



## Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

**SCHEDULED**

**MEETING ATTACHMENTS (ID # 5442)**

Meeting: 06/06/24 09:30 AM  
Department: County Clerk  
Category: Meeting Items  
Prepared By: Madi Hires Raines  
Initiator: Madi Hires Raines  
Sponsors:  
DOC ID: 5442

# Meeting Attachments

### ATTACHMENTS:

- 06 JUNE 2024 2024 BUDGET ADJUSTMENT REQUEST FORM (PDF)
- 06 JUNE 2024 RFP #2024-50 INSURANCE BROKER SERVICES FOR PROPERTY, CASUALTY AND WORKERS COMPENSATION (PDF)
- 06 JUNE 2024 CONTRACT RENEWAL CENTRAL POWER SYSTEMS AND SERVICES (PDF)
- 06 JUNE 2024 ORDER NO. 6-06-2024-01 - ACCEPTANCE OF ROADS INTO THE COUNTY MAINTENANCE NETWORK (PDF)
- 06 JUNE 2024 REZONING HEARING CASE NO 2024-0092 - OPRIS (PDF)
- 06 JUNE 2024 ORDER NO. 6-06-2024-02 CASE NO. 2024-0092 (OPRIS) (PDF)

# Budget Adjustment Request Form

County of CHRISTIAN ♦♦♦ State of MISSOURI

Date: 6/6/2024

| PERSON REQUESTING | TITLE/POSITION | DEPARTMENT |
|-------------------|----------------|------------|
| Amy Dent          | Budget Officer | Auditor    |

Item (s) Requested : Allocation of Carryforward Balances

Reason for Request: To fully utilize unrestricted ARPA funds not accounted for in original budget

Amount Requested : See Attached

Source of Funds: Carry Forward Balance  
(Other Rev., Grants, etc..)

Line Item Coverage : See Attached  
(Account No(s).)

I certify that the items(s) listed above is(are) appropriate and necessary for the operation of this department and that there is sufficient funds to cover the estimated cost.

Signature: 

Date: 6/6/2024

## CERTIFICATION OF AUDITOR

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.

  
Auditor Certification

6/6/2024  
Date

## APPROVAL OF THE CHRISTIAN COUNTY COMMISSION

June 6, 2024  
Date

Absent  
Presiding Commissioner

  
Commissioner Eastern District

  
Commissioner Western District

Proposed 560 - ARPA Amendment

Fund Balance 1/1/2024

\$14,564,618.33

| Expense Objects                          |               |                        |                        |  |  |
|--|---------------|------------------------|------------------------|--|--|
| Contract Labor                           | 560-610-51130 | \$100,000.00           | \$204,000.00           |  |  |
|  |               | \$100,000.00           | \$204,000.00           |  |  |
|  |               |                        |                        |  |  |
|  |               |                        |                        |  |  |
| Public Health-Vaccine/Testing/Mitigation | 560-610-52515 | \$0.00                 | \$915,000.00           |  |  |
| Grants to External Entities              | 560-610-52517 | \$0.00                 | \$0.00                 |  |  |
| Office Expense                           | 560-610-53600 | \$50,000.00            | \$75,000.00            |  |  |
| Infrastructure Project Expenditures      | 560-610-53720 | \$8,000,000.00         | \$2,500,000.00         |  |  |
|  |               | \$8,050,000.00         | \$3,490,000.00         |  |  |
|  |               |                        |                        |  |  |
|  |               |                        |                        |  |  |
| Buildings & Building Improvements        | 560-610-54700 | \$2,000,000.00         | \$1,000,000.00         |  |  |
| Equipment                                | 560-610-54750 | \$0.00                 | \$0.00                 |  |  |
|  |               | \$2,000,000.00         | \$1,000,000.00         |  |  |
|  |               |                        |                        |  |  |
|  |               |                        |                        |  |  |
| Transfer to GR                           | 560-900-61000 | \$1,000,000.00         | \$10,108,000.00        |  |  |
|  |               | \$1,000,000.00         | \$10,108,000.00        |  |  |
| <b>Total Expense Objects:</b>            |               | <b>\$11,150,000.00</b> | <b>\$14,802,000.00</b> |  |  |

