



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

SCHEDULED

MEETING ATTACHMENTS (ID # 5525)

Meeting: 07/23/26 9:00 AM

Department: County Clerk

Category: Meeting Items

Prepared By: Eryn Flood

Initiator: Eryn Flood

Sponsors:

Doc ID: 5525

Meeting Attachments

ATTACHMENTS:

- 1 - COVER SHEET-EMPLOYEE OF THE 2ND QUARTER
- 2 - COVER SHEET-EMPLOYEE SERVICES
- 3 - 23 JULY 2026- EMPLOYEE SERVICES- 2ND QUARTER REPORT
- 4 - COVER SHEET-BUILDING MAINTENANCE-2ND QUARTER REPORT
- 5 - 23 JULY 2026- BUILDING MAINTENANCE-2ND QUARTER REPORT
- 6 - 23 JULY 2026- BUILDING MAINTENANCE-WORK ORDER REPORT
- 7 - COVER SHEET-RESOURCE MANAGEMENT
- 8 - 23 JULY 2026- RESOURCE MANAGEMENT- 2ND QUARTER REPORT
- 9 - COVER SHEET- ITB 2023-16-OFFICE SUPPLY RENEWAL
- 10 - 23 JULY 2026-ITB 2023#16- OFFICE SUPPLIES-AWARD LETTER QUILL-EXECUTED
- 11 - 23 JULY 2026- ITB 2023#16-OFFICE SUPPLIES-AWARD LETTER STAPLES-EXECUTED



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Employee of the 2nd Quarter Award

Me

Requested by: abryant@christiancountymo.gov 2026-07-14 14:57



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Employee Services--Q2 Update

Amber Bryant

Requested by: abryant@christiancountymo.gov 2026-07-13 15:44

Updated: 2026-07-20 10:21

Employee Services Quarterly Review

April – June 2026

Human Resources 2nd Quarter Update

CURRENT Active Employees: 259

New Hires:	2 nd Quarter: 11
Separation of Employment:	2 nd Quarter: 12 (3 Terminations) (9 Resignations)

- 2026 Benefits
 - Continued to finetune health claims processes, including intake, tracking, approvals, payments and recordkeeping.
 - Bi-Weekly meetings with TPAs to make sure everyone is performing well and without issues.
 - Kept eligibility and enrollment information accurate and up to date.
 - Supported employees by answering questions and helping resolve issues with coverage questions and pharmacy related issues.
 - AFLAC
- Researched and Finalized agreements for Worker's Comp, Liability, and Cybersecurity policies/coverages that were successfully renewed on July 1, 2026.
- Participate in biweekly meetings with CareATC to deal with issues/marketing.
- Consistently approved biweekly payroll prior to processing.
- Managed and administered the Employee Referral Program.
- Monitored and tracked multiple FMLA leave requests.
- Oversaw and tracked various Workers' Compensation claims, injuries, and litigation.
- Conducted personal orientations for all new hires/benefits and Exit Interviews with separating employees.
- Created and presented a training session entitled County HR 102 at the Missouri Auditor's Conference.
- Participated in a Safety Survey with MEM and received no formal recommendations.
- Processed 11 new hire orientations and benefit onboarding
- Completed Random Drug Testing for 2nd Quarter.
- Employee of the Quarter completed for 2nd Quarter of 2026.
- Continued ensuring all department/offices conduct their annual reviews, at which time we reassess each position description and individual employees' placement in the salary matrix for compliance.
- Recruitment (252 Applications Reviewed/Received) and conducted multiple interviews.
- 14 Positions Currently Open:
 - Campus Security Deputy
 - Truck Driver C-2
 - Corrections Officer
 - Patrol Deputy
 - Assistant Prosecuting Attorney
 - Senior APA
 - Legal Assistant
 - Deputy Collector
 - Evidence Custodian
 - Victim Advocate

Purchasing Department 2nd Quarter Update

Purchase Order Summary Report from 4/1/26 – 6/30/26

- 956 Purchase Orders - Total \$4,766,327.63 (Goods & Services Only)

Issued: ITB/RFP/SS:

- ITB #2026-6 AV Equipment – IT
- ITB #2026-7 Thermal Scopes & Mounts – Sheriff's Office
- SS #2026-1 Lenco Armored Vehicle – Sheriff's Office

New Contracts/Amendments:

- Anchor Tactical – Sheriff's Office
- TreviPay – Northern Tool – Maintenance
- Pitt Technology – Contract Amendment #2 – IT
- CareATC – Contract Amendment #2 – Commission
- Johnson Controls 24/7 Monitoring – Maintenance
- Johnson Controls – Fire Suppression, Backflow, Extinguishers, and Lighting – Maintenance
- H-GAC Cooperative Agreement – Commission

Contract Renewals:

- Architectural Services – GHN, N-Form, and Torgerson – Commission
- Repair & Maintenance for Fleet Vehicles – Steve's Automotive & Mitchem Tire Company – Sheriff's Office
- Generator Maintenance – Maintenance
- #2024-2 Detention Center Food Service – Sheriff's Office
- #2023-8 Employee Drug Screening Services – Human Resources

Emergency Procurements

- EP 2026-3 – Work Truck Glass – Maintenance
- EP 2026-4 – Wood Chipper – Highway

Surplus 2nd Quarter:

The following items have been sold on GovDeals:

- Recycle Bin Trailer – \$605.00
- Metal Storage Container with Nozzle and Stand – \$102.00
- Fimco AG-Boom Sprayer, 200 Gallon – \$2,200.00
- Zero-Turn Mower – \$1,501.00
- Sneeze Guards – \$43.00
- 2002 Chevrolet Silverado ¾ Ton – \$3,650.00
- Water Dispenser – \$31.00
- TV and TV Stand – \$12.00
- Wired Keyboards and Mice – \$160.00
- 2003 Chevrolet Silverado 1 Ton – \$5,000.00 (213,512 miles)
- 2008 Chevrolet Silverado ½ Ton – \$5,150.00 (157,327 miles)

Total surplus for the second quarter was \$18,454.00.

