



## Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

**SCHEDULED**

**MEETING ATTACHMENTS (ID # 4998)**

Meeting: 07/24/25 9:00 AM

Department: County Clerk

Category: Meeting Items

Prepared By: Madi Hires Raines

Initiator: Madi Hires Raines

Sponsors:

Doc ID: 4998

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## Meeting Attachments

### ATTACHMENTS:

- 1 - 24 JULY 2025 - 2ND QTR FEE ALLOCATION - RECORDERS QUARTERLY REPORT
- 2 - 24 JULY 2025 - 2ND QTR ACTIVITY REPORT - RECORDERS QUARTERLY REPORT
- 3 - 24 JULY 2025 - 6 MO FEE ALLOCATION - RECORDERS QUARTERLY REPORT
- 4 - 24 JULY 2025 - 6 MO ACTIVITY REPORT - RECORDERS QUARTERLY REPORT
- 5 - 24 JULY 2025 - UPDATE ON COUNTY PLAZA
- 6 - 24 JULY 2025 - ITB #2022-9 CONTRACT RENEWAL - KELLER WILLIAMS - AWARD LETTER
- 7 - 24 JULY 2025 - ITB #2022-9 CONTRACT RENEWAL - MURNEY ASSOCIATES - AWARD LETTER

**Kelly Hall, Recorder of Deeds**

Christian County, Missouri

Fee Allocation

Report Dates: 04/01/2025 to 06/30/2025

Account Description	Account Code	Deposit Amount
GENERAL REVENUE	100-000-4265	\$95,924.75
RECORDER TECHNOLOGY	100-000-4266	\$33,361.73
RECORDER USER FEE	100-000-4267	\$8,654.00
SHELTER FUND	100-000-4268	\$965.00
STATE USER FEE	100-000-4269	\$8,304.00
STATE POOL	100-000-4270	\$7,918.00
MISSOURI HOUSING TRUST	100-000-4271	\$11,877.00
CHILDRENS TRUST (ML APP)	100-000-4272	\$2,895.00
CHILDRENS TRUST (ML CERT)	100-000-4273	\$3,024.00
CERF FUND	100-000-4285	\$29,172.00
GENERAL REVENUE - COPIES LAND	GENREV-COPY-LAND	\$2,078.00
GENERAL REVENUE - COPIES ML	GENREV-COPY-ML	\$865.00
OVERPAYMENTS	OVER	\$9.00
<b>Total of Allocations</b>		<b>\$205,047.48</b>

# Kelly Hall, Recorder of Deeds

Christian County, Missouri

## Monthly Activity Summary

Report Dates: 04/01/2025 to 06/30/2025

### Counts

Copy Fees - \$2023.00

eRecordings - \$143527.00

Federal TaxLien - 11 Documents

Federal TaxLien Releases - 7 Documents

Land Instruments - 3899 Documents

Land Non-Standard Fees - 14 Documents

Marriage Certified Copy - 435 Documents

Marriage License - 193 Documents

Military Sep - 2 Documents

Plats - 18 Documents

State TaxLien - 1 Documents

State TaxLien Releases & Expunge - 14 Documents

Surveys - 25 Documents

**Kelly Hall, Recorder of Deeds**

Christian County, Missouri

Fee Allocation

Report Dates: 01/01/2025 to 06/30/2025

Account Description	Account Code	Deposit Amount
GENERAL REVENUE	100-000-4265	\$171,040.50
RECORDER TECHNOLOGY	100-000-4266	\$63,388.22
RECORDER USER FEE	100-000-4267	\$16,090.00
SHELTER FUND	100-000-4268	\$1,410.00
STATE USER FEE	100-000-4269	\$15,240.00
STATE POOL	100-000-4270	\$14,676.00
MISSOURI HOUSING TRUST	100-000-4271	\$22,014.00
CHILDRENS TRUST (ML APP)	100-000-4272	\$4,230.00
CHILDRENS TRUST (ML CERT)	100-000-4273	\$4,676.00
CERF FUND	100-000-4285	\$53,508.00
GENERAL REVENUE - COPIES LAND	GENREV-COPY-LAND	\$4,113.00
GENERAL REVENUE - COPIES ML	GENREV-COPY-ML	\$1,337.00
OVERPAYMENTS	OVER	\$20.00
<b>Total of Allocations</b>		<b>\$371,742.72</b>

# Kelly Hall, Recorder of Deeds

Christian County, Missouri

## Monthly Activity Summary

Report Dates: 01/01/2025 to 06/30/2025

### Counts

Copy Fees - \$4058.00  
eRecordings - \$255767.00  
Federal TaxLien - 15 Documents  
Federal TaxLien Releases - 13 Documents  
Land Instruments - 7242 Documents  
Land Non-Standard Fees - 34 Documents  
Marriage Certified Copy - 671 Documents  
Marriage License - 282 Documents  
Military Sep - 2 Documents  
Plats - 29 Documents  
State TaxLien - 1 Documents  
State TaxLien Releases & Expunge - 26 Documents  
Surveys - 61 Documents

