



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

SCHEDULED

MEETING ATTACHMENTS (ID # 5363)

Meeting: 10/04/22 09:00 AM

Department: County Clerk

Category: Meeting Items

Prepared By: Paula Brumfield

Initiator: Paula Brumfield

Sponsors:

DOC ID: 5363

Meeting Attachments

ATTACHMENTS:

- 100422 BUDGET AMENDMENT REQUEST (Circuit Clerk - Law Library) (PDF)
- 100422 BUDGET AMENDMENT REQUEST (Juvenile - Grant Funding) (PDF)
- 100422 Letter Regarding Local Assistance and Tribal Consistency Fund (PDF)
- 100422 Human Resources 3rd QUARTER REPORT (PDF)
- 100422 Building Inspections - Fee Schedule (PDF)
- 100422 Building Codes and Regulations (PDF)
- 100422 REZONING PRESENTATION RECOMMENDATION Case #2022-0219 (PDF)
- 100422 Fresh Solutions Letter (CASE #2022-0219) (PDF)
- 100422 REZONING PRESENTATION STAFF REPORT 2022-0219 (Fresh Solutions) (PDF)
- 100422 ORDER NO. 10-04-2022-01 (CASE #2022 - 0219) Fresh Solutions (PDF)

Budget Amendment Request Form

County of CHRISTIAN ♦♦♦ State of MISSOURI

2022-1

Date: 9/6/2022

| PERSON REQUESTING | TITLE/POSITION | DEPARTMENT |
|-------------------|----------------|---------------------|
| Barb Stillings | Circuit Clerk | Consolidated Courts |

Item (s) Requested : Appropriation of unanticipated revenues

Reason for Request: Additional Court Fees Received

Amount Requested : 7,000.00

Source of Funds: Court Fees
(Other Rev., Grants, etc..)

Line Item Coverage : 269-610-52515
(Account No(s).)

I certify that the items(s) listed above is(are) appropriate and necessary for the operation of this department and that there is sufficient funds to cover the estimated cost.

Signature: Barb Stillings

Date: 9-26-2022

CERTIFICATION OF AUDITOR

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of anticipated revenue appropriated for payment of same.

Amy Dent 10/4/2022
Auditor Certification Date

APPROVAL OF THE CHRISTIAN COUNTY COMMISSION

10/4/2022
Date

[Signature] 10/4/2022 [Signature] 10/4/22
Presiding Commissioner Commissioner Eastern District Commissioner Western District

Budget Amendment Request Form

County of CHRISTIAN ♦♦♦ State of MISSOURI

2022-2

Date: 9/8/2022

PERSON REQUESTING

TITLE/POSITION

DEPARTMENT

Perry Barnes

Chief Juvenile Officer

Juvenile

Item (s) Requested : Appropriation of unanticipated revenues

Reason for Request: Additional Grant Funding Received

Amount Requested :

25,400.00

Source of Funds:

(Other Rev., Grants, etc..)

Grant

Line Item Coverage :

(Account No(s).)

101-150-51120 - +\$20,835
101-150-51220 - +\$1,602
101-150-51210 - +\$2,863
101-150-51250 - +\$100

I certify that the items(s) listed above is(are) appropriate and necessary for the operation of this department and that there is sufficient funds to cover the estimated cost.

Signature: [Signature]

Date: 9.26.22

CERTIFICATION OF AUDITOR

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of anticipated revenue appropriated for payment of same.

[Signature]
Auditor Certification

10/4/2022
Date

APPROVAL OF THE CHRISTIAN COUNTY COMMISSION

10/4/2022
Date

[Signature]
Presiding Commissioner

[Signature] 10/4/22
Commissioner Eastern District

[Signature]
Commissioner Western District

Dear County Government Representative,

Today, Treasury launched the Local Assistance and Tribal Consistency Fund (LATCF) for eligible revenue sharing counties. The American Rescue Plan (ARP) appropriated \$2 billion to Treasury across fiscal years 2022 and 2023 to provide payments to eligible revenue sharing counties and eligible Tribal governments for use on any governmental purpose except for a lobbying activity.

Specifically, the LATCF reserves \$750 million to allocate and pay to eligible revenue sharing counties for each of fiscal years 2022 and 2023. Treasury has published a summary of the methodology used to determine eligibility and allocations for eligible revenue sharing counties on its website. The governments of the District of Columbia, the Commonwealth of Puerto Rico, Guam, and the U.S. Virgin Islands are defined by statute as eligible revenue sharing counties under the LATCF. Other materials related to the LATCF can be viewed on the LATCF homepage at treasury.gov/LATCF.

Eligible revenue sharing counties may review their specific allocation amounts under the program and request payment of their allocation through the Treasury Submission Portal on the LATCF homepage. Eligible recipients will be required to complete payment information and sign program terms and conditions. **The portal will open on Thursday, September 29, 2022. Please visit treasury.gov/LATCF for a link to the Treasury Submission Portal starting at that time.**

Eligible revenue sharing county governments must request funding by January 31, 2023 at 11:59 PM AKST. If an eligible revenue sharing county does not complete its submission by that deadline, the county will not be eligible for either the first or second payment under the LATCF. The first payment will be available immediately and will be made to eligible recipients on a rolling basis. Treasury expects to make the second payment after the start of calendar year 2023.

Under this program, recipients have broad discretion on uses of funds, similar to the ways in which they may use funds generated from their own revenue sources. Recipients should review the LATCF Eligibility and Allocation Methodology for County Governments to learn more about eligibility for the program and Treasury's allocation methodology and the LATCF guidance to learn more about eligible uses and other important information related to the fund.

Treasury will be hosting an information session on October 4, 2022, at 3:00pm ET for eligible revenue sharing counties on the LATCF. You may register here for the information session.

For questions regarding the LATCF, please email LATCF@treasury.gov.

