

[@OdessaMO](#)

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Mayor Bryan Barner called the meeting to order at 6:00 p.m., and led in the pledge of allegiance.

ROLL CALL

Karen Findora, City Clerk, called the roll and confirmed a quorum.

Mayor Bryan Barner	Present
Alderman Karla Polson	Present
Alderman Mike Plachte	Present
Alderman Collin Carrigan	Present
Alderman Bruce Whitsitt	Present
Alderman Mickey Starr	Present
Alderman Carl Crabtree	Present

OTHERS IN ATTENDANCE

Shawna Davis, City Administrator
Karen Findora, City Clerk
Cathy Thompson, Finance Director
Josh Thompson, Police Chief
Jeff Deane, Lauber Municipal Law

Troy Woutzke, Electric
Darrin Lamb, Streets/Water
Kenny Snider, Wastewater

PUBLIC IN ATTENDANCE

Hannah Sparr, The Odessan
Forest Palmer
Ken Nordsieck
Ron Finn
Adam Couch

Amy Finch
Emily Patterson
Bardlee Falls
Tony Easter

WELCOME OF VISITORS

Mayor Barner welcomed visitors and those viewing on YouTube.

APPROVAL OF CONSENT AGENDA

Approval of minutes and consent agenda.
• February 9, 2026 – Budget Workshop
• February 9, 2026 – Regular Session

Alderman Whitsitt moved to approve the consent agenda and the February 9, 2026, Budget Workshop and Regular Session meeting minutes as submitted, seconded by Alderman Plachte.
Motion carried 6-Aye, 0-No.

MAYOR REPORT
Mayor Barner and several Aldermen attended the MML Legislative Conference. Mayor Barner met with Senator David Gregory regarding HB 2155, Truck Parking. He also reminded citizens that the last day to register to vote is March 11th.

ALDERMEN REPORTS

- Alderman Plachte provided the board with an update from the Feb. 19th Planning Commission meeting. Both rezonings were approved, and the Commission had a Public Officials Liability training with Lauber Municipal Law, LLC.
- Alderman Carrigan – No Rpt.
- Alderman Crabtree stated that the recent tree trimming has definitely improved the electric infrastructure and will eliminate future power outages.
- Alderman Starr – No Rpt.
- Alderman Whitsitt – No Rpt.

CITY ADMINISTRATOR REPORT

Shawna Davis, City Administrator, provided a brief update on city events. *(visit the city website to hear update.)*

PUBLIC COMMENTS

None

PROCLAMATION ~ 250th Semi-Quincentennial Anniversary
Mayor Barner read a proclamation celebrating the kickoff of the 250th Semi-Quincentennial Anniversary.

PUBLIC HEARING ~ Rezoning / RZ-02-2026 / North Outer Road
Unaddressed property located along North Outer Road / Parcel ID #: 14-7.0.35-0-000-008.010 / Adam Couch & Joe Wimberly, Owners.
Open: 6:23 p.m.
Close: 6:24 p.m.
No one spoke in favor or in opposition.

PUBLIC HEARING ~ Rezoning / RZ-03-2026 / 411 N 1st Street
Request from Nordieck Properties, LLC, Ken Nordsieck, to rezone the property located at 411 N 1st Street.
Open: 6:24 p.m.
Close: 6:25 p.m.
No one spoke in favor or in opposition.

OLD BUSINESS

None

NEW BUSINESS

Discussion ~ ECA Update

Shawna Davis, City Administrator, provided the board with an update on the ECA findings from the recent rate study conducted by David Brown, AMA.

Bill No. 2026-04 Introduction and 1st Reading ~ Annexation / ANNEX-01-2026 / North Outer Road

Mayor Barner read the proposed Ordinance, Bill No. 2026-04, annexing certain territory into the corporate limits of the City of Odessa, Lafayette County, Missouri, first reading.

Motion was made by Alderman Plachte to adopt Bill No. 2026-04 upon its first reading and proceed to the second reading. Motion seconded by Alderwoman Starr, and carried with the following vote.

