Meeting Attachments

ATTACHMENTS:

1 - CERTIFIED COMMISSION ORDER #11-19-2026-01

2 - COVER SHEET - GOOD NEIGHBOR AWARD PROCLAMATION/PRESENTATION

3 - COVER SHEET - SMCC HOSPITALITY/TOURISM TAX DISCUSSION

4 - COVER SHEET - 2027 POLICY UPDATES

5 - COVER SHEET - ES BUILDING MAINTENANCE

6 - 19 NOVEMBER 2026 - ES BUILDING MAINTENANCE PHOTOS

7 - COVER SHEET - PUBLIC ADMIN 2027 BUDGET HEARING

8 - 19 NOVEMBER 2026 - PUBLIC ADMIN 2027 BUDGET HEARING

9 - COVER SHEET - CORONER 2027 BUDGET HEARING

10 - COVER SHEET - COMMISSION 2027 BUDGET HEARING - DEBT SERVICE FUNDS

11 - 19 NOVEMBER 2026 - FUND 420 STONE HOLLOW

12 - 19 NOVEMBER 2026 - FUND 430 RIVER DOWNS

13 - 19 NOVEMBER 2026 - FUND 455 JUDICIAL BOND

14 - COVER SHEET - DOCUMENT DESTRUCTION AND DISPOSAL

15 - 19 NOVEMBER 2026 - DOC. DESTRUCTION AWARD LETTER (BIG BEAR) EXECUTED

16 - 19 NOVEMBER 2026 - STATE OF MO CONTRACT MS250274001 RENEWAL

17 - COVER SHEET - RENEWAL ITB #2023-22

18 - 19 NOVEMBER 2026 - HAMBEY ORIGINAL CONTRACT

19 - 19 NOVEMBER 2026 - HAMBEY AWARD LETTER ITB #2023-22 EXECUTED

20 - COVER SHEET - RENEWAL #CC260007001 FLEET CARD

21 - 19 NOVEMBER 2026 - STATE OF MISSOURI CONTRACT RENEWAL #CC260007001

22 - 19 NOVEMBER 2026 - FLEET CARD - WEX AWARD LETTER - EXECUTED

23 - COVER SHEET - HIGHWAY 3RD QUARTER REPORT

24 - 19 NOVEMBER 2026 - HIGHWAY 3RD QUARTER REPORT

25 - COVER SHEET - MAINTENANCE PINE RIDGE & MORGAN ROADS

26 - 19 NOVEMBER 2026 - EXISTING AGREEMENT AVA104704 (PINE RIDGE/MORGAN)

27 - 19 NOVEMBER 2026 - MAPS FOR PINE RIDGE & MORGAN ROADS

28 - COVER SHEET - EMA 3RD QUARTER REPORT

29 - COVER SHEET - BURN BAN DISCUSSION

30 - COVER SHEET - RESOURCE MANAGEMENT 3RD QUARTER REPORT

31 - 19 NOVEMBER 2026 - RESOURCE MANAGEMENT 3RD QUARTER REPORT

32 - COVER SHEET - REZONING CASES #2026-0232, #2026-0249, #2026-0257

33 - 19 NOVEMBER 2026 - 2026-0232 D&P

Christian County Commission
100 West Church St, Room 100
Ozark, MO 65721

SCHEDULED

Meeting: 11/19/26 9:00 AM
Department: County Clerk
Category: Meeting Items
Prepared By: Zoey Strong
Initiator: Zoey Strong
Sponsors:
Doc ID: 5709

MEETING ATTACHMENTS (ID # 5709)

34 - 19 NOVEMBER 2026 - 2026-0232 D&P PWPT

35 - 19 NOVEMBER 2026 - 2026-0232 D&P EXECUTED COM. ORDER

36 - 19 NOVEMBER 2026 - 2026-0249 P&Z

37 - 19 NOVEMBER 2026 - 2026-0249 DIKAREV PWPT

38 - 19 NOVEMBER 2026 - 2026-0249 DIKAREV EXECUTED COM. ORDER

39 - 19 NOVEMBER 2026 - 2026-0257 RITE DEV.

40 - 19 NOVEMBER 2026 - 2026-0257 RITE DEV. PWPT

41 - 19 NOVEMBER 2026 - 2026-0257 RITE DEV. EXECUTED COM. ORDER



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Good Neighbor Award Presenntations and Proclamations

Commissioner Lynn Morris and David Burton with MU Extension

Recognition will be given to the recipients of the Most Engaged Neighbor winners of Missouri~from Good Neighbor week.

Winners are:
The Villas of Wicklow of Nixa for Most Neighborly Neighborhood
Gretchen Frederick of Fremont Hills for Most Engaged Neighbor
Paul and Ann Morrison of Nixa for Most Engaged Neighbor
Dennis Pedersen of Fremont Hills for Most Engaged Neighbor

I will send over the Proclamations as soon as they are completed for you to add.

Requested by: bporterfield@christiancountymo.gov 2026-11-16 14:33

Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Transient Guest Tax Discussion and possible vote

SMCC Staff

Show Me Christian County wishes to have one more conversation regarding the Transient Guest tax for discussion and a vote if appropriate, to allow State Representative Jamie Gragg to proceed with State legislative action.

No additional documents for this one.Ãƒâ€šÃ‚Â

Requested by: bporterfield@christiancountymo.gov 2026-11-10 12:48

Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

2027 Policy Updates

Amber Bryant

Employee Handbook Policy Revision Recommendations

ATTACHMENTS:

Potential Order Form

Requested by: abryant@christiancountymo.gov 2026-11-05 14:15

Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Employee Services Building Maintenance

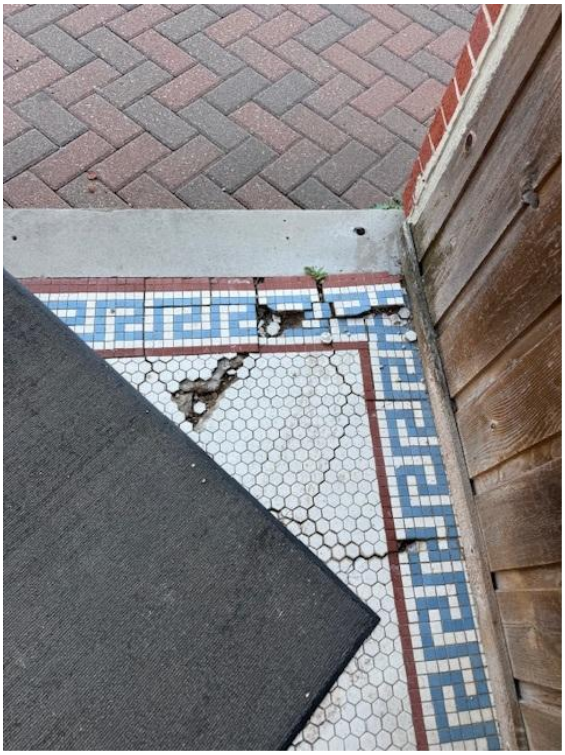
Amber Bryant/Richard Teague

Entry to the building has a crumbing floor, need approval to move forward with the improvement plan.

ATTACHMENTS:

Potential Order Form

Requested by: abryant@christiancountymo.gov 2026-11-05 14:13







Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

2027 Budget Approval

Amy Dent & Susan Pathkiller

Requested by: ccpublicadmin@christiancountymo.gov 2026-11-10 13:25

Description	Account ID	Amounts - FY26 Projected	Amounts - FY27 2027 Department Requested	Amounts - FY27 In Progress
Salary Elected Official - PUBLIC ADMINISTRATOR	101-130-51110	$ 81,739.06	$ 83,373.82	$ 86,005.75
Salary Other - PUBLIC ADM. OTHER	101-130-51120	$ 41,353.85	$ 81,124.43	$ 85,621.48
Health Insurance	101-130-51210	$ 13,245.00	$ 30,600.00	$ 30,600.00
FICA	101-130-51220	$ 8,900.86	$ 12,584.12	$ 13,192.98
Lagers	101-130-51230	$ 12,424.38	$ 20,068.79	$ 22,150.91
Unemployment Insurance	101-130-51250	$ 30.00	$ 90.00	$ 90.00
Workers' Compensation	101-130-51260	$ 196.10	$ 4,641.54	$ 4,791.84
Repairs & Maintenance Equipment	101-130-52430	$ 1,143.00	$ 3,000.00	$ 3,000.00
Computer Software Maintenance	101-130-52432	$ -	$ 1,500.00	$ 1,500.00
Bond	101-130-52522	$ -	$ 3,000.00	$ 3,000.00
Phone	101-130-52530	$ 1,100.00	$ 1,700.00	$ 1,200.00
Mileage	101-130-52580	$ -	$ -	$ -
Training	101-130-52590	$ 1,000.00	$ 2,000.00	$ 2,000.00
Office Expense	101-130-53600	$ 4,185.00	$ 3,000.00	$ 3,000.00
Postage	101-130-53605	$ 1,065.00	$ 1,000.00	$ 1,000.00
Small Equipment	101-130-53618	$ -	$ -	$ -
Fuel Expense	101-130-53626	$ 670.00	$ 1,000.00	$ 1,000.00
		$ 167,052.25	**$ 248,682.70**	**$ 258,152.96**

Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

budget hearing

Amy Dent/ Mandi Armitage

Requested by: marmitage@christiancountymo.gov 2026-10-30 12:05

Christian County Commission
100 West Church St, Room 100
Ozark, MO 65721

2027 Budget Approval - Commission Funds

Approval of debt service funds for 2027 budget. These funds are determined by amortization schedules and set costs of NID and property tax levies.

ATTACHMENTS:

Fund 420 Stone Hollow

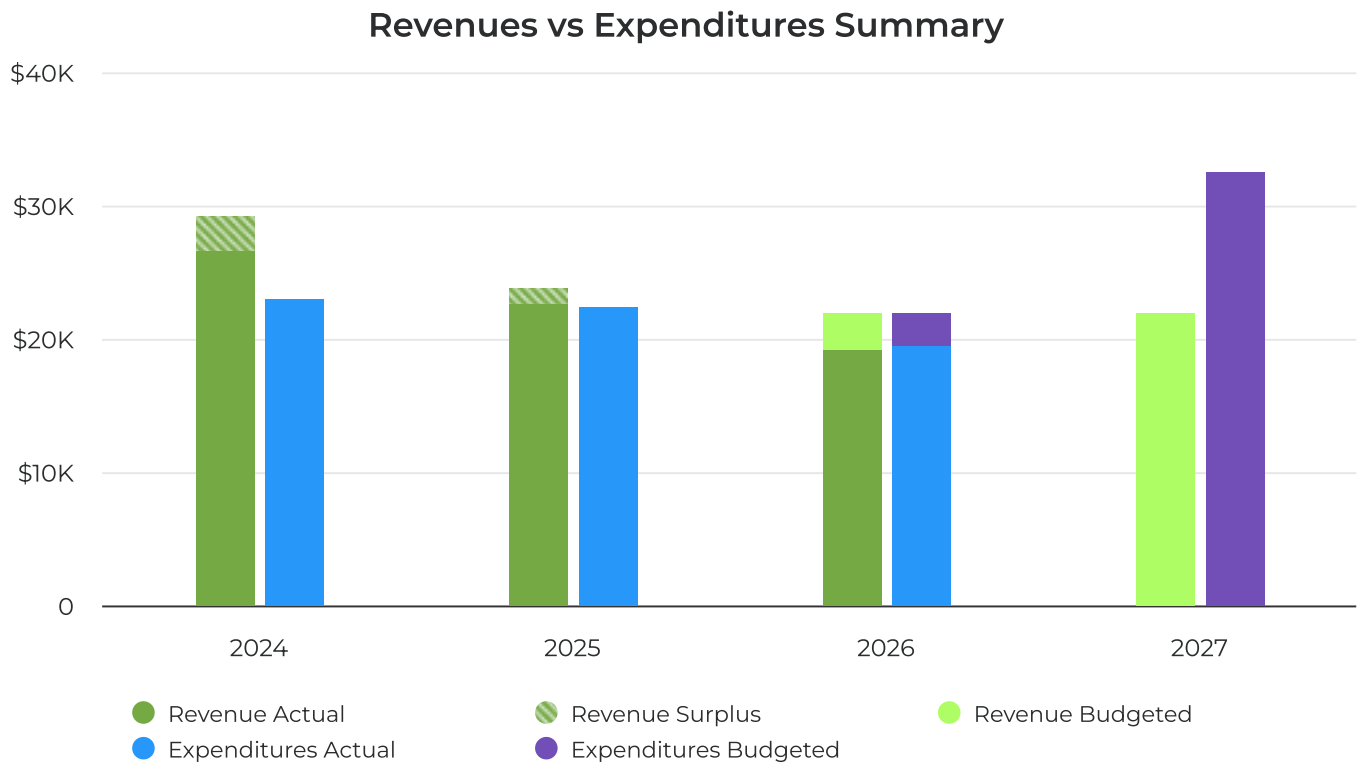
Fund 430 River Downs

Fund 455 Judicial Bond

Requested by: adent@christiancountymo.gov 2026-10-30 10:53

Stone Hollow NID

Summary

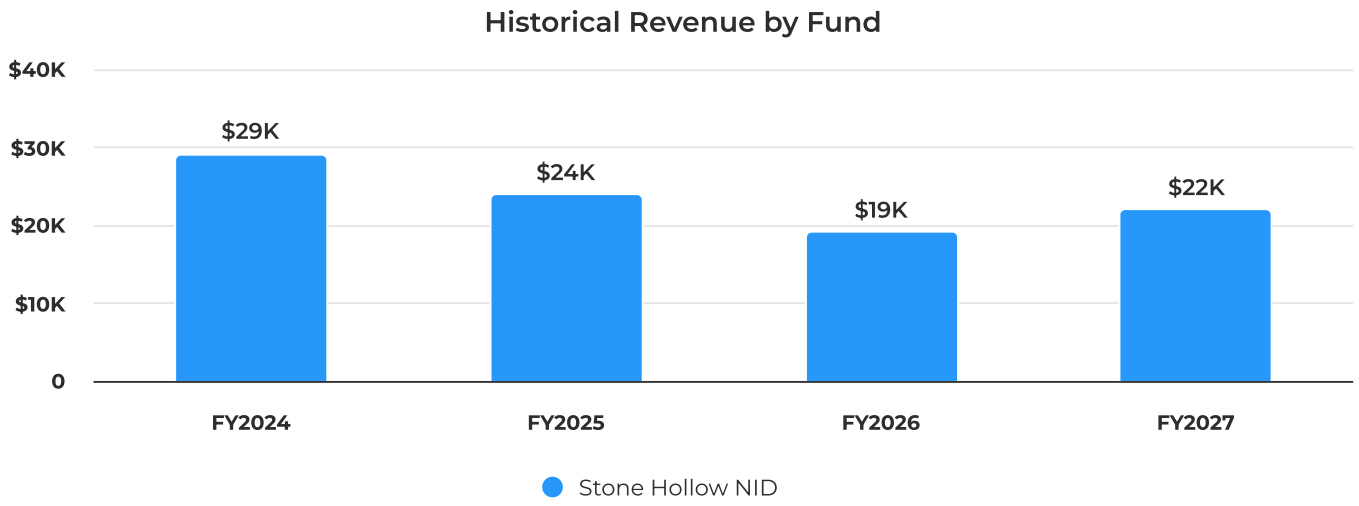


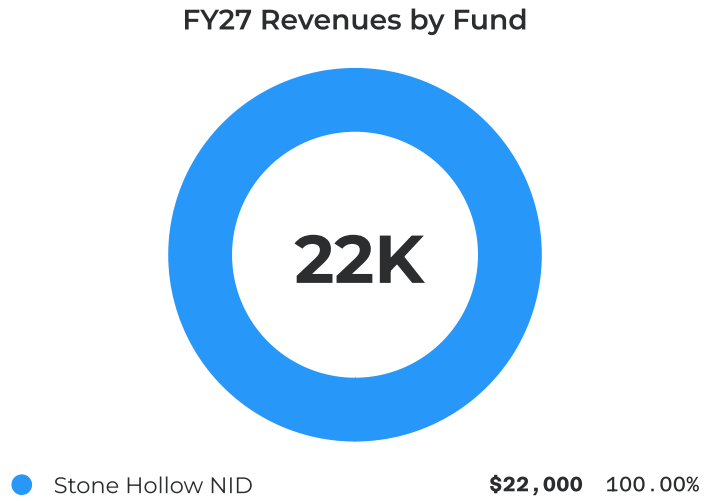
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Actual	FY 2026 2026 Final	FY 2026 Projected	FY 2027 Auditor Requested
Beginning Fund Balance	**$49,063**	**$50,459**	**$50,459**	**-**
Revenues				
Taxes	$21,902	$20,000	$20,000	$20,000
Interest	$1,958	$2,000	$2,000	$2,000
Total Revenues	**$23,859**	**$22,000**	**$22,000**	**$22,000**
Expenditures				
Debt Service	$22,463	$21,963	$21,963	$32,511
Total Expenditures	**$22,463**	**$21,963**	**$21,963**	**$32,511**
Total Revenues Less Expenditures	**$1,397**	**$37**	**$37**	**$(10,511)**
Ending Fund Balance	**$50,459**	**$50,496**	**$50,496**	**$(10,511)**

Revenues by Fund

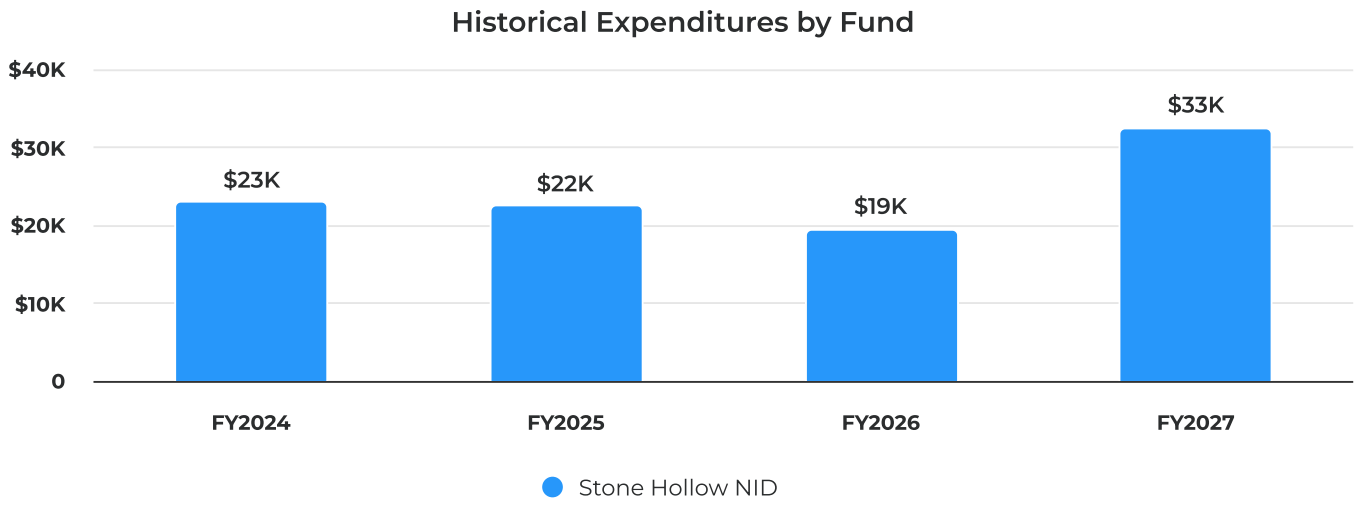


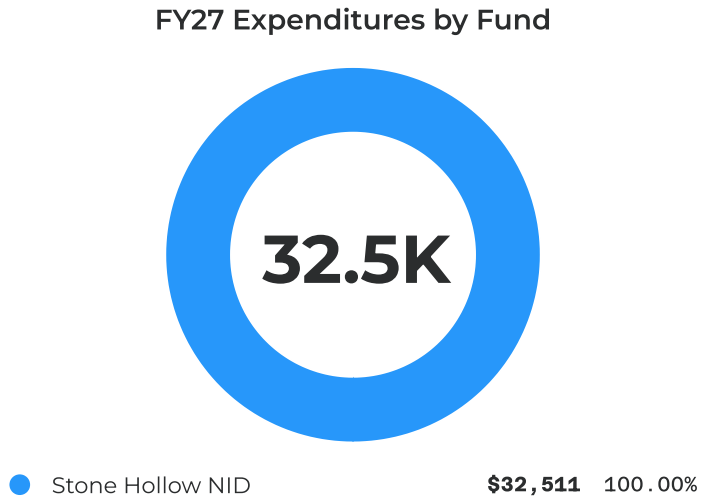


Revenues by Fund

Category	Account ID	FY 2025 Actual	FY 2026 2026 Final	FY 2026 Projected	FY 2027 Auditor Requested
Stone Hollow NID		$23,859	$22,000	$22,000	$22,000
Property Tax	420-41100	$21,902	$20,000	$20,000	$20,000
Interest	420-46611	$1,958	$2,000	$2,000	$2,000
Total Revenues		**$23,859**	**$22,000**	**$22,000**	**$22,000**

Expenditures by Fund

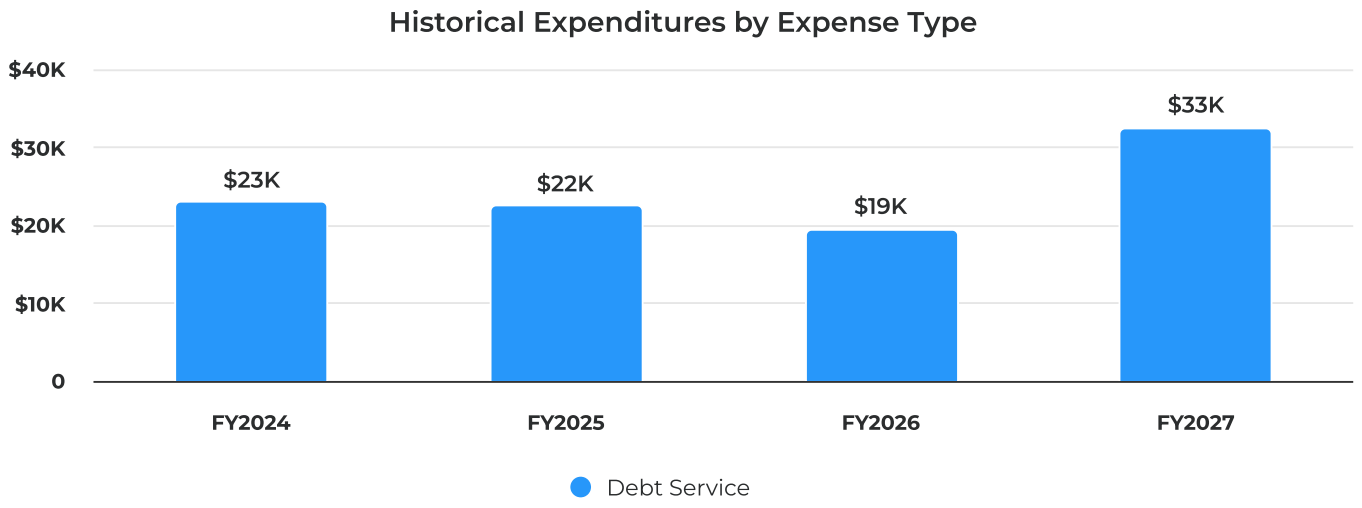


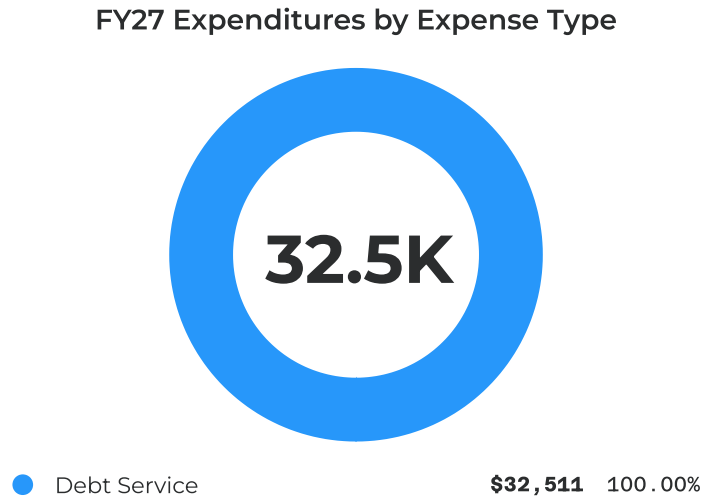


Expenditures by Fund

Category	Account ID	FY 2025 Actual	FY 2026 2026 Final	FY 2026 Projected	FY 2027 Auditor Requested
Stone Hollow NID		$22,463	$21,963	$21,963	$32,511
Bond Retirement	420-610-58850	$16,715	$16,715	$16,715	$16,715
Interest Exp	420-610-58860	$5,748	$5,248	$5,248	$4,748
Recoup GR Expense	420-900-52515	-	-	-	$11,047
Total Expenditures		**$22,463**	**$21,963**	**$21,963**	**$32,511**

Expenditures by Expense Type



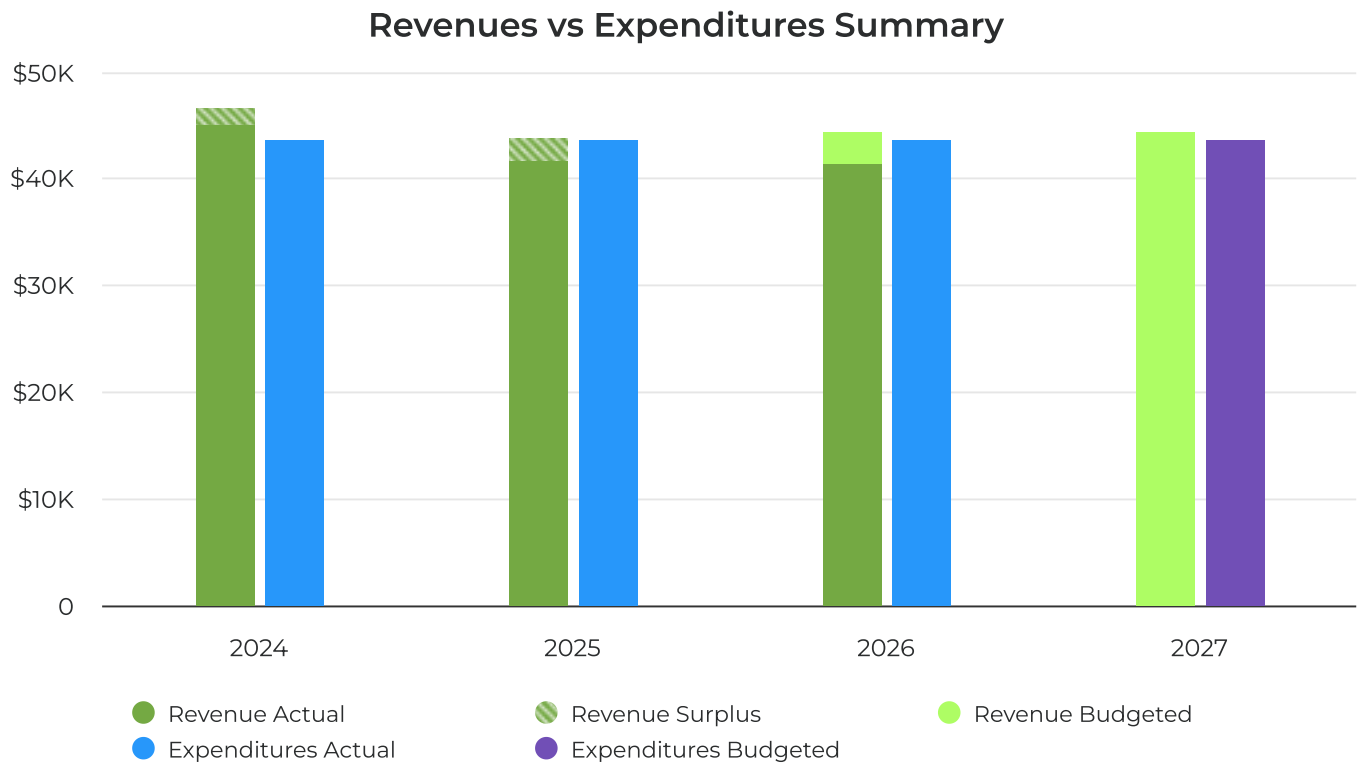


Expenditures by Expense Type

Category	FY 2025 Actual	FY 2026 2026 Final	FY 2026 Projected	FY 2027 Auditor Requested
Debt Service	$22,463	$21,963	$21,963	$32,511
Total Expenditures	**$22,463**	**$21,963**	**$21,963**	**$32,511**