Purchasing Updates:

- Met with multiple vendors to support ongoing operations, the new campus project, and purchasing initiatives. Key activities included coordinating security and technology needs, reviewing contracts and vendor services, evaluating new purchasing opportunities, and implementing a new Verizon pricing plan that will save an estimated **\$5,843 annually**.

- Created/Presented “Purchasing 101: Back to the Basics” training for County requisitioners and approvers.
- Updated Christian County’s credit card verification process to support enhanced fraud prevention for online transactions. Worked with each department holding a county credit card to collect the required phone or email verification information and developed a revised **Christian County Credit Card Procedure** with updated instructions.

Missouri Association of Public Purchasing (MAPP)

In April, our Purchasing Department attended the MAPP Spring Conference and Reverse Vendor Fair in Branson.

National Institute of Public Procurement (NIGP):

Our Purchasing Manager was nominated to chair the national Leadership Development Committee from July 1, 2026, through June 30, 2027.

IT Department 2nd Quarter Update

Completed items:

- Requested disconnect of internet connectivity and infrastructure, reducing monthly cost by almost \$9,000
- Performed hardware and cabling upgrade on the Assessor Office
- Migrated Assessor Office to new firewall and circuit
- Migrated Historic Courthouse 2nd floor to new firewall and circuit
- Migrated Prosecuting Attorney Office building to new firewall and circuit
- Started cable infrastructure on the new campus building, phase 2
- Received 128 service desk tickets

In-progress:

- Collector Office Infrastructure upgrade
- Migrate CCSO servers to new server
- Migrate CCSO to new firewall
- Replace legacy network infrastructure
- Historic Courthouse MDF remodel & cable remediation



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Quarterly report

Richard Teague

ATTACHMENTS:

Report
Work order report

Requested by: maintenance@christiancountymo.gov 2026-07-20 09:56

Second quarterly report July 2026.

Large projects.

1. We added multiple receptacles to the nurse's office in the jail. Cost \$5,512.00
2. We fixed the bad smelling water in the Circuit Building by flushing the system and replacing a booster pump. Cost \$2,582.06
3. We replaced some flooring in the Justice Center 2nd floor office. Cost\$ 11,917.99
4. We are in the process of cleaning the outside walls of the Justice Center. This includes washing the walls with a detergent-degreaser and applying a sealer to the brick.

H-vac.

1. We have only had small issues this quarter. I have replaced some run capacitors, one thermostat and cleaned all the condenser coils in all units. All work was completed by building maintenance staff.

Jail locks.

The yearly jail lock maintenance has been completed for 2026.

Moving day.

We are starting to prepare to move to the new building. I have some stackable totes and boxes ready to fill up for the move in late August. I have worked with Kim Hopkins and JCI on fire alarm monitoring for the new building. We should be covered on day one for that service.

Equipment issues.

The bucket truck water pump failed. In sent the truck to Rush truck center for repairs. They found a power steering leak and wiring issue they fixed everything. The truck is now working as intended. Cost \$2,264.93

General maintenance continues, mowing, electrical, plumbing, H-vac and other work as required. See attached work order report for more information.

Richard Teague 7/17/2026

Work Order Summary w/ Details

Date Printed: 07/20/2026

Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
Work requested														
Action Taken														
Comments														

WO001193	In Progress	Non-PM	Medium	Reactive Maintenance	Mechanical	Facilities		Circuit Court Building	Lindale Cummings	07/17/2026	07/20/2026		0.00	0.00
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Date called and said the judges door to the parking lot is not working again.

WO001192	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	07/17/2026	07/17/2026	07/17/2026	18.11	1.00
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D Pod Right Shower, issues with water coming out

Replaced bad flow valve

WO001191	Completed	Non-PM	High	Reactive Maintenance	Plumbing	Facilities		Historic Building	Lindale Cummings	07/17/2026	07/17/2026	07/17/2026	18.11	1.00
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the faucet in the mens bathroom is not working.

Replaced faucet

WO001190	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	07/15/2026	07/15/2026	07/16/2026	18.11	1.00
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Sally Port Area #1, leak from the ceiling

Replaced over flow protector and gaskets in f pod

WO001189	Completed	Non-PM	Medium	Reactive Maintenance	HVAC	Facilities		HR Building	Richard Teeque	07/13/2026	07/13/2026	07/13/2026	0.00	0.00
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there isnt any air blowing from the vent

I lowered the thermostat temperature and unit started to working. I have no issue with the unit.

WO001188	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	07/13/2026	07/13/2026	07/15/2026	0.00	0.00
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Work Order Summary w/ Details

Date Printed: 07/20/2026

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
Work requested														
Action Taken														
Comments														

A Pod Shower pump is not working, both showers

Fixed both showers.

WO001187	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	07/10/2026	07/10/2026	07/10/2026	0.00	0.00
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B Pod Cell 137 Sink spraying water

Replaced the flow through Valve

WO001186	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	07/10/2026	07/10/2026	07/10/2026	18.11	1.00
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E Pod (R) side shower has lost pressure

Replaced the Flow through valve

WO001185	New Work Order	Non-PM	Medium	Reactive Maintenance	Special Projects	Facilities		Justice Center	Richard Teague	07/08/2026	07/09/2026		0.00	0.00
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Is there anyway the sweet guys could come tomorrow before 11:30 and move all the leftover furniture/items that are in the lobby to the back hallway for me? We have a retirement party tomorrow from 12 - 1 in visiting courtroom and I know it would look nicer if they were not in the lobby. I may be given some of the items away to county but I have to make sure none of the judicial needs the left over items and I haven't had a chance to send out an email. thank you please!

