

1. Meeting Called to Order - Pledge of Allegiance

The De Soto City Council met in Regular Session on July 20, 2026, at 6:00 PM.

2. Roll Call

The following were present: Councilwoman Autumn Blanchard, Councilman Mike Bone, Chairman Pro Tem Matt Franken, Councilwoman Randi Scharf, Mayor Kathy Smith.

Staff Present: City Clerk Ann Houska, City Manager Todd Melkus, Police Chief Steger, Fire Chief Fitzgerald, Firefighter Mike Zebas, Volunteer Firefighter Scharf.

Visitors: Teresa with the Leader, Patsy Westhoff, Dominic Lawson, Vernon Tullock, Janice Brutcher, Bill Grobe. Mr. Schlett

3. Approval of Consent Agenda

Councilwoman Scharf made a motion to approve the consent agenda, seconded by Chairman Pro Tem Franken. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith. Motion Approved.

A. Approval of Minutes

i. Regular City Council Meeting-Monday June 15, 2026
Special City Council Meeting - Monday June 29, 2026

B. Approval of Bills

4. Citizens Comments

5. Old Business

6. New Business

A. Bill No. 7-2026 AN ORDINANCE READOPTING SECTIONS 105.020, 105.030, 105.040 AND 105.050, PERTAINING TO THE CODE OF ETHICS FOR THE CITY OF DE SOTO MISSOURI (ANNUAL REQUIREMENT)

Background

Annually we adopt this code of ethics for the city. Attached is the entire code of ethics.

Councilwoman Blanchard made a motion to approve Bill No. Approve Bill 7-2026. Seconded by Councilwoman Scharf. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith.

BILL NO. 7-2026 AN ORDINANCE READOPTING SECTIONS 105.020, 105.030, 105.040, and 105.050, PERTAINING TO THE CODE OF ETHICS FOR THE CITY OF DE SOTO MISSOURI

Councilwoman Blanchard made a motion to approve Bill No. Approve Bill 7-2026 on its first reading by title only. Seconded by Councilwoman Scharf. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith No.

BILL NO. 7-2026 AN ORDINANCE READOPTING SECTIONS 105.020, 105.030, 105.040, and 105.050, PERTAINING TO THE CODE OF ETHICS FOR THE CITY OF DE SOTO MISSOURI

Councilwoman Blanchard made a motion to approve Bill No. Approve Bill 7-2026 on its final reading by title only. Seconded by Councilwoman Scharf. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith. Motion Approved

B. Board of Adjustment & Planning and zoning appointment—Dominic Lawson

Background

Dominic Lawson has submitted a data sheet indicating an interest in being appointed to four-year terms on the Planning & Zoning Commission and Board of Adjustment.

Councilwoman Blanchard made a motion to appoint Dominic Lawson to the Board of Adjustment and P&Z, seconded by Councilman Bone. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith. Motion Approved.

C. Donation of Property from Chris and Katherine Meyer

Background

Chris and Katherine Meyer own the structure at 421 Deno Street, which is in the floodplain. They asked me about remodeling the structure, and after I explained that they would have to meet the floodplain requirements, they asked if it would be an option to donate the property to the city. I informed them that I would have to get approval from the Council to accept the property and that we would then demolish it to remove it from the floodplain. The house is in very poor condition, so I do think it would be a benefit to the city to have it removed.

Councilwoman Scharf made a motion to approve the City Manager to file a quick claim deed for 420 Deno Street, seconded by Chairman Pro Tem Franken. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith. Motion approved.

D. Bill No. 8-2026 N ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DESOTO, MISSOURI; AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH MODOT AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION OFF-SYSTEM BRIDGE PROGRAM AGREEMENT – SUPPLEMENTAL AGREEMENT #1

BACKGROUND

The Missouri Highways & Transportation Commission provided the attached Municipal Agreement pertaining to the “Dewitt Street Bridge Replacement”. This Agreement is required for the MODOT to provide professional services for the project.