Budgeted Revenue

Interest

\$250,000.00

Projected Ending Balance

\$12,618.33

Proposed 101 - Revenue Amendment

| [REDACTED]                   |                                   |                        |                        |
|------------------------------|-----------------------------------|------------------------|------------------------|
| Revenue Source               | Transfers                         |                        |                        |
|                              | Transfer In - COLE                | \$0.00                 | \$0.00                 |
|                              | Transfer In - Cole Reimbursement  | \$5,426,000.00         | \$8,400,000.00         |
|                              | TRANSFERS IN - LEST Reimbursement | \$3,569,630.00         | \$2,830,000.00         |
|                              | Transfer In - LERF                | \$0.00                 | \$0.00                 |
|                              | Collector TME Overage             | \$21,000.00            | \$21,000.00            |
|                              | TRANSFERS IN ARPA                 | \$1,000,000.00         | \$10,108,000.00        |
|                              | <b>Total Transfers:</b>           | <b>\$10,016,630.00</b> | <b>\$21,359,000.00</b> |
| <b>Total Revenue Source:</b> |                                   | <b>\$10,016,630.00</b> | <b>\$21,359,000.00</b> |

Proposed 101 - Expense Amendment

| Expense Objects               | Other Financing                    |               |              |  |                 |  |  |
|-------------------------------|------------------------------------|---------------|--------------|--|-----------------|--|--|
|                               | Transfer to Capital Projects Fund  | 101-900-61000 | \$200,000.00 |  | \$9,308,000.00  |  |  |
|                               | Transfer to Assessor               | 101-900-61401 | \$92,000.00  |  | \$92,000.00     |  |  |
|                               | Transfer to Bond Debt Service Fund | 101-900-61455 | \$627,000.00 |  | \$627,000.00    |  |  |
|                               | <b>Total Other Financing:</b>      |               | \$919,000.00 |  | \$10,027,000.00 |  |  |
| <b>Total Expense Objects:</b> |                                    |               | \$919,000.00 |  | \$10,027,000.00 |  |  |

Proposed 235 - Road and Bridge Capital Amendment

Fund Balance

\$2,132,412.00

|               |                                    |                  |              |                       |
|---------------|------------------------------------|------------------|--------------|-----------------------|
| 235-46611     | Interest                           | Capital Requests | \$10,000.00  | \$10,000.00           |
| 235-49101     | Transfer In - General Fund         | Capital Requests | \$0.00       | \$7,501,575.00        |
| 235-49290     | Transfer In - Road Sales Tax       | Capital Requests | \$500,000.00 | \$500,000.00          |
|               |                                    |                  |              | <b>\$8,011,575.00</b> |
| 235-610-53720 | Project Expenditures               | Capital Requests | \$450,000.00 | \$7,951,575.00        |
| 235-800-59504 | Disbursements-Municipal Cost Share | Capital Requests | \$50,000.00  | \$50,000.00           |
| <b>Total</b>  |                                    |                  |              | <b>\$8,001,575.00</b> |

Ending Fund Balance

\$2,142,412.00

Proposed 256 - Building Capital Projects Amendment

Fund Balance

\$0.00

|               |   |                |                       |
|---------------|---|----------------|-----------------------|
| 256-41311     | Marijuana Sales Tax                     | \$0.00         | \$0.00                |
| 256-46611     | Interest                                | \$2,500.00     | \$2,500.00            |
| 256-48310     | Sale of Assets                          | \$1,000,000.00 | \$1,000,000.00        |
| 256-49101     | Transfer In - General Fund              | \$200,000.00   | \$1,706,225.00        |
|               |   |                | <b>\$2,708,725.00</b> |
| 256-610-52515 | Expenses                                | \$0.00         | \$0.00                |
| 256-610-54700 | Land, Buildings & Building Improvements | \$1,000,000.00 | \$2,706,225.00        |
| <b>Total</b>  |   |                | <b>\$2,706,225.00</b> |

