



# Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

July Term

~ Minutes ~

Thursday, August 4, 2016

8:50 AM

The Christian County Courthouse

## I. Convene

The meeting was called to order at 8:50 AM by Eastern Commissioner Sue Ann Childers

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Absent	
Bill Barnett	Western Commissioner	Present	8:50 AM
Sue Ann Childers	Eastern Commissioner	Present	8:50 AM
Cheryl Mitchell	Assistant	Present	8:50 AM
Kay Brown	County Clerk	Present	8:50 AM

## II. Agenda

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

Discussion - Approve Agenda

Attendees: Cheryl Mitchell and Miranda Beadles.

Commissioner Childers entertained a motion to approve the agenda as published for Thursday, August 4, 2016.

<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>	Bill Barnett, Sue Ann Childers
<b>ABSENT:</b>	Ray Weter

### **Motion/Vote - 8:55 AM Kay Brown-Christian County Clerk**

Minutes & Financials Approval - Approve Minutes and Financials

Attendees: Cheryl Mitchell, Miranda Beadles and Amelia Wigton, reporter of the Christian County Headliner News.

The County Commission had no minutes or financials to approve.

### **Motion/Vote - 9:00 AM Miranda Beadles-Highway Engineer**

Report - 3106 : Quarterly Report - Miranda Beadles

Attendees: Cheryl Mitchell, Miranda Beadles and Amelia Wigton, reporter of the Christian County Headliner News.

Miranda Beadles County Road Engineer, presented the quarterly report.

Miranda Beadles said they have received seven of the eleven FEMA reimbursements. Ms. Beadles said Jason Stutesmun has updated the inventory list of all the equipment on the trucks. Ms. Beadles said the list of county roads were updated and she anticipates an increase in CART funds due to the additional mileage that will be claimed for at least 30 roads that have not been claimed for additional mileage.

Ms. Beadles said they are keeping a call list to track the phone calls so when people call and say they have called three or four times it helps to keep track. Ms. Beadles said the highest call month was in July with 200 calls. Ms. Beadles said the road districts have never kept maintenance records for the roads they repair but they are now.

Commissioner Childers entertained a motion to approve the quarterly report for the County Road Department.

<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>	Bill Barnett, Sue Ann Childers
<b>ABSENT:</b>	Ray Weter

**Motion/Vote - 9:30 AM      Todd Wiesehan-Planning and Development**

Report - 3107 : Quarterly Report --Todd Wiesehan

Attendees: Cheryl Mitchell and Todd Wiesehan .

The County Commission met with Todd Wiesehan, Planning and Development Director, for the quarterly report.

Todd Wiesehan said residential construction is at the same level as last year and consistent with the rest of the county. Mr. Wiesehan said the solar project in Nixa is moving forward and will begin construction in the fall to be completed in the spring. Mr. Wiesehan said he has been working with MODOT and said to anticipate changes from an 8 million dollar project to make improvements between South Street, 19th Street and 3rd Street. Mr. Wiesehan said Highway 14 improvements will begin soon and there are many millions designated for Christian County from MODOT.

Mr. Wiesehan said Josh Byrd completed the MS4 application to be given to MODOT to monitor stormwater pollutants to maintain and improve the water quality and Josh will be going to a training seminar to keep the county updated.

Mr. Wiesehan discussed the Economic Development Corporation that is in place.

Commissioner Childers entertained a motion to approve the quarterly report for Planning and Development Department.

<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>	Bill Barnett, Sue Ann Childers

**Motion/Vote - 9:45 AM      Todd Wiesehan-Planning and Development**

Right of Way Dedication - ROW-N Cheyenne Rd-C2; Greene Rd-C1; Conveyance of ROW-Horse Feathers Rd Stonehollow Cul-De-Sac

Attendees: Cheryl Mitchell and Todd Wiesehan .

The County Commission met with Todd Wiesehan, Planning and Development Director, for the conveyance of right of way along North Cheyenne Road to be dedicated to Common 2 Road District. The Grantor's are Delinda Calhoun, Rebekan Calhoun, and James Calhoun.

Commissioner Childers entertained a motion to accept the Right-of-Way Deed for N. Cheyenne Road.

<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>	Bill Barnett, Sue Ann Childers

**Motion/Vote -**

Accept the Dedication of Right of Way for Greene Road

Attendees: Cheryl Mitchell, Todd Wiesehan and Hosea Bilyeu.

The County Commission met with Todd Wiesehan, Planning and Development Director, for the conveyance of right of way along Greene Road to be dedicated to the Common 2 Road District. The Grantor's are Matthew and Sarah Sherman.

