



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

SCHEDULED

MEETING ATTACHMENTS (ID # 5263)

Meeting: 05/03/21 08:55 AM

Department: County Clerk

Category: Meeting Items

Prepared By: Paula Brumfield

Initiator: Paula Brumfield

Sponsors:

DOC ID: 5263

Meeting Attachments

ATTACHMENTS:

- 050321 BUILDING MODIFICATION - COMMISSION - HAMBREY CONST. PPT_ (PDF)
- 050321 REZONING HEARING CASE NO. 2021-0038 (VIEBROCK CODY) STAFF REPORT (PDF)
- 050321 ORDER NO. 05-03-2021-01 (CASE NO. 2021-0038) (PDF)
- 050321 JUVENILE - RESERVE OFFICER PROPOSAL (PDF)

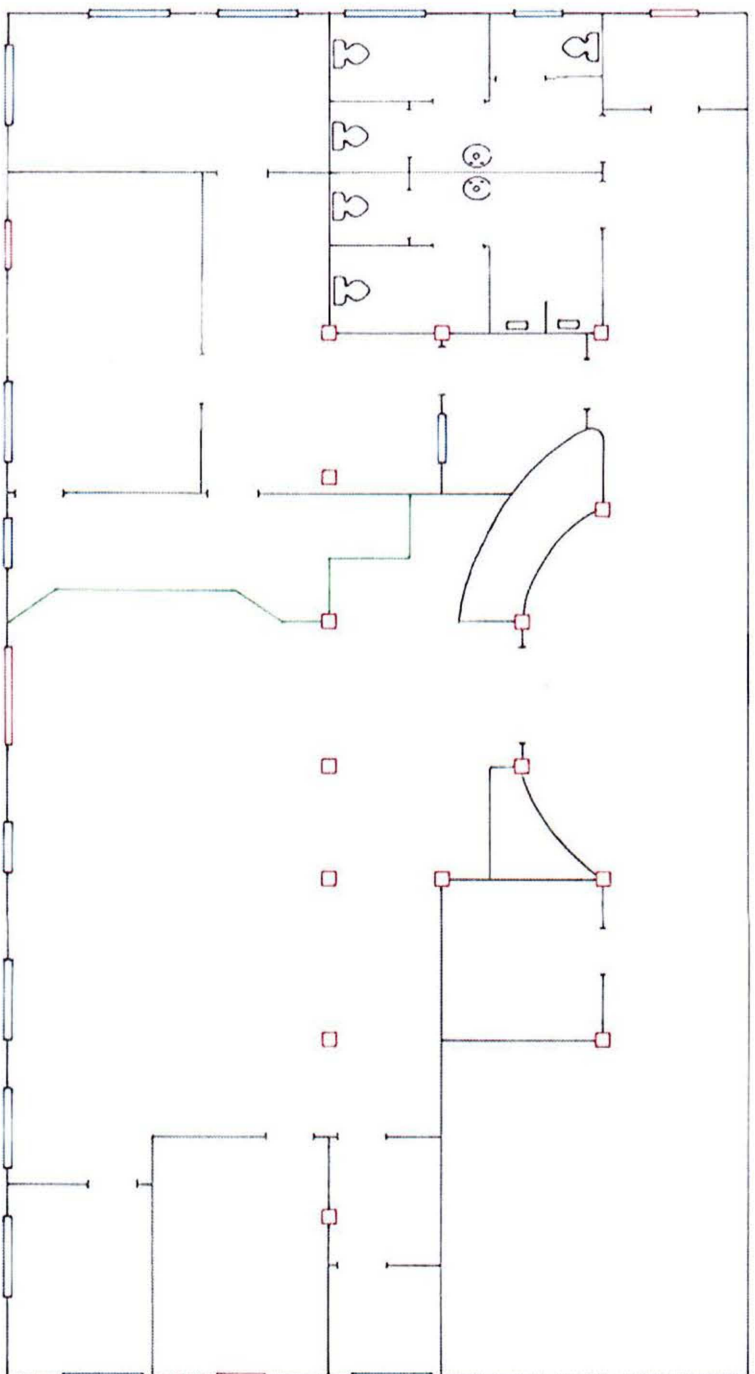
Christian County Historic Courthouse Commission Office Renovations

Location:

100 W. Church St.

Ozark, Missouri 65721

Proposed Layout



Demolition

- ❖ Demo Phase I (\$43,250) Labor & Equipment
- ❖ Demo Phase II (\$53,710) Labor & Equipment
- ❖ All necessary equipment to demolish flooring, walls, bricks, blocks, ceiling, etc.
- ❖ All necessary labor to complete the demolition and to save all items requested by owner.
- ❖ Temporary fencing, construction staking, safety protection, etc. for safety.
- ❖ Roll-off Dumpster, disposal fees, and labor to maintain a clean jobsite.

