

CITY COUNCIL WORK SESSION MINUTES
120 S. Ash
City Council Chambers
Tuesday, January 27, 2026 at 7:00 p.m.

NOTICE OF MEETING

A Special Session of the City Council of Nevada, Missouri, was posted pursuant to Section 2-6 and Section 2-7 of the City Code and RSMo, Chapter 610.021, with a tentative agenda on Wednesday, January 21, 2026.

CALL TO ORDER

A Special Session of the City Council of Nevada, Missouri, was held on Tuesday, January 27, 2026, pursuant to Sections 2-6 and 2-7 of the City Code and Section 3.11 of the City Charter.

Mayor Branham called the meeting to order at 7:00 p.m.

ROLL CALL

The following Council members were present for roll call:

Carol Branham, Mayor; Bill Miles, Mayor Pro Tem; Miranda Selby; Kendall Vickers

Absent: None

Staff present: Gary Edwards, City Manager; Bill Denman, City Treasurer;

Cynthia Dye, City Clerk; William McCaffree, City Attorney

Absent: None

NEW BUSINESS:

Animal Shelter financial and improvement updates: City Manager Edwards advised the council that they are all aware of the flood plan issues that need to be addressed at the shelter, and the city needs to correct the problem. Dr. Charles Patterson, a hydrologist engineer with Allgeier, Martin and Assoc., advised that plans are completed and bids have been sent out to 16 contractors for culvert replacement and are due February 5th. Sarah Simon, Hydro Design engineer, was also present virtually. Justin Bryant and Paul Winder with Groundworks Commercial Company were also virtual. Mr. Bryant provided an overview of options to raise the building one foot and gave an estimate of \$450k-\$500k. Mr. Winder advised that they need to do more testing to get a better idea on cost. A question was asked if there were other bidders to raise the building. Chief Crain advised that they reached out to six companies and only received three responses. City Manager advised the council that it would be approximately \$1 Million to complete both projects, the culvert and raising the building. City Finance Director Michael Fields proposed three options for financing.

Stormwater ordinance: Dr. Patterson and Ms. Simon with Allgeier, Martin, and Assoc. advised the council that they are actively reviewing the City's current ordinance to add guidelines. They suggested changing some wording to be clearer, and that developers expect rules and regulations. There was also a discussion addressing fire hydrants. The goal of this ordinance is to protect the City and its citizens.

Engineering services: Building Inspector Don Hastings expressed the need for standards for planned projects moving forward. Questions were raised about the costs of hiring an in-house engineer. The city uses specialty engineers for various projects, so they will need to conduct further research and get back to the council.

IBC updates: After a risk-management audit in the Planning and Zoning office, it was brought to their attention that by adopting the 2021 IBC, it would keep the City's ISO rating down. This affects area insurance rates. The city started the process to update the IBC in November and will have 6 months to adopt it. During this process, there are two public hearings for comments, as well as a 90-day viewing period for citizens to review the code books and submit comments to the City Clerk. After the ninety days, the city will gather the comments and discuss further.

Ladder tuck: The current truck was purchased in 2023 and has cost taxpayers \$313,935, including repairs. It has been out of service one-third of the time and caused the Fire Dept. to get mutual aid from Ft. Scott and Lamar. Fire Chief McKlantic present four purchase options. The City Manager will get more information on financing and bring back debt service numbers to the council.

Dangerous buildings: Building Inspector Don Hastings provided an update on the dangerous buildings. They currently have a hearing set with the Code Administrator to address 5 properties and have issued demolition permits for 6 properties.

MISCELLANEOUS MATTERS:

Mayor Branham asked to reschedule the February 17th meeting, since staff will be attending the MML Legislative Conference in Jefferson City. It was agreed to move it to February 24th.

ADJOURNMENT:

Councilperson Selby moved to adjourn the Special Session of the City Council. Councilperson Vickers provided the second. The motion was duly considered and passed by the following vote:

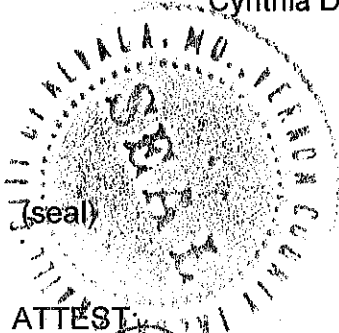
Aye: Vickers, Branham, Miles, Selby

Nay: None

Absent: None

The meeting adjourned at 8:48 p.m.

Submitted by: Cynthia Dye
Cynthia Dye, City Clerk



ATTEST

Cynthia Dye
CYNTHIA DYE, CITY CLERK

Carol Branham
CAROL BRANHAM, MAYOR