



# Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

April Term

~ Minutes ~

Monday, June 4, 2018

8:50 AM

The Christian County Historic Courthouse

## I. Amended Agenda

## II. 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	Assistant	Present	8:50 AM

## III. Establish Quorum

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

Discussion - 06-4-18-1 Approve Agenda

Presiding Commissioner Weter noted the presence of a quorum, and then entertained a motion to approve Christian County Commission's regular session agenda for today, June 4, 2018.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Hosea Bilyeu, Western Commissioner
<b>SECONDER:</b>	Ralph Phillips, Eastern Commissioner
<b>AYES:</b>	Ray Weter, Ralph Phillips, Hosea Bilyeu

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

Minutes & Financials Approval - 06-4-18-2 Approve Minutes & Financials

Presiding Commissioner Weter entertained a motion to approve Christian County Commission's regular session minutes from May 31, 2018.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ralph Phillips, Eastern Commissioner
<b>SECONDER:</b>	Hosea Bilyeu, Western Commissioner
<b>AYES:</b>	Ray Weter, Ralph Phillips, Hosea Bilyeu

### **Motion/Vote - 8:56 AM**

Approve Minutes

Presiding Commissioner Weter entertained a motion to approve Christian County Commission's closed session minutes per RsMO 610.021.2 from May 31, 2018.

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

**Motion/Vote - 8:57 AM**

Approve Minutes

Presiding Commissioner Weter entertained a motion to approve Christian County Commission's closed session minutes per RsMO 610.021.3 from May 4, 2018.

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

**Motion/Vote - 8:58 AM**

Financials Discussion

Attendees: Auditor Amy Dent, Deputy Auditor Rhonda Purvis

There was brief discussion regarding a Gilmore Bell contract that requires an annual payment of \$1,000.00. No action was taken.

**IV. Agenda**

**Motion/Vote - 9:00 AM Christian County Auditor Amy Dent**

Discussion - 06-4-18-3 Monthly Update

Attendees: Auditor Amy Dent, Deputy Auditor Rhonda Purvis, Sydni Moore with the Christian County Headliner

The Commission met with presenters from the Auditor's office for their monthly report. Auditor Dent presented her report, and Presiding Commissioner Weter entertained a motion to accept the monthly report provided by Christian County Auditor Dent into the record.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ralph Phillips, Eastern Commissioner
<b>SECONDER:</b>	Hosea Bilyeu, Western Commissioner
<b>AYES:</b>	Ray Weter, Ralph Phillips, Hosea Bilyeu

**Motion/Vote - 9:40 AM Christian County Commission**

Discussion - 06-4-18-4 Closed Session RSMo 610.021.2 Real Estate

Attendees: Building and Maintenance Supervisor Richard Teague

Presiding Commissioner Weter entertained a motion to enter into closed session per RsMO 610.021.2 (real estate) via roll call vote.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Hosea Bilyeu, Western Commissioner
<b>SECONDER:</b>	Ralph Phillips, Eastern Commissioner
<b>AYES:</b>	Ray Weter, Ralph Phillips, Hosea Bilyeu

**Motion/Vote - 10:00 AM Krista Cronin, County Clerk**

Discussion - Review of Progress on PUD#2013-0239 Determination of Extension Request

Attendees: Resource Management Director Todd Wiesehan, Highway Administrator Miranda Beadles, Scott Killian, Dallas Killian, Jon and Shirley Schell, Larry Mueller, Laurie Luna, Thomas Gammon, John and Betty Knowles, Cathy Killian, Sonja Krempges, Robert and Darlene Schofield

Closed session was terminated by means of roll call vote, and the Christian County Commission is now back in regular session.