IT Consolidation & Fiber Relocation

- ❖ IT/Fiber (\$70,786) Material & Labor
- ❖ Benefits all floors & offices in the building.
- ❖ Consolidate and relocate existing equipment into the new IT room. Install new pathway and new cabling for approx. 206 data cables. Terminate, label and certify all new cabling.
- ❖ All new cabling installed comes with a **25year warranty** (no warranty available for line extensions).
- ❖ Consolidation of IT equipment and cabling to remove existing cabling not in use.
- ❖ Cabling will be completed during normal business hours. Equipment relocation to happen on a weekend/after hours to minimize with normal business hours.
- ❖ IT support will be available the following business day for any technical needs.
- ❖ Cut and replace the existing fiber connection into the building, then run a new cable into the building into the new IT room location. This work will be completed on a weekend or after hours.

Electronics Install and Security Relocation

- ❖ Electronics (\$44,197)/Security (\$16,553) with a total of (\$60,750) Material & Labor
- ❖ Audio:
 - ❖ (6) ceiling speakers above seating gallery
 - ❖ (2) hanging microphones above commission bench
 - ❖ (1) portable handheld microphone.
- ❖ Video
 - ❖ (1) 55" Sony TV (on ceiling mount for commission view to conduct zoom meetings)
 - ❖ (6) 65" Sony TVs ((4) on exterior walls and (2) behind commission bench for general public viewing)
 - ❖ (2) Wide viewing angle cameras for zoom meetings
 - ❖ Furniture and hardware for all components above
- ❖ Automation: Controller box for all equipment and (2) remotes for system
- ❖ Includes labor and materials to install cabling & electronic equipment
- ❖ Relocation of surveillance equipment, access control and burglar alarm protection system to new IT room
- ❖ Relocation of existing cameras and addition of (2) new cameras to cover larger area

Elevator Phone Options

❖ Option 1:

- ❖ Elevator Phone (\$5,000) Material & Labor
- ❖ Conversion of existing analog elevator phone to interface
- ❖ Installation of (1) 2100-VOIP2CS IP interface and (1) interface battery
- ❖ Installation of new cat 5 cabling from new IT room to elevator control panel
- ❖ This option would allow elevator phone to be on the network

❖ Option 2:

- ❖ Century Link analog line move (\$3,844) Material & Labor
- ❖ Removal and relocation of existing analog line from current IT room to new IT room

Stage/Doors/Trim

- ❖ Stage/Doors/Trim (\$74,400) Material & Labor
- ❖ Labor and Materials to complete elevated stage area
- ❖ Materials and installation labor for all interior doors (this includes staining and finishing doors to owner selected stain color)
- ❖ Materials and installation labor for all 1x8 oak trim, 1x6 oak door and window casing (this includes staining and finishing materials to owner selected stain color)

Framing/Drywall/Ceiling

- ❖ Framing/Drywall/Ceiling (\$68,200) Material & Labor
- ❖ New metal stud framing in all new walls (to meet code regulations)
- ❖ New sheetrock installed on all new interior metal stud walls (to meet code regulations)
- ❖ Installation of new ceiling gridwork and tiles

Paint/Cabinetry/Countertops/Flooring

- ❖ Paint/Cabinetry/Countertops/Flooring (\$74,250) Material & Labor
- ❖ Prime & Paint all walls in newly constructed area including exterior walls
- ❖ Upper and Lower cabinetry for area near offices in hallway
- ❖ Countertops for cabinetry, commission bench top, receptionist area built in and base of transaction window
- ❖ Vinyl Plank flooring through out entire newly renovated space including bathrooms
 - ❖ This also includes necessary floor leveling preparation prior to installation of flooring
 - ❖ The also includes a tile wainscot with bullnose up to 5' in the bathrooms.

Restroom Hardware/Door Hardware/Exterior Stairwell Door/Transaction Window/Restroom Window Film/Men's Restroom Glass

- ❖ Restroom Hardware/Door Hardware/Exterior Stairwell Door/Transaction Window/Restroom Window Film/Men's Restroom Glass (\$33,250) Material & Labor
- ❖ Restroom Hardware includes all necessary hardware for ADA requirements as well as partitions
- ❖ Door Hardware for all newly installed interior doors
- ❖ Exterior Stairwell Door including necessary hardware
- ❖ Transaction Window Glass and frame
- ❖ Window film for windows in new restroom and new server room
- ❖ Glass to replace vent located in existing Men's restroom window

Plumbing

- ❖ Plumbing (\$24,944) Material & Labor
- ❖ Coring for new plumbing lines for new bathrooms
- ❖ New sanitary and water lines necessary for new bathrooms
- ❖ All new handsfree plumbing fixtures including toilets, sinks with faucets and urinals

HVAC

- ❖ HVAC (\$48,174) Material & Labor
- ❖ Relocation of existing IT room mini split to existing office located on Southeast corner of building
- ❖ Installation of new mini split in new IT room.
- ❖ Installation of new 5ton heat pump and air handler to new commission meeting area
- ❖ Installation of new multizone 2ton heat pump and air handler to feed new offices, reception area/hallway and new restrooms
 - ❖ This includes thermostats in each office, reception area and restroom

