



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

SCHEDULED

MEETING ATTACHMENTS (ID # 5441)

Meeting: 05/02/24 09:00 AM
Department: County Clerk
Category: Meeting Items
Prepared By: Madi Hires Raines
Initiator: Madi Hires Raines
Sponsors:
DOC ID: 5441

Meeting Attachments

ATTACHMENTS:

- 02 MAY 2024 AMENDMENT TO FOOD SERVICE AGREEMENT - TRINITY SERVICES GROUP, INC. (PDF)
- 02 MAY 2024 CCES911 COMMUNICATION SERVER ROOM REMODEL (PDF)
- 02 MAY 2024 RESOURCE MANAGEMENT QUARTERLY UPDATE - Q1 (PDF)
- 02 MAY 2024 REZONING HEARING CASE 2024-0040 (DIANE BALDWIN) (PDF)
- 02 MAY 2024 ORDER NO. 05-02-2024-01 (DIANE BALDWIN) (PDF)

AMENDMENT TO FOOD SERVICE AGREEMENT

This Amendment to the Food Service Agreement is made effective May 2, 2024, by and between Christian County, MO, and Trinity Services Group, Inc., a Florida corporation with principal offices at 477 Commerce Boulevard, Oldsmar, FL 34677.

WHEREAS Trinity and Christian County entered into a Food Services Agreement dated May 2, 2021, whereby Trinity provides a Food Service Program for the Christian County Detention Center ("Agreement"), and

WHEREAS the parties desire to amend the Agreement to modify the termination date for an additional 45 days.

NOW, THEREFORE, in consideration of the forgoing facts, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agreement that the Agreement shall be amended as follows:

- 1. Effective immediately this contract shall be extended until June 14, 2024.
- 2. Except as expressly stated herein, all of the terms and conditions of the Agreement, as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals effective as the date below.

CHRISTIAN COUNTY SHERIFF

By: *Brad Cole*

Name: BRAD COLE

Title: SHERIFF

Date: 04/30/2024

TRINITY SERVICES GROUP, INC.

By: *James M. Perry*

Name: James M. Perry


Title: Sr. Vice President

Date: 4/30/24

BY CHRISTIAN COUNTY AND ONE COPY OF THIS AGREEMENT WILL BE RETURNED TO YOU.

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first set forth above.

COUNTY OF CHRISTIAN

By:  Date: 5/2/24
Lynn Morris, Presiding Commissioner


By:  Date: 5/2/24
Bradley A. Jackson, Eastern Commissioner

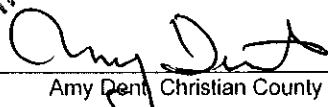
By:  Date: 5/2/24
Hosea Bilyeu, Western Commissioner

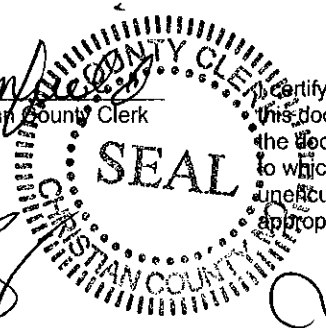
AUDITOR CERTIFICATION

ATTEST BY: 
Paula Brumfield, Christian County Clerk

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of anticipated revenue appropriated for payment of same.

Approved as to form:
By: 
N. Austin Fax, Christian County Counselor


Amy Dent, Christian County Auditor
5/2/2024
Date



Communications Server room remodel

CCES has a need to expand our server room for additional radio equipment and server racks.

CCES has talked with and received verbal support to expand the communications server room having spoken with EMA Phil Amtower, Sheriff Brad Cole, and Building Supervisor Richard Teague.

As indicated in the attached photos, #1 and #2, our current server room area is not capable of accepting any additional hardware rack units. With the upgrade to the MOSWIN radio system, the need for 2 to 3 additional server racks will be needed to accommodate this.

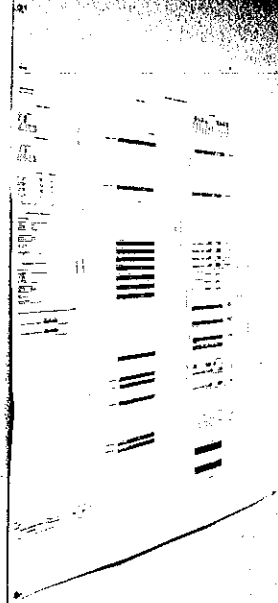
What CCES is proposing is the expansion of the wall between the existing server room and the lobby area outside of the Sheriff's Office, EMA, and the Dispatch Center. See photos #3 and #4. The moving of the wall would run from the existing water fountains and square off the angled wall in the lobby area.

