

Maryville City Council
Regular Meeting
Maryville Public Safety Facility- Meeting Room
101 North Vine Street
Maryville, MO 64468

Monday, January 12, 2026
5:30 p.m.

PUBLIC HEARINGS

A Public Hearing to Consider an Application for a Special Use Permit for 724 Prather Avenue

Mayor Merrill opened a public hearing to consider an application for a Special Use Permit for 724 Prather Avenue. Danielle Erickson, owner of 724 Prather Avenue explained to the Council that she has invested in renovating the home and prefers to operate it as a short-term rental rather than a long-term rental in order to better preserve the condition of the property. She also stated that she has taken proactive measures to protect the home, including installing noise-detection devices and exterior security cameras to monitor the property. Mark Erickson, 724 Prather Avenue, explained that they have increased the property's value by making significant improvements to the home. He also noted that the area already experiences a considerable amount of traffic and stated that he does not believe the proposed use would create any additional disruption.

Several property owners in the area voiced concerns about the short-term rental including David Howell, 711 Prather Avenue, Steve Howard, 630 Prather Avenue, and Sharon McIntyre.

A Public Hearing to Consider an Application for Special Use Permit for 1005 West 17th Street

Mayor Merrill opened a public hearing to consider a Special Use Permit for 1005 West 17th Street. No one was present to be heard about this item. Mayor Merrill closed the Public Hearing.

ROLL CALL

On roll call, the following members were present:

Dannen Merrill, Mayor
Ben Lipiec, Councilmember
Bryan Williams, Councilmember
John McBride, Councilmember
Erin Allen, Councilmember

Also present was:

Ryan Heiland, City Manager
Stacy Wood, City Clerk
Roxanne Reed, Human Resources Manager
Cheyenne Murphy, Asst. Finance Director
Matt Smith, Public Works Director
Mike Stolte, Police Chief
Jace Pine, Fire Chief
Jordyn Greenhaw, Mozingo Lake Recreation Park Director
DeAnn Davison, Tourism Director
Jeff Stubblefield, Parks & Recreation Director

PLEDGE TO THE FLAG

The pledge to the flag was led by Mayor Merrill.

INVOCATION

An optional invocation was given by Councilman McBride.

APPROVAL OF THE AGENDA

A motion was made by Councilman Lipiec, seconded by Councilwoman Allen and carried on roll call vote to approve the agenda as presented.

AYES: 5 – Lipiec, Williams, McBride, Allen, Merrill
NOES: 0

PETITIONS AND REQUESTS

CITIZENS TO BE HEARD

Mayor Merrill welcomed citizens and stated this is the time for persons to address the Council on items not on the agenda. Any persons wishing to speak were requested to stand and state their name and address for the record. No citizens were present to be heard.

REQUEST FOR SUNDAY LIQUOR LICENSE BY CLEAR CREEK

City Clerk, Stacy Wood presented the request for a Sunday Liquor License for Clear Creek, located at 130 North Depot Street. She stated all applicable documents had been received and they are in compliance with their existing liquor license. Motion was made by Councilman Lipiec seconded by Councilwoman Allen, to approve the request for a Sunday Liquor License by Clear Cree, 130 North Depot Street.

AYES: 5 – Lipiec, Williams, McBride, Allen, Merrill
NOES: 0

APPOINTMENT OF MEMBERS TO THE MARYVILLE PARK AND RECREATION BOARD

Maryville Parks and Recreation Director, Jeff Stubblefield presented the request to appoint Marta Green to fill the vacancy left by Rachelle Wilmes who moved out of the area. The Park Board reviewed applications and recommended Marta Green to fill the vacancy expiring June 1, 2026. A motion was made by Councilman Lipiec, seconded by Councilwoman Allen and carried on roll call vote to approve the appointment of Marta Green to the Maryville Park and Recreation Board to serve the remainder of Rachelle Wilmes’ term expiring June 1, 2026.