Councilwoman Scharf made a motion to Approve Bill No. 8-2026 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DE SOTO, MISSOURI; AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH MODOT AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION OFF-SYSTEM BRIDGE PROGRAM AGREEMENT #1, Seconded by Chairman Pro Tem Franken. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith.

BILL NO. 8-2026 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DE SOTO, MISSOURI; AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH MODOT AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION OFF-SYSTEM BRIDGE PROGRAM AGREEMENT #1

Councilwoman Scharf made a motion to approve Bill No. Approve Bill No. 8-2026 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DE SOTO, MISSOURI; AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH MODOT AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION OFF-SYSTEM BRIDGE PROGRAM AGREEMENT #1, on its first reading by title only. Seconded by Chairman Pro Tem Franken. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith.

BILL NO. 8-2026 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DE SOTO, MISSOURI; AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH MODOT AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION OFF-SYSTEM BRIDGE PROGRAM AGREEMENT #1

Councilwoman Scharf made a motion to approve Bill No. Approve **Bill No. 8-2026** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DE SOTO, MISSOURI; AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH MODOT AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION OFF-SYSTEM BRIDGE PROGRAM AGREEMENT #1, on its final reading by title only. Seconded by Chairman Pro Tem Franken. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith. Motion approved.

- E. Public Hearing-Minor Subdivision 1600 N. 5th Street.

Background

The purpose of the Subdivision request is to split one parcel into two parcels.

Legal Description: RATHBUN ADD LOTS 16 THRU 30 BLOCK 11

The City Code defines a subdivision as “any land, vacant or improved, which is divided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or interest for the purpose of offer, sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions, including re-subdivision”.

The City Code defines a subdivision as “any land, vacant or improved, which is divided or proposed to be divided into two (2) or more lots, parcels, sites, units,

plots, or interest for the purpose of offer, sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions, including re-subdivision”.

A full-size copy of the plat will be available at city hall for viewing.

The Planning and Zoning Commission met on July 16, 2026, and took the following action:

1. Held a public hearing.
2. Recommended scheduling a joint public hearing for the July 20, 2026, City Council Meeting.
3. Granted preliminary approval/final to approve the major subdivision plat pending City Council approval

A public hearing was opened at 6:11 PM and closed at the same time with no comments.

Councilwoman Scharf made a motion to approve the Minor Subdivision at 1600 N. 5th Street, seconded by Councilman Bone. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith. Motion Approved.

F. Public Hearing-Major Subdivision 801 Vineland School Road
Background

The purpose of the Subdivision request is to split one parcel into 90 parcels.

Legal Description: 801 Vineland School Road - PT SW1/4

The City Code defines a subdivision as “any land, vacant or improved, which is divided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or interest for the purpose of offer, sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions, including re-subdivision”.

A full-size copy of the plat will be available at city hall for viewing.

The Planning and Zoning Commission met on July 16, 2026, and took the following action:

1. Held a public hearing.
2. Recommended scheduling a joint public hearing for the July 20, 2026, City Council Meeting.
3. Granted preliminary approval/final to approve the major subdivision plat pending City Council approval

The public hearing opened at 6:16 PM with one comment from Mr. Schlett that he wants to be able to keep his cows on the property that backs up to the subdivision that is not in the city limits. The public hearing closed at 6:17 PM with no comments.

City Manager Melkus reiterated that the property that Mr. Schlett is referring to is not in the city limits and that the city would have no authority to ever regulate what agricultural practices are taking place on the contiguous properties that Mr. Schlett is referring to. Any

property that borders the City of De Soto that is in unincorporated Jefferson County is only required to follow the codes and zoning ordinances that the county requires. At no time can the city ever regulate the use of a property that is outside of the city limits.

Councilman Bone made a motion to Approve the Major Subdivision at 801 Vineland School Road, seconded by Councilwoman Scharf. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith. Motion approved

G. Public Hearing-Rezoning 1501 Clarke Street

Background

The City has received a rezoning request from JMAC Development to change the zoning of parcel number 17-8.0-34.0-3-002-006.

