



**Christian County Commission**

100 West Church St, Room 100  
Ozark, MO 65721

**SCHEDULED**

**MEETING ATTACHMENTS (ID # 4795)**

Meeting: 03/20/25 9:30 AM  
Department: County Clerk  
Category: Meeting Items  
Prepared By: Madi Hires Raines  
Initiator: Madi Hires Raines  
Sponsors:  
Doc ID: 4795

---

## Meeting Attachments

**ATTACHMENTS:**

1 - 20 MARCH 2025 - AGREEMENT WITH NIXA

**AGREEMENT BETWEEN  
CHRISTIAN COUNTY AND THE CITY OF NIXA**

**PLAT APPROVAL FOR CITY WELCOME SIGN SITE**

**THIS AGREEMENT**, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025 by the parties identified above.

**WITNESSETH:**

**WHEREAS**, the City has entered into a contract to purchase real property, described in Exhibit A, attached hereto and incorporated herein by reference, (the “Property”), which is located within the unincorporated boundaries of the Christian County (the “County”); and

**WHEREAS**, the Property to be purchased is a parcel which must be subdivided from a larger parcel currently owned by a private citizen; and

**WHEREAS**, the proposed size of the Property itself is smaller in acreage than would normally be required for approval of the creation of a new parcel; and

**WHEREAS**, the City desires to develop this Property as a site for a monument sign welcoming citizens and visitors to the City of Nixa; and

**WHEREAS**, the proposed size of the property is appropriate for the expressed purpose but would not be large enough in size for any other residential or commercial uses; and

**WHEREAS**, a plat for the administrative subdivision required to create this Property has been presented to the County’s Planning and Development Department for review; and

**WHEREAS**, the County Commission has determined that the exception being granted in this specific circumstance does not undermine the property rights of individual citizens and further recognizes that the City’s expressed use for this parcel is a benefit to the citizens of both Nixa and Christian County; and

**NOW, THEREFORE**, , Christian County and the City of Nixa enter into this Agreement. Each in consideration for the promises of the other made herein, agree:

1. **The Plat.** The City shall present to the County, a plat which substantially meets the requirements of the County’s Subdivision Regulations with the understood exception regarding minimum acreage requirement.

- a). Additional Plat Requirements In accordance with requirements of the OTO Major Thoroughfare Plan, the description and drawing for the new parcel being created shall indicate additional road right-of-way easement along State Highway 14 and Combs Road which preserves that area for future road network improvements.
2. **Approval of the Plat** County staff shall review the plat presented to assure that it meets the standard requirements of the County's Subdivision Regulations, incorporating the exception and requirements stated herein and is hereby instructed to issue administrative approval of the perfected plat which will allow for recordation.
3. **Setbacks of Site Improvements** The City agrees that the future construction of any permanent signage structure shall be located outside of and beyond the roadway easements described on the approved plat.
4. The County and the City, who are parties to this Agreement, are each separate and independent political subdivisions of the State and, as such, the County and the City each retain their own identity, and each is responsible for its own policies and activities. This Agreement shall not be construed as creating a joint venture between the City or the County.
5. In no event shall the language of this Agreement constitute or be construed as a waiver or limitation of either party's rights or defenses with regard to each party's applicable sovereign, governmental or official immunities and protections as required by Federal and State Constitutions, statutes, and laws.
6. This Agreement sets forth the entire Agreement between the parties and fully supersedes any and all prior and/or other contemporaneous agreements or understandings between the parties which pertain to the subject matter hereof.
7. This Agreement may only be modified by written instrument executed by the parties hereto. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, Christian County, Missouri, acting through its County Commission, and the City of Nixa, Missouri, acting through its City Administrator have caused this Agreement to be duly executed by their proper officers, duly authorized by their respective Commission or Council, as of the day and year first above written, and hereby further agree that this Agreement shall be binding upon the parties hereto, their respective representatives, successors and assigns and have hereunto set their hands and affixed their seals below.

**CHRISTIAN COUNTY, MISSOURI**

**CITY OF NIXA, MISSOURI**

By: \_\_\_\_\_  
Lynn Morris, Presiding Commissioner

By: \_\_\_\_\_  
Jimmy Liles, City Administrator

By: \_\_\_\_\_  
Bradley A. Jackson, Eastern Commissioner

ATTEST:

By: \_\_\_\_\_  
Johnny Williams, Western Commissioner

By: \_\_\_\_\_  
Rebekka Coffey, City Clerk

ATTEST:

By: \_\_\_\_\_  
Paula Brumfield, County Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
N. Austin Fax, Christian County Counselor

By: \_\_\_\_\_  
Nick Woodman, City Attorney