Sincerely,
US Department of the Treasury

Human Resources Quarterly Review

July – September 2022

Human Resources

CURRENT Active Employees: 243

Third Quarter 2022:

| | |
|---------------------------|---------------------------------------------------------------------|
| New Hires: | 3 rd Quarter: 21 |
| Separation of Employment: | 3 rd Quarter: 11 (2 Terminations) (9 Resignations) |

- Created and conducted Sexual Harassment Prevention Training classes with 100% employee compliance
- Working with Croley to secure the best deal for our insurance needs in 2023
- Managed weekly meetings with vendors to ascertain the County's needs for telephone, internet, and technology services. DUO and End of Life (EoL) updates completed, GoTo phone transfer will be complete in October.
- Successfully completed Missouri Employer's Mutual (MEM) Workers' Comp Audit
- Updated and distributed the County's Compensatory Time policy to Overtime effective July 10, 2022. Tracked Compensatory Time payouts and overtime usage.
- Updated and Maintained the Employee Referral Plan
- Provided administrative support to the Highway Department for the purpose of offering CDL Training to County Employees
- Created Employment Agreements for CDL and MULES Certification
- Pandemic Updates
 - HR has tracked each employee absence since 3/30/2020 to ensure safety of our workforce/contain exposure. The Federal Emergency Paid Leave ended on 9/30/21 but we continued to track absences.
 - HR orders/tracks/monitors take-home COVID-19 test kits to employees and their dependents.
 - 7 Employees tested Positive for COVID-19 in the 3rd Quarter, HR has tracked each positive employee case and conducted all contact tracing of employee exposures.
 - Positive Employees are contacted to discuss their HIPAA rights and to identify anyone who might have been exposed through their employment. (We use the recommended guidelines of the CDC.)
 - All Employees (and potentially citizens) identified as highly exposed are contacted within the hour of positive results.
 - If warranted, an Internal Memo is drafted and sent to Office/Building exposed.
 - Positive and Exposed Employees are monitored through their exposure period.
 - Completed all ARPA reimbursement/Check Requests for our Employee COVID-19 Testing
- Tracked multiple FMLA leaves
- Tracked and monitored multiple Worker's Comp injuries/claims.

- Conducted personal orientations for all new hires/benefits and Exit Interviews with separating employees
- Planned a Flu Shot Clinic for employees (being held today)
- Participated in an Active Shooter Drill with EMA/CERT and members of law enforcement
- Completed Random Drug Testing for 3rd Quarter
- Employee of the Quarter completed for 3rd Quarter
- Remain point person for County Website
- Attended Connell Insurance Summer Seminar
- Worked with a team on the RFP for Onsite Employee Medical Clinic, reviewed proposals submitted by several carriers and checked references
- Serving as the Chair and County liaison between Historic River District, City of Ozark, and the Ozark Chamber of Commerce for the Friday Night Light event series to take place in December on the square.
- Serves as Chair for internal Safety Committee (Meets Quarterly)
- Finalized agreements for Worker's Comp, liability, and cybersecurity policies/coverages that were successfully renewed on July 1, 2022
- Recruitment (234 Applications Reviewed/Received)
- 21 Positions Filled
- 18 positions currently Open
 - Correction Officer/Deputy
 - Jail Custodian
 - Legal Assistant
 - Victim Advocate
 - IT Manager
 - Patrol Deputy
 - Assistant Prosecuting Attorney

Purchasing Agent 3rd Quarter Update

Issued Bids/RFP:

- RFP 2022-15 Multi-Carrier Solutions Provider
- ITB 2022-17 County-Wide Road Striping
- SFS 2022-18 Ulrich Software Inc

Three bids below issued by TierOne Solutions on the County's behalf:

- RFP 2022-20 Technology Services
- RFP 2022-21 Hardware and Cloud Services
- RFP 2022-22 Cybersecurity Services

New Contracts:

- Murney Associates – Brett Heintz
- Stone Realty Group/Keller Williams – Brian Stone
- Estes Stancer Commercial – Kyle Estes
- Homewav
- Henry M. Adkins & Son, Inc.
- GoTo Technologies, Inc.

- Streetwise, Inc.
- Ulrich Software, Inc

Contract Renewals:

- Edward J. Rice – Assessor Contract
- Ozark Printing Company – Sheriff

Emergency Purchase:

- Emergency Jail Building Flooding – Manpower and materials needed for cleanup and restore
- Emergency Jail Camera failure – computer servers needed

Purchasing Update:

- Phones:
 - Evaluation Committee approved the vendor, GoTo Technologies, to provide the phone services.
 - 8/18/22 – held two phone demonstrations at the Resource Management Building that was well intended by county employees.
 - Once Lumen, our current provider, provides the greenlight to switch over the phone lines, we are ready to go.
 - The new physical phones are currently housed at ESB ready to be delivered to departments once Lumen provides the date.
- Worked with Quill.com to go paperless on our invoices.
- August 9th, sent Purchasing update to Elected Officials/Department Heads, see attached.
- Issued a Lowes Home Improvement key tag to requisitioners that provides a 7% discount to all County purchases. Previously we were offered a 5% discount.
- Met with Amazon Business to streamline Amazon ordering process for the County.

National Institute of Governmental Purchasing (NIGP)

Purchasing Agent Hopkins-Will attended the NIGP Conference August 20-24. There were over 300 vendors at the Expo and 70 classes offered.

Below are the vendors are met with:

- Amazon Business
- IonWave
- PlanetBids
- Tyler Technologies
- Omnia
- Graybar
- GovConnections
- Cintas
- CoProcure
- GovDeals

Missouri Association of Public Purchasing (MAPP)

- Attended MAPP Quarterly Board Meeting – July 29th

IT Specialist 3rd Quarter Update

Completed items:

- Rollout of DUO Multi Factor Authentication (+ key FOB program)
- Rebuilt 5x computers for CCSO after flood / floor / wall replacement
- EMA badge system fix
- Report/cleaned up End-of-Life software residing on CC network
- Office 365 replacements/upgrades for CCSO (swapped 87 licenses)
- Coordinated & assisted w/CODY (Live database / training database / Express) upgrades for CCSO
- 5x Toughbook troubleshooting/restore for CCSO Patrol
- Completed NetWatch campus wide security camera replacement project

In-progress:

- GoTo business /desk phone migration
- HC 2x wireless access point per floor project
- Replace old transceivers to decrease network traffic bottle neck between CCSO and HC



CHRISTIAN COUNTY *Resource Management Department*

1106 W. Jackson St.
Ozark, MO 65721

Telephone (417) 581-7242

Fax (417) 581-4623

October 4, 2022

REPORT TO THE COUNTY COMMISSION

Subject: Changes to Building Inspections Department Fee Schedule

The County Commission in first and second-class counties under 64.170 RSMo is given authority to “establish a schedule of permit, license and inspection fees” for the Building Inspections Department.