Ending Fund Balance

\$2,500.00



# Christian County Commission

100 W. Church Street Room 100  
Ozark, Missouri 65721  
(417)582-4300

Lynn Morris  
Presiding Commissioner

Bradley A. Jackson  
Eastern Commissioner

Hosea Bilyeu  
Western Commissioner

06/06/2024

Connell Insurance, Inc./  
Higginbotham Insurance Agency, Inc.  
511 Bee Creek Dr.  
Branson, MO 65616  
ATTN: Greg Williams  
417-848-1074  
[grwilliams@higginbotham.com](mailto:grwilliams@higginbotham.com)

Re: Award of RFP #2024-50 Insurance Broker Services for Property/Casualty and Workers Compensation.

Mr. Williams,

The Christian County Commission voted in session today to award RFP #2024-50 Insurance Broker Services for Property/Casualty and Workers Compensation to Connell Insurance, Inc./Higginbotham Insurance Agency, Inc. The contract shall commence on July 1, 2024, for a one-year term, with the option to renew up to two consecutive one-year periods.

Your point of contact will be the Director of Employee Services, Amber Bryant. Ms. Bryant can be reached at 417-582-4307, or by email at [abryant@christiancountymov.gov](mailto:abryant@christiancountymov.gov).

Hosea Bilyeu  
Western Commissioner

Date: 6-6-2024

Absent

Lynn Morris  
Presiding Commissioner

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

Bradley A. Jackson  
Eastern Commissioner

Date: 6-6-24





# Christian County Commission

100 W. Church Street Room 100  
Ozark, Missouri 65721  
(417)582-4300

Lynn Morris  
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Bradley A. Jackson  
Eastern Commissioner

Hosea Bilyeu  
Western Commissioner

June 6, 2024

Central Power Systems & Services  
3100 E Kearney  
Springfield, MO 65803  
ATTN: Bobbe Phillips  
417-865-0505  
[Bobbe.phillips@cpower.com](mailto:Bobbe.phillips@cpower.com)

Dear Bobbe Phillips,

The Christian County Commission voted in session today to renew the contract for generator maintenance to Central Power Systems & Services. The original contract was awarded on June 14, 2022, and continues through June 7, 2024. This contract renewal will begin June 8, 2024, and go through June 7, 2025.

Your point of contact will be the Building and Grounds Maintenance Supervisor, Richard Teague. Mr. Teague can be reached at (417)839-3186 or email [maintenance@christiancountymo.gov](mailto:maintenance@christiancountymo.gov).

Hosea Bilyeu  
Western Commissioner

Date: 6-6-2024

Absent

Lynn Morris  
Presiding Commissioner

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

Bradley A. Jackson  
Eastern Commissioner

Date: 6-6-24

ORDER OF THE  
CHRISTIAN COUNTY COMMISSION  
OZARK, MISSOURI

**DATE ISSUED:** June 6, 2024

**SUBJECT:** Acceptance of Roads into the County Maintenance Network

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**WHEREAS**, Mr. David Emerson, on behalf of D&P Development, petitions the Christian County Commission to accept certain roads; namely N. Ginger Lane into the Common Two Road District for perpetual maintenance. These roads are interconnected and located within the following platted subdivisions:

**Summer Breeze Estates,**

**WHEREAS**, the County Highway Administrator has inspected the construction of these roads and considers the required work to be completed,

**WHEREAS**, all owners of rights-of-way which collectively aggregate the full area of right-of-way for the above named roads have individually conveyed to the County, Right of Way Deeds for their respective portions,

**NOW, THEREFORE**, on this 6<sup>th</sup> day of June, 2024, at a duly called meeting of the County Commission, after public notice, and in open upon a motion by Commissioner Jackson, seconded by Commissioner Bilyeu, vote unanimously to accept the afore named roads into the Common Two network for perpetual maintenance.