River Downs West NID

Summary

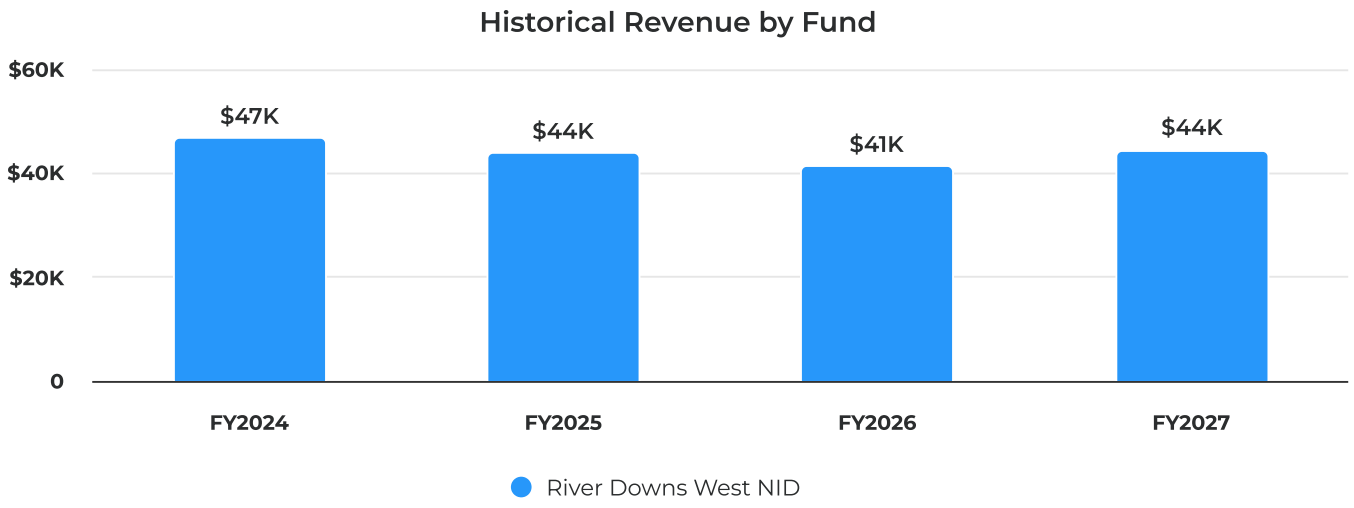


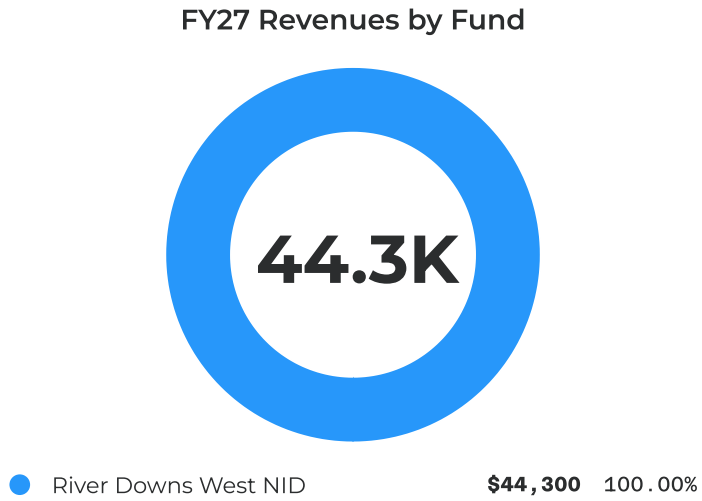
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Actual	FY 2026 2026 Final	FY 2026 Projected	FY 2027 Auditor Requested
Beginning Fund Balance	**$46,853**	**$46,973**	**$46,973**	**-**
Revenues				
Taxes	$42,267	$42,500	$42,500	$42,500
Interest	$1,529	$1,800	$2,360	$1,800
Total Revenues	**$43,796**	**$44,300**	**$44,860**	**$44,300**
Expenditures				
Debt Service	$43,676	$43,676	$43,676	$43,676
Total Expenditures	**$43,676**	**$43,676**	**$43,676**	**$43,676**
Total Revenues Less Expenditures	**$120**	**$624**	**$1,184**	**$624**
Ending Fund Balance	**$46,973**	**$47,598**	**$48,158**	**$624**

Revenues by Fund

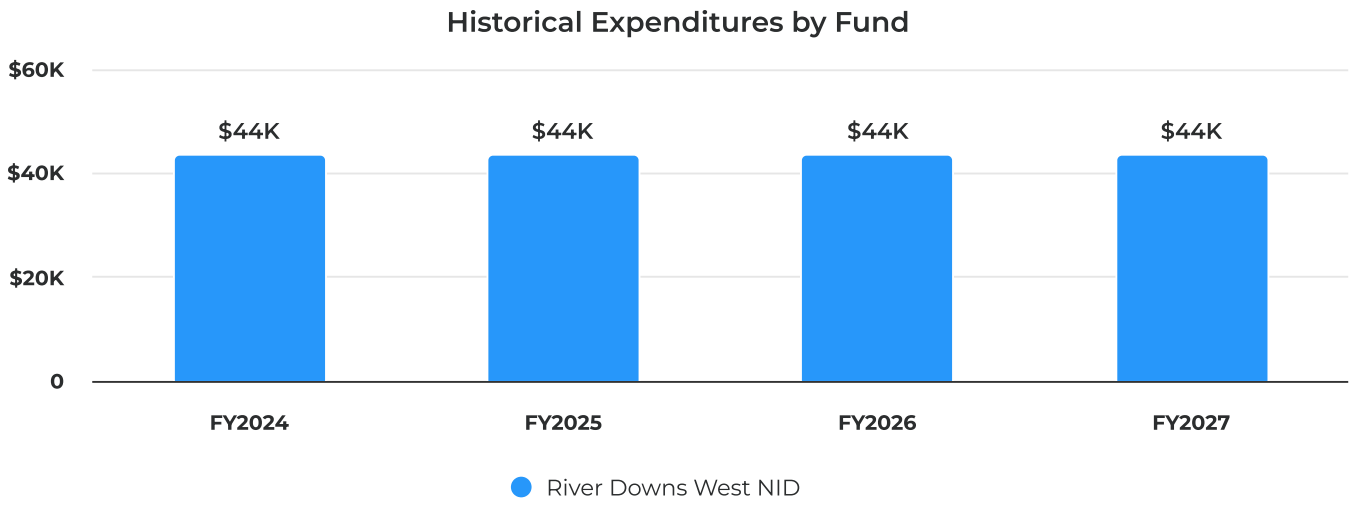


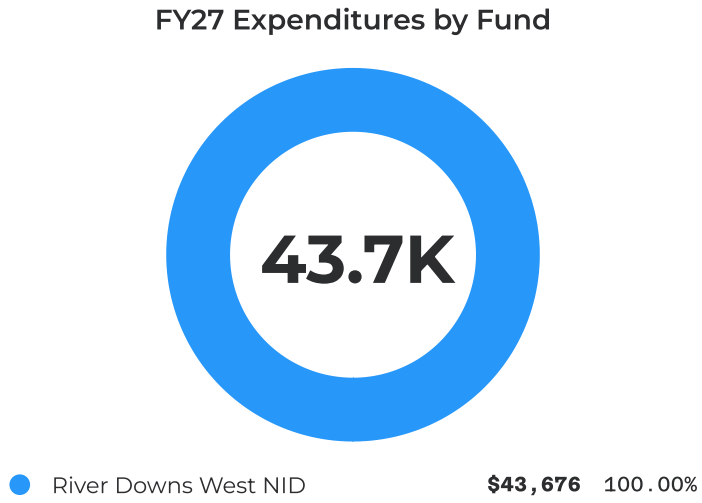


Revenues by Fund

Category	Account ID	FY 2025 Actual	FY 2026 2026 Final	FY 2026 Projected	FY 2027 Auditor Requested
River Downs West NID		$43,796	$44,300	$44,860	$44,300
Property Tax	430-41100	$42,267	$42,500	$42,500	$42,500
Interest	430-46611	$1,529	$1,800	$2,360	$1,800
Total Revenues		**$43,796**	**$44,300**	**$44,860**	**$44,300**

Expenditures by Fund

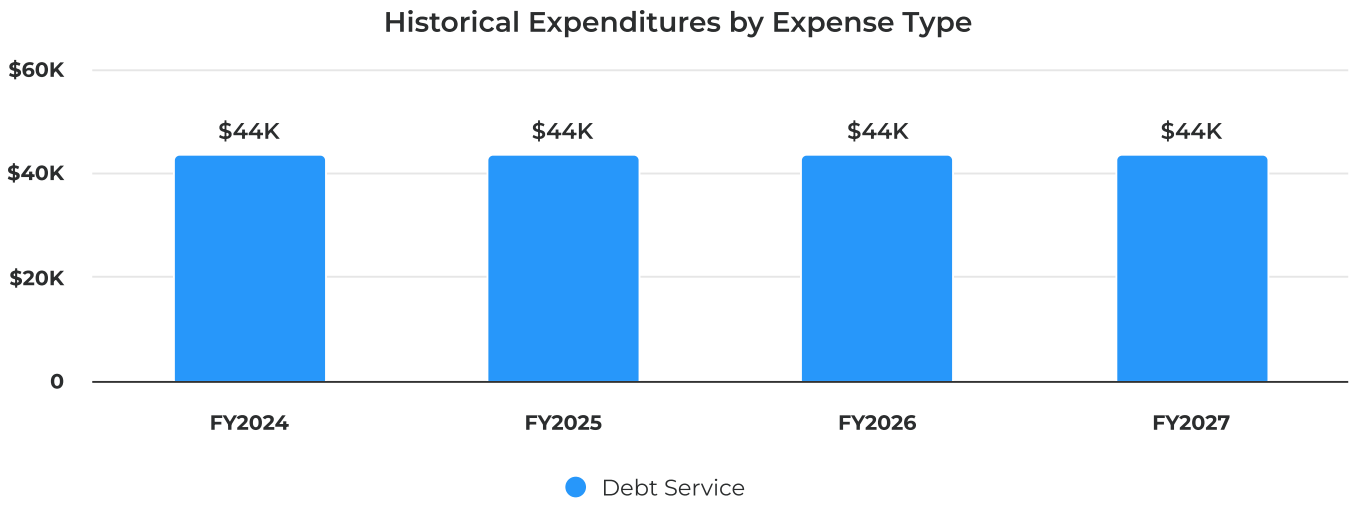


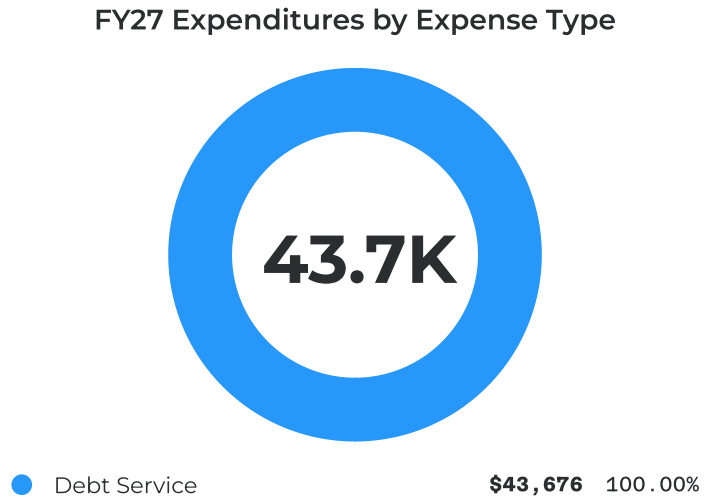


Expenditures by Fund

Category	Account ID	FY 2025 Actual	FY 2026 2026 Final	FY 2026 Projected	FY 2027 Auditor Requested
River Downs West NID		$43,676	$43,676	$43,676	$43,676
Bond Retirement	430-610-58850	$29,132	$30,224	$30,224	$31,358
Interest - Bond Retirement	430-610-58860	$14,544	$13,451	$13,451	$12,318
Total Expenditures		**$43,676**	**$43,676**	**$43,676**	**$43,676**

Expenditures by Expense Type



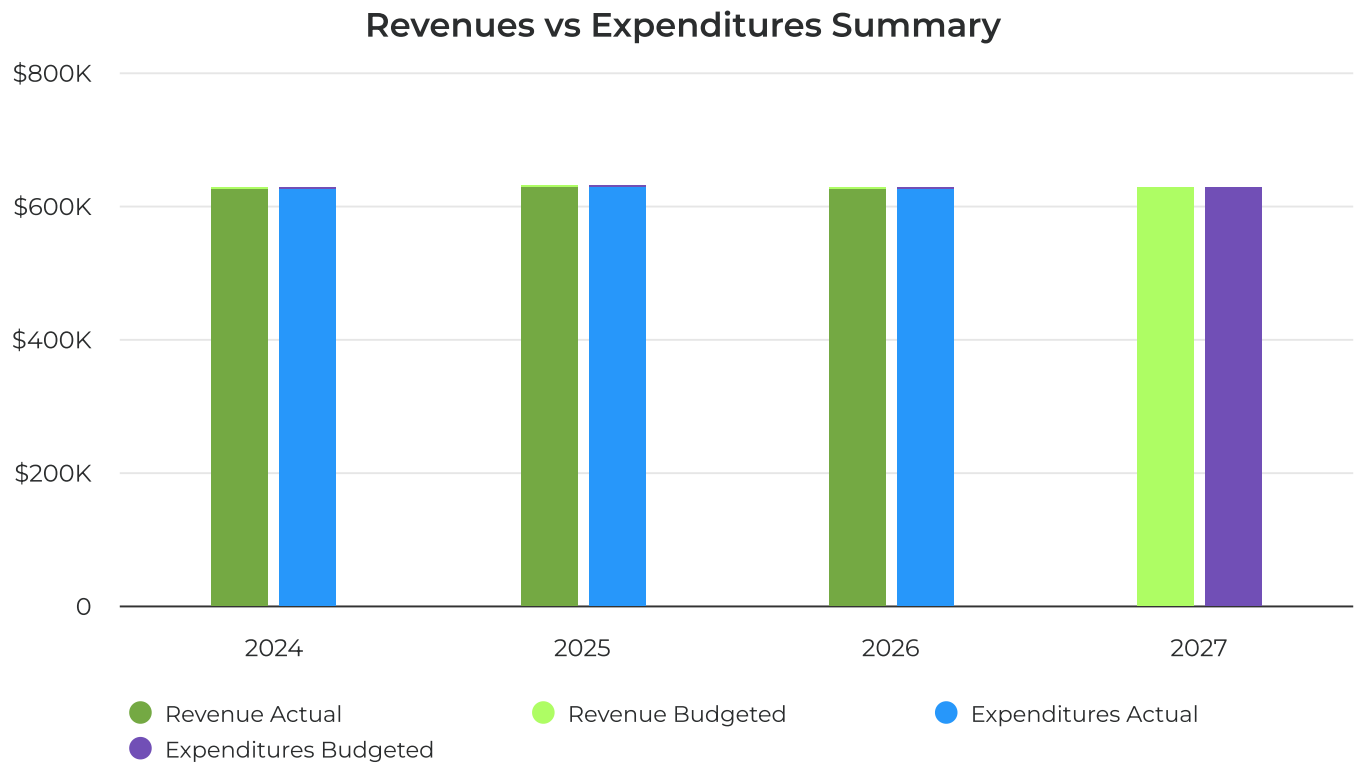


Expenditures by Expense Type

Category	FY 2025 Actual	FY 2026 2026 Final	FY 2026 Projected	FY 2027 Auditor Requested
Debt Service	$43,676	$43,676	$43,676	$43,676
Total Expenditures	**$43,676**	**$43,676**	**$43,676**	**$43,676**

