Meeting Attachments

ATTACHMENTS:

- 05 SEPTEMBER 2024 - FINANCIAL - AUDITOR'S MONTHLY REPORT - AUGUST (PDF)
- 05 SEPTEMBER 2024 - REZONING CASE NO. 2024-0188 - P&Z RECOMMENDATION & STAFF REPORT (SCOTT ERIC PETERS PROPERTIES LLC) (PDF)
- 05 SEPTEMBER 2024 - REZONING CASE NO. 2024-0188 - STAFF REPORT PPT (SCOTT ERIC PETERS PROPERTIES LLC) (PDF)
- 05 SEPTEMBER 2024 - REZONING CASE NO. 2024-0197 - P&Z RECOMMENDATION & STAFF REPORT (OLD WORLD INVESTMENTS LLC) (PDF)
- 05 SEPTEMBER 2024 - REZONING CASE NO. 2024-0197 - STAFF REPORT PPT (OLD WORLD INVESTMENTS LLC) (PDF)
- 05 SEPTEMBER 2024 - REZONING CASE NO. 2024-0197 - ORDER NO. 09-05-2024-01 (OLD WORLD INVESTMENTS) (PDF)
- 05 SEPTEMBER 2024 - REZONING CASE NO. 2024-0199 - P&Z RECOMMENDATION & STAFF REPORT (LARRY CLOUD) (PDF)
- 05 SEPTEMBER 2024 - REZONING CASE NO. 2024-0199 - STAFF REPORT PPT (LARRY CLOUD) (PDF)
- 05 SEPTEMBER 2024 - REZONING CASE NO. 2024-0199 - ORDER NO. 09-05-2024-02 (LARRY CLOUD) (PDF)
- 05 SEPTEMBER 2024 - REZONING CASE NO. 2024-0202 - P&Z RECOMMENDATION & STAFF REPORT (REPUBLIC PARTNERS LLC-TIM SCHOWE) (PDF)
- 05 SEPTEMBER 2024 - REZONING CASE NO. 2024-0202 - STAFF REPORT PPT (REPUBLIC PARTNERS LLC-TIM SCHOWE) (PDF)
- 05 SEPTEMBER 2024 - REZONING CASE NO. 2024-0202 - ORDER NO. 09-05-2024-03 (REPUBLIC PARTNERS LLC-TIM SCHOWE) (PDF)

Auditor's Report

August 2024

SUMMARY:

General Revenue Fund Balance $10.28 million ($777,295 restricted to Circuit Court building).

Using the rule of thumb that monthly expenditures should be 1/12th of the annual budget (currently 67%) most offices and departments are within that range.

Fund Balances for Commission Controlled Funds (as of 08/31/2024) without bank interest):

General Revenue (Restricted and Unrestricted) 101	10,279,408
County Law Enforcement 201	5,821,737
Law Enforcement Sales Tax 250 (80% Sheriff/20% Prosecutor)	438,397
ARPA Funds 560	3,537,052
Total	**20,076,594**

Consolidated Balance Sheet Report

Christian County, MO

Account Summary

As Of 08/31/2024

Account	Name	Balance	
Assets			
11000	Claim on Cash - General Fund	10,279,408.38	
	Total Assets:	**10,279,408.38**	**10,279,408.38**
Liability			
22143	PR Benefit Plans Payable	-19,633.88	
22205	SUTA Payable	626.82	
22265	LAGERS Payable	-326,559.18	
	Total Liability:	**-345,566.24**	
Equity			
30400	Fund Balance - Assigned to Court Building	777,295.20	
30500	Fund Balance - General Fund Non-Assigne	8,202,783.35	
	Total Beginning Equity:	**8,980,078.55**	
Total Revenue		24,052,934.12	
Total Expense		22,408,038.05	
	Total Equity and Current Surplus (Deficit):	**10,624,974.62**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**10,279,408.38**

Christian County, MO

Budget Report
Group Summary
For Fiscal: 2024 Period Ending: 08/31/2024

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 101 - Christian County General Fund							
Revenue							
	25,091,195.00	33,699,195.00	1,839,019.61	24,052,934.12	0.00	-9,646,260.88	71.38%
Revenue Total:	**25,091,195.00**	**33,699,195.00**	**1,839,019.61**	**24,052,934.12**	**0.00**	**-9,646,260.88**	**71.38%**
Expense							
010 - Commission	447,092.00	447,092.00	26,260.25	271,704.46	493.13	174,894.41	60.88%
020 - County Clerk	265,114.88	265,114.88	14,872.88	174,705.36	2,030.52	88,379.00	66.66%
030 - Elections	261,937.00	261,937.00	13,789.51	106,072.16	549.28	155,315.56	40.70%
040 - Facilities Management	1,118,748.40	1,118,748.40	87,620.81	699,177.94	40,500.33	379,070.13	66.12%
050 - Sheriff	12,070,424.00	12,070,424.00	726,860.07	6,408,995.45	151,852.85	5,509,575.70	54.35%
060 - Treasurer	174,443.88	174,443.88	12,733.11	106,431.64	159.96	67,852.28	61.10%
070 - Collector	434,827.88	434,827.88	20,857.75	205,689.18	0.00	229,138.70	47.30%
090 - Recorder	288,591.88	288,591.88	21,653.64	185,230.20	0.00	103,361.68	64.18%
110 - Consolidated Courts	392,650.00	392,650.00	27,922.21	170,079.22	13,475.58	209,095.20	46.75%
121 - 38th Circuit Associate Division No. 1	211,823.00	211,823.00	16,486.45	128,736.84	26,730.60	56,355.56	73.39%
122 - 38th Circuit Associate Division No. 2	5,515.00	5,515.00	-3,088.61	1,852.35	0.00	3,662.65	33.59%
130 - Public Administrator	222,197.88	222,197.88	16,110.76	141,745.26	0.00	80,452.62	63.79%
140 - Prosecuting Attorney	2,830,060.50	2,830,060.50	194,286.20	1,436,984.07	5,829.67	1,387,246.76	50.98%
150 - Juvenile Office	560,258.00	560,258.00	33,268.70	295,735.46	34,764.85	229,757.69	58.99%
160 - Coroner	274,497.00	274,497.00	8,160.75	94,966.34	2,750.00	176,780.66	35.60%
170 - County Misc & Operations	3,771,690.72	3,771,690.72	66,938.99	1,152,274.50	145,025.36	2,474,390.86	34.40%
180 - University Extension	82,450.00	82,450.00	6,870.83	54,966.64	27,483.36	0.00	100.00%
190 - Emergency Management	286,880.00	286,880.00	18,164.87	168,719.96	3,435.10	114,724.94	60.01%
200 - Planning & Development	461,573.00	461,573.00	29,528.56	235,959.97	212.33	225,400.70	51.17%
210 - Auditor	253,354.88	253,354.88	14,500.47	130,369.44	693.44	122,292.00	51.73%
230 - Recycle	140,086.00	140,086.00	17,762.71	88,727.67	0.00	51,358.33	63.34%
240 - Human Resources	604,266.00	604,266.00	50,844.98	320,588.94	1,734.36	281,942.70	53.34%
250 - Emergency Fund	334,000.00	334,000.00	0.00	0.00	0.00	334,000.00	0.00%
700 - Sheriff - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
900 - Transfer out	920,500.00	10,028,500.00	0.00	9,828,325.00	0.00	200,175.00	98.00%
Expense Total:	**26,412,981.90**	**35,520,981.90**	**1,422,405.89**	**22,408,038.05**	**457,720.72**	**12,655,223.13**	**64.37%**
Fund: 101 - Christian County General Fund Surplus (Deficit):	**-1,321,786.90**	**-1,821,786.90**	**416,613.72**	**1,644,896.07**	**-457,720.72**	**3,008,962.25**	**-65.17%**
Fund: 201 - Co. Law Enforcement							
Revenue							
	3,050,000.00	3,050,000.00	264,826.40	2,186,906.89	0.00	-863,093.11	71.70%

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Revenue Surplus (Deficit):	**3,050,000.00**	**3,050,000.00**	**264,826.40**	**2,186,906.89**	**0.00**	**-863,093.11**	**71.70%**
Expense							
600 - Expenses - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
610 - Expenses - Other	0.00	0.00	0.00	-3,887.55	0.00	3,887.55	0.00%
900 - Transfer out	8,400,000.00	8,400,000.00	354,556.01	2,869,776.86	0.00	5,530,223.14	34.16%
Expense Total:	**8,400,000.00**	**8,400,000.00**	**354,556.01**	**2,865,889.31**	**0.00**	**5,534,110.69**	**34.12%**
Fund: 201 - Co. Law Enforcement Surplus (Deficit):	**-5,350,000.00**	**-5,350,000.00**	**-89,729.61**	**-678,982.42**	**0.00**	**4,671,017.58**	**12.69%**
Fund: 205 - Federal Forfeiture I							
Revenue							
	53,000.00	53,000.00	0.00	6,226.35	0.00	-46,773.65	11.75%
Revenue Surplus (Deficit):	**53,000.00**	**53,000.00**	**0.00**	**6,226.35**	**0.00**	**-46,773.65**	**11.75%**
Expense							
610 - Expenses - Other	53,000.00	53,000.00	1,260.00	9,287.90	0.00	43,712.10	17.52%
Expense Total:	**53,000.00**	**53,000.00**	**1,260.00**	**9,287.90**	**0.00**	**43,712.10**	**17.52%**
Fund: 205 - Federal Forfeiture I Surplus (Deficit):	**0.00**	**0.00**	**-1,260.00**	**-3,061.55**	**0.00**	**-3,061.55**	**0.00%**
Fund: 208 - Law Enforcement Training							
Revenue							
	22,500.00	22,500.00	358.50	10,012.81	0.00	-12,487.19	44.50%
Revenue Surplus (Deficit):	**22,500.00**	**22,500.00**	**358.50**	**10,012.81**	**0.00**	**-12,487.19**	**44.50%**
Expense							
610 - Expenses - Other	20,000.00	20,000.00	0.00	13,903.99	0.00	6,096.01	69.52%
Expense Total:	**20,000.00**	**20,000.00**	**0.00**	**13,903.99**	**0.00**	**6,096.01**	**69.52%**
Fund: 208 - Law Enforcement Training Surplus (Deficit):	**2,500.00**	**2,500.00**	**358.50**	**-3,891.18**	**0.00**	**-6,391.18**	**-155.65%**
Fund: 210 - Civil Process							
Revenue							
	52,000.00	52,000.00	4,547.00	37,750.39	0.00	-14,249.61	72.60%
Revenue Surplus (Deficit):	**52,000.00**	**52,000.00**	**4,547.00**	**37,750.39**	**0.00**	**-14,249.61**	**72.60%**
Expense							
610 - Expenses - Other	50,000.00	50,000.00	1,664.20	10,351.52	2,596.16	37,052.32	25.90%
Expense Total:	**50,000.00**	**50,000.00**	**1,664.20**	**10,351.52**	**2,596.16**	**37,052.32**	**25.90%**
Fund: 210 - Civil Process Surplus (Deficit):	**2,000.00**	**2,000.00**	**2,882.80**	**27,398.87**	**-2,596.16**	**22,802.71**	**1,240.14%**
Fund: 212 - Inmate Prisoner Detainee Security							
Revenue							
	14,350.00	14,350.00	805.65	7,530.30	0.00	-6,819.70	52.48%
Revenue Surplus (Deficit):	**14,350.00**	**14,350.00**	**805.65**	**7,530.30**	**0.00**	**-6,819.70**	**52.48%**
Expense							
610 - Expenses - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
620 - Expenses - Other	12,000.00	12,000.00	0.00	11,923.19	0.00	76.81	99.36%
Expense Total:	**12,000.00**	**12,000.00**	**0.00**	**11,923.19**	**0.00**	**76.81**	**99.36%**
Fund: 212 - Inmate Prisoner Detainee Security Surplus (Deficit):	**2,350.00**	**2,350.00**	**805.65**	**-4,392.89**	**0.00**	**-6,742.89**	**-186.93%**
Fund: 215 - Sheriff's Conceal Carry							
Revenue							
	50,000.00	50,000.00	4,480.00	40,411.83	0.00	-9,588.17	80.82%
Revenue Surplus (Deficit):	**50,000.00**	**50,000.00**	**4,480.00**	**40,411.83**	**0.00**	**-9,588.17**	**80.82%**
Expense							
600 - Expenses - Payroll	50,764.00	50,764.00	2,026.89	27,197.07	0.00	23,566.93	53.58%
610 - Expenses - Other	109,000.00	109,000.00	1,615.50	11,027.34	0.00	97,972.66	10.12%
Expense Total:	**159,764.00**	**159,764.00**	**3,642.39**	**38,224.41**	**0.00**	**121,539.59**	**23.93%**
Fund: 215 - Sheriff's Conceal Carry Surplus (Deficit):	**-109,764.00**	**-109,764.00**	**837.61**	**2,187.42**	**0.00**	**111,951.42**	**-1.99%**
Fund: 219 - Family Violence							
Revenue							
	3,500.00	3,500.00	240.00	1,750.00	0.00	-1,750.00	50.00%
Revenue Surplus (Deficit):	**3,500.00**	**3,500.00**	**240.00**	**1,750.00**	**0.00**	**-1,750.00**	**50.00%**
Expense							
800 - Disbursements	3,500.00	3,500.00	240.00	1,750.00	0.00	1,750.00	50.00%
Expense Total:	**3,500.00**	**3,500.00**	**240.00**	**1,750.00**	**0.00**	**1,750.00**	**50.00%**
Fund: 219 - Family Violence Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 220 - LEPC							
Revenue							
	4,150.00	4,150.00	0.00	5,414.25	0.00	1,264.25	130.46%
Revenue Surplus (Deficit):	**4,150.00**	**4,150.00**	**0.00**	**5,414.25**	**0.00**	**1,264.25**	**130.46%**
Expense							
610 - Expenses - Other	19,000.00	19,000.00	0.00	58.94	60.00	18,881.06	0.63%
Expense Total:	**19,000.00**	**19,000.00**	**0.00**	**58.94**	**60.00**	**18,881.06**	**0.63%**
Fund: 220 - LEPC Surplus (Deficit):	**-14,850.00**	**-14,850.00**	**0.00**	**5,355.31**	**-60.00**	**20,145.31**	**-35.66%**
Fund: 221 - Road Sales Tax							
Revenue							
	5,947,000.00	5,947,000.00	529,652.52	4,149,016.66	0.00	-1,797,983.34	69.77%
Revenue Surplus (Deficit):	**5,947,000.00**	**5,947,000.00**	**529,652.52**	**4,149,016.66**	**0.00**	**-1,797,983.34**	**69.77%**
Expense							
610 - Expenses - Other	500,500.00	500,500.00	2,035.78	265,299.53	0.00	235,200.47	53.01%
800 - Disbursements	5,500,000.00	5,500,000.00	377,282.65	3,102,704.55	0.00	2,397,295.45	56.41%
Expense Total:	**6,000,500.00**	**6,000,500.00**	**379,318.43**	**3,368,004.08**	**0.00**	**2,632,495.92**	**56.13%**
Fund: 221 - Road Sales Tax Surplus (Deficit):	**-53,500.00**	**-53,500.00**	**150,334.09**	**781,012.58**	**0.00**	**834,512.58**	**-1,459.84%**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 222 - CART							
Revenue							
	2,005,000.00	2,005,000.00	218,363.51	1,577,237.30	0.00	-427,762.70	78.67%
Revenue Surplus (Deficit):	**2,005,000.00**	**2,005,000.00**	**218,363.51**	**1,577,237.30**	**0.00**	**-427,762.70**	**78.67%**
Expense							
610 - Expenses - Other	502,634.60	502,634.60	59,700.58	429,186.12	0.00	73,448.48	85.39%
800 - Disbursements	1,336,642.14	1,336,642.14	159,779.86	1,149,011.12	0.00	187,631.02	85.96%
Expense Total:	**1,839,276.74**	**1,839,276.74**	**219,480.44**	**1,578,197.24**	**0.00**	**261,079.50**	**85.81%**
Fund: 222 - CART Surplus (Deficit):	**165,723.26**	**165,723.26**	**-1,116.93**	**-959.94**	**0.00**	**-166,683.20**	**-0.58%**
Fund: 231 - Common I							
Revenue							
	3,256,580.99	3,256,580.99	256,177.93	2,195,513.36	0.00	-1,061,067.63	67.42%
Revenue Surplus (Deficit):	**3,256,580.99**	**3,256,580.99**	**256,177.93**	**2,195,513.36**	**0.00**	**-1,061,067.63**	**67.42%**
Expense							
600 - Expenses - Payroll	1,097,766.00	1,097,766.00	81,624.14	770,583.75	0.00	327,182.25	70.20%
610 - Expenses - Other	2,282,800.00	2,436,740.00	174,444.21	1,909,913.81	261,121.65	265,704.54	89.10%
Expense Total:	**3,380,566.00**	**3,534,506.00**	**256,068.35**	**2,680,497.56**	**261,121.65**	**592,886.79**	**83.23%**
Fund: 231 - Common I Surplus (Deficit):	**-123,985.01**	**-277,925.01**	**109.58**	**-484,984.20**	**-261,121.65**	**-468,180.84**	**268.46%**
Fund: 232 - Common II							
Revenue							
	3,148,181.43	3,148,181.43	247,842.51	2,105,747.53	0.00	-1,042,433.90	66.89%
Revenue Surplus (Deficit):	**3,148,181.43**	**3,148,181.43**	**247,842.51**	**2,105,747.53**	**0.00**	**-1,042,433.90**	**66.89%**
Expense							
600 - Expenses - Payroll	1,159,542.00	1,159,542.00	73,997.45	678,412.37	0.00	481,129.63	58.51%
610 - Expenses - Other	2,170,250.00	2,234,250.00	8,064.73	755,408.72	1,369,700.05	109,141.23	95.12%
Expense Total:	**3,329,792.00**	**3,393,792.00**	**82,062.18**	**1,433,821.09**	**1,369,700.05**	**590,270.86**	**82.61%**
Fund: 232 - Common II Surplus (Deficit):	**-181,610.57**	**-245,610.57**	**165,780.33**	**671,926.44**	**-1,369,700.05**	**-452,163.04**	**284.10%**
Fund: 233 - Bridge							
Revenue							
	1,306,349.38	1,306,349.38	48,655.69	1,039,569.46	0.00	-266,779.92	79.58%
Revenue Surplus (Deficit):	**1,306,349.38**	**1,306,349.38**	**48,655.69**	**1,039,569.46**	**0.00**	**-266,779.92**	**79.58%**
Expense							
610 - Expenses - Other	1,755,031.96	1,755,031.96	2,998.75	1,240,477.39	567,978.51	-53,423.94	103.04%
Expense Total:	**1,755,031.96**	**1,755,031.96**	**2,998.75**	**1,240,477.39**	**567,978.51**	**-53,423.94**	**103.04%**
Fund: 233 - Bridge Surplus (Deficit):	**-448,682.58**	**-448,682.58**	**45,656.94**	**-200,907.93**	**-567,978.51**	**-320,203.86**	**171.37%**
Fund: 235 - Road & Bridge Capital Requests							
Revenue							
	510,000.00	8,011,575.00	0.00	7,873,678.71	0.00	-137,896.29	98.28%

