



**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 St. Room 100  
 Ozark, Missouri, 65721  
 on the 9<sup>th</sup> day of **January 2024** at **9:00 a.m.**

**MEETING MINUTES**

Attendee Name	Title	Status	Arrived	Adjourned
Hosea Bilyeu	Western Commissioner	Present	9:00 a.m.	10:50 a.m.
Bradley A. Jackson	Eastern Commissioner	Present	9:00 a.m.	10:50 a.m.
Lynn Morris	Presiding Commissioner	Present	9:00 a.m.	10:50 a.m.
Madi Hires Raines	Minutes Secretary	Present	9:00 a.m.	10:50 a.m.

Attendees: Assessor Danny Gray, Recorder Kelly Hall, Treasurer Karen Matthews, Highway Administrator Miranda Beadles, Resource Management Director Todd Wiesehan, Ellen Neville-Verdugo, Purchasing Manager Kim Hopkins-Will, John Beadles, IT Manager Bill Rawlings, Ashley Hannah, Scott Hayes, Kayla Countryman

Scott Rhodes, Brian Lopez, Dana Lopez, Kathleen Rice, Dennis Rice, John Torgerson, Aaron King, Hayley Monday, Lisa Chrastina, Brenda Crowell, Sam Crowell, Jason Bay, Matt Campbell, Bart Collins, Kaia Miller, Eric Garsford, E911 Director Becky Bacon, Mark Austin, Don Carriker, Paula Phillips, Nancy Parson

A quorum was established.

Presiding Commissioner Morris entertained a motion to approve the consent agenda, which included Christian County Commission's agenda for today, January 09, 2024, as with one item to remove (Employee Services Director Bryant- 4<sup>th</sup> Qtr. Update), Christian County Commission's regular session minutes dated December 14, 2023; Christian County Commission's regular session minutes dated December 19, 2023; Christian County Commission's regular session minutes dated December 20, 2023; Christian County Commission's regular session minutes dated December 21, 2023; Christian County Commission's closed session minutes per RSMo 610.021.2 (Real Estate) dated December 05, 2023; Financials: Certified Court Order No. 01-09-2024-01, Chamber dues for 2024 (Nixa \$660.00; Clever \$250.00; Sparta \$330.00; Ozarks \$1,200.00). Eastern Commissioner Jackson so moved. Western Commissioner Bilyeu seconded the motion.

Aye: Bilyeu, Jackson, Morris. Nay: None. Absent: None. Abstain: None.

The Commission met with Assessor Danny Gray for the Board of Equalization reappointment of Pam Long.

Presiding Commissioner Morris entertained a motion to approve the Board of Equalization reappointment of Pam Long as presented. Eastern Commissioner Jackson so moved. Western Commissioner Bilyeu seconded the motion.

Aye: Bilyeu, Jackson, Morris. Nay: None. Absent: None. Abstain: None.

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The Commission met with Purchasing Manager Kim Hopkins-Will & Ellen Neville-Verdugo regarding the appointment of a reporting party for the County's opioid tracking.

Presiding Commissioner Morris entertained a motion to appoint Ellen Neville-Verdugo as the County's reporting party for opioid tracking. Western Commissioner Bilyeu so moved. Eastern Commissioner Jackson seconded the motion.

Aye: Bilyeu, Jackson, Morris. Nay: None. Absent: None. Abstain: None.

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The Commission met with Highway Administrator Miranda Beadles for the Missouri Regional Bridge Program grant award. Administrator Beadles noted there would be no physical document to sign, it will be a DocuSign document.

Presiding Commissioner Morris entertained a motion to approve the Missouri Regional Bridge Program grant award as presented. Eastern Commissioner Jackson so moved. Western Commissioner Bilyeu seconded the motion.

Aye: Bilyeu, Jackson, Morris. Nay: None. Absent: None. Abstain: None.

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The Commission met with Maintenance Supervisor Teague to discuss a utility conflict regarding the Jail Sewer Improvement Project. As this conflict is likely increasing the price of the overall project discussion was held regarding additional options and if the Commission needed to select alternate no. 1 from the previous options or put the project on hold. Presiding Commissioner Morris requested that GRE (Great River Engineering) be contacted, and possibly schedule a project discussion and update to present at next week's meeting (Thursday, January 18<sup>th</sup>).  
No action was taken.

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The Commission met with Emergency Services Executive Director Becky Bacon to receive an update on E911 and discuss the Moswin System Project. Director Bacon gave a brief history on the project, its status, and other projects E911 is currently working on. Director Bacon added that she plans to return quarterly to keep the Commission updated. Discussion was held, no action was taken.

