



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

SCHEDULED

MEETING ATTACHMENTS (ID # 5279)

Meeting: 07/12/21 08:55 AM

Department: County Clerk

Category: Meeting Items

Prepared By: Paula Brumfield

Initiator: Paula Brumfield

Sponsors:

DOC ID: 5279

Meeting Attachments

ATTACHMENTS:

- 071221 CERTIFIED COURT ORDER NO. 07-12-2021-01 (PDF)
- 071221 RECORDER - 2nd QUARTERLY REPORT (PDF)
- 071221 RESOURCE MANAGEMENT - 2nd QUARTERLY REPORT (PDF)
- 071221 COLLECTOR - 2nd QUARTERLY REPORT (PDF)
- 071221 ORDER NO. 07-12-2021-02 - STORM SEWER EASEMENT EX-OFFICIO COMMISSIONER (PDF)
- 071221 STORM SEWER EASEMENT - CITY OF OZARK (PDF)

The Treasurer is hereby ordered to pay the following entities:

RECEIVED

JUL 07 2021

@10:29

KAY BROWN
COUNTY CLERK

FB


2021 #310 Sales Tax
R#: 4523
July 7, 2021


Road & Bridge Sales Tax

July 2021 Term


Sales Tax #310 Received			496,634.39		CKS
Common Road I		30.98%	153,857.33	231-49290	
Common Road II		30.39%	150,927.19	232-49290	
Common Road I			17,708.33	231-49290	
Common Road II			17,250.00	232-49290	
Budget Apportionment					
Common I Total			171,565.66	221-800-59501	
Common II Total			168,177.19	221-800-59502	
Amount To Remain in Pool			156,891.54		


Presiding Commissioner Ralph Phillips


Western Commissioner Hosea Bilyeu


Eastern Commissioner Lynn Morris

IN TESTIMONY WHEREOF I, have hereunto set my hand and affixed the seal of said Commission, at my office in Christian County this, the 12th day of July, 2021.


Kay Brown, Clerk of the County
Commission

Kelly Hall, Recorder of Deeds
Christian County, Missouri

2nd Quarter 2021

Fee Allocation

Report Dates: 04/01/2021 to 06/30/2021

Account Description	Account Code	Deposit Amount
GENERAL REVENUE	100-000-4265	\$137,924.00
RECORDER TECHNOLOGY	100-000-4266	\$22,907.50
RECORDER USER FEE	100-000-4267	\$13,986.00
SHELTER FUND	100-000-4268	\$960.00
STATE USER FEE	100-000-4269	\$12,636.00
STATE POOL	100-000-4270	\$12,252.00
MISSOURI HOUSING TRUST	100-000-4271	\$18,378.00
CHILDRENS TRUST (ML APP)	100-000-4272	\$2,880.00
CHILDRENS TRUST (ML CERT)	100-000-4273	\$2,219.00
CERF FUND	100-000-4285	\$44,472.00
GENERAL REVENUE - COPIES LAND	GENREV-COPY-LAND	\$3,950.00
GENERAL REVENUE - COPIES ML	GENREV-COPY-ML	\$635.00
OVERPAYMENTS	OVER	\$45.00
Total of Allocations		\$273,244.50

*\$12,288 over
2020 2nd Quarter*

Fee Allocation

Account Description	Account Code	Deposit Amount
GENERAL REVENUE	100-000-4265	\$137,329.00
RECORDER TECHNOLOGY	100-000-4266	\$21,917.50
RECORDER USER FEE	100-000-4267	\$12,732.00
SHELTER FUND	100-000-4268	\$700.00
STATE USER FEE	100-000-4269	\$11,732.00
STATE POOL	100-000-4270	\$11,452.00
MISSOURI HOUSING TRUST	100-000-4271	\$17,178.00
CHILDRENS TRUST (ML APP)	100-000-4272	\$2,100.00
CHILDRENS TRUST (ML CERT)	100-000-4273	\$1,414.00
CERF FUND	100-000-4285	\$41,122.00
GENERAL REVENUE - COPIES LAND	GENREV-COPY-LAND	\$2,822.00
GENERAL REVENUE - COPIES ML	GENREV-COPY-ML	\$405.00
OVERPAYMENTS	OVER	\$53.00
Total of Allocations		\$260,956.50