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Revenue Surplus (Deficit):	**510,000.00**	**8,011,575.00**	**0.00**	**7,873,678.71**	**0.00**	**-137,896.29**	**98.28%**
Expense							
610 - Expenses - Other	450,000.00	7,951,575.00	94,097.78	199,209.97	220,133.87	7,532,231.16	5.27%
800 - Disbursements	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00%
Expense Total:	**500,000.00**	**8,001,575.00**	**94,097.78**	**199,209.97**	**220,133.87**	**7,582,231.16**	**5.24%**
Fund: 235 - Road & Bridge Capital Requests Surplus (Deficit):	**10,000.00**	**10,000.00**	**-94,097.78**	**7,674,468.74**	**-220,133.87**	**7,444,334.87**	**74,543.35%**
Fund: 241 - Assessment							
Revenue							
	1,254,276.60	1,254,276.60	4,956.13	1,056,700.36	0.00	-197,576.24	84.25%
Revenue Surplus (Deficit):	**1,254,276.60**	**1,254,276.60**	**4,956.13**	**1,056,700.36**	**0.00**	**-197,576.24**	**84.25%**
Expense							
600 - Expenses - Payroll	1,034,201.88	1,034,201.88	69,230.74	588,562.16	0.00	445,639.72	56.91%
610 - Expenses - Other	448,200.00	448,200.00	30,702.93	175,371.56	20,223.38	252,605.06	43.64%
900 - Transfer out	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Expense Total:	**1,482,401.88**	**1,482,401.88**	**99,933.67**	**763,933.72**	**20,223.38**	**698,244.78**	**52.90%**
Fund: 241 - Assessment Surplus (Deficit):	**-228,125.28**	**-228,125.28**	**-94,977.54**	**292,766.64**	**-20,223.38**	**500,668.54**	**-119.47%**
Fund: 250 - LEST							
Revenue							
	2,830,000.00	2,830,000.00	280,810.13	2,176,618.57	0.00	-653,381.43	76.91%
Revenue Surplus (Deficit):	**2,830,000.00**	**2,830,000.00**	**280,810.13**	**2,176,618.57**	**0.00**	**-653,381.43**	**76.91%**
Expense							
700 - Sheriff - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
702 - Prosecutor - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
710 - Sheriff - Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
720 - Prosecutor - Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
900 - Transfer out	2,940,000.00	2,940,000.00	296,918.82	2,269,637.67	0.00	670,362.33	77.20%
Expense Total:	**2,940,000.00**	**2,940,000.00**	**296,918.82**	**2,269,637.67**	**0.00**	**670,362.33**	**77.20%**
Fund: 250 - LEST Surplus (Deficit):	**-110,000.00**	**-110,000.00**	**-16,108.69**	**-93,019.10**	**0.00**	**16,980.90**	**84.56%**
Fund: 255 - LERF							
Revenue							
	49,500.00	49,500.00	3,363.87	38,069.36	0.00	-11,430.64	76.91%
Revenue Surplus (Deficit):	**49,500.00**	**49,500.00**	**3,363.87**	**38,069.36**	**0.00**	**-11,430.64**	**76.91%**
Expense							
610 - Expenses - Other	140,000.00	140,000.00	0.00	0.00	0.00	140,000.00	0.00%
Expense Total:	**140,000.00**	**140,000.00**	**0.00**	**0.00**	**0.00**	**140,000.00**	**0.00%**
Fund: 255 - LERF Surplus (Deficit):	**-90,500.00**	**-90,500.00**	**3,363.87**	**38,069.36**	**0.00**	**128,569.36**	**-42.07%**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 256 - Building Capital Fund							
Revenue							
	1,202,500.00	2,708,725.00	0.00	1,822,408.15	0.00	-886,316.85	67.28%
Revenue Surplus (Deficit):	**1,202,500.00**	**2,708,725.00**	**0.00**	**1,822,408.15**	**0.00**	**-886,316.85**	**67.28%**
Expense							
610 - Expenses - Other	1,000,000.00	2,706,225.00	0.00	0.00	8,000.00	2,698,225.00	0.30%
Expense Total:	**1,000,000.00**	**2,706,225.00**	**0.00**	**0.00**	**8,000.00**	**2,698,225.00**	**0.30%**
Fund: 256 - Building Capital Fund Surplus (Deficit):	**202,500.00**	**2,500.00**	**0.00**	**1,822,408.15**	**-8,000.00**	**1,811,908.15**	**72,576.33%**
Fund: 260 - P.A. Training							
Revenue							
	5,825.00	5,825.00	461.64	4,383.61	0.00	-1,441.39	75.26%
Revenue Surplus (Deficit):	**5,825.00**	**5,825.00**	**461.64**	**4,383.61**	**0.00**	**-1,441.39**	**75.26%**
Expense							
610 - Expenses - Other	7,500.00	7,500.00	670.00	5,036.84	273.68	2,189.48	70.81%
Expense Total:	**7,500.00**	**7,500.00**	**670.00**	**5,036.84**	**273.68**	**2,189.48**	**70.81%**
Fund: 260 - P.A. Training Surplus (Deficit):	**-1,675.00**	**-1,675.00**	**-208.36**	**-653.23**	**-273.68**	**748.09**	**55.34%**
Fund: 265 - Delinquent Taxes							
Revenue							
	6,675.00	6,675.00	0.00	2,591.04	0.00	-4,083.96	38.82%
Revenue Surplus (Deficit):	**6,675.00**	**6,675.00**	**0.00**	**2,591.04**	**0.00**	**-4,083.96**	**38.82%**
Expense							
610 - Expenses - Other	5,500.00	5,500.00	315.21	2,585.15	0.00	2,914.85	47.00%
Expense Total:	**5,500.00**	**5,500.00**	**315.21**	**2,585.15**	**0.00**	**2,914.85**	**47.00%**
Fund: 265 - Delinquent Taxes Surplus (Deficit):	**1,175.00**	**1,175.00**	**-315.21**	**5.89**	**0.00**	**-1,169.11**	**0.50%**
Fund: 268 - Adm. Handling Cost							
Revenue							
	397,590.00	397,590.00	9,077.21	146,311.78	0.00	-251,278.22	36.80%
Revenue Surplus (Deficit):	**397,590.00**	**397,590.00**	**9,077.21**	**146,311.78**	**0.00**	**-251,278.22**	**36.80%**
Expense							
610 - Expenses - Other	390,400.00	390,400.00	8,416.16	140,738.86	0.00	249,661.14	36.05%
Expense Total:	**390,400.00**	**390,400.00**	**8,416.16**	**140,738.86**	**0.00**	**249,661.14**	**36.05%**
Fund: 268 - Adm. Handling Cost Surplus (Deficit):	**7,190.00**	**7,190.00**	**661.05**	**5,572.92**	**0.00**	**-1,617.08**	**77.51%**
Fund: 269 - Law Library							
Revenue							
	9,645.00	9,645.00	0.00	28,666.95	0.00	19,021.95	297.22%
Revenue Surplus (Deficit):	**9,645.00**	**9,645.00**	**0.00**	**28,666.95**	**0.00**	**19,021.95**	**297.22%**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Expense							
610 - Expenses - Other	20,000.00	20,000.00	0.00	17,579.59	0.00	2,420.41	87.90%
Expense Total:	**20,000.00**	**20,000.00**	**0.00**	**17,579.59**	**0.00**	**2,420.41**	**87.90%**
Fund: 269 - Law Library Surplus (Deficit):	**-10,355.00**	**-10,355.00**	**0.00**	**11,087.36**	**0.00**	**21,442.36**	**-107.07%**
Fund: 271 - Record Retention							
Revenue							
	35,500.00	35,500.00	2,695.00	25,612.76	0.00	-9,887.24	72.15%
Revenue Surplus (Deficit):	**35,500.00**	**35,500.00**	**2,695.00**	**25,612.76**	**0.00**	**-9,887.24**	**72.15%**
Expense							
610 - Expenses - Other	82,000.00	82,000.00	-179.52	10,867.14	0.00	71,132.86	13.25%
Expense Total:	**82,000.00**	**82,000.00**	**-179.52**	**10,867.14**	**0.00**	**71,132.86**	**13.25%**
Fund: 271 - Record Retention Surplus (Deficit):	**-46,500.00**	**-46,500.00**	**2,874.52**	**14,745.62**	**0.00**	**61,245.62**	**-31.71%**
Fund: 272 - Record Technology							
Revenue							
	68,000.00	68,000.00	10,289.93	100,232.10	0.00	32,232.10	147.40%
Revenue Surplus (Deficit):	**68,000.00**	**68,000.00**	**10,289.93**	**100,232.10**	**0.00**	**32,232.10**	**147.40%**
Expense							
610 - Expenses - Other	137,200.00	137,200.00	456.87	24,726.52	0.00	112,473.48	18.02%
Expense Total:	**137,200.00**	**137,200.00**	**456.87**	**24,726.52**	**0.00**	**112,473.48**	**18.02%**
Fund: 272 - Record Technology Surplus (Deficit):	**-69,200.00**	**-69,200.00**	**9,833.06**	**75,505.58**	**0.00**	**144,705.58**	**-109.11%**
Fund: 275 - Tax Maintenance							
Revenue							
	174,000.00	174,000.00	0.00	143,775.33	0.00	-30,224.67	82.63%
Revenue Surplus (Deficit):	**174,000.00**	**174,000.00**	**0.00**	**143,775.33**	**0.00**	**-30,224.67**	**82.63%**
Expense							
610 - Expenses - Other	245,000.00	245,000.00	0.00	47,531.53	0.00	197,468.47	19.40%
Expense Total:	**245,000.00**	**245,000.00**	**0.00**	**47,531.53**	**0.00**	**197,468.47**	**19.40%**
Fund: 275 - Tax Maintenance Surplus (Deficit):	**-71,000.00**	**-71,000.00**	**0.00**	**96,243.80**	**0.00**	**167,243.80**	**-135.55%**
Fund: 280 - Building Inspection							
Revenue							
	425,100.00	425,100.00	37,581.82	282,496.17	0.00	-142,603.83	66.45%
Revenue Surplus (Deficit):	**425,100.00**	**425,100.00**	**37,581.82**	**282,496.17**	**0.00**	**-142,603.83**	**66.45%**
Expense							
600 - Expenses - Payroll	288,290.00	288,290.00	14,153.47	141,020.64	0.00	147,269.36	48.92%
610 - Expenses - Other	163,750.00	163,750.00	1,415.14	135,473.43	1,275.00	27,001.57	83.51%
Expense Total:	**452,040.00**	**452,040.00**	**15,568.61**	**276,494.07**	**1,275.00**	**174,270.93**	**61.45%**
Fund: 280 - Building Inspection Surplus (Deficit):	**-26,940.00**	**-26,940.00**	**22,013.21**	**6,002.10**	**-1,275.00**	**31,667.10**	**-17.55%**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 285 - County Elections							
Revenue							
	375,480.00	375,480.00	0.00	165,886.89	0.00	-209,593.11	44.18%
Revenue Surplus (Deficit):	**375,480.00**	**375,480.00**	**0.00**	**165,886.89**	**0.00**	**-209,593.11**	**44.18%**
Expense							
610 - Expenses - Other	374,000.00	374,000.00	0.00	87,905.67	0.00	286,094.33	23.50%
900 - Transfer out	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Expense Total:	**374,000.00**	**374,000.00**	**0.00**	**87,905.67**	**0.00**	**286,094.33**	**23.50%**
Fund: 285 - County Elections Surplus (Deficit):	**1,480.00**	**1,480.00**	**0.00**	**77,981.22**	**0.00**	**76,501.22**	**5,269.00%**
Fund: 288 - Elections 5%							
Revenue							
	14,650.00	14,650.00	0.00	9,329.93	0.00	-5,320.07	63.69%
Revenue Surplus (Deficit):	**14,650.00**	**14,650.00**	**0.00**	**9,329.93**	**0.00**	**-5,320.07**	**63.69%**
Expense							
610 - Expenses - Other	16,100.00	16,100.00	138.82	1,571.16	5,861.18	8,667.66	46.16%
Expense Total:	**16,100.00**	**16,100.00**	**138.82**	**1,571.16**	**5,861.18**	**8,667.66**	**46.16%**
Fund: 288 - Elections 5% Surplus (Deficit):	**-1,450.00**	**-1,450.00**	**-138.82**	**7,758.77**	**-5,861.18**	**3,347.59**	**-130.87%**
Fund: 289 - HAVA							
Revenue							
	41,258.00	41,258.00	0.00	23,662.62	0.00	-17,595.38	57.35%
Revenue Surplus (Deficit):	**41,258.00**	**41,258.00**	**0.00**	**23,662.62**	**0.00**	**-17,595.38**	**57.35%**
Expense							
610 - Expenses - Other	57,575.00	57,575.00	0.00	11,310.00	0.00	46,265.00	19.64%
Expense Total:	**57,575.00**	**57,575.00**	**0.00**	**11,310.00**	**0.00**	**46,265.00**	**19.64%**
Fund: 289 - HAVA Surplus (Deficit):	**-16,317.00**	**-16,317.00**	**0.00**	**12,352.62**	**0.00**	**28,669.62**	**-75.70%**
Fund: 420 - Stone Hollow NID							
Revenue							
	26,630.00	26,630.00	0.00	22,370.25	0.00	-4,259.75	84.00%
Revenue Surplus (Deficit):	**26,630.00**	**26,630.00**	**0.00**	**22,370.25**	**0.00**	**-4,259.75**	**84.00%**
Expense							
610 - Expenses - Other	22,962.60	22,962.60	0.00	19,963.88	0.00	2,998.72	86.94%
Expense Total:	**22,962.60**	**22,962.60**	**0.00**	**19,963.88**	**0.00**	**2,998.72**	**86.94%**
Fund: 420 - Stone Hollow NID Surplus (Deficit):	**3,667.40**	**3,667.40**	**0.00**	**2,406.37**	**0.00**	**-1,261.03**	**65.62%**
Fund: 430 - River Downs West NID							
Revenue							
	45,050.00	45,050.00	0.00	40,886.97	0.00	-4,163.03	90.76%
Revenue Surplus (Deficit):	**45,050.00**	**45,050.00**	**0.00**	**40,886.97**	**0.00**	**-4,163.03**	**90.76%**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Expense							
610 - Expenses - Other	43,675.65	43,675.65	0.00	43,675.65	0.00	0.00	100.00%
Expense Total:	**43,675.65**	**43,675.65**	**0.00**	**43,675.65**	**0.00**	**0.00**	**100.00%**
Fund: 430 - River Downs West NID Surplus (Deficit):	**1,374.35**	**1,374.35**	**0.00**	**-2,788.68**	**0.00**	**-4,163.03**	**-202.91%**
Fund: 455 - 2017 Bond Debt Svc Fund - Judicial Expansion							
Revenue							
	627,500.00	627,500.00	0.00	520,325.00	0.00	-107,175.00	82.92%
Revenue Surplus (Deficit):	**627,500.00**	**627,500.00**	**0.00**	**520,325.00**	**0.00**	**-107,175.00**	**82.92%**
Expense							
610 - Expenses - Other	627,500.00	627,500.00	0.00	520,325.00	0.00	107,175.00	82.92%
900 - Transfer out	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Expense Total:	**627,500.00**	**627,500.00**	**0.00**	**520,325.00**	**0.00**	**107,175.00**	**82.92%**
Fund: 455 - 2017 Bond Debt Svc Fund - Judicial Expansion Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 560 - ARPA Funds							
Revenue							
	250,000.00	250,000.00	0.00	358,466.00	0.00	108,466.00	143.39%
Revenue Surplus (Deficit):	**250,000.00**	**250,000.00**	**0.00**	**358,466.00**	**0.00**	**108,466.00**	**143.39%**
Expense							
610 - Expenses - Other	10,150,000.00	4,694,000.00	123,756.25	1,962,164.04	2,253,458.78	478,377.18	89.81%
900 - Transfer out	1,000,000.00	10,108,000.00	26,156.02	9,423,868.17	133,008.44	551,123.39	94.55%
Expense Total:	**11,150,000.00**	**14,802,000.00**	**149,912.27**	**11,386,032.21**	**2,386,467.22**	**1,029,500.57**	**93.04%**
Fund: 560 - ARPA Funds Surplus (Deficit):	**-10,900,000.00**	**-14,552,000.00**	**-149,912.27**	**-11,027,566.21**	**-2,386,467.22**	**1,137,966.57**	**92.18%**
Report Surplus (Deficit):	**-18,776,281.33**	**-23,346,221.33**	**374,259.72**	**768,944.50**	**-5,301,411.42**	**18,813,754.41**	**19.41%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)
101 - Christian County General Fi	-1,321,786.90	-1,821,786.90	416,613.72	1,644,896.07	-457,720.72	3,008,962.25
201 - Co. Law Enforcement	-5,350,000.00	-5,350,000.00	-89,729.61	-678,982.42	0.00	4,671,017.58
205 - Federal Forfeiture I	0.00	0.00	-1,260.00	-3,061.55	0.00	-3,061.55
208 - Law Enforcement Training	2,500.00	2,500.00	358.50	-3,891.18	0.00	-6,391.18
210 - Civil Process	2,000.00	2,000.00	2,882.80	27,398.87	-2,596.16	22,802.71
212 - Inmate Prisoner Detainee S	2,350.00	2,350.00	805.65	-4,392.89	0.00	-6,742.89
215 - Sheriff's Conceal Carry	-109,764.00	-109,764.00	837.61	2,187.42	0.00	111,951.42
219 - Family Violence	0.00	0.00	0.00	0.00	0.00	0.00
220 - LEPC	-14,850.00	-14,850.00	0.00	5,355.31	-60.00	20,145.31
221 - Road Sales Tax	-53,500.00	-53,500.00	150,334.09	781,012.58	0.00	834,512.58
222 - CART	165,723.26	165,723.26	-1,116.93	-959.94	0.00	-166,683.20
231 - Common I	-123,985.01	-277,925.01	109.58	-484,984.20	-261,121.65	-468,180.84
232 - Common II	-181,610.57	-245,610.57	165,780.33	671,926.44	-1,369,700.05	-452,163.04
233 - Bridge	-448,682.58	-448,682.58	45,656.94	-200,907.93	-567,978.51	-320,203.86
235 - Road & Bridge Capital Reqt	10,000.00	10,000.00	-94,097.78	7,674,468.74	-220,133.87	7,444,334.87
241 - Assessment	-228,125.28	-228,125.28	-94,977.54	292,766.64	-20,223.38	500,668.54
250 - LEST	-110,000.00	-110,000.00	-16,108.69	-93,019.10	0.00	16,980.90
255 - LERF	-90,500.00	-90,500.00	3,363.87	38,069.36	0.00	128,569.36
256 - Building Capital Fund	202,500.00	2,500.00	0.00	1,822,408.15	-8,000.00	1,811,908.15
260 - P.A. Training	-1,675.00	-1,675.00	-208.36	-653.23	-273.68	748.09
265 - Delinquent Taxes	1,175.00	1,175.00	-315.21	5.89	0.00	-1,169.11
268 - Adm. Handling Cost	7,190.00	7,190.00	661.05	5,572.92	0.00	-1,617.08
269 - Law Library	-10,355.00	-10,355.00	0.00	11,087.36	0.00	21,442.36
271 - Record Retention	-46,500.00	-46,500.00	2,874.52	14,745.62	0.00	61,245.62
272 - Record Technology	-69,200.00	-69,200.00	9,833.06	75,505.58	0.00	144,705.58
275 - Tax Maintenance	-71,000.00	-71,000.00	0.00	96,243.80	0.00	167,243.80
280 - Building Inspection	-26,940.00	-26,940.00	22,013.21	6,002.10	-1,275.00	31,667.10
285 - County Elections	1,480.00	1,480.00	0.00	77,981.22	0.00	76,501.22
288 - Elections 5%	-1,450.00	-1,450.00	-138.82	7,758.77	-5,861.18	3,347.59
289 - HAVA	-16,317.00	-16,317.00	0.00	12,352.62	0.00	28,669.62
420 - Stone Hollow NID	3,667.40	3,667.40	0.00	2,406.37	0.00	-1,261.03
430 - River Downs West NID	1,374.35	1,374.35	0.00	-2,788.68	0.00	-4,163.03
455 - 2017 Bond Debt Svc Fund -	0.00	0.00	0.00	0.00	0.00	0.00
560 - ARPA Funds	-10,900,000.00	-14,552,000.00	-149,912.27	-11,027,566.21	-2,386,467.22	1,137,966.57
Report Surplus (Deficit):	**-18,776,281.33**	**-23,346,221.33**	**374,259.72**	**768,944.50**	**-5,301,411.42**	**18,813,754.41**

Auditor's Report

August 2024

SUMMARY:

General Revenue Fund Balance $10.28 million ($777,295 restricted to Circuit Court building).

Using the rule of thumb that monthly expenditures should be 1/12th of the annual budget (currently 67%) most offices and departments are within that range.

Fund Balances for Commission Controlled Funds (as of 08/31/2024) without bank interest):

General Revenue (Restricted and Unrestricted) 101	10,279,408
County Law Enforcement 201	5,821,737
Law Enforcement Sales Tax 250 (80% Sheriff/20% Prosecutor)	438,397
ARPA Funds 560	3,537,052
Total	**20,076,594**

Consolidated Balance Sheet Report

Christian County, MO

Account Summary

As Of 08/31/2024

Account	Name	Balance	
Assets			
11000	Claim on Cash - General Fund	10,279,408.38	
	Total Assets:	**10,279,408.38**	**10,279,408.38**
Liability			
22143	PR Benefit Plans Payable	-19,633.88	
22205	SUTA Payable	626.82	
22265	LAGERS Payable	-326,559.18	
	Total Liability:	**-345,566.24**	
Equity			
30400	Fund Balance - Assigned to Court Building	777,295.20	
30500	Fund Balance - General Fund Non-Assigne	8,202,783.35	
	Total Beginning Equity:	**8,980,078.55**	
Total Revenue		24,052,934.12	
Total Expense		22,408,038.05	
	Total Equity and Current Surplus (Deficit):	**10,624,974.62**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**10,279,408.38**



Christian County, MO

Budget Report

Group Summary

For Fiscal: 2024 Period Ending: 08/31/2024

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 101 - Christian County General Fund							
Revenue							
	25,091,195.00	33,699,195.00	1,839,019.61	24,052,934.12	0.00	-9,646,260.88	71.38%
Revenue Total:	**25,091,195.00**	**33,699,195.00**	**1,839,019.61**	**24,052,934.12**	**0.00**	**-9,646,260.88**	**71.38%**
Expense							
010 - Commission	447,092.00	447,092.00	26,260.25	271,704.46	493.13	174,894.41	60.88%
020 - County Clerk	265,114.88	265,114.88	14,872.88	174,705.36	2,030.52	88,379.00	66.66%
030 - Elections	261,937.00	261,937.00	13,789.51	106,072.16	549.28	155,315.56	40.70%
040 - Facilities Management	1,118,748.40	1,118,748.40	87,620.81	699,177.94	40,500.33	379,070.13	66.12%
050 - Sheriff	12,070,424.00	12,070,424.00	726,860.07	6,408,995.45	151,852.85	5,509,575.70	54.35%
060 - Treasurer	174,443.88	174,443.88	12,733.11	106,431.64	159.96	67,852.28	61.10%
070 - Collector	434,827.88	434,827.88	20,857.75	205,689.18	0.00	229,138.70	47.30%
090 - Recorder	288,591.88	288,591.88	21,653.64	185,230.20	0.00	103,361.68	64.18%
110 - Consolidated Courts	392,650.00	392,650.00	27,922.21	170,079.22	13,475.58	209,095.20	46.75%
121 - 38th Circuit Associate Division No. 1	211,823.00	211,823.00	16,486.45	128,736.84	26,730.60	56,355.56	73.39%
122 - 38th Circuit Associate Division No. 2	5,515.00	5,515.00	-3,088.61	1,852.35	0.00	3,662.65	33.59%
130 - Public Administrator	222,197.88	222,197.88	16,110.76	141,745.26	0.00	80,452.62	63.79%
140 - Prosecuting Attorney	2,830,060.50	2,830,060.50	194,286.20	1,436,984.07	5,829.67	1,387,246.76	50.98%
150 - Juvenile Office	560,258.00	560,258.00	33,268.70	295,735.46	34,764.85	229,757.69	58.99%
160 - Coroner	274,497.00	274,497.00	8,160.75	94,966.34	2,750.00	176,780.66	35.60%
170 - County Misc & Operations	3,771,690.72	3,771,690.72	66,938.99	1,152,274.50	145,025.36	2,474,390.86	34.40%
180 - University Extension	82,450.00	82,450.00	6,870.83	54,966.64	27,483.36	0.00	100.00%
190 - Emergency Management	286,880.00	286,880.00	18,164.87	168,719.96	3,435.10	114,724.94	60.01%
200 - Planning & Development	461,573.00	461,573.00	29,528.56	235,959.97	212.33	225,400.70	51.17%
210 - Auditor	253,354.88	253,354.88	14,500.47	130,369.44	693.44	122,292.00	51.73%
230 - Recycle	140,086.00	140,086.00	17,762.71	88,727.67	0.00	51,358.33	63.34%
240 - Human Resources	604,266.00	604,266.00	50,844.98	320,588.94	1,734.36	281,942.70	53.34%
250 - Emergency Fund	334,000.00	334,000.00	0.00	0.00	0.00	334,000.00	0.00%
700 - Sheriff - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
900 - Transfer out	920,500.00	10,028,500.00	0.00	9,828,325.00	0.00	200,175.00	98.00%
Expense Total:	**26,412,981.90**	**35,520,981.90**	**1,422,405.89**	**22,408,038.05**	**457,720.72**	**12,655,223.13**	**64.37%**
Fund: 101 - Christian County General Fund Surplus (Deficit):	**-1,321,786.90**	**-1,821,786.90**	**416,613.72**	**1,644,896.07**	**-457,720.72**	**3,008,962.25**	**-65.17%**
Fund: 201 - Co. Law Enforcement							
Revenue							
	3,050,000.00	3,050,000.00	264,826.40	2,186,906.89	0.00	-863,093.11	71.70%

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Revenue Surplus (Deficit):	**3,050,000.00**	**3,050,000.00**	**264,826.40**	**2,186,906.89**	**0.00**	**-863,093.11**	**71.70%**
Expense							
600 - Expenses - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
610 - Expenses - Other	0.00	0.00	0.00	-3,887.55	0.00	3,887.55	0.00%
900 - Transfer out	8,400,000.00	8,400,000.00	354,556.01	2,869,776.86	0.00	5,530,223.14	34.16%
Expense Total:	**8,400,000.00**	**8,400,000.00**	**354,556.01**	**2,865,889.31**	**0.00**	**5,534,110.69**	**34.12%**
Fund: 201 - Co. Law Enforcement Surplus (Deficit):	**-5,350,000.00**	**-5,350,000.00**	**-89,729.61**	**-678,982.42**	**0.00**	**4,671,017.58**	**12.69%**
Fund: 205 - Federal Forfeiture I							
Revenue							
	53,000.00	53,000.00	0.00	6,226.35	0.00	-46,773.65	11.75%
Revenue Surplus (Deficit):	**53,000.00**	**53,000.00**	**0.00**	**6,226.35**	**0.00**	**-46,773.65**	**11.75%**
Expense							
610 - Expenses - Other	53,000.00	53,000.00	1,260.00	9,287.90	0.00	43,712.10	17.52%
Expense Total:	**53,000.00**	**53,000.00**	**1,260.00**	**9,287.90**	**0.00**	**43,712.10**	**17.52%**
Fund: 205 - Federal Forfeiture I Surplus (Deficit):	**0.00**	**0.00**	**-1,260.00**	**-3,061.55**	**0.00**	**-3,061.55**	**0.00%**
Fund: 208 - Law Enforcement Training							
Revenue							
	22,500.00	22,500.00	358.50	10,012.81	0.00	-12,487.19	44.50%
Revenue Surplus (Deficit):	**22,500.00**	**22,500.00**	**358.50**	**10,012.81**	**0.00**	**-12,487.19**	**44.50%**
Expense							
610 - Expenses - Other	20,000.00	20,000.00	0.00	13,903.99	0.00	6,096.01	69.52%
Expense Total:	**20,000.00**	**20,000.00**	**0.00**	**13,903.99**	**0.00**	**6,096.01**	**69.52%**
Fund: 208 - Law Enforcement Training Surplus (Deficit):	**2,500.00**	**2,500.00**	**358.50**	**-3,891.18**	**0.00**	**-6,391.18**	**-155.65%**
Fund: 210 - Civil Process							
Revenue							
	52,000.00	52,000.00	4,547.00	37,750.39	0.00	-14,249.61	72.60%
Revenue Surplus (Deficit):	**52,000.00**	**52,000.00**	**4,547.00**	**37,750.39**	**0.00**	**-14,249.61**	**72.60%**
Expense							
610 - Expenses - Other	50,000.00	50,000.00	1,664.20	10,351.52	2,596.16	37,052.32	25.90%
Expense Total:	**50,000.00**	**50,000.00**	**1,664.20**	**10,351.52**	**2,596.16**	**37,052.32**	**25.90%**
Fund: 210 - Civil Process Surplus (Deficit):	**2,000.00**	**2,000.00**	**2,882.80**	**27,398.87**	**-2,596.16**	**22,802.71**	**1,240.14%**
Fund: 212 - Inmate Prisoner Detainee Security							
Revenue							
	14,350.00	14,350.00	805.65	7,530.30	0.00	-6,819.70	52.48%
Revenue Surplus (Deficit):	**14,350.00**	**14,350.00**	**805.65**	**7,530.30**	**0.00**	**-6,819.70**	**52.48%**
Expense							
610 - Expenses - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
620 - Expenses - Other	12,000.00	12,000.00	0.00	11,923.19	0.00	76.81	99.36%
Expense Total:	**12,000.00**	**12,000.00**	**0.00**	**11,923.19**	**0.00**	**76.81**	**99.36%**
Fund: 212 - Inmate Prisoner Detainee Security Surplus (Deficit):	**2,350.00**	**2,350.00**	**805.65**	**-4,392.89**	**0.00**	**-6,742.89**	**-186.93%**
Fund: 215 - Sheriff's Conceal Carry							
Revenue							
	50,000.00	50,000.00	4,480.00	40,411.83	0.00	-9,588.17	80.82%
Revenue Surplus (Deficit):	**50,000.00**	**50,000.00**	**4,480.00**	**40,411.83**	**0.00**	**-9,588.17**	**80.82%**
Expense							
600 - Expenses - Payroll	50,764.00	50,764.00	2,026.89	27,197.07	0.00	23,566.93	53.58%
610 - Expenses - Other	109,000.00	109,000.00	1,615.50	11,027.34	0.00	97,972.66	10.12%
Expense Total:	**159,764.00**	**159,764.00**	**3,642.39**	**38,224.41**	**0.00**	**121,539.59**	**23.93%**
Fund: 215 - Sheriff's Conceal Carry Surplus (Deficit):	**-109,764.00**	**-109,764.00**	**837.61**	**2,187.42**	**0.00**	**111,951.42**	**-1.99%**
Fund: 219 - Family Violence							
Revenue							
	3,500.00	3,500.00	240.00	1,750.00	0.00	-1,750.00	50.00%
Revenue Surplus (Deficit):	**3,500.00**	**3,500.00**	**240.00**	**1,750.00**	**0.00**	**-1,750.00**	**50.00%**
Expense							
800 - Disbursements	3,500.00	3,500.00	240.00	1,750.00	0.00	1,750.00	50.00%
Expense Total:	**3,500.00**	**3,500.00**	**240.00**	**1,750.00**	**0.00**	**1,750.00**	**50.00%**
Fund: 219 - Family Violence Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 220 - LEPC							
Revenue							
	4,150.00	4,150.00	0.00	5,414.25	0.00	1,264.25	130.46%
Revenue Surplus (Deficit):	**4,150.00**	**4,150.00**	**0.00**	**5,414.25**	**0.00**	**1,264.25**	**130.46%**
Expense							
610 - Expenses - Other	19,000.00	19,000.00	0.00	58.94	60.00	18,881.06	0.63%
Expense Total:	**19,000.00**	**19,000.00**	**0.00**	**58.94**	**60.00**	**18,881.06**	**0.63%**
Fund: 220 - LEPC Surplus (Deficit):	**-14,850.00**	**-14,850.00**	**0.00**	**5,355.31**	**-60.00**	**20,145.31**	**-35.66%**
Fund: 221 - Road Sales Tax							
Revenue							
	5,947,000.00	5,947,000.00	529,652.52	4,149,016.66	0.00	-1,797,983.34	69.77%
Revenue Surplus (Deficit):	**5,947,000.00**	**5,947,000.00**	**529,652.52**	**4,149,016.66**	**0.00**	**-1,797,983.34**	**69.77%**
Expense							
610 - Expenses - Other	500,500.00	500,500.00	2,035.78	265,299.53	0.00	235,200.47	53.01%
800 - Disbursements	5,500,000.00	5,500,000.00	377,282.65	3,102,704.55	0.00	2,397,295.45	56.41%
Expense Total:	**6,000,500.00**	**6,000,500.00**	**379,318.43**	**3,368,004.08**	**0.00**	**2,632,495.92**	**56.13%**
Fund: 221 - Road Sales Tax Surplus (Deficit):	**-53,500.00**	**-53,500.00**	**150,334.09**	**781,012.58**	**0.00**	**834,512.58**	**-1,459.84%**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 222 - CART							
Revenue							
	2,005,000.00	2,005,000.00	218,363.51	1,577,237.30	0.00	-427,762.70	78.67%
Revenue Surplus (Deficit):	**2,005,000.00**	**2,005,000.00**	**218,363.51**	**1,577,237.30**	**0.00**	**-427,762.70**	**78.67%**
Expense							
610 - Expenses - Other	502,634.60	502,634.60	59,700.58	429,186.12	0.00	73,448.48	85.39%
800 - Disbursements	1,336,642.14	1,336,642.14	159,779.86	1,149,011.12	0.00	187,631.02	85.96%
Expense Total:	**1,839,276.74**	**1,839,276.74**	**219,480.44**	**1,578,197.24**	**0.00**	**261,079.50**	**85.81%**
Fund: 222 - CART Surplus (Deficit):	**165,723.26**	**165,723.26**	**-1,116.93**	**-959.94**	**0.00**	**-166,683.20**	**-0.58%**
Fund: 231 - Common I							
Revenue							
	3,256,580.99	3,256,580.99	256,177.93	2,195,513.36	0.00	-1,061,067.63	67.42%
Revenue Surplus (Deficit):	**3,256,580.99**	**3,256,580.99**	**256,177.93**	**2,195,513.36**	**0.00**	**-1,061,067.63**	**67.42%**
Expense							
600 - Expenses - Payroll	1,097,766.00	1,097,766.00	81,624.14	770,583.75	0.00	327,182.25	70.20%
610 - Expenses - Other	2,282,800.00	2,436,740.00	174,444.21	1,909,913.81	261,121.65	265,704.54	89.10%
Expense Total:	**3,380,566.00**	**3,534,506.00**	**256,068.35**	**2,680,497.56**	**261,121.65**	**592,886.79**	**83.23%**
Fund: 231 - Common I Surplus (Deficit):	**-123,985.01**	**-277,925.01**	**109.58**	**-484,984.20**	**-261,121.65**	**-468,180.84**	**268.46%**
Fund: 232 - Common II							
Revenue							
	3,148,181.43	3,148,181.43	247,842.51	2,105,747.53	0.00	-1,042,433.90	66.89%
Revenue Surplus (Deficit):	**3,148,181.43**	**3,148,181.43**	**247,842.51**	**2,105,747.53**	**0.00**	**-1,042,433.90**	**66.89%**
Expense							
600 - Expenses - Payroll	1,159,542.00	1,159,542.00	73,997.45	678,412.37	0.00	481,129.63	58.51%
610 - Expenses - Other	2,170,250.00	2,234,250.00	8,064.73	755,408.72	1,369,700.05	109,141.23	95.12%
Expense Total:	**3,329,792.00**	**3,393,792.00**	**82,062.18**	**1,433,821.09**	**1,369,700.05**	**590,270.86**	**82.61%**
Fund: 232 - Common II Surplus (Deficit):	**-181,610.57**	**-245,610.57**	**165,780.33**	**671,926.44**	**-1,369,700.05**	**-452,163.04**	**284.10%**
Fund: 233 - Bridge							
Revenue							
	1,306,349.38	1,306,349.38	48,655.69	1,039,569.46	0.00	-266,779.92	79.58%
Revenue Surplus (Deficit):	**1,306,349.38**	**1,306,349.38**	**48,655.69**	**1,039,569.46**	**0.00**	**-266,779.92**	**79.58%**
Expense							
610 - Expenses - Other	1,755,031.96	1,755,031.96	2,998.75	1,240,477.39	567,978.51	-53,423.94	103.04%
Expense Total:	**1,755,031.96**	**1,755,031.96**	**2,998.75**	**1,240,477.39**	**567,978.51**	**-53,423.94**	**103.04%**
Fund: 233 - Bridge Surplus (Deficit):	**-448,682.58**	**-448,682.58**	**45,656.94**	**-200,907.93**	**-567,978.51**	**-320,203.86**	**171.37%**
Fund: 235 - Road & Bridge Capital Requests							
Revenue							
	510,000.00	8,011,575.00	0.00	7,873,678.71	0.00	-137,896.29	98.28%

