<sup>th</sup> at the West Plains Civic Center. The West Plains Public Library is having a Valentines Day box decorating contest through 2/14/25. This Saturday will be the bridal expo at the West Plains Civic Center. Planning Director Emily Gibson spoke regarding flood management.

**VII. Adjourn**

The meeting was adjourned at 6:04 p.m.