Kelly Hall, Recorder of Deeds
Christian County, Missouri

Monthly Activity Summary

Counts

Copy Fees - \$3967.00
eRecordings - \$203416.00
Federal TaxLien - 18 Documents
Federal TaxLien Releases - 23 Documents
Land Instruments - 6065 Documents
Land Non-Standard Fees - 54 Documents
Marriage Certified Copy - 317 Documents
Marriage License - 192 Documents
Military Sep - 3 Documents
Plats - 23 Documents
State TaxLien - 0 Documents
State TaxLien Releases & Expunge - 2 Documents
Surveys - 33 Documents

Kelly Hall, Recorder of Deeds
Christian County, Missouri

YTD 2021

Fee Allocation

Report Dates: 01/01/2021 to 06/30/2021

Account Description	Account Code	Deposit Amount
GENERAL REVENUE	100-000-4265	\$276,111.25
RECORDER TECHNOLOGY	100-000-4266	\$45,129.25
RECORDER USER FEE	100-000-4267	\$28,020.00
SHELTER FUND	100-000-4268	\$1,350.00
STATE USER FEE	100-000-4269	\$24,870.00
STATE POOL	100-000-4270	\$24,330.00
MISSOURI HOUSING TRUST	100-000-4271	\$36,495.00
CHILDRENS TRUST (ML APP)	100-000-4272	\$4,050.00
CHILDRENS TRUST (ML CERT)	100-000-4273	\$3,465.00
CERF FUND	100-000-4285	\$87,405.00
GENERAL REVENUE - COPIES LAND	GENREV-COPY-LAND	\$6,637.25
GENERAL REVENUE - COPIES ML	GENREV-COPY-ML	\$991.00
OVERPAYMENTS	OVER	\$68.00
Total of Allocations		\$538,921.75

\$93,138.25
over 2020 YTD

Kelly Hall, Recorder of Deeds
Christian County, Missouri

YTD 2020

Fee Allocation

Report Dates: 01/01/2020 to 06/30/2020

Account Description	Account Code	Deposit Amount
GENERAL REVENUE	100-000-4265	\$228,513.25
RECORDER TECHNOLOGY	100-000-4266	\$40,871.25
RECORDER USER FEE	100-000-4267	\$21,927.00
SHELTER FUND	100-000-4268	\$995.00
STATE USER FEE	100-000-4269	\$20,252.00
STATE POOL	100-000-4270	\$19,854.00
MISSOURI HOUSING TRUST	100-000-4271	\$29,781.00
CHILDRENS TRUST (ML APP)	100-000-4272	\$2,985.00
CHILDRENS TRUST (ML CERT)	100-000-4273	\$2,632.00
CERF FUND	100-000-4285	\$71,200.00
GENERAL REVENUE - COPIES LAND	GENREV-COPY-LAND	\$5,935.00
GENERAL REVENUE - COPIES ML	GENREV-COPY-ML	\$753.00
OVERPAYMENTS	OVER	\$85.00
Total of Allocations		\$445,783.50

Resource Management Department
2021 – Second Quarter Report
to the
County Commission



July 8, 2021

Planning and Development Department

As part of the 2021 department budget the County Commission approved funding to fill the position of Planning and Development Administrator. June 21st marked the first day of work for Joan Doss. She is currently working hard to become familiar with our regulations, processes and current projects the Department is working on. The entire Resource Management Department staff is committed to providing her with the support she will need to fully embrace and succeed in this role.