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The Commission met with Purchasing Manager Kim Hopkins-Will for contract renewal #1 on ITB #2023-4 Real Estate Value Change Notices. Last year this ITB was awarded to Edward J. Rice, this will be the first renewal of the contract.

Presiding Commissioner Morris entertained a motion to approve contract renewal #1 for ITB#2023-4 Real Estate Value Change Notices with Edward J. Rice as presented. Western Commissioner Bilyeu so moved. Eastern Commissioner Jackson seconded the motion.

Aye: Bilyeu, Jackson, Morris. Nay: None. Absent: None. Abstain: None.

The Commission met with Dana Lopez (property owner) and Resource Management Director Todd Wiesehan for a discussion regarding the rezoning of Dogwood Ranch, which was previously presented at the December 05, 2023 Commission meeting, the Commission decided to not vote for or against the rezoning until the property owner could be present.

Presiding Commissioner Morris reviewed several questions citizens had brought up at the previous meeting.

Western Commissioner Bilyeu read from an email the Commission has previously received from County Counselor Fax, regarding the parameters the Commission would need to stay within when discussing rezoning cases. This information that the Commission needed to stay within the purview of the question at hand which is the rezoning of the property from A-1 Agricultural to R-1 Residential.

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9:56 a.m. The Commission sat in recess.

10:00 a.m.

The Commission met with Resource Management Director Todd Wiesehan for a rezoning hearing. Director Wiesehan presented case no. 2023-0313 (with attached order no. 01-09-2024-02), the applicant being Mark Austin with Austin Properties of Nixa, LLC. This property is currently zoned as A-1 (Agriculture District), rezoning request is for C-1 (Neighborhood Commercial). Discussion was held.

Presiding Commissioner Morris entertained a motion to approve case no. 2023-0313 regarding a request for a zoning change. Western Commissioner Bilyeu so moved. Eastern Commissioner Jackson seconded the motion.

Aye: Bilyeu, Jackson, Morris. Nay: None. Absent: None. Abstain: None.

The Commission met with Resource Management Director Todd Wiesehan for a rezoning hearing. Director Wiesehan presented case no. 2023-0330 (with attached order no. 01-09-2024-03), the applicants being Shawn and Megan Artz. This property is currently zoned as A-1 (Agriculture District), rezoning request is for A-R (Agricultural Residential). Discussion was held.

Presiding Commissioner Morris entertained a motion to approve case no. 2023-0330 regarding a request for a zoning change. Western Commissioner Bilyeu so moved. Eastern Commissioner Jackson seconded the motion.

Aye: Bilyeu, Jackson, Morris. Nay: None. Absent: None. Abstain: None.

The Commission met with Resource Management Director Todd Wiesehan for a rezoning hearing. Director Wiesehan presented case no. 2023-0260 (with attached order no. 01-09-2024-04), the applicants being Dogwood Ranch Corp. This property is currently zoned as A-1 (Agriculture District), rezoning request is for R-1 (Suburban Residential).

Presiding Commissioner Morris allowed public comment again, requesting anyone who did not speak on December 05, 2023, to share their questions or concerns.

Eastern Commissioner Jackson stated that he would be abstaining from any motion the Commission made today regarding the rezoning of this case.

Presiding Commissioner Morris made a brief statement regarding Commissioner Jackson abstaining from the motion and went on to add that he would like to see any property owner present at future rezoning hearings.

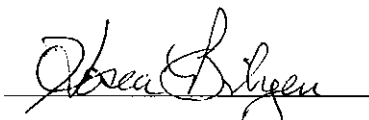
Presiding Commissioner Morris entertained a motion to approve case no. 2023-0260 regarding a request for a zoning change by means of roll call vote. Western Commissioner Bilyeu so moved. Presiding Commissioner Morris seconded the motion.

Roll Call Vote

Aye: Bilyeu, Morris. Nay: None. Absent: None. Abstain: Jackson.

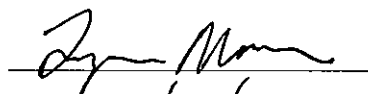
The Commission had a brief discussion regarding communications. Presiding Commissioner Morris noted that next week's meeting would be moved to Thursday, January 18<sup>th</sup>.

The meeting was adjourned at 10:50 a.m.



Date: 1-18-24

Hosea Bilyeu  
Western Commissioner



Date: 1/19/24

Lynn Morris  
Presiding Commissioner

Date: \_\_\_\_\_

Bradley A. Jackson  
Eastern Commissioner