Exhibit #1 and #2 give a visual representation of what that expansion would look like and the amount of space that would be gained and lost for each room involved. There would be approximately 13 square feet of space gained in the server room area that would accommodate the additional pieces of equipment that will be required for the radio project. The lobby area would likewise lose approximately 3 feet of space, but still have 7 feet of space between the elevator entrance and the interior wall.

CCES has vendor, Commercial Builders, ready to start the remodel once County approval has been received. A completion time frame of roughly two weeks to complete the job has been set. All costs regarding this project will be paid by CCES.







Network Configuration Table

Device ID	IP Address	Port	Status
SW-01	192.168.1.1	24	Online
SW-02	192.168.1.2	24	Offline
SW-03	192.168.1.3	24	Online
SW-04	192.168.1.4	24	Online
SW-05	192.168.1.5	24	Online

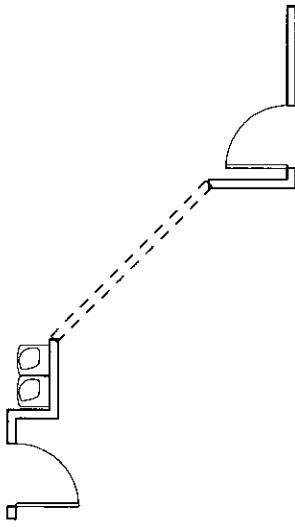
Network Configuration Table

Device ID	IP Address	Port	Status
SW-01	192.168.1.1	24	Online
SW-02	192.168.1.2	24	Offline
SW-03	192.168.1.3	24	Online
SW-04	192.168.1.4	24	Online
SW-05	192.168.1.5	24	Online

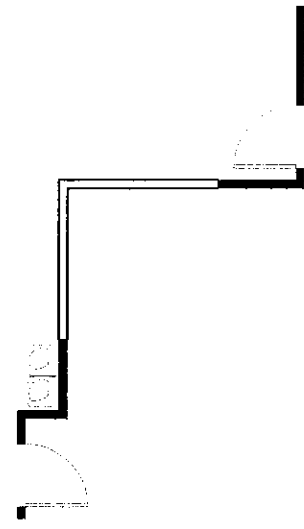
Network Configuration Table

Device ID	IP Address	Port	Status
SW-01	192.168.1.1	24	Online
SW-02	192.168.1.2	24	Offline
SW-03	192.168.1.3	24	Online
SW-04	192.168.1.4	24	Online
SW-05	192.168.1.5	24	Online

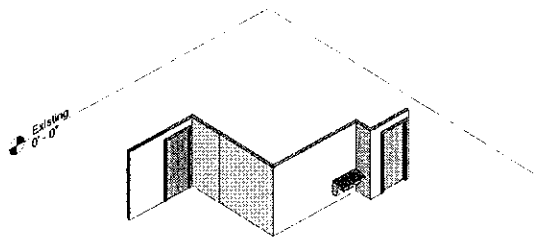




① Existing
1/4" = 1'-0"



② New Floor Plan
1/4" = 1'-0"



③ (3D)

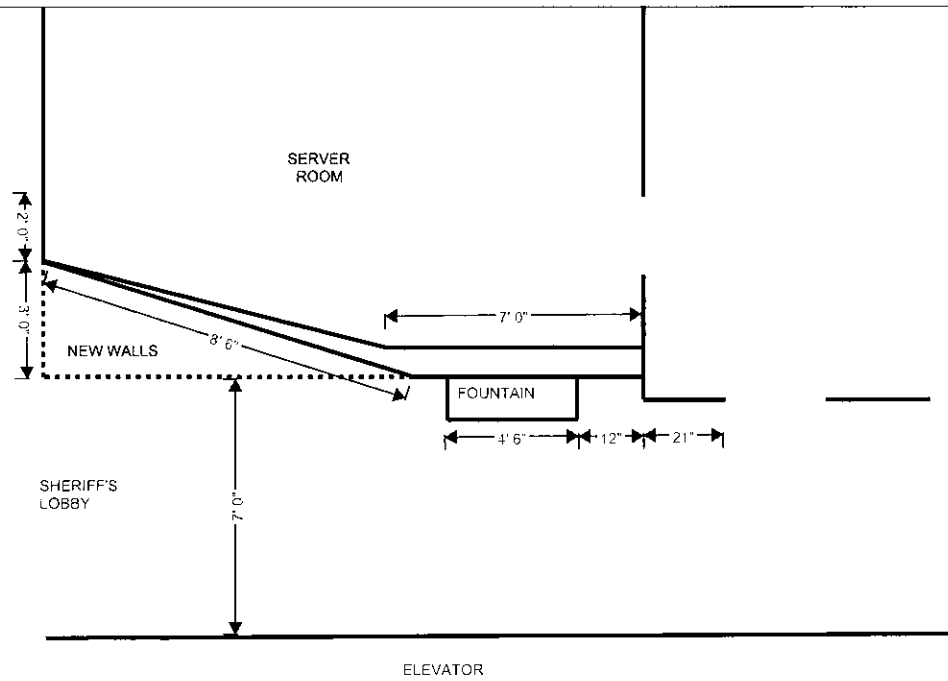


CC911
Server Room Remodel

No.	Description	Date

First Floor	
Project number	23-1002
Date	10/19/23
Drawn by	CB
Checked by	Jadan
A1	
Scale 1/4" = 1'-0"	