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Revenue Surplus (Deficit):	510,000.00	8,011,575.00	0.00	7,873,678.71	0.00	-137,896.29	98.28%
Expense							
610 - Expenses - Other	450,000.00	7,951,575.00	94,097.78	199,209.97	220,133.87	7,532,231.16	5.27%
800 - Disbursements	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00%
Expense Total:	500,000.00	8,001,575.00	94,097.78	199,209.97	220,133.87	7,582,231.16	5.24%
Fund: 235 - Road & Bridge Capital Requests Surplus (Deficit):	10,000.00	10,000.00	-94,097.78	7,674,468.74	-220,133.87	7,444,334.87	74,543.35%
Fund: 241 - Assessment							
Revenue							
	1,254,276.60	1,254,276.60	4,956.13	1,056,700.36	0.00	-197,576.24	84.25%
Revenue Surplus (Deficit):	1,254,276.60	1,254,276.60	4,956.13	1,056,700.36	0.00	-197,576.24	84.25%
Expense							
600 - Expenses - Payroll	1,034,201.88	1,034,201.88	69,230.74	588,562.16	0.00	445,639.72	56.91%
610 - Expenses - Other	448,200.00	448,200.00	30,702.93	175,371.56	20,223.38	252,605.06	43.64%
900 - Transfer out	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Expense Total:	1,482,401.88	1,482,401.88	99,933.67	763,933.72	20,223.38	698,244.78	52.90%
Fund: 241 - Assessment Surplus (Deficit):	-228,125.28	-228,125.28	-94,977.54	292,766.64	-20,223.38	500,668.54	-119.47%
Fund: 250 - LEST							
Revenue							
	2,830,000.00	2,830,000.00	280,810.13	2,176,618.57	0.00	-653,381.43	76.91%
Revenue Surplus (Deficit):	2,830,000.00	2,830,000.00	280,810.13	2,176,618.57	0.00	-653,381.43	76.91%
Expense							
700 - Sheriff - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
702 - Prosecutor - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
710 - Sheriff - Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
720 - Prosecutor - Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
900 - Transfer out	2,940,000.00	2,940,000.00	296,918.82	2,269,637.67	0.00	670,362.33	77.20%
Expense Total:	2,940,000.00	2,940,000.00	296,918.82	2,269,637.67	0.00	670,362.33	77.20%
Fund: 250 - LEST Surplus (Deficit):	-110,000.00	-110,000.00	-16,108.69	-93,019.10	0.00	16,980.90	84.56%
Fund: 255 - LERF							
Revenue							
	49,500.00	49,500.00	3,363.87	38,069.36	0.00	-11,430.64	76.91%
Revenue Surplus (Deficit):	49,500.00	49,500.00	3,363.87	38,069.36	0.00	-11,430.64	76.91%
Expense							
610 - Expenses - Other	140,000.00	140,000.00	0.00	0.00	0.00	140,000.00	0.00%
Expense Total:	140,000.00	140,000.00	0.00	0.00	0.00	140,000.00	0.00%
Fund: 255 - LERF Surplus (Deficit):	-90,500.00	-90,500.00	3,363.87	38,069.36	0.00	128,569.36	-42.07%

Department		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 256 - Building Capital Fund								
Revenue								
		1,202,500.00	2,708,725.00	0.00	1,822,408.15	0.00	-886,316.85	67.28%
	Revenue Surplus (Deficit):	**1,202,500.00**	**2,708,725.00**	**0.00**	**1,822,408.15**	**0.00**	**-886,316.85**	**67.28%**
Expense								
610 - Expenses - Other		1,000,000.00	2,706,225.00	0.00	0.00	8,000.00	2,698,225.00	0.30%
	Expense Total:	**1,000,000.00**	**2,706,225.00**	**0.00**	**0.00**	**8,000.00**	**2,698,225.00**	**0.30%**
	Fund: 256 - Building Capital Fund Surplus (Deficit):	**202,500.00**	**2,500.00**	**0.00**	**1,822,408.15**	**-8,000.00**	**1,811,908.15**	**72,576.33%**
Fund: 260 - P.A. Training								
Revenue								
		5,825.00	5,825.00	461.64	4,383.61	0.00	-1,441.39	75.26%
	Revenue Surplus (Deficit):	**5,825.00**	**5,825.00**	**461.64**	**4,383.61**	**0.00**	**-1,441.39**	**75.26%**
Expense								
610 - Expenses - Other		7,500.00	7,500.00	670.00	5,036.84	273.68	2,189.48	70.81%
	Expense Total:	**7,500.00**	**7,500.00**	**670.00**	**5,036.84**	**273.68**	**2,189.48**	**70.81%**
	Fund: 260 - P.A. Training Surplus (Deficit):	**-1,675.00**	**-1,675.00**	**-208.36**	**-653.23**	**-273.68**	**748.09**	**55.34%**
Fund: 265 - Delinquent Taxes								
Revenue								
		6,675.00	6,675.00	0.00	2,591.04	0.00	-4,083.96	38.82%
	Revenue Surplus (Deficit):	**6,675.00**	**6,675.00**	**0.00**	**2,591.04**	**0.00**	**-4,083.96**	**38.82%**
Expense								
610 - Expenses - Other		5,500.00	5,500.00	315.21	2,585.15	0.00	2,914.85	47.00%
	Expense Total:	**5,500.00**	**5,500.00**	**315.21**	**2,585.15**	**0.00**	**2,914.85**	**47.00%**
	Fund: 265 - Delinquent Taxes Surplus (Deficit):	**1,175.00**	**1,175.00**	**-315.21**	**5.89**	**0.00**	**-1,169.11**	**0.50%**
Fund: 268 - Adm. Handling Cost								
Revenue								
		397,590.00	397,590.00	9,077.21	146,311.78	0.00	-251,278.22	36.80%
	Revenue Surplus (Deficit):	**397,590.00**	**397,590.00**	**9,077.21**	**146,311.78**	**0.00**	**-251,278.22**	**36.80%**
Expense								
610 - Expenses - Other		390,400.00	390,400.00	8,416.16	140,738.86	0.00	249,661.14	36.05%
	Expense Total:	**390,400.00**	**390,400.00**	**8,416.16**	**140,738.86**	**0.00**	**249,661.14**	**36.05%**
	Fund: 268 - Adm. Handling Cost Surplus (Deficit):	**7,190.00**	**7,190.00**	**661.05**	**5,572.92**	**0.00**	**-1,617.08**	**77.51%**
Fund: 269 - Law Library								
Revenue								
		9,645.00	9,645.00	0.00	28,666.95	0.00	19,021.95	297.22%
	Revenue Surplus (Deficit):	**9,645.00**	**9,645.00**	**0.00**	**28,666.95**	**0.00**	**19,021.95**	**297.22%**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Expense							
610 - Expenses - Other	20,000.00	20,000.00	0.00	17,579.59	0.00	2,420.41	87.90%
Expense Total:	**20,000.00**	**20,000.00**	**0.00**	**17,579.59**	**0.00**	**2,420.41**	**87.90%**
Fund: 269 - Law Library Surplus (Deficit):	**-10,355.00**	**-10,355.00**	**0.00**	**11,087.36**	**0.00**	**21,442.36**	**-107.07%**
Fund: 271 - Record Retention							
Revenue							
	35,500.00	35,500.00	2,695.00	25,612.76	0.00	-9,887.24	72.15%
Revenue Surplus (Deficit):	**35,500.00**	**35,500.00**	**2,695.00**	**25,612.76**	**0.00**	**-9,887.24**	**72.15%**
Expense							
610 - Expenses - Other	82,000.00	82,000.00	-179.52	10,867.14	0.00	71,132.86	13.25%
Expense Total:	**82,000.00**	**82,000.00**	**-179.52**	**10,867.14**	**0.00**	**71,132.86**	**13.25%**
Fund: 271 - Record Retention Surplus (Deficit):	**-46,500.00**	**-46,500.00**	**2,874.52**	**14,745.62**	**0.00**	**61,245.62**	**-31.71%**
Fund: 272 - Record Technology							
Revenue							
	68,000.00	68,000.00	10,289.93	100,232.10	0.00	32,232.10	147.40%
Revenue Surplus (Deficit):	**68,000.00**	**68,000.00**	**10,289.93**	**100,232.10**	**0.00**	**32,232.10**	**147.40%**
Expense							
610 - Expenses - Other	137,200.00	137,200.00	456.87	24,726.52	0.00	112,473.48	18.02%
Expense Total:	**137,200.00**	**137,200.00**	**456.87**	**24,726.52**	**0.00**	**112,473.48**	**18.02%**
Fund: 272 - Record Technology Surplus (Deficit):	**-69,200.00**	**-69,200.00**	**9,833.06**	**75,505.58**	**0.00**	**144,705.58**	**-109.11%**
Fund: 275 - Tax Maintenance							
Revenue							
	174,000.00	174,000.00	0.00	143,775.33	0.00	-30,224.67	82.63%
Revenue Surplus (Deficit):	**174,000.00**	**174,000.00**	**0.00**	**143,775.33**	**0.00**	**-30,224.67**	**82.63%**
Expense							
610 - Expenses - Other	245,000.00	245,000.00	0.00	47,531.53	0.00	197,468.47	19.40%
Expense Total:	**245,000.00**	**245,000.00**	**0.00**	**47,531.53**	**0.00**	**197,468.47**	**19.40%**
Fund: 275 - Tax Maintenance Surplus (Deficit):	**-71,000.00**	**-71,000.00**	**0.00**	**96,243.80**	**0.00**	**167,243.80**	**-135.55%**
Fund: 280 - Building Inspection							
Revenue							
	425,100.00	425,100.00	37,581.82	282,496.17	0.00	-142,603.83	66.45%
Revenue Surplus (Deficit):	**425,100.00**	**425,100.00**	**37,581.82**	**282,496.17**	**0.00**	**-142,603.83**	**66.45%**
Expense							
600 - Expenses - Payroll	288,290.00	288,290.00	14,153.47	141,020.64	0.00	147,269.36	48.92%
610 - Expenses - Other	163,750.00	163,750.00	1,415.14	135,473.43	1,275.00	27,001.57	83.51%
Expense Total:	**452,040.00**	**452,040.00**	**15,568.61**	**276,494.07**	**1,275.00**	**174,270.93**	**61.45%**
Fund: 280 - Building Inspection Surplus (Deficit):	**-26,940.00**	**-26,940.00**	**22,013.21**	**6,002.10**	**-1,275.00**	**31,667.10**	**-17.55%**

Department		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 285 - County Elections								
Revenue								
		375,480.00	375,480.00	0.00	165,886.89	0.00	-209,593.11	44.18%
	Revenue Surplus (Deficit):	**375,480.00**	**375,480.00**	**0.00**	**165,886.89**	**0.00**	**-209,593.11**	**44.18%**
Expense								
610 - Expenses - Other		374,000.00	374,000.00	0.00	87,905.67	0.00	286,094.33	23.50%
900 - Transfer out		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
	Expense Total:	**374,000.00**	**374,000.00**	**0.00**	**87,905.67**	**0.00**	**286,094.33**	**23.50%**
	Fund: 285 - County Elections Surplus (Deficit):	**1,480.00**	**1,480.00**	**0.00**	**77,981.22**	**0.00**	**76,501.22**	**5,269.00%**
Fund: 288 - Elections 5%								
Revenue								
		14,650.00	14,650.00	0.00	9,329.93	0.00	-5,320.07	63.69%
	Revenue Surplus (Deficit):	**14,650.00**	**14,650.00**	**0.00**	**9,329.93**	**0.00**	**-5,320.07**	**63.69%**
Expense								
610 - Expenses - Other		16,100.00	16,100.00	138.82	1,571.16	5,861.18	8,667.66	46.16%
	Expense Total:	**16,100.00**	**16,100.00**	**138.82**	**1,571.16**	**5,861.18**	**8,667.66**	**46.16%**
	Fund: 288 - Elections 5% Surplus (Deficit):	**-1,450.00**	**-1,450.00**	**-138.82**	**7,758.77**	**-5,861.18**	**3,347.59**	**-130.87%**
Fund: 289 - HAVA								
Revenue								
		41,258.00	41,258.00	0.00	23,662.62	0.00	-17,595.38	57.35%
	Revenue Surplus (Deficit):	**41,258.00**	**41,258.00**	**0.00**	**23,662.62**	**0.00**	**-17,595.38**	**57.35%**
Expense								
610 - Expenses - Other		57,575.00	57,575.00	0.00	11,310.00	0.00	46,265.00	19.64%
	Expense Total:	**57,575.00**	**57,575.00**	**0.00**	**11,310.00**	**0.00**	**46,265.00**	**19.64%**
	Fund: 289 - HAVA Surplus (Deficit):	**-16,317.00**	**-16,317.00**	**0.00**	**12,352.62**	**0.00**	**28,669.62**	**-75.70%**
Fund: 420 - Stone Hollow NID								
Revenue								
		26,630.00	26,630.00	0.00	22,370.25	0.00	-4,259.75	84.00%
	Revenue Surplus (Deficit):	**26,630.00**	**26,630.00**	**0.00**	**22,370.25**	**0.00**	**-4,259.75**	**84.00%**
Expense								
610 - Expenses - Other		22,962.60	22,962.60	0.00	19,963.88	0.00	2,998.72	86.94%
	Expense Total:	**22,962.60**	**22,962.60**	**0.00**	**19,963.88**	**0.00**	**2,998.72**	**86.94%**
	Fund: 420 - Stone Hollow NID Surplus (Deficit):	**3,667.40**	**3,667.40**	**0.00**	**2,406.37**	**0.00**	**-1,261.03**	**65.62%**
Fund: 430 - River Downs West NID								
Revenue								
		45,050.00	45,050.00	0.00	40,886.97	0.00	-4,163.03	90.76%
	Revenue Surplus (Deficit):	**45,050.00**	**45,050.00**	**0.00**	**40,886.97**	**0.00**	**-4,163.03**	**90.76%**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Expense							
610 - Expenses - Other	43,675.65	43,675.65	0.00	43,675.65	0.00	0.00	100.00%
Expense Total:	**43,675.65**	**43,675.65**	**0.00**	**43,675.65**	**0.00**	**0.00**	**100.00%**
Fund: 430 - River Downs West NID Surplus (Deficit):	**1,374.35**	**1,374.35**	**0.00**	**-2,788.68**	**0.00**	**-4,163.03**	**-202.91%**
Fund: 455 - 2017 Bond Debt Svc Fund - Judicial Expansion							
Revenue							
	627,500.00	627,500.00	0.00	520,325.00	0.00	-107,175.00	82.92%
Revenue Surplus (Deficit):	**627,500.00**	**627,500.00**	**0.00**	**520,325.00**	**0.00**	**-107,175.00**	**82.92%**
Expense							
610 - Expenses - Other	627,500.00	627,500.00	0.00	520,325.00	0.00	107,175.00	82.92%
900 - Transfer out	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Expense Total:	**627,500.00**	**627,500.00**	**0.00**	**520,325.00**	**0.00**	**107,175.00**	**82.92%**
Fund: 455 - 2017 Bond Debt Svc Fund - Judicial Expansion Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 560 - ARPA Funds							
Revenue							
	250,000.00	250,000.00	0.00	358,466.00	0.00	108,466.00	143.39%
Revenue Surplus (Deficit):	**250,000.00**	**250,000.00**	**0.00**	**358,466.00**	**0.00**	**108,466.00**	**143.39%**
Expense							
610 - Expenses - Other	10,150,000.00	4,694,000.00	123,756.25	1,962,164.04	2,253,458.78	478,377.18	89.81%
900 - Transfer out	1,000,000.00	10,108,000.00	26,156.02	9,423,868.17	133,008.44	551,123.39	94.55%
Expense Total:	**11,150,000.00**	**14,802,000.00**	**149,912.27**	**11,386,032.21**	**2,386,467.22**	**1,029,500.57**	**93.04%**
Fund: 560 - ARPA Funds Surplus (Deficit):	**-10,900,000.00**	**-14,552,000.00**	**-149,912.27**	**-11,027,566.21**	**-2,386,467.22**	**1,137,966.57**	**92.18%**
Report Surplus (Deficit):	**-18,776,281.33**	**-23,346,221.33**	**374,259.72**	**768,944.50**	**-5,301,411.42**	**18,813,754.41**	**19.41%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)
101 - Christian County General Fi	-1,321,786.90	-1,821,786.90	416,613.72	1,644,896.07	-457,720.72	3,008,962.25
201 - Co. Law Enforcement	-5,350,000.00	-5,350,000.00	-89,729.61	-678,982.42	0.00	4,671,017.58
205 - Federal Forfeiture I	0.00	0.00	-1,260.00	-3,061.55	0.00	-3,061.55
208 - Law Enforcement Training	2,500.00	2,500.00	358.50	-3,891.18	0.00	-6,391.18
210 - Civil Process	2,000.00	2,000.00	2,882.80	27,398.87	-2,596.16	22,802.71
212 - Inmate Prisoner Detainee S	2,350.00	2,350.00	805.65	-4,392.89	0.00	-6,742.89
215 - Sheriff's Conceal Carry	-109,764.00	-109,764.00	837.61	2,187.42	0.00	111,951.42
219 - Family Violence	0.00	0.00	0.00	0.00	0.00	0.00
220 - LEPC	-14,850.00	-14,850.00	0.00	5,355.31	-60.00	20,145.31
221 - Road Sales Tax	-53,500.00	-53,500.00	150,334.09	781,012.58	0.00	834,512.58
222 - CART	165,723.26	165,723.26	-1,116.93	-959.94	0.00	-166,683.20
231 - Common I	-123,985.01	-277,925.01	109.58	-484,984.20	-261,121.65	-468,180.84
232 - Common II	-181,610.57	-245,610.57	165,780.33	671,926.44	-1,369,700.05	-452,163.04
233 - Bridge	-448,682.58	-448,682.58	45,656.94	-200,907.93	-567,978.51	-320,203.86
235 - Road & Bridge Capital Req	10,000.00	10,000.00	-94,097.78	7,674,468.74	-220,133.87	7,444,334.87
241 - Assessment	-228,125.28	-228,125.28	-94,977.54	292,766.64	-20,223.38	500,668.54
250 - LEST	-110,000.00	-110,000.00	-16,108.69	-93,019.10	0.00	16,980.90
255 - LERF	-90,500.00	-90,500.00	3,363.87	38,069.36	0.00	128,569.36
256 - Building Capital Fund	202,500.00	2,500.00	0.00	1,822,408.15	-8,000.00	1,811,908.15
260 - P.A. Training	-1,675.00	-1,675.00	-208.36	-653.23	-273.68	748.09
265 - Delinquent Taxes	1,175.00	1,175.00	-315.21	5.89	0.00	-1,169.11
268 - Adm. Handling Cost	7,190.00	7,190.00	661.05	5,572.92	0.00	-1,617.08
269 - Law Library	-10,355.00	-10,355.00	0.00	11,087.36	0.00	21,442.36
271 - Record Retention	-46,500.00	-46,500.00	2,874.52	14,745.62	0.00	61,245.62
272 - Record Technology	-69,200.00	-69,200.00	9,833.06	75,505.58	0.00	144,705.58
275 - Tax Maintenance	-71,000.00	-71,000.00	0.00	96,243.80	0.00	167,243.80
280 - Building Inspection	-26,940.00	-26,940.00	22,013.21	6,002.10	-1,275.00	31,667.10
285 - County Elections	1,480.00	1,480.00	0.00	77,981.22	0.00	76,501.22
288 - Elections 5%	-1,450.00	-1,450.00	-138.82	7,758.77	-5,861.18	3,347.59
289 - HAVA	-16,317.00	-16,317.00	0.00	12,352.62	0.00	28,669.62
420 - Stone Hollow NID	3,667.40	3,667.40	0.00	2,406.37	0.00	-1,261.03
430 - River Downs West NID	1,374.35	1,374.35	0.00	-2,788.68	0.00	-4,163.03
455 - 2017 Bond Debt Svc Fund -	0.00	0.00	0.00	0.00	0.00	0.00
560 - ARPA Funds	-10,900,000.00	-14,552,000.00	-149,912.27	-11,027,566.21	-2,386,467.22	1,137,966.57
Report Surplus (Deficit):	**-18,776,281.33**	**-23,346,221.33**	**374,259.72**	**768,944.50**	**-5,301,411.42**	**18,813,754.41**

Auditor's Report

August 2024

SUMMARY:

General Revenue Fund Balance $10.28 million ($777,295 restricted to Circuit Court building).

Using the rule of thumb that monthly expenditures should be 1/12th of the annual budget (currently 67%) most offices and departments are within that range.