Commissioner Childers entertained a motion to accept the request for the dedication of right-of-way for Greene Road.

<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>	Bill Barnett, Sue Ann Childers

**Motion/Vote -**

Approve Horsefeathers Cul-De-Sac

Attendees: Cheryl Mitchell, Todd Wiesehan and Hosea Bilyeu.

The County Commission met with Todd Wiesehan, Planning and Development Director, for the conveyance of right of way to approve Horse Feathers Cul-De-Sac located in the Stonehollow Subdivision on behalf of Selmore Special Road District. The Grantor's are Jerrold and Joann Burgess.

Commissioner Childers entertained the motion to accept the conveyance of right of way for Horse Feathers Cul-De-Sac located in the Stonehollow subdivision on behalf of Selmore Special Road District.

<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>	Bill Barnett, Sue Ann Childers

**Motion/Vote - 10:15 AM Rance Duffy-911**

Agreement - Intergovernmental Cooperative Agreement

Attendees: Cheryl Mitchell, Rance Duffy, Hosea Bilyeu and Amber Duran reporter Christian County Headliner News.

The County Commission met with 911 Director Rance Duffy to review the intergovernmental cooperative agreement.

Rance Duffy presented the intergovernmental agreement to build the towers at the east and west county road barns and eventually to build a tower in Clever and Ozark. Mr. Duffy said what has happened in the process of working with Missouri State University, they have contacted 22 tribal nations they have potential interest that the towers could be located on Indian burial grounds. Mr. Duffy said each tribal nation may charge a fee for each tower. Mr. Duffy said there are 12 nations that have responded and he is asking the agreement to be extended to allow for six months to protect the county, Emergency 911 and Missouri State University.

Commissioner Childers entertained a motion to approve the intergovernmental agreement presented by the 911 Department to extend the review process for six months.

<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>	Bill Barnett, Sue Ann Childers

**Motion/Vote - 10:45 AM Christian County Commission**

Appointment - SB40 Board Reappointment Jim Vetter, Chris Moore, Lisa Christiansen, Kristina Johnston

Attendees: Cheryl Mitchell, Hosea Bilyeu and Amber Duran reporter Christian County Headliner News.

The County Commission met to reappoint the current Senate Bill 40 board members: Jim Vetter, Chris Moore, Lisa Christiansen and Kristina Johnston to serve another three year term ending August 1, 2019.

Commissioner Childers entertained a motion to reappoint Jim Vetter, Chris Moore, Lisa Christiansen and Kristina Johnston to the Senate Bill 40 Board for the Developmentally Disabled.

<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>	Bill Barnett, Sue Ann Childers

**Motion/Vote - 2:00 PM Christian County Commission**

Discussion - Preconstruction Meeting with Paragon Architecture and Trotter Construction at the Christian County Resource Building-1106 W Jackson, Ozark

Attendees: Commissioner Sue Childers, Commissioner Bill Barnett, Secretary Cheryl Mitchell, County Clerk Kay Brown, Miranda Beadles, Richard Teague, Todd Wiesehan, Drew Trotter of Trotter Construction, Chris Bartel with Specialty Electronics, Mike Rubel from Poindexter Mechanical, Joss warren from Paragon Construction and Jeff Sandridge from Samanco, Incorporated.

The County Commissioners met at the new Christian County Resource Center with the those listed above for a pre-construction meeting.

**III. Adjournment**

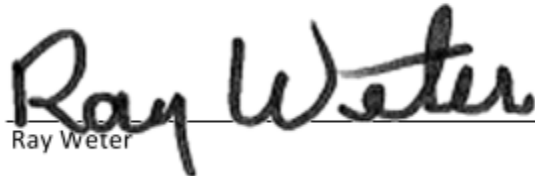
The meeting was closed at 3:30 PM

**Motion/Vote -**

Adjourn

Commissioner Childers entertained a motion to adjourn.