Electrical

- ❖ Electrical (\$57,400) Material & Labor
- ❖ Lighting package
- ❖ Includes all receptacles, wiring and circuitry needed for newly renovated space
- ❖ In wall rough in for data/telephone/t-stat
- ❖ Power for all added and relocated HVAC systems
- ❖ Necessary fixtures and wire for recessed boxes in floor

Fire Alarm System

- ❖ Non-Monitored Fire Alarm System (\$6,075) Material & Labor
- ❖ Installation of turn-key fire alarm system to cover renovated area
- ❖ Includes pull stations at all 4 exits, notification in public lobby and restroom areas

Window & Masonry

- ❖ Window/Masonry (\$18,900) Material & Labor
- ❖ Removal of existing exterior door & frame
- ❖ Masonry stone & brick to match existing as closely as possible
- ❖ Materials and labor to build temporary wall for security purposes
- ❖ Installation of new aluminum framed window to match existing as closely as possible
- ❖ Due to sun fading and exposure to external elements over the years newly installed brick, stone and window will not match exactly

Contingency

- ❖ Contingency (\$50,000)
- ❖ This is a necessary component for the unexpected discoveries made during the process of renovating this 101 year old structure
- ❖ We urge that this remain intact or for there to be a back up funding in place for unexpected items

Contractor's Fee & Work Days

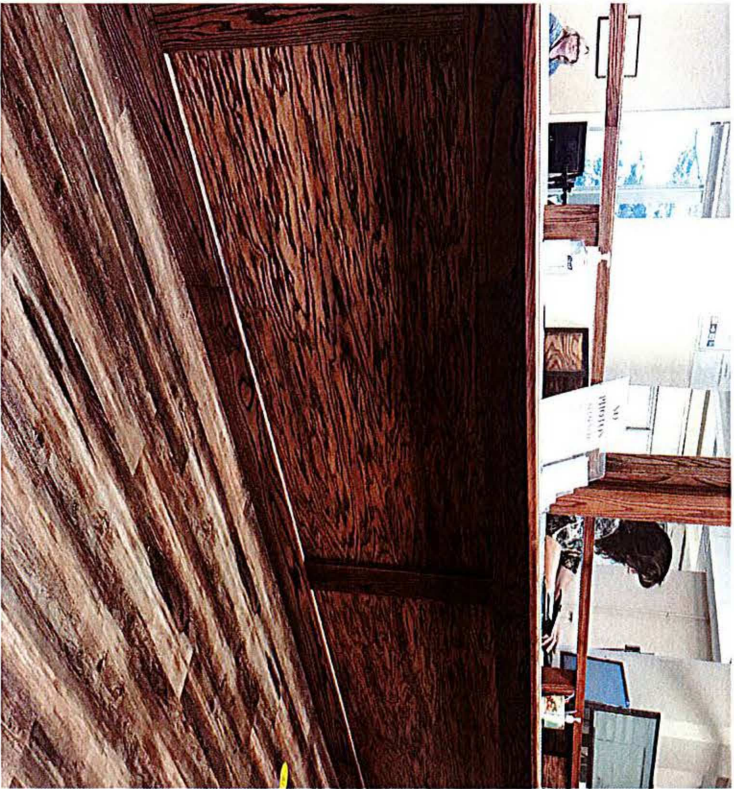
- ❖ Contractor's Fee (\$62,500)
- ❖ This cover's all necessary overhead and profit to complete this renovation
- ❖ 120+ work days will be necessary to complete the project mainly due to current material lead times