Fund Balances for Commission Controlled Funds (as of 08/31/2024) without bank interest):

General Revenue (Restricted and Unrestricted) 101	10,279,408
County Law Enforcement 201	5,821,737
Law Enforcement Sales Tax 250 (80% Sheriff/20% Prosecutor)	438,397
ARPA Funds 560	3,537,052
Total	**20,076,594**



Christian County, MO

Consolidated Balance Sheet Report

Account Summary

As Of 08/31/2024

Account	Name	Balance	
Assets			
11000	Claim on Cash - General Fund	10,279,408.38	
	Total Assets:	**10,279,408.38**	**10,279,408.38**
Liability			
22143	PR Benefit Plans Payable	-19,633.88	
22205	SUTA Payable	626.82	
22265	LAGERS Payable	-326,559.18	
	Total Liability:	**-345,566.24**	
Equity			
30400	Fund Balance - Assigned to Court Building	777,295.20	
30500	Fund Balance - General Fund Non-Assigne	8,202,783.35	
	Total Beginning Equity:	**8,980,078.55**	
Total Revenue		24,052,934.12	
Total Expense		22,408,038.05	
	Total Equity and Current Surplus (Deficit):	**10,624,974.62**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**10,279,408.38**



Christian County, MO

Budget Report

Group Summary

For Fiscal: 2024 Period Ending: 08/31/2024

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 101 - Christian County General Fund							
Revenue							
	25,091,195.00	33,699,195.00	1,839,019.61	24,052,934.12	0.00	-9,646,260.88	71.38%
Revenue Total:	**25,091,195.00**	**33,699,195.00**	**1,839,019.61**	**24,052,934.12**	**0.00**	**-9,646,260.88**	**71.38%**
Expense							
010 - Commission	447,092.00	447,092.00	26,260.25	271,704.46	493.13	174,894.41	60.88%
020 - County Clerk	265,114.88	265,114.88	14,872.88	174,705.36	2,030.52	88,379.00	66.66%
030 - Elections	261,937.00	261,937.00	13,789.51	106,072.16	549.28	155,315.56	40.70%
040 - Facilities Management	1,118,748.40	1,118,748.40	87,620.81	699,177.94	40,500.33	379,070.13	66.12%
050 - Sheriff	12,070,424.00	12,070,424.00	726,860.07	6,408,995.45	151,852.85	5,509,575.70	54.35%
060 - Treasurer	174,443.88	174,443.88	12,733.11	106,431.64	159.96	67,852.28	61.10%
070 - Collector	434,827.88	434,827.88	20,857.75	205,689.18	0.00	229,138.70	47.30%
090 - Recorder	288,591.88	288,591.88	21,653.64	185,230.20	0.00	103,361.68	64.18%
110 - Consolidated Courts	392,650.00	392,650.00	27,922.21	170,079.22	13,475.58	209,095.20	46.75%
121 - 38th Circuit Associate Division No. 1	211,823.00	211,823.00	16,486.45	128,736.84	26,730.60	56,355.56	73.39%
122 - 38th Circuit Associate Division No. 2	5,515.00	5,515.00	-3,088.61	1,852.35	0.00	3,662.65	33.59%
130 - Public Administrator	222,197.88	222,197.88	16,110.76	141,745.26	0.00	80,452.62	63.79%
140 - Prosecuting Attorney	2,830,060.50	2,830,060.50	194,286.20	1,436,984.07	5,829.67	1,387,246.76	50.98%
150 - Juvenile Office	560,258.00	560,258.00	33,268.70	295,735.46	34,764.85	229,757.69	58.99%
160 - Coroner	274,497.00	274,497.00	8,160.75	94,966.34	2,750.00	176,780.66	35.60%
170 - County Misc & Operations	3,771,690.72	3,771,690.72	66,938.99	1,152,274.50	145,025.36	2,474,390.86	34.40%
180 - University Extension	82,450.00	82,450.00	6,870.83	54,966.64	27,483.36	0.00	100.00%
190 - Emergency Management	286,880.00	286,880.00	18,164.87	168,719.96	3,435.10	114,724.94	60.01%
200 - Planning & Development	461,573.00	461,573.00	29,528.56	235,959.97	212.33	225,400.70	51.17%
210 - Auditor	253,354.88	253,354.88	14,500.47	130,369.44	693.44	122,292.00	51.73%
230 - Recycle	140,086.00	140,086.00	17,762.71	88,727.67	0.00	51,358.33	63.34%
240 - Human Resources	604,266.00	604,266.00	50,844.98	320,588.94	1,734.36	281,942.70	53.34%
250 - Emergency Fund	334,000.00	334,000.00	0.00	0.00	0.00	334,000.00	0.00%
700 - Sheriff - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
900 - Transfer out	920,500.00	10,028,500.00	0.00	9,828,325.00	0.00	200,175.00	98.00%
Expense Total:	**26,412,981.90**	**35,520,981.90**	**1,422,405.89**	**22,408,038.05**	**457,720.72**	**12,655,223.13**	**64.37%**
Fund: 101 - Christian County General Fund Surplus (Deficit):	**-1,321,786.90**	**-1,821,786.90**	**416,613.72**	**1,644,896.07**	**-457,720.72**	**3,008,962.25**	**-65.17%**
Fund: 201 - Co. Law Enforcement							
Revenue							
	3,050,000.00	3,050,000.00	264,826.40	2,186,906.89	0.00	-863,093.11	71.70%

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Revenue Surplus (Deficit):	3,050,000.00	3,050,000.00	264,826.40	2,186,906.89	0.00	-863,093.11	71.70%
Expense							
600 - Expenses - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
610 - Expenses - Other	0.00	0.00	0.00	-3,887.55	0.00	3,887.55	0.00%
900 - Transfer out	8,400,000.00	8,400,000.00	354,556.01	2,869,776.86	0.00	5,530,223.14	34.16%
Expense Total:	8,400,000.00	8,400,000.00	354,556.01	2,865,889.31	0.00	5,534,110.69	34.12%
Fund: 201 - Co. Law Enforcement Surplus (Deficit):	-5,350,000.00	-5,350,000.00	-89,729.61	-678,982.42	0.00	4,671,017.58	12.69%
Fund: 205 - Federal Forfeiture I							
Revenue							
	53,000.00	53,000.00	0.00	6,226.35	0.00	-46,773.65	11.75%
Revenue Surplus (Deficit):	53,000.00	53,000.00	0.00	6,226.35	0.00	-46,773.65	11.75%
Expense							
610 - Expenses - Other	53,000.00	53,000.00	1,260.00	9,287.90	0.00	43,712.10	17.52%
Expense Total:	53,000.00	53,000.00	1,260.00	9,287.90	0.00	43,712.10	17.52%
Fund: 205 - Federal Forfeiture I Surplus (Deficit):	0.00	0.00	-1,260.00	-3,061.55	0.00	-3,061.55	0.00%
Fund: 208 - Law Enforcement Training							
Revenue							
	22,500.00	22,500.00	358.50	10,012.81	0.00	-12,487.19	44.50%
Revenue Surplus (Deficit):	22,500.00	22,500.00	358.50	10,012.81	0.00	-12,487.19	44.50%
Expense							
610 - Expenses - Other	20,000.00	20,000.00	0.00	13,903.99	0.00	6,096.01	69.52%
Expense Total:	20,000.00	20,000.00	0.00	13,903.99	0.00	6,096.01	69.52%
Fund: 208 - Law Enforcement Training Surplus (Deficit):	2,500.00	2,500.00	358.50	-3,891.18	0.00	-6,391.18	-155.65%
Fund: 210 - Civil Process							
Revenue							
	52,000.00	52,000.00	4,547.00	37,750.39	0.00	-14,249.61	72.60%
Revenue Surplus (Deficit):	52,000.00	52,000.00	4,547.00	37,750.39	0.00	-14,249.61	72.60%
Expense							
610 - Expenses - Other	50,000.00	50,000.00	1,664.20	10,351.52	2,596.16	37,052.32	25.90%
Expense Total:	50,000.00	50,000.00	1,664.20	10,351.52	2,596.16	37,052.32	25.90%
Fund: 210 - Civil Process Surplus (Deficit):	2,000.00	2,000.00	2,882.80	27,398.87	-2,596.16	22,802.71	1,240.14%
Fund: 212 - Inmate Prisoner Detainee Security							
Revenue							
	14,350.00	14,350.00	805.65	7,530.30	0.00	-6,819.70	52.48%
Revenue Surplus (Deficit):	14,350.00	14,350.00	805.65	7,530.30	0.00	-6,819.70	52.48%
Expense							
610 - Expenses - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
620 - Expenses - Other	12,000.00	12,000.00	0.00	11,923.19	0.00	76.81	99.36%
Expense Total:	**12,000.00**	**12,000.00**	**0.00**	**11,923.19**	**0.00**	**76.81**	**99.36%**
Fund: 212 - Inmate Prisoner Detainee Security Surplus (Deficit):	**2,350.00**	**2,350.00**	**805.65**	**-4,392.89**	**0.00**	**-6,742.89**	**-186.93%**
Fund: 215 - Sheriff's Conceal Carry							
Revenue							
	50,000.00	50,000.00	4,480.00	40,411.83	0.00	-9,588.17	80.82%
Revenue Surplus (Deficit):	**50,000.00**	**50,000.00**	**4,480.00**	**40,411.83**	**0.00**	**-9,588.17**	**80.82%**
Expense							
600 - Expenses - Payroll	50,764.00	50,764.00	2,026.89	27,197.07	0.00	23,566.93	53.58%
610 - Expenses - Other	109,000.00	109,000.00	1,615.50	11,027.34	0.00	97,972.66	10.12%
Expense Total:	**159,764.00**	**159,764.00**	**3,642.39**	**38,224.41**	**0.00**	**121,539.59**	**23.93%**
Fund: 215 - Sheriff's Conceal Carry Surplus (Deficit):	**-109,764.00**	**-109,764.00**	**837.61**	**2,187.42**	**0.00**	**111,951.42**	**-1.99%**
Fund: 219 - Family Violence							
Revenue							
	3,500.00	3,500.00	240.00	1,750.00	0.00	-1,750.00	50.00%
Revenue Surplus (Deficit):	**3,500.00**	**3,500.00**	**240.00**	**1,750.00**	**0.00**	**-1,750.00**	**50.00%**
Expense							
800 - Disbursements	3,500.00	3,500.00	240.00	1,750.00	0.00	1,750.00	50.00%
Expense Total:	**3,500.00**	**3,500.00**	**240.00**	**1,750.00**	**0.00**	**1,750.00**	**50.00%**
Fund: 219 - Family Violence Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 220 - LEPC							
Revenue							
	4,150.00	4,150.00	0.00	5,414.25	0.00	1,264.25	130.46%
Revenue Surplus (Deficit):	**4,150.00**	**4,150.00**	**0.00**	**5,414.25**	**0.00**	**1,264.25**	**130.46%**
Expense							
610 - Expenses - Other	19,000.00	19,000.00	0.00	58.94	60.00	18,881.06	0.63%
Expense Total:	**19,000.00**	**19,000.00**	**0.00**	**58.94**	**60.00**	**18,881.06**	**0.63%**
Fund: 220 - LEPC Surplus (Deficit):	**-14,850.00**	**-14,850.00**	**0.00**	**5,355.31**	**-60.00**	**20,145.31**	**-35.66%**
Fund: 221 - Road Sales Tax							
Revenue							
	5,947,000.00	5,947,000.00	529,652.52	4,149,016.66	0.00	-1,797,983.34	69.77%
Revenue Surplus (Deficit):	**5,947,000.00**	**5,947,000.00**	**529,652.52**	**4,149,016.66**	**0.00**	**-1,797,983.34**	**69.77%**
Expense							
610 - Expenses - Other	500,500.00	500,500.00	2,035.78	265,299.53	0.00	235,200.47	53.01%
800 - Disbursements	5,500,000.00	5,500,000.00	377,282.65	3,102,704.55	0.00	2,397,295.45	56.41%
Expense Total:	**6,000,500.00**	**6,000,500.00**	**379,318.43**	**3,368,004.08**	**0.00**	**2,632,495.92**	**56.13%**
Fund: 221 - Road Sales Tax Surplus (Deficit):	**-53,500.00**	**-53,500.00**	**150,334.09**	**781,012.58**	**0.00**	**834,512.58**	**-1,459.84%**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 222 - CART							
Revenue							
	2,005,000.00	2,005,000.00	218,363.51	1,577,237.30	0.00	-427,762.70	78.67%
Revenue Surplus (Deficit):	**2,005,000.00**	**2,005,000.00**	**218,363.51**	**1,577,237.30**	**0.00**	**-427,762.70**	**78.67%**
Expense							
610 - Expenses - Other	502,634.60	502,634.60	59,700.58	429,186.12	0.00	73,448.48	85.39%
800 - Disbursements	1,336,642.14	1,336,642.14	159,779.86	1,149,011.12	0.00	187,631.02	85.96%
Expense Total:	**1,839,276.74**	**1,839,276.74**	**219,480.44**	**1,578,197.24**	**0.00**	**261,079.50**	**85.81%**
Fund: 222 - CART Surplus (Deficit):	**165,723.26**	**165,723.26**	**-1,116.93**	**-959.94**	**0.00**	**-166,683.20**	**-0.58%**
Fund: 231 - Common I							
Revenue							
	3,256,580.99	3,256,580.99	256,177.93	2,195,513.36	0.00	-1,061,067.63	67.42%
Revenue Surplus (Deficit):	**3,256,580.99**	**3,256,580.99**	**256,177.93**	**2,195,513.36**	**0.00**	**-1,061,067.63**	**67.42%**
Expense							
600 - Expenses - Payroll	1,097,766.00	1,097,766.00	81,624.14	770,583.75	0.00	327,182.25	70.20%
610 - Expenses - Other	2,282,800.00	2,436,740.00	174,444.21	1,909,913.81	261,121.65	265,704.54	89.10%
Expense Total:	**3,380,566.00**	**3,534,506.00**	**256,068.35**	**2,680,497.56**	**261,121.65**	**592,886.79**	**83.23%**
Fund: 231 - Common I Surplus (Deficit):	**-123,985.01**	**-277,925.01**	**109.58**	**-484,984.20**	**-261,121.65**	**-468,180.84**	**268.46%**
Fund: 232 - Common II							
Revenue							
	3,148,181.43	3,148,181.43	247,842.51	2,105,747.53	0.00	-1,042,433.90	66.89%
Revenue Surplus (Deficit):	**3,148,181.43**	**3,148,181.43**	**247,842.51**	**2,105,747.53**	**0.00**	**-1,042,433.90**	**66.89%**
Expense							
600 - Expenses - Payroll	1,159,542.00	1,159,542.00	73,997.45	678,412.37	0.00	481,129.63	58.51%
610 - Expenses - Other	2,170,250.00	2,234,250.00	8,064.73	755,408.72	1,369,700.05	109,141.23	95.12%
Expense Total:	**3,329,792.00**	**3,393,792.00**	**82,062.18**	**1,433,821.09**	**1,369,700.05**	**590,270.86**	**82.61%**
Fund: 232 - Common II Surplus (Deficit):	**-181,610.57**	**-245,610.57**	**165,780.33**	**671,926.44**	**-1,369,700.05**	**-452,163.04**	**284.10%**
Fund: 233 - Bridge							
Revenue							
	1,306,349.38	1,306,349.38	48,655.69	1,039,569.46	0.00	-266,779.92	79.58%
Revenue Surplus (Deficit):	**1,306,349.38**	**1,306,349.38**	**48,655.69**	**1,039,569.46**	**0.00**	**-266,779.92**	**79.58%**
Expense							
610 - Expenses - Other	1,755,031.96	1,755,031.96	2,998.75	1,240,477.39	567,978.51	-53,423.94	103.04%
Expense Total:	**1,755,031.96**	**1,755,031.96**	**2,998.75**	**1,240,477.39**	**567,978.51**	**-53,423.94**	**103.04%**
Fund: 233 - Bridge Surplus (Deficit):	**-448,682.58**	**-448,682.58**	**45,656.94**	**-200,907.93**	**-567,978.51**	**-320,203.86**	**171.37%**
Fund: 235 - Road & Bridge Capital Requests							
Revenue							
	510,000.00	8,011,575.00	0.00	7,873,678.71	0.00	-137,896.29	98.28%

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Revenue Surplus (Deficit):	510,000.00	8,011,575.00	0.00	7,873,678.71	0.00	-137,896.29	98.28%
Expense							
610 - Expenses - Other	450,000.00	7,951,575.00	94,097.78	199,209.97	220,133.87	7,532,231.16	5.27%
800 - Disbursements	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00%
Expense Total:	500,000.00	8,001,575.00	94,097.78	199,209.97	220,133.87	7,582,231.16	5.24%
Fund: 235 - Road & Bridge Capital Requests Surplus (Deficit):	10,000.00	10,000.00	-94,097.78	7,674,468.74	-220,133.87	7,444,334.87	74,543.35%
Fund: 241 - Assessment							
Revenue							
	1,254,276.60	1,254,276.60	4,956.13	1,056,700.36	0.00	-197,576.24	84.25%
Revenue Surplus (Deficit):	1,254,276.60	1,254,276.60	4,956.13	1,056,700.36	0.00	-197,576.24	84.25%
Expense							
600 - Expenses - Payroll	1,034,201.88	1,034,201.88	69,230.74	588,562.16	0.00	445,639.72	56.91%
610 - Expenses - Other	448,200.00	448,200.00	30,702.93	175,371.56	20,223.38	252,605.06	43.64%
900 - Transfer out	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Expense Total:	1,482,401.88	1,482,401.88	99,933.67	763,933.72	20,223.38	698,244.78	52.90%
Fund: 241 - Assessment Surplus (Deficit):	-228,125.28	-228,125.28	-94,977.54	292,766.64	-20,223.38	500,668.54	-119.47%
Fund: 250 - LEST							
Revenue							
	2,830,000.00	2,830,000.00	280,810.13	2,176,618.57	0.00	-653,381.43	76.91%
Revenue Surplus (Deficit):	2,830,000.00	2,830,000.00	280,810.13	2,176,618.57	0.00	-653,381.43	76.91%
Expense							
700 - Sheriff - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
702 - Prosecutor - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
710 - Sheriff - Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
720 - Prosecutor - Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
900 - Transfer out	2,940,000.00	2,940,000.00	296,918.82	2,269,637.67	0.00	670,362.33	77.20%
Expense Total:	2,940,000.00	2,940,000.00	296,918.82	2,269,637.67	0.00	670,362.33	77.20%
Fund: 250 - LEST Surplus (Deficit):	-110,000.00	-110,000.00	-16,108.69	-93,019.10	0.00	16,980.90	84.56%
Fund: 255 - LERF							
Revenue							
	49,500.00	49,500.00	3,363.87	38,069.36	0.00	-11,430.64	76.91%
Revenue Surplus (Deficit):	49,500.00	49,500.00	3,363.87	38,069.36	0.00	-11,430.64	76.91%
Expense							
610 - Expenses - Other	140,000.00	140,000.00	0.00	0.00	0.00	140,000.00	0.00%
Expense Total:	140,000.00	140,000.00	0.00	0.00	0.00	140,000.00	0.00%
Fund: 255 - LERF Surplus (Deficit):	-90,500.00	-90,500.00	3,363.87	38,069.36	0.00	128,569.36	-42.07%

Department		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 256 - Building Capital Fund								
Revenue								
		1,202,500.00	2,708,725.00	0.00	1,822,408.15	0.00	-886,316.85	67.28%
	Revenue Surplus (Deficit):	**1,202,500.00**	**2,708,725.00**	**0.00**	**1,822,408.15**	**0.00**	**-886,316.85**	**67.28%**
Expense								
610 - Expenses - Other		1,000,000.00	2,706,225.00	0.00	0.00	8,000.00	2,698,225.00	0.30%
	Expense Total:	**1,000,000.00**	**2,706,225.00**	**0.00**	**0.00**	**8,000.00**	**2,698,225.00**	**0.30%**
	Fund: 256 - Building Capital Fund Surplus (Deficit):	**202,500.00**	**2,500.00**	**0.00**	**1,822,408.15**	**-8,000.00**	**1,811,908.15**	**72,576.33%**
Fund: 260 - P.A. Training								
Revenue								
		5,825.00	5,825.00	461.64	4,383.61	0.00	-1,441.39	75.26%
	Revenue Surplus (Deficit):	**5,825.00**	**5,825.00**	**461.64**	**4,383.61**	**0.00**	**-1,441.39**	**75.26%**
Expense								
610 - Expenses - Other		7,500.00	7,500.00	670.00	5,036.84	273.68	2,189.48	70.81%
	Expense Total:	**7,500.00**	**7,500.00**	**670.00**	**5,036.84**	**273.68**	**2,189.48**	**70.81%**
	Fund: 260 - P.A. Training Surplus (Deficit):	**-1,675.00**	**-1,675.00**	**-208.36**	**-653.23**	**-273.68**	**748.09**	**55.34%**
Fund: 265 - Delinquent Taxes								
Revenue								
		6,675.00	6,675.00	0.00	2,591.04	0.00	-4,083.96	38.82%
	Revenue Surplus (Deficit):	**6,675.00**	**6,675.00**	**0.00**	**2,591.04**	**0.00**	**-4,083.96**	**38.82%**
Expense								
610 - Expenses - Other		5,500.00	5,500.00	315.21	2,585.15	0.00	2,914.85	47.00%
	Expense Total:	**5,500.00**	**5,500.00**	**315.21**	**2,585.15**	**0.00**	**2,914.85**	**47.00%**
	Fund: 265 - Delinquent Taxes Surplus (Deficit):	**1,175.00**	**1,175.00**	**-315.21**	**5.89**	**0.00**	**-1,169.11**	**0.50%**
Fund: 268 - Adm. Handling Cost								
Revenue								
		397,590.00	397,590.00	9,077.21	146,311.78	0.00	-251,278.22	36.80%
	Revenue Surplus (Deficit):	**397,590.00**	**397,590.00**	**9,077.21**	**146,311.78**	**0.00**	**-251,278.22**	**36.80%**
Expense								
610 - Expenses - Other		390,400.00	390,400.00	8,416.16	140,738.86	0.00	249,661.14	36.05%
	Expense Total:	**390,400.00**	**390,400.00**	**8,416.16**	**140,738.86**	**0.00**	**249,661.14**	**36.05%**
	Fund: 268 - Adm. Handling Cost Surplus (Deficit):	**7,190.00**	**7,190.00**	**661.05**	**5,572.92**	**0.00**	**-1,617.08**	**77.51%**
Fund: 269 - Law Library								
Revenue								
		9,645.00	9,645.00	0.00	28,666.95	0.00	19,021.95	297.22%
	Revenue Surplus (Deficit):	**9,645.00**	**9,645.00**	**0.00**	**28,666.95**	**0.00**	**19,021.95**	**297.22%**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Expense							
610 - Expenses - Other	20,000.00	20,000.00	0.00	17,579.59	0.00	2,420.41	87.90%
Expense Total:	**20,000.00**	**20,000.00**	**0.00**	**17,579.59**	**0.00**	**2,420.41**	**87.90%**
Fund: 269 - Law Library Surplus (Deficit):	**-10,355.00**	**-10,355.00**	**0.00**	**11,087.36**	**0.00**	**21,442.36**	**-107.07%**
Fund: 271 - Record Retention							
Revenue							
	35,500.00	35,500.00	2,695.00	25,612.76	0.00	-9,887.24	72.15%
Revenue Surplus (Deficit):	**35,500.00**	**35,500.00**	**2,695.00**	**25,612.76**	**0.00**	**-9,887.24**	**72.15%**
Expense							
610 - Expenses - Other	82,000.00	82,000.00	-179.52	10,867.14	0.00	71,132.86	13.25%
Expense Total:	**82,000.00**	**82,000.00**	**-179.52**	**10,867.14**	**0.00**	**71,132.86**	**13.25%**
Fund: 271 - Record Retention Surplus (Deficit):	**-46,500.00**	**-46,500.00**	**2,874.52**	**14,745.62**	**0.00**	**61,245.62**	**-31.71%**
Fund: 272 - Record Technology							
Revenue							
	68,000.00	68,000.00	10,289.93	100,232.10	0.00	32,232.10	147.40%
Revenue Surplus (Deficit):	**68,000.00**	**68,000.00**	**10,289.93**	**100,232.10**	**0.00**	**32,232.10**	**147.40%**
Expense							
610 - Expenses - Other	137,200.00	137,200.00	456.87	24,726.52	0.00	112,473.48	18.02%
Expense Total:	**137,200.00**	**137,200.00**	**456.87**	**24,726.52**	**0.00**	**112,473.48**	**18.02%**
Fund: 272 - Record Technology Surplus (Deficit):	**-69,200.00**	**-69,200.00**	**9,833.06**	**75,505.58**	**0.00**	**144,705.58**	**-109.11%**
Fund: 275 - Tax Maintenance							
Revenue							
	174,000.00	174,000.00	0.00	143,775.33	0.00	-30,224.67	82.63%
Revenue Surplus (Deficit):	**174,000.00**	**174,000.00**	**0.00**	**143,775.33**	**0.00**	**-30,224.67**	**82.63%**
Expense							
610 - Expenses - Other	245,000.00	245,000.00	0.00	47,531.53	0.00	197,468.47	19.40%
Expense Total:	**245,000.00**	**245,000.00**	**0.00**	**47,531.53**	**0.00**	**197,468.47**	**19.40%**
Fund: 275 - Tax Maintenance Surplus (Deficit):	**-71,000.00**	**-71,000.00**	**0.00**	**96,243.80**	**0.00**	**167,243.80**	**-135.55%**
Fund: 280 - Building Inspection							
Revenue							
	425,100.00	425,100.00	37,581.82	282,496.17	0.00	-142,603.83	66.45%
Revenue Surplus (Deficit):	**425,100.00**	**425,100.00**	**37,581.82**	**282,496.17**	**0.00**	**-142,603.83**	**66.45%**
Expense							
600 - Expenses - Payroll	288,290.00	288,290.00	14,153.47	141,020.64	0.00	147,269.36	48.92%
610 - Expenses - Other	163,750.00	163,750.00	1,415.14	135,473.43	1,275.00	27,001.57	83.51%
Expense Total:	**452,040.00**	**452,040.00**	**15,568.61**	**276,494.07**	**1,275.00**	**174,270.93**	**61.45%**
Fund: 280 - Building Inspection Surplus (Deficit):	**-26,940.00**	**-26,940.00**	**22,013.21**	**6,002.10**	**-1,275.00**	**31,667.10**	**-17.55%**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 285 - County Elections							
Revenue							
	375,480.00	375,480.00	0.00	165,886.89	0.00	-209,593.11	44.18%
Revenue Surplus (Deficit):	**375,480.00**	**375,480.00**	**0.00**	**165,886.89**	**0.00**	**-209,593.11**	**44.18%**
Expense							
610 - Expenses - Other	374,000.00	374,000.00	0.00	87,905.67	0.00	286,094.33	23.50%
900 - Transfer out	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Expense Total:	**374,000.00**	**374,000.00**	**0.00**	**87,905.67**	**0.00**	**286,094.33**	**23.50%**
Fund: 285 - County Elections Surplus (Deficit):	**1,480.00**	**1,480.00**	**0.00**	**77,981.22**	**0.00**	**76,501.22**	**5,269.00%**
Fund: 288 - Elections 5%							
Revenue							
	14,650.00	14,650.00	0.00	9,329.93	0.00	-5,320.07	63.69%
Revenue Surplus (Deficit):	**14,650.00**	**14,650.00**	**0.00**	**9,329.93**	**0.00**	**-5,320.07**	**63.69%**
Expense							
610 - Expenses - Other	16,100.00	16,100.00	138.82	1,571.16	5,861.18	8,667.66	46.16%
Expense Total:	**16,100.00**	**16,100.00**	**138.82**	**1,571.16**	**5,861.18**	**8,667.66**	**46.16%**
Fund: 288 - Elections 5% Surplus (Deficit):	**-1,450.00**	**-1,450.00**	**-138.82**	**7,758.77**	**-5,861.18**	**3,347.59**	**-130.87%**
Fund: 289 - HAVA							
Revenue							
	41,258.00	41,258.00	0.00	23,662.62	0.00	-17,595.38	57.35%
Revenue Surplus (Deficit):	**41,258.00**	**41,258.00**	**0.00**	**23,662.62**	**0.00**	**-17,595.38**	**57.35%**
Expense							
610 - Expenses - Other	57,575.00	57,575.00	0.00	11,310.00	0.00	46,265.00	19.64%
Expense Total:	**57,575.00**	**57,575.00**	**0.00**	**11,310.00**	**0.00**	**46,265.00**	**19.64%**
Fund: 289 - HAVA Surplus (Deficit):	**-16,317.00**	**-16,317.00**	**0.00**	**12,352.62**	**0.00**	**28,669.62**	**-75.70%**
Fund: 420 - Stone Hollow NID							
Revenue							
	26,630.00	26,630.00	0.00	22,370.25	0.00	-4,259.75	84.00%
Revenue Surplus (Deficit):	**26,630.00**	**26,630.00**	**0.00**	**22,370.25**	**0.00**	**-4,259.75**	**84.00%**
Expense							
610 - Expenses - Other	22,962.60	22,962.60	0.00	19,963.88	0.00	2,998.72	86.94%
Expense Total:	**22,962.60**	**22,962.60**	**0.00**	**19,963.88**	**0.00**	**2,998.72**	**86.94%**
Fund: 420 - Stone Hollow NID Surplus (Deficit):	**3,667.40**	**3,667.40**	**0.00**	**2,406.37**	**0.00**	**-1,261.03**	**65.62%**
Fund: 430 - River Downs West NID							
Revenue							
	45,050.00	45,050.00	0.00	40,886.97	0.00	-4,163.03	90.76%
Revenue Surplus (Deficit):	**45,050.00**	**45,050.00**	**0.00**	**40,886.97**	**0.00**	**-4,163.03**	**90.76%**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Expense							
610 - Expenses - Other	43,675.65	43,675.65	0.00	43,675.65	0.00	0.00	100.00%
Expense Total:	**43,675.65**	**43,675.65**	**0.00**	**43,675.65**	**0.00**	**0.00**	**100.00%**
Fund: 430 - River Downs West NID Surplus (Deficit):	**1,374.35**	**1,374.35**	**0.00**	**-2,788.68**	**0.00**	**-4,163.03**	**-202.91%**
Fund: 455 - 2017 Bond Debt Svc Fund - Judicial Expansion							
Revenue							
	627,500.00	627,500.00	0.00	520,325.00	0.00	-107,175.00	82.92%
Revenue Surplus (Deficit):	**627,500.00**	**627,500.00**	**0.00**	**520,325.00**	**0.00**	**-107,175.00**	**82.92%**
Expense							
610 - Expenses - Other	627,500.00	627,500.00	0.00	520,325.00	0.00	107,175.00	82.92%
900 - Transfer out	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Expense Total:	**627,500.00**	**627,500.00**	**0.00**	**520,325.00**	**0.00**	**107,175.00**	**82.92%**
Fund: 455 - 2017 Bond Debt Svc Fund - Judicial Expansion Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Fund: 560 - ARPA Funds							
Revenue							
	250,000.00	250,000.00	0.00	358,466.00	0.00	108,466.00	143.39%
Revenue Surplus (Deficit):	**250,000.00**	**250,000.00**	**0.00**	**358,466.00**	**0.00**	**108,466.00**	**143.39%**
Expense							
610 - Expenses - Other	10,150,000.00	4,694,000.00	123,756.25	1,962,164.04	2,253,458.78	478,377.18	89.81%
900 - Transfer out	1,000,000.00	10,108,000.00	26,156.02	9,423,868.17	133,008.44	551,123.39	94.55%
Expense Total:	**11,150,000.00**	**14,802,000.00**	**149,912.27**	**11,386,032.21**	**2,386,467.22**	**1,029,500.57**	**93.04%**
Fund: 560 - ARPA Funds Surplus (Deficit):	**-10,900,000.00**	**-14,552,000.00**	**-149,912.27**	**-11,027,566.21**	**-2,386,467.22**	**1,137,966.57**	**92.18%**
Report Surplus (Deficit):	**-18,776,281.33**	**-23,346,221.33**	**374,259.72**	**768,944.50**	**-5,301,411.42**	**18,813,754.41**	**19.41%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)
101 - Christian County General Fi	-1,321,786.90	-1,821,786.90	416,613.72	1,644,896.07	-457,720.72	3,008,962.25
201 - Co. Law Enforcement	-5,350,000.00	-5,350,000.00	-89,729.61	-678,982.42	0.00	4,671,017.58
205 - Federal Forfeiture I	0.00	0.00	-1,260.00	-3,061.55	0.00	-3,061.55
208 - Law Enforcement Training	2,500.00	2,500.00	358.50	-3,891.18	0.00	-6,391.18
210 - Civil Process	2,000.00	2,000.00	2,882.80	27,398.87	-2,596.16	22,802.71
212 - Inmate Prisoner Detainee S	2,350.00	2,350.00	805.65	-4,392.89	0.00	-6,742.89
215 - Sheriff's Conceal Carry	-109,764.00	-109,764.00	837.61	2,187.42	0.00	111,951.42
219 - Family Violence	0.00	0.00	0.00	0.00	0.00	0.00
220 - LEPC	-14,850.00	-14,850.00	0.00	5,355.31	-60.00	20,145.31
221 - Road Sales Tax	-53,500.00	-53,500.00	150,334.09	781,012.58	0.00	834,512.58
222 - CART	165,723.26	165,723.26	-1,116.93	-959.94	0.00	-166,683.20
231 - Common I	-123,985.01	-277,925.01	109.58	-484,984.20	-261,121.65	-468,180.84
232 - Common II	-181,610.57	-245,610.57	165,780.33	671,926.44	-1,369,700.05	-452,163.04
233 - Bridge	-448,682.58	-448,682.58	45,656.94	-200,907.93	-567,978.51	-320,203.86
235 - Road & Bridge Capital Req	10,000.00	10,000.00	-94,097.78	7,674,468.74	-220,133.87	7,444,334.87
241 - Assessment	-228,125.28	-228,125.28	-94,977.54	292,766.64	-20,223.38	500,668.54
250 - LEST	-110,000.00	-110,000.00	-16,108.69	-93,019.10	0.00	16,980.90
255 - LERF	-90,500.00	-90,500.00	3,363.87	38,069.36	0.00	128,569.36
256 - Building Capital Fund	202,500.00	2,500.00	0.00	1,822,408.15	-8,000.00	1,811,908.15
260 - P.A. Training	-1,675.00	-1,675.00	-208.36	-653.23	-273.68	748.09
265 - Delinquent Taxes	1,175.00	1,175.00	-315.21	5.89	0.00	-1,169.11
268 - Adm. Handling Cost	7,190.00	7,190.00	661.05	5,572.92	0.00	-1,617.08
269 - Law Library	-10,355.00	-10,355.00	0.00	11,087.36	0.00	21,442.36
271 - Record Retention	-46,500.00	-46,500.00	2,874.52	14,745.62	0.00	61,245.62
272 - Record Technology	-69,200.00	-69,200.00	9,833.06	75,505.58	0.00	144,705.58
275 - Tax Maintenance	-71,000.00	-71,000.00	0.00	96,243.80	0.00	167,243.80
280 - Building Inspection	-26,940.00	-26,940.00	22,013.21	6,002.10	-1,275.00	31,667.10
285 - County Elections	1,480.00	1,480.00	0.00	77,981.22	0.00	76,501.22
288 - Elections 5%	-1,450.00	-1,450.00	-138.82	7,758.77	-5,861.18	3,347.59
289 - HAVA	-16,317.00	-16,317.00	0.00	12,352.62	0.00	28,669.62
420 - Stone Hollow NID	3,667.40	3,667.40	0.00	2,406.37	0.00	-1,261.03
430 - River Downs West NID	1,374.35	1,374.35	0.00	-2,788.68	0.00	-4,163.03
455 - 2017 Bond Debt Svc Fund -	0.00	0.00	0.00	0.00	0.00	0.00
560 - ARPA Funds	-10,900,000.00	-14,552,000.00	-149,912.27	-11,027,566.21	-2,386,467.22	1,137,966.57
Report Surplus (Deficit):	**-18,776,281.33**	**-23,346,221.33**	**374,259.72**	**768,944.50**	**-5,301,411.42**	**18,813,754.41**

