



Christian County Commission

Notice is hereby given that the Christian County Commission met in Regular Session at:
The Historic Christian County Courthouse
100 W. Church St. Room 100
Ozark, Missouri, 65721
on the 7th day of **November 2024** at **9:00 a.m.**

MEETING MINUTES

| Attendee Name | Title | Status | Arrived | Adjourned |
|--------------------|--------------------------------|---------|-----------|------------|
| Hosea Bilyeu | Western Commissioner | Present | 9:00 a.m. | 11:20 a.m. |
| Bradley A. Jackson | Eastern Commissioner | Present | 9:00 a.m. | 11:20 a.m. |
| Lynn Morris | Presiding Commissioner | Present | 9:00 a.m. | 11:20 a.m. |
| Kim Crowder | Commission Executive Assistant | Present | 9:00 a.m. | 11:20 a.m. |
| Madi Raines | Minutes Secretary | Present | 9:00 a.m. | 11:20 a.m. |

Attendees: Recorder Kelly Hall, Employee Services Director Amber Bryant, Highway Administrator Miranda Beadles, Resource Manager Todd Wiesehan, Scott Hayes, Kim Hopkins-Will, Mitchel Urner

Jacob Dean, Mike Lawton

9:00 a.m. A quorum was established.

Items to be removed from the consent agenda:

Presiding Commissioner Morris entertained a motion to approve the consent agenda, which included Christian County Commission's agenda for today November 07, 2024, there are no minutes or financials to address. Eastern Commissioner Jackson so moved. Western Commissioner Bilyeu seconded the motion.

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

The Commission met with Maintenance Supervisor Richard Teague and Jacob Dean with Great River Engineering for a bid acceptance regarding the jail sewer improvements project. Supervisor Teague gave a brief background on the project and Mr. Dean presented the bid from KCI Construction Company, totaling \$864,000.00; total construction cost of \$776,500.00 with a bid alternative of \$87,500.00. The project will consist of construction of approximately 265 linear feet of gravity sewer, 5 manholes, 1 grinder manhole, decommissioning of an existing lift station, pavement repair, and associated sewer related improvements. Discussion was held.

Presiding Commissioner Morris entertained a motion to accept the bid from KCI Construction Company for the Christian County Jail Sewer Improvements project for the awarded contract price to not exceed of \$864,000.00. Eastern Commissioner Jackson so moved. Western Commissioner Bilyeu seconded the motion.

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

The Commission met with Purchasing Manager Kim Hopkins-Will and Maintenance Supervisor Richard Teague regarding a renewal for RFP #2023-7 for elevator preventative maintenance and repairs. This RFP was originally awarded in 2023 to Kone Incorporated, this is the first renewal. Manager Hopkins-Will noted an increase of 3.5%. Discussion was held.

Presiding Commissioner Morris entertained a motion to renew RFP #2023-7 for elevator preventative maintenance and repairs to Kone Incorporated. Western Commissioner Bilyeu so moved. Eastern Commissioner Jackson seconded the motion.

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

The Commission met with Purchasing Manager Kim Hopkins-Will for County wide shredding services (document destruction & disposal services). The County is utilizing the State of Missouri Contract #CS221273001 for this contract with Big Bear Shredding, LLC. Discussion was held.

Presiding Commissioner Morris entertained a motion to renew the contract for document destruction and disposal services with Big Bear Shredding, LLC. Eastern Commissioner Jackson so moved. Western Commissioner Bilyeu seconded the motion.

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

The Commission met with Emergency Services Deputy Director Mike Lawton regarding an ROW easement for West Side Industrial Park. Discussion was held.

Presiding Commissioner Morris entertained a motion to approve the ROW easement as presented. Western Commissioner Bilyeu so moved. Eastern Commissioner Jackson seconded the motion.

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

The Commission met with Highway Administrator Miranda Beadles regarding a contract award for another county wide stormwater project, the combined project of Greene & Parched Corn Rd. Two bids were received from A.T. Urban and Hunter Chase & Associates; Hunter Chase & Associates was the lowest bidder. Administrator Beadles presented a recommendation of award and notice of award for Hunter Chase & Associates for the combined price of \$465,000.00.

