

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 1st day of November 2022, at 8:30 a.m.
Meeting Minutes

Attendees:

Presiding Commissioner, Ralph Phillips	Circuit Clerk, Barb Stillings
Eastern Commissioner, Lynn Morris	City of Ozark Mayor, Bradley Jackson
Western Commissioner, Hosea Bilyeu	County Treasurer, Karen Matthews
Commission Executive Assistant Tammy Nuckolls	County Auditor, Amy Dent
HR Benefits Coordinator, Krista Raleigh	Resource Management Director, Todd Wiesehan
Planning & Dev. Administrator, Joan Doss	County Clerk, Kay Brown
Sheriff, Brad Cole	Assessor, Danny Gray
Jeremy Burns	CCHD, Brent Young
Andrea Swope, CC Links	Judge, Laura Johnson
Recorder of Deeds, Kelly Hall	CJW/Cooper Ridge, Chris Wynn
Cpt., Rocky Seiner	LERF, Suzie Ballard
LT., Blake Davis	LERF, Michael Burks
LERF, Brian Lindsey	LERF, Joshua Barton
LERF, Robert Seiner	ESCG, Shane Nelson
CJW/Cooper Ridge, Chris Wynn	Sheila Ouellette
HR Director, Amber Bryant	

A quorum was established at 8:30 am.

Presiding Commissioner Phillips entertained a motion to approve the consent agenda, which includes approval of today's agenda, approval of regular session minutes from October 25th, 2022, and October 28th, 2022, approval of closed session minutes from October 28th, 2022, per RSMo 610.021.3, regarding personnel.

Presiding Commissioner Phillips entertained a motion to approve the consent agenda as stated. Eastern Commissioner Morris made the motion to approve. Western Commissioner Bilyeu seconded the motion.

Aye: Presiding Commissioner Phillips, Western Commissioner Bilyeu, and Eastern Commissioner Morris.

Motion passed

The Commissioners met with presenter Amy Dent and Barb Stillings regarding the County Tax ID. Should the State courts have their own tax ID number to prevent repeated discrepancies in our internal audit? To follow up on the letter that Judge Johnson sent, she talked about independent CPAs and the external auditor about the counties' request that we obtain a separate Tax ID Number and none of them felt like that was feasible. The external auditor, in particular, didn't believe it to be necessary. Per Judge Johnson, procedures will be followed going forward. The Commission asks the courts to adhere to the policy we all agreed on in 2019. Ralph will get Judge Johnson a copy of the policy.

The commissioners met regarding a discussion for the Ozark Regional Juvenile Detention District. The contract is coming due quickly. This was a 5-year contract. Christian county is paying 45% monthly of the contract based on population. The Commission would like to see more in-depth data on how many times we are physically using that facility. Several years ago, Judge Johnson spent much time talking to a Greene County juvenile officer and exploring other options within the area. At that time, they decided we would continue using the facility in Mountain Grove. Judge Johnson will discuss the contract with Judge Kruse and Chief Barnes.

The commissioners met regarding the discussion for Chamber Renewal Dues. Lynn Morris will go back to each of the Chambers and make sure we have the numbers correct and we know what the entry-level membership is for our county and precisely what we will get with the membership. We will discuss more when Lynn Morris gets all the costs. Lynn will get information if they have three tiers, and he will get everything in writing.

The Commissioners met with presenter Amber Bryant, Todd Wiesehan, and Krista Raleigh regarding the Onsite Employee Medical Clinic Discussion. Krista and Amber met with a self-funding insurance possibility. It looks like a very good option for us. Crowley is involved in this discussion. We are waiting for the actual numbers, which should be tomorrow. We have to decide within the next two weeks.

The Commissioners met with presenter Andrea Swope regarding Updates & Approval for Three Year Term. This is a 3-year term not to exceed July 31, 2025. Presiding Commissioner Ralph Phillips presented a renewal of the CC Links board to reappoint for the 3-year term for Stacey Connell, Jim Vetter, Terry Crouse, and Lisa Christiansen. These are all current board members.

Presiding Commissioner Phillips entertained a motion to extend the 3-year terms for those mentioned. Western Commissioner Bilyeu made the motion, and Eastern Commissioner Morris seconded the motion.

Aye: Western Commissioner Bilyeu, Eastern Commissioner Morris, and Presiding Commissioner Phillips

Motion passed

The Commissioners met with presenter Kay Brown regarding the swearing-in of new and renewals of current board members for the Law Enforcement Restitution Fund. Michael Burch, Brian Lindsey, Josh Barton, Susie Ballard, and Robert Seiner were sworn in for the LERF Board. The board will need to meet soon.

The Commissioners met with presenter Brad Cole regarding the Vehicle Transfer Agreement. The sheriff has a transfer of ownership. The sheriff's office in Jefferson County purchased a new six hundred-thousand-dollar armored truck. Jefferson County has a used one that sheriff Marshak offered Sheriff Cole free of charge. We are asking for approval of a transfer of ownership agreement.

Presiding Commissioner Phillips entertained a motion to approve the transfer as presented by Sheriff Cole, Eastern Commissioner Morris made the motion, and Western Commissioner Bilyeu seconded the motion.

Aye: Western Commissioner Bilyeu, Eastern Commissioner Morris, and Presiding Commissioner Phillips

Motion passed

The Commissioners met with presenter Karen Mathews regarding the Local Assistance and Tribal Consistency Fund discussion. We just received this money and don't have the guidelines right now. For now, we will do a line item under PILT.

The Commissioners met with presenter Karen Mathews regarding the 2017 Destruction of Documents. Lee came and picked them up Friday.

