

# **Christian County Commission**

**March 06, 2008**

## **Convene**

Presiding Commissioner John Grubaugh called the meeting of the County Commission to order at 9:00 a.m. on March 6, 2008 at the County Commission Office. Attendance: John Grubaugh, Present: Bill Barnett, Present: Tom Huff, Present.

## **Ordinance - 03-06-08-01 -**

(Waterford Road) -- 9:00 a.m. The Commission signed the Right-of-Way Conveyance of Waterford Way to transfer to Common 2 Road District.

## **Closed Session**

Eastern Commissioner Tom Huff made a motion to go into Closed Session at 10:00 a.m. to discuss R.S.Mo.610.021(2) Leasing, purchase or sale of real estate where public knowledge might adversely affect the amount paid in the transaction. Bill Barnett seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes).

## **Reconvene From Closed Session**

Western Commissioner Bill Barnett made a motion to end Closed Session and reconvene in Open Session at . Tom Huff seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes). The Commission made a decision to amend the contract.

## **11:00 a.m. Office Closed Policy**

Those present for the meeting were Commissioner's Secretary, Lori Biery, Collector, Ted Nichols, Tom Lawson and Norma Ryan from the County Clerk's Office, Recorder, Roy Meadows, Treasurer, Karen Matthews, Prosecuting Attorney, Ron Cleek, Deputy Suzanne Frakes, Donna Osborne of the Christian County Headliner.

The Commission met to discuss the office closed policy.

Human Resource Consultant, Glen Pace distributed a proposed policy for closing the court house. The County Commission will review the policy. Mr. Pace recommends that employees use their comp time or vacation time to cover the costs of the two days the court house was closed. The elected officials said that if the last line regarding sick leave was removed it would be appropriate because sick leave is addressed in the policy manual. As far as the days off from the last ice storm the decision has not been determined if the employees will have hours of time deducted.

Treasurer Karen Matthews, said that it was unfair. Polk County paid their employees when the court house was closed. Prosecuting Attorney, Ron Cleek recommended to get more information before making a policy and have more discussion.

## **Motion/Vote - Table the Recent Ice Storm Office Policy**

Western Commissioner Bill Barnett made a motion to table the discussion regarding the recent ice storm office policy. Tom Huff seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes).

### **1:30 p.m. Public Hearing UDC (Unified Development Code Changes)**

Those present for the meeting were Steve Childers, of the City of Ozark, George Van Hoesen of U.S. Green Building, LLC, Donna Baxter with the Springfield Newsleader, Donna Osborne with the Christian County Headliner, Mr. Gerald Griffin of Billings, Spencer Jones of Great River Engineering, Larry Jackson, Robert Hutcheson, Bill McConnell, Jim Bresee, Consultant and Glenda Hammons and Bob Atchley of the Planning and Zoning Department.

The Commission was addressed by Steve Childers of the City of Ozark regarding Chapter 3, the Urban Services Area. Mr. Childers stated that the comprehensive plan had been approved by the Planning and Zoning Commission. It was the intent of the Planning and Zoning Commission to approve the original plan and then make the amendments to the adopted plan.

Eastern Commissioner, Tom Huff made the motion to accept the recommendations on the Urban Service Areas to the Planning and Zoning Commission and Western Commissioner, Bill Barnett, seconded the motion and Presiding Commissioner, John Grubaugh abstained from voting. (Approved).

Mr. Gerald Griffin of Billings Missouri, provided copies of a letter that the Planning and Zoning Commission drafted with the intent of getting the recommendations approved so that they can go into effect

Chapter 19 page 20 Section 19-11 Approvals, Permits and Procedures Required-- For stormwater for developments-- The applicant would be required to provide a irrevocable letter of credit, a bond in excess of 10% of the cost and an itemized cost estimate for each portion of the work. The construction sediment basin must be in place before any massive site excavation and before construction begins. Once the construction is completed the structure will be reviewed by the County Engineer. The applicant/developer will bare the burden of what is approved on the plans to be built. The applicant/developer will be responsible for all review fees from the County Building Department. Section B Page 22 Soil Erosion & Control Permit -- The developer/builder will be responsible for providing a soil and erosion control plan. Section 1-4 that is mandated by DNR shall be paid by the developers and goes into effect Monday, March 10.

George Van Hoesen asked "Does the regulation, the way it is written, allow for green development as long as it is engineered to the county standards?"

Mr. Spencer Jones responded to his question with reference to section 19:20 (9).

Spencer Jones of Great River Engineering said the developer will be required to get the permits from DNR and provide a stormwater plan. Section 19:12 is to insure that the developer is working with the municipalities for future land development. Stormwater management facilities will be placed in a drainage easement.

