



# Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

April Term

~ Minutes ~

Monday, April 4, 2016

8:50 AM

The Christian County Courthouse

## I. Convene

The meeting was called to order at 8:50 AM by

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	8:50 AM
Bill Barnett	Western Commissioner	Present	8:50 AM
Sue Ann Childers	Eastern Commissioner	Present	8:50 AM
Rachel Hankins	Assistant	Present	8:50 AM
Ashley Hannah	Secretary	Present	8:50 AM

## II. Agenda

### **Motion/Vote - 8:50 AM Christian County Commission**

Discussion - Approve Agenda

The meeting was attended by the Commission Secretary Ashley Hannah.

Commissioner Weter entertained a motion to approve the agenda as published.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

### **Motion/Vote - 8:50 AM Kay Brown-Christian County Clerk**

Minutes & Financials Approval - Approve Minutes and Financials

The meeting was attended by the Commission Secretary Ashley Hannah, Miranda Beadles, Brent Young, and Scott Grider.

Commissioner Weter entertained a motion to approve a Certificate of Participation relating to future expansion.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

### **Motion/Vote -**

Motion to Approve March 7, 2016 Minutes

---

The meeting was attended by the Commission Secretary Ashley Hannah, Miranda Beadles, Brent Young, and Scott Grider.

Commissioner Weter entertained a motion to approve March 7, 2016 minutes.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Barnett, Western Commissioner
<b>SECONDER:</b>	Sue Ann Childers, Eastern Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

**Motion/Vote - 9:00 AM Lacey Hart-Christian County Auditor**

Monthly Update - Monthly Report

The meeting was attended by the Commission Secretary Ashley Hannah, Judy Dollarhite, Robert Palmer.

Lacey Hart - Presented her monthly report according to statute 55.170.

Lacey - A monthly report is given to the Commission and an electronic copy of the report will be sent to County Clerk from this point.

Lacey shared information from February's Monthly Report.

Commissioner Weter entertained a motion to approve the Auditor's Monthly Report.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

**Motion/Vote - 9:40 AM Miranda Beadles-Highway Engineer**

Report - Quarterly Report

The meeting was attended by the Commission Secretary Ashley Hannah, Judy Dollarhite, Robert Palmer, Miranda Beadles, Brent Young, Scott Grider, Todd Wiesehan.

Miranda gave statistics for the quarterly report for the road department.

Commissioner Weter expressed concerns regarding the protocols that the government now has for our grant makers and would like for Miranda to attend extra training.

---

Commissioner Weter entertained a motion to approve the Quarterly Report.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

**Motion/Vote - 9:55 AM     Todd Wiesehan-Planning and Development**

Right of Way Dedication - Right of Way-Bluebell Road and Terrill Road-Billings Special Road District

The meeting was attended by the Commission Secretary Ashley Hannah, Judy Dollarhite, Robert Palmer, Miranda Beadles, Brent Young, Scott Grider, Todd Wiesehan, Eric Stuhlsatz.

Todd: Resolution for Terrill & Bluebell Rd. by Mr. Greg Harter for the 1/4 mile that is needed for the right of way

Commissioner Weter entertained a motion to accept the Rezoning Petition for Bluebell Road & Terrill Road in Billings.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Barnett, Western Commissioner
<b>SECONDER:</b>	Sue Ann Childers, Eastern Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

**Motion/Vote - 10:00 AM     Todd Wiesehan-Planning and Development**

Discussion - Rezoning Hearing-Eric Stuhlsatz-AR to RR-1 E County Line Road, Ozark

The meeting was attended by the Commission Secretary Ashley Hannah, Judy Dollarhite, Robert Palmer, Miranda Beadles, Brent Young, Scott Grider, Todd Wiesehan, Eric Stuhlsatz.

Ray attended the hearing last week, everyone has reviewed and are aware of the rezoning issue on County Line Road.

Todd stated that a 22 acre parcel located on County Line Road is moving from AR to RR zoning and was designated because there were conflicts with respect to Ozark's rezoning plan.

Todd also stated that the proposal is not unreasonable, it was voted on and passed unanimously by Planning and Zoning Commission to recommend to the County Commission for approval.