Judicial Expansion Bond Debt Service

Summary

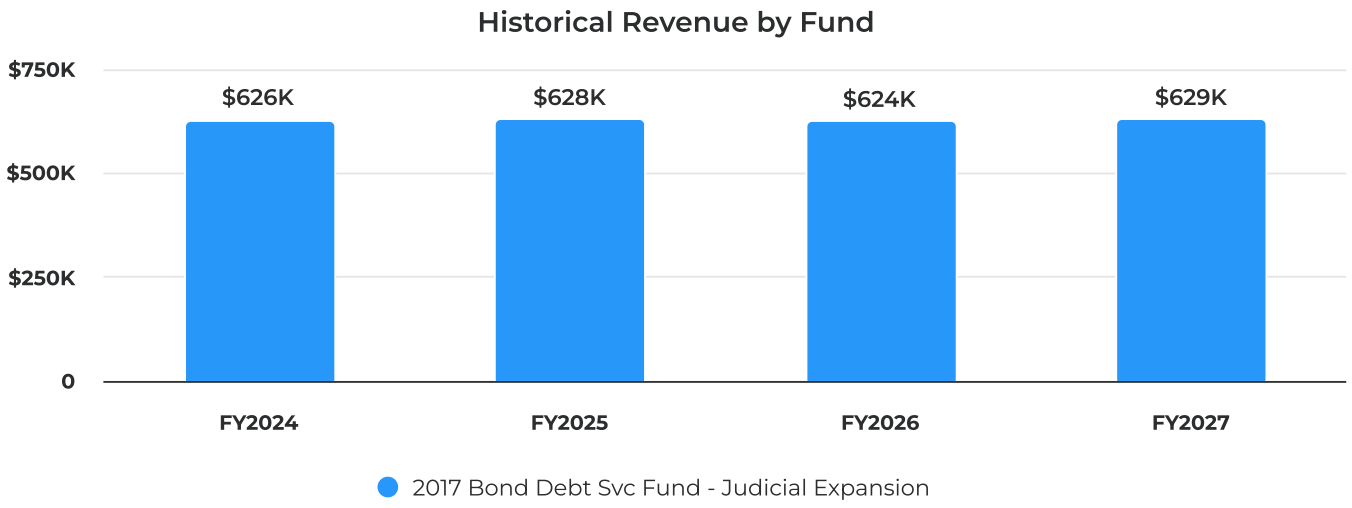


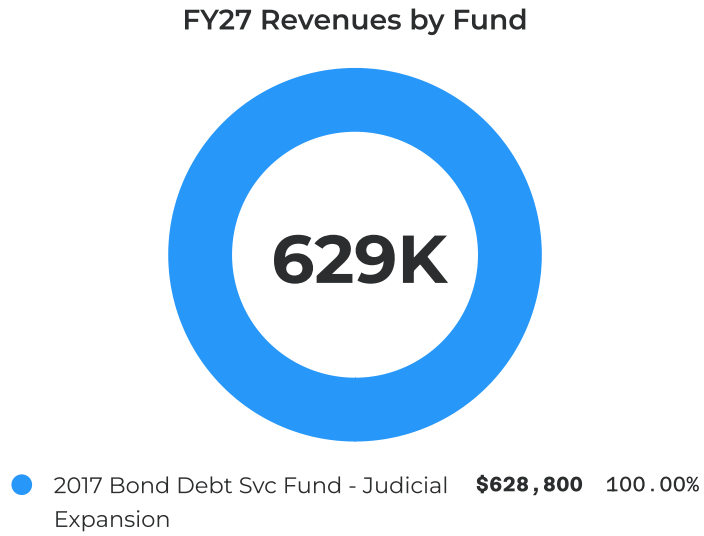
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Actual	FY 2026 2026 Final	FY 2026 Projected	FY 2027 Auditor Requested
Beginning Fund Balance	**-**	**$12**	**$12**	**-**
Revenues				
Interest	$77	-	-	-
Transfers	$628,410	$627,075	$627,075	$628,800
Total Revenues	**$628,487**	**$627,075**	**$627,075**	**$628,800**
Expenditures				
Operating Expenses	$2,000	$3,500	$3,500	$3,500
Debt Service	$626,475	$623,575	$623,575	$625,300
Total Expenditures	**$628,475**	**$627,075**	**$627,075**	**$628,800**
Total Revenues Less Expenditures	**$12**	**-**	**-**	**-**
Ending Fund Balance	**$12**	**$12**	**$12**	**-**

Revenues by Fund

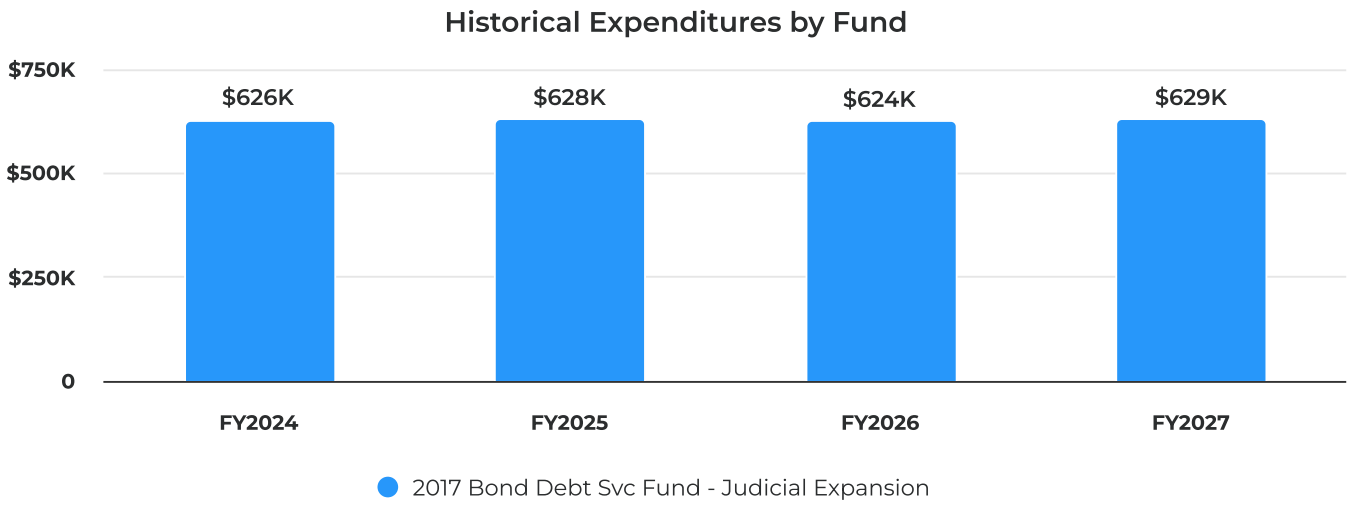


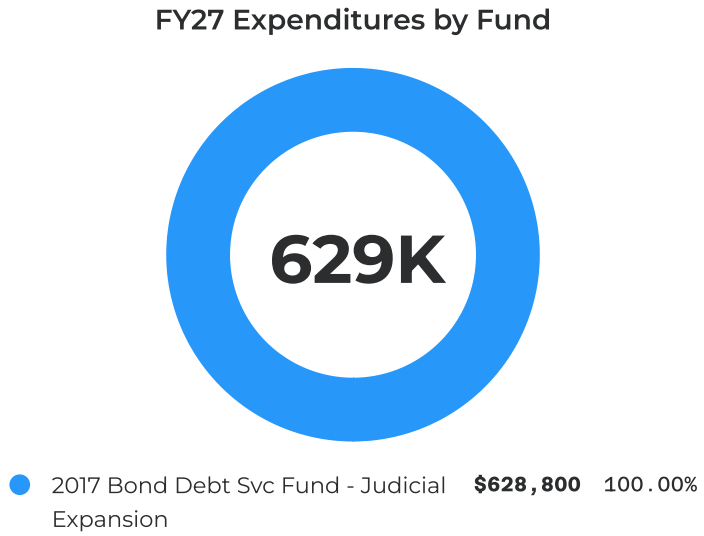


Revenues by Fund

Category	Account ID	FY 2025 Actual	FY 2026 2026 Final	FY 2026 Projected	FY 2027 Auditor Requested
2017 Bond Debt Svc Fund - Judicial Expansion		$628,487	$627,075	$627,075	$628,800
Interest	455-46611	$77	-	-	-
Transfer In - General Fund	455-49101	$628,410	$627,075	$627,075	$628,800
Total Revenues		**$628,487**	**$627,075**	**$627,075**	**$628,800**

Expenditures by Fund

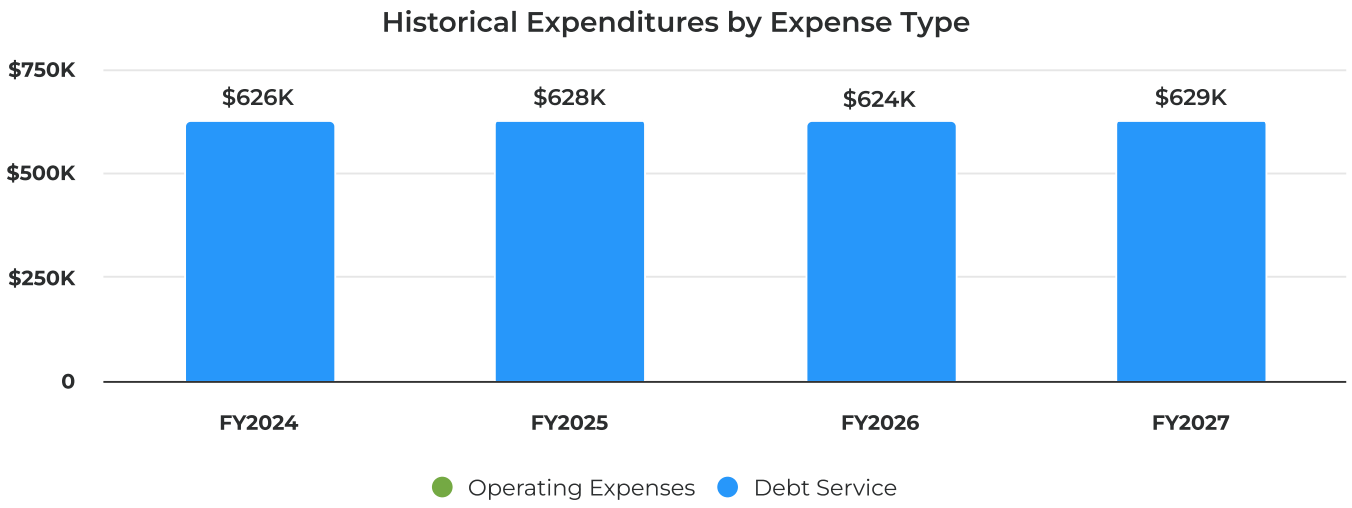


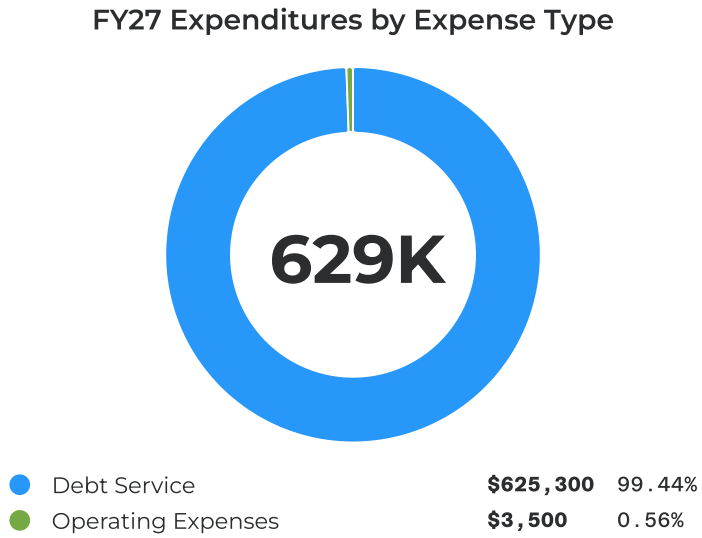


Expenditures by Fund

Category	Account ID	FY 2025 Actual	FY 2026 2026 Final	FY 2026 Projected	FY 2027 Auditor Requested
2017 Bond Debt Svc Fund - Judicial Expansion		$628,475	$627,075	$627,075	$628,800
Legal Fees	455-610-52300	$2,000	$3,500	$3,500	$3,500
Bond Retirement	455-610-58850	$425,000	$435,000	$435,000	$450,000
Interest Exp	455-610-58860	$201,475	$188,575	$188,575	$175,300
Total Expenditures		**$628,475**	**$627,075**	**$627,075**	**$628,800**

Expenditures by Expense Type





Expenditures by Expense Type

Category	FY 2025 Actual	FY 2026 2026 Final	FY 2026 Projected	FY 2027 Auditor Requested
Operating Expenses	$2,000	$3,500	$3,500	$3,500
Debt Service	$626,475	$623,575	$623,575	$625,300
Total Expenditures	**$628,475**	**$627,075**	**$627,075**	**$628,800**

Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

State of Missouri Contract - Document Destruction and Disposal Services

Kim Hopkins-Will

State of Missouri Contract #MS250274001 - Document Destruction and Disposal Services.

Background:
Christian County uses State of Missouri Contract #MS25027400 for document destruction and disposal (recycling). The awarded bidder is Big Bear Shredding, LLC.

We currently have the following offices/departments on this contract:

Auditor
Collector
County Clerk
Employee Services
Juvenile Office
Prosecutor's Office
Public Administrator Office
Treasurer

The minimum charge under the state contract is $72.00

The service is every 8 weeks.

My recommendation for award is to Big Bear Shredding, LLC, per the State of Missouri contract #MS25027400.

ATTACHMENTS:

Big Bear Award Letter
State of MO Contract MS250274001 Renewal

Requested by: khopkins@christiancountymo.gov 2026-11-09 15:36

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

November 19, 2026

Big Bear Shredding LLC
528 N. Prince Lane
Springfield, MO 65802
Attn: Luke Westerman
info@BigBearShredding.com
417-657-4733

The Christian County Commission voted in session today to award the contract renewal for Document Destruction and Disposal Services to Big Bear Shredding, LLC.

The terms and conditions of this contract are governed by the State of Missouri's contract #MS250274001.

This contract is effective December 13, 2026, through December 12, 2027.