The last time our Building Inspections Department reviewed its fee structure and suggested changes to the County Commission was in 2018. At that time, we found that our fee structure was significantly behind/below what is charged by other nearby jurisdictions and the Commission approved several increases to help close that gap. Since that time, our County Building Inspections Department has issued more permits than ever before. Providing inspectors to travel throughout the County to properly perform the inspections required of the permits issued takes significantly more labor hours and equipment than our fee structure will currently support. The increased cost of fuel, vehicle expense, technology and wages are factors which require that the department suggest changes to the permitting fee structure which will better fund the expense of permitting and inspection activities.

For these reasons we are submitting to the County Commission the following recommendations for changes to the Building Inspections Department fee structure known as **Section II. Fees & Permits**.

A copy of the fee structure with proposed changes is attached hereto as Exhibit “A”.

Residential Permits

In reviewing and comparing the fee structures of the Building Inspections Departments in our office, Ozark and Nixa we found that each has unique features such as multipliers and impact fees which collectively contribute to the overall bottom line of total fees collected. In comparing the overall construction permitting cost for the same residential structure if it were built in either Ozark, Nixa or Christian County we found that even with the increases we are requesting, the cost in Christian County remains less than our neighboring jurisdictions.

Our current structure is fairly simple with inspection fees based on calculating 35¢ per sq. ft. for the first 3500 sq. ft. All square footage over 3,500 adds only 5¢ per sq. ft. This square footage cutoff we have used is a concept which dates back to the inception of Building Inspections here in Christian County and was likely a concession made to appease those who may have been against building codes. Back in 2010 only 34% of the permits issued were for homes exceeding 3500 square feet. In 2022 we are now seeing 64% of our homes exceeding that threshold. These large homes typically require the work of several more inspection trips due to the added complexity. This cost in terms of time and labor is not adequately supported by our existing fee structure. The argument could be

made that under our current fee structure, owners of most elaborate and expensive homes receive a discounted rate on their construction permit. This change would provide consistency across the full range of home sizes. Nixa, for example, charges 37¢ per square foot regardless of size and then adds in Park and Police impact fees which add another \$541.00 on top of the permit.

For the sake of perspective – the amount charged for a permit only accounts for about one third of one percent (.00035) of these home values.

Recommendation: Maintain the current base of 35 cents per sq. ft. and remove the cutoff ceiling currently set at 3500 sq. ft.

Accessory Buildings

This inspection fee is based upon the total square footage X 10¢. Regardless of size, our inspectors must make at least one trip to the site wherever it may be in the County. The current minimum must be raised to cover the costs associated with making an onsite inspection.

Recommendation: Increase the minimum inspection fee from \$25 to \$40.

Residential Remodels, Decks and Additions

The permit fee for these types of projects is currently calculated at 8¢ per square foot. Our request is to increase to 10¢ per square foot in order to account for the increased cost of labor and travel to perform these inspections.

Recommendation: Change the per square foot inspection fee shown in item 9 for residential remodels, decks and additions from 8¢ to 10¢.

Manufactured Homes

Our current Manufactured Home installation inspection fee is a flat \$75. We are requesting an increase to \$100. These permits typically require at least two inspection trips to sites in outlying areas. This change will aid in covering the labor, fuel and vehicle maintenance attributable to these permits.

Recommendation: Change the fee for Manufactured Home installation inspection in item 12 from \$75 to \$100.

Swimming Pools

Swimming pool permits are more time consuming than one might expect. Multiple visits are often required in order to get homeowners and builders to comply with basic safety requirements intended to reduce injuries and fatalities to our youngest population.

We currently charge flat fees of \$40 for above grade residential pools and \$100 for below grade pools. Comparatively, Ozark, Nixa and Greene Co. currently charge fees ranging from \$60 - \$160. Increased fuel and labor costs justify an increase here to \$60 and \$120.

Recommendation: Change the permit fee for Residential Pools in item 22 to read: Residential Pool permit fee shall be \$60.00 for pools above grade classification, and \$120.00 for pools below grade classification.

Plan Review Fees

Minimum plan review fees are identified within items 10, 16, 17, 20 & 33. The current minimums are set at \$25. Comparatively, Ozark and Nixa charge between \$50 and \$80. Our request is to elevate the minimum to \$35.

Recommendation: Change the minimum plan review fees are identified within items 10, 16, 17, 20 & 33 from \$25 to \$35.

Re-roof Inspection Fee

The current cost for a re-roof inspection where decking and/or support are being replaced is \$25. In order to adjust for labor and fuel expense we request an increase to \$35.

Recommendation: Change the Re-roof inspection fee identified within item 18 from \$25 to \$35

Expected Changes to Departmental Revenue Based on Recommendations

The projected changes to revenue which follow are based on the permit issuing activity experienced in the first eight months of this year.

Residential per sq. ft. change:

This requested change is the most impactful of among those which are proposed. It's impact, however, **only** applies to new homes which are larger than 3,500 square feet in size and has no effect on citizens wishing to build smaller to medium size homes.

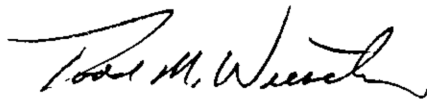
In the first eight months of 2022, the department issued 67 permits for homes with square footages over 3,500. By taking the total of that category of square footage and extrapolating it to a full 12 months, we can expect to see a total of about 203,685 square feet within homes beyond the current 3,500 square foot cutoff.