Christian County
Planning & Zoning Commission
Recommendation &
Staff Report

DATE: September 5, 2024

CASE NUMBER: 2024-0188

APPLICANTS: Scott Eric Peters Properties LLC (Scott Peters)

LOCATION: 1350 W Tracker Rd, Nixa

REQUEST: Change zoning classification of this property to C-2 (General Commercial District)

CURRENT ZONING: R-1 (Suburban Residence District)

CURRENT LAND USE: Single-Family Residential with Accessory Structures

SURROUNDING ZONING:
North: R-1, C-2 East: R-1
South: A-1 West: R-1

SURROUNDING LAND USES: Surrounding land uses include single-family residential uses. The C-2 zoned parcel to the North West is owned by Bee Kynd Farms LLC and has a single family residential structure as well as a warehouse facility and semi's. The parcels directly to the east and west of this one are vacant.

ATTACHMENTS:
1. Application
2. Site Maps
3. Photos of Site

3-Ø NOT PASSED

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 3.2+/- acre tract in the county to C-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 C-2 district. The applicant's letter of intent has provided the possible use of a dog boarder at this location.

BACKGROUND AND SITE HISTORY:

The property being considered has been in existence in its current form since at least 2007. A building permit for a residential accessory structure was pulled in 2019.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this tract in Tier 1 of the USA with the City of Nixa. The City has been contacted for comment and replied with no comments. Nixa's future land use map notes this area as appropriate for commercial use.

Compatibility:

The subject parcel is located adjacent to other residential and vacant land uses. It directly fronts Tracker Rd. Tracker Rd is designated as a Secondary Arterial roadway by OTO in their Major Thoroughfare Plan.

Connectivity:

The subject property has direct frontage along W Tracker Rd. There is an existing approach that would need to be upgraded to a commercial standard if development occurs.

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 does have frontage along W Tracker Rd and has an existing approach.

Utility Services:

There are no know public utilities at this location besides electric service.

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:

There is sinkhole and floodplain identified in the southeast corner of the property. Any potential development in that area would be subject to additional restrictions as laid out in both the County's Zoning Regulations for sinkholes in Article 14 and the County's Floodplain Development Regulations for the floodplain area.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning.

STAFF COMMENTS:

This change in zoning from R-1 to C-2 would allow for additional commercial development along Tracker Rd, in a relatively close proximity to the City of Nixa. The City's future land use map notes this area as appropriate for commercial development. At the time of development a USA Application would be sent to the City and development may be required to occur to the City's standards, and may require an irrevocable consent to annex.

PUBLIC COMMENT:

At the Planning and Zoning hearing the applicant spoke to their future plans of opening a dog kennel for short term boarding services. Six residents spoke in opposition to the requested rezoning. Concerns listed included the sinkholes in the vicinity, discontinuity of the proposed zoning and land uses adjacent to the existing zonings and uses, and the potential nuisance aspect of increased commercial uses and gatherings of dogs. No letters or emails were received by our office, and no other public comment was made.

PLANNING & ZONNING COMMISSION RECOMMENDATION:

At the August 19th Planning and Zoning meeting the Commission considered the facts of the case in addition to public comment and forwarded a unanimous recommendation of denial for this request to the Christian County Commission.

Scott Hayes
Executive Secretary
Christian County Planning and Zoning Commission

County of Christian
Planning and Development
1106 W. Jackson St.
Ozark, MO 65721

Case Number: 2024-0188
Date Received: 07/08/2024
Received By: SH
Fee Paid: $650.00
Receipt # 19069 Check # 1309

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name Scott Peters
Owner's Address 852 N FOREST GREEN CT, NIXA, MO, 65714
Phone Number (417) 773-9159 Fax # _____ Email Scottpeters852@gmail.com
Representative's Name Austin Peters
Representative's Address 2109 E Montclair St
Phone Number 417-773-5531 Fax # N/A Email austin1487@gmail.com
Representative's Signature Austin Peters

TYPE OF REQUEST

- [x] Rezoning R-1 to C-2
- [ ] Conditional Use Permit (CUP)
- [ ] Amendment to CUP #____
- [ ] Planned Unit Development (PUD)
- [ ] Amendment to PUD #____
- [ ] Variance
- [ ] Appeal
- [ ] Vacation (Subdivison, Road etc)

PROPERTY INFORMATION

Parcel Number 10-0.2-10-002-001-002.000 Section 10 Township 27 Range 22
Address / Location of Property 1350 W Tracker Rd, Nixa, MO, 65714
Acreage Being Considered for Request 3.2 Existing Zoning R-1
Existing Land Use _____
On-Site Wastewater System X Public Sewer Provider _____

EXISTING OR PROPOSED WATER SUPPLY

On-Site Well ✔ Shared Well ☐
How many people serviced by Shared Well _____
Public Provider _____

Notice of Intent for Christain County Zoning Board

Address:

1350 W Tracker Rd.

Nixa, MO

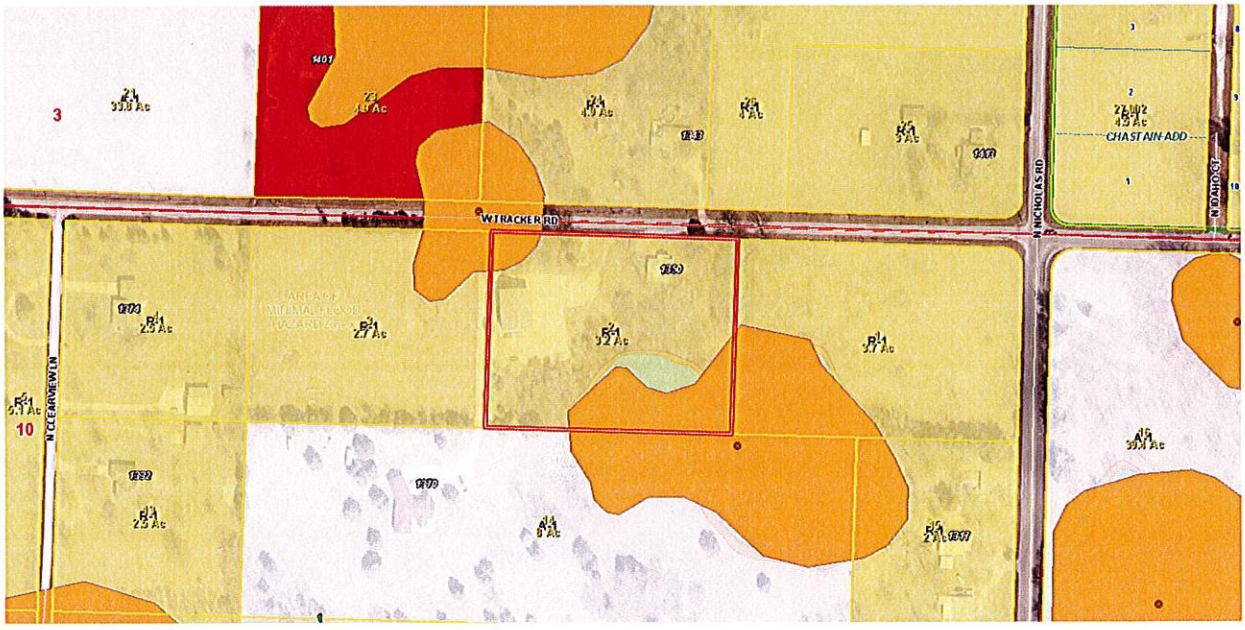
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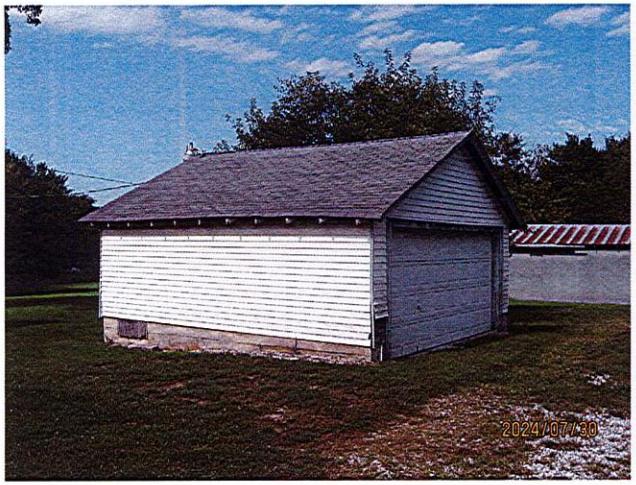
Summary of Intent:

The property owner is seeking to rezone from an R1 designation to a C2 designation. The purpose for rezoning is to operate a business on the property. The intent is to build and lease a building to a dog kenneling/boarding company.

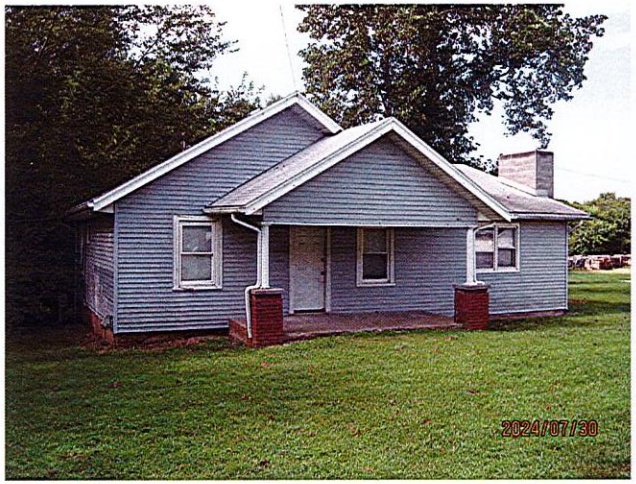
Maps for Case # 2024-0188



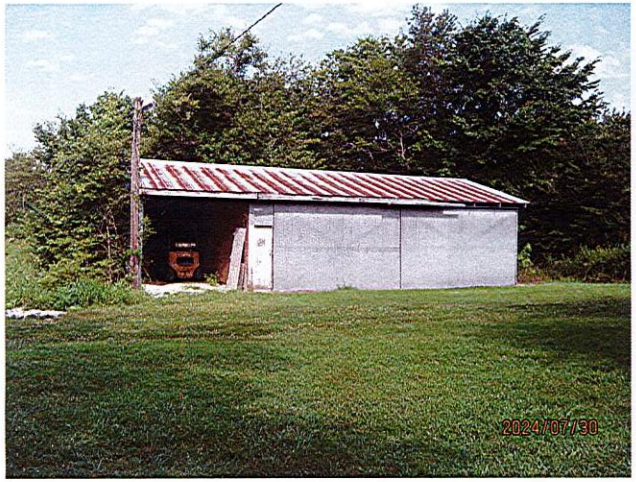



2024/07/30


2024/07/30


2024/07/30


2024/07/30


2024/07/30


NOTICE OF
2024/07/30

PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT

Request for Zoning Change

HEARING DATE: September 5, 2024

CASE NUMBER: 2024-0188

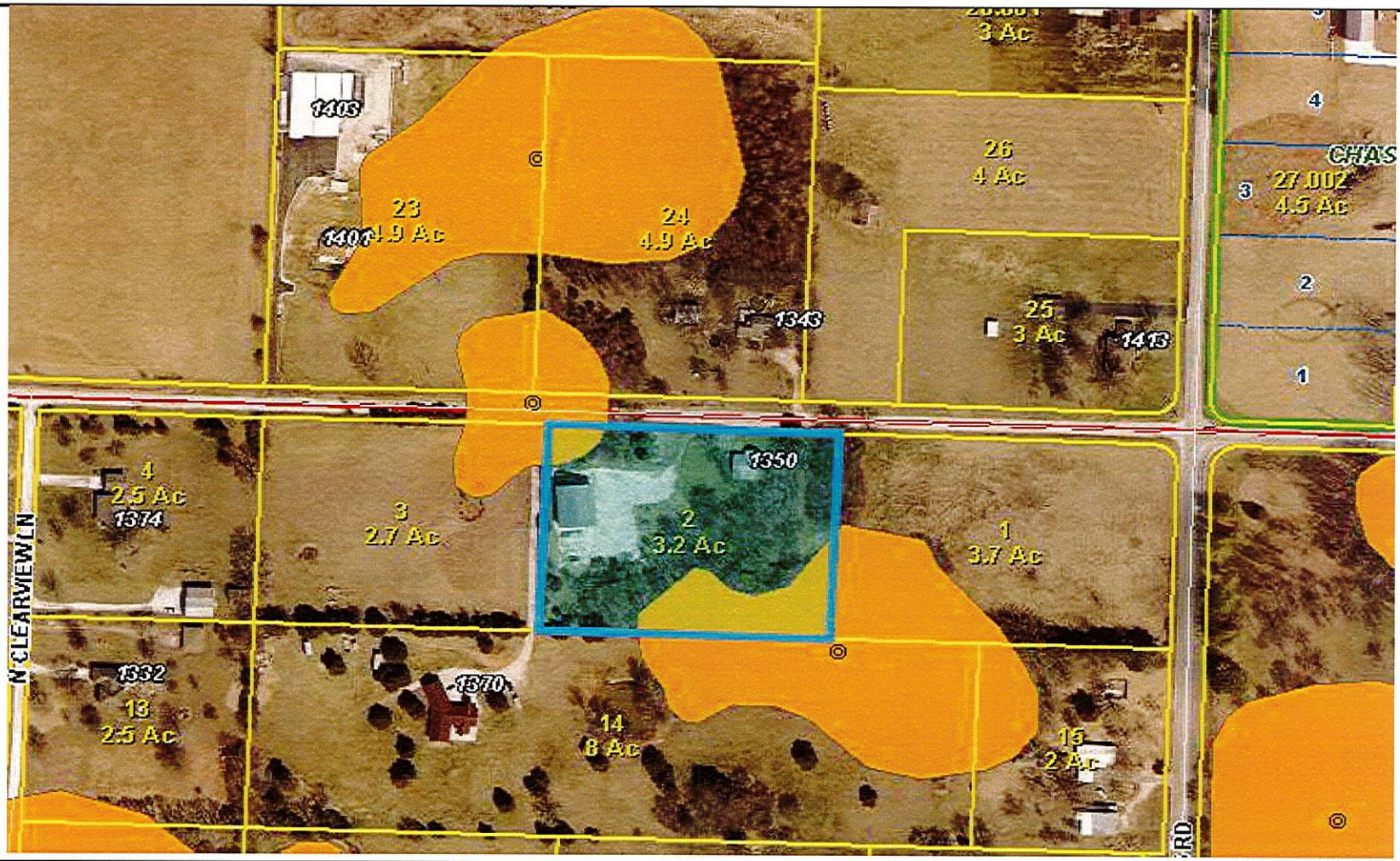
APPLICANT: Scott Eric Peters Properties, LLC

CURRENT ZONING: R-1 (Suburban Residence)

REQUEST: C-2 (General Commercial)

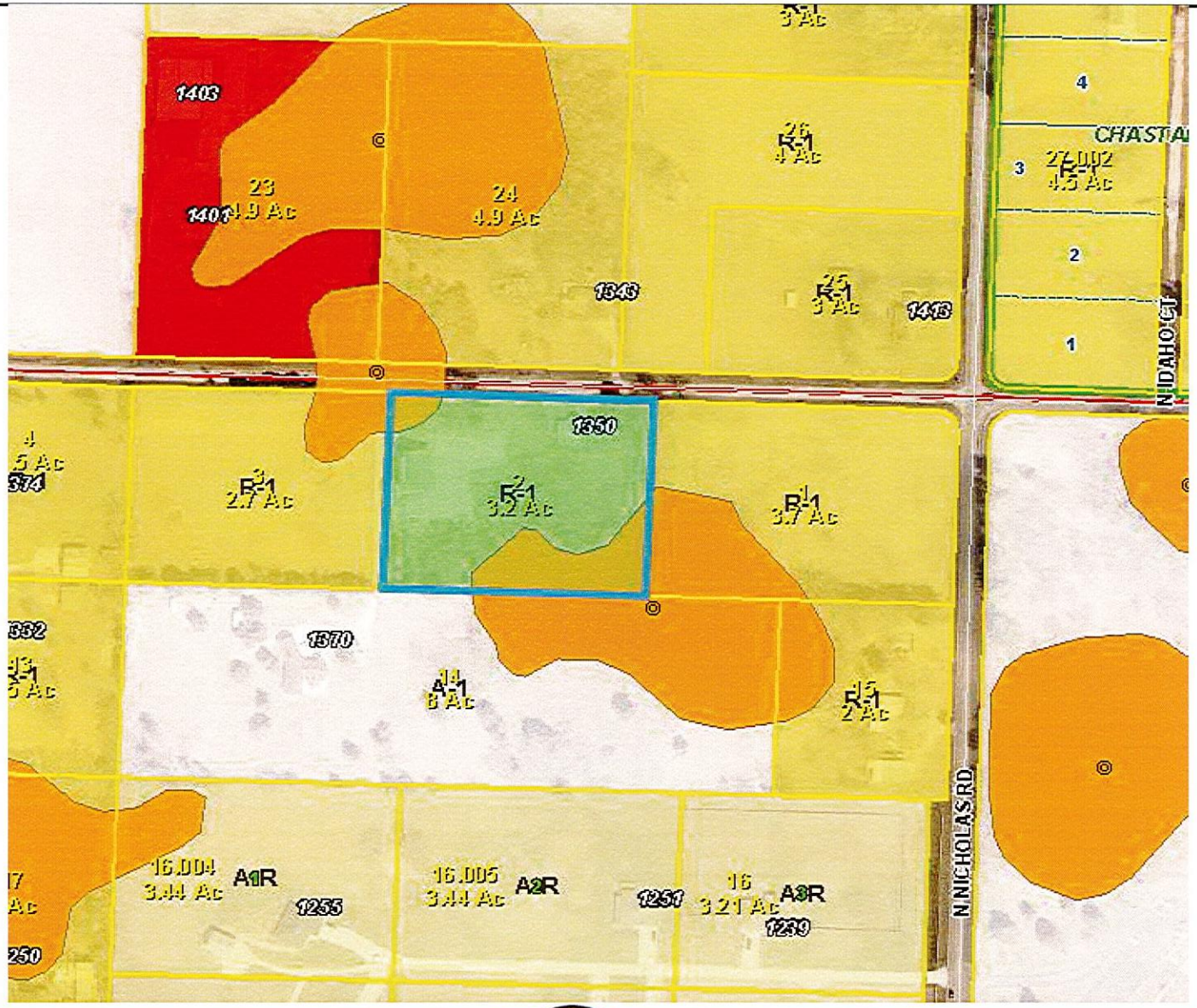
1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242

LOCATION: 1350 W Tracker Rd, Nixa

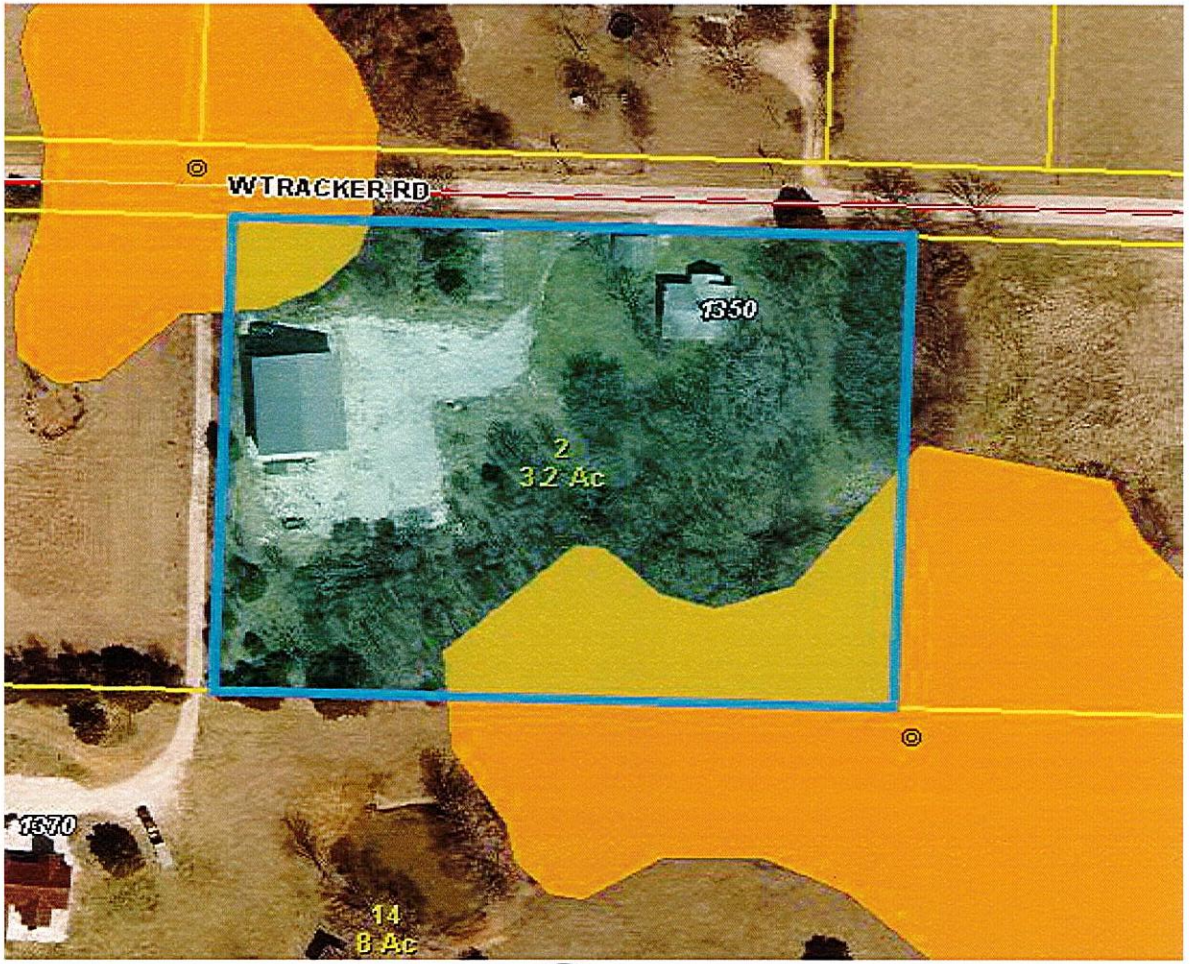


Surrounding land uses include single-family residential uses. The C-2 zoned parcel to the North West is owned by Bee Kynd Farms LLC and has a single family residential structure as well as a warehouse facility. The parcels directly to the east and west of this one are vacant.