AYES: 5 – Lipiec, Williams, McBride, Allen, Merrill
NOES: 0

FINANCIAL AFFAIRS

TREASURER’S REPORT

Assistant Finance Director, Cheyenne Murphy, provided the December 2025 monthly financial reports. She stated there were large receipts from SRF Payment Request #3, State of Missouri for South Main Phase II Genesis Pay App #14, 1st Street/Hwy 46 grant request for Kimley Horn, Thompson Street Trail, and DNR ARPA grant requests #4 and #5 for the Pedestrian Alleyway project, UMB COPS requisition #9 and EPA Brownfield grant request #7. Large disbursements included ABCreative for Thomson Splash ‘N’ Play turf, Covia for bunker renovations, Crossland Heavy Contractors for the WTP, Genesis Environmental Solutions for South Main Phase II, HDR Engineering for the WTP project, JD Bishop for the Concrete Panel project, Kimley-Horn for First Street/Hwy 46 project, MegaKC for the Pedestrian Alleyway Project, SK Design for the South Main project and UMB for 2019 revenue bonds. A motion was made by Councilman Lipiec seconded by Councilman McBride, to approve the Treasurer’s Report as presented. On roll call vote, the motion carried as follows:

AYES: 5 – Lipiec, Williams, McBride, Allen, Merrill
NOES: 0

VENDOR PAYMENT SCHEDULE

Motion was made by Councilman Lipiec seconded by Councilwoman Allen, to approve the payment of bills, as presented. On roll call vote, the motion carried as follows:

AYES: 5 – Lipiec, Williams, McBride, Allen, Merrill
NOES: 0

NEW BUSINESS

BILL NO. 2026’01 A RESOLUTION AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT FOR DANIELLE ERICKSON FOR PROPERTY LOCATED AT 724 PRATHER AVENUE, MARYVILLE, MISSOURI

The title of the bill was read by City Clerk, Stacy Wood. A motion was made by Councilman Williams seconded by Councilwoman Allen to approve the resolution as presented and proceed to discussion. Public Works Director, Matt Smith presented the resolution to authorize the issuance of a Special Use Permit for the property located at 724 Prather Avenue. Matt stated the property is not in a zone that allows short-term rentals. Some properties within other zones may still be appropriate for a short-term rental, depending on the unique circumstances of the neighborhood. This property is located within the University Neighborhood Overlay, which is designed to conserve predominantly single-family neighborhoods. The Planning and Zoning Committee shall apply an additional level of scrutiny to determine whether this use is suitable for the particular neighborhood. Staff concurs with the Planning and Zoning Commission’s 6-1 vote to not recommend approval of the requested Special Use Permit for a Short-Term Rental. The subject property is located within the University Neighborhood Overlay, which is intended to preserve the character of predominantly single-family neighborhoods. The proposed use is not permitted by right within this zoning district. Based on these considerations, staff agrees that the requested use is not appropriate for this location. The Planning and Zoning Commission met on January 7, 2026, and voted 6-1 not to recommend approval of the short-term rental. With no further discussion on roll call vote, the motion failed as follows:

AYES: 0
NOES: 5 – Lipiec, Williams, McBride, Allen, Merrill

Bill No. 2026'01, Resolution 782 Failed

BILL NO. 2026'02 A RESOLUTION AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT FOR JEFF AND LISA YOSTEN, OPERATING AS LJ YOSTEN, LLC FOR PROPERTY LOCATED AT 1005 W. 17TH STREET, MARYVILLE, MISSOURI

The title of the bill was read by City Clerk, Stacy Wood. A motion was made by Councilwoman Allen seconded by Councilman Lipiec to approve the resolution as presented and proceed to discussion. Public Works Director, Matt Smith presented the resolution to authorize the issuance of a Special Use Permit for the property located at 724 Prather Avenue. Matt said the subject property is not located within a zoning district where short-term rentals are permitted by right and is located within the University Neighborhood Overlay, which is intended to conserve predominantly single-family residential neighborhoods. The Planning and Zoning Commission is therefore required to apply heightened scrutiny when evaluating whether a short-term rental use is appropriate for this specific location. The Planning and Zoning Commission met on January 7, 2026, and unanimously voted not to recommend approval of the requested Special Use Permit. The Commission cited the property's location within the core of the University Neighborhood Overlay and received a petition signed by 41 nearby residents opposing the proposed short-term rental use. Based on the significant and unsupportive feedback received from neighborhood residents, staff concurs with the Planning and Zoning Commission and does not recommend approval of the requested Special Use Permit. With no further discussion on roll call vote, the motion failed as follows:

AYES: 0
NOES: 5 – Lipiec, Williams, McBride, Allen, Merrill

Bill No. 2026'02, Resolution 783 Failed

BILL NO. 2026'03 AN ORDINANCE PROVIDING FOR A GENERAL ELECTION TO BE HELD ON TUESDAY, APRIL 7, 2026, IN THE CITY OF MARYVILLE, MISSOURI, FOR THE PURPOSE OF ELECTING THREE (3) MEMBERS OF THE MARYVILLE CITY COUNCIL, TWO (2) MEMBERS FOR A THREE (3) YEAR TERM, AND ONE (1) MEMBER FOR A TWO (2) YEAR TERM; DIRECTING THE CITY CLERK TO MAKE DUE NOTICE OF SUCH ELECTION AS PRESCRIBED BY LAW, TO THE COUNTY CLERK OF NODAWAY COUNTY, MISSOURI

The title of the bill was read the first time by City Clerk, Stacy Wood. A motion was made by Councilman Lipiec seconded by Councilman McBride to approve the ordinance as presented and proceed to discussion. City Clerk, Stacy Wood presented the ordinance to provide for a general election of three (3) members to the Maryville City Council on April 7, 2026. Three Maryville City Council positions currently held by Councilmembers Benjamin Lipiec, Bryan Williams, and Erin Allen are set to expire in April 2026. The seats held by Councilmembers Lipiec and Williams are three-year terms. Councilmember Allen's seat is a two-year term, as it resulted from a vacancy and subsequent appointment. During the filing period, the City of Maryville received three Declarations of Candidacy for the three-year terms from Erin Allen, Bryan Williams, and Stephanie Campbell. The City received one Declaration of Candidacy for the two-year term from Benjamin Lipiec. Upon approval of the proposed ordinance, notice will be provided to the Nodaway County Clerk requesting an election of three (3) members

to the Maryville City Council be placed on the election ballot for the April 7, 2026 election. With no further discussion, the title of the bill was read the second time by City Clerk, Stacy Wood. On roll call vote, the motion carried as follows:

AYES: 5 – Lipiec, Williams, McBride, Allen, Merrill
NOES: 0

Bill No. 2026’03 was declared passed and sent to the Mayor for signature. Bill No. 2026’03 thus became Ordinance No. 8951.

BILL NO. 2026’04 A RESOLUTION OF THE CITY OF MARYVILLE, MISSOURI, AUTHORIZING CERTIFICATION OF FUNDING AND SUPPORT FOR AN ALL-INCLUSIVE PLAYGROUND AT MOZINGO LAKE RECREATION PARK THROUGH THE LIONS CLUBS INTERNATIONAL FOUNDATION MATCHING GRANT PROGRAM

The title of the bill was read by City Clerk, Stacy Wood. A motion was made by Councilman Lipiec seconded by Councilman McBride to approve the resolution as presented and proceed to discussion. Mozingo Lake Recreation Park Director, Jordyn Greenhaw presented the resolution authorizing certification of funding and support for an All-Inclusive Playground at Mozingo Lake Recreation Park through the Lions Clubs International Foundation Matching Grant Program. The proposed playground would be located at the Lions Shelter near “The Point,” which serves as the central hub for Mozingo’s largest community events. The new playground is designed to accommodate up to 50 children at one time and is intended for ages 2–12, providing inclusive play opportunities for children with physical, sensory, and developmental disabilities. To offset project costs, Mozingo staff pursued multiple funding sources. GameTime offers a grant program that covers 50% of the playground equipment cost when their installation services are utilized. Mozingo staff applied for and were awarded this grant, which significantly reduced the overall project cost. However, the remaining project expenses, consisting of installation and playground surfacing, total approximately \$200,000. To address these remaining costs, Mozingo staff reached out to the local Pride Lions Club and Host Lions Club to explore support through the Lions Clubs International Foundation (LCIF) Matching Grant Program. Both clubs reviewed the project and voted to advance the proposal to the district level, where it was approved to move forward with the LCIF grant application and formal Lions Clubs support. If awarded, the LCIF Matching Grant Program would provide \$100,000 toward the project, with the City matching the remaining \$100,000. LCIF grant awards are typically announced in the summer, allowing staff to plan for the City’s matching funds in the FY 2027 Mozingo Recreation Fund budget. The proposed resolution authorizes certification of funding availability and formal support for the LCIF Matching Grant application for construction and installation of an all-inclusive playground at Mozingo Lake Recreation Park. The project would replace the existing playground at the Lions Shelter, which was last renovated in 2002 and currently consists of five (5) small play structures designed for ages 4–8. The project includes removal of the existing playground equipment, and installation of a modern, all-inclusive playground. With no further discussion, the on roll call vote, the motion carried as follows:

AYES: 5 – Lipiec, Williams, McBride, Allen, Merrill
NOES: 0

Bill No. 2026’04 was declared passed and sent to the Mayor for signature. Bill No. 2026’04 thus became Resolution No. 784.

BILL NO. 2026’05 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH CARPET PLUS BARGAIN BARN FOR INTERIOR CARPET REPLACEMENT AT THE MOZINGO LAKE RECREATION PARK EVENT CENTER, MARYVILLE, MISSOURI

The title of the bill was read the first time by City Clerk, Stacy Wood. A motion was made by Councilman Lipiec seconded by Councilman McBride to approve the ordinance as presented and proceed to discussion. Mozingo Lake Recreation Park Director, Jordyn Greenhaw presented the ordinance to execute a contract with Carpet Plus Bargain Barn for interior carpet replacement at the Mozingo Lake Recreation Park Event Center, in an amount not-to-exceed \$66,911.27. Since opening, the Event Center has experienced heavy use, resulting in significant wear and damage to carpeted areas in the banquet rooms and lobby. An assessment by Mozingo staff determined that carpet replacement is necessary to maintain the facility’s condition and appearance.

Bids were issued on December 2, 2025, and opened on December 17, 2025, with three bids received. Carpet Plus Bargain Barn submitted the lowest bid at \$59,247.03. After review, staff identified omitted areas—including the Soft Room, interior stairway, and additional base trim in the vestibule and restrooms—necessary for a complete installation. An updated quote was requested, and Carpet Plus Bargain Barn provided an additional \$7,664.24, bringing the total to \$66,911.27.

Based on the bids and revised scope, staff recommends awarding the contract to Carpet Plus Bargain Barn. With no further discussion, the title of the bill was read the second time by City Clerk, Stacy Wood. On roll call vote, the motion carried as follows:

AYES: 5 – Lipiec, Williams, McBride, Allen, Merrill
NOES: 0

Bill No. 2026’05 was declared passed and sent to the Mayor for signature. Bill No. 2026’05 thus became Ordinance No. 8952 and the agreement is identified as Contract 2026-01.

BILL NO. 2026’06 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH DECORATIVE PAINTING, LLC FOR INTERIOR REPAINTING AT THE MOZINGO LAKE RECREATION PARK EVENT CENTER, MARYVILLE, MISSOURI

The title of the bill was read the first time by City Clerk, Stacy Wood. A motion was made by Councilman Lipiec seconded by Councilman McBride to approve the ordinance as presented and proceed to discussion. Mozingo Lake Recreation Park Director, Jordyn Greenhaw presented the ordinance to execute a contract with Decorative Painting, LLC for interior repainting at the Mozingo Lake Recreation Park Event Center, in an amount not-to-exceed \$47,225. Since opening, the Event Center has been heavily utilized for weddings, fundraisers, meetings, conferences, trainings, and other events. Normal wear from high traffic, frequent room reconfigurations, and building settlement has resulted in cracks, scuffs, and wall damage throughout the banquet rooms and lobby areas. An assessment by Mozingo staff determined that interior repainting is necessary to maintain the facility’s condition and appearance. Based on evaluation of all bids received, staff recommends awarding the interior painting contract to Decorative Painting, LLC

With no further discussion, the title of the bill was read the second time by City Clerk, Stacy Wood. On roll call vote, the motion carried as follows:

AYES: 5 – Lipiec, Williams, McBride, Allen, Merrill
NOES: 0

Bill No. 2026’06 was declared passed and sent to the Mayor for signature. Bill No. 2026’06 thus became Ordinance No. 8953 and the agreement is identified as Contract 2026-02.