- ❖ **Base Proposal Amount Not To Exceed: \$751,589.00**

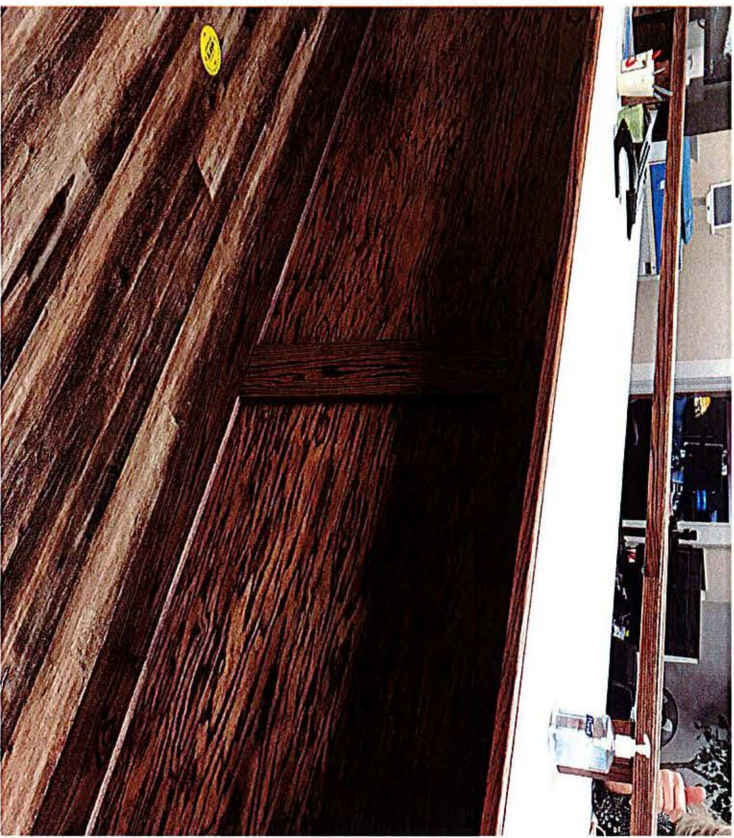
- **Important Notes:**

- ❖ Owner shall provide all other work not listed or excluded as indicated in this proposal.
- ❖ Does not include permit costs, engineering fees, asbestos or lead paint abatement.
- ❖ Proposal includes night and weekend work to reduce impact on traffic and for safety needs.
- ❖ Owner will remove or relocate existing assets in work area prior to the start of construction.
- ❖ Does not include prevailing wage.

- Base Proposal amount expires 05/07/2021.



Oak Front w/Oak Trim



See Recorder's Office

Commission Bench



Commission Bench 2 Tier Example

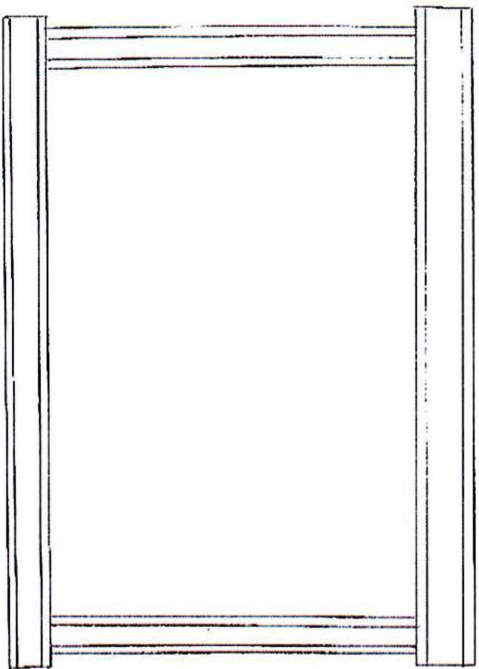


Existing 7.5" Base Trim

Existing Door/Window Casings



Proposed Casing Style



Commission Lobby Security Door/Window





HAMBEY
CONSTRUCTION

PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: May 3, 2021

CASE NUMBER: 2021-0038

APPLICANT: Cody Viebrock

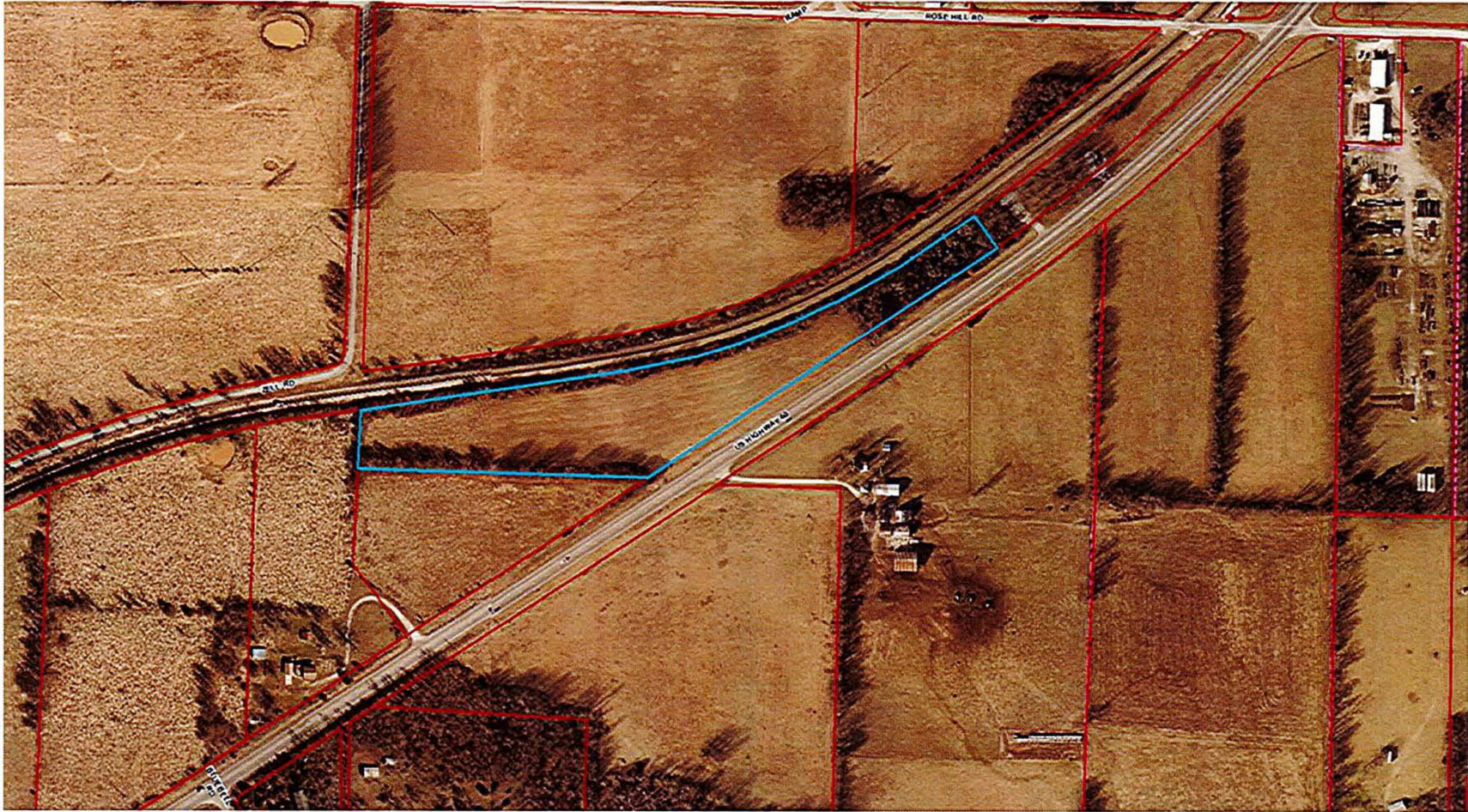
CURRENT ZONING: A-1 (Agriculture)



