



### 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 **5<sup>th</sup>** day of **December 2024** at **9:00 a.m.**

### MEETING MINUTES

Attendee Name	Title	Status	Arrived	Adjourned
Hosea Bilyeu	Western Commissioner	Present	9:00 a.m.	10:45 a.m.
Bradley A. Jackson	Eastern Commissioner	Present	9:00 a.m.	10:45 a.m.
Lynn Morris	Presiding Commissioner	Present	9:00 a.m.	10:45 a.m.
Madi Raines	Minutes Secretary	Present	9:00 a.m.	10:45 a.m.

Attendees: County Clerk Paula Brumfield, Employee Services Director Amber Bryant, Highway Administrator Miranda Beadles, Maintenance Supervisor Richard Teague, Scott Hayes, Kim Hopkins-Will, Jake Phillips, Mitchel Uner

David Acorn, Tamra Acorn, Ryann Conner, Courtney Davis, Donovan Dobbs, Jana Hilt, Josh Horton, Bill Sanders, Wayne Siebold, Kate Strickland

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 December 05, 2024, as posted, Christian County Commission's regular session minutes dated November 21, 2024, and one financial, the Auditor's monthly report for the month of November. 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 Maintenance Supervisor Richard Teague for his 3<sup>rd</sup> Quarter report. Discussion was held, no action was taken.

The Commission met with Purchasing Manager Kim Hopkins-Will and Maintenance Supervisor Richard Teague regarding emergency purchase #E2024-3 jail water heater tanks.

The Commission met with Purchasing Manager Kim Hopkins-Will and Maintenance Supervisor Richard Teague regarding emergency purchase #E2024-4 Justice Center roof fan.

The Commission met with Purchasing Manager Kim Hopkins-Will for award of (Single Source) SS #2024-8 Software Maintenance and Support for Recorder of Deeds to iCounty Technologies, LLC. This contract begins January 01, 2025, and will go through December 31, 2025.

Presiding Commissioner Morris entertained a motion to approve SS #2024-8 County Recorder Software to iCounty Technologies, LLC. 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 contract renewal for uniform supply rental services to Cintas Corporation. This contract will renew effective January 01, 2025, and will terminate on December 31, 2025.

Presiding Commissioner Morris entertained a motion to renew the contract for uniform supply of rental services to Cintas Corporation. 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 Highway Administrator Beadles for notice of award for ARPA Project: Sawmill Hollow low water crossing (part of the County stormwater improvements) to A.T. Urban Development. The contract price for this project is \$244,174.00.

Presiding Commissioner Morris entertained a motion to approve award of ARPA Project on Sawmill Hollow to A.T. Urban Development 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 Beadles for contract approval for ARPA Project: Greene & Parch Corn Rd. low water crossing improvement (part of the County stormwater improvements) to Hunter Chase & Associates for the contract amount of \$465,000.00.

Presiding Commissioner Morris entertained a motion to approve the contract for ARPA Project on Parched Corn & Greene Rd. as presented with Hunter Chase & Associates as presented. 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 Highway Administrator Beadles for right of way and temporary construction easements for ARPA Project: Rochester Rd stormwater improvements. Out of the 5 parcels needed to complete this project, 3 property owners decided to donate their property, 2 requested payments. Discussion was held.

Presiding Commissioner Morris entertained a motion to approve the right of way and temporary construction easements for the Rochester Rd. project as presented. Eastern Commissioner Jackson so moved. Western Commissioner Bilyeu seconded the motion.

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

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The Commission met with County Clerk Paula Brumfield and Employee Services Director Amber Bryant regarding agenda and sunshine requests. Clerk Brumfield stated that since her office has taken over the agenda, she would like to see a program implemented where agenda requests will be submitted online with all documentation and set a deadline to simplify the process. Employee Services Director Amber Bryant spoke briefly about sunshine requests, specifically creating a process to simplify how to submit and answer sunshine requests, noting that requests received outside of this process will not be recognized as official sunshine requests. They plan to return on December 19<sup>th</sup> with a final process and will request approval.

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9:48 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. 2024-0277, the applicant being Ryann's Hangar LLC. The property is currently zoned as R-1 (Suburban Residence District), rezoning request is for C-2 (General Commercial District). This item was heard by the planning and zoning commission on November 18<sup>th</sup>, the case failed to pass a motion, so a special meeting was held on November 25<sup>th</sup> and a motion passed to deny this rezoning request. Staff recommended the County Commission remand this item back to the planning and zoning commission to consider this new information and determine its effect, if any, on this request then forward a new recommendation to the County Commission. Discussion was held.

Presiding Commissioner Morris entertained a motion to deny case no. 2024-02477 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.

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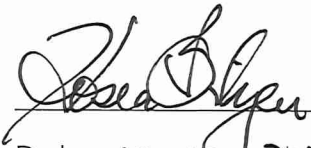
The Commission met with Planning Administrator Scott Hayes for a rezoning hearing. Administrator Hayes presented case no. 2024-0295 (with attached order no. 12-05-2024-01), the applicants being Cee View LLC. The property is currently zoned as O-2 (General Office District), rezoning request is for C-2 (General Commercial District). Discussion was held.

Presiding Commissioner Morris entertained a motion to approve case no. 2024-02477 regarding a request for a zoning change. Western Commissioner Bilyeu so moved. Eastern Commissioner Jackson seconded the motion.

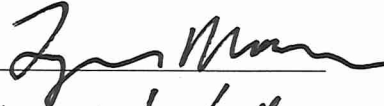
Aye: Bilyeu, Jackson, Morris. Nay: None. Absent: None. Abstain: None.

The Commission met for a brief discussion on communications.

The meeting was adjourned at 10:45 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