Presiding Commissioner Morris entertained a motion to approve the bid award for the combined ARPA Project of Greene & Parched Corn Rd. stormwater improvements to Hunter Chase & Associates. Eastern Commissioner Jackson so moved. Western Commissioner Bilyeu seconded the motion.

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

The Commission met to discuss the 2025 Holiday Schedule. The presented schedule includes 1 additional holiday, the day after Christmas, as Christmas is falling on a Thursday in 2025. Discussion was held.

Presiding Commissioner Morris entertained a motion to approve the 2025 Holiday Schedule as presented. Western Commissioner Bilyeu so moved. Eastern Commissioner Jackson seconded the motion.

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

The Commission met to discuss a possible COLA (Cost of Living Adjustment) increase. The Commission previously approved a COLA of 2.5% at the 10/31 Commission meeting. Discussion was held.

Presiding Commissioner Morris entertained a motion to amend the previously approved COLA of 2.5% for 2025 and increase it to 3% for 2025. Western Commissioner Bilyeu so moved. Eastern Commissioner Jackson seconded the motion.

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

The Commission had a brief discussion concerning communications.

9:57 a.m. The Commission sat in recess

10:00 a.m.

The Commission met with Planning Administrator Scott Hayes for a rezoning hearing. Administrator Hayes presented case no. 2024-0243 (with attached order no. 11-07-2024-01), the applicants being Frank and Elizabeth Hilton. The property is currently zoned as A-1 (Agriculture District), rezoning request is for A-R (Agricultural - Residence). Discussion was held.

Presiding Commissioner Morris entertained a motion to approve case no. 2024-0243 regarding a request for a zoning change. Eastern Commissioner Jackson so moved. Western Commissioner Bilyeu seconded the motion.

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

The Commission met with Resource Management Director Todd Wiesehan and Planning Administrator Scott Hayes for a rezoning hearing. Director Wiesehan presented cases no. 2024-0258 and 2024-0259 (with attached order no. 11-07-2024-02), the applicants being Larson Investments, LLC and Lucky Enterprise Properties, LLC. The properties are currently zoned as R-1 (Suburban Residence), rezoning correction request is for M-1 (Light Manufacturing). This case is a County initiated correction to the zoning map. Discussion was held.

Presiding Commissioner Morris entertained a motion to approve cases no. 2024-0258 and 2024-0259 regarding request for zoning changes. Eastern Commissioner Jackson so moved. Western Commissioner Bilyeu seconded the motion.

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

The Commission met with Resource Management Director Todd Wiesehan and Planning Administrator Scott Hayes for a rezoning hearing. Administrator Hayes presented case no. 2024-0261 (with attached order no. 11-07-2024-04), the applicants being Wesley Stewart. The property is currently zoned as A-1 (Agriculture District), rezoning request is for M-1 (Light Manufacturing). Discussion was held.

Presiding Commissioner Morris entertained a motion to approve case no. 2024-0261 regarding a request for a zoning change. Western Commissioner Bilyeu so moved. Eastern Commissioner Jackson seconded the motion.


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

The Commission met with Resource Management Director Todd Wiesehan and Planning Administrator Scott Hayes for a rezoning hearing. Administrator Hayes presented case no. 2024-0274, the applicants being Lance and Emily Martin. The property is currently zoned as A-1 (Agriculture District), rezoning request is for R-1 (Suburban Residence). Discussion was held.


Presiding Commissioner Morris entertained a motion to deny case no. 2024-0274 regarding a request for a zoning change. Western Commissioner Bilyeu so moved. Eastern Commissioner Jackson seconded the motion.

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


The meeting was adjourned at 11:20 a.m.


Date: 12-12-2024

Hosea Bilyeu
Western Commissioner


Date: 12-12-24

Lynn Morris
Presiding Commissioner


Date: 12-12-2024

Bradley A. Jackson
Eastern Commissioner