

## 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 2<sup>nd</sup> day of May 2023, at 9:00 a.m.  
Meeting Minutes

### Attendees:

Presiding Commissioner, Lynn Morris	Highway Administrator Miranda Beadles
Eastern Commissioner, Bradley Jackson	Gretchen Garrity
Western Commissioner, Hosea Bilyeu	County Clerk, Paula Brumfield
Commission Executive Assistant, Tammy Nuckolls	IT Manager, Bill Rawlings
Purchasing Agent, Kim Hopkins-Will	Renee Brumett
Human Resources Director, Amber Bryant	County Auditor, Amy Dent
Accounts Payable, Jerra Matney	Highway Administrator, Miranda Beadles
Executive Administrative Assistant, Alicia Chaves	

A quorum was established at 9:00 am.

Presiding Commissioner Morris entertained a motion to approve the consent agenda, which includes approval of today's agenda, approval of regular session minutes from April 25<sup>th</sup>, 2023, and approval closed session minutes from March 14<sup>th</sup>, 2023, per RSMo 610.021.2.

Presiding Commissioner Morris entertained a motion to approve the consent agenda as stated. Eastern Commissioner Jackson made the motion to approve the consent agenda as presented; Western Commissioner Bilyeu seconded the motion.  
Aye: Presiding Commissioner Lynn Morris, Western Commissioner Bilyeu, Eastern Commissioner Jackson  
Motion passed.

The Commissioners met with presenter Amber Bryant and Bill Rawlings regarding the IT/Phone Discussion. How do we want to live stream or video the Commission meetings? There are three broadcasting options. The 1<sup>st</sup> is Granicus with all the bells and whistles. This would cost between 40 – 50 thousand dollars. The 2<sup>nd</sup> option would be Christian County IT installing two cameras and two microphones. The hardware costs between 15 – 18 hundred, and cabling would cost 4 – 7 thousand. The software is free. The 3<sup>rd</sup> option would be to buy a camera and set it on the table. It won't look professional. Christian County IT is suggesting option number 2. This could go out to YouTube or could be live-streamed. The retention policy would be one year. We would need to run this by the lawyer. We would need someone to operate this. We will have a work-study session to see if we can use the Commission's budget. Bill will get some quotes. Phones – A couple of weeks Elected officials started sending emails when they saw that their phones were much more expensive than what was budgeted. Amber responded but then started looking into this. The bills were not correctly itemized. We have a dispute with Brightspeed for the phone lines being charged to us that were not ours. We are asking for refunds. We know everything we have now; all departments are being billed accurately.

The Commissioners met with presenter Paula Brumfield regarding the Polling Location and Precinct Report for 2023. The yearly report is due once a year, and a few new laws have gone into effect. You now have to present a photo ID when you vote, have same-day registration, have to be an active voter, and no excuse voting.

Paula will change the polling place for 2024; Rosedale 1A is at the First Baptist Church in Nixa and used to be at Espy School. We are moving back to Espy because they have their FEMA shelter finished. Also, North Galloway moved to the Finley River Cowboy Church. Paula is looking for another place for the Presidential election because they need to be larger.

Presiding Commissioner Morris entertained a motion to accept Paula's report. Western Commissioner Bilyeu made the motion, Eastern Commissioner Jackson seconded the motion.  
Aye: Presiding Commissioner Lynn Morris, Commissioner Bilyeu, Eastern Commissioner Bradley Jackson  
Motion passed

The Commissioners met with presenter Paula Brumfield regarding the 2022 Financial Statement. This is due by the end of June. Paula needs this approved so she can get this in the paper and submitted to the state Auditor's office.