WO001184	Completed	Non-PM	Low	Reactive Maintenance	Other	Facilities		Justice Center	Richard Teague	07/06/2026	07/07/2026	07/08/2026	0.00	0.00
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Could the guys move her office stuff back into her office tomorrow? She is out tomorrow but said they could put it back and then if she needed any help moving things around on Wednesday she will let us know, they should be done with the trim this afternoon in her office. And the main office area - the trim may be done by today as well. I know behind Michele and Britany are matching book shelves that go back there and their desk moved to the walls by Melody's desk - which is by my old desk, we have a shelf that can go back in - but I am waiting for her to tell me which one she wants. Thanks

Done.

WO001183	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	07/02/2026	07/02/2026	07/02/2026	0.00	0.00
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Work Order Summary w/ Details

Date Printed: 07/20/2026

Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
Work requested														
Action Taken														
Comments														

F Pod Sink Stopped Up

Pod officer said lady's in 248 said it was draining fine now

WO001182	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities		County Jail	Lindale Cummings	07/02/2026	07/02/2026	07/02/2026	0.00	0.00
F Pod 246 Light Out														

Put in new bulbs.

WO001181	Completed	Non-PM	High	Reactive Maintenance	Plumbing	Facilities		Circuit Court Building	Kit Grimes	06/30/2026	06/30/2026	07/01/2026	0.00	0.00
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Prosecutors office - Sensor on sink in restroom needs new batteries or fixed- cleaned it and still doesnt work
Installed new faucet

WO001178	Completed	Non-PM	High	Reactive Maintenance	Mechanical	Facilities		County Jail	Lindale Cummings	06/29/2026	06/29/2026	07/01/2026	0.00	0.00
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Kitchen Door Slider not working from tower or by key

Took cover off and determined it was the new program issue they called out the other company said it just started working

WO001177	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities		County Jail	Lindale Cummings	06/24/2026	06/25/2026	07/10/2026	18.11	1.00
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Lights replaced in old vending room

Lights are on order at Loyd's electric. Installed new ballistic

WO001175	Completed	Non-PM	Medium	Reactive Maintenance	Other	Facilities		County Jail	Lindale Cummings	06/24/2026	06/25/2026	06/25/2026	0.00	0.00
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F Pod needs TV replaced, there is another 24" TV right in side 54's

Replace TV with new one

Work Order Summary w/ Details

Date Printed: 07/20/2026

Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hours(s)
Work requested														
Action Taken														
Comments														

WO001176 Completed Non-PM Medium Reactive Maintenance Lighting Facilities County Jail Lindale Cummings 06/24/2026 06/25/2026 06/25/2026 18.11 1.00

Lights replaced in back stairwell going from lower

Replace bulbs

WO001174 Completed Non-PM Medium Reactive Maintenance Plumbing Facilities County Jail Kit Grimes 06/23/2026 06/24/2026 06/24/2026 0.00 0.00

E Pod Right side shower won't turn off

Changed out flow through valve. Works fine Took 45 minutes to get me in E pod.

WO001173 Completed Non-PM Medium Reactive Maintenance Mechanical Facilities County Jail Richard Teague 06/23/2026 06/23/2026 06/23/2026 0.00 0.00

54A is making a noise when opening and closing door

Checked. door was working as it should with no issues.

WO001172 New Work Non-PM Low Reactive Maintenance Lighting Facilities Justice Center Lindale Cummings 06/22/2026 06/24/2026 0.00 0.00

the light that is on all the time, right after you walk in to my main office upstairs - and it has a new light system - it flickers. I think there was issues before the switch - but Tayler was having a hard time figuring out what was the one flickering. and now I finally saw it as well. thanks

WO001171 Declined Non-PM Low Reactive Maintenance Plumbing Facilities County Jail 06/22/2026 06/22/2026 0.00 0.00

B-138 - toilet not draining properly

No action required. This is a duplicate ticket.

Work Order Summary w/ Details

Date Printed: 07/20/2026

Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hours
Work requested														
Action Taken														
Comments														

WO001170	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	06/22/2026	06/22/2026	06/22/2026	0.00	0.00
B-138 - toilet not draining properly														

Took pieces of the sheet out of the drain pipe

WO001169	Completed	Non-PM	Medium	Reactive Maintenance	Special Projects	Facilities		Historic Building	Kit Grimes	06/16/2026	06/16/2026	06/17/2026	0.00	0.00
Office Furniture needs put together														
Put hutch together														

WO001168	Completed	Non-PM	Medium	Reactive Maintenance	Carpentry	Facilities		Justice Center	Kit Grimes	06/16/2026	06/17/2026	06/18/2026	18.11	1.00
Danielle wondered if we could have a piece of wood, painted black that the guys could mount above the TV mount for the box that is currently sitting on my bookcases? It would look nicer, however I am not for sure how hard it would be to get to it, if needed.														
Bought brackets and bored to put up when ready														

WO001167	Declined	Non-PM	Low	Reactive Maintenance	Painting	Facilities		Justice Center		06/16/2026	06/16/2026		0.00	0.00
I think we should just go ahead and plan on having Danielle and i's offices repainted before we put the furniture back. I didn't know if this is something Kit & Lindale would do or Hambey & then I assume I would ask them. I was thinking that Thursday July 1 would work? then give the whole weekend for it to dry. I also know we may need to dust the walls before any paint is on since it will be dusty from the carpet removal.														
We don't have the time.														

WO001166	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		Historic Building	Lindale Cummings	06/15/2026	06/15/2026	06/15/2026	0.00	0.00
Someone just stopped in my office and said that the chain is broken in one of the toilets in the women's restroom and it's not flushing.														
Attached the chain back to the flush valve														

WO001165	Completed	Non-PM	Medium	Reactive Maintenance	Elevators	Facilities		Justice Center	Richard Teeque	06/15/2026	06/15/2026	06/15/2026	0.00	0.00
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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hours
Work requested														
Action Taken														
Comments														

Back elevator isn't working.