**Done this 6th day of June, 2024, at 10:00 a.m.**



# PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

## Request for Zoning Change

HEARING DATE: May 20, 2024

CASE NUMBER: 2024-0092

APPLICANT: Alen Opris / Dmytro A.

CURRENT ZONING: R-1 (Suburban Residence)

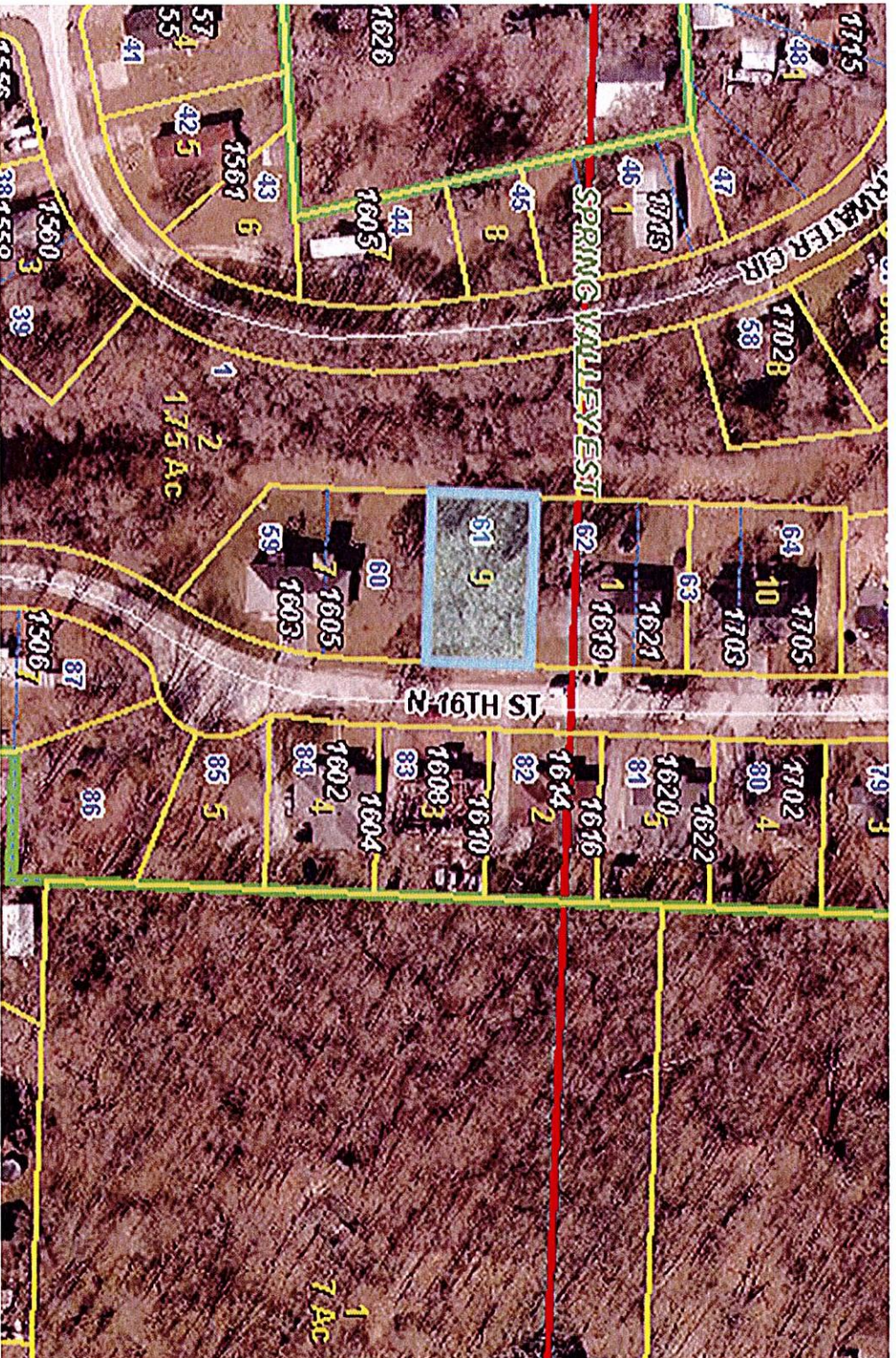
REQUEST: R-2 (One and Two Family Residence)