Commissioner Weter asked about adjustments i.e. the interruption in the median so people don't have to drive to the end of the cul de sac and to make sure that lot 5 is described adequately.

Commissioner Weter asked if there were any other questions.

Bill said I know that it is gated, I just wanted to make sure everyone has access to the gate code

Commissioner Weter entertained a motion to approve, all said Aye motion carries.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

### III. Adjournment

The meeting was closed at

**Motion/Vote -**

Motion to Adjourn

The meeting was attended by the Commission Secretary Ashley Hannah, Judy Dollarhite, Robert Palmer, Miranda Beadles, Brent Young, Scott Grider, Todd Wiesehan, Eric Stuhlsatz.

Commissioner Weter entertained a motion to adjourn.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers



Ray Weter

Presiding Commissioner, Ray Weter

  
Bill Barnett

Western Commissioner, Bill Barnett



Sue Ann Childers

Eastern Commissioner, Sue Ann Childers

## February 2016

### ITEMS OF NOTE FOR all Funds for Feb 2016

As of February, if revenues and expenditures fall evenly throughout the year the expectation is that the remaining budget percentage for revenues and expenditures will be approximately 83.33%. Since Payroll is paid bi-weekly the percentage for salaries will be approximately 84.62%.

### ITEMS OF NOTE FOR 101 Funds for Feb 2016

In February Sales Tax receipts for the General fund were down YTD from February of 2015 by \$10K.

#### **38th Circuit**

In February Guardian Ad Litem expense was high at \$13K. 77.57% of that specific line item budget remains.

#### **Prosecutor**

Currently all Other Salary expense is being charged to the General fund department although salaries are budgeted in both the General fund and LEST. Postage expense of \$3,088.56 from January has been reclassified in February to the LEST fund where the budget for that line item exists. Office expense of almost \$6K was inflated by \$2,856 related to an annual Lexis Nexis fee as well as \$965 related to 2016 MAPA dues.

#### **Coroner**

In February \$1,200 was expended under Mileage and Training for the MCMEA Conference.

#### **County Operations**

Part of the \$1.3K Misc. Expense in February was due to \$523 related to cremation of a deceased indigent individual. In February there was a net \$7,567.61 charged to Admin Fee & Adjustment as what is effectively an entry made by the PR clerk to book variations between payments to Insurance vendors and Lagers and accrued amounts.

Software Hardware Maintenance expense includes \$10,995.00 for the Swift 911 annual subscription and setup fee.

## ITEMS OF NOTE FOR non-101 (General) Funds for Feb 2016

**Remember when analyzing non- payroll expenditures YTD, to look for a remaining Budget % for the year of 83.33%.**

### **Cole (201)**

As of January many of the expenses formerly paid out of the COLE fund began being paid out of the newly established LEST fund. Civil Service revenue is now set up in a separate fund. As of February the new Civil Process fund had a balance of over \$9.5K. To date as of the end of February no expenditures had been made from that fund. All Inmate Security Fees are now being recorded in the IPDS fund as required by statute. In previous years the amounts provided by entities other than the cities were included in the COLE fund. As of 2016 there are no longer transfers from Building Bond Retirement and there are no budgeted transfers from the LEST fund. As of February various defunct line items are no longer being printed on the Financial Statements. If comparing financial activity between 2016 and prior years these reporting changes should be taken into consideration.

In February Sales Tax receipts for the Cole fund were down YTD from February of 2015 by \$5K. An influx of cash from other revenue resources is expected as requests for reimbursements not made in 2015 are filed. This catch-up revenue stream should be a one-time occurrence and not be expected to be duplicated in fiscal year 2017.

Salary related expense for January was inflated by amounts paid out of COLE that had been budgeted to be paid out of the LEST fund. Conversely the LEST fund showed no Salary related expense for January. As of February salary expense began to be charged to LEST, however neither retirement nor health insurance expense has been charged to that fund as of the end of February.

Expenses incurred in January for the COLE fund were understated. Issues with an insufficient fund balance resulted in multiple requisitions being held starting in late January and not paid until later in February to avoid co-mingling of funds. The largest items held related to Inmate Medical expense and to Prisoner Food & Board. The expenses for February for certain items are therefore overstated as these held payments were made. An issue with insufficient fund balances persisted in February. An unbudgeted transfer (loan) was made from the LEST fund in the amount of \$26K to allow held items to be paid. It is expected to be repaid as issues with cash flow subside.