The Planning Department continues to work with the Southwest Missouri Council of Governments (SMCOG) in providing data and information to be used in our Christian County Comprehensive Plan Update. Public meetings and citizen surveys are planned to ramp up in the second half of this year.

Residential Development

The climate for residential development continues to be strong. So far this year our office has processed 50 Administrative Minor Subdivision applications or re-plats resulting in 57 new parcels which are potential residential building sites.

We were also able to approve the final plat for Phase II of Daybrake Ridge which added another 12 residential lots in Christian County.

We continue to meet with developers regarding additional residential developments which will proceed through the Major Subdivision process in the coming months. There is a 10 lot project on the August agenda already and we currently have several other projects where we anticipate developers beginning the process soon. Those developments will represent additional population growth occurring in Christian County near the existing city limits of Nixa, Billings and the Clever area.

The continued creation of lots and parcels assures that our building inspectors will continue to have a steady supply of new residential inspections to perform for the foreseeable future.

Commercial Development

Our office continues to work with developers on various prospective and ongoing projects throughout the County.

The lack of public sewer and water infrastructure in the unincorporated county limits the desirability for some businesses to locate outside the urbanized core. As always, we regularly work with the Cities of Ozark and Nixa through our Urban Service Area Agreement referring potential commercial projects which could be developed utilizing municipal water and sewer.

While we did not have any brand-new commercial construction projects in the second quarter, we have had a significant number of commercial additions, remodels, and infills. These types of projects are indicative of an active economic environment in our county. The department has continued to perform

inspections on the new Fiocchi administration building and also the expansion of the New York Air Brake facility.

Infills are taking place at the Tuscany Hills commercial structures on Guin Rd. It will be a welcome change to see these buildings finally occupied after sitting vacant for so many years.

The department also looks forward to construction of a new Dollar General Store in the Bruner area and also a Brew Pub being developed in Fremont Hills.

Building Inspections

The pace at which our Building Inspections Department continues to receive permit applications has not slowed down. After having its busiest first quarter ever the department followed up with its busiest second quarter ever. The 82 permits issued in April marks the busiest single month on record.



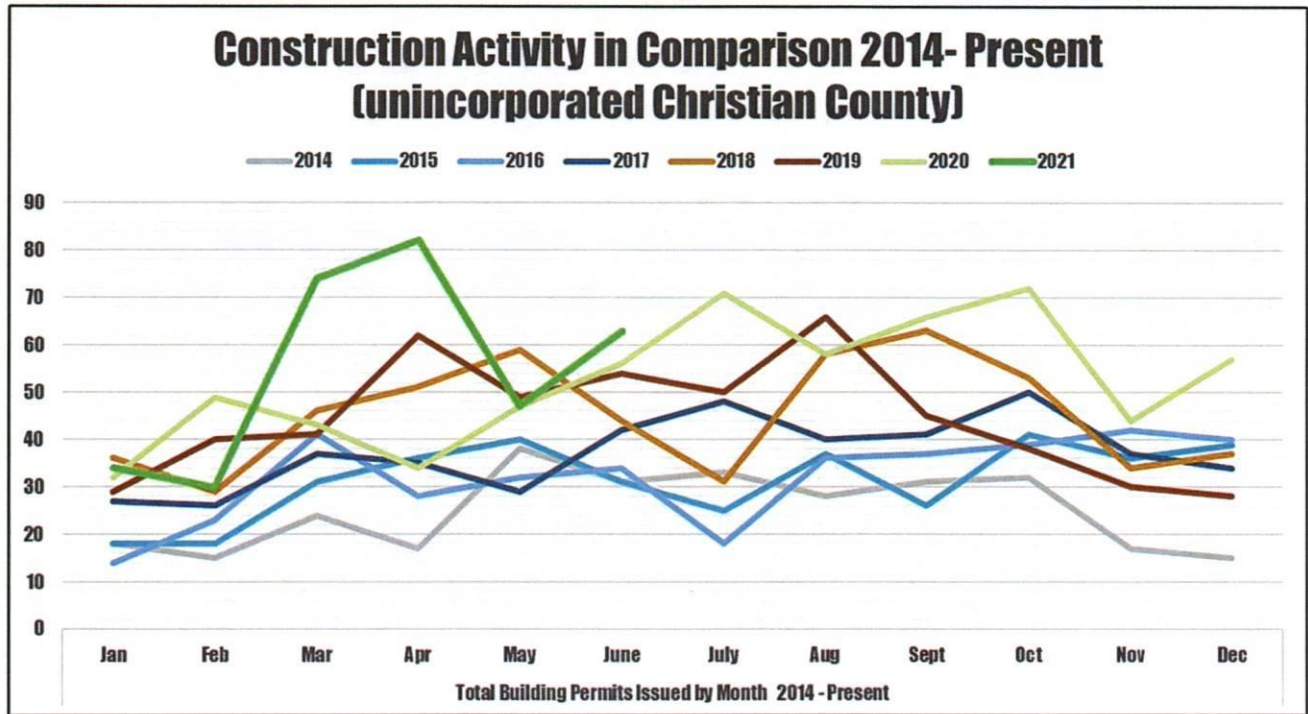
If we take into account the third and fourth quarters from 2020, this most recent 12-month stretch has been by far the busiest we have ever experienced. This is even more remarkable if we consider some of the outside factors which might otherwise have a dampening effect on construction activity:

- Effects of the Pandemic
- Cost of materials
- Increase in land value
- Scarcity of qualified labor

It would be reasonable to expect these types of issues to have devastating effects on the construction market, yet here we are again, anticipating another record year in terms of permits issued. This is a testament to the ongoing desirability of Christian County as a place to live.

Total Building Permits Issued by Month 2014 - Present													
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
2014	18	15	24	17	38	31	33	28	31	32	17	15	299
2015	18	18	31	36	40	31	25	37	26	41	36	39	378
2016	14	23	41	28	32	34	18	36	37	39	42	40	384
2017	27	26	37	35	29	42	48	40	41	50	37	34	446
2018	36	29	46	51	59	44	31	58	63	53	34	37	541
2019	29	40	41	62	49	54	50	66	45	38	30	28	532
2020	32	49	43	34	47	56	71	58	66	72	44	57	629
2021	34	30	74	82	47	63							330

After record months in March and April, the pace has regressed to what we might more reasonably expect in May and June as indicated by the bright green line in the graph below.



The level of activity we are currently experiencing continues to outpace where we were last year. In order to get the team through this busy period we have hired Don Duncan, a recently retired Ozark building inspector to assist with plan review as an occasional part-time employee. He has already proven to be a very valuable resource to our staff and the citizens we serve.

We are continuing to track the growth in the number of permits issued for solar panel installation. In the first quarter we issued 16 solar panel permits which is our highest first quarter to date. That number was duplicated in the second quarter, placing us well ahead of any prior year’s pace for this type of permit.

The department replaced its 2008 Chevy Silverado with a Ford Ranger which was received in May. We expect this vehicle to be more fuel efficient and hopefully be maintenance free for some time. The 2008 Silverado has been taken on by the Maintenance Department where it can still be useful for that departments more localized needs.

Recycling Center

Lee and Danny at the recycling center continue to do a great job every day operating and maintaining this facility.