Presiding Commissioner Morris entertained a motion to approve the financial statement. Eastern Commissioner Jackson made the motion, Western Commissioner Bilyeu seconded the motion.  
Aye: Presiding Commissioner Lynn Morris, Commissioner Bilyeu, Eastern Commissioner Bradley Jackson  
Motion passed

The Commissioners met with presenter Kim Hopkins-Will and Miranda Beadles regarding the Award: ITB #2023-11 Tree Trimming & Removal Services, County Rights of Way. We received two proposals from W.A. Kendall Company and Trufast Tree Service. All proposals were evaluated by Highway Administrator Beadles and Kim Hopkins-Will. Kim and Miranda's recommendation for this award is a partial award to Trufast Tree Services for option 1 C1-1 and option 3 – C2-1. We are awarding two projects.

Presiding Commissioner Morris entertained a motion to accept the bid for the local tree trimmer. Western Commissioner Bilyeu made the motion, Eastern Commissioner Jackson seconded the motion.  
Aye: Presiding Commissioner Lynn Morris, Commissioner Bilyeu, Eastern Commissioner Bradley Jackson  
Motion passed

The Commissioners met with presenter Kim Hopkins-Will and Brad Cole regarding the Award: ITB #2023-14 Repair & Maintenance for Fleet Vehicles. We received four proposals from Steve's Automotive, Rick's Automotive, Inc., American Mobile Service, and Mitchem Tire Company. Sheriff Cole and Kim Hopkins-Will evaluated all proposals. Kim and Sheriff Cole's recommendation for the award is Steve's Automotive and Mitchem Tire. Both bidders are the lowest and best bid.

Presiding Commissioner Morris entertained a motion to approve both vendors for the repair and maintenance of the fleet vehicles. Eastern Commissioner Jackson made the motion, Western Commissioner Bilyeu seconded the motion.  
Aye: Presiding Commissioner Lynn Morris, Commissioner Bilyeu, Eastern Commissioner Bradley Jackson  
Motion passed

The Commissioners met regarding Communications. Western Commissioner Bilyeu will be the acting Presiding Commissioner while Presiding Commissioner Morris is out of office. We need a system set up for using the Gazebo.

The Commission meeting adjourned at 10:15 am

10:30 – Work-study -Jail/Sewer

2:30 – Work-study – 40 Acres

  
Western Commissioner  
Hosea Bilyeu

5-16-2023  
Date

  
Presiding Commissioner  
Lynn Morris

5/16/23  
Date

  
Eastern Commissioner  
Bradley A. Jackson

5-16-23  
Date

## Christian County Commission

Notice is hereby given that the Christian County Commission met for a Work Session at:  
The Historic Christian County Courthouse | 100 W. Church Street Room 100 | Ozark, Missouri, 65721

On the 2<sup>nd</sup> day of May 2023, at 10:30 am

### Meeting Minutes

#### Attendees:

Presiding Commissioner, Lynn Morris	Captain Floyd
Eastern Commissioner, Bradley Jackson	County Auditor, Amy Dent
Western Commissioner, Hosea Bilyeu	Jeremy Parsons
Commission Executive Assistant Tammy Nuckolls	Maintenance Supervisor, Richard Teague
Purchasing Agent, Kim Hopkins-Will	
Tim Shelby	

A quorum was established at 10:30 am

The Commissioners met to discuss the Jail/Sewer.

The ultimate goal is to solve the reoccurring sewer backup flooding in our sheriff's office. We have asked for a fool-proof plan—gravity feet option. Great River gave us a plan to look at both options. One estimate is half a million dollars, and the other is a million dollars. The double grinders solve all the requirements that Richard asked for and address the issues of the siphon problem that the city has concerns about. Richard's letter from Great River Engineering says those estimates could exceed 30% off their estimate to 100%.

How are we paying for this? The sheriff has a grant he has applied for and received for jail improvements. Part of that money is going toward the lock control mechanisms, and the Sheriff thinks part of that money can offset some of the costs. Amy said we have one point two five million budgeted in capital expenditures. A million of that was set aside to find a location for common two which isn't as urgent as this situation. There is also a county law enforcement trust fund. Funds are available from that.

Jeremy – we don't want to put in a system that sends contraband down to a very environmentally sensitive siphon. We are investing almost five million in a regional lift station to eliminate potential environmental hazards.