The recommended change, which applies the full 35¢ instead of the current rate, would have produced an additional \$61,105.50 of added revenue over the course of 2022 to cover department expenses.

The numbers presented above are likely to be higher than what we might anticipate for 2023. While the construction environment remains strong, the implementation of increased interest rates and other factors suggest that our historically high levels of construction may begin a period of decline.

The other recommended changes are generally intended to keep pace with associated costs and generally relate to fees which are not charged in high frequency. The number of times we would actually observe the revenue benefit from those changes is minimal and sporadic in comparison to the residential permits shown above. Collectively, we would anticipate between \$5,000 and \$8,000 in added revenue as a result of these changes.

In summary, the adoption of recommended fee structure changes for the Building Inspections Department could be expected to add approximately \$65,000 to the departmental budget. These funds would be utilized to cover the operational expenses for staffing, technology upgrades and equipment required to properly ensure that construction taking place within our jurisdiction meets the minimum life/safety standards our citizens deserve.

A handwritten signature in black ink, appearing to read "Todd M. Wiesehan". The signature is fluid and cursive, with a large initial "T" and "W".

Todd M. Wiesehan
Director, Resource Management Department

Exhibit "A"

SECTION II. FEES & PERMITS

The following fee schedule shall be known as 'The Christian County Building Permit Inspections Fee Schedule'.

The fees for inspections and plan review services for all construction requiring permits within Christian County Missouri shall be in accordance with the following fee schedule:

1. All Permits shall be charged a \$15.00 Filing Fee for each project.
2. All permits requiring plan review services shall be charged a plan review fee.
3. Any work requiring a permit that has been started without first obtaining a permit, shall be rated at 1-1/2 times the normal permit inspection fee.
4. Addenda to currently permitted and active commercial projects shall be charged an addendum review fee.
5. Appeals. There shall be a fee paid for each appeal made to the Building Code Board of Appeals.
6. The International Building Code Building Valuation Data Table published in August of 2012 shall be used for purposes of establishing construction valuation for all new commercial and residential building projects.
7. The building valuation of all new commercial 'Shell Buildings' shall be calculated at 75% of valuation as established by the International Building Code Building Valuation Data Table published in August of 2012.
8. New residential building permit 'Building Inspection Fee' shall be: 35¢ per sq. ft. for the first 3500 sq. ft. of project, and 05¢ for every sq. ft. over 3500 square feet. Square footage shall be calculated by combining sq. ft. of all floor levels under roof including unfinished basements and attached garages. Uncovered (no roof) attached decks and porches shall not be included in the square foot total.
9. Residential remodels, decks, and additions permit inspection fee shall be: 08¢ ~~10¢~~ per square foot of area remodeled, deck, or addition area, with a minimum fee of \$25.00. The square footage total shall be calculated by including the area of all portions of the work to be performed, including raised decks and porches, covered or uncovered.
10. Residential plan review fee: ~~\$25.00~~ **\$35.00** flat fee.
11. Residential accessory structures inspection fee shall be: 10¢ per sq. ft., with a minimum fee of ~~\$25.00.~~ **\$40.00**
12. Manufactured Home installation inspection fee: ~~\$75.00~~ **\$100.00** flat fee.
13. Demolition permit inspection fee: \$50.00 flat fee.
14. New Commercial Building Permit inspection fee shall be: \$3.75 per \$1000.00 of construction value, with a \$25.00 minimum.

15. Commercial re-models, additions, tenant infill, or change of occupancy permit inspection fee shall be: \$3.75 per \$1000.00 of construction value. Construction value shall be set as estimated by the design professional of responsible charge or 75% of valuation as established by the International Building Code Building Valuation Table published in August of 2012, whichever is less. All commercial re-model, addition, tenant infill, or change of occupancy permits not requiring the services of a design professional shall be: .35¢ per sq. of area remodeled, with a minimum fee of \$50.00.
16. Commercial Plan Review Fee for All Commercial Projects, shall be: 25% of Commercial Building Permit Inspection Fee, with a minimum required fee of \$25.00 **\$35.00**. When the billed third-party review expense exceeds 25% of the permit fee, the actual invoice amount will apply. In circumstances where changes to initially permitted plans require additional third-party review, a permit may be suspended until any additional review fees are paid.
17. Addendums. Plan review fee for addendums to active permitted commercial projects shall be: .05¢ per sq. ft. of affected area, with a minimum fee of \$25.00 **\$35.00**
18. Re-roof permit inspection fee. \$25.00 **\$35.00** flat fee.
19. Sign permits. Whenever the Christian County Planning & Development Department requires a sign permit in accordance with the Christian County Planning & Zoning Regulations, such signs shall be subject to the provisions of the 2012 International Building Code, and the 2011 National Electric Code. The fee for sign permit inspections shall be: \$25.00 for the first \$1,000.00 in construction costs, plus an additional \$4.25 per \$1,000.00 of additional construction costs above the first \$1,000.00, with a minimum fee of \$25.00
20. Sign permit plan review fee shall be: \$25.00 **\$35.00** flat fee.
21. Re-inspection fees. A re-inspection fee shall be charged after the initial reinspection, (3rd inspection) when the following occurs:
 - A. Work not ready for inspection after second scheduled attempt.
 - B. Re-inspecting previously inspected work that has not been corrected.
 - C. Job site not accessible after second scheduled attempt.

Re-inspection fee: \$150.00 flat fee. No further inspections shall be performed until the appropriate re-inspection fees have been paid.

Appeals: An application to the Building Code Board of Appeals shall be \$250.00, non-refundable.