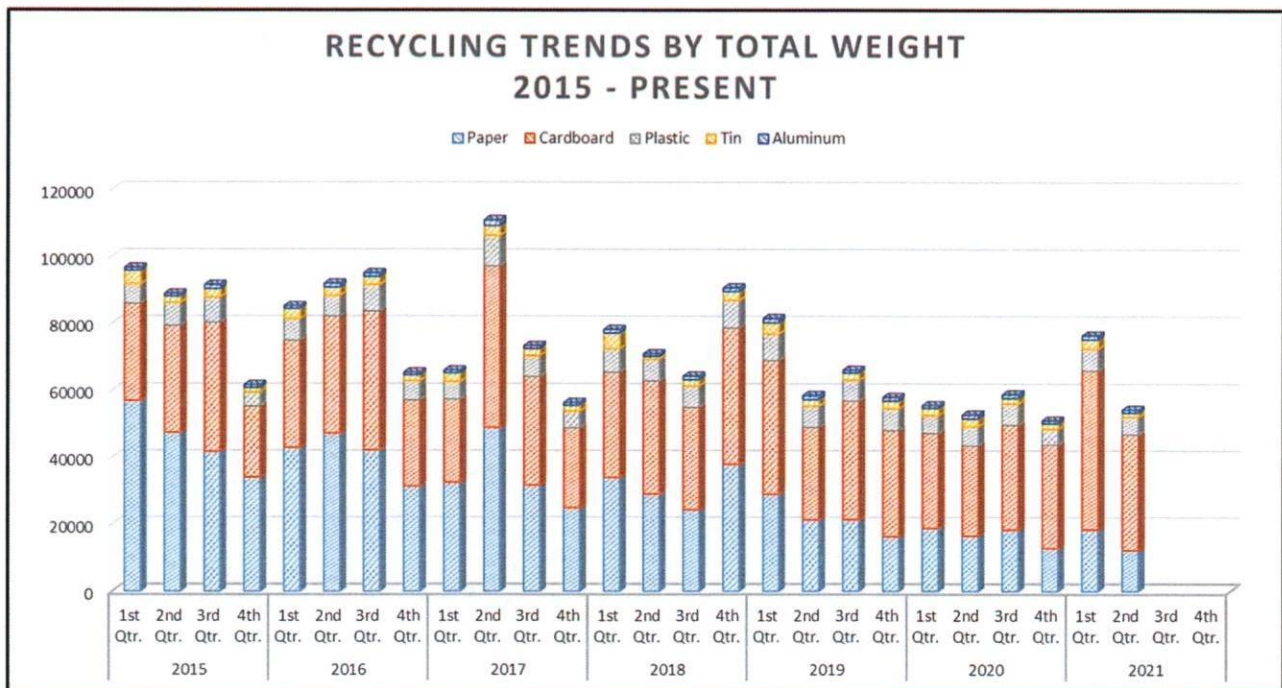
Materials processed and shipped to Greenway this year compared to last year:

Year to Year Comparison (in pounds)		
Material	April - June 2020	April - June 2021
Paper	16506	12204
Cardboard	27114	34776
Plastic	5752	5240
Tin	2330	1314
Aluminum	1144	790
Total weight	52,846 lbs	54,324 lbs

In terms of total weight collected this year, we are surpassing last year by 22,666 lbs. The increase is due mainly to a large increase in cardboard collected.

Our Lead Recycling Attendant, Danny Fenley, has notified us that he intends to retire at the end of this year. He has been a reliable and integral part of keeping that facility running.

Essentially, the Recycling Center is a two-person operation. We will be working closely with Human Resources in the coming months to identify a quality candidate to fill the upcoming vacancy and work toward a seamless transition.



Our 2020 grant application to the Ozarks Headwaters Recycling District (District O) was officially funded in the second quarter and has allowed us to purchase new drop-off receptacle containers for the recycling center. The addition of these containers provides a more functional and visually appealing *process for citizens dropping off recyclables.*

The Recycling Center has also resumed the practice of providing the opportunity for individuals to work community service hours which are ordered by the Court.

Environmental



The floodplain mapping update project continues. Recent information from our regional floodplain management director presents a timeline leading up to the adoption of new maps at the end of 2021. We anticipate more activity and movement on this project in the coming months.

Based upon recommendation from SEMA, we will also be reviewing the County's adopted floodplain ordinance to identify aspects which must be updated or amended to properly align with provisions of the NFIP which may have changed over the last 25 years.