<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>	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

**COUNTY OF CHRISTIAN***HIGHWAY DEPARTMENT*QUARTERLY UPDATE (8/4/16)

- Training
  - Common I & Common II attended Chainsaw safety training provided by MPR on June 14
  - Miranda, Brent, Adam & Scott G. attending MACTO conference in October
- Performance Reviews
  - Completed 3<sup>rd</sup> round of reviews, 2 per year
- New Safety Equipment & Construction Signs and Barricades
  - Funding provided by reimbursement through MPR
  - Bucket truck harnesses, chainsaw chaps, class 2 safety vests, barrels/drums, 4x4 reflective work zone signs, delineator posts and type II barricades
  - All items received and distributed as of 8/2/16
- FEMA Reimbursement/Projects
  - Received first deposit in June
  - FEMA has requested additional info for 2 PW's.
- Completed 2<sup>nd</sup> Quarter Sales Tax Distributions
- Updated Department Equipment Lists
  - Currently comparing the insurance list
- Updated Road lists to prepare for revised CART funding
- Department Call Logs (Attached)
  - CI, C2, Superintendent and Administrator
  - Lists combined at the end of month
- Regular summer maintenance
  - Brush cutting/spraying
  - Patching
- 2016 Resurfacing & Slab/Bridge Plan (Attached)

- Completed Bids/Proposals
  - CI Tandem Axle Dump Truck (est. Oct.)
  - CII Tandem & Single Axle Dump Trucks (est. Oct.)
  - CI Side Arm Mower (est. 8/30)
  - CI & CII Sale of Surplus Equipment
  - CI & CII Salt Barns (future rebid)
  - FEMA Repairs (Anchor Hill, Parched Corn @ Smyrna, Spring Hill, Keltner)
  
- Conveyed Right of Way, New County Maintenance
  - CI: H-5/Rockwood
  - CI: Kings Court



Planning and Development Department  
2016 – 2nd Quarter Report  
to the  
County Commission



Attachment: P& D Quarterly Report (3107 : Quarterly Report)

## Residential Development

We have had a good year so far in terms of creating new buildable residential lots through platting of new subdivisions and the creation of metes and bounds lot via minor subdivision.

This has allowed construction to remain steady. As of March 24<sup>th</sup> Building Inspections had issued 205 permits versus 198 during the same period as last year.

## Projects in varying stages

I met with Brian Thorne of MC Power out of Lee's Summit and Aaron Halimi of Gardner Capital regarding the Nixa solar farm project. It would appear that things are moving forward with work to begin this fall and a goal of having the site up an operational by spring 2017.

We have had a steady flow of Planning and Zoning cases so far this year. Our P & Z Commission has really done well in terms of attendance and in providing informed, thoughtful and objective recommendations and decisions on the cases brought before them.

## Transportation

The Christian County Planning and Zoning Commission formally adopted the OTO Major Thoroughfare Plan in May. This plan is now recognized as part of the County's Comprehensive Plan and will be referred to as we make future planning decisions.

In the recently released STIP from MoDOT, Christian County has had several very significant projects added.

- The State has scheduled roadway improvements on US65 from just south of Evans Rd. to St. Hwy CC. This is slated as a 2018/2019 project with total estimated costs in excess of \$8 million.
- Capacity improvements to South St. between 19<sup>th</sup> St. and 3<sup>rd</sup> St. are scheduled for 2017/2018 with cost of over \$6.5 million.
- Capacity improvements on Hwy 14 in Nixa from Fort St. to Ridgecrest St. are planned for 2018/2019 with a project cost of \$9 million.
- Capacity improvements on Hwy 14 from Nicholas to Estes St. in Nixa are 2017/2018 with a projected cost of approximately \$7.5 million.
- Safety and capacity improvements will also occur on Hwy 14 (Jackson) between 16<sup>th</sup> St and just past NN in 2018/2019 at a cost of over \$4 million.

These, along with several lower profile but also important projects represent a substantial amount of investment from MoDOT made possible through the efforts of our planning partners in the Southwest District.

## **Environmental and Stormwater Management**

Josh Bird recently completed the County's MS4 Permit application/report and sent it off to MoDNR prior to the deadline. This report summarizes the results of the monitoring of stormwater discharges for pollutants and suspended particulates. It also summarizes all of the efforts undertaken by the County to maintain and improve where possible the water quality associated with stormwater runoff. Josh will be attending a training seminar next month in order to keep informed on current best practices and legal requirements in this area,

## **Economic Development**

The County's partnership with Ozark and Nixa to pursue the creation of an Economic Development Corporation continues. The group has moved forward toward applying for registration as a not for profit entity with the IRS which can be a lengthy process. As we prepare to move to the Mercy building we will plan to provide office space there for a future Economic Development professional.

In June I attended the Missouri Economic Development Councils annual summer conference which brings economic development related professionals from all over the state together. Once again I was the one and only member from any jurisdiction in Christian County attending. As always this was a worthwhile event from which I brought back added knowledge and also provided an opportunity to forge stronger relationships with ED professionals at the State level and more importantly with regional impact at SREP.

