



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

April Term

~ Minutes ~

Monday, April 3, 2017

8:50 AM

The Christian County Courthouse

I. Convene

The meeting was called to order at 8:50 AM by Presiding Commissioner Ray Weter

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	8:50 AM
Ralph Phillips	Eastern Commissioner	Present	8:50 AM
Hosea Bilyeu	Western Commissioner	Present	8:50 AM
Krista Cronin	Deputy Clerk	Present	8:50 AM
Malinda Young	Secretary	Present	8:50 AM

II. Establish Quorum

III. Agenda

Motion/Vote - 8:50 AM Christian County Commission

Discussion - Approve Agenda

Presiding Commissioner Weter noted the presence of a quorum, and then entertained a motion to approve the agenda for today, April 3, 2017 as published.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ralph Phillips, Eastern Commissioner
SECONDER:	Hosea Bilyeu, Western Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

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

Minutes & Financials Approval - Approve Minutes and Financials

Attendees: Leo Snelling

There are no financials to approve. Presiding Commissioner Weter entertained a motion to approve the minutes from March 30, 2017.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ralph Phillips, Eastern Commissioner
SECONDER:	Hosea Bilyeu, Western Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

Motion/Vote -

Approve Minutes

Attendees: Leo Snelling

Presiding Commissioner Weter entertained a motion to approve the minutes from March 31, 2017.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Hosea Bilyeu, Western Commissioner
SECONDER:	Ralph Phillips, Eastern Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

Motion/Vote - 9:00 AM Beth Schaller-MoDOT

Monthly Update - MoDOT Monthly Update

Attendees: Miranda Beadles - Christian County Highway Engineer, Leo Snelling - Director of Purchasing, Beth Schaller - MoDOT

The Commissioners met with presenter Beth Schaller with MoDOT to receive the MoDOT monthly update. Ms. Schaller presented a one page document that gave information on transportation funding and results of past projects in Missouri. There was discussion about current projects including pavement repair, asphalt work, and the six lane project on 65. Presiding Commissioner Weter entertained a motion to accept the report by Ms. Schaller into the record.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ralph Phillips, Eastern Commissioner
SECONDER:	Hosea Bilyeu, Western Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

Motion/Vote - 9:30 AM Miranda Beadles-Highway Engineer

Bid Decision - Bid Decision-HVAC Replacement

Attendees: Stacey Hammond, Leo Snelling, Miranda Beadles, Genenette and Henry Brown

Late Attendees: Janet Page, Elizabeth Ellis

The Commission met with presenter Miranda Beadles regarding a bid decision for HVAC replacement for Common One and Common Two barns. Ms. Beadles recommended the Commissioners approve the bid submitted by Hometown Heating and Cooling for a York system. Common One HVAC was bid for \$4,300.00, and Common Two HVAC was bid for \$5,050.00. She said they are local and licensed, met all of the specifications, provided references and licenses, and are considerably less than the competing bid. Presiding Commissioner Weter entertained a motion to approve the bid for HVAC replacement for Common One and Common Two as submitted by Hometown Heating and Cooling.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Hosea Bilyeu, Western Commissioner
SECONDER:	Ralph Phillips, Eastern Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

Motion/Vote - 9:45 AM Brad Cole-Christian County Sheriff

Discussion - Satellite Office IGA Renewal-Spokane Schools/Burrell Equipment Usage Contract

Attendees: Stacey Hammond, Leo Snelling, Genenette and Henry Brown, Janet Page, Elizabeth Ellis, Julia Maples, Sheriff Brad Cole, Sara Hartman, John Torgerson, Chris Snyder, Kurt Bodendorfer, Derek Bodendorfer

The Commissioners met with presenters Sheriff Cole and Executive Assistant Julia Maples regarding a satellite office Intergovernmental Agreement renewal. Sheriff Cole presented a license agreement renewal between the Christian County Sheriff's Office and the Spokane R-VII School District for use of satellite stations. Sheriff Cole said this yearly renewal has been signed by County Counselor John Housley, as well as the Superintendent of the school district, Daryl Bernskoetter. Western Commissioner Bilyeu moved to renew the Intergovernmental Agreement between the Christian County Sheriff's Office and the Spokane R-VII School District.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Hosea Bilyeu, Western Commissioner
SECONDER:	Ralph Phillips, Eastern Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

Motion/Vote - 9:55 AM Ashley Hannah, Christian County Commission

Contract - Burrell Equipment Usage Contract

Attendees: Stacey Hammond, Leo Snelling, Genenette and Henry Brown, Janet Page, Elizabeth Ellis, Julia Maples, Sheriff Brad Cole, Sara Hartman, John Torgerson, Chris Snyder, Kurt Bodendorfer, Derek Bodendorfer

