

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 5th day of September 2023, at 9:10 a.m.

Meeting Minutes

Attendees:

Presiding Commissioner, Lynn Morris	Highway Superintendent, Brent Young
Eastern Commissioner, Bradley Jackson	Purchasing Agent, Kim Hopkins-Will
Western Commissioner, Hosea Bilyeu	Human Resources Director, Amber Bryant
Commission Executive Assistant, Tammy Nuckolls	Administrative Assistant, Ellen Neville-Verdugo
County Auditor, Amy Dent	Mayor, Don Currence
Even Bermann	Kevin Larkin
Highway Administrator, Miranda Beadles	Daniel Meacham
Renee Brumett	T. Taylor
Maintenance Supervisor, Richard Teague	Matt Forir
Melinda Love	John Sayre
Assessor, Danny Gray	Administrator, Joan Doss

A quorum was established at 9:10 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 August 29th, 2023, and approval of emergency session minutes from August 28th, 2023.

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

Aye: Presiding Commissioner Lynn Morris, Western Commissioner Bilyeu, Eastern Commissioner Jackson

Motion passed.

The Commissioners met with presenter Richard Teague regarding Jail Meals. We have an issue with boiled eggshells thrown in the sinks and toilets in the jail. They are building up in our jail sewer pump. They are settling in the bottom. Last week, we had 8" of eggshells concreted together, stuck together eggshells. The pumping company had to use a suction hose with a metal end to get them to break them down. These eggshells are choking off the water flowing into the pump. We need to look at an alternative. Presiding Commission Morris will call the Sheriff and schedule a meeting. We need to do something sooner rather than later to prevent flooding.

The Commissioners met with presenter Kim Hopkins-Will/Richard Teague regarding the Jail Sewer Improvement Project. The original scope of work included the investigation into whether a new grinder pump in the existing wet well or a new grinder pump relocated to an existing manhole location would provide a long-term solution to the ongoing flooding issues within the jail. Now that the project planning phase is complete and the system has been analyzed, these original alternatives have been eliminated from consideration. By working closely with County staff and the City of Ozark, Great River Engineering provided additional project alternatives and design services to solidify the project approach now under design. For the selected project, necessary design services through bidding and services during construction are outside the current contracted scope, requiring an amendment to continue advancement. Mr. Meacham is here to explain and give answers to what you have questions about. The original scope has been completed

and was paid for. We will need a new contract instead of an amendment. They would need to create a work order or service agreement under that master contract. The Commission can approve a Service Agreement with Great River Engineering that doesn't change anything about what they have already submitted other than the title of it.

Presiding Commissioner Morris entertained a motion. Eastern Commissioner Bilyeu made a motion to approve the change in the title and approve the document from Great River Engineering on the increase in the cost of \$163,330 to their services. Eastern Commissioner Jackson seconded the motion.

Aye: Presiding Commissioner Lynn Morris, Western Commissioner Bilyeu, Eastern Commissioner Jackson

Motion passed.

The Commissioners met with presenter Kim Hopkins-Will/Danny Gray regarding Emergency Procurement – IT Equipment. We are having major internet problems. The IT solution is re-cabling. We have slow internet throughout the whole office. Ms. Kim said that IT migrated servers, and the Assessor's office developed issues that have rendered them unable to serve our citizens. IT tried to troubleshoot the issues to no avail. A quote was given by CKC Data Solutions to fix the problem. The 12,000 thresholds within 90 days have been met by statute, which is why an emergency was requested and approved. To remedy this in the future, purchasing is issuing a solicitation to pre-qualify vendor(s) that can provide this service. We wish that contracts will be in place so Christian County can utilize it so this does not happen again. This will come out of the assessor's funds.

The Commissioners met with presenter Amber Bryant regarding Historic River District Property Discussion. A couple of weeks ago, Jillian came in and talked about bringing in the rocking chairs and the additional furniture they will put in the gazebo. When they bring that furniture and leave it here, the motion needs to be made that we now own that, and we will insure it because it is ours and it's our property.

Presiding Commissioner Morris entertained a motion to accept the donation. We will own and insure it. Western Commissioner Jackson made a motion. Western Commissioner Bilyeu seconded the motion.

