

## -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 24th of October 2023, at 9:00 a.m.

### Meeting Minutes

**Attendees:**

Presiding Commissioner, Lynn Morris	P&D Administrator, Joan Doss
Eastern Commissioner, Bradley Jackson	Administrative Assistant, Ellen Neville-Verdugo
Western Commissioner, Hosea Bilyeu	Bob Rubino
Executive Assistant, Tammy Nuckolls	Purchasing Agent, Kim Hopkins-Will
Resource Management Director, Todd Wiesehan	Maintenance Supervisor, Richard Teague
County Auditor, Amy Dent	EMA Director, Phil Amtower
Gerald Cox	Nicholas Holladay
Jeff Jones	Rachel Campbel
Kristen Haseltine	Rick Tennis
Anna Evans	Richard Rice
Amanda Satterlee	Matt M.
Chad Mezell	

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 October 17, 2023, and approval of financials – Court Order #10-24-2023-01. We will remove FEMA Dr-4741 (MO) Forms from the agenda today.

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

Aye: Presiding Commissioner Lynn Morris, Western Commissioner Bilyeu, Eastern Commissioner Jackson  
Motion passed.

The Commissioners met with presenter Kristen Haseltine, Jeff Jones, Amanda Satterlee, and Anna Evans regarding the SMCC Update. Ms. Haseltine wanted to highlight some big accomplishments they have been heavily involved in the last year. One is the DED ARPA Grant; we were highly engaged in writing and advocating this grant. We also had Cannon Concrete, 4x4, and 14 Mill Market all open up. Coming up in the future, we have 14 projects that we are engaged in. We are focusing on four sites that we are involved in that will not only generate new jobs in the area, but there are two developments, a big retail hub on 20 acres. We are asking that the commission continue to fund at the same level for the next year so we can continue to be involved in all of our projects throughout the county.

The Commissioners met with presenter Kim Hopkins-Will regarding the IGA Approval -Christian County & Buchanan County IGA for Cooperative Purchasing. There are some procurements that Buchanan County would like to use of Christian County moving forward. Christian County Purchasing initiated an IGA.

The IGA document was reviewed/approved/ and signed by our attorney, N. Austin Fax. My recommendation is to approve the IGA.

Presiding Commissioner Morris entertained a motion to approve this Cooperative Agreement. 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 Joan Doss regarding Rezone 2023-0249 (Rick Tennis and Matt Lackrone representing). The property is located at Southernview Road and NN in Ozark. The current zoning is O-2 General Office, and the Proposed Zoning is C-1 Neighborhood Commercial. At the public hearing, the Commission requested that the applicant have an approved access point from either Ozark Special or Modot; they did submit an email with a draft permit that would be ready to be issued by Modot. Gerald Cox said that the area he represents would still disagree with this. We are not opposed to what they are building at all. The group that I represent is opposed to the road access; we have had three deaths, and NN is getting more active. Joan Doss – there is a recorded easement off of Southernview, but there was no approved driveway permit at that time. Today, when we see surveys with easements, we do require an approved driveway permit prior to our approval, but when this survey was approved in 2015, that was not the case. Modot is prepared to issue their permit, which is what I see as the only option to access that parcel.

Presiding Commissioner Morris entertained a motion concerning this case. Eastern Commissioner Jackson made the motion to approve; Western Commissioner Bilyeu seconded the motion.

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

Motion passed.

The Commissioners met with presenter Phil Amtower regarding the EMA Quarterly Report. The quarterly report was presented, and a discussion was held.


The Commissioners met with presenter Richard Teague regarding the Maintenance Quarterly Report. The quarterly report was presented, and a discussion was held.

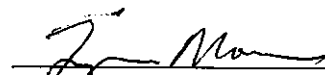
The Commissioners met regarding work-study sessions. Western Commissioner Bilyeu wanted this to be part of the record that we are doing three different things: Town Halls, Work-Study Sessions, and Listening Sessions. When work-study sessions started, Miranda Beadles was one of the first individuals to use the work-study sessions. The work-study sessions that we did consisted of the commissioners, the person/persons on our extended staff who would bring stuff to us the next day. We typically held these on Monday, so we were up to speed on the information for our meetings on Tuesday. They were open sessions; anyone could be there, but they were not listening sessions. Western Commissioner Bilyeu is suggesting that we think about renaming these, so we are clear on them. I still feel the need for work-study sessions. I think we need to distinguish between these three. Eastern Commissioner Jackson – Maybe we can come up with three different styles of meetings. We need to have more work-study meetings and have more listening sessions. I think the listening sessions are extremely valuable. We need to have work-study so the three of us can talk. Presiding Commissioner Morris – Mr. Rice, the answer is that this government body did not decide about the Sunshine Law. It was passed by the state legislative body based on citizens like you and others who did not trust the government because they thought we were having secret meetings. Mr. Rice – So you shifted to no meetings? Presiding Commissioner Morris – We can never discuss things without a quorum. There have to be two or more Commissioners. I am planning on calling a work-study session to discuss SB190. The public can be here, but the only people who will speak are the three Commissioners and the elected officials who will make SB190 if we pass it.

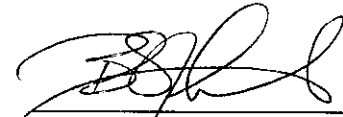
The Commissioners met regarding Communications.

- Thank you to Stacy Burks with the Red Cross. She chose Sparta to install Smoke Alarms. On Saturday, they installed 147 smoke alarms and made 50 homes safer.
- Thank you to Kim Hopkins-Will - we are getting a considerable amount of money back from a charging mistake.
- First Baptist Church in Ozark on October 26th at 5:30.
- Nixa State of the Community is Tuesday, October 24<sup>th</sup>.

This meeting adjourned at 10:26 am

  
Western Commissioner  
Hosea Bilyeu  
10-31-23  
Date

  
Presiding Commissioner  
Lynn Morris  
10/31/23  
Date

  
Eastern Commissioner  
Bradley A. Jackson  
10-31-23  
Date