Johnny Williams
Western Commissioner
11-19-26
Date

Lynn Morris
Presiding Commissioner
11/19/26
Date

Bradley A. Jackson
Eastern Commissioner
11-19-2026
Date

NOTICE OF CONTRACT RENEWAL

State Of Missouri
Office Of Administration
Division Of Purchasing
PO Box 809
Jefferson City, MO 65102-0809
http://oa.mo.gov/purchasing

CONTRACT NUMBER	CONTRACT TITLE
MS250274001	Statewide Document Destruction and Disposal Services
AMENDMENT NUMBER	**CONTRACT PERIOD**
01	August 4, 2026 through August 3, 2027
REQUISITION/REQUEST NUMBER	**MissouriBUYS SYSTEM ID/MOVERS SUPPLIER ID NUMBER**
N/A	MB00145223
CONTRACTOR NAME AND ADDRESS	**STATE AGENCY'S NAME AND ADDRESS**
Big Bear Shredding LLC 528 N Prince Lane Springfield, MO 65802	Various State Agencies Throughout the State of Missouri

ACCEPTED BY THE STATE OF MISSOURI AS FOLLOWS:

Contract MS250274001 is hereby amended pursuant to the attached amendment #01, dated 08/04/2026.

BUYER	BUYER CONTACT INFORMATION
Sean Mayer	Email: sean.mayer@oa.mo.gov Phone: (573) 751-4887 Fax: (573) 526-9816
SIGNATURE OF BUYER	**DATE**
Sean Mayer	08/06/2026

DIRECTOR OF PURCHASING

Stacia L. Dawson

STATE OF MISSOURI
OFFICE OF ADMINISTRATION
DIVISION OF PURCHASING
CONTRACT RENEWAL

AMENDMENT NO.: 01
CONTRACT NO.: MS250274001
TITLE: Statewide Document Destruction and Disposal Services
ISSUE DATE: 7/22/2026

REQ NO.: N/A
BUYER: Sean Mayer
PHONE NO.: (573) 751-4887
E-MAIL: sean.mayer@oa.mo.gov

TO: Big Bear Shredding LLC
528 N Prince Lane
Springfield, MO 65802

RETURN AMENDMENT BY NO LATER THAN: 8/5/2026 AT 5:00 PM CENTRAL TIME

RETURN AMENDMENT TO THE DIVISION OF PURCHASING (PURCHASING) BY E-MAIL OR FAX:

AMENDMENT RESPONSES SHOULD BE SUBMITTED BY E-MAIL OR FAX ONLY. IF UNABLE TO RETURN AMENDMENT BY EMAIL OR FAX, CONTACT THE BUYER OF RECORD TO DETERMINE IF AN ALTERNATE PROCESS IS AVAILABLE FOR SUBMISSION.

SCAN AND E-MAIL TO:	donna.temmen@oa.mo.gov
FAX TO:	(573) 526-9816

DELIVER SUPPLIES/SERVICES FOB (Free On Board) DESTINATION TO THE FOLLOWING ADDRESS:

Various State Agencies Throughout the State of Missouri

SIGNATURE REQUIRED

VENDOR NAME	MissouriBUYS SYSTEM ID (SEE VENDOR PROFILE - MAIN INFORMATION SCREEN)
Big Bear Shredding	MB00145223
MAILING ADDRESS: 1326 E. Trafficway	
CITY, STATE, ZIP CODE: Springfield, MO 65802	

CONTACT PERSON	EMAIL ADDRESS
Caleb Wilcox	Accounting@BigBearShredding.com
PHONE NUMBER: 417 657 4733	FAX NUMBER: N/A
VENDOR TAX FILING TYPE WITH IRS (CHECK ONE): ✓ Corporation ___ Individual ___ State/Local Government ___ Partnership ___ Sole Proprietor ___IRS Tax-Exempt	
AUTHORIZED SIGNATURE	DATE: 8/4/2026
PRINTED NAME: Caleb Wilcox	TITLE: Manager

PRICING PAGE

SOUTHWEST REGION Consists of the following counties: Vernon, St. Clair, Hickory, Dallas, Barton, Cedar, Polk, Dade, Jasper, Lawrence, Greene, Webster, Wright, Texas, Newton, Barry, Stone, Christian, Douglas, Howell, McDonald, Taney, and Ozark		
Line Item	**Description**	**1st Renewal Period Firm, Fixed Pricing**
7.1	Weight Category 0-500 Pounds	$ 0.36 /Per Pound
7.2	Weight Category Over 500 Pounds	$ 0.36 /Per Pound
7.3	Minimum Charge	$ 72.00 /Per Pound

Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Contract Renewal - ITB #2023-22

Kim Hopkins-Will Richard Teague

This is a contract renewal for General Carpentry and Electrical Services.

Background for Commission
This is the third (year four) renewal for General Carpentry and Electrical Services for Hambey Construction.

PRICING: No price increase

PRICING HISTORY
Year 2 - 10% increase
Year 3 - 0 increase
Year 4 - 0 increase

I recommend renewing the contract for ITB #2023-22 with Hambey Construction for one additional year.

ATTACHMENTS:

Hambey Award Letter
Hambey Original Contract

Requested by: purchasing@christiancountymo.gov 2026-11-10 16:07

Christian County Commission

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

AGREEMENT FOR CONTRACT SERVICES
GENERAL CARPENTRY & ELECTRICAL SERVICES

THIS AGREEMENT FOR CONTRACT SERVICES (the "Agreement") is made and entered into as of November 20, 2023, by and between the County of Christian, ("County"), and the Contractor identified on page one of this document, ("Contractor"). (The term Contractor includes professionals performing in a consulting capacity.)

PART I – FUNDAMENTAL TERMS

A. **Location of Project:** Christian County location(s) as set forth in the Scope of Services, included herein.

B. **Description of Services/Goods to be Provided:** Provide goods/services in accordance with Scope of Services, included herein.

C. **Term:** Unless terminated earlier as set forth in this Agreement, the services shall commence on **December 21, 2023** ("Commencement Date") and shall continue until **December 20, 2024** with the option to renew for four additional one-year period.

D. **Party Representatives:**

D.1. The County designates the following person to act on County's behalf: **Richard Teague.**
The Contractor designates the following person to act on Contractor's behalf:
See the contact name identified and signed on page one of this document.

E. **Notices:** Contractor shall deliver all notices and other writings required to be delivered under this Agreement to County at the address set forth in the General Provisions. The County shall deliver all notices and other writings required to be delivered to Contractor at the address set forth following Contractor's signature below.

F. **Integration:** This Agreement represents the entire understanding of County and Contractor as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with regard to those matters covered by this Agreement. This Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements, and understandings, if any, between the parties, and none shall be used to interpret this Agreement.

PART II - GENERAL PROVISIONS

1. **SECTION ONE - SERVICES OF CONTRACTOR**

1.1. **Scope of Services.** In compliance with all terms and conditions of this Agreement, Contractor shall provide the goods and/or services shown on the Scope of Services, which may be referred to herein as the "services" or the "work." If this Agreement is for the provision of goods, supplies, equipment or personal property, the terms "services" and "work" shall include the provision (and, if designated in the Scope of Services, the installation) of such goods, supplies, equipment or personal property.

1.2. **Changes and Additions to Scope of Services.** County shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to, or deducting from said work. No such work shall be undertaken unless a written order is first given by County to Contractor, incorporating therein any adjustment in (i) the Budget, and/or (ii) the time to perform this Agreement, which adjustments are subject to the written approval of the Contractor. It is expressly understood by Contractor that the provisions of this Section 1.2 shall not apply to services specifically set forth in the Scope of Services or reasonably contemplated therein. Contractor hereby acknowledges that it accepts

the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Contractor anticipates and that Contractor shall not be entitled to additional compensation therefore.

1.3. **Standard of Performance.** Contractor agrees that all services shall be performed in a competent, professional, and satisfactory manner in accordance with the standards prevalent in the industry, and that all goods, materials, equipment or personal property included within the services herein shall be of good quality, fit for the purpose intended.

1.4. **Performance to Satisfaction of County.** Contractor agrees to perform all work to the satisfaction of County within the time specified. If County reasonably determines that the work is not satisfactory, County shall have the right to take appropriate action, including but not limited to: (i) meeting with Contractor to review the quality of the work and resolve matters of concern; (ii) requiring Contractor to repeat unsatisfactory work at no additional charge until it is satisfactory; (iii) suspending the delivery of work to Contractor for an indefinite time; (iv) withholding payment; and (v) terminating this Agreement as hereinafter set forth.

1.5. **Instructions from County.** In the performance of this Agreement, Contractor shall report to and receive instructions from the County's Representative designated in Paragraph D.1 of the Fundamental Terms of this Agreement. Tasks or services other than those specifically described in the Scope of Services shall not be performed without the prior written approval of the County's Representative.

1.6. **Familiarity with Work.** By executing this Agreement, Contractor warrants that Contractor (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties, and restrictions attending performance of the services under the Agreement. If the services involve work upon any site, Contractor warrants that Contractor has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Contractor discover any conditions, including any latent or unknown conditions, which will materially affect the performance of the services hereunder, Contractor shall immediately inform the County of such fact and shall not proceed except at Contractor's risk until written instructions are received from the County's Representative.

1.7. **Prohibition Against Subcontracting or Assignment.** Contractor shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of County. In addition, neither the Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated, or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of County. In the event of any unapproved transfer, including any bankruptcy proceeding, County may void the Agreement at County's option in its sole and absolute discretion. No approved transfer shall release any surety of Contractor of any liability hereunder without the express consent of County.

1.8. **Compensation.** Contractor shall be compensated in accordance with the terms of the Budget. Included in the Budget are all ordinary and overhead expenses incurred by Contractor and its agents and employees, including meetings with County representatives, and incidental costs incurred in performing under this Agreement.

2. SECTION TWO - INSURANCE AND INDEMNIFICATION

2.1. **Insurance:** Without limiting Contractor's indemnification obligations, Contractor shall procure and maintain, at its sole cost and for the duration of this Agreement, insurance coverage as provided below, against all claims for injuries against persons or damages to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, employees, and/or subcontractors. In the event that Contractor subcontracts any portion of the work in compliance with Section 1.7 of this Agreement, the contract between the Contractor and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the contractor is required to maintain pursuant to this Section 2.

2.2. Contractor's Insurance Requirements: The Contractor shall not commence work under this contract until they have obtained all insurance required under this paragraph and such insurance has been approved by the County, nor shall the Contractor allow any subcontractor to commence work on their subcontract until all similar insurance required of subcontractor has been so obtained and approved. All policies shall be from companies authorized to issue insurance in the State of Missouri and shall

be in amounts, form and companies satisfactory to the County which must carry an A-6 or better rating as listed in the A.M. Best or equivalent rating guide. Insurance limits indicated below may be lowered at the discretion of the County.

2.3. Comprehensive General Liability Insurance -The Contractor shall take out and maintain, during the life of this contract, such comprehensive general liability insurance as shall protect them and any subcontractor performing work covered by this contract, from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from operations under this contract, whether such operations be by themselves or for any subcontractor or by anyone directly or indirectly employed by them. The insurance carried by Contractor shall name Christian County, Missouri, its elected officials, and **employees as additional named insureds** in amounts sufficient to cover the sovereign immunity limits for Christian County and said insurance shall be not less than $500,000.00 per person and $3,500,000.00 for any one occurrence covering both bodily injury and property damage, including accidental death. If the Contract involves any underground/digging operations, the general liability certificate shall include X, C, and U (Explosion, Collapse, and Underground) coverage. If providing Comprehensive General Liability Insurance, then the Proof of Coverage of Insurance shall also be included.

2.4. Workers Compensation Insurance -The Contractor shall take out and maintain during the life of this contract, Employee's Liability and Worker's Compensation Insurance for all of their employees employed at the site of work, and in case any work is sublet, the Contractor shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the Contractor. Worker's Compensation coverage shall meet Missouri statutory limits. Employers' Liability limits shall be $500,000.00 each employee, $500,000.00 each accident, and $500,000.00 policy limit. In case any class of employees engaged in hazardous work under this Contract at the site of the work is not protected under the Worker's Compensation Statute, the Contractor shall provide and shall cause each subcontractor to provide Employers' Liability Insurance for the protection of their employees not otherwise protected.

2.5. Commercial Automobile Liability – The Contractor shall maintain, during the life of this contract, automobile liability insurance in the amount of not less than $500,000.00 per claimant and $3,000,000.00 for any one occurrence, covering both bodily injury, including accidental death, and property damage, to protect themselves from any and all claims arising from the use of the Contractor's own automobiles, teams and trucks; hired automobiles, teams and trucks; and both on and off the site of work.

2.6. Professional Liability - (covering errors and omissions): One Million Dollars ($1,000,000.00) per claim made.

2.7. Other Insurance - Such other policies of insurance as may be required in the Special Provisions.

2.8. Proof of Carriage of Insurance -The Contractor shall furnish the County with Certificate(s) of Insurance which name the County, its elected officials and employees as additional insureds in an amount as required in this contract and sufficient to cover sovereign immunity limits for Missouri public entities ($376,378.00 per claimant and $2,509,186.00 per occurrence for 2010) as calculated by the Missouri Department of Insurance, financial institutions, professional registration, and publish annually in the Missouri Registered pursuant to Section 537.610, RSMo. Each party shall require a thirty (30) day mandatory cancellation notice. In addition, such insurance shall be on occurrence basis and shall remain in effect until such time as the County has made final acceptance of the facility contracted.

2.9. Indemnity Agreement: To the fullest extent permitted by law, Contractor shall indemnify, hold harmless and defend the County, its directors, officers, agents, and employees from and against all claims, damages, losses and expenses (including but not limited to attorney's fees) arising by reason of any act or failure to act, negligent or otherwise, of Contractor, of any subcontractor (meaning anyone, including but not limited to consultants having a contract with contractor or a subcontract for part of the services), of anyone directly or indirectly employed by contractor or by any subcontractor, or of anyone for whose acts the contractor or its subcontractor may be liable, in connection with providing these services. This provision does not, however, require contractor to indemnify, hold harmless, or defend the County of Christian from its own negligence.

2.10. In no event shall the language or requirements of this Agreement constitute or be construed as a waiver or limitation of the County's rights or defenses with regard to County's applicable sovereign, governmental or official immunities and protections as provided by federal and state constitutions, statutes, and laws.

3. SECTION THREE - LEGAL RELATIONS AND RESPONSIBILITIES

3.1. **Compliance with Laws:** Contractor shall keep itself fully informed of all existing and future state and federal laws and all County statutes and regulations which in any manner affect those employed by it or in any way affect the performance of services pursuant to this Agreement. Contractor shall at all times observe and comply with all such laws, statutes, and regulations and shall be responsible for the compliance of all work and services performed by or on behalf of Contractor. When applicable, Contractor shall not pay less than the prevailing wage, which rate is determined by the Missouri Department of Labor and Industrial Relations of the State of Missouri.