The Commissioners met with presenters Sheriff Cole and Executive Assistant Julia Maples regarding a Burrell equipment usage contract. Sheriff Cole said they have implemented a crisis intervention team, and this equipment provided by Burrell allows them to access a mental health liaison with Burrell via the use of an iPad free of charge while on scene. This equipment allows the benefit of immediate intervention. Presiding Commissioner Weter entertained a motion to approve the renewal of the agreement between the Christian County Sheriff's Department and Burrell for equipment usage.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Hosea Bilyeu, Western Commissioner
SECONDER:	Ralph Phillips, Eastern Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

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

Hearing - Rezoning Hearing-Case No. 17-0042/No. 17-0043

Attendees: Stacey Hammond, Leo Snelling, Genenette and Henry Brown, Janet Page, Elizabeth Ellis, Sara Hartman, John Torgerson, Chris Snyder, Kurt Bodendorfer, Derek Bodendorfer, Miranda Beadles, Todd Wiesehan, Sheriff Cole, Clerk Kay Brown, Ray

Robertson, Jeffrey Miller, Terry Richards, Janice Richards, Tammy Miller, Mario Duenaz, Kristal Lindstrom, Bill Elmer, Helen Elmer, Rick Ropka, Brian Russell, Doug Hammond

The Commissioners met with presenter Todd Wiesehan, Planning and Zoning Administrator, regarding a Rezoning Hearing - Case No. 2017-0042. Presiding Commissioner Weter established the rules of the hearing. Mr. Wiesehan gave the history of the request for zoning change, which included discussion about what was previously covered in the initial public hearing. Mr. Wiesehan said the parcel of land in question is located on South Main at US 160 in Nixa by Pawnee Road. The area is a mixture of zoning. Mr. Wiesehan said the City of Nixa was solicited for input on the rezoning, and they have no objection to the rezoning change. The applicant is requesting the area be rezoned to C-2 so they can lawfully use this parcel for commercial use. Mr. Wiesehan then talked about the requirements and limitations within a C-2 district, and then spoke about the stormwater impact, and said any significant development of this site would necessitate a professional analysis resulting in required stormwater retention, which would likely reduce the volume and pace of water leaving the site thus improving the overall situation downstream. Presiding Commissioner Weter gave the audience time to state their opinions on the matter, whether they were in support or opposition. John Torgerson gave a brief presentation in support of the zoning change. Chris Snyder gave his support of the zoning change, and said a zoning change like this will promote economic growth and development in the community. Curt Bodendorfer, one of the owners of the property, said that he understands the concerns of the neighbors, but plans to make the parcel aesthetically pleasing to the community. Derek Bodendorfer, the other owner of the property, said he owns Rock Ridge Motor Sports in Nixa, Missouri. Mr. Bodendorfer said he'd like to build his own building to house his business on the land, as well as homes for himself and his parents. He said he bought the property as close as they could find to US 160. Rick Ropka spoke in opposition, and asked the Commission to keep the area green. Doug Hammond spoke in opposition, and asked why the parcel couldn't be zoned as a C-1. Kristal Lindstrom spoke in opposition, saying that there's a lot of commercial land for sale in the area where Mr. Bodendorfer could move his business. Terry Richards spoke in opposition, saying that if the zoning change passed they would be enhancing the property value of a small tract of land by decreasing the value of the residents' property around it. He was also concerned about corruption of their wells. Ray Robertson spoke in opposition, voicing concern over traffic flow. Janet Page spoke in opposition, saying that a trailer park built near their property some time ago, which hasn't been kept nice, and she's concerned about the same thing happening with the proposed zoning change. Stacey Hammond spoke in opposition, presented a booklet documenting her concerns, and asked about the financial impact to the existing home owners and the values of their properties. Mr. Torgerson said that the State of Missouri and the Department of Natural Resources state that when they develop the owners cannot make the water detention situation worse for the neighbors. The regulations state that the quality of the water runoff cannot worsen, and they cannot increase the quantity of water runoff. Mr. Torgerson said the design would improve the water detention, or at the very least not worsen the situation. Presiding Commissioner Weter asked Mr. Wiesehan since the