Richard – Behind every cell is a chase way. We catch shoes, bed sheets, or whatever. On top of this, in the pit that our existing grinder sits in, we take a fishnet and fish stuff out that has passed by, shampoo bottles, pieces of bed sheets, etc. We try to catch the bulk of that, but that doesn't mean they catch everything.

Jeremy – We plan to get the regional lift system, which will be a system of pumps. We would like to see something in place that either catches the material or grinds that material so it can go through the siphon.

Bradley – Is there any way to put the lift station in first?

Tim – The lift stations are designed; we have the pumps designed to push the amount of sewage through a four-mile force main and to the treatment plant. The pumps will not work just grinding it up and dumping it into the siphon.

Tim - There is a possible solution that both parties can meet. Tim will reach out to Great River and set something up.

Lynn – We have to solve this, get grants, or whatever.

Hosea – The next time this comes before us, could you come up with a plan that Richard, Jeremy, Great River, and Captain Floyd agree on? We need something agreed upon, and we can act on it.

The meeting adjourned at 11:03 am.

  
Western Commissioner  
Hosea Bilyeu  
5/30/2023

  
Presiding Commissioner  
Lynn Morris

  
Eastern Commissioner  
Bradley A. Jackson

## Christian County Commission

Notice is hereby given that the Christian County Commission met for a Work Session at:  
The Historic Christian County Courthouse | 100 W. Church Street Room 100 | Ozark, Missouri, 65721  
On the 2<sup>nd</sup> day of May 2023, at 2:30 pm  
Meeting Minutes

### Attendees:

Presiding Commissioner, Lynn Morris	Assessor, Danny Gray
Eastern Commissioner, Bradley Jackson	County Auditor, Amy Dent
Western Commissioner, Hosea Bilyeu	Resource Management Director, Todd Wiesehan
Commission Executive Assistant Tammy Nuckolls	Maintenance Supervisor, Richard Teague
Amber Bryant	Highway Administrator Miranda Beadles
Sheriff Cole	Chief Deputy, Eryn Burton
County Clerk, Paula Brumfield	Commercial Appraiser, Jeremy Burns
Fred & Terry Hedgpath	Todd Johnson
Randy Mitchum	Doug Pitt
Scott Bilyeu	John Hedgpath

A quorum was established at 2:30 pm.

The Commissioners met to discuss the 40 Acres.

- Purchased property on January 15<sup>th</sup>, 2020, for 1,750,000.00.
- This transaction took place before Covid 19
- July 2020 approved the use of some cares act funding to construct a paved connection between Jackson and 25<sup>th</sup> Street so we could utilize it as a driveway for a drive-through vaccination clinic on its property.
- In February of the following year, a discussion began about initial ideas and concepts for developing this property as a future home for county offices.
- In July 2021, the Commission formally instructed staff to begin work and to develop and utilize that property.
- In August 2021, the commission voted unanimously that staff authorized to move forward with utility scoping and moved forward with water, sewer, and stormwater management.
- In October 2021, the notion of putting a 911 building out there caused us to develop a plan where we have a recycling center, maintenance building, and 911 center phase 1.
- Phase 2 – we would add the county operations building.
- Phase 3 – the elected official’s centerpiece structure would go in.
- Final phase – Court/Justice facility and a place for law enforcement services.
- 911 fell apart, so we went back to the drawing board.
- In April 2022, our design professionals revised into a three-phase to develop the property over 15 – 20 years.
- Phase 1 – This is the only thing we are working on right now, including platting the property (done), installing utility infrastructure (ready to bid), public walking trail, onsite clinic, county operations staff, recycling center, and maintenance building.
- Phase 2 – Includes the elected officials building, potentially a new building for EMA to be at, and there is some thought for Fleet Maintenance.