The Commission met with presenters Todd Wiesehan, Resource Management Director, and Miranda Beadles, Highway Administrator in regards to a determination of extension request of Planning and Zoning case # 2013-0239. On February 3, 2014, the County Commission voted to approve a zoning/land use change allowing for the Planned Unit Development known as Camp MEWE. Order # 3-24-14-01 was later approved, with the following condition: The County Commission has hereby approved a change of zoning for this PUD conditioned upon a schedule for development for phase 1 of the PUD for which rezoning is requested. If phase 1 of the PUD has not been developed within three (3) years of the date of this Order, the County Commission shall give notice by certified mail to the owner and applicant who requested the rezoning and shall schedule a public hearing to take any of the following actions: (1) administrative action to extend, remove, or determine compliance within the schedule for development; (2) take action to cause the property to revert to its former zoning classification; or (3) take action directing the Planning & Zoning Commission to amend the final development plan. Tom Gammon (Board Member and spokesman for Camp MEWE) requested of the Commission an extension of the deadline until June 6, 2020. Mr. Gammon noted that the project is dependent upon fundraising. Several residents raised concerns about planned work, as well as work that is yet to be completed. Concerns were also raised about flooding, and the intersection of Highway 65 and Woods Fork Road, with residents asking for a current traffic study. Ms. Beadles noted that part of the original order is to widen Woods Fork Road to 18 feet, and that it currently ranges from 14-16 feet. Western Commissioner Bilyeu referred to Mr. Wiesehan's staff report, in which it is stated: The timeline presented by the camp suggests that the bridge/low water crossing would be completed in the fall of this year prior to any building permit requests. In order for the camp to follow its timeline it will be required to present the County with a bond or letter of credit sufficient to cover 110% of the cost to finish the required road work. The camp spokesperson has expressed a desire to proceed in that matter. Staff feels that the extension request and proposed action plan would remain compliant with the requirements of the original Order which also specifically allows for

the County Commission to extend the deadline for completion of phase one. Ms. Beadles noted that as part of the original order Woods Fork Road is required to be widened with a hot mix overlay on the road, with improvements to both crossings. Eastern Commissioner Phillips said that if the extension is granted he doesn't see any loss. Ms. Beadles noted that maintenance continues on Woods Fork Road, however, no improvements have been made because Camp MEWE has been pending since 2013. Mr. Wiesehan suggested that the Commission take action (outlined in the original order). Western Commissioner Bilyeu noted that he too shares concerns over funding issues, and is in favor of having a camp. He said he would be interested in requiring of Camp MEWE a 110% bond or letter of credit secured by a predetermined date. Ms. Beadles noted that the crossing is the largest issue, as the original design may not be permitted by the Department of Conservation, but noted that she doesn't think it will take more than the rest of 2018 to complete improvements to public infrastructure. Mr. Gammon noted that he plans on starting the bridge in October, with projected completion in November. Mr. Gammon then noted that the rest of the road improvements would then be put under a letter of credit or a bond, and the bridge would be paid for outright. Ms. Beadles suggested that all of the public improvements be bonded. Mr. Gammon agreed to secure a letter of credit or bond for all public improvements. Further discussion was held, and Western Commissioner Bilyeu moved to approve the extension request contingent upon the bridge work and road work within the project limits being bonded or a line of credit in place of 110% of the total cost, to ensure completion of the project. Failure to do so will terminate the extension. The completion of the bridge/low water crossing within project limits will be by November 30, 2018, and the road work between the bridge and Highway 65 to be completed within 12 months of our receipt of the bond or line of credit to ensure the completion. The Planning and Zoning director will consult with County Counsel to issue an order substantially including all of those factors.

<b>RESULT:</b>	<b>APPROVED [2 TO 1]</b>
<b>MOVER:</b>	Hosea Bilyeu, Western Commissioner
<b>SECONDER:</b>	Ralph Phillips, Eastern Commissioner
<b>AYES:</b>	Ralph Phillips, Hosea Bilyeu
<b>NAYS:</b>	Ray Weter

## V. Adjournment

The meeting was closed at 11:24 AM

**11:24 AM**

Statement

Attendees: Resource Management Director Todd Wiesehan, Highway Administrator Miranda Beadles, Scott Killian, Dallas Killian, Jon and Shirley Schell, Larry Mueller, Laurie Luna, Thomas Gammon, John and Betty Knowles, Cathy Killian, Sonja Kremppges, Robert and Darlene Schofield

Presiding Commissioner Weter adjourned the meeting.



Ray Weter


Presiding Commissioner, Ray Weter



Hosea Bilyeu

Hosea Bilyeu

Western Commissioner, Hosea Bilyeu



Ralph Phillips

Ralph Phillips

Eastern Commissioner, Ralph Phillips