BILL NO. 2026’07 A RESOLUTION OF THE CITY OF MARYVILLE, MISSOURI, TO AMEND THE USER FEE SCHEDULE FOR CERTAIN AMENITIES AT MOZINGO LAKE RECREATION PARK

The title of the bill was read by City Clerk, Stacy Wood. A motion was made by Councilman Lipiec seconded by Councilman Williams to approve the resolution to amend the User Fee Schedule for certain amenities at Mozingo Lake Recreation Park. The Mozingo Advisory Board reviewed proposed rates at the December 15th meeting and voted to unanimously recommend approval by the City Council. The recommended rates remain competitive with comparable facilities and provide additional revenue to assist with increased financial expenses of the park. With no further discussion, on roll call vote, the motion carried as follows:

AYES: 5 – Lipiec, Williams, McBride, Allen, Merrill
NOES: 0

Bill No. 2026’07 was declared passed and sent to the Mayor for signature. Bill No. 2026’07 thus became Resolution No. 785.

BILL NO. 2026’08 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI TO EXECUTE A GRANT AGREEMENT WITH THE STATE OF MISSOURI, DEPARTMENT OF ECONOMIC DEVELOPMENT FOR THE FY25 COMMUNITY DEVELOPMENT BLOCK GRANT – ANNUAL COMPETITIVE CYCLE FOR A NEW FIRE TRUCK FOR THE MARYVILLE FIRE DEPARTMENT, MARYVILLE, MISSOURI

The title of the bill was read the first time by City Clerk, Stacy Wood. A motion was made by Councilman McBride seconded by Councilman Williams to approve the ordinance as presented and proceed to discussion. Fire Chief, Jace Pine presented the ordinance authorizing the Mayor to execute a Grant Agreement with the State of Missouri, Department of Economic Development for the FY25 Community Development Block Grant – Annual Competitive Cycle (Community Facilities) for the purchase of a new fire engine for the Maryville Fire Department. The Maryville Fire Department has identified the need to replace Engine 3, a 1997 Toyne apparatus that has been in service for nearly 30 years. While well maintained, it exceeds NFPA recommended service life standards, lacks modern safety features, and has increasing repair costs. Replacement has been included in the City’s Capital Improvement Plan and prioritized in recent budgets.

In spring 2025, the City applied for CDBG Community Facilities funding to assist with the estimated \$900,000–\$1,000,000 replacement cost. On April 17, 2025, the City contracted with NWMORCOG for grant writing services, and on May 27, 2025, Council approved a resolution authorizing submission of the application.

On December 15, 2025, the City was notified of a \$530,000 grant award (\$500,000 for the apparatus and \$30,000 for administration), requiring a \$500,000 local match. Approval of the grant agreement will allow staff to proceed with specifications and issuance of a request for proposals in accordance with grant and City procurement requirements.

With no further discussion, the title of the bill was read the second time by City Clerk, Stacy Wood. On roll call vote, the motion carried as follows:

AYES: 5 – Lipiec, Williams, McBride, Allen, Merrill
NOES: 0

Bill No. 2026’08 was declared passed and sent to the Mayor for signature. Bill No. 2026’08 thus became Ordinance No. 8954 and the agreement is identified as Contract 2026-03.

REPORTS

CITY MANAGER

City Manager, Ryan Heiland provided updates on the Sunrise Bark Park, Pickleball Courts, Bunker Renovation at Mozingo Golf Course, South Main Phase II, Downtown Alleyway Project and the 2025 Maryville Comprehensive Plan.

CITY COUNCIL

Councilman McBride shared that he recently visited the Mozingo Visitor Center and remarked on how nice it looked, adding that it was beautifully decorated for the holidays.

ADJOURNMENT

A motion was made by Councilman Lipiec seconded by Councilwoman Allen to adjourn the meeting. On roll call vote the motion carried as follows:

AYES: 5 – Lipiec, Williams, McBride, Allen, Merrill
NOES: 0

ATTEST:

Stacy Wood, City Clerk