I have been serving on a planning committee to update our regional Comprehensive Economic Development Strategy (CEDS) which is being done by SMOG. Ray and I attended a local meeting held at Ozark City Hall where information was gathered about happenings in Christian County.

### *Work Ready Communities*

Our most currently available numbers indicate that we are 88% of the way to reaching our goal. I fully expect our goal to be achieved following the first semester testing period. Achieving the sub goal for transitioning workers continues to be a challenge as residents of Christian County do not have access to a local Missouri Job Center office.

## **Our Move to the Newly Acquired Building**

Vacating our building at 202 W. Elm and moving into the space at 1106 W. Jackson will be the first step along the sequence of events planned in order to achieve the goal of creating additional courtroom space for our new Judge. To that end we are doing everything possible to prepare all departments in our current building to make the move as quickly and efficiently as possible in order to be up and running with as little interruption as possible of the services we provide.

### *Telephone Service and Computer Connectivity*

Met with Wally and Michael on site last month to assess what was needed to connect our departments at that location. The impression was that the existing infrastructure connecting the building was adequate and provided a favorable situation to have us set up in a timely manner. It is my understanding that Michael is no longer with PC Net and that Nathan will be handling this project for us now.

### *Signage*

Mercy removed its signage from the building and also from the illuminated sign. After removal of the vinyl from the illuminated sign there is a minimal shadow from the mercy logo which should be obscured once the new lettering and logo are in place. We received a quote from AdTech Signs in Nixa and a P.O. was submitted to the County Commission for approval for this work to be done. In order to capture the nature of work being done at this location the sign will read: Christian County Resource Management

We will also need to obtain a quote for lettering on the windows or on some other type of board sign which lists the departments located in the building.

### *Moving Schedule*

It's too early to put a precise moving date on the calendar but once the remodeling crew gets to work that picture will become more clear. Our initial thought is to utilize trailers and manpower from the road crews to get the bulk of the physical move done. Ideally we would shut down operations on a Thursday to utilize the road crew and get organized Friday in preparation to re-open the following Monday.

I also feel that there will be some opportunity during the remodel to move some items and have them staged in areas unaffected by construction.

### *Stationary*

Cathy estimates the cost of new stationary – letterhead, envelopes, business cards, and return address stamps to be between \$250 - \$300. This is for P & D only.

### *Mail*

We will need to do change of address for mail service.

We should also post notification of our move physically and also on the County web site.

We may need a solution for postage. Traveling to the Collectors office from the new building may not be a good long term solution.

Recorded In Christian County, Missouri



Recording Date/Time: 08/05/2016 at 01:42:16 PM

Instr #: 2016L10229

Book: 2016 Page: 10123

Pages: 4

Fee: \$33.00 S 20160009716



COURTHOUSE CHRISTIAN COUNTY MISSOURI

RIGHT OF WAY DEED

#2016-0107

THIS DEED is made and entered into this 28 day of July, 2016, by and between Matthew Sherman Sarah Sherman of Christian County, Missouri, 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."

100 W Church St. Rm #100 Ozark, MO 65721

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.

Greene Rd-C1  
Christian County, Missouri

Attachment: 8-4-2016 Right-of-Way Greene Road (3108 : ROW-N Cheyenne Rd-C2; Greene Rd-C1; Conveyance of ROW-Horse Feather's Rd

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.

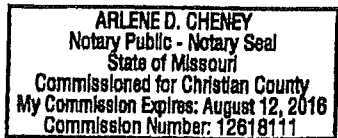
IN WITNESS WHEREOF, the undersigned Grantor has signed this deed the day and year first above written.

Matthew Sherman  
Sarah R. Sherman

STATE OF MISSOURI )  
                                  ) SS  
COUNTY OF CHRISTIAN )

On this 28<sup>th</sup> day of July, 2016, before me personally appeared Matthew & Sarah Sherman 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 August, 2016.