1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242



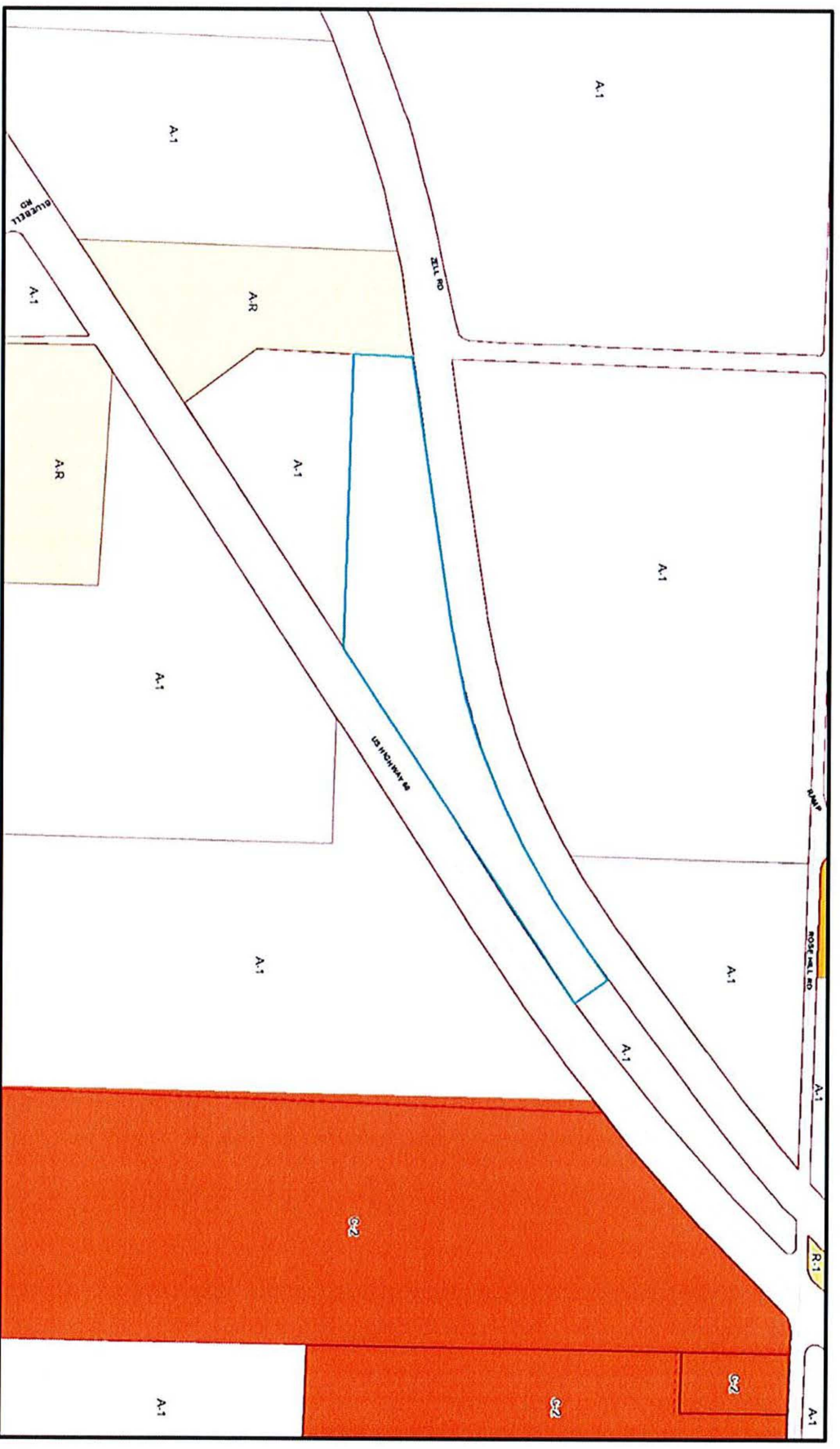
LOCATION: US Hwy 60 N., Billings, MO Parcel # 8-0.1-02-0-0-6.002