Zoning in the area:



PROJECT DESCRIPTION: The applicant proposes the change in zoning classification for a 3.2+/- acre tract in the county to C-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 C-2 district. The applicant's letter of intent has provided the possible use of a dog boarder at this location.



BACKGROUND AND SITE HISTORY:

The property being considered has been in existence in its current form since before 2007. A building permit for a residential accessory structure was pulled in 2019.

PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this tract as in Tier 1 of the Urban Service Area with the City of Nixa. The City has been contacted for comment and replied with no comments. Nixa's future land use map notes this area as appropriate for commercial use.

Compatibility:

The subject parcel is located adjacent to other residential and vacant land uses. It directly fronts Tracker Rd. Tracker Rd is designated as a Secondary Arterial roadway by OTO in their Major Thoroughfare Plan.

Connectivity:

The subject property has direct frontage along W Tracker Rd. There is an existing approach that would need to be upgraded to a commercial standard if development occurs.

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 does have frontage along W Tracker Rd and has an existing approach.

Utility Services:

There are no known public utilities at this location besides electric service.

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:

There is sinkhole and floodplain identified in the southeast corner of the property. Any potential development in that area would be subject to additional restrictions as laid out in both the County's Zoning Regulations for sinkholes in Article 14 and the County's Floodplain Development Regulations.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning.

STAFF COMMENTS:

This change in zoning from R-1 to C-2 would allow for additional commercial development along Tracker Rd, in a relatively close proximity to the City of Nixa. The City's future land use map notes this area as appropriate for commercial development. At the time of development, a USA Application would be sent to the City and development may be required to occur to the City's standards and may require an irrevocable consent to annex.

PUBLIC COMMENT:

At the Planning and Zoning hearing the applicant spoke to their future plans of opening a dog kennel for short term boarding services. Six residents spoke in opposition to the requested rezoning. Concerns listed included the sinkholes in the vicinity, discontinuity of the proposed zoning and land uses adjacent to the existing zonings and uses, and the potential nuisance aspect of increased commercial uses and gatherings of dogs. No letters or emails were received by our office, and no other public comment was made.

PLANNING & ZONNING COMMISSION RECOMMENDATION:

At the August 19th Planning and Zoning meeting the Commission considered the facts of the case in addition to public comment and forwarded a unanimous recommendation of denial for this request to the Christian County Commission.

Christian County
Planning & Zoning Commission
Recommendation &
Staff Report

DATE:	September 5, 2024
CASE NUMBER:	2024-0197
APPLICANTS:	Old World Investments LLC (Brian Powell)
LOCATION:	E Muskego Rd, Nixa
REQUEST:	Change zoning classification of this property to R-1 (Suburban Residence District)
CURRENT ZONING:	A-1 (Agricultural District)
CURRENT LAND USE:	Single-Family Residential with Accessory Structures
SURROUNDING ZONING:	North: A-1 East: R-1, RR-1 South: A-1 West: A-1, R-1
SURROUNDING LAND USES:	Surrounding land uses include single-family residential use and agricultural uses to the north, south, and west.
ATTACHMENTS:	1. Application 2. Site Maps 3. Photos of Site

3-0 PASSES

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 60+/- acre tract in the county 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. The applicant's letter of intent has provided the possible use of Major Subdivision in approximate 10-acre tracts.

BACKGROUND AND SITE HISTORY:

The property being considered began as a larger 70 acre tract and was surveyed out into a 9.5 and 60 in April of 2024. The property has historically been used as vacant farm land.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this tract in Tier 2 of the USA with the City of Nixa. The City was contacted for comment and responded that it lies in Tier 2 of the USA and utilities are not available. Nixa's future land use map notes this area as appropriate for residential use.

Compatibility:

The subject parcel is located adjacent to other residential and agricultural land uses. It directly fronts Muskego Rd.

Connectivity:

The subject property has direct frontage along Muskego Rd. There is an existing access point to the parcel along Muskego 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:

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

Access:

The parcel does have frontage along Muskego Rd and has an access.

Utility Services:

There are no public utilities at this location besides electric.

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:

There are no mapped sinkholes or floodplain or this property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning.

STAFF COMMENTS:

This change in zoning from A-1 to R-1 would allow for future residential development and open the way for future platting of the property. The applicant has stated intentions to create several 10 acre tracts but the R-1 zoning district would allow for a 3 acre minimum on the property. If the owner decided to move forward with a subdivision a USA Application would be sent to the City of Nixa for comment and the subdivision would be sent before the Planning and Zoning Commission for consideration.

PUBLIC COMMENT:

The applicant spoke to his intent to work through the major subdivision procedure to split the tract into approximately 6 – 10 acre lots and build custom built homes on the lots to sell. One resident spoke on behalf of a group of residents to express their general support for the potential future development and rezoning but expressed interest in additional screening / tree plantings, concerns of speed along the curves in the area, and the willingness to organize with the developer for first right of refusal on the sale of lots should the developer wish to sell off any future lots without developing them. 3 other residents spoke on concerns of traffic, narrow roadways, and flooding / stream washout concerns.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At the August 19th Planning & Zoning meeting the Commission heard the facts of the case in addition to the public comment provided and forwarded a unanimous recommendation of approval for the rezoning request to the Christian County Commission.

Scott Hayes
Executive Secretary
Christian County Planning and Zoning Commission

County of Christian
Planning and Development
1106 W. Jackson St.
Ozark, MO 65721

Case Number: 2024-0197
Date Received: 7-11-24
Received By: DLee
Fee Paid: 650-
Receipt # 12075 Check # 5007

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name OLD WORLD INVESTMENTS, LLC (BRIAN POWELL)
Owner's Address 532 E. STATE HIGHWAY CC, SUITE #2, NIXA, MO 65714
Phone Number 417-459-9611 Fax # _____ Email BPOWELL@OLDWORLDCOTTAGES.COM
Representative's Name BRIAN POWELL
Representative's Address 532 E. STATE HIGHWAY CC, SUITE #2, NIXA, MO 65714
Phone Number 417-459-9611 Fax # _____ Email BPOWELL@OLDWORLDCOTTAGES.COM
Representative's Signature _____

TYPE OF REQUEST

- [x] Rezoning R-1 SINGLE FAMILY
- [ ] Conditional Use Permit (CUP)
- [ ] Amendment to CUP #____
- [ ] Planned Unit Development (PUD)
- [ ] Amendment to PUD #____
- [ ] Variance
- [ ] Appeal
- [ ] Vacation (Subdivison, Road etc)

PROPERTY INFORMATION

Parcel Number 110419000000011002 Section 19 Township 27 Range 21
Address / Location of Property E 1/2 OF THE SE 1/4, SEC. 19, T27N, R21W
Acreage Being Considered for Request 60.14 Existing Zoning A-1
Existing Land Use AGRICULTURAL
On-Site Wastewater System WELL Public Sewer Provider N/A

EXISTING OR PROPOSED WATER SUPPLY

On-Site Well [x] Shared Well [ ]
How many people serviced by Shared Well 1 RESIDENCE PER LOT
Public Provider N/A

Authorized Signature of Owner(s) _____ Date 7/12/2024

_____ Date _____

ACKNOWLEDGEMENT OF PROPERTY OWNER

STATE OF MISSOURI)

) SS.

COUNTY OF CHRISTIAN)

On this 12th day of July, in the year 2024, before me, the undersigned notary public, personally appeared Brian Powell, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

GAYLA J SPARKS
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Feb. 24, 2026
Commission #22543338

_____
Notary Public

OWNER AND REPRESENTATIVE MUST READ AND INITIAL THE FOLLOWING:

BP BP Application for a Rezoning, CUP, PUD, Variance, Appeal, etc. does not guarantee approval of the request. No refunds will be granted. Non-payment of any required fee or charge will result in an incomplete application and the request will not be heard by the Christian County Planning Commission, the Christian County Commission, and/or the Christian County Board of Adjustment. Failure to pay the required fee or charge for a period of ninety days will constitute a withdrawal of the request.

BP BP As required by the State Zoning Laws, a legal and must be placed in a local publication. A notice of public hearing will also be posted on the property by the County.

BP BP The property owner authorizes Christian County staff to conduct on-site inspections relating to the request in order to ensure compliance with provisions of the Planning and Development and Building Inspection Regulations.

BP BP All public hearings should be attended by the property owner or their representative. Failure to appear could results in the case not being heard as scheduled. Anyone in attendance will be given an opportunity to enter testimony into the record. A decision may be issued without the attendance of the applicant or representative.

BP BP Christian County is not responsible for inaccurate information provided by the owner/representative. Submission of an inaccurate legal description could result in the need to re-advertise the request at the applicant's expense or making the decision void.

BP BP All applications, submissions, and testimony at a public hearing are public record.

Unless otherwise posted, all Planning and Zoning Commission Hearings and Board of Adjustment Hearings are held at 1106 S. Jackson Street, Ozark, MO 65721. Office Phone: (417) 581-7242 Fax: (417) 581-4623

Old World Investments, LLC
532 E. State Highway CC
Suite 2
Nixa, MO 65714

July 12, 2024

Christian County Planning and Zoning
1106 W. Jackson St.
Ozark, MO 65721

Dear Christian County Planning and Zoning,

Old World Investments, LLC has recently acquired 60.14 acres at the E1/2 of the SE1/4, SEC 19, T27N, R21 W. This land is currently zoned A-1. Old World Investments, LLC is seeking a zoning change to single family residential with the intent to subdivide the property into six parcels that will be roughly about 10 acres each. Please see proposed plat drawings. This mini subdivision will be named Old World Estates at Riverdale.

Old World Estates at Riverdale homes will have covenants and restrictions to protect the development and property values. These restrictions will also maintain the value of existing homes in the area. No modular homes or multi-residential homes will be allowed. It is estimated that the value of the homes will range from $850,000 to $2,000,000.

Each property will have a private well, septic system and propane tank. Existing electrical is available off the east side of Muskego Road on the west side of the proposed lots. An engineered environmental impact report was provided by Odyssey Engineering. This report includes site storm water drainage, water shed data, site water run-off and traffic impact. This report determines that there is no negative impact on drainage due to the limited nature of the proposed improvements. No detention or storm water collection system is needed. Please refer to the summary on the environmental report provided by Odyssey Engineering.

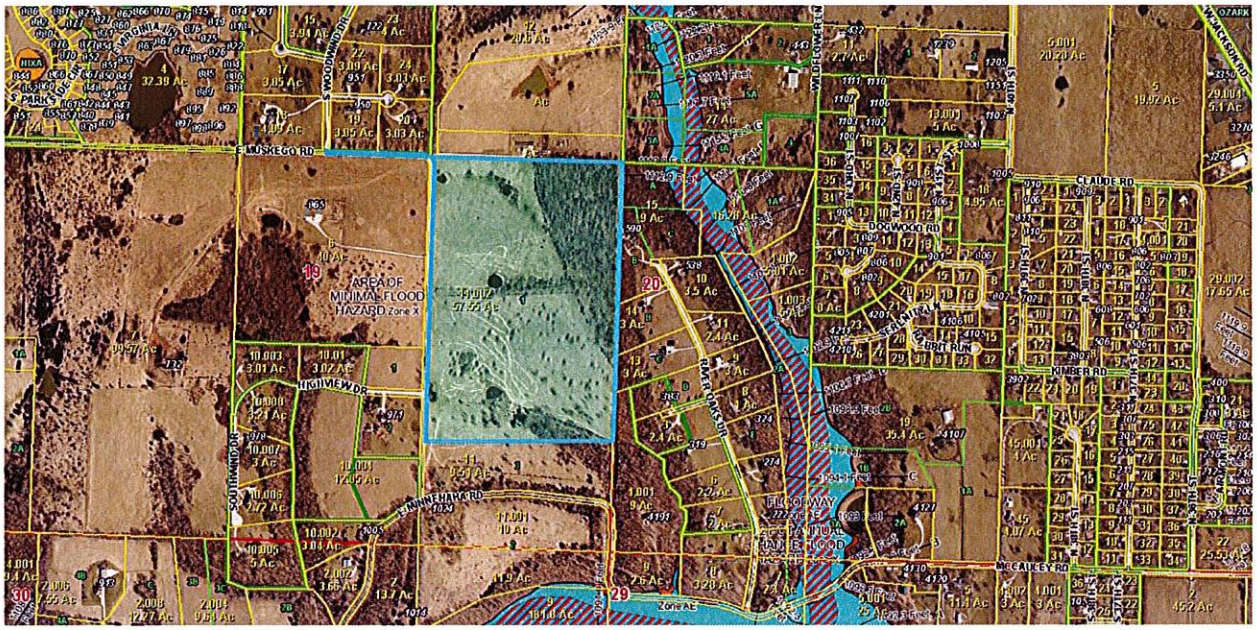
The impact to traffic is expected to be minimal. The proposed project will add 6 single family residences with three shared access points off of Muskego Road. This will increase the traffic by an estimated 57 trips per day. That amounts to an estimated 29 vehicles per day. The proposed traffic will be primarily passenger vehicles for residence and their guests. Muskego is an existing two-lane asphalt roadway and has been determined to have capacity for the proposed small increase in traffic. No new streets are proposed with this development.

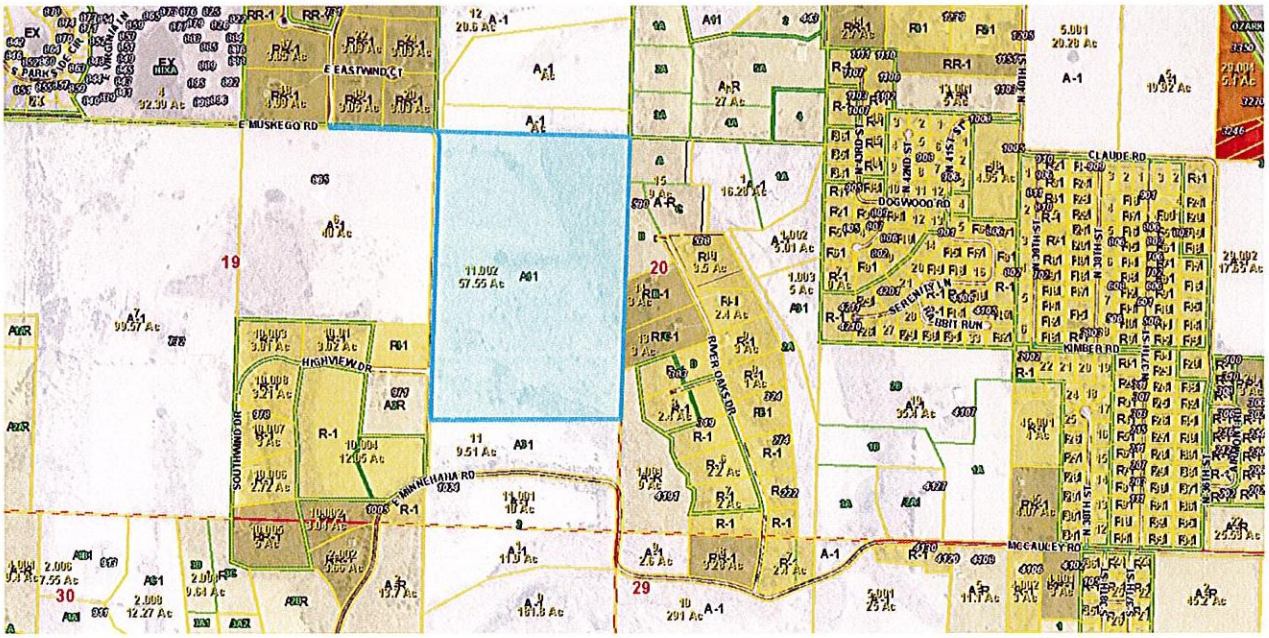
This new development and rezoning change will not negatively impact the homes or property values in the nearby area. The abutting parcels of land are currently single family residential. This small acreage 6 lot development is expected to improve / increase the value of neighboring properties and will bring more families to the Ozark/Nixa area.

Thank you for your consideration,

Brian Powell, Owner
Old World Investments, LLC
Old World Cottages LLC

Maps for Case # 2024-0197






NOTICE OF
HEARING
2024/07/29


NOTICE OF
HEARING
2024/07/29

PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT

Request for Zoning Change

HEARING DATE: September 5, 2024

CASE NUMBER: 2024-0197

APPLICANT: Old World Investments LLC (Brian Powell)

CURRENT ZONING: A-1 (Agriculture)

REQUEST: R-1 (Suburban Residence)

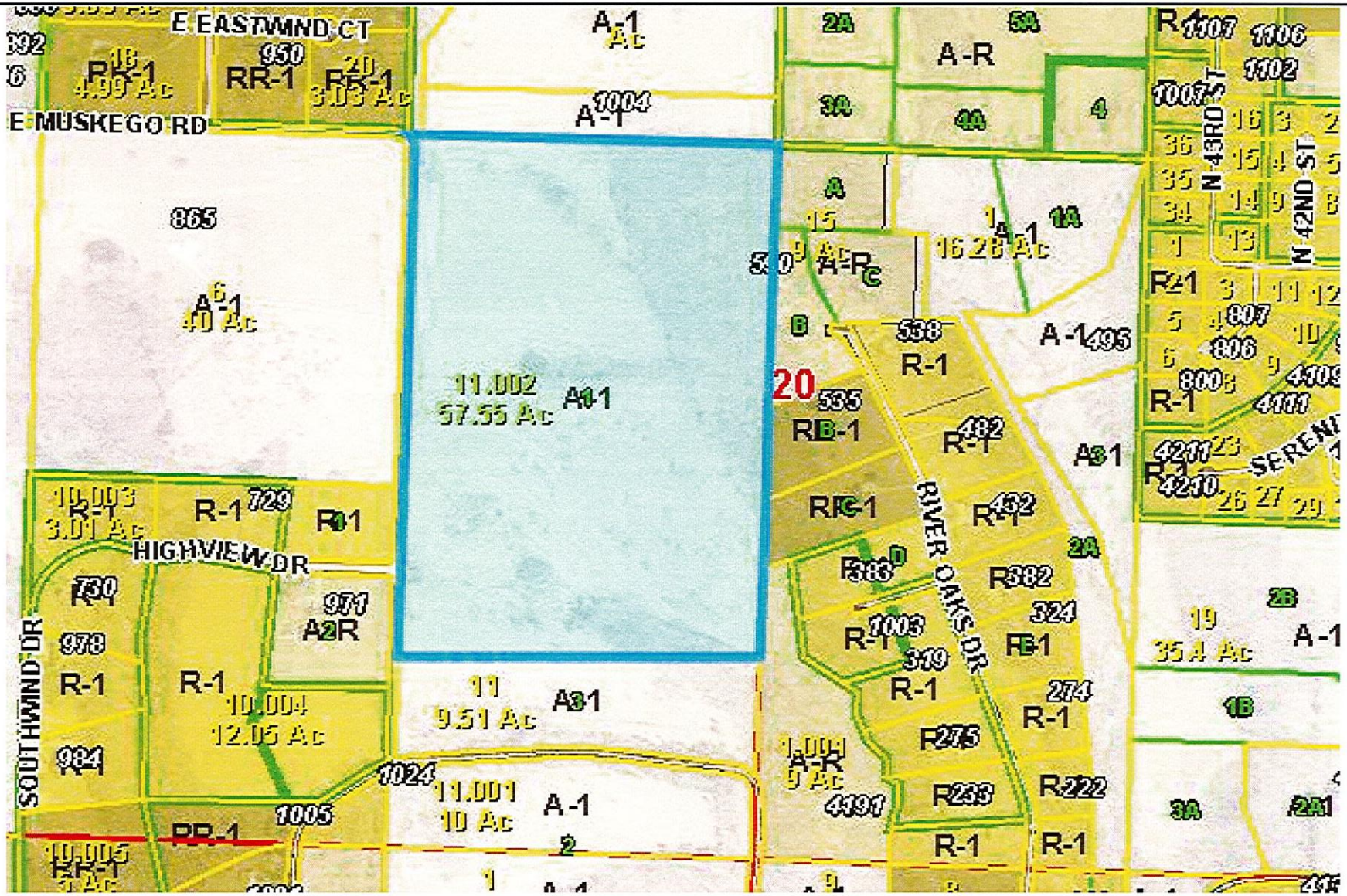
1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242

LOCATION: E Muskego Rd, Nixa

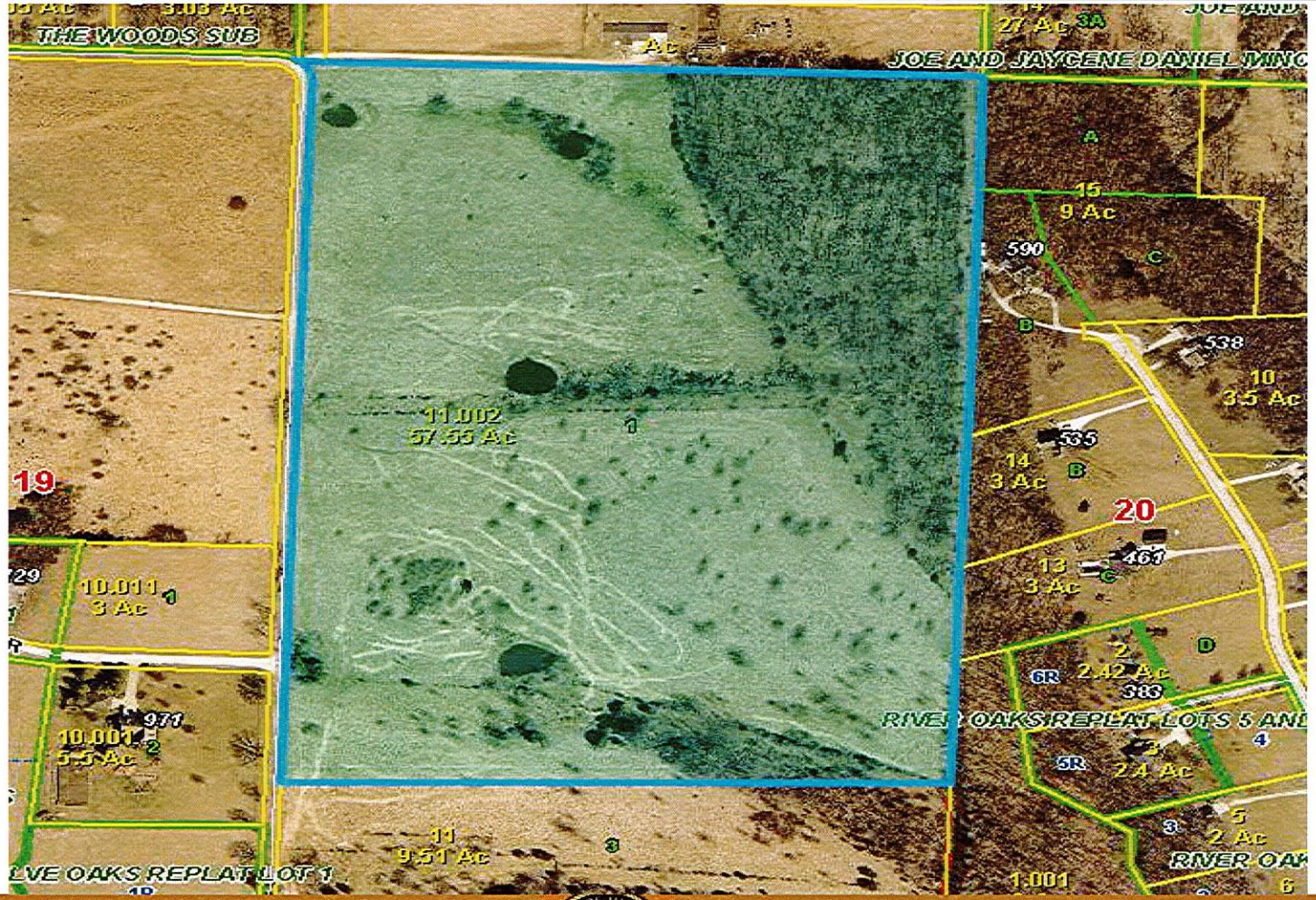


Surrounding land uses include single-family residential and agricultural uses.

Zoning in the area:



PROJECT DESCRIPTION: The applicant proposes the change in zoning classification for a 60+/- acre tract in the county 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. The applicant's letter of intent has provided the possible use of Major Subdivision in approximate 10-acre tracts.



BACKGROUND AND SITE HISTORY:

The property being considered began as a 70 acre tract and was surveyed to a 9.5 and 60 in April of 2024. The property has historically been used as a vacant farm land.

PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this tract in Tier 2 of the USA with the City of Nixa. The City was contacted for comment and responded that it lies in Tier 2 of the USA and utilities are not available. Nixa's future land use map notes this area as appropriate for residential use.