22. Residential Pool permit fee shall be \$40.00 **\$60.00** for pools above grade classification, and \$100.00 **\$120.00** for pools below grade classification.
23. Commercial Pool Permit fee shall be \$180.00 plus each trade (\$40.00)

24. Permit Renewal fee shall be 50% of the original permit plus a \$15 filing fee.
25. Water Heater change out fee shall be \$40.00
26. Furnace change-out fee shall be \$40.00
27. Electrical Lines or Service Panel fee shall be \$40.00
28. Gas Permit fee shall be \$40.00
29. Water Lines or Water Service fee shall be \$40.00
30. Sewer Line fee shall be \$40.00
31. Waste Lines fee shall be \$40.00
32. HVAC System fee shall be \$40.00
33. Fire suppression systems fee shall be \$175.00 which will include a **\$35.00** plan review and a \$100.00 fee for modifications to existing systems.

**ORDER of the
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI**

DATE: October 4, 2022

SUBJECT: Adoption of Amendments to the Building Codes and Regulations for Christian County, Missouri

WHEREAS, the governing body of Christian County pursuant to Section 64.170.3 of the Missouri Revised Statutes, met on May 17, 2007, and voted to submit to the voters in the unincorporated areas of Christian County, Missouri the question of whether Christian County shall have the authority to create, adopt and impose a County Building Code; and

WHEREAS, on August 7, 2007, an election was held pursuant to the County Commission's Order of May 21, 2007, and the ballot submission was approved by the voters; and

WHEREAS, pursuant to Section 64.170 of the Missouri Revised Statutes, the Christian County Commission has adopted, by order, regulations to control the construction, reconstruction, alteration or repair of any building or structure and provide for the issuance of building permits, provide for the inspection thereof and establish a schedule of permit, and inspection fees which may be amended from time to time; and

WHEREAS, on December 10, 2015, the Christian County Commission amended, by order, the Christian County Building Codes by adopting the "2012 International Building Code", "2012 International Residential Code", "2012 International Mechanical Code", "2012 International Fire Code", "2012 International Plumbing Code", "2012 International Fuel Gas Code", "2012 International Existing Building Code", "NFPA 70 National Electric Code 2009 Edition", "ICC/ANSI A 117.1-2003, 4th Printing, August 2007, and the "2012 International Electric Code Administrative Provisions" as published by the International Code Counsel, Inc. (ICC), and Uniform Administration and Enforcement Regulations ; and

NOW, THEREFORE, on this 4th day of October, 2022, at a duly called meeting of the Christian County Commission, having received the report and recommendation of the Resource Management Department Director and, after public notice, and in open session, upon motion made by Commissioner Morris, seconded by Commissioner Phillips, the Christian County Commission did vote unanimously with Commissioner Bilyeu absent, amend Section II of the Building Codes and Regulations for Christian County, Missouri, pursuant to the provisions of Chapter 64.170 through 64.180 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that Section II FEES & PERMITS of the Building Codes and Regulations for Christian County, Missouri, is hereby amended and in lieu thereof Section II is hereby adopted and entered, a copy of which is attached hereto as "Exhibit A" and incorporated herein by this reference, a copy of the Amended Section II of the Christian County Building Codes and Regulations shall be on file in their entirety at the Christian County Building Inspections Office.

IT IS FURTHER ORDERED that the amendments to the Building Codes and Regulations for Christian County, Missouri described herein shall become effective on the 17th day of October, 2022, and a copy of this Order shall be filed in the office of the County Clerk before 5:00 p.m. this date.

Done this 4th day of October, 2022, at 9:45 a.m.

CHRISTIAN COUNTY COMMISSION



Ralph Phillips
Presiding Commissioner

Yes X
Dated: 10/4/2022



Lynn Morris
Commissioner, Eastern District


Yes ✓
Dated: 10/4/22

Absent

Hosea Bilyeu
Commissioner, Western District

Yes _____
Dated: _____

ATTEST:



Kay Brown
County Clerk



Exhibit "A"

SECTION II. FEES & PERMITS

The following fee schedule shall be known as 'The Christian County Building Permit Inspections Fee Schedule'.

The fees for inspections and plan review services for all construction requiring permits within Christian County Missouri shall be in accordance with the following fee schedule:

1. All Permits shall be charged a \$15.00 Filing Fee for each project.
2. All permits requiring plan review services shall be charged a plan review fee.
3. Any work requiring a permit that has been started without first obtaining a permit, shall be rated at 1-1/2 times the normal permit inspection fee.
4. Addenda to currently permitted and active commercial projects shall be charged an addendum review fee.
5. Appeals. There shall be a fee paid for each appeal made to the Building Code Board of Appeals.
6. The International Building Code Building Valuation Data Table published in August of 2012 shall be used for purposes of establishing construction valuation for all new commercial and residential building projects.
7. The building valuation of all new commercial 'Shell Buildings' shall be calculated at 75% of valuation as established by the International Building Code Building Valuation Data Table published in August of 2012.
8. New residential building permit 'Building Inspection Fee' shall be 35¢ per sq. ft. Square footage shall be calculated by combining sq. ft. of all floor levels under roof including unfinished basements and attached garages. Uncovered (no roof) attached decks and porches shall not be included in the square foot total.
9. Residential remodels, decks, and additions permit inspection fee shall be: 10¢ per square foot of area remodeled, deck, or addition area, with a minimum fee of \$25.00. The square footage total shall be calculated by including the area of all portions of the work to be performed, including raised decks and porches, covered or uncovered.
10. Residential plan review fee: \$35.00 flat fee.
11. Residential accessory structures inspection fee shall be: 10¢ per sq. ft., with a minimum fee of \$40.00.
12. Manufactured Home installation inspection fee: \$100.00 flat fee.
13. Demolition permit inspection fee: \$50.00 flat fee.
14. New Commercial Building Permit inspection fee shall be: \$3.75 per \$1000.00 of construction value, with a \$25.00 minimum.
15. Commercial re-models, additions, tenant infill, or change of occupancy permit inspection fee shall be: \$3.75 per \$1000.00 of construction value. Construction

value shall be set as estimated by the design professional of responsible charge or 75% of valuation as established by the International Building Code Building Valuation Table published in August of 2012, whichever is less. All commercial remodel, addition, tenant infill, or change of occupancy permits not requiring the services of a design professional shall be: .35¢ per sq. of area remodeled, with a minimum fee of \$50.00.