ATTEST  
Kay Brown  
County Clerk

Absent  
Ray Weter, Presiding Commissioner  
Sue Ann Childers  
Sue Ann Childers, Eastern Commissioner  
Bill Barnett  
Bill Barnett, Western Commissioner

Christian County, Missouri

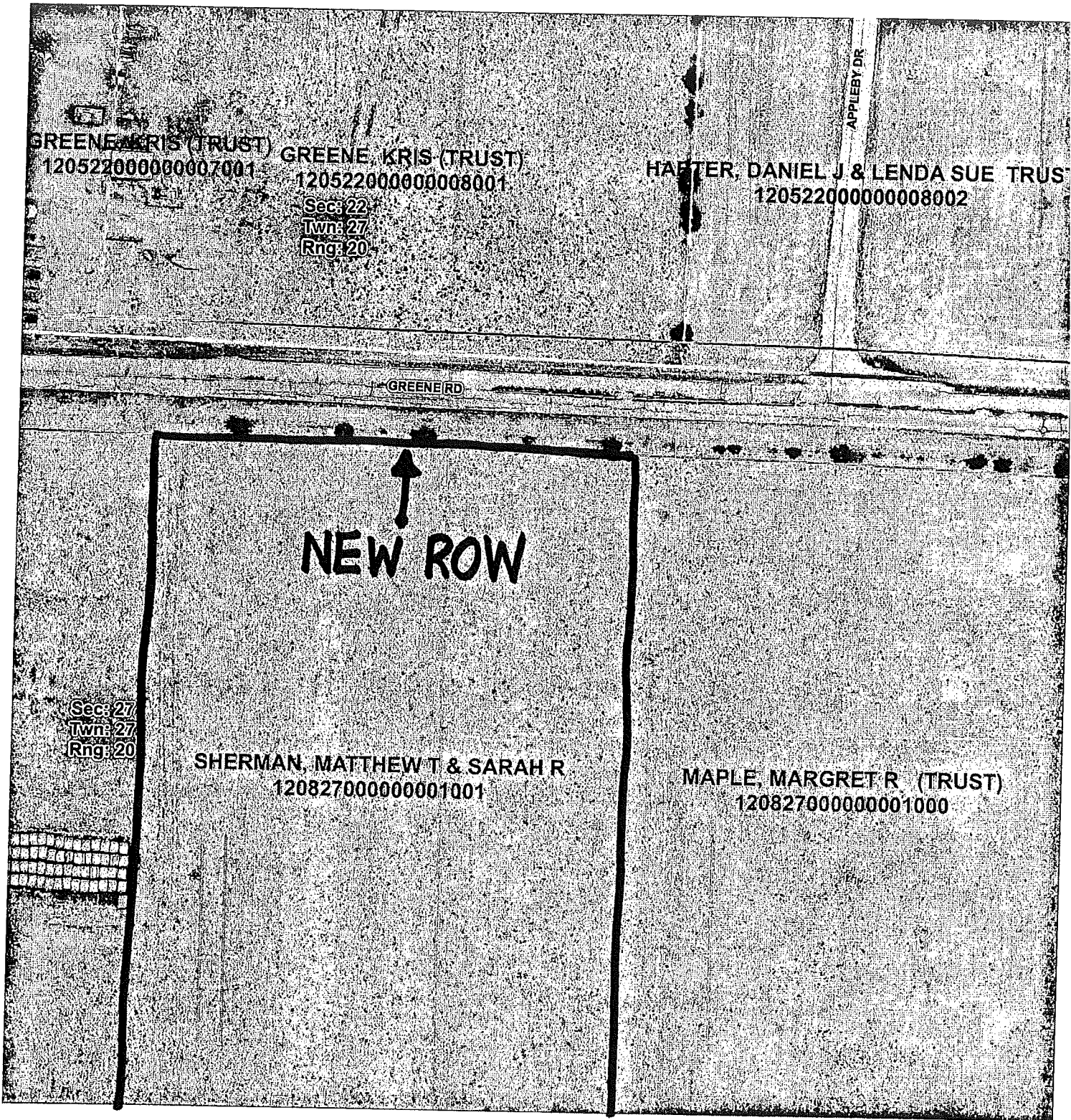
Attachment: 8-4-2016 Right-of-Way Greene Road (3108 : ROW-N Cheyenne Rd-C2; Greene Rd-C1; Conveyance of ROW-Horse Feather's Rd

**REGARDING GREENE ROAD**

*A right-of-way described as the North 27 feet of the West 246.38 feet of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section 27, Township 27N, Range 20W, Christian County, Missouri.*

Christian County, Missouri





**COMMON ONE**

Attachment: 8-4-2016 Right-of-Way Greene Road (3108 : ROW-N Cheyenne Rd-C2; Greene Rd-C1; Conveyance of ROW-Horse Feather's Rd





Recorded in Christian County, Missouri



Recording Date/Time: 08/05/2016 at 01:42:16 PM  
Instr #: 2016L10228  
Book: 2016 Page: 10122

Pages: 5  
Fee: \$36.00 S 20160009716



COURTHOUSE CHRISTIAN COUNTY MISSOURI

RIGHT OF WAY DEED

#2016-0104

THIS DEED is made and entered into this 25 day of July, 2016, by and between Delisa Calkow, Rebekah Calkow, James Calkow of Christian County, Missouri, 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."