Aye: Presiding Commissioner Lynn Morris, Western Commissioner Bilyeu, Eastern Commissioner Jackson

Motion passed.

The Commissioners met with presenter Joan Doss regarding Right-of-Way Conveyances. Joan Doss has read all of the Right-of-Way Conveyances, and they were discussed.

Presiding Commissioner Morris entertained a motion to approve these right-away conveyances. Western Commissioner Bilyeu made a motion. Presiding Commissioner Morris seconded the motion.

Aye: Presiding Commissioner Lynn Morris, Western Commissioner Bilyeu

Opposed: Eastern Commissioner Jackson

Motion passed.

The Commissioners met regarding Communications.

- Each of the Commissioners received a certificate of recognition from We the People.

The Commissioners met with presenter Joan Doss regarding Rezoning.

2023-0197 (Chuck Torgeson) Current zoning is R-1 suburban residence, and proposed zoning is C-2 general commercial. The location is along W. Mount Vernon in Nixa. Designated for commercial use. There are no known sinkholes on the floodplain along the eastern edge onto Maynard Road. Comments that were voiced at the meeting included drainage and flooding concerns. The Planning and Zoning Commission reviewed this application at its August 21st meeting and voted unanimously to recommend approval.

Presiding Commissioner Morris entertained a motion to pass case #2023-0197. Western Commissioner Bilyeu made a motion. Eastern Commissioner Jackson seconded the motion. Aye: Presiding Commissioner Lynn Morris, Western Commissioner Bilyeu, Eastern Commissioner Jackson
Motion passed.

2023-0207 (Travis Adams) Current zoning is A-1 agricultural, and the proposed zoning is A-R Agricultural Residence. The location is Wise Hill Rd in Billings. There are no known sinkholes or mapped floodplain areas on this property. The Planning and Zoning Commission reviewed this application at its August 21st meeting. The Commission voted unanimously to recommend approval.

Presiding Commissioner Morris entertained a motion to approve case #2023-0207. Western Commissioner Bilyeu made a motion. Eastern Commissioner Jackson seconded the motion. Aye: Presiding Commissioner Lynn Morris, Western Commissioner Bilyeu, Eastern Commissioner Jackson
Motion passed

2023-0209 (Toby & Krissie Essick) Current zoning is A-R Agricultural-Residence, and proposed zoning is C-1 Neighborhood Commercial. The location is Garges Blvd in Highlandville. There are no known sinkholes or mapped floodplain areas on the property. Comments voiced at the meeting included traffic concerns. Staff noted traffic analysis is required as part of the development process. The Planning and Zoning Commission reviewed this application at its August 21st meeting. The commission voted unanimously to recommend approval.

Presiding Commissioner Morris entertained a motion to approve case #2023-0209. Eastern Commissioner Jackson made a motion. Western Commissioner Bilyeu seconded the motion. Aye: Presiding Commissioner Lynn Morris, Western Commissioner Bilyeu, Eastern Commissioner Jackson
Motion passed.

2023-0217 Summer Start Division LLC (Melinda Love) Current Zoning is a mixture of R-2/R-1 (One- and Two-family residence/suburban residence and proposed zoning is C-2 neighborhood commercial. This is located on Fitz Lane in Nixa. There are no mapped floodplain or sinkhole areas on the subject property. An Urban Service Area application was filed prior to the rezoning application. Nixa staff noted that the property will need to file an Irrevocable Consent to Annex to connect to the public water and services. The Planning and Zoning Commission reviewed this application at its August 21st meeting. The Commission voted unanimously to recommend approval.

Presiding Commissioner Morris entertained a motion to approve case #2023-0217.
Western Commissioner Bilyeu made a motion. Eastern Commissioner Bilyeu seconded the motion.

Aye: Presiding Commissioner Lynn Morris, Western Commissioner Bilyeu, Eastern Commissioner Jackson

Motion passed.

This meeting adjourned at 10:28 am


Western Commissioner

Hosea Bilyeu

9-12-23

Date


Presiding Commissioner

Lynn Morris

9/12/23

Date


Eastern Commissioner

Bradley A. Jackson

9-12-23

Date