Reset elevator

WO0001163	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities	County Jail	Lindale Cummings	06/15/2026	06/15/2026	06/15/2026	0.00	0.00
EPOD toilet is not working or flushing													
Call that commissary trash													

Call that commissary trash

[illegible]

DPOD shower (L) constantly running

New flow valve

W/O0001162	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities	County Jail	Lindale Cummings	06/15/2026	06/15/2026	06/15/2026	0.00	0.00
POD (L) shower light is out													
new bulbs													

POD (L) shower light is out

new bulbs

W0001161	Completed	Non-PM	Medium	Reactive Maintenance	General Maintenance	Circuit Count	Lindale Cummings	06/15/2026	06/15/2026	06/15/2026	0.00	0.00
The right main entrance door is not latching properly.												
Door closes as it should now												

The right main entrance door is not latching properly.

door closes as it should now

Item	Completed	Non-PM	Medium	Preventive Maintenance	HVAC	Facilities	County Jail	Lindale Cummings	06/15/2026	06/15/2026	06/15/2026	0.00	0.00
ash coil													
Clean all condenser unit coils over the jail.													

lean all condenser unit coils over the jail

ashed coil

Work Order Summary w/ Details

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
Work requested														
Action Taken														
Comments														

				Preventive Maintenance	HVAC	Facilities		Justice Center	Richard Teague					
WO001159	Completed	Non-PM	Medium							06/15/2026	06/15/2026	06/15/2026	0.00	0.00
Clean the condenser to coil on the h-vac unit over the justice center.														
Washed out coils														

	Completed	Non-PM	Medium	Preventive Maintenance	HVAC	Facilities	Historic Building	Lindale Cummings	06/11/2026	06/11/2026	06/12/2026	0.00	0.00
WO001158													
The plane condenser coils on all units at a historic courthouse.													
All coils have been cleaned out for this building													

WO#	Completed	Non-PM	Medium	Preventive Maintenance	HVAC	Facilities	Circuit Court Building	Lindale Cummings	06/11/2026	06/11/2026	06/12/2026	0.00	0.00
WO001157	Completed	Non-PM	Medium	Preventive Maintenance	HVAC	Facilities	Circuit Court Building	Lindale Cummings	06/11/2026	06/11/2026	06/12/2026	0.00	0.00
Clean condenser coils on a hundred and forty ton H-vac unit.													
Cleaned condenser coils													

WO#	Completed	Non-PM	High	Reactive Maintenance	HVAC	Facilities	HR Building	Richard Teague	06/1/2026	06/11/2026	06/11/2026	0.00	0.00
WO0001156	Completed	Non-PM	High	Reactive Maintenance	HVAC	Facilities	HR Building	Richard Teague	06/1/2026	06/11/2026	06/11/2026	0.00	0.00

WO0001155	Completed	Non-PM	High	Reactive Maintenance e	Plumbing	Facilities	County Jail	Kit Grimes	06/08/2026	06/08/2026	06/09/2026	0.00	0.00
Pod shower on LEFT is stuck open													
Timed water for 1 minute													

Work Order Summary w/ Details

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hours
Work requested														
Action Taken														
Comments														

WO001154	Completed	Non-PM	Low	Reactive Maintenance	Lighting	Facilities		Justice Center	Lindale Cummings	06/04/2026	06/08/2026	06/09/2026	0.00	0.00
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Above Sue's desk we had the guys take out a light, but we think it is too dark there, could you please put the light back on? This is in the back corner - area behind visiting courtroom, thanks

Put light back in

WO001153	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities		Justice Center	Lindale Cummings	06/02/2026	06/03/2026	06/04/2026	0.00	0.00
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Good Afternoon, I was informed by the Bailiff for Judge Bacon that there lights out in the courtroom. Thank you.

Replaced bulbs

WO001152	Completed	Non-PM	Medium	Reactive Maintenance	HVAC	Facilities		HR Building	Richard Teague	06/01/2026	06/02/2026	06/02/2026	0.00	0.00
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We don't think the front lobby air conditioning is working. The air coming from the vents is not as cool as the rest of the office. The thermostat is set at 71; however the temperature is 75.

Found an electrical issue at the disconnect. Repaired issue unit is working as I should.

WO001151	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	06/01/2026	06/01/2026	06/01/2026	0.00	0.00
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Cell 232 - Sink is not draining properly and is backing up when toilet is flushed

Took air plunger and freed up clog

WO001150	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities		Historic Building	Richard Teague	06/01/2026	06/01/2026	06/11/2026	0.00	0.00
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Replace outdoor lighting control on historic courthouse.

Replaced control and programmed.

WO001149	Completed	Non-PM	Medium	Reactive Maintenance	Carpentry	Facilities		Justice Center	Lindale Cummings	05/29/2026	06/01/2026	06/01/2026	0.00	0.00
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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
Work requested														
Action Taken														
Comments														

Can you please have the guys add some brackets to my desk to keep it up until I get it replaced?thanks

Put brackets on desk. Should be fine

WO#	Status	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities	Justice Center	Lindale Cummings	05/28/2026	05/28/2026	05/29/2026	0.00	0.00
here is a light out in our hallway by the coffee area													
light was fully functional upon arrival													

There is a light out in our hallway by the coffee area
.....
Light was fully functional upon arrival

—light was fully functional upon arrival

	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities	Justice Center	Lindale Cummings					
WO001147	Completed	Non-PM	Medium						05/27/2026	05/28/2026	05/29/2026	0.00	0.00

THERE IS A LIGHT IN THE DOWNSTAIRS WOMENS OFFICE BATHROOM THAT IS HANGING OUT OF THE CEILING AND THERE IS A LIGHT IN THE UPSTAIRS OFFICE THAT IS FLICKERS EVERY NOW AND THEN, we did let Indale and kit know but we knew it has to be in here too

Fixed both issues

	Completed	Non-PM	Medium	Reactive Maintenance e	Lighting	Facilities	County Jail	Lindale Cummings		
WO001146									05/26/2026	0.00
									05/26/2026	0.00

Pod showers are not draining

oured clobber down the drain and adjust time on showers.