Presiding Commissioner Phillips entertained a motion to approve the destruction of the 2017 records as presented by Karen Mathews, Eastern Commissioner Morris made the motion, and Western Commissioner Bilyeu seconded the motion.

Aye: Western Commissioner Bilyeu, Eastern Commissioner Morris, and Presiding Commissioner Phillips

Motion passed

At 9:46 am, we went to recess

At 10:00 am, we came out of recess

The Commissioners met with presenter Joan Doss Planning & Zoning, regarding the Hearing for Rezoning Applications.

- Request for zoning change application 2022-0238 Republic Partners LLC -30-acre track near billings. No flood plain or known sinkholes on the property. No members of the public offered comments or concerns. The Planning and Zoning Commission reviewed this application at its October 17, 2022, meeting. The Commission voted unanimously to recommend approval of this rezoning request.

Presiding Commissioner Phillips entertained a motion to approve case number 2022-0238, as presented by Joan Doss. Western Commissioner Hosea Bilyeu made the motion, and Eastern Commissioner Morris seconded the motion.

Aye: Western Commissioner Bilyeu, Eastern Commissioner Morris, and Presiding Commissioner Phillips

Motion passed

- Request for zoning change case #2022-0248 Matthew McQuisten. This property is along Elder Road, Spokane, and will be used for a retail business with mostly online sales. No flood plain or known sinkholes on the property. No members of the public offered comments or concerns. The Planning and Zoning Commission reviewed this application at its October 17, 2022, meeting. The Commission voted unanimously to recommend approval of this rezoning request.

Presiding Commissioner Phillips entertained a motion to approve case number 2022-0248, as presented by Joan Doss. Western Commissioner Hosea Bilyeu made the motion, and Eastern Commissioner Morris seconded the motion.

Aye: Western Commissioner Bilyeu, Eastern Commissioner Morris, and Presiding Commissioner Phillips

Motion passed

- Request for zoning change case #2022-0253 Landmark Building and Development LLC. This location is known as lot C6 of the final plat of Tuscan Hills phase 2, along Guin Road. This would be used as a mini storage facility. No flood plain or known sinkholes on the property. No members of the public offered comments or concerns. The Planning and Zoning Commission reviewed this application at its October 17, 2022, meeting. The Commission voted unanimously to recommend approval of this rezoning request.

Presiding Commissioner Phillips entertained a motion to approve case number 2022-0253 as presented. Eastern Commissioner Morris made the motion, and Western Commissioner Hosea Bilyeu seconded the motion.

Aye: Western Commissioner Bilyeu, Eastern Commissioner Morris, and Presiding Commissioner Phillips

Motion passed

- Request for zoning change case 2022-0258 Chris Carter Properties LLC. This location is at the corner of Valley Woods and Elder Road, Spokane. This will be a potential site for a Sales and service business. No flood plain or known sinkholes on the property. No members of the public offered comments or concerns. The Planning and Zoning Commission reviewed this application at its October 17, 2022, meeting. The Commission voted unanimously to recommend approval of this rezoning request.

Presiding Commissioner Phillips entertained a motion to approve case number 2022-0258 as presented. Western Commissioner Hosea Bilyeu made the motion, and Eastern Commissioner Morris seconded the motion.

Aye: Western Commissioner Bilyeu, Eastern Commissioner Morris, and Presiding Commissioner Phillips

Motion passed

- Request for zoning change case 2022-0263 160+CCLCC. This location is at State Hwy CC and N Michael Lane in Nixa. This would be the future site for the O'Reilly Auto Parts store. No flood plain or known sinkholes on the property. Several emails were received before the meeting and shared with the Planning Commission members, noting concerns of traffic, noise, and property value impacts. The Planning and Zoning Commission reviewed this application at its October 17, 2022, meeting. The Commission voted unanimously to recommend approval of this rezoning request.

Presiding Commissioner Phillips entertained a motion to approve case number 2022-0263, as presented by Joan Doss. Western Commissioner Hosea Bilyeu made the motion to approve the rezoning request 2022-0263 based upon the recommendation by Planning and Zoning, and Presiding Commissioner Ralph Phillips seconded the motion.

Aye: Western Commissioner Bilyeu and Presiding Commissioner Phillips

Opposed: Eastern Commissioner Morris

Motion passed

- Request for zoning change case 2022-0268 Cooper Ridge Properties LLC. This is 128.67 acres along Countyline Road, Gardenia Lane, and Double Springs Road. The applicant proposes a change in zoning classification for four parcels totaling 128.67 acres. The request is from A-1 to RR-1, so it can be lawfully utilized for single-family residential use acceptable within the RR-1 Rural-Residential District. No flood plain or known sinkholes on the property. No members of the public offered comments or concerns. The Planning and Zoning Commission reviewed this application at its October 17, 2022, meeting. The Commission voted unanimously to recommend approval of this rezoning request.

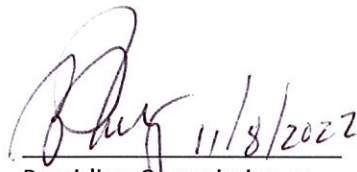
Presiding Commissioner Phillips entertained a motion to approve case number 2022-0268, as presented by Joan Doss. Eastern Commissioner Morris approved the motion, and Western Commissioner Hosea Bilyeu seconded the motion.

Aye: Western Commissioner Bilyeu, Eastern Commissioner Morris, and Presiding Commissioner Phillips

Motion passed

The meeting adjourned at 10:33 am.


Western Commissioner
Hosea Bilyeu


Presiding Commissioner
Ralph Phillips


Eastern Commissioner
Lynn Morris