parcel is currently zoned as an AG-1, if he wanted to bring in beef cattle or hogs would he need a permit to bring them there, and would the waste from those animals be regulated in any way? Mr. Wiesehan answered no to both questions. Ms. Hammond asked if animal waste is the same as hydraulic fluid that could leak into the ground. Presiding Commissioner Weter said that animal waste is a given, but hydraulic fluid is not. Mr. Ropka asked Mr. Bodendorfer about a storage facility on the property. Mr. Bodendorfer said he is a broker for Conex containers, and the shipping containers never come to his place. Presiding Commissioner Weter asked about the dark skies ordinance, and Mr. Wiesehan answered that all of the lighting on the building placed on the parcel would be directed inward so it wouldn't project light out to the nearby property owners. Western Commissioner Bilyeu let the audience know that he drove every road of the subdivisions so he could look at the property in question. He met with the owners of the parcel, Mr. Snyder, and visited the business in question. He also met with Mr. Richards and Mr. Miller, and spoke with a real estate agent and asked about property values. Western Commissioner Bilyeu said the real estate agent said that rezoning the parcel to allow a business would not adversely affect the property values of nearby homes. He said that he also communicated with the City of Nixa and they gave a positive reference for Mr. Bodendorfer as well as their support of the rezoning. Western Commissioner Bilyeu said growth always produces grief. Presiding Commissioner Weter said he agrees with Mr. Bilyeu that change and growth is painful, but there is a possibility that not doing something to control what goes on this piece of property could result in more pain. Western Commissioner Bilyeu moved to approve the request of the zoning change in Case No. 2017-0042. Presiding Commissioner Weter said he was presented a document that encouraged the Commissioners to note their reasoning for their decision (for the record). Presiding Commissioner Weter said his reasoning was that earlier in the hearing he asked the question about the potential that the parcel could be used instead as a hog farm, and he fails to see how that use would be less noxious than the proposed use. Western Commissioner Bilyeu said he's convinced the C-2 classification is appropriate along US 160 and that location, the understandable concerns raised by the residents were adequately answered, and there was a time in which their subdivisions were open land and beautiful scenery, but their subdivision was built. Eastern Commissioner Phillips said that economic growth has increased his property value.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Hosea Bilyeu, Western Commissioner
SECONDER:	Ralph Phillips, Eastern Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

Motion/Vote - 11:05 AM Ashley Hannah, Christian County Commission

Rezoning Application - 3625 : Rezoning Hearing-Case No. 17-0043

Attendees: Brian Russell, Todd Wiesehan

The Commissioners met with presenter Todd Wiesehan, Planning and Zoning Administrator, regarding a Rezoning Hearing - Case No. 2017-0043. The Planning and

Zoning Commission is petitioning the Christian County Commission to re-zone a tract of land at the intersection of H Highway and Highway 125 from A-R to C-2. Mr. Wiesehan said the parcel has no flood plain, sink holes, or major environmental concerns. MoDOT has looked at the traffic patterns, and recommended H Highway as the thoroughfare for significant traffic coming or going. Mr. Russell said he plans to have a wedding venue on the property with a pavilion, and would like to keep the nature in the area as in-tact as possible for photography purposes. Presiding Commissioner Weter entertained a motion to approve Case No. 2017-0043 referred to the Christian County Commission by the Christian County Planning and Zoning Commission regarding a location known as 7693 State Highway 125 South, in Chadwick, Missouri.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ralph Phillips, Eastern Commissioner
SECONDER:	Hosea Bilyeu, Western Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

Motion/Vote - 11:45 AM Lacey Hart-Christian County Auditor

Monthly Update - Monthly Update

Attendees: Miranda Beadles, Leo Snelling, Lacey Hart

Auditor Lacey Hart presented her monthly report for February 2017. There was discussion about the copiers and scanner purchased for consolidated courts, and then discussion about the commissary fund. Presiding Commissioner Weter asked Ms. Hart if she knew what the total amount was to be paid to Tyler when everything was completed. Ms. Hart said no. Western Commissioner Bilyeu asked about the last paragraph in Ms. Hart's report, which stated two funds have issues with amounts over expended in January. Western Commissioner Bilyeu asked if there's something the Commission needs to hear about it, and Ms. Hart answered not at this point. She said she has a question into legal counsel and then she will have private conversations with each of the Commissioners to map out where they want to head. Presiding Commissioner Weter entertained a motion to enter the February 2017 progress report submitted by Auditor Lacey Hart into the minutes.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Hosea Bilyeu, Western Commissioner
SECONDER:	Ralph Phillips, Eastern Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