	Completed	Non-PM	Medium	Reactive Maintenance e	County Jail	Lindale Cummings			
WO001145	Completed	Non-PM	Medium	Lighting Facilities		05/26/2026	05/26/2026	05/26/2026	0.00

Pods shower light needs replaced

Replaced bulbs

[illegible]

pilot has been plunged and still stopped up

mate had tore up sheet and flushed down toilet

Work Order Summary w/ Details

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
Work requested														
Action Taken														
Comments														

WO001142	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	05/25/2026	05/26/2026	05/26/2026	0.00	0.00
Toilet is clogged. Toilet won't flush properly despite using the plunger.														
Was 2 wash cloths flushed by same inmate in Epod														

WO001143	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	05/25/2026	05/26/2026	05/26/2026	0.00	0.00
Toilet is clogged. Toilet won't flush properly despite using the plunger.														
Duplicate order. Was fixed														

WO001141	Completed	Non-PM	Medium	Vandalism	Plumbing	Facilities		County Jail	Kit Grimes	05/24/2026	05/26/2026	05/26/2026	10.25	0.50
Toilet is clogged. Did not unclog despite using plunger multiple times.														
Removed lots of commissary trash same inmate as a pod and epod														

WO001140	Completed	Non-PM	High	Reactive Maintenance	Plumbing	Facilities		Historic Building	Lindale Cummings	05/21/2026	05/22/2026	05/22/2026	0.00	0.00
Water runs continuous in the Urinal of the mens bathroom.														
Went and checked all bathrooms. Don't find any issues with any of them														

WO001139	Completed	Non-PM	High	Vandalism	Plumbing	Facilities		County Jail	Kit Grimes	05/20/2026	05/20/2026	05/21/2026	0.00	0.00
D Pod Shower button has fallen off and shower is running non stop														
New button assembly														

WO001138	Completed	Non-PM	High	Reactive Maintenance	Plumbing	Facilities		County Jail	Kit Grimes	05/20/2026	05/20/2026	05/21/2026	0.00	0.00
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Work Order Summary w/ Details

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
Work requested														
Action Taken														
Comments														

C Pod Shower running non stop

Replaced Flow through valve

WO001137	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	05/19/2026	05/19/2026	05/21/2026	0.00	0.00
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Booking Cell 71 Wall Toilet will not flush (work)

Replace flush valve

WO001136	Completed	Non-PM	Medium	Reactive Maintenance	Electrical	Facilities		Historic Building	Lindale Cummings	05/18/2026	05/19/2026	05/19/2026	0.00	0.00
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replace light, remove cabinet in file room

Done what was asked

WO001135	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities		County Jail	Lindale Cummings	05/11/2026	05/12/2026	05/12/2026	0.00	0.00
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A Pod Left Shower light is out

Replace the bulb

WO001134	Completed	Non-PM	Medium	Reactive Maintenance	Jail Lock Maintenance	Facilities		County Jail	Lindale Cummings	05/11/2026	05/12/2026	05/12/2026	0.00	0.00
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Door 41 is showing to be locked but is really unlocked

Adjusted the microwave switch

WO001133	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		Justice Center	Lindale Cummings	05/07/2026	05/07/2026	05/07/2026	0.00	0.00
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A customer came to the criminal window and said there is a toilet that is running constantly in the women's lobby bathroom.

Put on new flusher

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
Work requested														
Action Taken														
Comments														

WO001127	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		Historic Building	Lindale Cummings	04/28/2026	04/29/2026	04/29/2026	0.00	0.00
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Toilet will not flush

Checked both toilets on 2nd floor and both flush as they should

WO001126	Completed	Non-PM	Medium	Reactive Maintenance	General Maintenance	Facilities		Circuit Court Building	Lindale Cummings	04/28/2026	04/28/2026	04/29/2026	0.00	0.00
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The water fountain on the 2nd floor at CCB is not working.

gfi tripped and filter needed changed

WO001125	Completed	Non-PM	Low	Reactive Maintenance	Other	Facilities		Justice Center	Lindale Cummings	04/27/2026	04/28/2026	04/28/2026	0.00	0.00
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Sheriff has expressed his disliking of the placement of the corkboard that you all have so kindly attached to the wall already. He has asked that it be moved to a more centered position to match the center of the corkboard that is hanging across the hall.

Completed the move to the sheriffs standards

WO001124	Completed	Non-PM	Medium	Reactive Maintenance	Elevators	Facilities		Justice Center	Lindale Cummings	04/27/2026	04/27/2026	04/28/2026	0.00	0.00
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The elevator tech is at JC waiting on someone from maintenance to meet with him. He'll be at the front desk.

Done.

WO001123	Completed	Non-PM	High	Reactive Maintenance	Lighting	Facilities		HR Building	Lindale Cummings	04/24/2026	04/27/2026	04/28/2026	0.00	0.00
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Light inside elevator is flashing like a strobe light. Was asked to have you look at it so that it doesn't cause someone to have a seizure.