10/19/2023 11:21:55 AM



CC911
Server Room Remodel

No.	Description	Date

First Floor	
Project number	23-1002
Date	10/19/23
Drawn by	CB
Checked by	Jadan
A1	
Scale 1/4" = 1'-0"	

10/19/2023 11:21:55 AM

Resource Management Department
2024 – 1st Quarter Report
to the
County Commission



May 2, 2024

Planning and Development Department



The First quarter of 2024 brought change to the Planning and Development Department staff. Scott Hayes has been elevated to the position of Planning and Development Administrator, filling the position vacated by Joan Doss. Scott brings excellent education and experience having worked in Tulsa and in Willard as their Planning Administrator. We hope he will have a long career with the County. Brenna Howard has taken on a new role as a Planning Technician in order to assist Scott with some of the review and planning duties. At this time, we are currently seeking a qualified individual to fill Brenna's former position as Planning Services Coordinator.

The Resource Management Department was awarded grant funding last year to help purchase two Ford F150 Lightning electric vehicles. We anticipate delivery of those trucks in May.

We were also able to take advantage of a promotion from Ford which allowed us to receive upgraded charging equipment for each truck. These chargers typically cost \$1,399 each.

These vehicles will be utilized by the Planning and Building Inspections departments. Richard has received the charging equipment and plans to have it installed prior to the delivery of the vehicles.

Land Use Change

The Planning and Development Department staff, working through the Planning and Zoning Commission and the County Commission processed a significant number of requests for land use change so far in 2024.

- 9 rezoning requests were recommended for approval by the Planning and Zoning Commission involving a total of 138.72 acres.

Residential Development

The climate for residential development seems to have slowed over the past six months. During the first quarter, our office processed 22 Administrative Minor Subdivision applications and re-plats resulting in the creation of 25 new parcels which are potential residential building sites.

We currently have three named subdivisions in the works which will add another 25 residential lots to the area.

Staff continues to work with developers regarding other new residential developments which will proceed through the Major Subdivision process in the coming months. Despite the slightly reduced numbers relative to recent years, the ongoing creation of buildable residential parcels and lots remains strong. If and when interest rates become more favorable, the County remains in a strong position in terms of having project sites ready to build.

Commercial Development

While our office continues to work with developers on various prospective and ongoing projects throughout the County, the lack of public sewer and water infrastructure in the unincorporated county limits the desirability for some businesses to locate outside the urbanized core. As always, we regularly work with the Cities of Ozark and Nixa through our Urban Service Area Agreement referring potential commercial projects which could be developed utilizing municipal water and sewer.

Despite this lack of desirable utility infrastructure, we are working with several projects throughout the area which contribute to growth in the commercial sector.

- Ozark Mountain Off Grid
- Schuman's Cattle Office Building
- Remodeling at Hopedale Baptist Church

Work continued on:

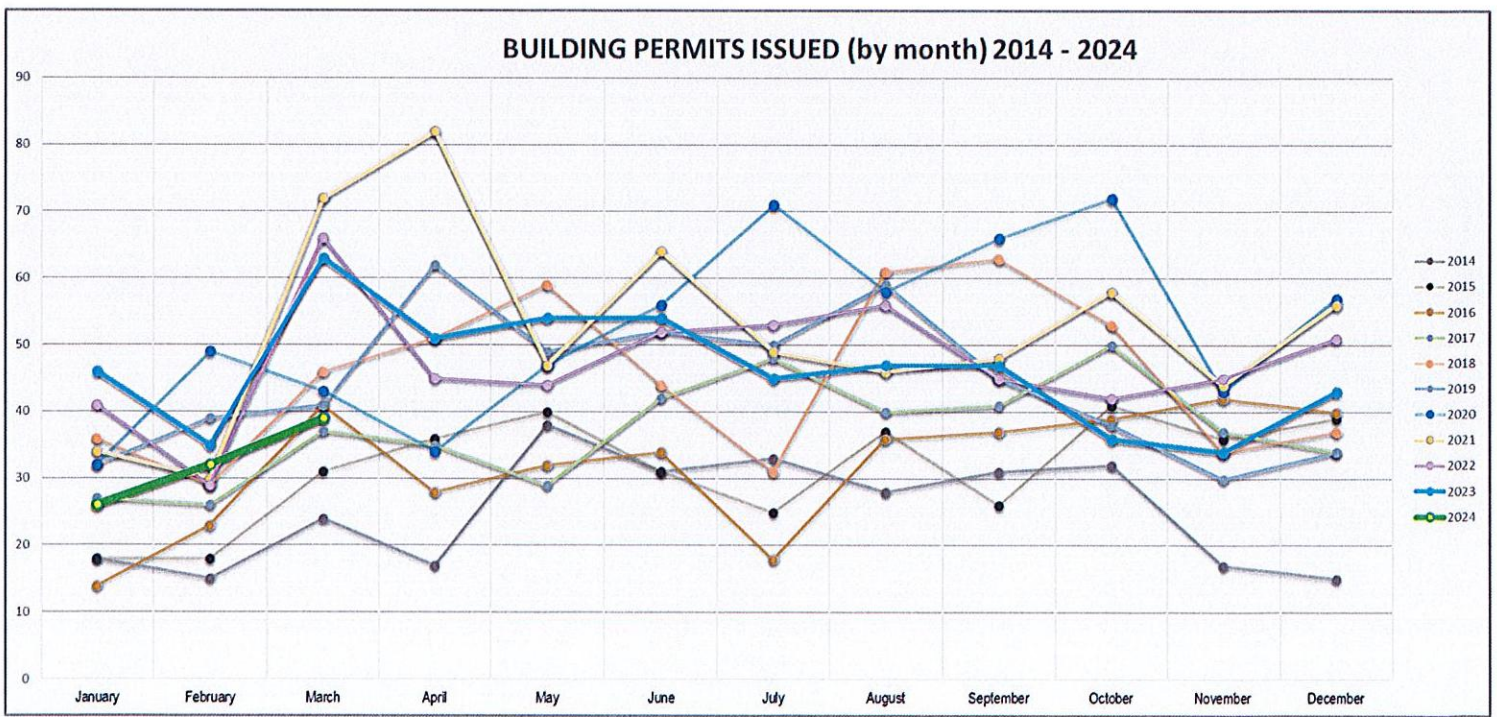
- An O'Riley Automotive store on CC Hwy
- Fremont Hills City Hall

Building Inspections

While the climate for construction in Christian County during 2023 remained fairly strong, our department did experience a slight decline in the overall number of permits issued over the course of the year. This decline has continued into the first quarter of 2024. Clearly, the current interest rates as well as increased costs of materials and labor are major influences. This gradual decline may likely continue absent any significant economic changes at the regional or national level.



The chart below shows the number of Building Permits issued by month over the past 10 years. The current year is represented by the bright green line. As you can see, we have had a fairly average first quarter of activity. This also shows the degree of difference between now and the peak periods during 2019 – 2022. Christian County has not stopped being a great place to live, so these numbers will bounce back as external factors impacting the housing market change.



During the first quarter, one of our building inspectors, Trey Davis, accepted a position with the City of Nixa. At this time, given the decline in new permits being issued, I've decided to hold off on actively recruiting to fill this vacancy. Randy and his staff believe they are able to keep up with inspections during this time period. If, however, a very well qualified and experienced inspector presents themselves, we remain open to strengthening our department.

We were very proud to see Hanen Cummings receive the Employee of the Quarter award. The recognition was well deserved and appreciated by everyone working in the RMD building.