Motion carried 6-Aye, 0-No.

Discussion: Board Member Whitsitt expressed support for the annexation but noted disappointment that the RV park was not included. Including it could help fund street repairs and law enforcement costs. Alderman Carrigan asked about the future revenue for the city if the property is annexed. Shawna Davis, the City Administrator, explained that the city wouldn't have ownership of the water, as it is already supplied by West Central Electric. The property owner can choose between West Central Electric or the City of Odessa Power and Light. Wastewater services would be provided, with the developer connecting to the city sewer and paying the connection costs, while the city would cover no expenses. The city would also gain property tax revenue. Ms. Davis added that if West Central Electric supplies the electricity, they would be responsible for the street lights. Alderwoman Polson inquired if the city would cover costs for streets or electricity. Ms. Davis replied that those costs would be the developer's responsibility, not the city.

Adam Couch, 1912 Development Group, LLC spoke briefly on the Annexation.

Mayor Barner stated that there are tangible benefits associated with the annexation. Commercial developers, especially grocery stores, consider the city's growth. Roof tops matter.

Bill No. 2026-04 Introduction and 2nd Reading ~ Annexation / ANNEX-01-2026 / North Outer Road

Mayor Barner read the proposed Ordinance, Bill No. 2026-04, annexing certain territory into the corporate limits of the City of Odessa, Lafayette County, Missouri, second reading.

Motion was made by Alderman Whitsitt to adopt Bill No. 2026-04 upon its second reading and approve the bill as an ordinance. Motion seconded by Alderwoman Starr, and carried with the following vote.

Roll call vote as follows:

Mayor Barner read the proposed Ordinance, Bill No. 2026-06, Rezoning certain property from "I-1" (Light Industrial District) to "C-3" (Highway Commercial District) within the City of Odessa, Missouri, in accordance with Chapter Fifty (50), Zoning, of the City of Odessa, Missouri Code of Ordinances, first reading.

Street

Bill No. 2026-06 Introduction and 1st Reading ~ Rezoning / RZ-03-2026 / 411 N 1st

Bill No. 2026-05 became Ordinance No. 3169

Motion carried 6-Aye, 0-No.

Alderman Plachte	yes	Alderman Carrigan	yes
Alderman Whitsitt	yes	Alderman Polson	yes
Alderman Starr	yes	Alderman Crabtree	yes

Roll call vote as follows:

Mayor Barner read the proposed Ordinance, Bill No. 2026-05, rezoning property located along North Outer Road, from "AG" (Agricultural) to "R-1" (Single Family) within the City of Odessa, Missouri, in accordance with Chapter Fifty, Zoning, of the City of Odessa, Missouri Code of Ordinances, second reading.

Motion was made by Alderman Whitsitt to adopt Bill No. 2026-05 upon its second reading and approve the bill as an ordinance. Motion seconded by Alderman Starr, and carried with the following vote.

Road

Bill No. 2026-05 Introduction and 2nd Reading ~ Rezoning / RZ-02-2026 / North Outer

Discussion: Board Member Whitsitt asked if the assessed value remains agricultural until homes are constructed. Ms. Davis confirmed yes, it will be assessed as agricultural until new construction is built on it.

Motion carried 6-Aye, 0-No.

Motion was made by Alderman Plachte to adopt Bill No. 2026-05 upon its first reading and proceed to the second reading. Motion seconded by Alderman Whitsitt, and carried with the following vote.

Mayor Barner read the proposed Ordinance, Bill No. 2026-05, rezoning property located along North Outer Road, from "AG" (Agricultural) to "R-1" (Single Family) within the City of Odessa, Missouri, in accordance with Chapter Fifty, Zoning, of the City of Odessa, Missouri Code of Ordinances, first reading.

Road

Bill No. 2026-05 Introduction and 1st Reading ~ Rezoning / RZ-02-2026 / North Outer

Bill No. 2026-04 became Ordinance No. 3168

Motion carried 5-Aye, 1-No.