16. Commercial Plan Review Fee for All Commercial Projects, shall be: 25% of Commercial Building Permit Inspection Fee, with a minimum required fee of \$35.00. When the billed third-party review expense exceeds 25% of the permit fee, the actual invoice amount will apply. In circumstances where changes to initially permitted plans require additional third-party review, a permit may be suspended until any additional review fees are paid.
17. Addendums. Plan review fee for addendums to active permitted commercial projects shall be: .05¢ per sq. ft. of affected area, with a minimum fee of \$35.00.
18. Re-roof permit inspection fee. \$35.00 flat fee.
19. Sign permits. Whenever the Christian County Planning & Development Department requires a sign permit in accordance with the Christian County Planning & Zoning Regulations, such signs shall be subject to the provisions of the 2012 International Building Code, and the 2011 National Electric Code. The fee for sign permit inspections shall be: \$25.00 for the first \$1,000.00 in construction costs, plus an additional \$4.25 per \$1,000.00 of additional construction costs above the first \$1,000.00, with a minimum fee of \$25.00
20. Sign permit plan review fee shall be: \$35.00 flat fee.
21. Re-inspection fees. A re-inspection fee shall be charged after the initial reinspection, (3rd inspection) when the following occurs:
 - A. Work not ready for inspection after second scheduled attempt.
 - B. Re-inspecting previously inspected work that has not been corrected.
 - C. Job site not accessible after second scheduled attempt.

Re-inspection fee: \$150.00 flat fee. No further inspections shall be performed until the appropriate re-inspection fees have been paid.

Appeals: An application to the Building Code Board of Appeals shall be \$250.00, non-refundable.

22. Residential Pool permit fee shall be \$60.00 for pools above grade classification, and \$120.00 for pools below grade classification.
23. Commercial Pool Permit fee shall be \$180.00 plus each trade (\$40.00)
24. Permit Renewal fee shall be 50% of the original permit plus a \$15 filing fee.
25. Water Heater change out fee shall be \$40.00
26. Furnace change-out fee shall be \$40.00

27. Electrical Lines or Service Panel fee shall be \$40.00
28. Gas Permit fee shall be \$40.00
29. Water Lines or Water Service fee shall be \$40.00
30. Sewer Line fee shall be \$40.00
31. Waste Lines fee shall be \$40.00
32. HVAC System fee shall be \$40.00
33. Fire suppression systems fee shall be \$175.00 which will include a \$35.00 plan review and a \$100.00 fee for modifications to existing systems.



Christian County Planning & Zoning Commission Staff Report

HEARING DATE: October 4, 2022

CASE NUMBER: 2022-0219

APPLICANTS: Fresh Solutions LLC

LOCATION: Along State Hwy V, Highlandville (Parcel #20-0.1-12-0-0-10.002)

REQUEST: Change zoning district of property to "C-2" (General Commercial)

CURRENT ZONING: A-1 (Agriculture)

CURRENT LAND USE: Vacant

ADJACENT ZONING: North: A-1 East: A-1/R-1
South: C-2 West: A-1

ADJACENT LAND USE: Surrounding and nearby land uses includes agricultural and commercial.

ATTACHMENTS:

1. Application
2. Letter from Applicant
3. Site Maps
4. Photos of Site

PROJECT DESCRIPTION:

The applicant proposes the change in zoning district classification for a 5.0-acre parcel from A-1 to C-2 in order that it can be lawfully utilized as a general commercial site for a land use acceptable within the General Commercial district. The application notes the site would be used for storage units and fenced in outdoor storage.

BACKGROUND AND SITE HISTORY:

The subject property is currently vacant and located at the intersection of State Highway V and US Highway 160 S.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this specific property is designated as a Commercial Corridor, as shown on Figure A-1 within the 2009 Comprehensive Plan.

Compatibility:

The parcel to be re-zoned as C-2 is located adjacent to existing commercially zoned property to the south. The property is across US Highway 160 from residentially zoned properties to the east. The closest single-family dwelling is approximately 300 feet to the east (across US Highway 160 S).

Connectivity:

The property is situated at the corner of State Highway V and US Highway 160 South.

PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

No specific provisions for landscaping or buffering have been offered or will be required at this time.

The C-2 General Commercial district regulations have certain development standards including 30% of the property being reserved for open space and no more than 70% of the property being an impervious surface which includes up to 45% of the property being used for structures.

Any other 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.

Building Design:

Future construction would be permitted through the county Building Inspections department.

Access:

There is an existing field access. Any improvement or change in driveway location would need to be approved by MODOT. Any future parking area would need to

be improved in accordance with county parking and access standards for commercial properties.

Utility Services:

There are no current utilities on the site.

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

It is unknown at this time how much impervious coverage will be added to the site. If more than 5,000 square feet of impervious coverage is added, a stormwater evaluation will be required as part of the site development process.

Any required stormwater infrastructure would need to be constructed prior to the issuance of building permits unless its construction is otherwise guaranteed by some financial security instrument.

Groundwater Impact:

Groundwater impacts are not anticipated since the proposed use will likely not require a septic system to be installed.

Floodplain/Sinkhole Impacts:

There is no floodplain or known sinkhole areas on the property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

This proposed commercial development is within the jurisdiction of MODOT. The property owner will need to work with MODOT regarding any traffic analysis requirements.

PUBLIC COMMENTS:

No members of the public offered comments or concerns. Additionally, staff did not receive any comments prior to the meeting.

STAFF COMMENTS:

This change will allow for a wider range of land uses on a parcel of land in a well-traveled corridor which 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 application at its September 19, 2022, meeting. The Commission voted unanimously to recommend approval of this rezoning request.