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



**LOCATION: N 16th St, Ozark**

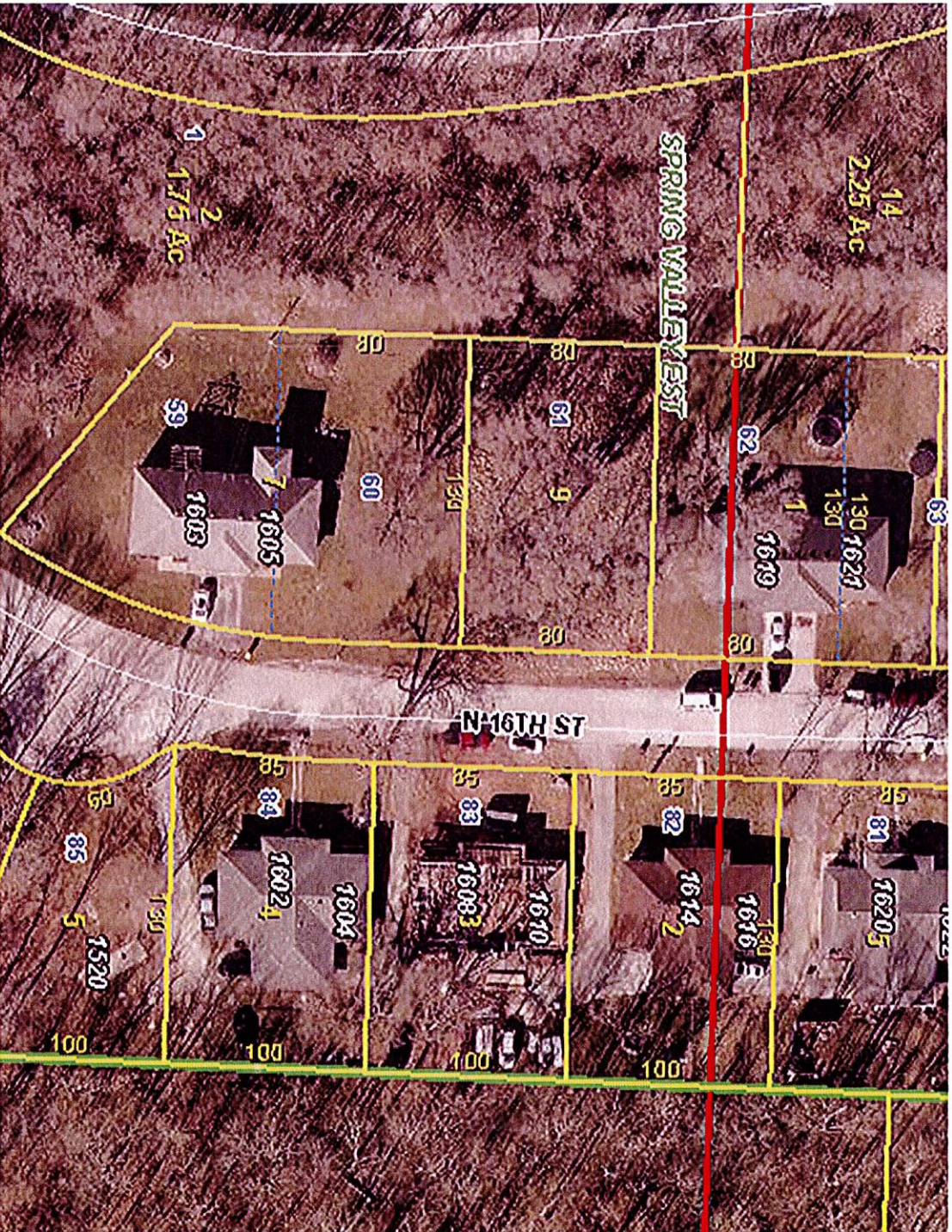


Surrounding land uses include duplexes to the north, south, and east; and wooded area to the west





**PROJECT DESCRIPTION:** The applicant is requesting the change in zoning classification for a .25+/- acre parcel to R-2 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-2 district.



## **BACKGROUND AND SITE HISTORY:**

The property being considered is lot 61 of the Spring Valley Estates Subdivision, platted in 1971. The lot does not appear to have ever been developed since the platting of the subdivision.

## **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 1 of the overlay with the City of Ozark. The cities future land use map notes this area appropriate for mixed use.

### *Compatibility:*

The subject parcel is located adjacent to other lots within the subdivision that contain duplex style residential structures.

### *Connectivity:*

The subject property has direct frontage along N 16<sup>th</sup> St.





## **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:*

Any new construction would be subject to permitting by the Building Inspections Department.

### *Access:*

The parcel has an opportunity for access along N 16<sup>th</sup> St but no approach exists at this time. Request for a new driveway approach would be handled by the Ozarks Special Road District.

### *Utility Services:*

Water and Sewer would need to be served by the City of Ozark for a duplex. If one or both are not available then the most that could be built is a single family residential structure.



## 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.



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## 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 would be handled by the Special Road District.