Other Projects

The Resource Management Director and Highway Administrator are continuing to work with Great River Engineering to develop a master plan for the 40 acres at 2701 W. Jackson St. A primary goal in the immediate future is to estimate and plan for infrastructure needs at full buildout in order to determine the scope of and specifications for improvements to be done in the near term.

We are also actively researching and evaluating the eligibility of project ideas which could be potential uses of ARPA funding. Most notably is the Stormwater Infrastructure Improvements project which was recently presented to the Commission.

Our Facility

As the prevalence of COVID has declined and vaccination numbers have grown we have resumed hosting meetings in our large meeting room. We continue to encourage spacing of individual attendees while making hand sanitizer and masks readily available for the public to use.

A handwritten signature in black ink, appearing to read "Todd M. Wiesehan", written over a horizontal line.

Todd M Wiesehan
Director, Resource Management Department

Highlights for second quarter:

The Collector's office is working on the tax sale to held on August 23, in the second floor courtroom. At this time, we have 54 parcels to be listed in the paper in comparison last year approximately 100. I believe this is due to the government money given out. Sold a post Third property earlier this year and cleaned up back years taxes from 2007 to 2013. There is \$130,000 less on back tax delinquent books at this time compared to last year. Again this year we will be posting signs on properties to be sold in tax sale. The Assessor office will assist so we can be sure to post the correct property. This will happen last of July to first of August.

Last quarter discussed December 31, 2021 closing for New Years Day. The Collector's along with the Assessor's office feel their offices should be open to serve the taxpayer.

Respectfully,

A handwritten signature in black ink that reads "Ted Nichols". The signature is written in a cursive style with a large, sweeping initial "T".

Ted Nichols
Collector

ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: July 12th, 2021

SUBJECT: Approval of Storm Sewer Easement to Ozark, Missouri for operation and maintenance of an open and closed drainage system on County property.

WHEREAS, the City of Ozark has requested Christian County, Missouri to convey a permanent non-exclusive storm sewer easement in, under, over and through certain real property owned by Christian County for the construction, operation and maintenance of an open or enclosed storm water drainage system which they deem necessary to convey storm water within the Easement Area, said storm sewer easement being more specifically described in Exhibit "A" attached hereto.

The Christian County Commission, upon motion duly made by Commissioner Bilyeu, seconded by Commissioner Morris, and concurred by Presiding Commissioner Ralph Phillips, did unanimously agree that the Storm Sewer Easement between Christian County, Missouri and the City of Ozark, Missouri is hereby approved.

IT IS ORDERED that Christian County Resource Director, Todd M. Wiesehan, execute a Storm Sewer Easement in favor of the City of Ozark, Missouri on behalf of Christian County as its Ex-Officio Commissioner, and that said Storm Sewer Easement, a copy of which is attached as Exhibit A, may be recorded in the Christian County Office of the Recorder of Deeds.

Done this 12th day of July, 2021, at 9:11 o'clock a.m.

CHRISTIAN COUNTY COMMISSION

Ralph Phillips
Ralph Phillips
Presiding Commissioner

YES X

7/12/21
Date

Hosea Bilyeu
Hosea Bilyeu
Western Commissioner

YES X

7-12-2021
Date

Lynn Morris
Lynn Morris
Eastern Commissioner

YES X

7-12-21
Date

ATTEST:

Kay Brown
Kay Brown
Christian County Clerk

STORM SEWER EASEMENT

THIS INDENTURE made this 12th day of July, 2021 by and between Christian County, Missouri, a municipal corporation, by and through its Ex-Officio Commissioner, Todd M. Wiesehan, (Grantor) and the City of Ozark, Missouri, a municipal corporation (grantee). The mailing address of Grantor is 1106 W. Jackson St., Ozark, MO 65721. The mailing address of Grantee is City Of Ozark, Missouri P.O. Box 295 Ozark, Missouri 65721.