100 W church St Rm#100 Ozark, MO 65721

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.

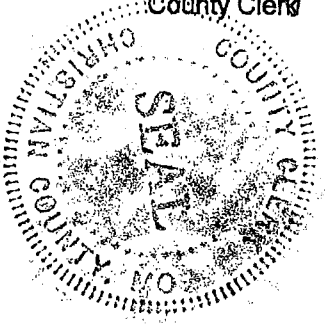
N Cheyenne Rd-C2  
Christian County, Missouri

Attachment: 8-4-2016 Right-of-Way Deed N. Cheyenne Rd (3108 : ROW-N Cheyenne Rd-C2; Greene Rd-C1; Conveyance of ROW-Horse



ATTEST:

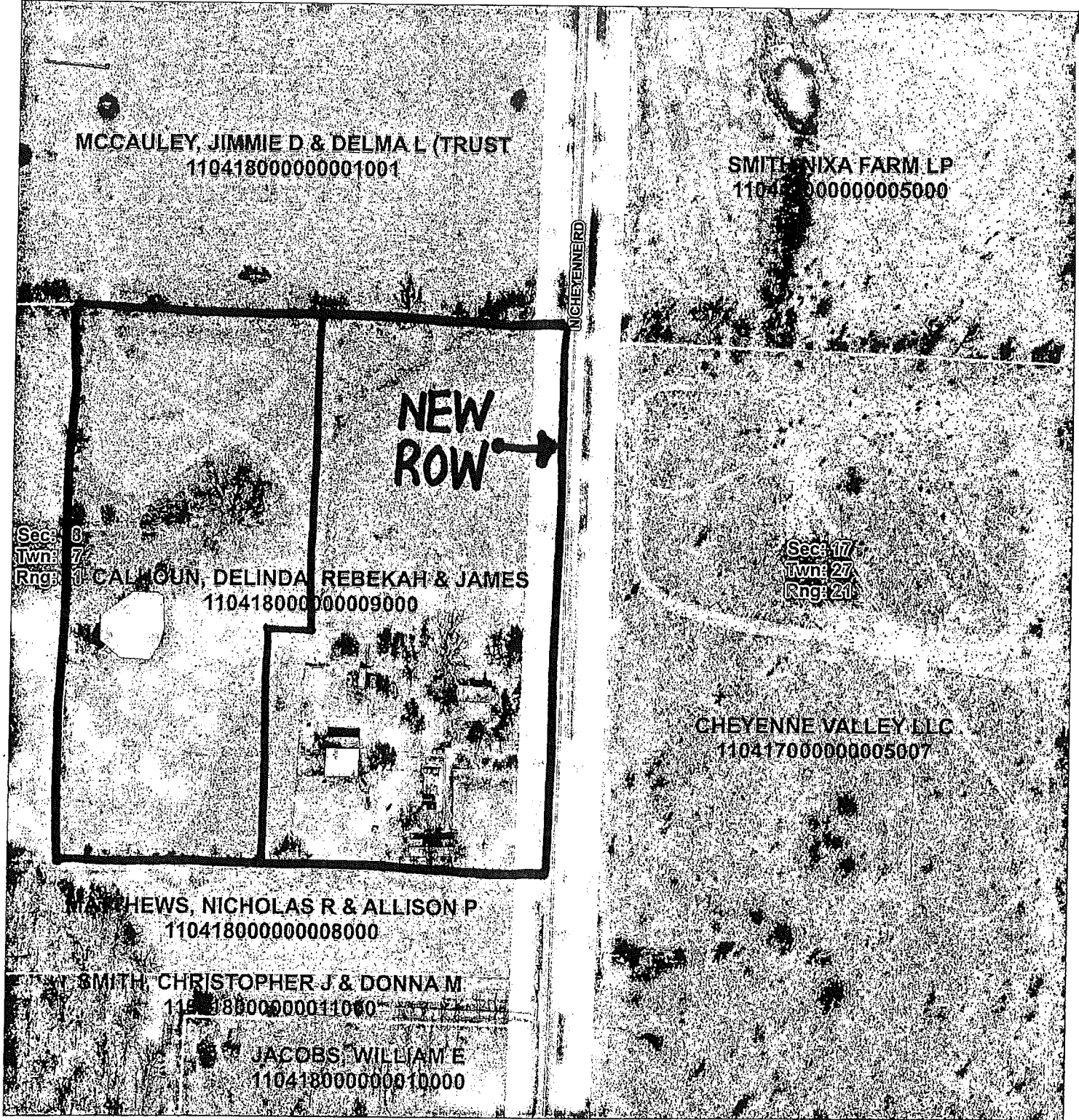
Kay Brown  
County Clerk



Attachment: 8-4-2016 Right-of-Way Deed N. Cheyenne Rd (3108 : ROW-N Cheyenne Rd-C2; Greene Rd-C1; Conveyance of ROW-Horse