Recycling Center

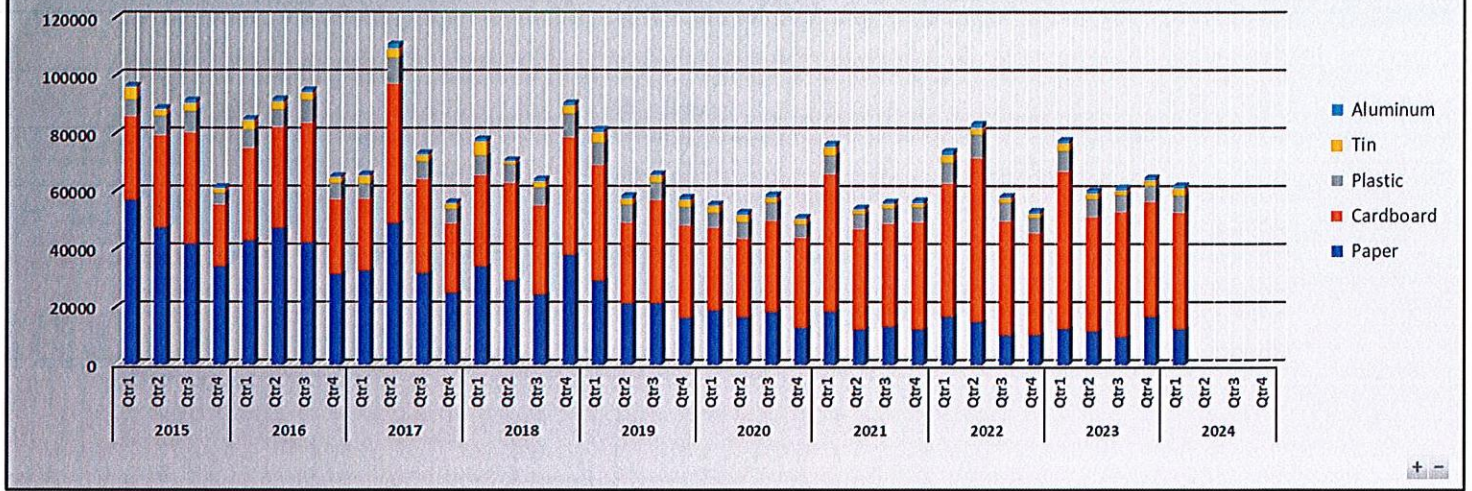
Lee and Bobby at the recycling center continued to do a great job every day operating and maintaining this facility. These men are also tasked with transporting collected materials from our remote drop off sites in Sparta and Billings as well as making smaller pickups from County buildings and other various local businesses with significant amounts of materials.



Collections

The information reported here is based upon the weight of materials shipped out from the facility. Therefore, it does not truly reflect "collections" per se as the shipping schedule does not follow a calendar. Having stated that disclaimer, the information does, however, allow us to look at trends over larger time frames, which is useful. The shipment weights shown for the first quarter of 2024 were somewhat lower than the same period of the preceding year. My expectation is that the second quarter totals will be significantly higher, bringing us back on pace with previous years.

(2015 - present)

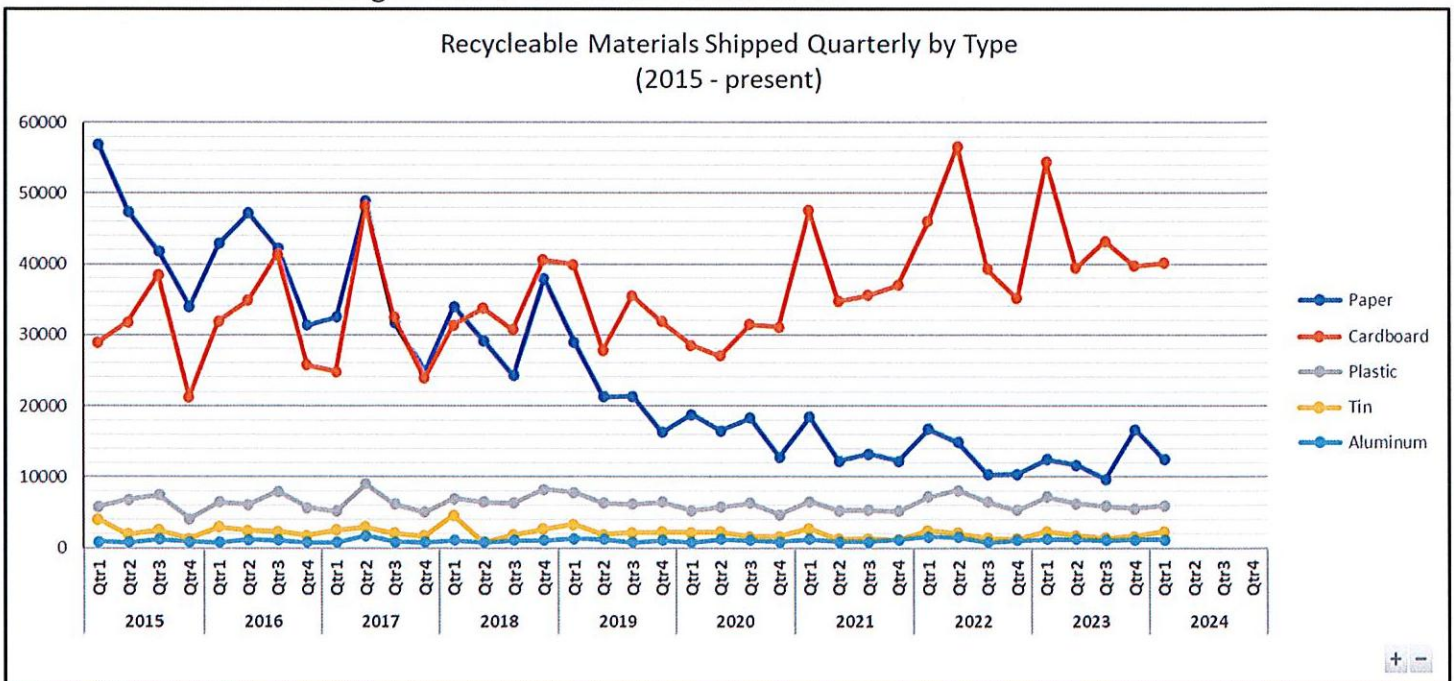


The chart above represents almost 10 years of data. Clearly, from 2015 through 2017 we were shipping out a higher gross weight of materials. The source of decline is visible in the reduction of paper (blue) we now take in. What does this mean?