3.2. **Licenses, Permits, Fees and Assessments.** Contractor shall obtain at its sole cost and expense all licenses, permits, and approvals that may be required by law for the performance of the services required by this Agreement. Contractor shall have the sole obligation to pay any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for Contractor's performance of the services required by this Agreement, and shall indemnify, defend, and hold harmless County against any such fees, assessments, taxes, penalties, or interest levied, assessed, or imposed against County thereunder.

3.3. **Non-Discrimination Assurance.** With regard to work under this Agreement, the Contractor agrees as follows::

a. Civil Rights Statutes: The Contractor shall comply with all state and federal statutes relating to nondiscrimination, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. §§ 2000d and 2000e, et seq.), as well as any applicable titles of the "Americans with Disabilities Act" (42 U.S.C. § 12101, et seq.). In addition, if the Contractor is providing services or operating programs on behalf of the department or the Commission, it shall comply with all applicable provisions of Title II of the "Americans with Disabilities Act".

b. Nondiscrimination: The Contractor covenants for itself, its assigns, and all persons claiming under or through it, that there shall be no discrimination against any person on grounds of race, color, religion, creed, sex, disability, national origin, age or ancestry of any individual in the selection and retention of subcontractors, including procurement of materials and leases of equipment in the performance of this Agreement. The County shall not participate either directly or indirectly in the discrimination prohibited by 49 C.F.R. § 21.5, including employment practices.

c. Solicitations for Subcontracts, Including procurements of Material and Equipment: These assurances concerning nondiscrimination also apply to subcontractors and suppliers of the Contractor. These apply to all solicitations either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract including procurement of materials or equipment. Each potential subcontractor or supplier shall be notified by the Contractor of the requirements of this Agreement relative to nondiscrimination on grounds of the race, color, religion, creed, sex disability or national origin, age or ancestry of any individual.

d. Information and Reports: The Contractor shall provide all information and reports required by this Agreement, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the County to be necessary to ascertain compliance with other contracts, orders and instructions. Where any information required of the Contractor in the exclusive possession of any other who fails or refuses to furnish this information, the Contractor shall so certify to the County as appropriate and shall set forth what efforts it has made to obtain the information.

e. Sanctions for Noncompliance: In the event the Contractor fails to comply with the nondiscrimination provisions of this Agreement, the County shall impose such contract sanctions as it may determine to be appropriate, including but not limited to:

(i) Withholding of payments under this Agreement until the Contractor complies; and/or

(ii) Cancellation, termination or suspension of this Agreement, in whole or in part, or both.

f. Incorporation of Provisions: The Contractor shall include the provisions of paragraph 3.3 of this Agreement in every subcontract, including procurements of materials and leases of equipment, unless exempted by the statutes, County Commission order, or instructions issued by the County. The Contractor will take such action with respect to any subcontract or procurement as the County may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that in the event the Contractor becomes involved or is threatened with litigation with a subcontractor or supplier as a result of such direction, the Contractor may request the County to enter into such litigation to protect the interests of the County.

3.4. **Section 285.530(2) RSMo. and 292.675 RSMo. Affidavit.** Contractor shall comply with the provisions of Sections 285.525 through 285.550, and 292.675 RSMo., from the commencement until the termination of this Agreement. For any contract over $5,000.00 and for any public works project contract the Contractor shall provide County an acceptable notarized Affidavit stating:

a. That Contractor is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services; and

b. That Contractor does not knowingly employ any person who is an authorized alien in connection with the contracted services.

c. That Company has verified the completion of a 10-hour construction safety program with respect to the employees working in connection with the contracted services.

Copies of the required Affidavits can be found on the County's Purchasing website: http:\\www.Christiancountymo.org\purchasing\index.php. Additionally, Contractor must provide County with documentation evidencing current enrollment in a federal work authorization program (e.g., electronic signatory page from E-verified program's memo of understanding). Refer to Attachment I, Notice and Instructions to Bidder/Vendors regarding Sections 285.525 through 285.550, RSMo., effective January 1, 2009 and Section 292.675 RSMo., effective August 28, 2009, attached hereto.

3.5. **Independent Contractor.** Contractor shall perform all services required herein as an independent contractor of County and shall remain at all times as to County a wholly independent contractor. County shall not in any way or for any purpose become or be deemed to be a partner of Contractor in its business or otherwise, or a joint venturer, or a member of any joint enterprise with Contractor. Contractor shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of County. Neither Contractor nor any of Contractor's employees shall, at any time, or in any way, be entitled to any sick leave, vacation, retirement, or other fringe benefits from the County. County is under no obligation to withhold State and Federal tax deductions from Contractor's compensation. Neither Contractor nor any of Contractor's employees shall be included in the competitive service, have any property right to any position, or any of the rights an employee may have in the event of termination of this Agreement.

3.6. **Use of Patented Materials.** Contractor shall assume all costs arising from the use of patented or copyrighted materials, including but not limited to equipment, devices, processes, and software programs, used or incorporated in the services or work performed by Contractor under this Agreement. Contractor shall indemnify, defend, and save the County harmless from any and all suits, actions or proceedings of every nature for or on account of the use of any patented or copyrighted materials.

3.7. **Proprietary Information.** All proprietary information developed specifically for County by Contractor in connection with, or resulting from, this Agreement, including but not limited to inventions, discoveries, improvements, copyrights, patents, maps, reports, textual material, or software programs, but not including Contractor's underlying materials, software, or know-how, shall be the sole and exclusive property of County, and are confidential and shall not be made available to any person or entity without the prior written approval of County. Contractor agrees that the compensation to be paid pursuant to this Agreement includes adequate and sufficient compensation for any proprietary information developed in connection with or resulting from the performance of Contractor's services under this Agreement. Contractor further understands and agrees that full disclosure of all proprietary information developed in connection with, or resulting from, the performance of services by Contractor under this Agreement shall be made to County, and that Contractor shall do all things necessary and proper to perfect and maintain ownership of such proprietary information by County.

3.8. **Retention of Funds.** Contractor hereby authorizes County to deduct from any amount payable to Contractor (whether arising out of this Agreement or otherwise) any amounts the payment of which may

be in dispute hereunder or which are necessary to compensate County for any losses, costs, liabilities, or damages suffered by County, and all amounts for which County may be liable to third parties, by reason of Contractor's negligent acts, errors, or omissions, or willful misconduct, in performing or failing to perform Contractor's obligations under this Agreement. County in its sole and absolute discretion, may withhold from any payment due Contractor, without liability for interest, an amount sufficient to cover such claim or any resulting lien. The failure of County to exercise such right to deduct or withhold shall not act as a waiver of Contractor's obligation to pay County any sums Contractor owes County.

3.9. **Termination By County.** County reserves the right to terminate this Agreement at any time, with or without cause, upon written notice to Contractor. Upon receipt of any notice of termination from County, Contractor shall immediately cease all services hereunder except such as may be specifically approved in writing by County. Contractor shall be entitled to compensation for all services rendered prior to receipt of County's notice of termination and for any services authorized in writing by County thereafter. If termination is due to the failure of Contractor to fulfill its obligations under this Agreement, County may take over the work and prosecute the same to completion by contract or otherwise, and Contractor shall be liable to the extent that the total cost for completion of the services required hereunder, including costs incurred by County in retaining a replacement contractor and similar expenses, exceeds the Budget.

3.10. **Right to Stop Work; Termination By Contractor.** Contractor may terminate this Agreement only for cause, upon thirty (30) days' prior written notice to County. Contractor shall immediately cease all services hereunder as of the date Contractor's notice of termination is sent to County, except such services as may be specifically approved in writing by County. Contractor shall be entitled to compensation for all services rendered prior to the date notice of termination is sent to County and for any services authorized in writing by County thereafter. If Contractor terminates this Agreement because of an error, omission, or a fault of Contractor, or Contractor's willful misconduct, the terms of Section 3.8 relating to County's right to take over and finish the work and Contractor's liability therefore shall apply.

3.11. **Waiver.** No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing.

3.12. **Legal Actions.** Legal actions concerning any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted and maintained in an appropriate court with jurisdiction in Christian County, and Contractor agrees to submit to the personal jurisdiction of such court.

3.13. **Rights and Remedies are Cumulative.** The rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

3.14. **Attorneys' Fees.** In any action by the County against the Contractor seeking enforcement of any of the terms or provisions of this Agreement or in connection with the performance of the work hereunder, if the County is the party prevailing in the final judgment in such action or proceeding, in addition to any other relief which may be granted, the County shall be entitled to have and recover from the Contractor its reasonable costs and expenses, including, but not limited to, reasonable attorney's fees, expert witness fees, and courts costs. If the County is required to initiate or defend litigation with a third party because of the violation of any term or provision of this Agreement by the Contractor, then the County shall be entitled to its reasonable attorney's fees and costs from the Contractor.

3.15. **Force Majeure.** The time period specified in this Agreement for performance of services shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of County or Contractor, including, but not restricted to, acts of nature or of the public enemy, unusually severe weather, tornadoes, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including County, if the delaying party shall within ten (10) days of the commencement of such delay notify the other party in writing of the causes of the delay. If Contractor is the delaying party, County shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of County such delay is justified. County's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Contractor be entitled to recover damages against County for any delay in the performance of this Agreement, however caused. Contractor's sole remedy shall be extension of this Agreement pursuant to this Section 3.14.

3.16. **Non-liability of County Employees.** No official, employee, agent, representative, or volunteer of County shall be personally liable to Contractor, or any successor in interest, in the event of any default or breach by County, or for any amount which may become due to Contractor or its successor, or for breach of any obligation of the terms of this Agreement.

3.17. **Conflicts of Interest.** No official, employee, agent, representative or volunteer of County shall have any financial interest, direct or indirect, in this Agreement, or participate in any decision relating to this Agreement that affects his or her financial interest or the financial interest of any corporation, partnership, association or other entity in which he or she is interested, in violation of any Federal, State or County law or statute. Contractor shall not employ any such person while this Agreement is in effect.

3.18. Contractor represents warrants and covenants that he, she or it presently has no interest, direct or indirect that would interfere with or impair in any manner or degree the performance of Contractor's obligations and responsibilities under this Agreement. Contractor further agrees that while this Agreement is in effect, Contractor shall not acquire or otherwise obtain any interest, direct or indirect, that would interfere with or impair in any manner or degree the performance of Contractor's obligations and responsibilities under this Agreement.

4. **SECTION FOUR - MISCELLANEOUS PROVISIONS**

4.1. **Records and Reports.** Upon request by County, Contractor shall prepare and submit to County any reports concerning Contractor's performance of the services rendered under this Agreement. County shall have access, upon reasonable notice, to the books and records of Contractor related to Contractor's performance of this Agreement in the event any audit is required. All drawings, documents, and other materials prepared by Contractor in the performance of this Agreement (i) shall be the property of County and shall be delivered at no cost to County upon request of County or upon the termination of this Agreement, and (ii) are confidential and shall not be made available to any individual or entity without prior written approval of County. Contractor shall keep and maintain all records and reports related to this Agreement for a period of three (3) years following termination of this Agreement, and County shall have access to such records in the event any audit is required.

4.2. **Notices**. Unless otherwise provided herein, all notices required to be delivered under this Agreement or under applicable law shall be personally delivered, or delivered by United States mail, prepaid, certified, return receipt requested, or by reputable document delivery service that provides a receipt showing date and time of delivery. Notices personally delivered or delivered by a document delivery service shall be effective upon receipt. Notices delivered by mail shall be effective at 4:00 p.m. on the second calendar day following dispatch. Notices to the County shall be delivered to the following address, to the attention of the County Representative set forth in Paragraph D.1 of the Fundamental Terms of this Agreement:

To County: Christian County Commission
Purchasing Department
202 W. Elm Street
Ozark, Missouri 65721

Notices to Contractor shall be delivered to the address set forth below Contractor's signature on Part I of this Agreement, to the attention of Contractor's Representative set forth in Paragraph D.2 of the Fundamental Terms of this Agreement. Changes in the address to be used for receipt of notices shall be effected in accordance with this Section 4.2.

4.3. **Construction and Amendment**. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply. The headings of sections and paragraphs of this Agreement are for convenience or reference only, and shall not be construed to limit or extend the meaning of the terms, covenants and conditions of this Agreement. This Agreement may only be amended by the mutual consent of the parties by an instrument in writing.

4.4. **Severability**. Each provision of this Agreement shall be severable from the whole. If any provision of this Agreement shall be found contrary to law, the remainder of this Agreement shall continue in full force.

4.5. **Authority**. The person(s) executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of

this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

4.6. **Special Provisions**. Any additional or supplementary provisions or modifications or alterations of these General Provisions shall be set forth in the Special Provisions.

THIS AGREEMENT FOR CONTRACT SERVICES MUST BE SIGNED AND INCLUDED WITH THE BID SUMBISSION. IF AWARDED, THE CONTRACT WILL BE SIGNED AND CERTIFIED BY CHRISTIAN COUNTY AND ONE COPY OF THIS AGREEMENT WILL BE RETURNED TO YOU.

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first set forth above.

COUNTY OF CHRISTIAN

By: _____
Lynn Morris, Presiding Commissioner

By: _____
Bradley A. Jackson, Eastern Commissioner

By: _____
Hosea Bilyeu, Western Commissioner

CONTRACTOR

Company Name: Hambey Construction, LLC

By: _____

Title: Eric Hambey, Owner

By: _____

Title: Jacob Irvin, Operations Manager

COUNTY CLERK SEAL CHRISTIAN COUNTY MO

ATTEST BY: _____
Paula Brumfield, Christian County Clerk

Approved as to form:

By: _____
N. Austin Fax, Christian County Counselor

AUDITOR CERTIFICATION

I certify that the expenditure contemplated by this document is within the purpose of the document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of anticipated revenue appropriated for payment of same.

_____
Amy Dent, Christian County Auditor

12/5/2023
Date

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

November 19, 2026

Hambey Construction, LLC
PO Box 8954
Springfield, Missouri 65801
Attn: Jacob Irvin
jacob@hambeyconstruction.com
417-425-2726

Re: Contract Renewal (General Carpentry & Electrical Services)

The Christian County Commission voted in session today to renew the contract for RFP #2023-22 General Carpentry & Electrical Services to Hambey Construction.

This is the third contract renewal (year four), and is effective beginning December 21, 2026, through December 20, 2027.

Your point of contact will be Maintenance Supervisor Richard Teague. Mr. Teague can be reached by email at maintenance@christiancountymo.gov or by phone at 417-839-3186.

Johnny Williams
Western Commissioner
Date: 11-19-26

Lynn Morris
Presiding Commissioner
Date: 11/19/26

Bradley A. Jackson
Eastern Commissioner
Date: 11-19-2026

Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Contract Renewal - State of Missouri Contract #CC260007001 - Fleet Card -WEX

Kim Hopkins-Will

Background for Commissioners:

This contract covers the county's fuel cards.

We wish to utilize the State of Missouri Contract #CC260007001 - Fuel Card Services Agreement with WEX. The contract runs from December 15, 2026, through December 14, 2027.

