June 4, 2026

To: City Council

From: Dustin Harrison, Building Official/Zoning Administrator

Executive Summary
City Council Meeting

Subject: Proposed revisions to Nuisance Ordinances Chapter 27, Sections 27-2.–Prohibited, and Paragraph (3) - Debris, and 27-4. – Grass and weeds Paragraph (a).

The Building Department and Planning Commission have reviewed the above-mentioned Bill. The revisions will better define the effect public nuisances have on the well-being, health, and safety of the public and add further specification of debris.

Fiscal Impact
N/A

BILL NO. 4825 ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WEST PLAINS, MISSOURI, AMENDING CHAPTER 27- NUISANCES: SECTION 27-2 – PROHIBITED AND SECTION 27-4 GRASS AND WEEDS OF THE CITY OF WEST PLAINS MUNICIPAL CODE.

WHEREAS, the accumulation of certain materials and conditions may endanger public health, safety, and well-being; and

WHEREAS, such conditions may cause infestation of vermin, harbor disease-carrying organisms, and create environments conducive to hazardous wildlife; and

WHEREAS, the city council finds it necessary to clarify and expand nuisance definitions to address modern public health and safety concerns.

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

Section 1: Chapter 27- Nuisances, Sections 27-2. and 27-4. of City of West Plains municipal code is hereby amended to read as follows:

Sec. 27-2. – Prohibited.

It shall be unlawful for any owner, possessor, resident, or caretaker of any parcel of ground in the city to create, cause, place, or to allow to stand or remain upon such parcel of ground any nuisance or unsafe or dangerous building as described in the various ordinances of the city and the International Property Maintenance Code adopted by the city. Notwithstanding and in addition to any other act declared to be a nuisance by this Code or any other city ordinances, nuisances endanger public health, safety, and well-being and are hereby further defined and declared to be as follows:

1. A nuisance or unsafe or dangerous building shall include any structure, house, trailer house, mobile home, manufactured home, modular home, or other building that is uninhabited and is open at a door, window, wall, or roof. Any such structure is deemed by the city to be a nuisance.

2. Grass and weeds over seven inches tall on any parcel of ground, inclusive of any unpaved alley or along the sidewalk, street, or paved alley adjacent to such lot, or along any public right-of-way adjoining such lot, within the city limits, are deemed by the city to be a nuisance.

3. Debris of any kind visible to the public, and or that may cause infestation of vermin, on any parcel of ground located within the city. Debris shall include, but is not limited to, products manufactured for the interior, fallen trees and limbs, rubbish and trash, lumber not stacked 12 inches off the ground, salvage building materials and scrap metal, junk, vehicle and equipment parts including tires, broken furniture, and non-functioning appliances and parts thereof.

4. Non-operable vehicles, visible to the public, and vehicles, visible to the public not displaying a current state license plate, which have remained on residential property or

on business property for more than ten days, are deemed by the city to be a nuisance, unless the business property has the proper permits and licenses to otherwise authorize the presence of such vehicles.

5. There is hereby adopted, for the purposes of regulating property maintenance within the city, that code known as the International Property Maintenance Code, current edition, published by the International Code Council, Inc. The property maintenance code adopted in this section is made a part of this Code as if set out in full. Copies of such code are on file in the office of the building official. Any property or structure that is not in compliance with the International Property Maintenance Code is deemed by the city to be a nuisance.

Sec. 27-4. – Grass and weeds.

a. Grass, brush, and weeds which are allowed to grow and stand upon any lot or tract of ground within the city limits or, having been cut, which are permitted to remain where cut in a decaying condition upon such lot or tract are hereby deemed and declared to be a menace to health and a public nuisance. Overgrown grass, brush, and weeds may cause a fire hazard, furnish cover for trespassers, aggravate allergies, harbor disease carrying vermin and venomous snakes. The owner or occupant or agent of the owner or occupant of any such lot or tract is hereby required to keep such grass, brush, and weeds cut to a height of not more than 7 inches inclusive of any unpaved alley or along the sidewalk, street, or paved alley adjacent to such lot, or along any public right-of-way adjoining such lot.
b. Whenever any lot has been allowed to become a health nuisance, the city may, after notice has been given the registered owner or occupant or agent of the owner or occupant of the lot and he has failed to cut the grass, brush and weeds, enter upon the lot, and cut the grass, brush, weeds, and growth.
c. Whenever the city has entered the property and cut the grass, brush, and weeds to eliminate a health hazard, the city may bill the registered landowner for the actual costs of performing such abatement, and such costs shall be a legally owed fee to the city. An imposition of costs through a special tax bill or in the annual real estate tax bill may be made for any delinquent costs of abatement and shall also constitute a personal debt against the owner and a lien on the parcel of ground until paid. Further, any property owner or occupant or agent of the owner or occupant who permits his property to become a menace to health and a public nuisance as provided in subsection (a) of this section, after having been given notice by the city to abate the nuisance, shall be subject to the penalty provided in section 27-3.2.

Section 2: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF_____20_____.

CITY OF WEST PLAINS, MISSOURI

BY:_____

(SEAL) MAYOR MICHAELTOPLIFF

ATTEST:

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CITY CLERK KELLIE MAYERS