Compatibility:

The subject parcel is located adjacent to other residential and agricultural land uses.

Connectivity:

The subject property has direct frontage along Muskego Rd. There is an existing access point.

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 frontage along Muskego Rd and has an existing access.

Utility Services:

There are no know public utilities at this location besides electric.

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.

STAFF COMMENTS:

This change in zoning from A-1 to R-1 would allow for future residential development and open the way for future platting of the property. The applicant has stated intentions to create several 10 acre tracts but the R-1 zoning district would allow for a 3 acre minimum on the property. If the owner decided to move forward with a subdivision a USA application would be sent to the City of Nixa for comment and the subdivision would be sent before the Planning and Zoning Commission for consideration.

PUBLIC COMMENT:

The applicant spoke to his intent to work through the major subdivision procedure to split the tract into approximately 6 – 10 acre lots and build custom built homes on the lots to sell. One resident spoke on behalf of a group of residents to express their general support for the potential future development and rezoning but expressed interest in additional screening / tree plantings, concerns of speed along the curves in the area, and the willingness to organize with the developer for first right of refusal on the sale of lots should the developer wish to sell off any future lots without developing them. 3 other residents spoke on concerns of traffic, narrow roadways, and flooding / stream washout concerns.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At the August 19th Planning & Zoning meeting the Commission heard the facts of the case in addition to the public comment provided and forwarded a unanimous recommendation of approval for the rezoning request to the Christian County Commission.

ORDER NO. 9-5-2024-01

ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: September 5, 2024

SUBJECT: CASE NUMBER 2024-0197

TEXT:

OLD WORLD INVESTMENTS, LLC, petitions the Christian County Commission to rezone an 57.55 +/- acre tract of land from A-1 (Agriculture 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 on Muskego Rd, Nixa, Missouri, located within Parcel 11-0.4-19-000-000-011.002 which is legally described as follows:

ALL OF TRACT ONE (1) SET FORTH IN THE ADMINISTRATIVE SUBDIVISION SURVEY FILED IN BOOK V, PAGE 5343.B, RECORDER'S OFFICE, CHRISITIAN COUNTY, MISSOURI BEING FURTHER DESCRIBED AS FOLLOWS:

TRACT 1: A PARCEL OF LAND BEING A PART OF THE EAST HALF (E½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION IN NINETEEN (19), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE TWENTY-ONE (21) WEST OF THE 5TH P.M. IN CHRISTIAN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE¼) OF SECTION NINETEEN (19); THENCE SOUTH 01°25'00" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE¼), 1974.04 FEET; THENCE NORTH 88°13'28" WEST, 1331.74 FEET TO AN IRON PIN ON THE WET LINE OF SAID EAST HALF (E½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION NINETEEN (19); THENCE NORTH 01°41'04" EAST, ALONG THE SAID WEST LINE OF THE EAST HALF (E½) OF THE SOUTHEAST QUARTER (SE¼), 548.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE¼) OF SAID SOUTHEAST QUARTER (SE¼) OF SECTION NINETEEN (19); THENCE NORTH 01°41'37" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼), 1328.00 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF SAID EAST HALF (E¼) OF THE SOUTHEAST QUARTER (SE¼); THENCE SOUTH 88°13'28" EAST, 1322.26 FEET TO THE POINT OF BEGINNING. SUBJECT TO THAT PART TAKEN, DEEDED OR USED FOR ROAD PURPOSES ACROSS THE WEST AND SOUTH SIDES THEREOF.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on August 19, 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 Bilyeu, seconded by Commissioner Jackson, 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 5th day of September, 2024, at 10:00 a.m.

CHRISTIAN COUNTY COMMISSION

Lynn Morris
Presiding Commissioner

Yes ✓
Dated: 9/5/24

Bradley A. Jackson
Commissioner, Eastern District

Yes ✓
Dated: 9-5-2024

Hosea Bilyeu
Commissioner, Western District

Yes ✓
Dated: 9-5-2024

ATTEST:

Paula Brumfield
County Clerk

AD 9-5-24

Christian County
Planning & Zoning Commission
Recommendation &
Staff Report

DATE:	September 5, 2024
CASE NUMBER:	2024-0199
APPLICANTS:	Larry Cloud
LOCATION:	US Hwy 60, Billings
REQUEST:	Change zoning classification of this property to C-2 (General Commercial District)
CURRENT ZONING:	A-1 (Agricultural District)
CURRENT LAND USE:	Vacant and wooded
SURROUNDING ZONING:	North: A-1 East: M-2 South: A-1 West: A-R
SURROUNDING LAND USES:	Surrounding land uses include wooded land to the south, agricultural and residential to the north, wooded and residential to the west, and a warehouse space to the east.

3-0 PASSED

ATTACHMENTS:

1. Application
2. Site Maps
3. Photos of Site

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 18.9+/- acre tract in the county to C-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 C-2 district. The applicant's letter of intent has provided the possible use of an office and storage location for a log home restoration business.

BACKGROUND AND SITE HISTORY:

The property being considered sits between Highway 60 and the railroad tracts. It has historically been a wooded vacant tract.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this tract as appropriate for commercial and industrial uses.

Compatibility:

The subject parcel is located adjacent to other commercial and industrial uses as well as wooded and agricultural uses. It has the potential for direct access to Highway 60. The north border of the property is a set of railroad tracks.

Connectivity:

The subject property has direct frontage along both Highway 60 and Vermule 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:

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

Access:

The parcel has frontage along 2 roadways. The property owner will need to work with MoDOT for an approach along the Highway or with the Billings Special Road District for an approach along Vermule Rd.

Utility Services:

There are no public utilities at this location besides electric.

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:

There are no mapped sinkholes or floodplain or this property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning. This location has excellent access to the highway off of Vermule or direct.

STAFF COMMENTS:

This change in zoning to C-2 would allow for further commercial development along Highway 60 corridor. This request is in keeping with the County's Future Land Use Map and Comprehensive Plan.

PUBLIC COMMENT:

There was no public comment given for this item at the Planning & Zoning hearing or received by the planning office.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At the August 19th Planning & Zoning hearing the Commission considered the facts of the case in addition to providing the opportunity for public input and comment and forwarded a unanimous recommendation of approval for this request to the Christian County Commission.

Scott Hayes
Executive Secretary
Christian County Planning and Zoning Commission

County of Christian
Planning and Development
1106 W. Jackson St.
Ozark, MO 65721

Case Number: 2024-0199
Date Received: 7-15-24
Received By: BH
Fee Paid: 650
Receipt # 120716 Check # 1194

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name Larry Cloud

Owner's Address 213 W Main, Crane, MO 65633

Phone Number 417-300-7211 Fax # _____ Email [illegible]

Representative's Name Nicole Carr

Representative's Address 1525 E Sunset Hill Ln, Springfield, MO 65803

Phone Number 417-459-6512 Fax # _____ Email nicole@888logguys.com

Representative's Signature Nicole Carr

TYPE OF REQUEST

- [x] Rezoning A-1 to C-2
- [ ] Conditional Use Permit (CUP)
- [ ] Amendment to CUP #____
- [ ] Planned Unit Development (PUD)
- [ ] Amendment to PUD #____
- [ ] Variance
- [ ] Appeal
- [ ] Vacation (Subdivison, Road etc)

PROPERTY INFORMATION

Parcel Number 08-0.4-17-000-000-013.000 Section 17 Township 27 Range 24

Address / Location of Property 000 Highway 60, Billings, MO 65610

Acreage Being Considered for Request 18.88 Existing Zoning A-1

Existing Land Use Vacant

On-Site Wastewater System N/A Public Sewer Provider N/A

EXISTING OR PROPOSED WATER SUPPLY

On-Site Well ☐ Shared Well ☐

How many people serviced by Shared Well _____

Public Provider _____

888-LOG-GUYS
LOG HOME RESTORATION

LOGGUYS PROPERTIES LLC
1525 E SUNSET HILL LN,
SPRINGFIELD, MO 65803
(417) 459-6512

July 15, 2024

RE: Rezoning Request/Legal Description of Property

To whom it may concern:

We are requesting rezoning of a property we are purchasing. This property located at 000 Highway 60, Billings, MO 65610 (legal description: PT E2 SW LY S OF RR & N US HIGHWAY 60), parcel number 08-0.4-17-000-000-013.000, is currently zoned as A-1 and we'd like to request rezoning to C-2.

If our rezoning request is approved, we will go through all proper steps with Christian County to receive a building permit. Our intention for this property is to a build storage and office facility for our log home restoration business, with a well and septic being added. We would expect to receive deliveries up to a few times per week and would use the space for office staff meetings up to twice a week as well. We would not anticipate any disruption to abutting neighbors or an increase in traffic outside of these uses.

If you have any questions or require more details on this request, please feel free to contact me at 417-459-6512 or at nicole@888logguys.com.

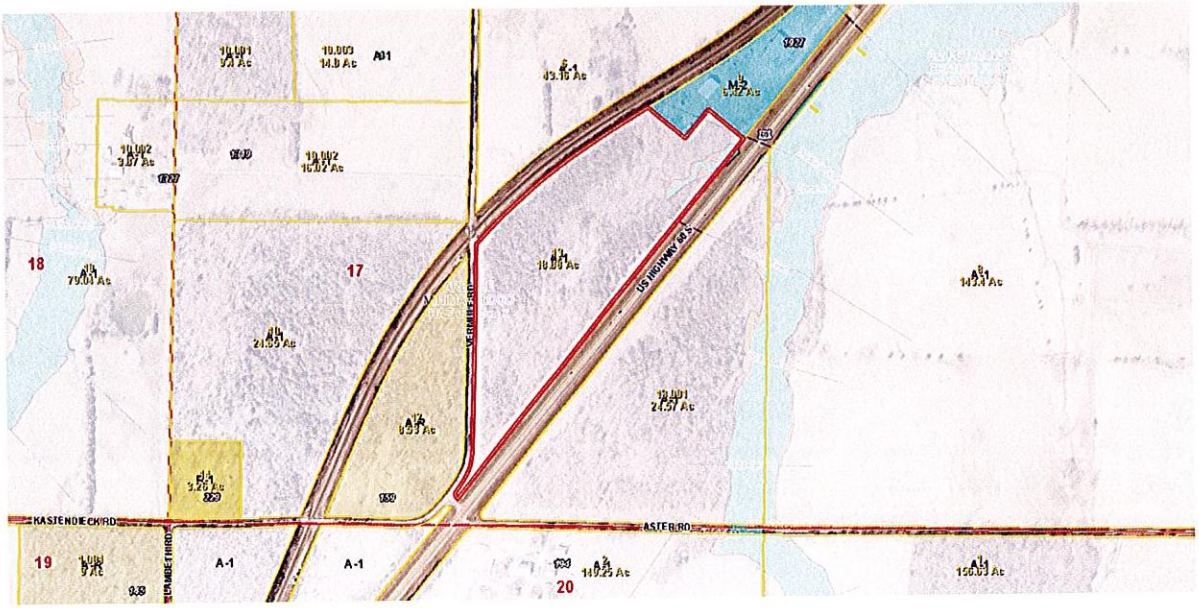
Sincerely,

Nicole Carr

Nicole Carr, President
Logguys Properties LLC
C: 417-459-6512
1525 E Sunset Hill Ln, Springfield, MO 65803

Maps for Case# 2024-0199






NOTICE OF
HEARING
2024/08/01


NOTICE OF
HEARING
2024/08/01

PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT

Request for Zoning Change

HEARING DATE: September 5, 2024

CASE NUMBER: 2024-0199

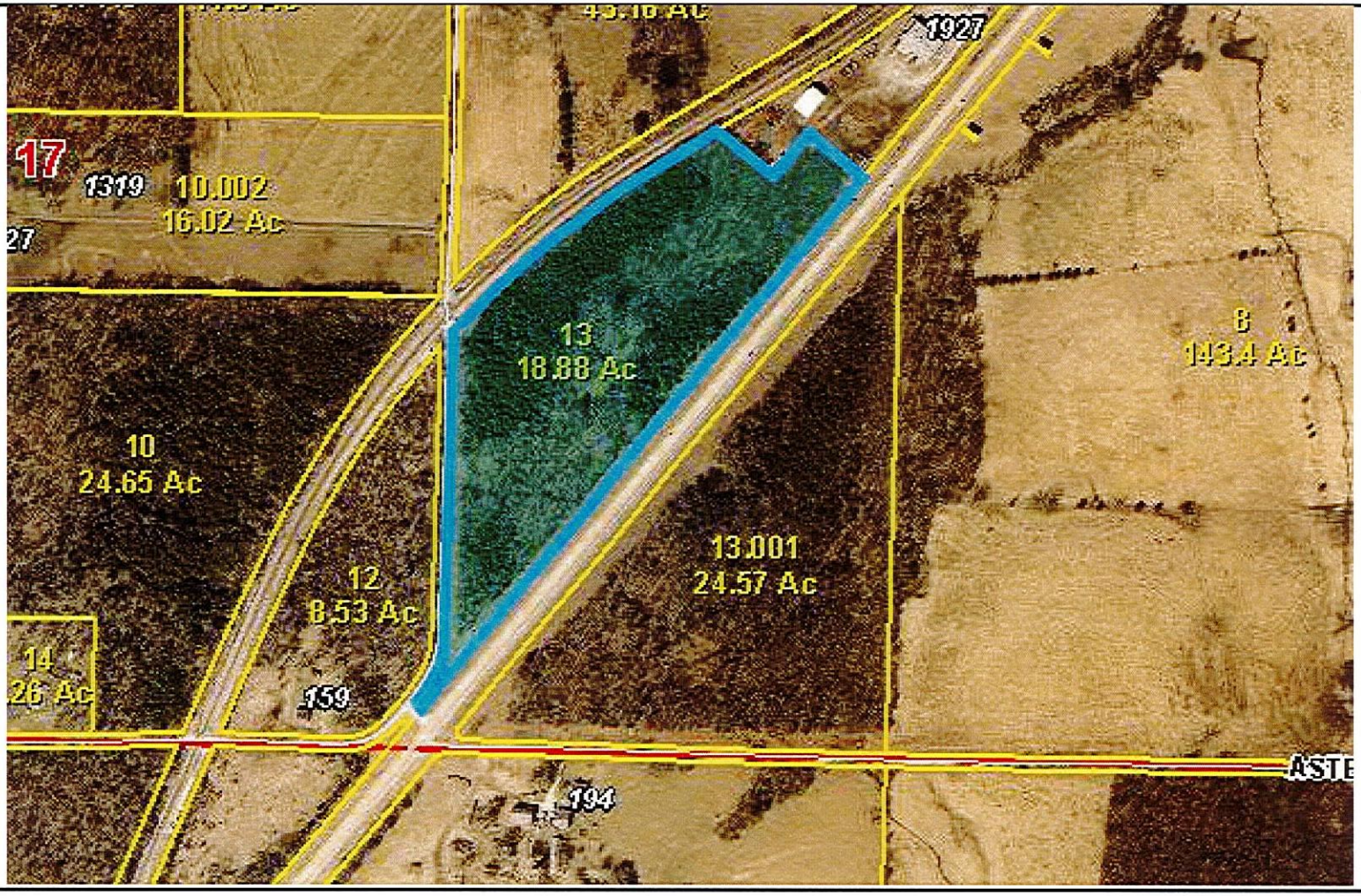
APPLICANT: Larry Cloud

CURRENT ZONING: A-1 (Agriculture)

REQUEST: C-2 (General Commercial)

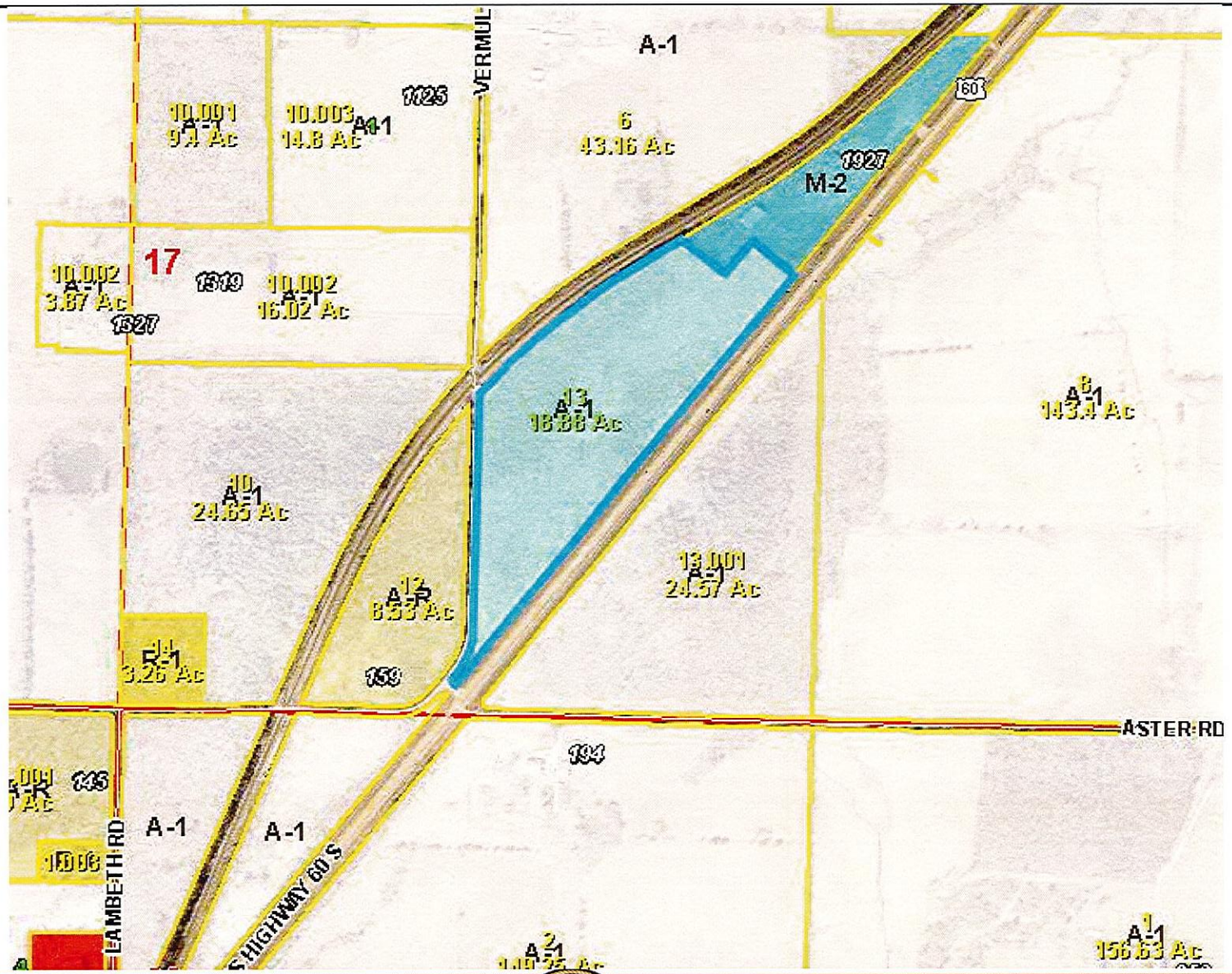
1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242

LOCATION: US Hwy 60, Billings

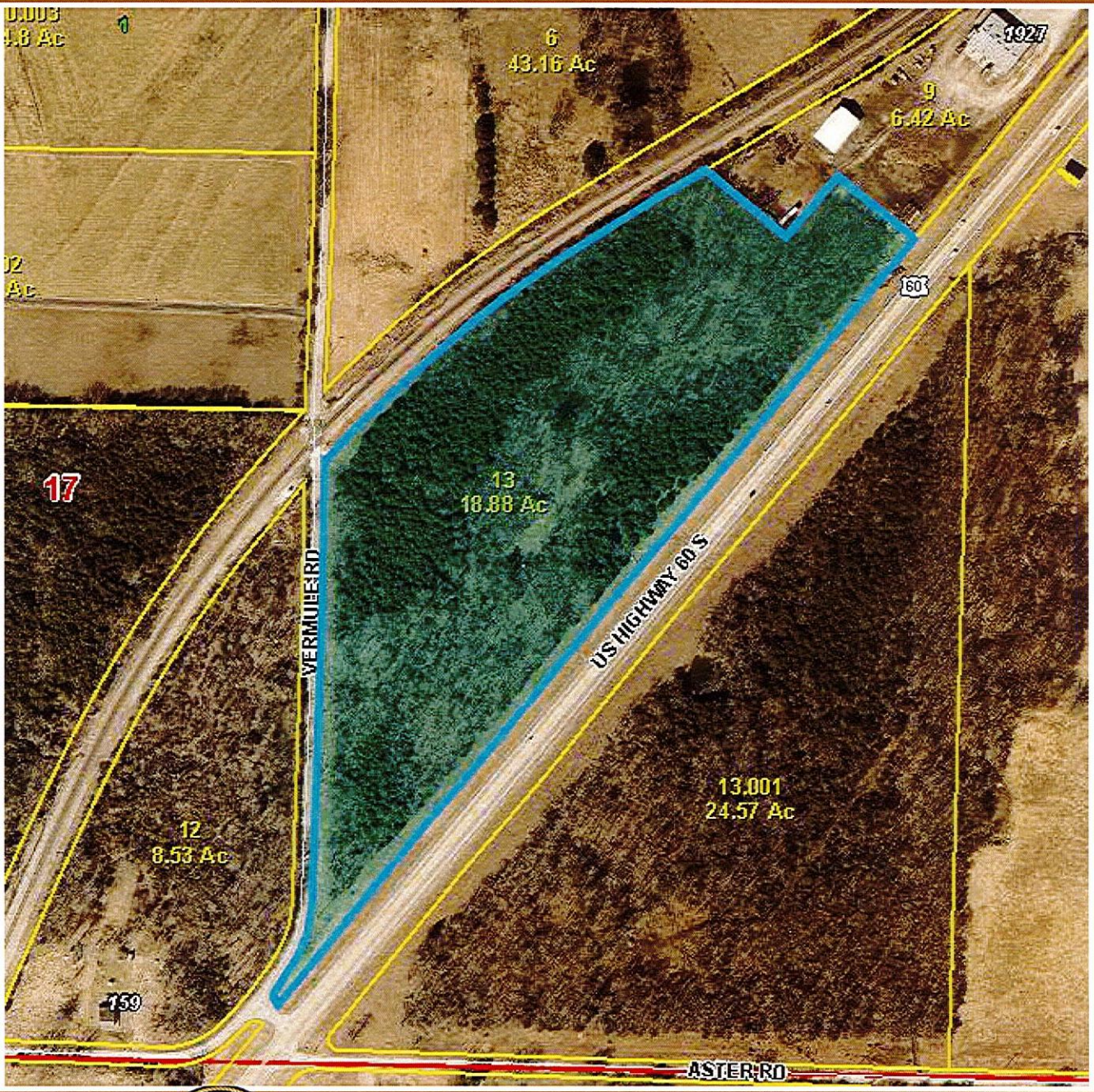


Surrounding land uses include wooded land to the south, agricultural and residential to the north, wooded and residential to the west, and a warehouse to the east.

Zoning in the area:



PROJECT DESCRIPTION: The applicant proposes the change in zoning classification for a 18 +/- acre tract in the county to C-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 C-2 district. The applicant's letter of intent has provided the possible use of an office and storage location for a log home restoration business.



BACKGROUND AND SITE HISTORY:

The property being considered sits between Highway 60 and the railroad tracks. It has historically been a wooded vacant tract.

PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this tract as appropriate for commercial and industrial uses.

Compatibility:

The subject parcel is located adjacent to other commercial and industrial uses as well as wooded and agricultural uses. It has the potential for direct access to Highway 60. The north border of the property is a set of railroad tracks.

Connectivity:

The subject property has frontage along Highway 60 and Vermule 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:

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

Access:

The parcel has frontage along 2 roadways. The property owner will need to work with MoDOT for an approach along the Highway or with the Billings Special Rod District for an approach along Vermule Rd.

Utility Services:

There are no know public utilities at this location besides electric service.

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. This location has excellent access to the Highway off of Vermule or direct.

STAFF COMMENTS:

This change in zoning from C-2 would allow for further commercial development along Highway 60 corridor. This request is in keeping with the County's Future Land Use Map and Comprehensive Plan.

PUBLIC COMMENT:

There was no public comment given for this item at the Planning & Zoning hearing or received by the planning office.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At the August 19th Planning & Zoning hearing the Commission considered the facts of the case in addition to providing the opportunity for public input and comment and forwarded a unanimous recommendation of approval for this request to the Christian County Commission.

ORDER NO. 9-5-2024-02

ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: September 5, 2024

SUBJECT: CASE NUMBER 2024-0199

TEXT:

LARRY CLOUD, petitions the Christian County Commission to rezone an 18.9 +/- acre tract of land from A-1 (Agriculture District) to C-2 (General Commercial District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map on US Hwy 60 S, Billings, Missouri, located within Parcel 08-0.4-17-000-000-013.000 which is legally described as follows:

All of that part of the East half (E1/2) of the Southwest Quarter (SW1/4) of Section 17, Township 27, Range 24, lying South of the right of way of the St. Louis-San Francisco Railway Company except that part thereof heretofore conveyed for highway purposes, all in Christian County, Missouri.

LESS AND EXCEPT:

All that part of the following that lies South and East of U.S. Highway 60: All of that part of the East half (E1/2) of the Southwest Quarter (SW1/4) of Section 17, Township 27, Range 24, lying South of the right of way of the St. Louis-San Francisco Railway Company except that part thereof heretofore conveyed for highway purposes, all in Christian County, Missouri.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on August 19, 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 Bilyeu, seconded by Commissioner Jackson, 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 C-2 (General Commercial District) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

Done this 5th day of September, 2024, at 10:00 a.m.

CHRISTIAN COUNTY COMMISSION

Lynn Morris
Presiding Commissioner

Yes ✓
Dated: 9/5/24

Bradley A. Jackson
Commissioner, Eastern District

Yes ✓
Dated: 9-5-2024

Hosea Bilyeu
Commissioner, Western District

Yes ✓
Dated: 9-5-2024

ATTEST:

Paula Brumfield
County Clerk

AD 9-5-24

Christian County
Planning & Zoning Commission
Recommendation &
Staff Report

DATE:	September 5, 2024
CASE NUMBER:	2024-0202
APPLICANTS:	Republic Partners LLC (Tim Schowe)
LOCATION:	Terrill Creek Rd, Billings
REQUEST:	Change zoning classification of this property to RR-1 (Rural Residential District)
CURRENT ZONING:	A-1 (Agricultural District)
CURRENT LAND USE:	Vacant and wooded
SURROUNDING ZONING:	North: A-R, RR-1 East: A-1 South: A-1 West: A-1
SURROUNDING LAND USES:	Surrounding land uses are primarily agricultural with some single family residential.
ATTACHMENTS:	1. Application 2. Site Maps 3. Photos of Site

3-0 PASSES

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 18+/- acre tract in the county to RR-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 RR-1 district. The applicant's letter of intent has provided the possible use of a future major subdivision of 6 lots.