Large areas of undeveloped agricultural parcels and US Hwy 60 surround this property with commercial to the east.



Zoning in the area: *The area marked in blue is to be re-zoned*



PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a portion of his 8.5 acre tract to C-2 in order that it can be lawfully utilized as a commercial site for a future primary commercial or Conditionally Permitted use, which would be acceptable within the C-2 district.

The applicant has been informed that the site must be developed in accordance with the County's development regulations and that any new structures will be subject to inspection and must be in compliance with applicable codes administered by the Building Inspections Department.

BACKGROUND AND SITE HISTORY:

The property has historically been vacant and used for agriculture purposes.



PLANNING/LAND USE ANALYSIS:

Land Use Plan:

This property is located along N. US Highway 60 between the highway and the railroad line which runs along the property's north boundary. Our future land use plan endorses location of commercial and industrial uses near transportation corridors such as this.

Compatibility:

The area to be re-zoned as C-2 is located adjacent to large primarily undeveloped areas on all sides. It's location between the highway and rail line creates a natural separation from other uses which might be seen as incompatible.

The size and shape of this parcel places some limitations on the types of uses described in Article 43 with respect to an ability to meet any required setbacks.

Connectivity:

The property is bordered on the southeast by US Highway 60 which is a heavily traveled corridor.

Public Benefits:

This change would allow for the establishment of businesses or uses which could provide future jobs and economic activity to the Billings area.



PLANNING / LAND USE ANALYSIS cont.:

Compatibility:

The area to be re-zoned as C-2 is located adjacent to large undeveloped areas to the west and south and also adjoins property which is zoned C-2 to the north and also to the east. US Highway 65 is situated directly east of this property.

The size of this parcel would allow for most uses described in Article 43 to be able to meet any required setbacks.

Connectivity:

The property is bordered on the east by Wyoming Rd. which is maintained by the Selmore Special Road District.

Tatum Road would not currently be considered appropriate for commercial access.



PROJECT/SITE ANALYSIS cont.:

Landscaping and Buffering:

The unique location of this property reduces any potential need for significant buffering measures. Any specific requirements regarding landscaping, buffering or setbacks called for within the Zoning Regulations for a particular use would be administered and verified by staff prior to granting any certificate of occupancy.

