

MINUTES
REGULAR + SPECIAL COUNCIL MEETING
WEST PLAINS CITY HALL

Monday April 21, 2025
 5:00 p.m. Closed Session – Board Room
 5:30 p.m. Regular Session – Council Chambers

CLOSED SESSION

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

I. Preliminaries

Mayor Topliff called the meeting to order.

II. Adjourn to Closed Session

- a. **RSMo 610.021(2)** for the leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration. Councilmember Nease made a motion to go into closed session, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Topliff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Councilmember Nease made a motion to approve the contract and authorize the city administrator to execute the contract for the purchase of 117 West Broadway, seconded by Councilmember Niesen. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Topliff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

III. Adjourn to Open Session

At 5:14 p.m., Councilmember Niesen made a motion to go into open session, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Topliff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV. OPEN SESSION

V. Preliminaries

Mayor Topliff led the invocation and Pledge of Allegiance.

VI. Consent Agenda

- a. Approval of Minutes for the March 17, 2025, Meeting
- b. Review Election Results

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

VII. Ordinances

- a. **Bill 4793 to become Ordinance 4793** – Second reading. An ordinance of the City of West Plains, Missouri, amending Chapter 50, Article II, Division 2, Section 50-83 of the City of West Plains code of city ordinances dealing with protest petitions in zoning matters and the requisite majority for approval of certain zoning matters. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Topliff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- b. **Bill 4794 to become Ordinance 4794** – Second reading. An ordinance approving the adoption of amended budgets for the fiscal year beginning January 1, 2025, and ending December 31, 2025. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Topliff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- c. **Bill 4795 to become Ordinance 4795** – Second reading. An ordinance of the City of West Plains, Missouri, authorizing the city administrator to execute an amendment to the state block grant agreement increasing the original grant amount by \$22,950.00 for the purpose of the airport fuel system install and, further, extending the project timeline to August 30, 2025. An unknown citizen spoke inquiring why the city was funding an airport in Pomona, Missouri. Councilmember Nease made a motion to approve seconded by Councilmember Niesen. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Topliff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- d. **Bill 4796 to become Ordinance 4796** – Second 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 at 923 and 925

Missouri Avenue). 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Topliff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- e. **Bill 4797 to become Ordinance 4797** – Second reading. An ordinance vacating a 25-foot alley located in the Hickory Hills subdivision and further reserving a utility easement within the area to be vacated. Councilmember Nease made a motion to approve, seconded by Councilmember Niesen. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Topliff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII. Council Member Recognition

Mayor Topliff recognized and thanked John Niesen for his service as a city council member from 2021-2025.

IX. Adjourn Sine Die

The meeting was adjourned sine die at 5:38 p.m.

X. Preliminaries

Councilmember Ron Grennan was sworn into office.

Mayor Topliff called the meeting to order with the following members present: Councilmember Greg Collins, Councilmember Ron Grennan, Councilmember Johnny Murrell, Councilmember Jessica Nease, and Mayor Michael Topliff.

XI. Mayor Pro-Tempore Election

- a. West Plains, Missouri – Code of Ordinances/Part 1 – Charter/Article III – City Council/ Sec. 3.4 – Mayor Pro Tempore: The council shall elect from among its members a Mayor Pro Tempore. Councilmember Collins made a motion to elect Councilmember Jessica Nease, seconded by Councilmember Murrell. Motion carried.

XII. Consent Agenda

- a. Council Appointments:
- i. Planning & Zoning – Councilmember Collins
 - ii. Tourism – Councilmember Grennan
 - iii. Parks & Recreation – Mayor Topliff
 - iv. Civic Center – Councilmember Nease
 - v. Library – Councilmember Murrell
- b. Planning & Zoning Recommendations:
- i. Site Plan – Prevail Church
- c. Tourism Board Appointment:
- i. Diana Brown to fill the unexpired term of Bailey Johnson set to expire June 2025.
- d. Approval of Disposal of Records:

- i. City Clerk Department
 - 1. Municipal 0039: Petitions, 2014-2018, 0.3 cu ft
 - 2. GS 010: Banking & Investment Records, 2009-2011, 0.1 cu ft
 - 3. GS 001: Receipts, 2018-2021, 0.5 cu ft
 - 4. GS 120: Certificates of Occupancy/GS 050: Permits and Licenses (Business), 1995-2021, 2.5 cu ft
 - 5. GS 012: Correspondence – General, 2021-2022, <0.1 cu ft
 - 6. GS 022: Public Notice Records, 2014-2021, 0.2 cu ft
 - 7. Election 028.006 Ballot Preparation Records, 1987, 1995-2023, 0.6 cu ft
- ii. Utilities Department
 - 1. GS 052: Permits (Liquified Petroleum), 1973-1992, 0.1 cu ft

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

XIII. Resolutions

- a. **Resolution 2025-04** – A resolution of the City of West Plains, Missouri authorizing the city administrator to execute an agreement between the City of West Plains and The Little Hut for alcoholic beverage services at the West Plains Civic Center. Councilmember Nease made a motion to approve, seconded by Councilmember Collins. Motion carried.
- b. **Resolution 2025-05** – A resolution of the City of West Plains, Missouri authorizing the city administrator to execute an agreement between the City of West Plains and Etix for event ticketing services at the West Plains Civic Center. Councilmember Nease made a motion to approve, seconded by Councilmember Murrell. Motion carried.

XIV. Ordinances

- a. **Bill 4798** – First reading. An ordinance of the City of West Plains, Missouri enacting a Mutual Aid/Emergency Response policy for the City of West Plains. 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 Grennan	<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"/>
Mayor Topliff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- b. **Bill 4799** – 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 (property located at 702 Jefferson Avenue). 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 Grennan	<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"/>
Mayor Topliff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XV. City Administrator’s Report

City Administrator Sam Anselm stated that the damage from the March 14th flood is delaying the softball and baseball season, but city crews are working on repairs.

XVI. Citizen Comments

- a. Linda France – Spoke regarding a family member’s utility bill from December to January, raising concerns about rates, meters, and budgeting.
- b. Cindy Hayes – Spoke regarding the timeline of the receipt of her utility bill and highlighted social media comments.
- c. Leanne Dorn – Reported yard flooding from a clogged drain and cited client complaints about high utility bills and the use of her wood-burning fireplace.

Sam Anselm reviewed kilowatt usage trends, noting higher usage in January 2025 due to colder weather and longer billing periods. He explained meter types, storm impacts on readings and announced a June work session on bill generation.

Stephanie Buchinky spoke questioning high business bills dating back to 2019.

XVII. Adjourn

The meeting was adjourned at 6:22 p.m.