## PROJECT UPDATE - Phase 1 Building Shell ad Onsite Clinic Infill

Week of 7/24/2025

Task	Complete	Completion Date	Notes
Items in green are critical to clinic opening			
<b>General Execution</b>	✓		
Date of Commencement -Article A.2.1	✓		
<b>Long Lead Procurement</b>	✓		
<b>Mobilize on Site</b>	✓		
<b>Site Grading and Utilities</b>	✓		
<b>Foundations</b>	✓		
<b>Steel Erection</b>	✓		
<b>Flatwork Concrete -Floors</b>	✓		
<b>Carpentry -Exterior &amp; Interior Framing &amp; Drywall</b>	✓		
Install exterior sheathing and metal studs	✓		
Roof Blocking	✓		
Exterior Envelope -Sheathing Tape	✓		
Install interior metal studs	✓		
Hang Drywall Walls	✓		
Startup Temporary Conditioning	✓		
Finish Drywall Walls -1st Floor	✓		
<b>Roofing</b>	80%		
Pre-Installation Meeting -Roofing	✓		
Install Roof Insulation	✓		
Install seamless roofing material	✓		
Set rooftop equipment	✓		
Install flashing at parapet		7/28/2025	
Roof Inspection		7/30/2025	
<b>EXTERIOR Envelope, Masonry, Glass, Cladding</b>	47%		Delayed by Metal Wall Panel issues
Exterior Glass & Glazing	✓		
CMU Masonry	✓		
Cultured Stone Veneer	✓		

**Week of 7/24/2025**

	Complete	Anticipated Completion Date	Notes
SUBSTRATE INSPECTION & REPAIR	✓	Replacement material was delivered Mon July 21st.	Installer will begin by filling in the missing areas near the clinic entrance in order to make that area look complete.
Metal Wall Panel -ACM Survey	✓		
Metal Wall Panels -ACM Offsite Fabrication	✓		
Metal Wall Panels -ACM Installation	✓		
Metal Wall Panels -Flush Panel Installation	5%		
Metal Wall Panels -REVISED PRODUCT DECISION	✓		
Metal Wall Panels - REVISED PRODUCT PRODUCTION			
Metal Wall Panels -REVISED PRODUCT INSTALLATION			
Exterior Finish Accessories			
<b>Fire Sprinkler System</b>	90%		
Set Riser	✓	7/21/2025	Fire Chief needs final inspection.
Rough-in sprinkler	✓		
OVERHEAD Inspection	✓		
Trim out sprinkler	✓		
<b>Plumbing</b>	95%		
Rough in 1st Floor Slab	✓		
Tie in downspouts U/G -DELETED IN PR 01	✓		
Rough in Roof (Plumbing)	✓		
Rough-in Walls (Plumbing)	✓		
Insulate Pipes -Walls	✓		
IN WALL Rough -Inspection (Plumbing)	✓	7/22/2025	Install began Monday
Rough in Overhead	✓		
Insulate Pipes -Overhead	✓		
OVERHEAD Rough -Inspection (Plumbing)	✓		
CIVIL - Domestic & sanitary connections	✓		
Set Sinks & fixtures -1st Floor	70%		
Flush, test, and clean piping and fixtures			

**Week of 7/24/2025**

	Complete	Anticipated Completion Date	Notes
<b>Electrical</b>	70%		
Rough in 1st Floor Slab	✓		
Rough-in electrical in stud walls	✓		
IN WALL Rough -Inspection (Elec)	✓		
Rough-in Ceilings	✓		
OVERHEAD Rough -Inspection (Elec)	✓		
Pull wire in conduit (Elec)	✓		
Fire Alarm Wire	✓		
Make electrical terminations for HVAC equipment	✓		
Fire Alarm Devices & Panel	✓		
Install Light Poles - PENDING ISLAND CURB (ESS)	50%		
Install and terminate electrical devices		7/22/2025	
Install light pole fixtures -test and clean		7/30/2025	
Exterior Devices, Lighting, Service Riser, & Meter(s)		8/19/2025	
<b>HVAC</b>			
Set equipment ROOF	✓		
Set equipment OVERHEAD	90%		
Set equipment in mechanical room	✓		
Rough-in mechanical in stud walls	✓		
Install duct in ceiling plenum space	✓		
Insulate Duct & Pipes	✓		
Control Wire Installation	✓		
OVERHEAD Rough -Inspection (HVAC)	✓		
HVAC trim		7/24/2025	Temporary generator is connected. Testing will happen this week.
HVAC Startup - PENDING PERMANENT POWER - LIBERTY		7/24/2025	
HVAC Test & Balance system		7/24/2025	