- Societal decline in paper use? Less newspapers, no more phone books
- More cardboard. Greater reliance on parcel delivery over in-person shopping

Whatever the reason, less paper is ok. Since China stopped buying paper to recycle, the value we get back for collecting it is minimal.

This chart shows the continued increase in cardboard collections versus the ongoing decline in paper. Cardboard seems to have leveled off somewhat and it will be interesting to see if that trend continues.



We were informed, late in March that a grant application submitted to the Ozarks Headwaters Recycling District (District O) for some new and durable self-dumping hopper containers was partially approved. The grant award was \$9,270.86. This equipment will be a perfect fit with our newer electric forklift and be part of our efficiency plans for the new recycling center location.

Environmental



We are working with the City of Ozark to consider ways to enhance protection of vulnerable groundwater recharge areas such as the area surrounding Smallin Cave. Our challenge will be to implement strategies which can be impactful while also balancing the need to respect the property rights of individual landowners with policies which can actually be enforced. Ultimately, this will lead to a package of amendments to our Regulations which will need approval by the County Commission in the coming months.

Work also continues on the countywide stormwater improvements project. The County Commission has had an opportunity to select projects. The bidding process for these projects is underway with awards and work expected to take place in 2024.

Our Facility at 1106 W. Jackson

So far in 2024, our facility has hosted some large public meetings as well as a variety of groups using the facility for other meetings. At times, the room is filled beyond capacity, which reinforces the need for a larger venue to properly serve our citizens.

Examples of functions held in our large meeting room include:

- Election Judge training
- Biometric wellness screenings
- EMA DART training
- Political party committee meetings
- Public meetings for road and bridge projects

- CERT training events
- Regular P&Z and BOA hearings
- CPR training

A handwritten signature in blue ink, reading "Todd M. Wiesehan", is positioned above a solid horizontal line.

Todd M Wiesehan
Director, Resource Management Department

PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: April 15, 2024

CASE NUMBER: 2024-0040

APPLICANT: Diane Baldwin

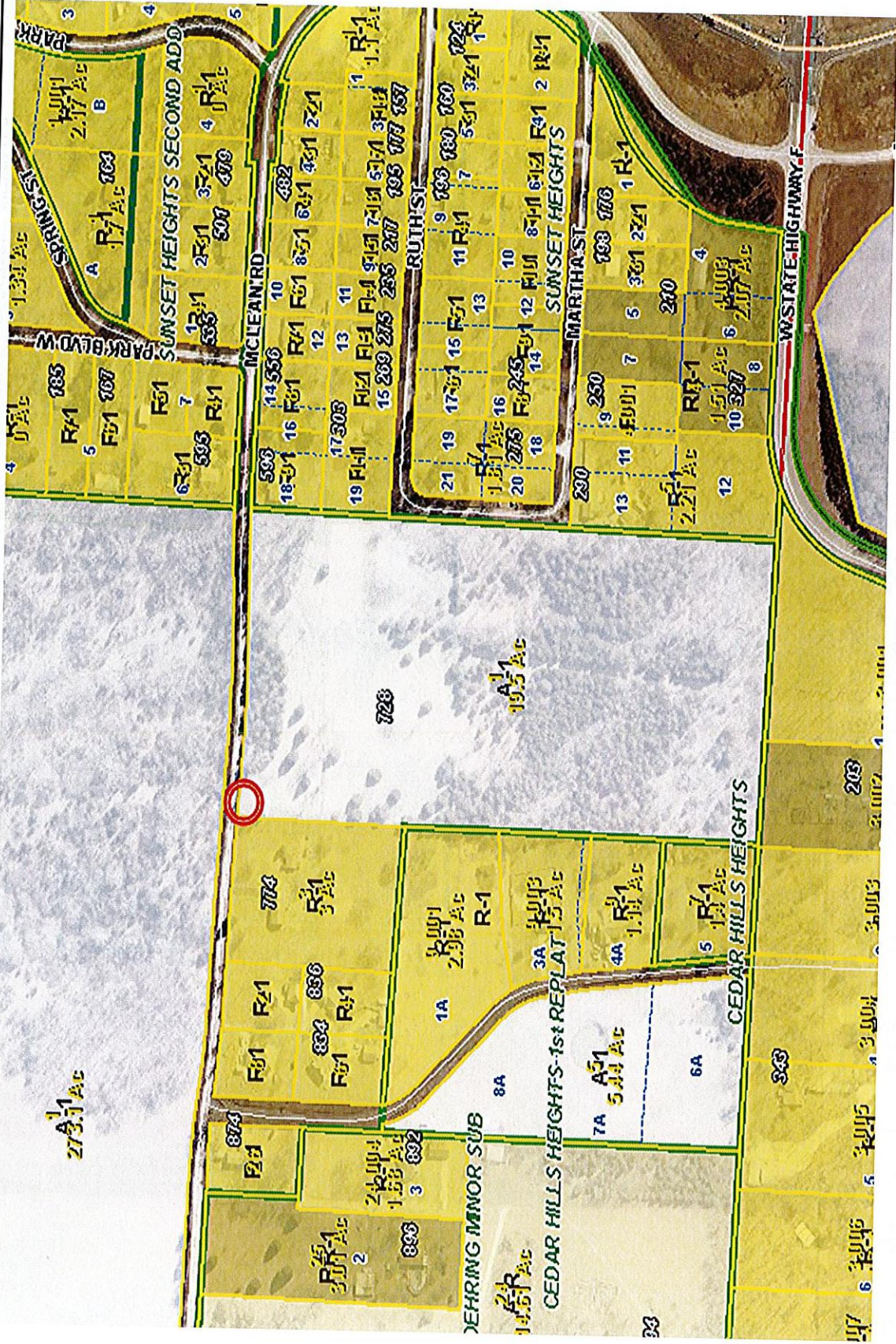
CURRENT ZONING: A-1 (Agriculture)