Joan Doss
Executive Secretary
Christian County Planning and Zoning Commission

Fresh Solutions

4650 South Farm Road 189
Rogersville, MO 65742
417-343-8543

August 5, 2022

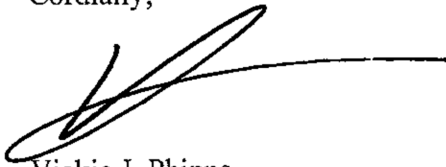
Christian County Planning & Zoning
1106 West Jackson Street
Ozark, MO 65721

RE: REZONING OF TRACT #1 FROM A-1 TO C-2

To Whom It May Concern,

Fresh Solutions, LLC requests a Rezoning of the approximately 5 acres (Tract#1, see attached survey & Legal Description) located at the intersection of Hwy 160 and Hwy V near Spokane MO in Christian County, from A-1 to C-2 zoning to allow for the Tract to be fenced in for storage units and outside storage. The Current Plot has no electric or water on site but may in the future.

Cordially,



Vickie J. Phipps
Fresh Solutions, LLC

TRACT 1: A PART OF THE NORTH HALF ($N\frac{1}{2}$) OF THE NORTHWEST QUARTER ($NW\frac{1}{4}$) OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 22 WEST OF THE 5TH P.M. IN CHRISTIAN COUNTY, MISSOURI, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM AN EXISTING POST AT THE NORTHWEST CORNER OF SAID $N\frac{1}{2}$ OF THE $NW\frac{1}{4}$ OF SECTION 12, THENCE $S88^{\circ}09'10''E$, ALONG THE NORTH LINE OF SAID $N\frac{1}{2}$ OF THE $NW\frac{1}{4}$ OF SECTION 12, 675.72 FEET TO AN IRON PIN; THENCE $S01^{\circ}49'36''W$, 1292.43 FEET TO AN IRON PIN ON THE NORTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY "V" (AS IT NOW EXISTS); THENCE EASTERLY, ALONG SAID NORTH RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2900.15 FEET, AN ARC LENGTH OF 67.12 FEET, AND A CHORD BEARING AND DISTANCE OF $S84^{\circ}02'02''E$, 67.12 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE $N84^{\circ}37'50''E$, ALONG SAID RIGHT OF WAY LINE, 122.48 FEET; THENCE $S83^{\circ}35'25''E$, CONTINUING ALONG SAID RIGHT OF WAY LINE, 38.29 FEET FOR THE POINT OF BEGINNING; THENCE $N01^{\circ}49'36''E$, 575.70 FEET; THENCE $S88^{\circ}09'10''E$, 486.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY "160" (AS IT NOW EXISTS); THENCE $S22^{\circ}06'32''W$, ALONG SAID WESTERLY RIGHT OF WAY LINE, 23.08 FEET TO AN EXISTING RIGHT OF WAY MARKER; $S22^{\circ}06'30''W$, ALONG SAID WESTERLY RIGHT OF WAY LINE, 525.51 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE $S60^{\circ}41'44''W$, 144.63 FEET TO AN EXISTING RIGHT OF WAY MARKER ON THE NORTH RIGHT OF WAY LINE OF THE AFORESAID STATE HIGHWAY "V"; THENCE $N83^{\circ}35'25''W$, ALONG SAID NORTH RIGHT OF WAY LINE OF HIGHWAY "V", 173.10 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD.

PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: October 4, 2022

CASE NUMBER: 2022-0219

APPLICANT: Fresh Solutions LLC

CURRENT ZONING: A-1 (Agricultural)

PROPOSED ZONING: C-2 (General Commercial)



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



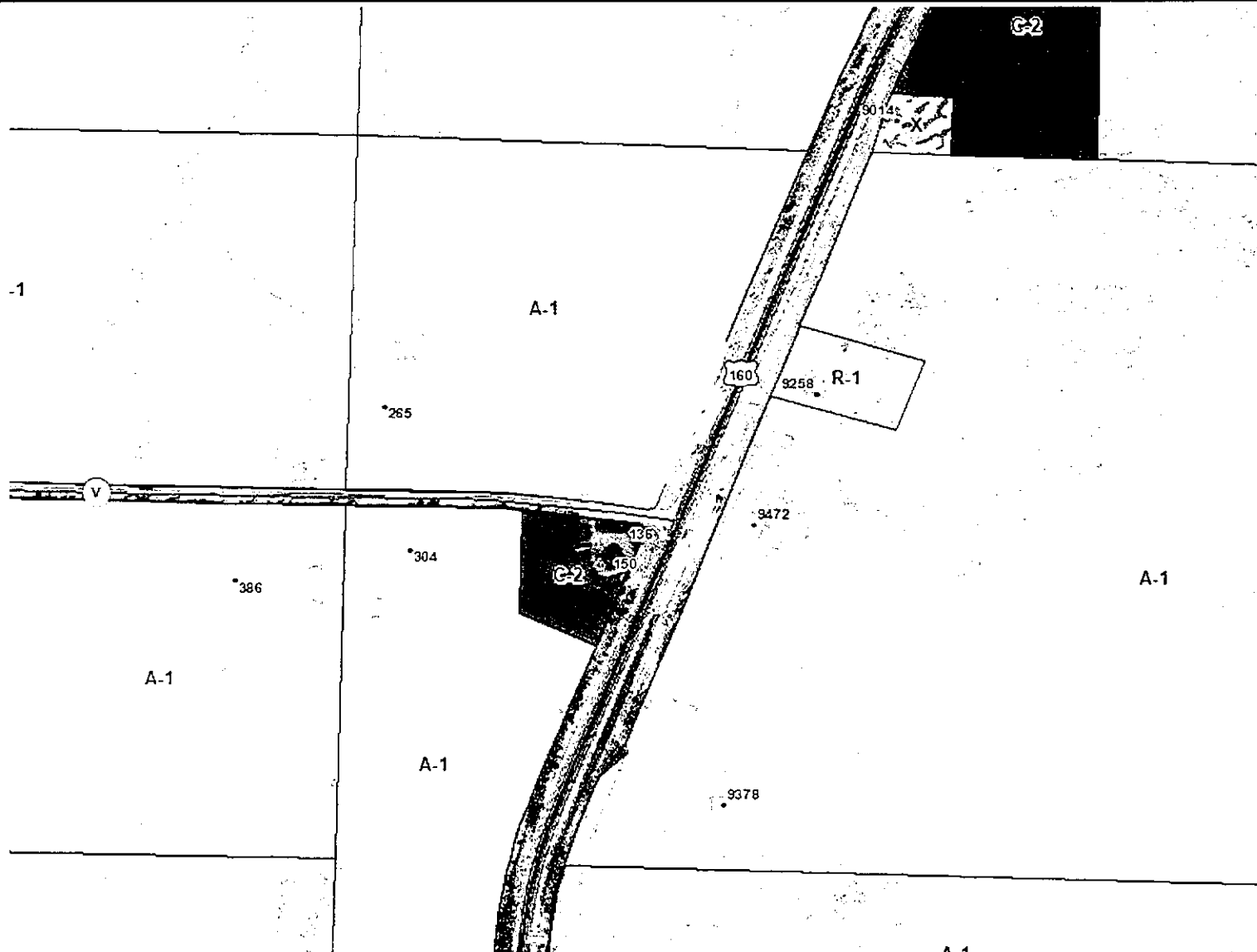
LOCATION: Along State Hwy V, Highlandville (Parcel #20-0.1-12-0-0-10.002)



