

## Christian County Commission

Notice is hereby given that the Christian County Commission met in regular session at:  
The Historic Christian County Courthouse | 100 W. Church Street Room 100 | Ozark, Missouri, 65721  
On the 13<sup>th</sup> day of September 2022, at 9:00 a.m.

### Meeting Minutes

#### Attendees:

Presiding Commissioner Ralph Phillips -Absent	Christian County Soil & Water, Steven Phillips
Eastern Commissioner Lynn Morris	EMA Asst. Director, Bandi Kolbe
Western Commissioner Hosea Bilyeu	CCDCC, Bob Rubino
Commission Executive Assistant Tammy Nuckolls	Collector, Ted Nichols
HR Benefits Coordinator, Krista Raleigh	Chief Deputy Payroll, Paula Brumfield
County Sheriff, Brad Cole	Christian County Soil & Water, Sam Schaumann
Executive Administrative Assistant Alicia Chaves	Highway Administrator Miranda Beadles
Treasurer, Karen Matthews	HR Director, Amber Bryant
Planning & Dev. Administrator, Joan Doss	City of Ozark Mayor Brad Jackson
Schuchmann Dev. Group, Johnny Monger	Christina Sloan
County Clerk, Kay Brown	Rick Sloan
Christian County Soil & Water, Cody Hull	

A quorum was established at 9:00 am.

Eastern Commissioner Morris (serving as Presiding Commissioner) entertained a motion to approve the consent agenda, which includes approval of today's agenda, approval of regular session minutes from September 6th, 2022, approval of support letter for White River Electric, approval of closed session minutes from August 30th, 2022 – per RSMo 610.021.2, regarding real estate, approval of financials – Sales Tax Court Order #09-13-2022-01.

Eastern Commissioner Morris entertained the motion to approve. Western Commissioner Bilyeu made the motion. Eastern Commissioner Morris seconded the motion.

Aye: Western Commissioner Bilyeu and Eastern Commissioner Morris.

Motion passed

The Commissioners met with presenter Karen Matthews, Treasurer, regarding Election Funds for the Secure Rural Schools & Community Self-Determination Act. We are receiving less than \$100,000.00 this year and would like it to go towards Title I. 75% is allocated to the schools, and 25% would go to the road district, which is Common 1.

Eastern Commissioner Morris entertained the motion to approve. Western Commissioner Bilyeu made the motion. Eastern Commissioner Morris seconded the motion.

Aye: Western Commissioner Bilyeu and Eastern Commissioner Morris.

Motion passed

The commissioners met with Cody Hull regarding Christian County Soil & Water. We are requesting \$10,000.00 to augment our local fund account, which supports equipment and maintenance, staff expenses, newsletters, field days, and administrative costs. We would use the ten thousand to help the county's citizens and purchase a new drill.

Eastern Commissioner Morris entertained the motion contingent on Amy Dent's approval. Western Commissioner Bilyeu made the motion contingent on final approval from Amy Dent. Eastern Commissioner Morris seconded the motion.

Aye: Western Commissioner Bilyeu and Eastern Commissioner Morris.  
Motion passed.

The Commissioners met with presenter Kay Brown regarding the certified levies for Christian County. I'm certifying the Levies today, to you, for the record, so it goes in our history. If you notice, there is nothing for 2022 because on October 1st, 2022, the final book will be printed for the year. At that point, Kay will put the totals for 2022, and she will submit another one for you to attach, so you have your final assessment for the entire year.

Western Commissioner Bilyeu - This has been submitted for the record. Let the record show that you did what you were supposed to do.

The Commissioners met with presenter Brandi Kolbe regarding Enhancing Community Preparedness & Resilience (ECPR) grant. We would like permission to apply for the State Homeland Security Program Enhancing Community Preparedness & Resilience grant. This is a new grant that they are offering this year. We are applying for about \$6,600.00 to buy supplies. The supplies would be for training CERTS and medical core-type supplies.

Eastern Commissioner Morris entertained the motion to approve the grant. Western Commissioner Bilyeu made the motion. Eastern Commissioner Morris seconded the motion.