Put in new lightbulbs with a ballast

WO001122	Completed	Non-PM	Medium	Reactive Maintenance	General Maintenance	Facilities		Circuit Court Building	Lindale Cummings	04/24/2026	04/27/2026	04/28/2026	0.00	0.00
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D

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Comments

Disposed of chairs

Aattatchec to wall

Broken water line replaced

Toilet is now draining

Air plunged

1. **Introduction**
 2. **Background**
 3. **Methods**
 4. **Results**
 5. **Conclusion**
 6. **References**
 7. **Appendix**
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F Pod Cell 249 Toilet will not flush completely

Pulled pads from catch in drain

Work Order Summary w/ Details

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[illegible]

W/O001116	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities	County Jail	Lindale Cummings	04/20/2026	04/20/2026	04/20/2026	0.00	0.00
B Pod light on Right shower is out													
Replaced bulbs													

WO#	Status	Priority	Category	Location	Assigned To	Due Date	Hours
WO001115	Completed	Non-PM	Medium	Reactive Maintenance	General Maintenance	Facilities	0.00
Hi, sorry I have been out of town and forgot to ask if you could have the guys pick up the old white fridge in that office. Kim has tried to give it away but I don't think any county person has wanted it. I have a new fridge being delivered between 10:30-2:30 today from lowes							
Removed				Justice Center	Kit Grimes	04/15/2026	0.00

WO#	Completed	Non-PM	Low	Reactive Maintenance		Facilities	HR Building	Lindale Cummings	04/15/2026	04/16/2026	04/20/2026	0.00	0.00
				Other	e								
WO001114	Completed	Non-PM	Low										

Our new file cabinets are here and need to be moved to the file room.

Unboxed file cabinets and moved

WO0001113	Completed	Non-PM	Low	Reactive Maintenance	Carpentry	Facilities	Justice Center	Lindale Cummings	04/14/2026	04/15/2026	04/20/2026	0.00	0.00
love a white board from one office into another office for SGT. Collins													
love white board again													

O0001112	Completed	Non-PM	Medium	Preventive Maintenance		County Jail	Kit	Gillmes	04/13/2026	04/13/2026	05/18/2026	0.00	0.00
				Jail Lock	Facilities								
part jail jail lock maintenance. Clean, repair and lube all jail locks. Test each lock as you go. most tested, cleaned and lubricated and repaired any repairs that needed to be made													



Christian County Commission

100 West Church St, Room 100

Ozark, MO 65721

Resource Management Dept. - Quarterly Report

Todd Wiesehan

Requested by: toddw@christiancountymo.gov 2026-07-20 11:17

Resource Management Department
2026 – 2nd Quarter Report
to the
County Commission



July 23, 2026

RMD Summary

The first two quarters of 2026 have been steady and stable for the departments under the Resource Management umbrella.

Operational expenditures of all departments are on pace to allow for normal operations without exceeding the respective funding allocated within this year's budget.

Revenues also appear to be on pace to meet the annual totals projected in the 2026 budget.

The staff is ramping up preparations to relocate our operations to the new building at 479 County Government Circle. Our goal is to be ready for an efficient move with little to no interruption in the day-to-day services provided to our citizens.

Planning and Development Department

The year so far has presented numerous unusual and challenging cases and situations for our department staff. Thankfully, our team has done well to navigate by applying our adopted regulations consistently and fairly to achieve positive outcomes.

Land Use Change

The Planning and Development Department staff, working through the Planning and Zoning Commission and the County Commission processed a significant number of requests for land use change so far in 2026.

- 6 rezoning requests were recommended for approval by the Planning and Zoning Commission involving a total of 55.42 acres.



Residential Development

The climate for residential development has been fairly strong so far this year in terms of the creation of potential residential properties. During the second quarter, our office processed 26 Administrative Minor Subdivision applications, re-plats and lot line adjustments resulting in the creation of 36 new parcels which are potential residential building sites. There was one major subdivision approved which added six new lots and we currently have two named subdivisions in the works which will add additional residential lots to the area. These projects tend to stretch over longer timeframes often experiencing stops and starts. Ultimately, the ongoing creation of buildable residential parcels and lots in the unincorporated county remains steady.

Commercial Development

While our office continues to work with developers on various prospective and ongoing projects throughout the County, the lack of public sewer and water infrastructure in the unincorporated county limits the desirability for some businesses to locate outside the urbanized core. As always, we regularly work with the Cities of Ozark and Nixa through the structure of our Urban Service Area Regulation. This involves referring potential commercial projects which could be developed utilizing municipal water and sewer.

Despite this lack of desirable utility infrastructure, we are working with several ongoing projects throughout the area which contribute to growth in the commercial sector.

- Strafford Steel – fabricating company
- Log Guys warehouse – near Billings
- Sancrest Trailer Shop
- RW Ranch Shop
- Added pavilion at Benchmark Rifle range
- Kingdom Hall
- McDonalds (coming soon)

Grant Activity

White River Valley Electric Cooperative. We applied for and were awarded a \$5,900.00 grant through the White River Valley Electric Cooperative to fund the purchase of a significant number of trees to populate the new campus property. We anticipate receiving the funds in August and between now and then we will work with Richard to plan for the planting of 40 – 50 new trees at the campus property.



WHITE RIVER VALLEY
ELECTRIC COOPERATIVE



WHITE RIVER VALLEY ELECTRIC
COOPERATIVE'S TRUST PROGRAM



plugged in
Enhancing WRVEC Communities

July 15, 2026

Christian County

Congratulations!

I am pleased to inform you of the approval of your Plugged In grant application from White River Valley Electric Cooperative and its Trust organization. You have been selected to receive \$5,900 towards the purchase and planting of trees to beautify the grounds. The funding must be used solely for the project's purposes and must be completed by August 1, 2027. To request volunteers, please email me a detailed request at least 30 days prior so that I can coordinate.

Thank you for your dedication to growing our area's economy, promoting community revitalization, and strengthening the overall livability of the Ozarks. Your commitment to enhancing our communities through your work is inspiring.

This grant was made possible by financial donations from both the Cooperative and the Trust organizations. Please keep us updated on the progress of your project.

Once completed, let us know, and we will schedule a photo. Also share impact metrics, progress pictures, and other info on the following form to showcase your project's success:

<https://form.jotform.com/210544767160151>

Sincerely,

A handwritten signature in black ink that reads "Nathan Stearns".