Section 19:40 Stormwater drainage structures-- To provide stormwater drainage guidelines to the urban areas. The urban areas have curb and guttered streets to capture the water and get it off the streets. The stormwater drainage designated areas are primary for ingress and egress and emergency vehicles. Local streets need to have graded inlets that are safe and small enough not to catch bicycle traffic and foot traffic. For larger culverts and bridges they are to be designed to carry adequate loading limits for pipes and additional capacity given for storm water dimension designs.

Sinkhole Use Standards Section 19:70 avoid sink holes and minimize the impact on them. Keep the vegetation to prevent erosion. DNR MS4 Permit stormwater run-off and water monitoring is included in this section. The Flood Plain Development shall comply with state regulations.

Mr. Bill McConnell lives on Moon Valley Road brought his concerns regarding stormwater run off and erosion control. The bridge above his home is washing out and is experiencing stormwater run off problems. The County has no jurisdiction regarding private property. The Planning and Zoning Department have been working on the issue and will continue to.

Eastern Commissioner, Tom Huff made the motion to approve the Soil and Erosion Control Regulations, Stormwater Management Guidelines and the Flood Plain Development. It was seconded by Western Commissioner, Bill Barnett and Presiding Commissioner, John Grubaugh, voted unanimously to approve.

Page 127 (16) B. Tower Ordinance-- The County can reserve space on a tower at no charge to the county for Christian County Emergency Management antennas or any other emergency management entity for all new towers.

Eastern Commissioner, Tom Huff made the motion to accept this revision and Western Commissioner, Bill Barnett seconded the motion and Presiding Commissioner, John Grubaugh voted unanimously.

Page 129 (18) approved (19) Christian County reserves the right to rent space for county transmitters, receivers or repeaters. Christian County also holds the option to continue use if a county antenna or other equipment is located on that tower. The removal bond will be returned to the tower company at any time. Western Commissioner, Bill Barnett made the motion to approve 18 and 19 as is and denying the change and Eastern Commissioner, Tom Huff seconded the motion and Presiding Commissioner, John Grubaugh voted unanimously to approve.

Page 133 (28) Western Commissioner, Bill Barnett made the motion to approve the changes to (28) and (29) that allows commercial signs along outer roads that run parallel to the major highways such as Highway 65, 160, and Highway 14, as recommended by the Planning and Zoning Commission. and Eastern Commissioner, Tom Huff seconded the motion and Presiding Commissioner, John Grubaugh voted unanimously to approve.

Page 6 (3) Revise the County Road standards requiring asphalt or concrete construction for all County roads. The life cycle of asphalt is greater than chip and seal. The Planning and Zoning Commission on July 30, 2007 determined by consensus that by improving the standards, the taxpayers of Christian County will no longer have to pay for the maintenance of chip and seal within the first few years after acceptance of a road. Western Commissioner, Bill Barnett stated that he would be doing the Christian County residents an injustice if we continue to chip and seal the roads because it costs more in the long run. Western Commissioner, Bill Barnett made a motion to approve (3) to have asphalt or concrete roads in all new subdivisions instead of chip and seal. Eastern Commissioner, Tom Huff abstained from voting and Presiding Commissioner, John Grubaugh had reservations because it could be cost prohibitive for the developers. Hence, the motion died for lack of a second.

(12) Page 8 Section 11-25 Local Economic Development

Eastern Commissioner, Tom Huff made the motion to accept the Local Economic Development section and it was seconded by Western Commissioner, Bill Barnett and Presiding Commissioner, John Grubaugh abstained from voting.

(13) score sheet - page 10 Section 11-40 Makes it 2 points for ingress and egress. Eastern Commissioner, Tom Huff made the motion to accept the revision and Western Commissioner, Bill Barnett seconded the motion and Presiding Commissioner, John Grubaugh voted unanimously in favor. Glenda Hammons said the revisions would be ready in two weeks and no code books would be created until the revisions are complete for this year.

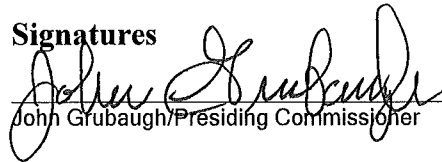
Eastern Commissioner, Tom Huff made the motion to make the effective date April 1, 2008. Western Commissioner, Bill Barnett seconded the motion and Presiding Commissioner, John Grubaugh voted unanimous to approve the effective date of April 1, 2008.

Eastern Commissioner, Tom Huff made the motion to adjourn and Western Commissioner, Bill Barnett seconded the motion and Presiding Commissioner John Grubaugh, voted to adjourn the meeting.

**Motion/Vote - Rebid the Sheriff's Department Copier**

Eastern Commissioner Tom Huff made a motion to disregard all previous bids and rebid the Sheriff's copier to new specifications, Bill Barnett seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes).

**Signatures**

  
John Grubaugh/Presiding Commissioner