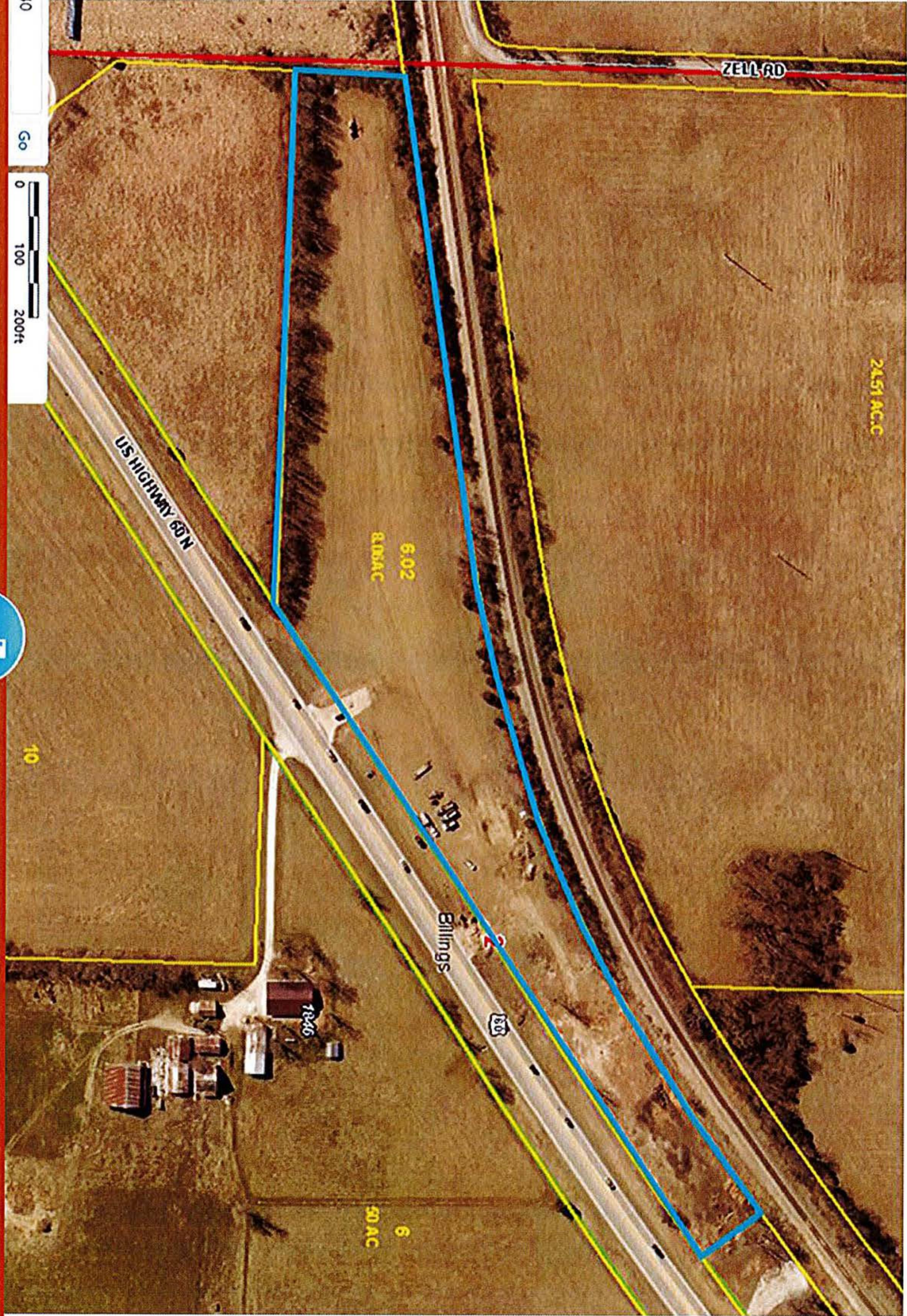
Access:

This parcel has approximately 1300 feet of road frontage along US Highway 60. Within this frontage there are two existing access points. The applicant's letter suggests he will utilize one point as an entrance and the other as an exit.

The property owner will need to consider the need for a durable concrete apron for trucks entering and exiting the highway as well as the minimum surfacing requirements for any new developments.



PROJECT/SITE ANALYSIS:



PROJECT/SITE ANALYSIS cont.:

Building Design:

The site currently contains a small portable building. Any future structures will be subject to the codes administered by the Building Inspections Department.

Utility Services:

No utilities currently exist at the site. Any new well would require approval from MoDNR and any septic systems would need to be permitted by the Christian County Health Department.



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

If the expected amount of impervious coverage to be added to the site will exceed 5000 square feet, a stormwater evaluation will be required as part of the site development process to determine what stormwater management measures must be taken to convey water to the ROW in an appropriate manner.

Groundwater Impact:

None is anticipated. If and when any building permits are applied for, the Christian County Health Department will perform an evaluation to determine appropriate capacity of the wastewater treatment system will be required.

Floodplain/Sinkhole Impacts:

There are no areas of mapped floodplain or mapped sinkholes located on the property.



TRANSPORTATION ANALYSIS:

Traffic Impact:

US Highway 60 is a heavily travelled route with existing large traffic counts. Any impact from this development would be almost un-noticable.

Access Management:

The site will be accessed from US Highway 60. While no specific plans or requests have been submitted at this time, any commercial access points will need to be confirmed with MoDOT.

The development of the access point will be required to be of such design and quality necessary to protect the integrity of the public right of way.



STAFF COMMENTS:

This change will allow for the development of vacant land in a heavily traveled corridor in a way that is in keeping with the County's desire for future growth and economic development in these areas.

RECOMMENDATIONS:

The Planning and Zoning Commission reviewed this request on April 19, 2021 and allowed the opportunity for public comment. The board voted unanimously to recommend approval of this request to the County Commission.