Nathan Stearns
Community Programs Coordinator

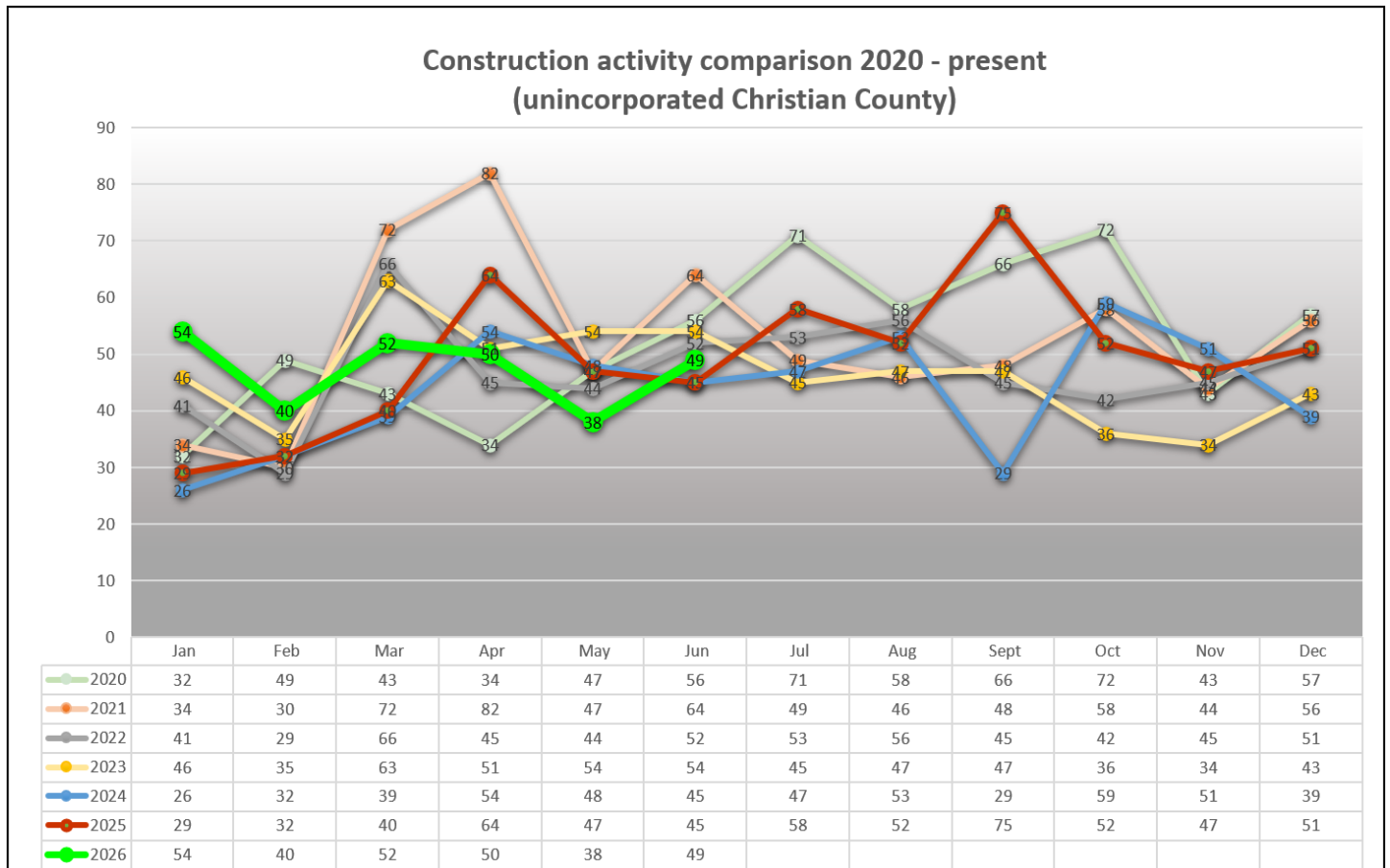
Building Inspections

Through the first two quarters of 2026, the pace at which we are issuing new construction related permits remains ahead of that which occurred over the same period in 2025.