WITNESSETH, that said Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell, convey and confirm unto said Grantee, its successors and assigns, the following described interest in real estate in the County of Christian, State of Missouri, to-wit:

A NONEXCLUSIVE PERMANENT STORM SEWER EASEMENT IN, UNDER AND THROUGH THE REAL PROPERTY MORE FULLY DESCRIBED IN EXHIBIT “A” WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (“Easement Area”)

TO HAVE AND TO HOLD said Easement Area for the purpose of constructing and maintaining an open or enclosed storm sewer drainage system or for such other purposes hereinabove set out, together with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining, unto said Grantee, and unto its successors and assigns, forever, said Grantor is hereby covenanting on its part and on behalf of its successors and assigns that said Grantor is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that said Grantor has good right to convey the easement interest stated herein; that the said premises are free and clear of any encumbrances done or suffered by Grantor or those under whom Grantor claims.

Said Grantor further covenants on its part and behalf of its successors and assigns that said Grantor will not cause any improvements to be erected on the Easement Area herein conveyed without the express written approval of Grantee, including but not limited to the following:

No draining improvements or collection facilities shall be constructed within the Easement Area without the approval and consent of Grantee.

No buildings, structures, fill, rock or other materials shall be placed within the Easement Area, nor shall the drainage pattern be otherwise altered by raising or lowering the elevation of the land encumbered by the easement in any manner which shall impede or divert the passage of storm water or surface water from the point of its entry into the Easement Area from the higher adjoining property to the point of its discharge therefrom into the lower adjoining property.

Grantor, its successors and assigns, agree to maintain the Easement Area and in a functional condition and shall have full and complete responsibility for repair and maintenance of the easement, including mowing, and removal of brush and debris or any other accumulated materials which interfere with the operation of the stormwater conveyance system, but excluding the responsibility for the repair and/or maintenance of any stormwater conveyance system improvements now or hereafter located thereon. If Grantor, or Grantor's successors or assigns shall fail to maintain the Easement Area or alterations made by such persons, in a reasonably functional condition, Grantee may enter the Property and do all things necessary to restore and maintain the Easement Area, the reasonable cost of which work shall be a personal obligation and liability of the then owner of the tract of land subject to this easement, and upon the recording of a statement thereof with the Recorder of Deeds, shall also constitute a lien against said Property which shall run with the land until satisfied and released.

The foregoing covenants shall run with the land and are binding upon Grantor and Grantor's successors and assigns.

By acceptance of this conveyance, said Grantee hereby covenants on its behalf, and on the behalf of its successors and assigns, that it will for the benefit of the Grantor, and Grantor's successors and assigns, restore the Easement Area as nearly as reasonably possible to the same condition in which it existed immediately prior to any construction activity as may be done thereon and therein from time to time, all within a reasonable time thereafter; Grantee further covenanting in this regard that it will, among other things; (1) insofar as reasonably possible cause any excavation upon the Easement Area to be backfilled and graded to the original grade or as shown on the proposed engineering plan; (2) remove, insofar as reasonably possible, all debris resulting from construction; (3) cause the re-seeding of any disturbed area; (4) use reasonable care to preserve those trees located within the Easement Area; (5) provide, at reasonable times during construction, access to the public street where any excavation upon the Easement Area might otherwise interfere therewith; and (6) that it will replace any improved walkway, drive, or retaining wall damaged or destroyed by construction.

The easement shall also confer on Grantee the right to trim and/or remove all trees, shrubs, bushes, plantings, and other vegetation located within the Easement Area.

Grantor shall retain all rights to the use and occupancy of the Easement Area subject to the easement herein given. Grantor may grant easement rights to other person or entities as the Grantor deems appropriate and that will not interfere with the Grantees full employment of the easement rights granted herein.

The Easement granted in this indenture is limited to the uses and purposes hereinbefore expressed and for no other purpose whatsoever. The foregoing covenants shall run with the land and are binding upon Grantor and Grantor's successor and assigns.

