



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

October Term

<http://ChristianCountyMO.iqm2.com>

~ Minutes ~

Monday, October 15, 2018

8:55 AM

The Christian County Historic Courthouse

I. Convene

The meeting was called to order at 8:55 AM by Presiding Commissioner Ray Weter

1. Call to Order

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	8:55 AM
Ralph Phillips	Eastern Commissioner	Absent	
Hosea Bilyeu	Western Commissioner	Present	8:55 AM
Krista Cronin	Deputy Clerk	Present	8:55 AM
Ida Hutcheson	Assistant to the Commission	Present	8:55 AM

Motion/Vote - 8:55 AM Christian County Commission

Discussion - Establish Quorum

Attendees: Diane Stalder, Highway Administrator Miranda Beadles, Mike Sutton with DeWitt & Associates, Auditor Amy Dent, Recorder Kelly Hall

Presiding Commissioner Weter noted the presence of a quorum.

Motion/Vote - 8:56 AM Christian County Commission

Discussion - Approve Agenda

Attendees: Diane Stalder, Highway Administrator Miranda Beadles, Mike Sutton with DeWitt & Associates, Auditor Amy Dent, Recorder Kelly Hall

Highway Administrator Miranda Beadles noted that Mr. Colvin will not be in attendance for the 10:45 a.m. item today, and asked that it be moved to Thursday, October 18 at 11:00 a.m. Presiding Commissioner Weter entertained a motion to amend the agenda to reflect the change due to a cancellation and rescheduling.

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

Motion/Vote - 8:57 AM

Approve Amended Agenda

Attendees: Diane Stalder, Highway Administrator Miranda Beadles, Mike Sutton with DeWitt & Associates, Auditor Amy Dent, Recorder Kelly Hall

Presiding Commissioner Weter entertained a motion to approve Christian County Commission's agenda for today, October 15, 2018 as amended.

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

Motion/Vote - 8:57 AM Christian County Commission

Discussion - Approve Minutes and Financials

Attendees: Diane Stalder, Mike Sutton with DeWitt & Associates, Auditor Amy Dent, Recorder Kelly Hall

Under financials, the Commission discussed a portion of Pay Application 11 (Circuit Court Building) in which an expenditure for \$969.01 was utilized by DeWitt & Associates for lunch for 70 employees. Mr. Sutton indicated that the expenditure in question was for a job site safety luncheon, and noted that this expenditure was part of a safety-related line item specifically set aside at the beginning of the project, and had already been approved by the Commission. Western Commissioner Bilyeu noted that this item was part of DeWitt & Associates' compensation, and once the Commission has agreed upon the construction manager at risk's compensation they have liberty to spend their resources accordingly. No further action was taken. There are no minutes to approve.

II. Agenda

Motion/Vote - 9:05 AM Christian County Recorder Kelly Hall

Discussion - 10-15-18-1 Quarterly Report

Attendees: Diane Stalder, Recorder Kelly Hall

The Commission met with presenter Kelly Hall, Christian County Recorder, for her quarterly report. Recorder Hall presented her report. Presiding Commissioner Weter entertained a motion to let the record reflect that the Christian County Recorder did present the County Commission with a third quarter report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Hosea Bilyeu, Western Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Ray Weter, Hosea Bilyeu
ABSENT:	Ralph Phillips

Motion/Vote - 9:30 AM Christian County Treasurer Karen Matthews

Discussion - 10-15-18-2 Quarterly Report

Attendees: Diane Stalder, Treasurer Karen Matthews

The Commission met with presenter Karen Matthews, Christian County Treasurer, for her quarterly report. Treasurer Matthews presented a copy of her budget, and gave her report. Presiding Commissioner Weter entertained a motion to let the record reflect that Treasurer Matthews did present her third quarter report to the County Commission.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Hosea Bilyeu, Western Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Ray Weter, Hosea Bilyeu
ABSENT:	Ralph Phillips

Motion/Vote - 10:00 AM Resource Management Director Todd Wiesehan

Discussion - 10-15-18-3 Conveyance of Road Within Green Hills Estates

Attendees: Frank Rogers, Resource Management Director Todd Wiesehan, Treasurer Karen Matthews

Late Arrival: Chuck Branch

The Commission met with Todd Wiesehan, Resource Management Director, in regards to a conveyance of Green Acres Road within Green Hills Estates in Sparta. Mr. Wiesehan presented a history and his findings, which are summarized as follows:

In March of 2007 the original plat for Green Hills Estates was recorded and at that time the County accepted an irrevocable Letter of Credit in the amount of \$17,600.00 to secure the construction of the proposed road. This amount was based on plans for a road intended to meet County specifications at that time. Economic conditions caused construction to come to a halt, and the Letter of Credit was renewed several times. In March of 2012 the County did not allow for the renewal of the Letter of Credit, and the funds were drawn down and delivered to the Treasurer to hold in a Certificate of Deposit. Due to lack of funding and failure to complete infrastructure, building permits were withheld in Green Hills Estates. In September of 2013 Mr. Frank Rogers met with the Commission, and they agreed that if Mr. Rogers were to increase the amount of funds being held by the County to meet an amount equal to 110% of a current bid to complete the road, the hold on building permits would be released. Mr. Rogers then submitted funds to the Treasurer bringing the total amount currently held by the County to \$24,208.05. At the time the County was recognizing road standards set in place in 2007, which allowed for chip and seal but also required that a subdivision be 75% developed before the road could be conveyed (as the road would be subject to wear and tear associated with the construction of homes). The cause for delay over the past several years has been due to the owners of the lots to build, however, seven out of the ten lots have been developed, and if the County considers the acreage to the west of Green Hills Estates (which is also served by this road), it could be viewed as being 73% developed, which would lessen the impact of wear and tear on the road as future homes are built. In order to preserve the quality of the existing road, Mr. Rogers contracted with Huff Asphalt to perform the remaining final work to the road, and they

are currently awaiting payment. On September 5, 2018, Highway Administrator Miranda Beadles issued a memo confirming her inspection of the road and its conformance with the previously approved plan. Mr. Rogers has also obtained legal descriptions for the areas of the right of way to be conveyed and is in the process of working with individual owners to get right of way deeds executed.

Mr. Wiesehan recommended that the County Commission establish that they are willing to accept this road for dedication in its current condition, and that the Treasurer be instructed to release the specific funds in the amount of \$24,208.05 being held in escrow to Mr. Rogers so that he can satisfy his debt to Huff Asphalt.

Mr. Wiesehan also recommended that the Commission make clear that prior to the acceptance of the road at a second meeting the developer must complete the following tasks in a timely manner: The developer must present a legal description for the right of way to be conveyed to the County as part of the official road dedication (as this does not currently exist he will need to contract with a surveyor), all property owners who are conveying portions of the total right of way must be parties to the conveyance deed, and the developer must provide to the County a lien release waiver confirming that the road contractor has indeed been paid.

Further discussion was held, and Mr. Rogers agreed to pay Huff Asphalt and obtain a lien waiver. Presiding Commissioner Weter entertained a motion to table this matter until Thursday, November 1, 2018 at 9:00 a.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Hosea Bilyeu, Western Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Ray Weter, Hosea Bilyeu
ABSENT:	Ralph Phillips

Motion/Vote - 10:30 AM Christian County Commission

Discussion - 10-15-18-4 OTO Board Appointment - Chuck Branch

Attendees: Chuck Branch, Resource Management Director Todd Wiesehan

The Commission met in regards to an Ozarks Transportation Organization (OTO) board appointment, that being Chuck Branch. Discussion was held, and Presiding Commissioner Weter entertained a motion for the Christian County Commission to approve the appointment of Chuck Branch to the OTO board of trustees as the County's representative, to serve a three-year term which expires October 15, 2021.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Hosea Bilyeu, Western Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Ray Weter, Hosea Bilyeu
ABSENT:	Ralph Phillips

Motion/Vote - 10:45 AM Christian County Highway Administrator Miranda Beadles

Discussion - 10-15-18-5 Grant Application for Nixa Sidewalk Project
This item has been struck from the agenda.

Motion/Vote - 11:03 AM Dallas Killian

Discussion - 10-15-18-6 10-15-18-6 : Camp MeWe Woods Fork

Attendees: Resource Management Director Todd Wiesehan, Highway Administrator Miranda Beadles, Diane Stalder, Dallas Killian

Late Arrival: Sheriff Brad Cole

The Commission met with Dallas Killian at his request to discuss Camp MeWe. Mr. Killian requested a progress report. Highway Administrator Miranda Beadles gave Mr. Killian an update. Further Discussion was held, and Presiding Commissioner Weter entertained a motion that Resource Management and the Highway Department will communicate with County Counselor Housley and ask him to craft a letter that the Commission reminds Camp MeWe that the Commission expects a bond.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Hosea Bilyeu, Western Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Ray Weter, Hosea Bilyeu
ABSENT:	Ralph Phillips

III. Adjournment

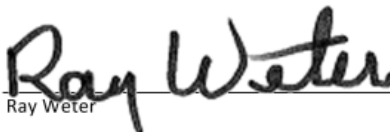
The meeting was closed at 11:33 AM

11:33 AM


Adjourn

Attendees: Resource Management Director Todd Wiesehan, Highway Administrator Miranda Beadles, Diane Stalder, Dallas Killian, Sheriff Brad Cole

Presiding Commissioner Weter adjourned the meeting.


Ray Weter

Presiding Commissioner, Ray Weter


Hosea Bilyeu

Western Commissioner, Hosea Bilyeu

_____ Absent _____
Ralph Phillips

Eastern Commissioner, Ralph Phillips