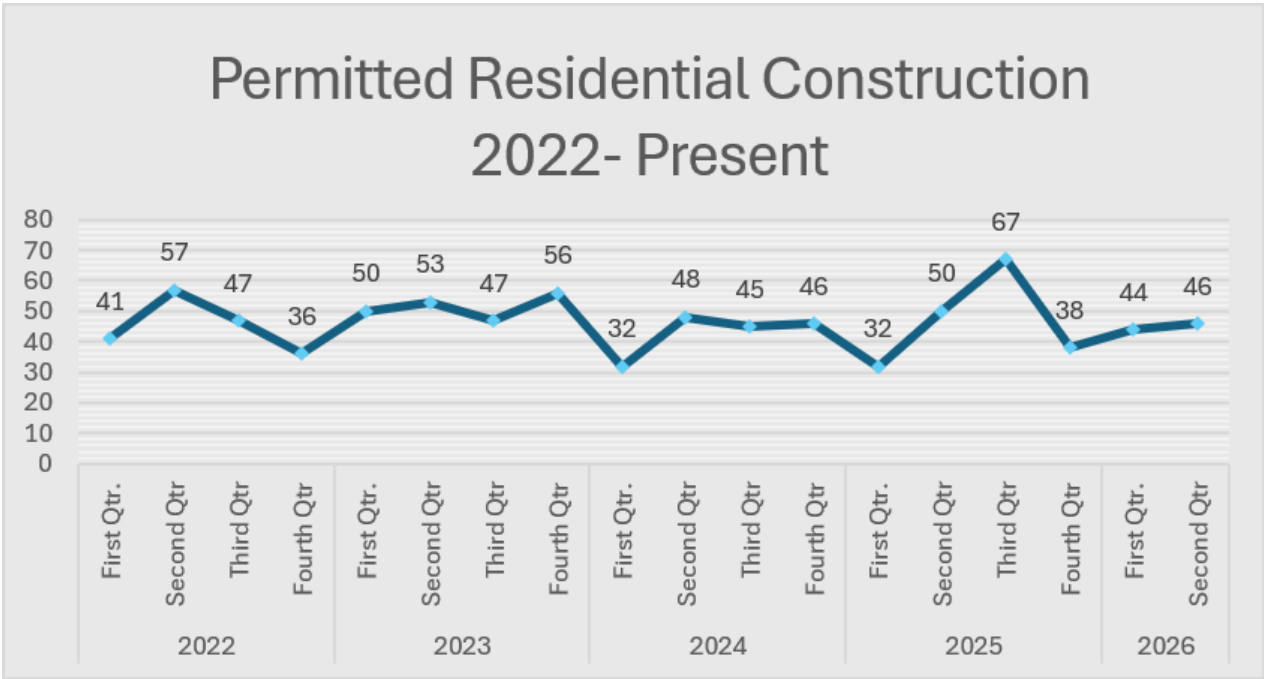


While overall, our numbers appear strong, there was a notable lag in May and June was slightly below average. This timing generally coincides with the start of military action in Iran and the spike in fuel cost etc. Hopefully, as things settle down, we can expect residents who may have paused individual project plans to resume.

The chart below shows the number of Building Permits issued by month over the past seven years. The current year is represented by the bright green line. As you can see, we have had a fairly strong first two quarters of activity with no extreme highs or lows. For comparison, the information from 2025 is shown on the red line. This chart also illustrates the degree of difference between now and the peak periods we experienced during 2020 – 2022.



The graph below illustrates the number of permits issued by quarter for residential dwellings. In looking at the combined first and second quarters of 2026, we are off to the best year since 2023 in terms of the number of new homes we are seeing constructed.



The Building Code Board met during the second quarter and forwarded an amended permit fee schedule which the Commission adopted last month.

The Board also directed staff to move forward toward the adoption of updated 2018 building codes which would replace the current 2012 version. This move will make the County consistent with the current codes being used by the cities of Nixa, Ozark and Sparta.

Staff has prepared a document which includes all of the specific amendments and deletions intended to better tailor the code for our community. In the coming months, we will schedule the statutorily required public meetings to review the adoption of the new codes and make any changes or amendments based on the input received. Once completed the Building Code Board will forward a perfected document to the County Commission for review and adoption.

Environmental

During the second quarter we worked with SMCOG to select OWN as the consultant who will be working on a grant funded project to evaluate our MS4 program and practices in order that we can make improvements where needed to keep our County compliant and to protect water quality.



As always, we continually work with property owners who have or are considering developments located within the mapped floodplain or in sinkhole areas to achieve their goals while also implementing the limitations of the County's Floodplain Ordinance and state and federal guidelines.

Our Facility at 1106 W. Jackson

So far in 2026, our facility has hosted several public meetings as well as a variety of groups using the facility for other meetings. At times, the room is filled to capacity, which reinforces the need for a larger venue to properly serve our citizens.

Examples of functions held in our large meeting room include:

- Election Judge training
- EMA presentations
- Political party committee meetings
- Multiple Sherrif department trainings
- CERT training events
- Regular P&Z Commission hearings



Christian County Commission

100 West Church St, Room 100

Ozark, MO 65721

County-Wide Office Supplies - Contract Renewal

Kim Hopkins-Will

Contract Renewal of ITB #2023-16 County-Wide Office Supplies

History:

In 2023, we issued a bid for Office Supplies. We originally received five proposals and narrowed them down to the lowest-priced vendors, Quill and Staples.

Both companies have provided the County with online portals for each Office, making ordering more efficient. While both are office supply companies, Staples, provides a larger furniture category.

Note: Quill is owned by Staples but is a mail-order-only facility.

Pricing: Quill is requesting a 3% increase; Staples is requesting a 4% increase.

My recommendation is to approve the contract renewal for Quill and Staples for an additional year beginning August 1, 2026, through July 31, 2027.

ATTACHMENTS:

Award Letter Quill

Award Letter Staples

Requested by: purchasing@christiancountymo.gov 2026-07-17 16:21

Updated: 2026-07-20 10:22



Christian County Commission

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

Lynn Morris
Presiding Commissioner

Bradley A. Jackson
Eastern Commissioner

Johnny Williams
Western Commissioner

July 23, 2026

Quill, LLC
300 Tri-State International Drive
Suite 300
Lincolnshire, IL 60069
ATTN: Kim Senko
kc.senko@quill.com
800-634-4809

RE: Contract Renewal ITB #2023-0016 County Wide Office Supplies

The Christian County Commission voted in session today to renew the contract for County Wide Office Supplies to Quill, LLC.

The contract (originally awarded August 1, 2023) was for a one-year period with options to renew for four additional one-year periods. This is the third contract renewal (year four) and will be effective through July 31, 2027.

Your point of contact is Purchasing. Purchasing can be reached at 417-581-2995 or email purchasing@christiancountymo.gov.

Johnny Williams
Western Commissioner

Date: 7-23-26

Lynn Morris
Presiding Commissioner

Date: 7/23/26

Bradley A. Jackson
Eastern Commissioner

Date: July 23, 2026



Christian County Commission

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

Lynn Morris
Presiding Commissioner

Bradley A. Jackson
Eastern Commissioner

Johnny Williams
Western Commissioner

July 23, 2026

Staples Advantage
500 Staples Drive
Framingham, MA 01702
ATTN: Kendall
staplesexpertteam@staples.com

RE: Contract Renewal ITB #2023-0016 County Wide Office Supplies

The Christian County Commission voted in session today to renew the contract for County Wide Office Supplies to Staples Advantage.

The contract (originally awarded August 1, 2023) was for a one-year period with options to renew for four additional one-year periods. This is the third contract renewal (year four) and will be effective through July 31, 2027.

Your point of contact is Purchasing. Purchasing can be reached at 417-581-2995 or email purchasing@christiancountymo.gov.



Johnny Williams
Western Commissioner

Date: 7-23-26



Lynn Morris
Presiding Commissioner

Date: 7/23/26



Bradley A. Jackson
Eastern Commissioner

Date: July 23, 2026