Alderman Plachte	yes	Alderman Carrigan	no
Alderman Whitsitt	yes	Alderman Polson	yes
Alderman Starr	yes	Alderman Crabtree	yes

Motion was made by Alderman Plachte to adopt Bill No. 2026-06 upon its first reading and proceed to the second reading. Motion seconded by Alderman Carrigan, and carried with the following vote.

Motion carried 6-Aye, 0-No.

Bill No. 2026-06 Introduction and 2nd Reading ~ Rezoning / RZ-03-2026 / 411 N 1st Street

Mayor Barner read the proposed Ordinance, Bill No. 2026-06, Rezoning certain property from "I-1" (Light Industrial District) to "C-3" (Highway Commercial District) within the City of Odessa, Missouri, in accordance with Chapter Fifty (50), Zoning, of the City of Odessa, Missouri Code of Ordinances, second reading.

Motion was made by Alderman Whitsitt to adopt Bill No. 2026-06 upon its second reading and approve the bill as an ordinance. Motion seconded by Alderwoman Starr, and carried with the following vote.

Roll call vote as follows:

Alderman Plachte	yes	Alderman Carrigan	yes
Alderman Whitsitt	yes	Alderwoman Polson	yes
Alderwoman Starr	yes	Alderman Crabtree	yes

Motion carried 6-Aye, 0-No.

Bill No. 2026-06 became Ordinance No. 3170

Discussion ~ Motion to Approve ~ 1912 Dev. Group, LLC

Adam Couch of 1912 Development Group, LLC, has requested another 180-day extension for the development of the 1912 building. Mr. Couch stated that he has met with and signed a contract with Heritage Consulting, and they will apply for Historic Preservation status for the building. They will also pursue related tax credits, including federal and state low-income housing tax credits. This will secure housing for tenants aged 55 and older. They plan to apply in August 2026, with the state awarding the credits in December 2026. If awarded, they would close on the project in June 2027 and then start construction. The grant would reduce rent based on median household income, and they could offer different services at times, such as assistance with budgeting, transportation to and from doctors' appointments, and veterans' support.

Board Member Whitsitt asked if the credits were needed to complete the project. Mr. Couch said he didn't think they were necessary. Ms. Davis asked if we would get a historic designation. Mr. Couch said he believes the building qualified in 2013. The only reason a change would happen is if the building has had any major changes other than the water damage. This will be the fourth 180-day extension.

Mr. Couch provided the history of the project to the board.

Alderwoman Starr moved to approve the extension of the 1912 building for 365 days, seconded by Alderman Plachte.

Amend Motion

Alderwoman Starr moved to amend her motion to approve the extension of the 1912 building for 365 days, with the owner attending a board meeting every four (4) months to provide updates on the property. The motion was seconded by Alderman Plachte.

Motion carried 4-Aye, 2-No.

Aldermen ~ Request for New Items

None

Next Regular Scheduled Meeting:

Monday, March 9, 2026, at 6:00 p.m. Regular Session

Adjourn to Closed Session

Alderman Plachte, made a motion to adjourn to closed session at 7:25 p.m. Pursuant to RSMO 610.021 (1) Legal actions, causes of action, litigation, or confidential attorney/client communication & RSMO 610.021 (12) Sealed bids and related documents, until bids are open; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected, seconded by Alderwoman Starr.

Motion carried 6-Aye, 0-No.

Adjourn

There being no further business to come before the Board of Aldermen, a motion was made by Alderman Plachte, seconded by Alderman Crabtree, to adjourn the meeting at 8:15 p.m. **Motion carried 6- Aye, 0-No.**

Action on Closed Session Item ~ City Administrator Contract

Alderwoman Starr moved to approve the City Administrator contract, seconded by Alderman Plachte.

Motion carried 5-Aye, 1-No.

Approved:

March 9, 2026

ATTEST

Karen Findora
Karen Findora, City Clerk

CITY OF ODESSA

Bryan D. Barner
Bryan D. Barner, Mayor