Motion/Vote - 12:10 PM Leo Snelling-Director of Purchasing

Monthly Update - Monthly Update

Attendees: Leo Snelling, Miranda Beadles

The Commissioners met with presenter Leo Snelling, Director of Purchasing, to receive his monthly verbal report. Mr. Snelling said he was hired to improve purchasing by providing products to courthouse employees in a timely fashion and overall increasing the efficiency of purchasing and distribution while doing so in the most cost-effective

way. Mr. Snelling said he doesn't have access to the Excel worksheet reports that would help him interpret the budget. There was discussion about the process of requisitions, the coding system, and the budgeting system. He said every single requisition that comes in to him, with the exception of those received after 4:00 p.m. are taken to the Auditor the day it comes in, and he says he believes that has expedited the process because he also initials the front sheet of the requisition, which hasn't gone over very well but it has given him some accountability of when the requisition was presented to the Auditor. Mr. Snelling said there was a requisition that has been in question for some time, which has been signed by himself and the Auditor, and was sent to Accounts Payable. The check was sent back to the Auditor, and two weeks later it's not been sent to the vendor for payment. Mr. Snelling said when he asked the Auditor why the vendor hasn't been paid yet, she told him that it's none of his business.

Mr. Snelling said he has plans to create a depot for bulk supplies to purchase in volume and save money, but says it's not feasible until this fiscal year ends. Eastern Commissioner Phillips said there is an inconsistency of procedures, and expressed the importance of streamlining the purchasing process and minimizing disruptions. Presiding Commissioner Weter said he'd like to have Mr. Snelling keep track of contracts and when they're up for renewal. Ms. Beadles noted that on the slabs they needed the Auditor to sign the contracts, and she held onto them for two months. She said the contractor got tired of waiting and it affected the project. Mr. Snelling said from his point of view if you're a signer for a document, you should look at it, refuse it and write the reason you don't approve it, or approve and sign it and move on. He said there's no reason to try to prove a point by sitting on it. Mr. Snelling said he needs the Auditor's Excel spreadsheet because our system doesn't have encumbered funds, and he'd like to receive an updated Excel spreadsheet every week. Presiding Commissioner Weter said we are in recess until 1:30 p.m.

Motion/Vote - 1:30 PM Christian County Commission

Discussion - New Security Measures at Historic Courthouse

Attendees: Captain Koch, Sheriff Cole, Shane Duryea, Phil Amtower, Amelia Wigton, Danny Gray, Barb Stillings, Norma Ryan, Kay Brown, Karen Matthews, Cindy Carey, Ted Nichols, Judy Trupp, Miranda Beadles, Ken Davis, Jared Roderick, Lacey Hart, Jeanette Bleau

Late Arrival: Leo Snelling

The Commissioners met with presenters from the Sheriff's office to discuss new security measures for the historic courthouse. Captain Koch presented a document that outlines steps to best practices for court building security, which is utilized by state and federal courts. Captain Koch said if these practices were implemented in the Christian County courthouse we would be followers of other courts. Eastern Commissioner Phillips said the document presented is a long-term goal. Captain Koch said there is one access point for the building, and they'd like for everyone to go through one security checkpoint. He said currently we have a problem with employees opening the doors, and they'd like to see one controlled entry point. Sheriff Cole said employees will have an access key card

in order to enter the building after regular business hours, and there was a discussion about key cards and about whether the security in the historical courthouse is temporary or permanent. Presiding Commissioner Weter said we're starting out with the situation being permanent. There was discussion about enhancing the security, and Mr. Amtower said courthouse shootings have increased 500% in the past nine years. Captain Koch said he will suggest proximity cards for the employees. There was discussion about the alarms, and Eastern Commissioner Phillips suggested if it's after regular business hours and the alarm sounds to call dispatch and inform them. Mr. Amtower asked that a non-emergency dispatch phone number be provided to him. Presiding Commissioner Weter asked Captain Koch to continue to investigate the card readers. Western Commissioner Bilyeu said we ought to model what we're asking people to do, and exit and enter through the East entrance.

IV. Adjournment

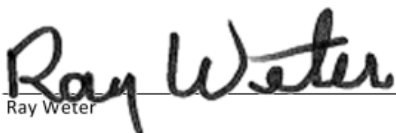
The meeting was closed at 2:14 PM

2:14 PM

Adjournment

Attendees: Captain Koch, Sheriff Cole, Shane Duryea, Phil Amtower, Amelia Wigton, Danny Gray, Barb Stillings, Norma Ryan, Kay Brown, Karen Matthews, Cindy Carey, Ted Nichols, Judy Trupp, Miranda Beadles, Ken Davis, Jared Roderick, Lacey Hart, Jeanette Bleau, Leo Snelling

Presiding Commissioner Weter said seeing no further business we are adjourned.



Presiding Commissioner, Ray Weter



Hosea Bilyeu

Western Commissioner, Hosea Bilyeu



Ralph Phillips

Eastern Commissioner, Ralph Phillips