The property is currently zoned “R-1” and the property owner is requesting that the property be rezoned to “C-3”. They are in the process of designing the subdivision that includes single-family homes and a market-value apartment complex.

The Zoning Ordinance requires that two public hearings be held and that all property owners located within 185 feet of the proposed rezoning property be notified prior to the date of the public hearings. A notice was posted in the June 19, 2026, edition of The Leader publication announcing that a public hearing would be held on the July 16, 2026, Planning and Zoning Meeting, and that a joint public hearing would be held at the Regular City Council Meeting on July 20, 2026.

A Planning and Zoning Meeting was held on July 16, 2026, and the commission recommended unanimously to re-zone the parcel to C-3.

The public hearing opened at 6:19 PM and closed at the same time with no comments made.

Councilman Bone made a motion to approve BILL NO. 9-2026 AN ORDINANCE REZONING PARCEL 17-8.0-34.0-3-002-006 FROM “R-1” ONE FAMILY DWELLING DISTRICT TO “C-3” GENERAL COMMERCIAL DISTRICT REGULATIONS. Seconded by Chairman Pro Tem Franken. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith.

BILL NO. 9-2026 AN ORDINANCE REZONING PARCEL 17-8.0-34.0-3-002-006 FROM “R-1” ONE FAMILY DWELLING DISTRICT TO “C-3” GENERAL COMMERCIAL DISTRICT REGULATIONS

Councilman Bone made a motion to approve Bill No. Approve BILL NO. 9-2026 – AN ORDINANCE REZONING PARCEL 17-8.0-34.0-3-002-006 FROM “R-1” ONE FAMILY DWELLING District TO “C-3” GENERAL COMMERCIAL DISTRICT REGULATIONS on its first reading by title only. Seconded by Chairman Pro Tem Franken. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith.

BILL NO. 9-2026 AN ORDINANCE REZONING PARCEL 17-8.0-34.0-3-002-006

FROM “R-1” ONE FAMILY DWELLING DISTRICT TO “C-3” GENERAL COMMERCIAL DISTRICT REGULATIONS

Councilman Bone made a motion to approve Bill No. Approve BILL NO. 9-2026 AN ORDINANCE REZONING PARCEL 17-8.0-34.0-3-002-006 FROM “R-1” ONE FAMILY DWELLING District TO “C-3” GENERAL COMMERCIAL DISTRICT REGULATIONS on its final reading by title only, Seconded by Chairman Pro Tem Franken. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith. Motion Approved.

H. Special Event Road Closure-Madd Heifer

Background

The City has received a request from Anna Hearst, owner of the Madd Heifer located at 215 East Main Street, for a street closure from East Clement Street to the Arlington for an event on August 8th, 2026, from 10am-4pm. Due to the location of this request, it would require the closing of commercial crossing as well during this time.

Councilwoman Blanchard made a motion to Approve the street closure from Commercial Crossing to Rankin, seconded by Chairman Pro Tem Franken. Upon roll being called the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith. Motion Approved.

7. Communication From City Manager

City Manager Melkus advised the council the city removed a couple a few trees from main street that were causing upheaval issues in the sidewalk. There are still some that need to be removed at a later date. East Side park is having a fence placed by D&S fencing around the new playground.

8. Communications From City Council

9. Roll Call Vote to Hold Closed Session

Councilwoman Blanchard made a motion to adjourn at 6:28 to have a ten-minute recess before closed session. Seconded by Councilman Bone. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith. Motion approved

10. Adjournment

Councilwoman Scharf made a motion to adjourn at 7:45 PM, seconded by Chairman Pro Tem Franken. Upon roll being called, the vote was as follows: Yea: Councilwoman Blanchard, Councilman Bone, Chairman Pro Tem Franken, Councilwoman Scharf, Mayor Smith. Motion Approved.



Ann Houska City Clerk