REQUEST: R-1 (Suburban Residence)

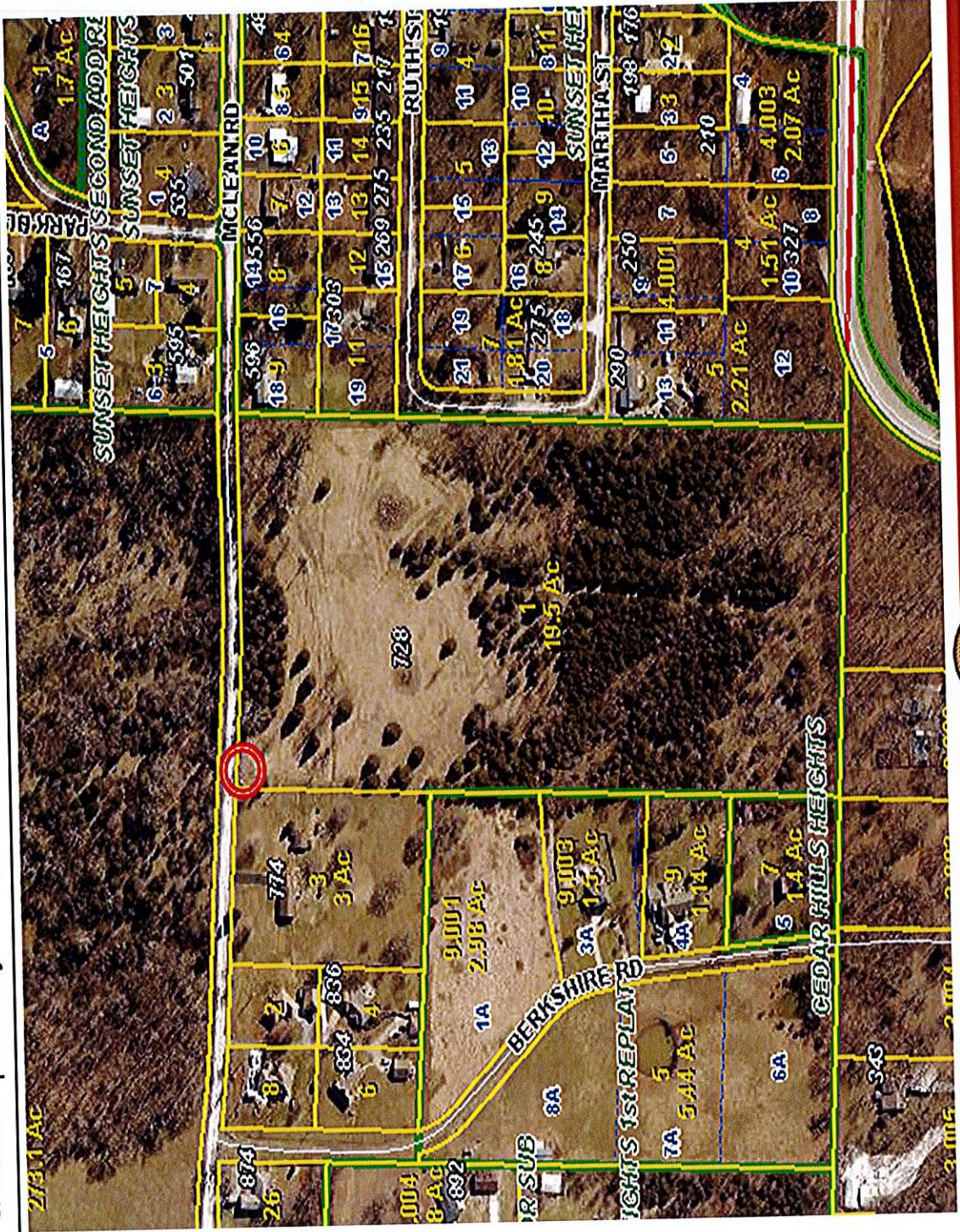


1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242

Zoning in the area:



PROJECT DESCRIPTION: The applicant is requesting the change in zoning classification for a 19.5+/- acre parcel to R-1 in order that it can be lawfully developed and utilized as a location for a future primary use, which would be acceptable within the R-1 district.



BACKGROUND AND SITE HISTORY:

The property being considered is currently undergoing construction for a single-family residential structure. The tract has otherwise been vacant and wooded.

PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this tract inside the Urban Service Area. It falls within Tier 2 of the overlay with the City of Ozark. The cities future land use map notes this area for single-family residential development.

Compatibility:

The subject parcel is located adjacent to a large undeveloped tract on the north side with single family residences to the east, south and west.

Connectivity:

The subject property has direct frontage along Mclean Rd.



PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

No specific provisions for landscaping or buffering have been offered or will be required at this time.

Building Design:

The site contains a permitted single-family residential structure that is under construction. Any future structures will be subject to the codes administered by the Building Inspections Department.

Access:

This parcel has road frontage along Mclean Rd.

Utility Services:

There is an existing well and septic for the structure under construction. Any new structures with utilities would require approval from the Health Department for the septic system and DNR for a well. The site is on public electricity.



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

None anticipated at this time. Any proposed development or building permitting would be subject to the county's stormwater and erosion control regulations.

Groundwater Impact:

None anticipated at this time due to rezoning.

Floodplain/Sinkhole Impacts:

No mapped sinkholes or areas of floodplain exist on the parcel.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning. The property lies in the Ozark Special Road District and any request for a new approach or requirement to improve the existing easement to a road would be handled between the Planning Department and the Ozark Special Road District.



PUBLIC COMMENTS:

The owner spoke to her intent to split the property into 3 tracts to sell 2 to her children and live on one. No other public comment was given.

RECOMMENDATIONS:

After reviewing the facts of this case and accepting public comment at the April 15, 2024, meeting a recommendation of approval was passed by a unanimous vote.



ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: May 2, 2024

SUBJECT: CASE NUMBER 2024-0040

TEXT:

DIANE BALDWIN petitions the Christian County Commission to rezone a 19.5 +/- acre tract of land from A-1 (Agricultural District) to R-1 (Suburban Residence District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map at 728 Mclean Rd, Ozark, Missouri, located within Parcel 11-0.8-28-004-004-001.000 which is legally described as follows:

THE EAST HALF (E½) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼), SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-SEVEN (27), RANGE TWENTY-ONE (21), CHRISTIAN COUNTY, MISSOURI.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on April 15, 2024, review this request and hear public comment, and;

WHEREAS, they subsequently issued a recommendation for approval of this request by a unanimous vote.

NOW, THEREFORE, after additional review of this case and having heard additional public comment the Christian County Commission did this day, upon a motion by Commissioner Jackson, seconded by Commissioner Bilyeu, by a unanimous vote to approve this request.

IT IS HEREBY ORDERED that the zoning classification for the above described property be changed and reflected on the Christian County Zoning map as R-1 (Suburban Residence District) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

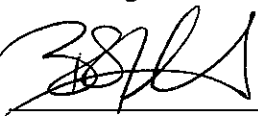
Done this 2nd day of May, 2024, at 10:00 a.m.

CHRISTIAN COUNTY COMMISSION



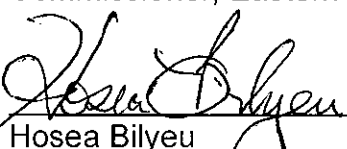
Lynn Morris
Presiding Commissioner

Yes
Dated: 5-12-24



Bradley A. Jackson
Commissioner, Eastern District

Yes
Dated: 5-2-2024



Hosea Bilyeu
Commissioner, Western District

Yes
Dated: 5-02-24

ATTEST:



Paula Brumfield
County Clerk