**Christian County
Planning & Development
Department**

*Promoting orderly growth in a united
Christian County*



ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: May 3, 2021
SUBJECT: CASE NUMBER 2021-0038

TEXT:

CODY VIEBROCK petitions the Christian County Commission to rezone a 8.06 acre tract of land from A-1 (Agriculture District) to C-2 (General Commercial District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map at US HIGHWAY 60 N, near Billings, Missouri, located within Parcel 08-0.1-02-0-0-6.002 which is legally described as follows:

TRACT 2:
THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 AND THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 24 WEST,
BEING DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING NAIL AT THE NORTHWEST CORNER OF SAID SECTION 2;
THENCE, S01°34'40"W, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1148.11 FEET TO A
SET 1/2" IRON PIN WITH A CAP STAMPED 'WLS LSC 370', AND THE POINT OF BEGINNING;
THENCE, ALONG THE APPARENT NORTHERLY RIGHT-OF-WAY LINE OF THE RAILROAD FOR THE
FOLLOWING TWO (2) DESCRIBED COURSES:
THENCE, N81°51'04"E, A DISTANCE OF 644.14 FEET TO A POINT OF NON-TANGENT CURVATURE TO
THE LEFT;
THENCE, ALONG SAID NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2095.17
FEET, AN ARC DISTANCE OF 1181.56 FEET, A CENTRAL ANGLE OF 32°18'42", ALONG A CHORD BEARING
OF N67°00'24"E, A CHORD DISTANCE OF 1165.96 FEET TO A SET 1/2" IRON PIN ON THE NORTHERLY
RIGHT-OF-WAY LINE OF U.S. HIGHWAY 60 NORTH;
THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) DESCRIBED
COURSES:
THENCE, S36°41'43"E, A DISTANCE OF 112.95 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY
MARKER;
THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID NON-TANGENT CURVE HAVING A
RADIUS OF 5669.50 FEET, AN ARC DISTANCE OF 366.40 FEET, A CENTRAL ANGLE OF 03°42'10", ALONG
A CHORD BEARING S54°55'39"W, A CHORD DISTANCE OF 366.33 FEET TO AN EXISTING CONCRETE
RIGHT-OF-WAY MARKER;
THENCE, S56°44'09"W, A DISTANCE OF 871.79 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED
'WLS LSC 370', SAID POINT BEING ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE
NORTHWEST 1/4;
THENCE, S87°48'46"E, ALONG SAID SOUTH LINE, A DISTANCE OF 801.19 FEET TO A SET 1/2" IRON PIN
AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4;
THENCE, N01°34'40"E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A
DISTANCE OF 167.16 FEET TO THE POINT OF BEGINNING, ALL IN CHRISTIAN COUNTY, MISSOURI.

The Christian County Planning and Zoning Commission did, during public hearing on April 19, 2021 review this request and hear public comment. A motion to recommend approval of this change passed by a unanimous vote.

Now, therefore, after additional review of this case and having heard additional public comment the Christian County Commission did this day, upon a motion by Commissioner Bilyeu, seconded by Commissioner Morris, vote unanimously to approve this request.

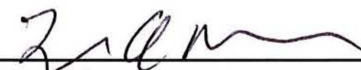
Done this 3rd day of May, 2021, at 10:15 a.m.

CHRISTIAN COUNTY COMMISSION




Ralph Phillips
Presiding Commissioner

Yes
Dated: 5/3/2021



Lynn Morris
Commissioner, Eastern District


Yes
Dated: 5/3/21



Hosea Bilyeu
Commissioner, Western District

Yes
Dated: 5-3-2021

ATTEST:



Kay Brown
County Clerk



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MICHAEL L. PARSON
GOVERNOR

**38TH JUDICIAL CIRCUIT
CHRISTIAN COUNTY JUVENILE OFFICE
LAURA JOHNSON, PRESIDING JUDGE
PERRY BARNES, CHIEF JUVENILE OFFICER
102 WEST WALNUT STREET
OZARK MO 65721
417-582-4350**



KATHY S. LLOYD
STATE COURTS
ADMINISTRATOR

MEMORANDUM FOR

Presiding Circuit Judge Laura Johnson
Christian County Commissioners
Human Resources Director Amber Bryant
Auditor Amy Dent

SUBJECT: RESERVE DEPUTY JUVENILE OFFICER

I would like to begin a reserve deputy juvenile officer program for the Juvenile Division of the 38th Judicial Circuit. These officers would be utilized for numerous situations and support for full time staff. This would also allow us the opportunity to recruit and evaluate perspective full-time officers. The reserve officers would potentially be degree seeking students who want to work in this field, law enforcement personnel, school personnel or retirees wanting to support children in the community.

As the county grows and the school districts student ratio increase we have less time to commit to community service involvement. Once the officers are trained we will be able to utilize them to assist with court, civil service, diversionary programs, assisting law enforcement officers with Miranda Rights and other support duties. The deputy juvenile officers that are assigned to the child abuse neglect and delinquency/probation cases would then have more time to dedicate to the families.

Currently law enforcement officers are responsible for supervising a juvenile runaway when they are located. The runaway juvenile is generally released back to the parent or responsible custodian. Unfortunately, for law enforcement they may have to wait hours for a parent or custodian to respond. The reserve deputy juvenile officer would take over that responsibility and allow law enforcement to be available for the community needs. I have discussed this possibility with several municipality chiefs and our Sheriff and they are all supportive.

The cost for these services will be minute in regards to the return the community receives.

Perry Barnes
Chief Juvenile Officer
38th Judicial Circuit