- Phase 3 – Future court and law enforcement services building and expanded parking space. We do have room to adjust.
- There are three components in phase one, walking trail, detention basin, and relocation of our current recycle center.
- September 2022 - The county was awarded a 50,000 grant for the purchase of recycled scrap tire rubber that we will use to surface the trail. We purchased two pedestrian bridges that will be used to cross the wet weather creek. They are located at the site already. Richard has about 75% of the trail path cut in with gravel.
- October 3, 2022 - The board of Alderman in Ozark approved our preliminary Platt on this project. The property is platted. When the county purchased the property, it was already zoned commercial.
- 2023 - This year, we received a water extension construction permit. The utility infrastructure is put out to bid. The current lead time on the pipe is about two to four weeks.
- In February of last year, the commission approved the selection of GHN architects. In April, an annual architectural firm contract was awarded.
- In December last year, the Commission approved work orders for GHN architects to design three structures. The recycling center, maintenance structure, and a structure would house the onsite health clinic and all the staff at 1106 W Jackson and the HR office. Staff worked with GHN in late December last year designing the structures. The goal has been to build cost-efficient structures.
- The recycling center would be a drive-through drop-off facility. This building will have a loading dock to serve as delivery for the entire campus.
- The maintenance storage building – it's 6,000 square feet. It's divided into three sections. 1600' for county storage, 800 square foot place for the county clerk to store election materials, and an area to store various trailers.
- The last building is the onsite clinic. It's designed to accommodate a connection to a future phase two section. Care ATC has approved this layout. In November 2022, the County Commission voted unanimously to enter into a three-year contract with Care ATC to operate an onsite clinic for employees.
- On February 1, 2022, information was sent to the public in a press release covering multiple project expenditures. In July 2022, a press release was issued that described the county's intentions for the property, and a couple of days later, The Springfield Business Journal also ran a story based on that press release.
- The recycling center has been out of place for quite some time.
- Concerns about potential jail facilities – designing and building a jail takes a long time and much money. We considered the possibility or capacity to include all county structures and activities within the property.
- Our original plan had our pump in a different location. At the request of the City of Ozark, we moved it to the South.
- In Phase 1 – The clinic will be the first project, the recycling center and the maintenance building. The recycling center is going to be an enclosed building. Nothing will be piled outside. The maintenance building will be a contained building as well. The vehicles will be parked primarily out of sight in their own bays.
- There won't be enough land to build a jail on this property. No one consulted with Sheriff Cole about a jail on this land. The Sheriff doesn't specifically know what the needs are for the jail at this time. He doesn't believe that there is any way possible that a 450-bed jail would fit on this

property. A 450-bed jail would need to be on 15 acres. I don't think the sheriff's office, or a new jail is a factor in this plan.

- Todd Johnson –One point to raise if that's not the case, if really, it's not feasible to have a jail there, just having it on your proposed long-term plan is detrimental. All the people here have millions invested in commercial property. People are going to look at that land to develop it, and if they see that 40 acres with a jail planned on it, it's going to detour a lot of people. So, if we are not going to go that direction, I think that's something that you need to look at. The detrimental effect of simply having it on the plan is a probable or future use. The concern is that you bought 40 acres on the prime commercial corridor, and you're a government enterprise; people will find you. The county is going to prefer that those locations be developed commercially, they develop sales tax, etc. That's a concern that many owners have in that area; they have invested money because they are commercial enterprises and have built businesses in that area. They want to see more of that happen because that enhances and develops commercial enterprise. I don't think there is opposition to an office, but I can tell you there was great concern about a jail; I think we already addressed that. When you talk about a recycling center and maintenance center. How you go about doing that on a site like this, you hold in your hands, the gateway to Ozark coming from Nixa. The concern is that what you do makes a difference in a valuable commercial corridor. I think that's why everyone on this side of the room is here today, to really express that, and I think primarily it was over the jail issue. The recycling center is a concern for the landowners in that area.

The meeting adjourned at 4:09 pm

  
Western Commissioner  
Hosea Bilyeu

5/30/2023

  
Presiding Commissioner  
Lynn Morris

  
Eastern Commissioner  
Bradley A. Jackson