BACKGROUND AND SITE HISTORY:

The property being considered was recently subdivided out of a 160 acre parcel to be rezoned and has historically been use as farm land. The parcel in question does contain some existing agricultural structures.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this tract as appropriate for agricultural and dispersed residential uses.

Compatibility:

The subject parcel is located adjacent to other agricultural and single family uses and zones. It has direct access to Terrill Rd. To the north, east, and southeast are other tracts and lots between 3-5 acres in size that are primarily single-family subdivisions.

Connectivity:

The subject property has direct frontage along Terrill 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:

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

Access:

The parcel has frontage along Terrill Rd. This roadway is in the Billings Special Road District so any request for a new approach or potential connection for a new road if subdivided would need to be worked through them.

Utility Services:

There are no public utilities at this location besides electric.

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:

There are no mapped sinkholes or floodplain or this property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning.

STAFF COMMENTS:

This change in zoning to RR-1 would allow for additional residential structures and uses on this parcel. It would also allow for the potential of future subdivision and/or platting. The County's Future Land Use Map would support the use of additional residential lots or structures in this location.

PUBLIC COMMENT:

Tim Schowe with Cochran Engineering was present to represent the applicant. He spoke to their intent of a future subdivision with 6 tracts and a new internal road for access. He also noted they had been in contact with Billing Special Road District on the placement of the new road tie in location. No other public comment was had.

Since the meeting our office has had contact with 1 person who wanted to note flooding concerns in the area. The email with their thoughts is provided in your packet for this item.

PLANNING & ZONING COMMISSION RECOMMENDATION:

On August 19th at the Planning & Zoning hearing the Commission considered the facts of the case as well as public input provided at the time and forwarded a unanimous recommendation of approval to the Christian County Commission.

Scott Hayes
Executive Secretary
Christian County Planning and Zoning Commission

County of Christian
Planning and Development
1106 W. Jackson St.
Ozark, MO 65721

Case Number: 2024 - 0202
Date Received: _____
Received By: _____
Fee Paid: _____
Receipt # 1050 Check # _____

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name Republic Partners LLC.

Owner's Address 3800 S. FREMONT AVE.

Phone Number 417-300-0770 Fax # _____ Email chastainbo@hotmail.com

Representative's Name Tim Schowe

Representative's Address 2804 N. Biagio St, Ozark, MO 65721

Phone Number 417-595-4108 Fax # 417-595-4109 Email tschowe@cochraneng.com

Representative's Signature Tim Schowe

TYPE OF REQUEST

- ☒ Rezoning RR-1
- ☐ Conditional Use Permit (CUP)
- ☐ Amendment to CUP #____
- ☐ Planned Unit Development (PUD)
- ☐ Amendment to PUD #____
- ☐ Variance
- ☐ Appeal
- ☐ Vacation (Subdivison, Road etc)

PROPERTY INFORMATION

Parcel Number NE 1/4 of the NE 1/4 of Section 10 Township 27 Range 24

Address / Location of Property 412 Terrill Creek Road

Acreage Being Considered for Request 18.06 Existing Zoning A-1

Existing Land Use Agriculture

On-Site Wastewater System Septics Public Sewer Provider No

EXISTING OR PROPOSED WATER SUPPLY

On-Site Well ☑ Shared Well ☐

How many people serviced by Shared Well N/A

Public Provider N/A

Terrill Creek Road Rezoning Request

412 Terrill Creek Road

Christian County, Missouri

APPLICANT:

Republic Partners LLC.
3800 S. Fremont Avenue
Springfield, MO 65804

Engineering Consultant:

Tim Schowe, PE
Cochran Engineering
2804 N. Biagio Street
Ozark, MO 65721

Approved and adopted by the Christian County Commissioners on _____ ___, 2024

Rezoning – Terrill Creek Road – Christian County, MO
June 19, 2024

SECTION 1.00 – PURPOSE

Republic Partners LLC. is requesting a rezoning for a parcel of land at 412 Terrill Creek Road in Christian County, Missouri. The property is currently zoned A-1 per the Christian County zoning. The tract is on a 160.08 AC. parcel of land, with 18.06 AC. being requested for rezoning.

The intent of the rezoning will be to allow the development of (6) 3-acre low density residential lots.

SECTION 1.01 – ZONING

The proposed site is currently zoned A-1 (Agriculture District) per Christian County zoning. The requested zoning for the 18.06-acre tract is RR-1 (Rural Residence District). The RR-1 zoning will allow for the 18.06 acres to be subdivided into (6) 3-acre tracts of land for residential use.

SECTION 1.02 – UTILITY INFRASTRUCTURE

The residential lots will have a well and septic installed on each individual lot.

SECTION 1.03 – ENVIRONMENT IMPACT

The majority of the land the (6) residential lots will be constructed on is pasture with a low number of trees.

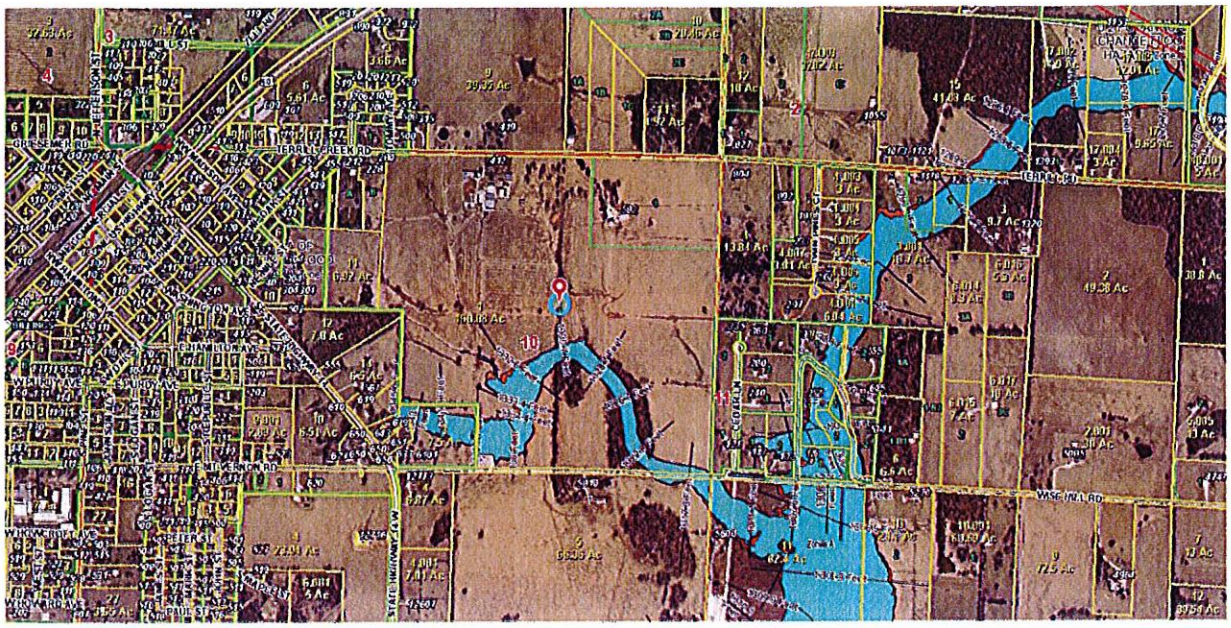
SECTION 1.04 – IMPACT ON ABUTTING NEIGHBORS

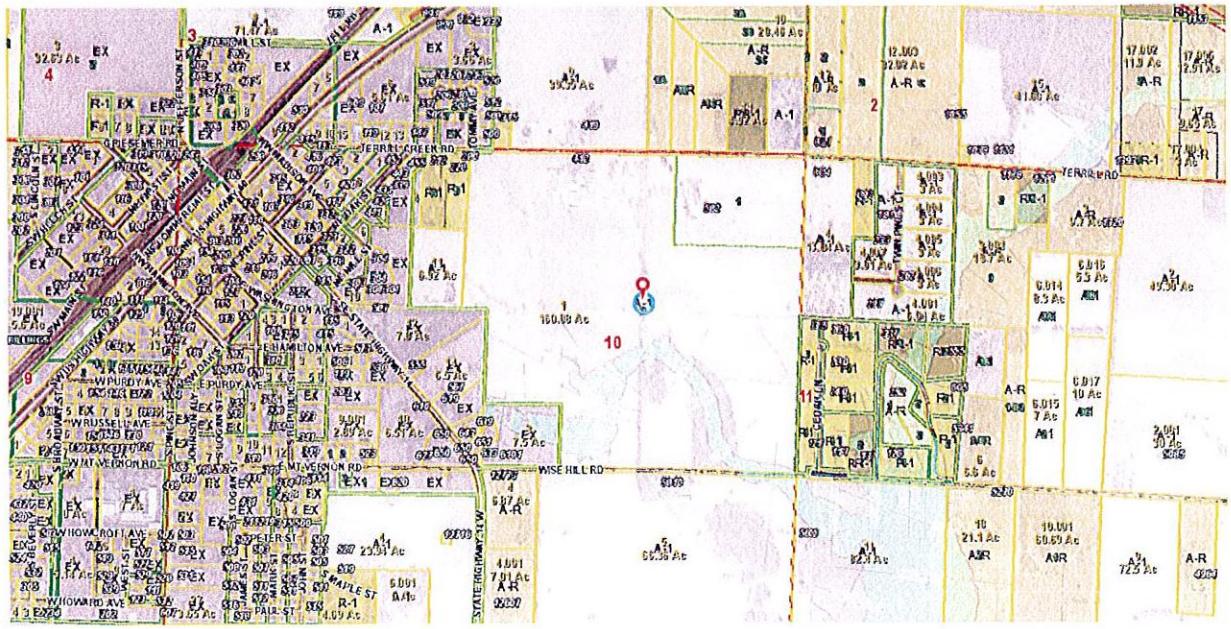
The proposed development is similar in nature to Twin Pines Court located approximately 1,000 feet east of the property. There are minimal residential properties in the surrounding area.

SECTION 1.05 – TRAFFIC

Since the number of residential lots is only six, the proposed development shall cause minimal affect to traffic on Terrill Creek Road. The six residential lots will be serviced by proposed public road, which in the future will be extended south and connected to Wise Hill Road.

Maps for Case# 2024-0202






NOTICE OF
HEARING
2024/08/01


NOTICE OF
HEARING
2024/08/01

Scott Hayes

From: Brenna Howard
Sent: Tuesday, August 20, 2024 1:12 PM
To: Scott Hayes
Subject: Republic Partners 20204-0202 Public Comment

James (Jim) Harter
1055 Terrill Rd
417-300-7154

After a brief phone conversation with Mr. Harter, he would like the Christian County Commission aware of a possible issue/concern with the potential development of the 18 acres owned by Republic Partners. Mr. Harter explained that this area is prone to flooding, and he is concerned that when houses are constructed that it may result in drainage issues and increased flooding.

Thank you,

Brenna Howard
Planning Technician
Christian County Planning & Development
1106 W Jackson St.
Ozark, MO 65721
(417) 581-7242
www.christiancountymo.gov

PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT

Request for Zoning Change

HEARING DATE: September 5, 2024

CASE NUMBER: 2024-0202

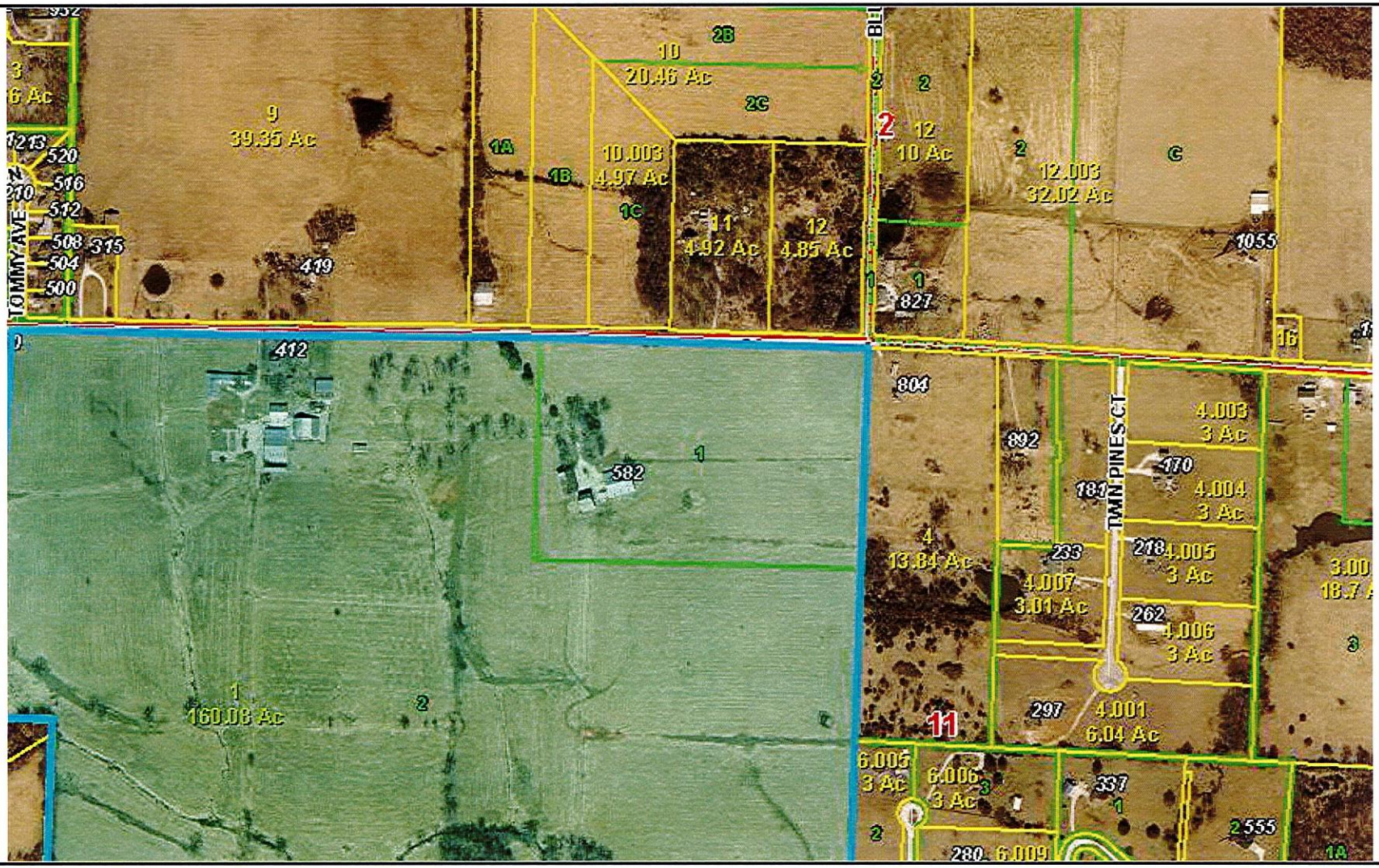
APPLICANT: Republic Partners LLC (Tim Schowe)

CURRENT ZONING: A-1 (Agriculture)

REQUEST: RR-1 (Rural Residential)

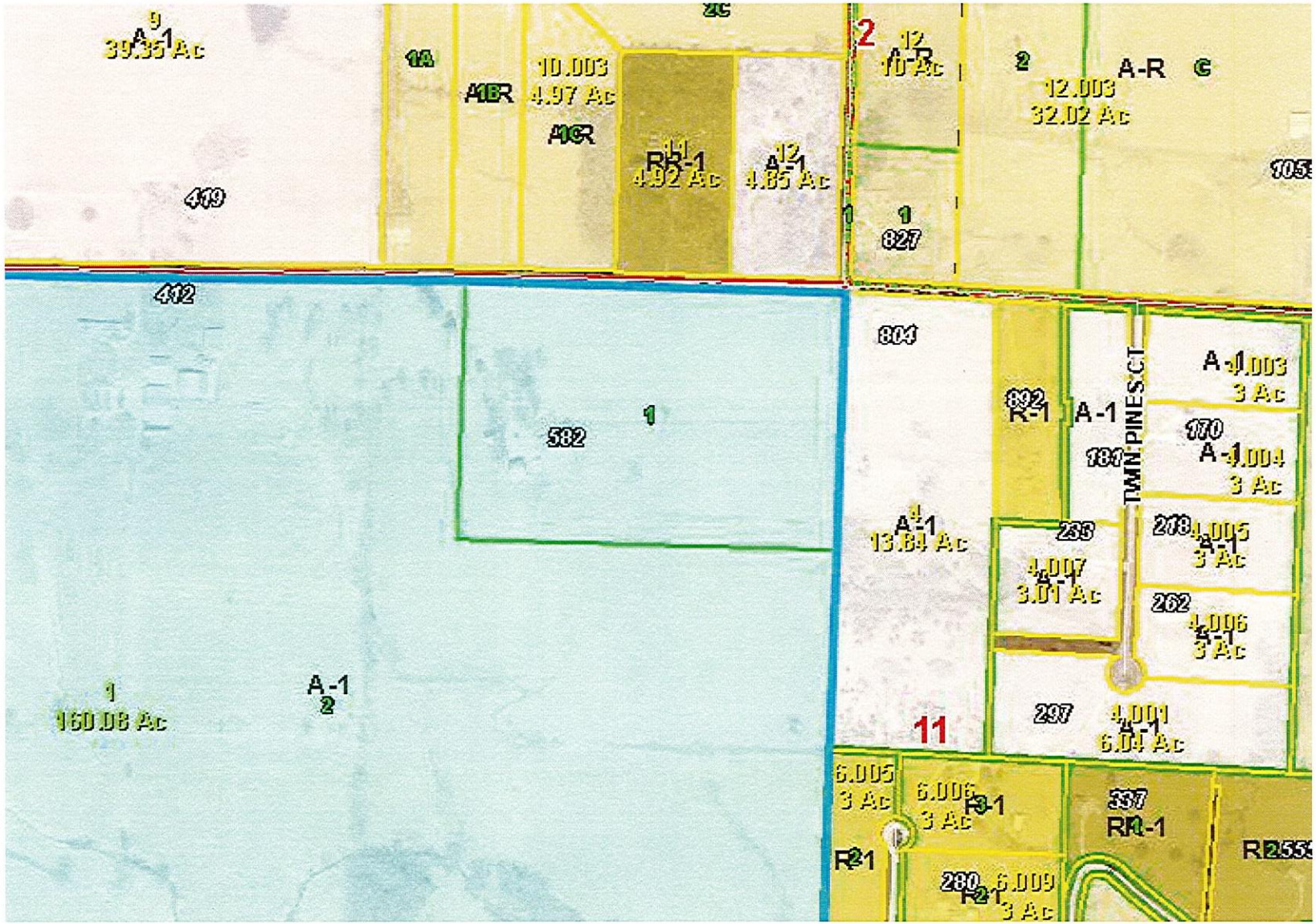
1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242

LOCATION: Terrill Rd, Billings

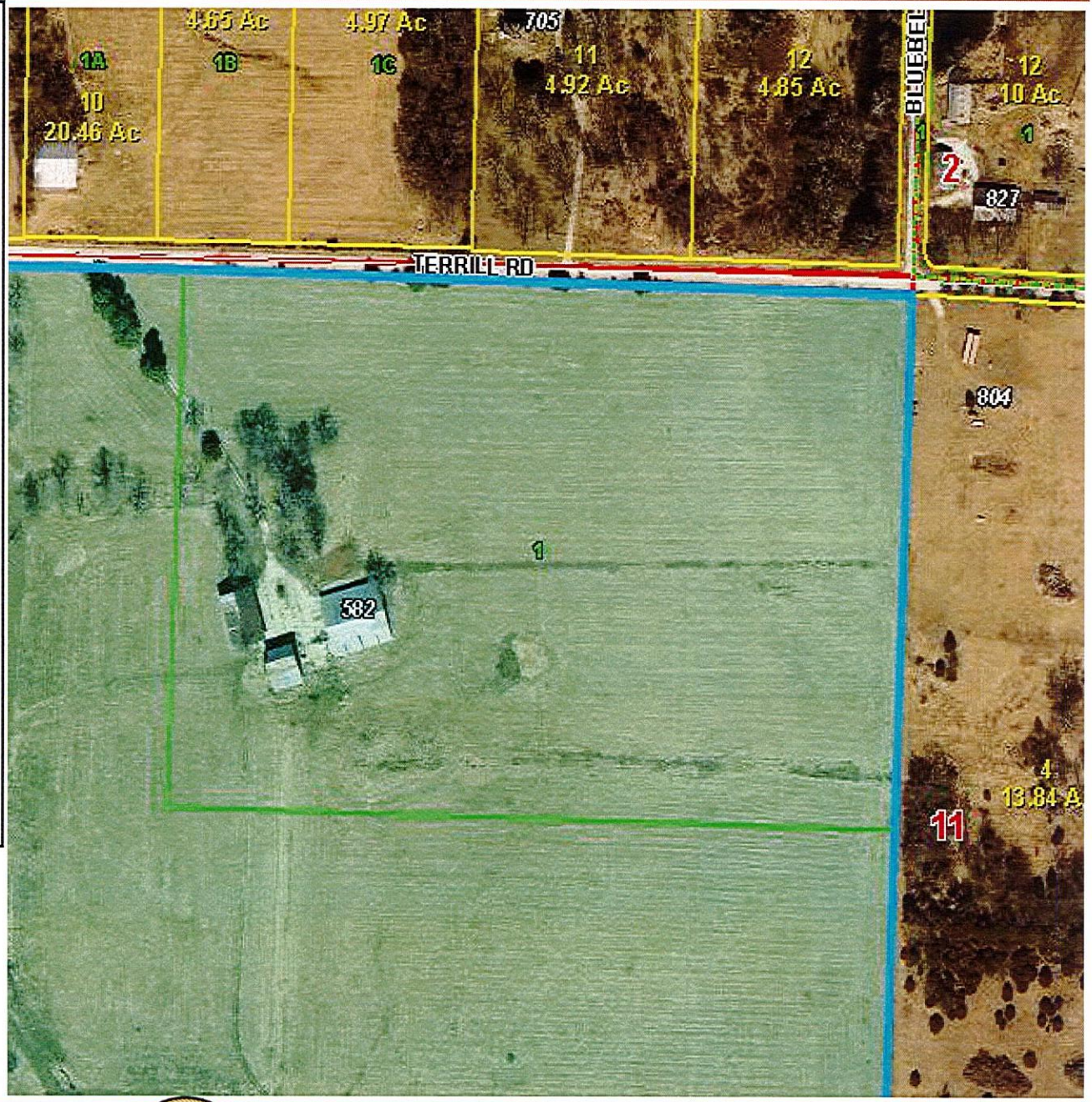


Surrounding land uses are primarily agricultural with some single family residential.

Zoning in the area:



PROJECT DESCRIPTION:
The applicant proposes the change in zoning classification for a 18+/- acre tract in the county to RR-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 RR-1 district. The applicant's letter of intent has provided the possible use of a future major subdivision of 6 lots.



BACKGROUND AND SITE HISTORY:

The property being considered was recently subdivided out of a 160 acre parcel to be rezoned and has historically been used as farm land. The parcel in question does contain some existing agricultural structures.

PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this tract as appropriate for agricultural or dispersed residential uses.

Compatibility:

The subject parcel is located adjacent to other agricultural and single family uses and zones. It has direct access to Terrill Rd. To the north, east, and southeast are other tracts and lots between 3-5 acres in size that are primarily single family subdivisions.

Connectivity:

The subject property has direct frontage along Terrill 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:

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

Access:

The parcel has frontage along Terrill Rd. This roadway is in the Billings Special Road District so any request for a new approach or potential connection for a new road if subdivided would need to be worked through them.

Utility Services:

There are no know public utilities at this location besides electric service.

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.

STAFF COMMENTS:

This change in zoning to RR-1 would allow for additional residential structures and uses on this parcel. It would also allow for the potential of future subdivision and/or platting. The County's Future Land Use Map would support the use of additional residential lots or structures in this location.

PUBLIC COMMENT:

The representative was present and explained their intent to develop the property into 6 tracts and build an internal road to serve the new tracts. Preliminary conversations with the road district had begun and tentative approval of the road location was given. No other public comment was made.

Since the P&Z Meeting our office received 1 comment from James Harter at 1055 Terrill Rd who stated the area is prone to flooding and is concerned about additional development resulting in drainage and flooding issues.

P&Z COMMISSION RECOMMENDATION:

On August 19th at the Planning & Zoning hearing the Commission considered the facts of the case as well as public input provided at the time and forwarded a unanimous recommendation of approval to the Christian County Commission.

ORDER NO. 9-5-2024-03

ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: September 5, 2024

SUBJECT: CASE NUMBER 2024-00202

TEXT:

REPUBLIC PARTNERS, LLC, petitions the Christian County Commission to rezone an 18.9 +/- acre tract of land from A-1 (Agriculture District) to RR-1 (Rural 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 Terrill Rd, Billings, Missouri, located within Parcel 08-0.2-10-000-000-001.000 which is legally described as follows:

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 27 NORTH, RANGE 24 WEST OF THE 5TH P.M., CHRISTIAN COUNTY, MISSOURI, BEING A PORTION OF THAT PARCEL CONVEYED TO REPUBLIC PARTNERS LLC. OF BOOK 2021, PAGE 6476 OF THE CHRISTIAN COUNTY RECORDER OF DEEDS OFFICE, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID REPUBLIC PARTNERS LLC. PARCEL, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF TERRILL CREEK ROAD, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG THE EAST LINE OF SAID REPUBLIC PARTNERS LLC. PARCEL S01°56'18"W 750.04 FEET; THENCE LEAVING SAID EAST LINE AND CROSSING SAID REPUBLIC PARTNERS LLC. PARCEL N88°42'06"W 1100.00 FEET; THENCE N01°56'18"E 750.04 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF TERRILL CREEK ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S88°42'06"E 1100.00 FEET TO THE POINT OF BEGINNING; CONTAINING 18.06 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on August 19, 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 Bilyeu, seconded by Commissioner Jackson, 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 RR-1 (Rural Residence District) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

Done this 5th day of September, 2024, at 10:00 a.m.

CHRISTIAN COUNTY COMMISSION

Lynn Morris
Presiding Commissioner

Yes ✓
Dated: 9/5/24

Bradley A. Jackson
Commissioner, Eastern District

Yes ✓
Dated: 9-5-2024

Hosea Bilyeu
Commissioner, Western District

Yes ✓
Dated: 9-5-2024

ATTEST:

Paula Brumfield
County Clerk

AD 9-5-24