### **Common 1, Common 2, & Bridge**

Both Road departments have benefitted from a mild winter. Snow removal expenditures YTD as of February are at \$0 in Common 1 and in Common 2 at only \$4K for the purchase of less than 50 tons of salt. Purchases of materials in 2015 contribute to these low 2016 expenditures. Low fuel prices continue to be a financial benefit to the County.

As of February of this year, Sales tax receipts and interest on those receipts that are originally deposited into the Road Sales Tax and CART funds then transferred in part to Common 1, Common 2 and Bridge funds are being recognized as Transfers into those funds instead of as revenue items. This is to present the revenues from these resources as having only been received once by the County. Previously readers of the Financial Statements may have been seen these funds recognized as revenues twice and concluded that these revenue streams were higher than actual. An adjustment was made YTD for 2016 as of the end of February.

### **Assessment**

Revenue from Collector Withholding is overstated YTD as of the end of February by \$54K. The cause was promptly detected and was corrected in March. The \$13,800 Contract expense in February was for the EV Pulse premium.

### **LEST**

In February Salary expenditures for the Sheriff's department began being charged to the LEST fund. The \$2,600.00 expenditure for Equipment was for a 40 ft. High Cube Container. This item will be used for storage purposes for the Sheriff's department. Hardware/Software expense includes a one-time \$3,900 charge for the December 2015 setup of the Pulse System.

### **Law Library**

At the request of the external Auditors the County is now presenting summary financial information related to the Library Fund. Previously the Law Library fund was tracked separately but included in the budget for the County as well as in the Audit reports as a Non-major special revenue fund.



MISC.

- Brent moved to P/E
- created snow route spreadsheet
- created spreadsheet to log all phone calls, reports
- resent FEMA info
- biennial report for MDOT due 4/31

- Jason handling all re

grant administrator  
→ classes - sign up

roger mellow

PROJECTS

- CI, Kottmar Rd.
  - USDA, NRCS Grant
- CI, Chadwick Schools grant
- CII, Moon Valley
  - new slab
  - removing trees, C+S
- CI FEMA Projects - 95%
  - memo to GRE
- CI GRE plans for work
  - dry hollow slab (exist)
  - reno hollow slab x 2 (exist)
  - fern road x 2 (new)
  - creek side (new)
  - curb (exist replace)
- CI, Parched Corn
  - John Housley to prepare letter

PERMITS

- driveway permits, new
  - verizon
  - willoughby

SALES TAX

- rec'd 5/11 IGA'S

CONTRACTS

- awarded resurfacing + rock
- concrete out
- upcoming: sale of excess salt barn tandem's brush cutter

- All, various grading + patching, Prepping for brush cutting,

Recorded in Christian County, Missouri



Recording Date/Time: 04/04/2016 at 10:42:25 AM

Instr #: 2016L03784

Book: 2016 Page: 3739

Pages: 4

Fee: \$33.00 S 20160003676



BILLINGS SPECIAL ROAD DISTRICT

RIGHT OF WAY DEED

#2016-0027

THIS DEED is made and entered into this 11 day of Feb, 2016, by and between Greg Harter (Name) of Christian (County), MO (State), hereinafter referred to as "Grantor", and CHRISTIAN COUNTY, MISSOURI, a political subdivision of the State of Missouri, its successors, administrators and assigns, all of which are hereinafter collectively referred to as "Grantee."

WITNESSETH, that the Grantor, in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said Grantee, its successors and assigns, a Right of Way easement for construction, improvement, reconstruction and maintenance of a right of way for public use as a street, roadway thoroughfare or related purposes, including without limitation, the use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ducts, cables on, over, along, across, and under the following described tracts or parcels of real estate in the County of Christian, State of Missouri, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD THE SAME, together with all and singular the rights, privileges and appurtenances and immunities thereunto belong or in any way appertaining, unto the said Grantee, and unto to its successors and assigns forever; the Grantor further covenanting on its part and on behalf of its heirs and assigns that it is lawfully seized of title to the real estate through which said easement is granted and that it has good and lawful right to convey said easement to the Grantee herein; that the premises are fee and clear of any encumbrances done or suffered by Grantor or those under whom Grantor claims; and that said Grantor will warrant and defend the title to the said premises unto the said Grantee and unto its successors and assigns forever against the lawful claims and demands of all persons whomsoever, except the lien of taxes for the current year and thereafter, special taxes and assessments becoming a lien after the date hereof, all covenants, restrictions, easements, reservations, and other matters of record and a billboard advertising sign lease applicable to the property.