By utilizing this contract, we receive the following benefits:

Net billing of federal excise tax on applicable fuel purchases at any location.

Net billing of state, local, county, and special taxes on applicable fuel purchases at participating merchant brands based on local tax laws.

Detailed reporting of the purchase data and tax exemption.

I recommend approving the WEX fuel contract utilizing the State of Missouri contract #CC211293001.

ATTACHMENTS:

State of Missouri Contract Renewal CC260007001
WEX Award Letter

Requested by: purchasing@christiancountymo.gov 2026-11-16 10:20

Contract Summary

General Information

Contract Number	CC260007001
Issue Date	December 15, 2025
Organization	State of Missouri
Status	Active
Multi Contractor Contract	No
Title	STATEWIDE FLEET PAYMENT SOLUTIONS WITH RELATED SERVICES (WEX FUEL CARDS)
Description	STATEWIDE FLEET PAYMENT SOLUTIONS WITH RELATED SERVICES (WEX FUEL CARDS) **STATEWIDE CONTRACT **CONTRACT PERIOD 12/15/25-06/27/29 **3, ONE YEAR RENEWAL OPTIONS ****This is an off-catalog purchase in Missouri Buys.
Contract Administrator	Danielle N Gesch
Email Address	danielle.gesch@oa.mo.gov
Request Number	
Solicitation Number	
Enable Contract as Round Trip	No
P-Card Accepted	No
PO Dispatch	Contractor

Commodity

Code	Description
15000000	Fuels and Fuel Additives and Lubricants and Anti corrosive Materials
15100000	Fuels
15101500	Petroleum and distillates
15101506	Gasoline or Petrol
25101500	Passenger motor vehicles
64000000	Financial Instruments, Products, Contracts and Agreements
64100000	Bank offered products
64101800	Card based revolving credit products
78000000	Transportation and Storage and Mail Services
78180000	Transportation repair or maintenance services
78181500	Vehicle maintenance and repair services

Contractor

Name WEX Bank

Contact Type	Contact Name	Contact Email	Contact Phone
Main Contact	Ryan Paul	ryan.paul@wexinc.com	207-318-3743

Distributors

WEX Bank

Supplier Diversity Information

Name	Diversity	Allocation

Pricing Information

Contract Type	Contract - Commodity
Pricing Type	Fixed Price
Total Value Condition	Estimate
Total Value(USD)	999,999,999.99
Retainage Percent	0.00
Retainage Notes	
Initial Expended Value(USD)	0.00
Cumulative Encumbered/Expended Value(USD)	7,650,760.02
Total Paid(USD)	7,303,096.37
Remaining Balance(USD)	992,349,239.97
Value to Go(%)	99.23
Payment Terms	Net 45 Days
Payment Notes	
Delivery Terms	Free On Board Destination
Delivery Notes	
Other Notes	STATEWIDE FLEET PAYMENT SOLUTIONS WITH RELATED SERVICES (WEX FUEL CARDS) **STATEWIDE CONTRACT **CONTRACT PERIOD 12/15/25-06/27/29 **3, ONE YEAR RENEWAL OPTIONS

Contract Period

Award Date	December 15, 2025
Effective Date	December 15, 2025
Expiration Date	June 27, 2029
Potential Final Expiration Date	June 27, 2032

Contract Clauses

No Clause(s) found

Catalog Names

No catalog(s) found

Document(s)

Document Name	Upload Date
cc260007.docx	December 15, 2025
CC260007001 Contract Part 1.pdf	December 15, 2025
CC260007001 Contract Part 2.pdf	December 15, 2025

Administrative Document(s)

No Documents Found

Authorization

Piggyback Contract No

Cooperative Contract Yes

Emergency Contract No

Organization	Authorized Amount	Release Limit	Expended Amount(USD)
State of Missouri	0.00	-	0.00
OA - Purchasing	0.00	-	0.00
MDA - Dept of Agriculture	0.00	-	0.00
MDC - Dept of Conservation	0.00	-	3,818,937.62
DOC - Dept of Corrections	0.00	-	0.00
DED - Dept of Economic Development	0.00	-	2,931.67
DESE - Dept of Elem/Secondary Ed	0.00	-	15,000.00
DHSS - Dept of Health/Senior Serv	0.00	-	0.00
DHE - Dept Higher Ed(Inactive)	0.00	-	0.00
DIFP (Inactive)	0.00	-	0.00
DOLIR - Ofc of Director and Admin	0.00	-	0.00
DMH - Dept of Mental Health	0.00	-	0.00
DNR - Dept of Natural Resources	0.00	-	2,789.71
DPS - Dept of Public Safety	0.00	-	0.00
DOR - Dept of Revenue	0.00	-	74,868.70
MoDOT - Dept of Transportation	0.00	-	0.00
DSS - Dept of Social Services	0.00	-	0.00
Governor	0.00	-	0.00
Lt Governor	0.00	-	0.00
Secretary of State	0.00	-	15,676.68
State Auditor	0.00	-	0.00
State Treasurer	0.00	-	0.00
Attorney General	0.00	-	0.00
House of Representatives	0.00	-	0.00
Senate	0.00	-	0.00
Office of State Courts	0.00	-	0.00
Public Defender	0.00	-	0.00
Supreme Court	0.00	-	0.00
OA - Accounting	0.00	-	0.00
OA - Budget and Planning	0.00	-	0.00
OA - Childrens Trust Fund	0.00	-	0.00
OA - Commissioners Office	0.00	-	0.00
OA - Facilities Mgmt Design & Const	0.00	-	0.00
OA - FMDC - DMH - Central	0.00	-	0.00
OA - FMDC - DMH - East	0.00	-	0.00
OA - FMDC - DMH - West	0.00	-	0.00
OA - FMDC - DYS	0.00	-	0.00
OA - FMDC - DESE	0.00	-	0.00
OA - FMDC - SHP	0.00	-	0.00
OA - FMDC - Bldg Ops (Inactive)	0.00	-	0.00
OA - FMDC - Bldg Ops - Central	0.00	-	0.00
OA - FMDC - Bldg Ops - (inactive)	0.00	-	0.00

OA - FMDC - Bldg Ops - West	0.00	-	0.00
OA - FMDC - Bldg Ops - East	0.00	-	0.00
OA - General Services	0.00	-	0.00
OA - ITSD	0.00	-	0.00
OA - ITSD PMO	0.00	-	0.00
OA - Office of Child Advocate	0.00	-	0.00
OA - GS - Recycling	0.00	-	0.00
OA - GS - Surplus Property	0.00	-	0.00
OA - GS - State Prntg/Central Mail	0.00	-	21,494.87
OA - GS - Mail Services (Inactive)	0.00	-	0.00
OA - GS - Risk Management	0.00	-	0.00
OA - GS - Vehicle Maintenance	0.00	-	3,045.68
DESE - MO Assistive Technology	0.00	-	0.00
DESE - Missouri School for the Deaf	0.00	-	0.00
DESE - MO Schools for Sev Disabled	0.00	-	0.00
DESE - Vocational Rehabilitation	0.00	-	0.00
DESE -MO Charter Public School Comm	0.00	-	0.00
DESE -Missouri School for the Blind	0.00	-	0.00
DESE - MO Comm for the Deaf/HH	0.00	-	0.00
DIFP - Insurance (Inactive)	0.00	-	0.00
DIFP - Finance (Inactive)	0.00	-	0.00
DIFP - Professional Reg (Inactive)	0.00	-	0.00
DIFP - Credit Unions (Inactive)	0.00	-	0.00
Missouri Office of Prosecution Serv	0.00	-	0.00
OA - Personnel	0.00	-	0.00
OA - Administrative Hearing Comm	0.00	-	0.00
OA - Missouri Ethics Commission	0.00	-	0.00
OA- Governors Council on Disability	0.00	-	0.00
OA - MO Public Entity Risk Mgmt	0.00	-	0.00
OA - Office of Equal Opportunity	0.00	-	0.00
OA - Office of Administration	0.00	-	0.00
DOC -Missouri Vocational Enterprise	0.00	-	0.00
MDA - Missouri State Fair	0.00	-	0.00
DPS - Adjutant General	0.00	-	0.00
DPS - Alcohol and Tobacco	0.00	-	0.00
DPS - Capitol Police	0.00	-	0.00
DPS - Office of the Director	0.00	-	0.00
DPS - Fire Safety	0.00	-	115,215.11
DPS - Gaming Commission	0.00	-	0.00
DPS - Highway Patrol	0.00	-	0.00
DPS - SEMA	0.00	-	0.00
DPS - MO Veterans Commission	0.00	-	6,595.60
DOR - State Tax Commission	0.00	-	3,564.04
DOR - Missouri Lottery Commission	0.00	-	0.00
General Assembly	0.00	-	0.00
Judiciary	0.00	-	0.00
Legislative Research / Oversight	0.00	-	0.00
MoDOT - CD	0.00	-	0.00
MoDOT - CO	0.00	-	0.00
MoDOT - KC	0.00	-	0.00

MoDOT - NE	0.00	-	0.00
MoDOT - NW	0.00	-	0.00
MoDOT - SE	0.00	-	0.00
MoDOT - SL	0.00	-	0.00
MoDOT - SW	0.00	-	0.00
Political Subdivisions	0.00	-	0.00
Harris-Stowe State University	0.00	-	0.00
Missouri Southern State University	0.00	-	0.00
Missouri Western State University	0.00	-	0.00
Northwest Missouri State University	0.00	-	0.00
Southeast Missouri State University	0.00	-	0.00
Eastern District	0.00	-	0.00
Southern District	0.00	-	0.00
Western District	0.00	-	0.00
MoDOT - NWG (inactive)	0.00	-	0.00
OA - GS - Fleet Management	0.00	-	210,698.17
OA - ITSD CIO	0.00	-	0.00
OA - ITSD Fiscal	0.00	-	0.00
OA - ITSD State Data Center	0.00	-	0.00
OA - ITSD Network	0.00	-	0.00
OA - ITSD Security	0.00	-	0.00
OA - ITSD Web	0.00	-	0.00
OA - ITSD End User Support	0.00	-	0.00
OA - ITSD OA Support	0.00	-	0.00
OA - ITSD MDA	0.00	-	0.00
OA - ITSD DIFP	0.00	-	0.00
OA - ITSD DED	0.00	-	0.00
OA - ITSD DESE	0.00	-	0.00
OA - ITSD DHE	0.00	-	0.00
OA - ITSD DHSS	0.00	-	0.00
OA - ITSD DOLIR	0.00	-	0.00
OA - ITSD DMH	0.00	-	0.00
OA - ITSD DNR	0.00	-	0.00
OA - ITSD DPS	0.00	-	0.00
OA - ITSD DOR	0.00	-	0.00
OA - ITSD DSS	0.00	-	0.00
OA - ITSD DOC	0.00	-	0.00
OA - ITSD GIS	0.00	-	0.00
OA - ITSD MEDES	0.00	-	0.00
OA - FMDC - DESE - Reg 1	0.00	-	0.00
OA - FMDC - DESE - Reg 2	0.00	-	0.00
OA - FMDC - DESE - Reg 3	0.00	-	0.00
OA - FMDC - DESE - School for Blind	0.00	-	0.00
OA - FMDC - DESE - School for Deaf	0.00	-	0.00
OA - FMDC - DYS - STL Reg	0.00	-	0.00
OA - FMDC - DYS - NE Reg	0.00	-	0.00
OA - FMDC - DYS - NW Reg	0.00	-	0.00
OA - FMDC - DYS - SE Reg	0.00	-	0.00
OA - FMDC - DYS - SW Reg	0.00	-	0.00
DED - Admin	0.00	-	2,561.63

DED - DWD - Workforce Dev(Inactive)	0.00	-	0.00
DED - Div of Tourism	0.00	-	0.00
DED - Div of Energy (Inactive)	0.00	-	0.00
DED -Public Serv Commiss(Inactive)	0.00	-	0.00
DED -Missouri Art Council(Inactive)	0.00	-	0.00
DED - Public Counsel(Inactive)	0.00	-	0.00
DNR DEQ	0.00	-	0.00
DNR DEQ Water Protection	0.00	-	0.00
DNR DEQ WMP	0.00	-	0.00
DNR DEQ ERP	0.00	-	0.00
DNR DEQ Soil & Water Conserv Progr	0.00	-	0.00
DNR DEQ Environmental Services Prog	0.00	-	0.00
DNR DEQ Kansas City Regional Office	0.00	-	0.00
DNR DEQ Air Pollution Control Progr	0.00	-	0.00
DNR Dept Operations	0.00	-	0.00
DNR MGS	0.00	-	0.00
DNR MGS Land Reclamation	0.00	-	0.00
DNR MGS Water Resources	0.00	-	0.00
DNR MGS Geological Survey	0.00	-	0.00
DNR MGS Dam & Reservoir Safety	0.00	-	0.00
DNR Division of State Parks	0.00	-	0.00
DESE - Disabilities Determination	0.00	-	0.00
DHSS - Division of Administration	0.00	-	10,292.78
DHSS - State Public Health Lab	0.00	-	0.00
DHSS - Regulation and Licensure	0.00	-	1,794.74
DHSS - Community and Public Health	0.00	-	92.82
DHSS - Office of the Director	0.00	-	0.00
DHSS - Senior & Disability Service	0.00	-	0.00
DHSS - OFABS Group A	0.00	-	0.00
DHSS - OFABS Group B	0.00	-	0.00
DHSS - OFABS Group C	0.00	-	0.00
MDA - Ag Business Development	0.00	-	0.00
MDA - Animal Health	0.00	-	0.00
MDA -Grain Inspection & Warehousing	0.00	-	0.00
MDA - MASDA	0.00	-	0.00
MDA - Plant Industries	0.00	-	0.00
MDA - State Milk Board	0.00	-	0.00
MDA - Weights Measures & Cons Prot	0.00	-	0.00
MDA - Wine and Grape	0.00	-	0.00
SOS - Executive Services	0.00	-	0.00
SOS - Elections	0.00	-	0.00
SOS - Elections Federal	0.00	-	0.00
SOS - Administrative Rules	0.00	-	0.00
SOS - Securities	0.00	-	0.00
SOS - Business Services	0.00	-	0.00
SOS - Information Services	0.00	-	0.00
SOS - Wolfner Library	0.00	-	0.00
SOS - Wolfner Federal	0.00	-	0.00
SOS - Fiscal and Facilities	0.00	-	0.00
SOS - Central Services	0.00	-	0.00