## **STAFF COMMENTS:**

This request would allow for the potential development of a duplex style residential structure on a lot in a platted subdivision that is already surrounded by existing duplexes. The structure would be required to hook to public utilities in order to be built which would require intergovernmental work between the county and the city to ensure all relevant rules and regulations are being upheld. The parcel is not contiguous with the cities boundaries so at this time there is no opportunity to directly annex into the city, but a requirement of public utility access may be to sign an irrevocable consent to annex. The R-2 district requires a minimum lot frontage of 70ft and an area of 10,000sqft. The lot in questions has 80ft of frontage and approximately 10,400 sqft of area, thus an approval of this request would not create a non-conformity with our zoning regulations.

## **PUBLIC INPUT:**

The applicant spoke of his intent to develop the property for additional residential uses. No other public comment was made.

## **PLANNING & ZONING RECOMMENDATION:**

On May 20, 2024 the P&Z Commission made a unanimous vote to recommend approval of this item to the County Commission.





**ORDER OF THE  
CHRISTIAN COUNTY COMMISSION  
OZARK, MISSOURI**

**DATE ISSUED:** June 6, 2024  
**SUBJECT:** CASE NUMBER 2024-0092

**TEXT:**

ALEN OPRIS petitions the Christian County Commission to rezone a 0.25 +/- acre tract of land from R-1 (Suburban Residence District) to R-2 (One and Two Family Residence District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map on N. 16<sup>th</sup> St, Ozark, Missouri, located within Parcel 11-0.5-22-002-003-009.000 which is legally described as follows:

**All of Lot Sixty-one (61), SPRING VALLEY ESTATES, a Subdivision in CHRISTIAN County, Missouri, according to plat filed in Plat Book D Page 15, Recorder's Office of CHRISTIAN County, Missouri.**

**WHEREAS**, the Christian County Planning and Zoning Commission did, during public hearing on May 20, 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-2 (One and Two Family Residence District) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