Aye: Western Commissioner Bilyeu and Eastern Commissioner Morris.  
Motion passed

Closed Session per RSMo 610.021.3, Personnel

The Commissioners met with presenter Joan Doss Planning & Zoning regarding the Hearing for rezoning applications #2022 – 0204 & 2022 – 0205. We have two rezoning cases for your approval. The first is application #2022-0204. The applicant is Schuckmann Development group with the representative Johnny Monger, who is an attendant if you have any questions. The current zoning of the parcel is R-1 (suburban Residence), and the proposed zoning is C-1 neighborhood commercial. The property is located in Clever. The applicant proposes the change in zoning district classification for a 3.0-acre parcel from R-1 to C-1 so that it can be lawfully utilized as a general commercial site for land use acceptable within the Neighborhood Commercial district. The application notes that the site would be used for an office. There are no sinkholes on this property. The C-1 Neighborhood Commercial district regulations have specific development standards, including 40% of the property being reserved for open space and no more than 60% of the property being an impervious surface which includes up to 35% of the property being used for structures. An existing well and septic system are shared with two neighboring residences. It's a recorded shared well agreement.

Eastern Commissioner Morris entertained the motion to approve this zoning request. Western Commissioner Bilyeu made the motion to approve #2022 – 0204. Eastern Commissioner Morris seconded the motion.

Aye: Western Commissioner Bilyeu and Eastern Commissioner Morris.  
Motion passed

The next item is another request for a zoning change, case #2022 – 0205. The applicant is Megan Sloan. The current zoning for this is R-1 (Suburban Residence), and the proposed zoning is C-1 neighborhood commercial. This property is located along Elder Rd, parcel #20-0.6-13-2-4-3.031. The applicant proposes the change in zoning district classification for a +/- 0.60-acre parcel from R-1 to C-1 so that it can be lawfully utilized as a general commercial site for land use acceptable within the Neighborhood Commercial district. The applicant notes that the site would be used for a coffee shop. There is no floodplain or known sinkhole

area on the property. The Planning and Zoning Commission reviewed this application at its August 15th meeting and voted unanimously to recommend approval of this rezoning request.

Eastern Commissioner Morris entertained the motion to approve this Planning & Zoning request. Western Commissioner Bilyeu made the motion to approve. Eastern Commissioner Morris seconded the motion.

Aye: Western Commissioner Bilyeu and Eastern Commissioner Morris.

Motion passed

The meeting recessed at 10:40 am

Eastern Commissioner Morris announced the return to open session at 11:00 am

The Commissioners met with presenter Sheriff Cole regarding Contract renewal – Ozark Printing Company – Graphics for Fleet Vehicles. This is the contract renewal for Fleet Vehicle Graphics. The contract was awarded last year. This is the first year of renewal, and we are asking you to renew this. The pricing stays the same, and the contract terms are the same.

Eastern Commissioner Morris entertained the motion to approve. Western Commissioner Bilyeu made the motion. Eastern Commissioner Morris seconded the motion.

Aye: Western Commissioner Bilyeu and Eastern Commissioner Morris.

Motion passed.

The Commissioners met with presenter Sheriff Cole regarding MOU with Spokane Schools. The sheriff has been working on getting the Spokane School District to enter into some agreement with the county's Sheriff Department to put a deputy in the school at Highlandville Elementary and Spokane Middle school and High School. We will provide a commissioned deputy to the school district that follows all of our policies that a regular employee would follow. The county will be providing deputy training for the deputy. The only cost or expense is the agreement that the county will lease the school district a patrol vehicle for the school year, and the cost is \$1 per school year. We would assign a car to the school district for that deputy to drive. They have agreed to cover the related insurance cost, so anytime that vehicle is being operated for school district purposes, it's covered under their insurance.

Eastern Commissioner Morris entertained the motion to approve. Western Commissioner Bilyeu made the motion. Eastern Commissioner Morris seconded the motion.

Aye: Western Commissioner Bilyeu and Eastern Commissioner Morris.

Motion passed.

The meeting adjourned at 11:07 am

Note Bob Rubino returned his key that opens the exterior doors in the historic courthouse.

  
Western Commissioner  
Hosea Bilyeu

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Presiding Commissioner  
Ralph Phillips

  
Eastern Commissioner  
Lynn Morris