Christian County, Missouri





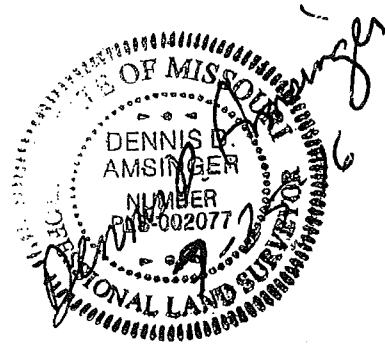
**COMMON TWO**

Attachment: 8-4-2016 Right-of-Way Deed N. Cheyenne Rd (3108 : ROW-N Cheyenne Rd-C2; Greene Rd-C1; Conveyance of ROW-Horse

# Christian County, Missouri

**EXHIBIT "A"**

**A STRIP OF LAND FOR RIGHT-OF-WAY PURPOSES, BEING A PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 18, TOWNSHIP 27N, RANGE 21W, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF SAID NE¼ OF THE NE¼; THENCE N 88°28'38" W, ALONG THE SOUTH LINE OF SAID NE¼ OF THE NE¼, 55.00 FEET TO A POINT ON THE NEW WEST RIGHT-OF-WAY LINE OF CHEYENNE ROAD; THENCE N 01°26'31" E, ALONG SAID WEST RIGHT-OF-WAY LINE, 692.04 FEET; THENCE S 88°26'16" E, 55.00 FEET TO AN IRON PIN ON THE EAST LINE OF SAID NE¼ OF THE NE¼; THENCE S 01°26'31" W, ALONG SAID EAST LINE, 692.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THAT PART TAKEN, DEEDED OR USED FOR ROADS, ALSO, SUBJECT TO A 40 FOOT INGRESS AND EGRESS EASEMENT AS SHOWN ON SURVEY DATED, JULY 19, 2016, ALL IN CHRISTIAN COUNTY, MISSOURI.**



Attachment: 8-4-2016 Right-of-Way Deed N. Cheyenne Rd (3108 : ROW-N Cheyenne Rd-C2; Greene Rd-C1; Conveyance of ROW-Horse



430 S Glenstone Ave  
Springfield MO 65802  
paragonarchitecture.com  
p 417.885.0002 f 417.868.0072

**15-285** Christian County Historic Courthouse, Planning & Development and  
Juvenile Renovations  
August 4, 2016

Pre-Construction Meeting Checklist

1. Introduction of Key Personnel
  - a. Owner/Owner's Rep
  - b. Design Team
  - c. General Contractor's Team
2. E-Verify
  - a. Gain Trotter's E-verify info
  - b. All sub-contractors submit to Trotter then submit to Paragon to forward to Owner
3. Access & Security
  - a. Primary Construction Entrance Location Identified
  - b. On-Site Coordination
    - i. Traffic coordination with Christian County to prevent traffic congestion
    - ii. On-Site Construction hours
      1. Work on weekends, mornings, and evenings?
      2. Limit construction in the Historic Courthouse 8am-5pm?
  - c. Owner operating hours 8am-5pm
  - d. Coordination of Site Deliveries
    - i. By Contractor – Materials, dumpsters, etc.
  - e. Staging Area Location
    - i. GC to coordinate with Owner on location that is preferred (review maps)
    - ii. Verify construction parking (review maps)
    - iii. Discuss temporary storage of equipment and materials locations.
  - f. Restrooms – Portable toilets only
  - g. Access to existing buildings
    - i. Existing building needs to remain secure at all times; regardless of the circumstances
  - h. Construction Site Requirements
    - i. No smoking on site
    - ii. No cursing on site
    - iii. No disruption of daily business at any time
  - i. Discuss any utility shut down procedures needed at Historic Courthouse.
4. Lines of Communication
  - a. All communication needs to go through Paragon
    - i. No matter how convenient and easy it is that the owner's rep is on site, Paragon needs to be the link between the contractor and owner.
  - b. All communication and decisions need to be documented



