



November 10, 2025

To: Mayor and City Council Members
Sam Anselm, City Administrator

From: Dustin Harrison, Building Official/Zoning Administrator.

Re: Horn Plumbing Alley Vacate

Executive Summary

Rick & Debbie Horn are requesting to vacate the alley directly behind their business, Horn Plumbing. The property on both sides of the alley is owned by the Horns.

Location Zoning: C-2 General Commercial

Key Points:

- To secure the area around their business.

Discussion

The planning commission held a public hearing on November 6, 2025. During the regular commission meeting, the request was discussed further and the commission voted to recommend the request for approval.

Fiscal Impact

N/a

BILL NO. 4814

ORDINANCE NO. _____

AN ORDINANCE VACATING A 20-FOOT ALLEY LOCATED BETWEEN WEST FIRST STREET AND WEST SECOND STREET AND FURTHER RESERVING A UTILITY EASEMENT WITHIN THE AREA TO BE VACATED.

WHEREAS, a petition has heretofore been filed by the City of West Plains to vacate an alley generally located between West 1st Street and West 2nd Street, east of Missouri Avenue and west of Garfield Avenue, and more particularly described as follows:

The 20 feet wide, north-south alley, that lies between Lots 1-4 and lots 5-8 in Block 23 of the “Amended Plat of Foust’s Addition to West Plains, Missouri”, the plat of which is recorded in Howell County Plat Book A Page 14.

WHEREAS, the city will retain a utility easement for the sake of maintaining any and all utilities within the area described above.

WHEREAS, notice of hearing was published in the West Plains Quill on October 11th and October 18th, 2025; and

WHEREAS, the Planning Commission recommended in favor of the vacation and the City Council finds that it would be appropriate to vacate the property described above provided that a utility easement is retained for the City’s utility purposes.

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

Section 1: That the above-described property is hereby vacated but reserving to the City of West Plains a 20-foot utility easement within the area to be vacated for the purpose of installation, maintenance and reconstruction of utility lines, pipes and related facilities.

Section 2: That this ordinance shall be in full force and effect ten days after its date of passage and approval as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY OF WEST PLAINS, MISSOURI

(SEAL)

MAYOR MICHAEL TOPLIFF

ATTEST:

CITY CLERK KELLIE MAYERS

W 2ND STREET

W 1ST STREET

GARFIELD AVE

MISSOURI AVE

Twn: 24
Rng: 8
Sec: 21

"014"

RICK AND DEBBIE
HORN

23

6.01

RICK AND DEBBIE
HORN

"015"

3

1

1

4