Week of 7/24/2025			
	Complete	Anticipated Completion	Notes
<b>Building Finishes</b>			
Painter WALL substrate approval	✓		
Paint -Prime, Inspect, Repair, Reprime, and 1st coat	✓		
Interior Glass & Glazing	✓		
Install Restroom flooring	✓		
DELIVERY Wood doors & hardware	✓		
Install ceiling grid, structure, etc.	✓		
Install millwork and wood trim	✓		
Measure Specialty Tops	✓		
Install building flooring	✓		
Paint 2nd Coat walls and woodwork	✓		
Install ceiling tile	✓		
Install wood doors & hardware	✓		
Install Specialty Tops	✓		
Install Toilet Accessories	✓		
Install Interior Signage	✓		
Install interior lighting	✓		
<b>3rd Party Contractor -DATA &amp; A/V</b>			
Verify Rough In Locations	✓		
Pull Wire	✓		
Install Racks For Equipment	✓		Coordinated by IT and CareATC
Install Equipment			
Final Connections & Trim	75%		
<b>3rd Party Contractor -SIGNAGE</b>			
Install Wall Signs - Exterior - "CareATC"	✓		
Install Wall Signs -Interior - "CareATC"		7/16/2025	
<b>3rd Party Contractor -AUDIO/VISUAL</b>			
Verify Rough In Locations	✓		
Deliver Equipment			Coordinated by IT and CareATC
Final Connections & Trim			

**Week of 7/24/2025**

Complete	Anticipated Completion	Notes
DeWitt Punch Walk	7/24/2025	
Paint -Inspect, Spackle, Touch Up	7/28/2025	
Final Clean-up and Occupancy		
Final Clean -1st Floor		
Substantial completion date		

## UTILITY & SITE DEVELOPMENT NOTES since last report

Liberty Electric Installation	Trenching and conduit install was completed on 7/18. Liberty is installing numerous junction boxes at the site and then will begin pulling wire.
Liberty Connect Fiber	Liberty Connect has begun trenching work between 25th St. and the building. They were confident they can finish by July 31st.
Spire Gas	Spire completed their install 7/17. Waiting for plumbers to install meters and make final connections.
Parking Lot	ESS has completed the curbing and has finished the concrete and sidewalk areas in front of the building. Asphalt will be laid likely at the same time the final finish layer is put down on the road.
Trail	Rubber surfacing is completed. ESS has corrected the ADA compliance issue in sidewalk/trail interface. ESS has agreed to make patches needed as a result of this correction.
Road Surfacing	Final surface layer will be laid at the same time the parking lot is surfaced.
Seeding	Seeding is planned to happen next week after remaining sections of sidewalk are poured. Should take place very soon.
Generator Option	A suitable generator was identified and was delivered 7/14. The first unit had technical issues and was replaced on 7/21. We will need to operate the generator 24/7 until the permanent electric is installed. Beyond HVAC testing, the space must remain "conditioned" to keep from voiding the warranty on multiple aspects of the project.



# Christian County Commission

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

Lynn Moris  
Presiding Commissioner

Bradley A. Jackson  
Eastern Commissioner

Johnny Williams  
Western Commissioner

July 24, 2025

Stone Realty Group/Keller Williams  
1619 E Independence St.  
Springfield, MO 65804  
Brian Stone  
417-234-5579  
417-318-5478  
[brianstone@kw.com](mailto:brianstone@kw.com)

RE: 2022-9 Commercial Real Estate Services

The Christian County Commission voted in session today to renew the contract for Commercial Real Estate Services to Stone Realty Group/Keller Williams.

This contract was originally awarded July 26, 2022, for a three-year term with two additional one-year renewal options. This contract renewal is effective 7/26/2025 through 7/25/2026.

If you have any questions please contact Director of Resource Planning, Todd Wiesehan, at 417-582-4386 or email [toddw@christiancountymo.gov](mailto:toddw@christiancountymo.gov).

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Western Commissioner

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July 24, 2025

Murney Associates  
Brett Heintz  
1615 E Primrose  
Springfield, MO 65804  
417-865-1585  
[bheintz@murney.com](mailto:bheintz@murney.com)

RE: 2022-9 Commercial Real Estate Services

The Christian County Commission voted in session today to renew the contract for Commercial Real Estate Services to Murney Associates – Brett Heintz.

This contract was originally awarded July 26, 2022, for a three-year term with two additional one-year renewal options. This contract renewal is effective 7/26/2025 through 7/25/2026.

If you have any questions, please contact Director of Resource Planning, Todd Wiesehan, at 417-582-4386 or email [toddw@christiancountymo.gov](mailto:toddw@christiancountymo.gov).

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