GRANTOR, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

Attachment: Bluebell & Terrill Rd (2876 : Right of Way-Bluebell Road and Terrill Road-Billings Special Road District)

Terrill Rd & Bluebell Rd - Billings Special Road District Christian County, Missouri

THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns for the Grantor.

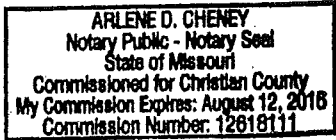
IN WITNESS WHEREOF, the undersigned Grantor has signed this deed the day and year first above written.

\_\_\_\_\_  
*Meg Norton*  
(Signature of Representative)

STATE OF MISSOURI )  
                                  ) SS  
COUNTY OF Christian)

On this 11<sup>th</sup> day of February, 2016, before me personally appeared Meg Norton, to me personally known, who, being by me duly sworn, did state that he/she executed the foregoing instrument as his/her own free act and deed.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal the date and year first above written.



\_\_\_\_\_  
*Arlene D Cheney*  
Notary Public  
\_\_\_\_\_  
*Arlene D Cheney*  
(Printed Name)

My Commission Expires: 8-12-16

The Christian County Commission hereby accepts the interest in real property conveyed by the Right-of-Way Warranty Deed from Grantor to Christian County, Missouri, as Grantee, for the property legally described above and hereby consents to the recordation of this Right-of-Way Warranty Deed.

Passed, Approved, and Adopted this 4<sup>th</sup> day of April, 2016.

\_\_\_\_\_  
*Ray Weter*  
Ray Weter, Presiding Commissioner

\_\_\_\_\_  
*Sue Ann Childers*  
Sue Ann Childers, Eastern Commissioner

\_\_\_\_\_  
*Bill Barnett*  
Bill Barnett, Western Commissioner

ATTEST:  
\_\_\_\_\_  
*Norma Lynd*  
County Clerk

Christian County, Missouri

Attachment: Bluebell & Terrill Rd (2876 : Right of Way-Bluebell Road and Terrill Road-Billings Special Road District)

ORDER OF THE  
CHRISTIAN COUNTY COMMISSION  
OZARK, MISSOURI

DATE ISSUED: April 4, 2016  
SUBJECT: CASE NUMBER 2016-0022  
TEXT:

The Christian County Planning & Zoning Commission petitions the Christian County Commission to rezone a 20.28 acre tract of land from A-R (Agricultural Residential District) to RR-1 (Rural Residence District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map located near the south side of East County Line Rd., Ozark, Missouri, Parcel 4-0.8-34-0-2 and legally described as follows:

THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-ONE (21), CHRISTIAN COUNTY, MISSOURI.

The Christian County Planning and Zoning Commission did, during public hearing on March 21, 2016 vote unanimously to recommend approval of this request.

Now, therefore, the Christian County Commission did this day, upon a motion by Commissioner Childers, seconded by Commissioner Barnett, vote unanimously to approve this request for change in zoning designation.

Done this 4<sup>th</sup> day of April, 2016, at 10:30 a.m.

CHRISTIAN COUNTY COMMISSION

Ray Weter  
Ray Weter  
Presiding Commissioner

Yes   
Dated: 4/04/16

Sue Ann Childers  
Sue Ann Childers  
Commissioner, Eastern District

Yes   
Dated: 4/04/16

Bill Barnett  
Bill Barnett  
Commissioner, Western District

Yes   
Dated: 4-4-16

ATTEST:  
Kay Brown  
Kay Brown  
County Clerk

Attachment: Court Order 4-4-16-01 (2877 : Rezoning Hearing-Eric Stuhlsatz-AR to RR-1 E County Line Road, Ozark)