Surrounding and nearby land uses includes agricultural and commercial.



Nearby Zoning



PROJECT DESCRIPTION: The applicant proposes a change in zoning classification for a 5.0-acre parcel from A-1 to C-2 in order that it can be lawfully utilized as a general commercial site for a land use acceptable within the General Commercial district. The application notes the site would be used for storage units and fenced-in outdoor storage.



PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this specific property is designated as a Commercial Corridor, as shown on Figure A-1 within the 2009 Comprehensive Plan.

Compatibility:

The parcel to be re-zoned as C-2 is located adjacent to existing commercially zoned property to the south. The property is across US Highway 160 from residentially zoned properties to the east. The closest single-family dwelling is approximately 300 feet to the east (across US Highway 160 S).

Connectivity:

The property is situated at the corner of State Highway V and US Highway 160 South.



PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

No specific provisions for landscaping or buffering have been offered or will be required at this time.

The C-2 General Commercial district regulations have certain development standards including 30% of the property being reserved for open space and no more than 70% of the property being an impervious surface which includes up to 45% of the property being used for structures.

Any other 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.



PROJECT/SITE ANALYSIS:

Building Design:

Future construction would be permitted through the county Building Inspections department.

Access:

There is an existing field access. Any improvement or change in driveway location would need to be approved by MODOT. Any future parking area would need to be improved in accordance with county parking and access standards for commercial properties.

Utility Services:

There are no current utilities on the site.



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

It is unknown at this time how much impervious coverage will be added to the site. If more than 5,000 square feet of impervious coverage is added, a stormwater evaluation will be required as part of the site development process.

Any required stormwater infrastructure would need to be constructed prior to the issuance of building permits unless its construction is otherwise guaranteed by some financial security instrument.

Groundwater Impact:

Groundwater impacts are not anticipated since the proposed use will likely not require a septic system to be installed.

Floodplain/Sinkhole Impacts:

There is no floodplain or known sinkhole areas on the property.



PUBLIC COMMENTS:

No members of the public offered comments or concerns.

Additionally, staff did not receive any comments prior to the meeting.

STAFF COMMENTS:

This change will allow for a wider range of land uses on a parcel of land in a well-traveled corridor which 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 application at its September 19, 2022, meeting. The Commission voted unanimously to recommend approval of this rezoning request.



ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: October 4, 2022

SUBJECT: CASE NUMBER 2022-0219

TEXT: FRESH SOLUTIONS, LLC petitions the Christian County Commission to rezone 5.0 ACRES 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 located along STATE HIGHWAY V, HIGHLANDVILLE, MO 65754, within Parcel 20-0.1-12-0-0-10.002 which is legally described as follows:

TRACT 1: A PART OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 22 WEST OF THE 5TH P.M. IN CHRISTIAN COUNTY, MISSOURI, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM AN EXISTING POST AT THE NORTHWEST CORNER OF SAID N½ OF THE NW¼ OF SECTION 12, THENCE S88°09'10"E, ALONG THE NORTH LINE OF SAID N½ OF THE NW¼ OF SECTION 12, 675.72 FEET TO AN IRON PIN; THENCE S01°49'36"W, 1292.43 FEET TO AN IRON PIN ON THE NORTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY "V" (AS IT NOW EXISTS); THENCE EASTERLY, ALONG SAID NORTH RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2900.15 FEET, AN ARC LENGTH OF 67.12 FEET, AND A CHORD BEARING AND DISTANCE OF S84°02'02"E, 67.12 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE N84°37'50"E, ALONG SAID RIGHT OF WAY LINE, 122.48 FEET; THENCE S83°35'25"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, 38.29 FEET FOR THE POINT OF BEGINNING; THENCE N01°49'36"E, 575.70 FEET; THENCE S88°09'10"E, 486.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY "160" (AS IT NOW EXISTS); THENCE S22°06'32"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, 23.08 FEET TO AN EXISTING RIGHT OF WAY MARKER; S22°06'30"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, 525.51 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE S60°41'44"W, 144.63 FEET TO AN EXISTING RIGHT OF WAY MARKER ON THE NORTH RIGHT OF WAY LINE OF THE AFORESAID STATE HIGHWAY "V"; THENCE N83°35'25"W, ALONG SAID NORTH RIGHT OF WAY LINE OF HIGHWAY "V", 173.10 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD.

The Christian County Planning and Zoning Commission did, during public hearing on September 19, 2022 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, Morris seconded by Commissioner Phillips, vote unanimously to approve this request.

Done this 4th day of October, 2022, at 10:00 a.m.

CHRISTIAN COUNTY COMMISSION



Ralph Phillips
Presiding Commissioner

Yes X
Dated: 10/4/2022



Lynn Morris
Commissioner, Eastern District

Yes ✓
Dated: 10/4/22

ABSENT

Hosea Bilyeu
Commissioner, Western District

Yes _____
Dated: _____

ATTEST:

Kay Brown
County Clerk

23385-000\ 383506.doc