**PARAGON**  
 ARCHITECTURE

430 S Glenstone Ave  
 Springfield MO 65802  
 paragonarchitecture.com  
 p 417.885.0002 f 417.868.0072

- i. Phone and verbal conversations require an email confirming what was discussed, what was concluded, who made the decision, and why.
    - ii. If it isn't written, it didn't happen.
  - c. Submittal via Email
    - i. Per specification Paragon has 10 business days (2 weeks) to respond to submittals.
    - ii. Per specifications, if Paragon rejects the submittal on day 10 of review Paragon has an additional 10 days from the day of the re-submittal to respond.
      - 1. This continues indefinitely until submittal is reviewed and released.
      - 2. All work performed outside of Construction Documents and/or without a reviewed and released submittal is done at the contractor's risk.
  - d. Contract change procedure
    - i. PR to Change Request to Change Order. All supporting documentation should be included.
  - e. On-site review
    - i. Contractor to notify Architect at least 48-hours before an on-site review
- 5. Coordination:
  - a. Any Christian County Self-Performed Work
    - i. Data placement is a separate contract. Contractor will need to coordinate with Nathan Jones ([nathan@85under.com](mailto:nathan@85under.com)) Project Manager for PCnet.
  - b. Public Relations
    - i. Refer all questions and inquiries to the owner
- 6. Payment Applications
  - a. Contractor will keep 5% as retainage on all pay-apps until final pay-app
  - b. Wage Reports
    - i. Wage reports required for every pay app.
  - c. Lien waiver
    - i. Lien waiver not required on first pay app, but needed on second
  - d. Final Pay-App
    - i. Lien Wavers are required before Architect releases the final pay-app
    - ii. All wage reports are to be submitted to Architect and Owner.
    - iii. Close-out documents to be submitted, reviewed, and released before Architect releases the final pay-app
    - iv. Retainage is at the discretion of the Architect for any unfinished work
- 7. Substantial Completion Punch List
  - a. Contractor to provide Architect with itemized punch list organized by rooms before scheduling punch list walkthrough
  - b. Final cleaning must be completed before punch list walkthrough
  - c. Final pay-app will be held until contractor notifies Architect in writing stating that the punch list items have been completed
  - d. Process and final cleanup as well as trash removal is the contractors responsibility
  - e. Moving furniture and belongings are the owner's responsibility. There is a three (3) business day grace period to allow moving. If the owner approves construction

ARCHITECTURE  
 PARAGONARCHITECTURE.COM





430 S Glenstone Ave  
Springfield MO 65802  
paragonarchitecture.com  
p 417.885.0002 f 417.868.0072

may happen prior if the moving is finished prior to the three (3) business days. The areas must be clear prior to contractor starting demo/construction for that area.

## 8. On-Site Meetings

- a. When: Every other Wednesday of the month; 10:30 AM
- b. Where: Job Site Trailer
- c. Who will be there: Paragon Architecture, Trotter Construction, any Christian County Representatives
- d. Special Meetings and Milestones
  - i. Substantial Completion and Punch List Creation
    1. Punch list to be completed for each building per scheduled phasing
  - ii. Final Completion and Punch List Walkthrough
    1. Punch list walkthrough to be completed for each building per scheduled phasing

## 9. Construction Schedule

- a. Specific timeframe
  - i. Phase 1: Renovations of 1106 W. Jackson St: converting exam rooms into office spaces. Demolishing some exam rooms to allow for Reception Area. Convert work room and part of waiting room into public meeting space. Convert lab into conference room. Planning and Development to move into this building.
  - ii. Phase 2: Renovation of 202 E. Elm St: Alterations that include converting small offices into one large offices and converting the meeting room into conference room, file storage and corridor space.
  - iii. Phase 3A: Renovations at existing Juvenile department to County Clerk Office to be completed by November 1st, 2016.
  - iv. 4. Phase 3B: Renovations for new Auditor rooms; A232 and A231 start date November 3rd, 2016. Renovations at existing County Clark Offices to Treasurer, County Administrator, and Client Attorney spaces start date is to be no earlier than November 14th, 2016.
  - v. Phase 3C: Renovations of existing Treasure and Auditor spaces to Jury Room.
  - vi. Phase 3: Security Checkpoint / Entrance alterations on First floor.
  - vii. August 15, 2016 start date
  - viii. November 30, 2016 completion date

## b. Review Proposed Construction Schedule

- i. Discussion

ARCHITECTURE  
PARAGONARCHITECTURE.COM