SOS - Publications	0.00	-	0.00
SOS - Archives	0.00	-	0.00
SOS - Archives Federal	0.00	-	0.00
SOS - Records Management	0.00	-	0.00
SOS - Local Records	0.00	-	0.00
SOS - Library Administration	0.00	-	0.00
SOS - Library Reference	0.00	-	0.00
SOS - Library Development	0.00	-	0.00
SOS - Library Development Federal	0.00	-	0.00
MDA - Office of the Director	0.00	-	0.00
DOLIR Divisions	0.00	-	0.00
DOC - Algoa Correctional Ctr	0.00	-	0.00
DOC - Central Office	0.00	-	0.00
DOC - Jefferson City Corr Ctr	0.00	-	0.00
DNR DEQ Northeast Regional Office	0.00	-	0.00
DNR DEQ Southeast Regional Office	0.00	-	0.00
DNR DEQ St Louis Regional Office	0.00	-	0.00
DNR DEQ Southwest Regional Office	0.00	-	0.00
DNR Directors Office	0.00	-	0.00
DNR Div of Administrative Support	0.00	-	0.00
DMH - DO - Office of the Director	0.00	-	0.00
DMH - ADM - Div of Admin Services	0.00	-	0.00
DMH - ADA - Division of ADA	0.00	-	0.00
DMH - CPS - Division of CPS	0.00	-	0.00
DMH - NWM - NW Mo Psych Rehab Ctr	0.00	-	0.00
DMH - CBM - Ctr for Behavioral Med	0.00	-	0.00
DMH - FUL - Fulton State Hospital	0.00	-	38,505.13
DMH - HAW-Hawthorn Chldrn Psych Hos	0.00	-	4,033.46
DMH - MET - StL Forensic Trmt Ctr N	0.00	-	0.00
DMH - SLP -Stl Forensic Trmt Ctr	0.00	-	36,791.08
DMH - SEM - SE Mo Mental Health Ctr	0.00	-	0.00
DMH - SWM - SW Mo Psych Rehab Ctr	0.00	-	0.00
DMH - DD - Div of Dev Disabilities	0.00	-	0.00
DMH - BEL - Bellefontaine Hab Ctr	0.00	-	22,273.93
DMH - DTC - St Louis DDTC	0.00	-	12,682.40
DMH - HIG - Higginsville Hab Center	0.00	-	25,420.21
DMH - NWCS - NW Community Services	0.00	-	0.00
DMH - SCS - SW Community Services	0.00	-	22,152.40
DMH - SRS - SE Mo Residential Svcs	0.00	-	35,459.74
DMH - CMR - Central Mo Regional Ofc	0.00	-	0.00
DMH - KAN -Kansas City Regional Ofc	0.00	-	0.00
DMH - SIK - Sikeston Regional Ofc	0.00	-	0.00
DMH - SPR -Springfield Regional Ofc	0.00	-	0.00
DMH - SLR - St Louis Regional Ofc	0.00	-	0.00
DPS - HP - Crime Lab	0.00	-	0.00
DPS - HP - Aircraft	0.00	-	0.00
DPS - HP - Motor/Maint/Constr	0.00	-	2,909,525.25
DPS - HP - Training	0.00	-	0.00
DSS - Childrens Division	0.00	-	0.00

DSS - Directors Office	0.00	-	0.00
DSS - Division of Finance & Admin	0.00	-	0.00
DSS - Division of Legal Services	0.00	-	0.00
DSS - Division of Youth Services	0.00	-	0.00
DSS - Family Support Division	0.00	-	0.00
DSS - MO HealthNet	0.00	-	0.00
Governors Mansion	0.00	-	0.00
DOC - Boonville Correctional Ctr	0.00	-	0.00
DOC - Chillicothe Correctional Ctr	0.00	-	0.00
DOC - Cremer Therapeutic Comm Ctr	0.00	-	0.00
DOC - Crossroads Correctional Ctr	0.00	-	0.00
DOC - Eastern Recpt Diagn/Corr Ctr	0.00	-	0.00
DOC - Farmington Correctional Ctr	0.00	-	0.00
DOC - Fulton Recpt/Diagn Ctr	0.00	-	0.00
DOC - Transition Ctr of Kansas City	0.00	-	0.00
DOC - Maryville Treatment Ctr	0.00	-	0.00
DOC - Mo Eastern Correctional Ctr	0.00	-	0.00
DOC - Moberly Correctional Ctr	0.00	-	0.00
DOC - Northeast Correctional Ctr	0.00	-	0.00
DOC - Ozark Correctional Ctr	0.00	-	0.00
DOC - Potosi Correctional Ctr	0.00	-	0.00
DOC - Probation and Parole	0.00	-	0.00
DOC - So Central Correctional Ctr	0.00	-	0.00
DOC - Southeast Correctional Ctr	0.00	-	0.00
DPS - MO Veterans Cemeteries	0.00	-	0.00
DPS - MO Vet Cem Bloomfield	0.00	-	4,070.51
DPS - MO Veterans Home Cameron	0.00	-	13,339.73
DPS - MO Veterans Home Cape Girarde	0.00	-	9,046.35
DPS - MO Vet Cem Ft Leonard Wood	0.00	-	1,414.45
DPS - MO Vet Cem Higginsville	0.00	-	1,600.32
DPS - MO Vet Cem Jacksonville	0.00	-	0.00
DPS - MO Veterans Home Mexico	0.00	-	4,825.20
DPS - MO Veterans Home Mt Vernon	0.00	-	11,322.67
DPS - MO Vet Cem Springfield	0.00	-	4,198.43
DPS - MO Veterans Home St James	0.00	-	6,060.52
DPS - MO Veterans Home St Louis	0.00	-	7,557.51
DOC - Transition Ctr of St Louis	0.00	-	0.00
DPS - MO Veterans Home Warrensburg	0.00	-	5,621.91
DPS - MO Veterans Homes	0.00	-	0.00
DOC - Tipton Correctional Ctr	0.00	-	0.00
DOC - Training Academy Admin	0.00	-	0.00
DOC - Training Academy Central Rgn	0.00	-	0.00
DOC - Training Academy Eastern Rgn	0.00	-	0.00
DOC - Training Academy Western Rgn	0.00	-	0.00
DOC - Western Mo Correctional Ctr	0.00	-	0.00
DOC - Western Recpt Diagn/Corr Ctr	0.00	-	0.00
DOC - Womens E Recpt Diagn/Corr Ctr	0.00	-	0.00
DOC - Federal and Other Funds	0.00	-	0.00
DOC - Officer Clothing	0.00	-	0.00
DOC - Toxicology	0.00	-	0.00

DOC - Div of Rehabilitative Service	0.00	-	0.00
DHSS - Department Operations	0.00	-	0.00
DOC - Canteen	0.00	-	0.00
DOC - Canteen - Algoa Corr Ctr	0.00	-	0.00
DOC - Canteen - Boonville Corr Ctr	0.00	-	0.00
DOC - Canteen - Central Warehouse	0.00	-	0.00
DOC - Canteen - Chillicothe Corr Ct	0.00	-	0.00
DOC - Canteen - Cremer Thrp Com Ctr	0.00	-	0.00
DOC - Canteen - Crossroads Corr Ctr	0.00	-	0.00
DOC - Canteen - Estrn Rec/Diag/Corr	0.00	-	0.00
DOC - Canteen - Farmington Corr Ctr	0.00	-	0.00
DOC - Canteen - Farmington CSC	0.00	-	0.00
DOC - Canteen - Fulton CSC	0.00	-	0.00
DOC - Canteen - Fulton Rec/Diag Ctr	0.00	-	0.00
DOC - Canteen - Hannibal CSC	0.00	-	0.00
DOC - Canteen - Jeff City Corr Ctr	0.00	-	0.00
DOC - Canteen - Kansas City Reentry	0.00	-	0.00
DOC - Canteen - Kennett CSC	0.00	-	0.00
DOC - Canteen - Maryville Trtmt Ctr	0.00	-	0.00
DOC - Canteen - MO Estrn Corr Ctr	0.00	-	0.00
DOC - Canteen - Moberly Corr Ctr	0.00	-	0.00
DOC - Canteen - Northeast Corr Ctr	0.00	-	0.00
DOC - Canteen - Offender Finance	0.00	-	0.00
DOC - Canteen - Ozark Corr Ctr	0.00	-	0.00
DOC - Canteen - Poplar Bluff CSC	0.00	-	0.00
DOC - Canteen - Potosi Corr Ctr	0.00	-	0.00
DOC - Canteen - Probation & Parole	0.00	-	0.00
DOC - Canteen - South Cent Corr Ctr	0.00	-	0.00
DOC - Canteen - Southeast Corr Ctr	0.00	-	0.00
DOC - Canteen - St Joseph CSC	0.00	-	0.00
DOC - Canteen - Tipton Corr Ctr	0.00	-	0.00
DOC - Canteen - Trans Ctr St Louis	0.00	-	0.00
DOC - Canteen - Western MO Corr Ctr	0.00	-	0.00
DOC - Canteen - Wmns E Rec/Diag/Cor	0.00	-	0.00
DOC - Canteen - Wstrn Rec/Diag/Corr	0.00	-	0.00
DOC - Canteen - Div Adult Inst CO	0.00	-	0.00
DNR DSP Planning & Development	0.00	-	0.00
DNR DSP E Parks & S Historic Dist	0.00	-	0.00
DNR DSP Resource Mgmt & Interp	0.00	-	0.00
DNR DSP N Parks & Historic District	0.00	-	0.00
DNR DSP Directors Office	0.00	-	0.00
DNR DSP Historic Preservation	0.00	-	0.00
DNR DSP Facility & Visitor Services	0.00	-	0.00
DNR DSP Ozark District	0.00	-	0.00
DNR Petro Storage Tank Ins Board	0.00	-	0.00
DOC - Canteen - Div Offender Rehab	0.00	-	0.00
DOC - Canteen - Comm Whse-Eastern	0.00	-	0.00
DNR DSP Financial Info Resource Mgt	0.00	-	0.00
DPS - Admin Services Activities	0.00	-	0.00
DPS - Ag Administration	0.00	-	0.00

DPS - Tuition Assistance	0.00	-	0.00
DPS - Military Honors	0.00	-	0.00
DPS - Federal Drug Seizure	0.00	-	0.00
DPS - State Tuition Assistance	0.00	-	0.00
DPS - WWII Veterans Recognition	0.00	-	0.00
DPS - MO Military Family Relf Fund	0.00	-	0.00
DPS - Training Site Cafeteria	0.00	-	0.00
DPS - Training Site Billeting	0.00	-	0.00
DPS - Challenge Reimbursement	0.00	-	0.00
DPS - Missouri Youth Challenge	0.00	-	0.00
DPS - ARNG Environmental	0.00	-	0.00
DPS - Distance Learning	0.00	-	0.00
DPS - ARNG Communications	0.00	-	0.00
DPS - ARNG Security	0.00	-	0.00
DPS - AVCRAD Aviation Services	0.00	-	0.00
DPS - ARNG RPOM	0.00	-	0.00
DPS - ARNG Electronic Security	0.00	-	0.00
DPS - Administration & Support	0.00	-	0.00
DPS - Distance Learning Fees	0.00	-	0.00
DPS - AVCRAD Aviation SVC Security	0.00	-	0.00
DPS - St Joseph Firefighters	0.00	-	0.00
DPS - Lambert O&M	0.00	-	0.00
DPS - Jefferson Barracks O&M	0.00	-	0.00
DPS - St Joseph O&M	0.00	-	0.00
DPS - ANG St Joseph Environmental	0.00	-	0.00
DPS - ANG Lambert Environmental	0.00	-	0.00
DPS - ANG Security Lambert	0.00	-	0.00
DPS - ANG Security St Joseph	0.00	-	0.00
DPS - ARNG AM Rec& Reinvestment Act	0.00	-	0.00
DPS - ARNG Anti-Terrorism Prg Mgr	0.00	-	0.00
DPS - Emerg Mgmt Appx 1011	0.00	-	0.00
DPS - Automated Targets	0.00	-	0.00
DPS - AG Air Search & Rescue	0.00	-	0.00
DPS - AG Field Support	0.00	-	0.00
DNR DSP Business Services	0.00	-	0.00
OA - FMDC - Contracts Chapter 8	0.00	-	0.00
DHSS - Admin Fiscal Programs	0.00	-	0.00
OA - FMDC - OSPP	0.00	-	0.00
DNR Energy	0.00	-	0.00
Lt - Mo Council on the Arts	0.00	-	0.00
DCI - Dept of Commerce & Insurance	0.00	-	0.00
DCI - Credit Unions	0.00	-	0.00
DCI - Finance	0.00	-	0.00
DCI - Insurance	0.00	-	0.00
DCI - Professional Registration	0.00	-	0.00
DCI - Public Service Commission	0.00	-	0.00
DHEWD - Dept High Ed/Workforce Dev	0.00	-	0.00
DHEWD - Workforce Development	0.00	-	0.00
DCI - Office of Public Counsel	0.00	-	0.00
ARPA	0.00	-	0.00

OA - Prescrip Drug Monitoring Progr	0.00	-	0.00
DHSS - Div of Cannabis Regulations	0.00	-	798.54
MONG - OTAG	0.00	-	8,203.34
MONG - Admin Services	0.00	-	0.00
MONG - Field Support	0.00	-	0.00
MONG - Military Funeral Honors	0.00	-	17,257.22
MONG - Federal Drug Seizure	0.00	-	0.00
MONG - Air Search and Rescue	0.00	-	0.00
MONG - FAC 100% SRM	0.00	-	0.00
MONG - Automated Targets	0.00	-	671.81
MONG - Emergency Management	0.00	-	0.00
MONG - Tuition Assistance	0.00	-	0.00
MONG - WWII Veteran's Recognition	0.00	-	0.00
MONG - Cafeteria	0.00	-	0.00
MONG - ARNG Anti-Terrorism Prg Mgr	0.00	-	0.00
MONG - Telecom MXCL 100%	0.00	-	0.00
MONG - ARNG Environmental	0.00	-	4,351.39
MONG - ANG Security St Joseph	0.00	-	0.00
MONG - Distributed Learning	0.00	-	0.00
MONG - ANG St Joseph Environmental	0.00	-	0.00
MONG - Admin Services Activities	0.00	-	0.00
MONG - St Joseph Ops & Maint	0.00	-	0.00
MONG - ARNG RPOM Facilities	0.00	-	113,330.95
MONG - JEFF Barracks Ops & Maint	0.00	-	1,284.36
MONG - St Joseph Firefighters	0.00	-	0.00
MONG - ARNG Electronic Security	0.00	-	2,736.56
MONG - Administration and Support	0.00	-	15,222.52
MONG - AVCRAD Aviation Services	0.00	-	0.00
MONG - ARNG Communications	0.00	-	0.00
MONG - ARNG Security	0.00	-	5,442.31
DNR DEQ FAC	0.00	-	0.00
OA - FMDC - Leasing	0.00	-	0.00

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

November 19, 2026

WEX Bank
7090 South Union Park Center
Suite 350
Midvale, UT 84047
Attn: Ryan Paul
Ryan.Paul@wexinc.com
Attn: Danielle N Gesch
Danielle.Gesch@oa.mo.gov

The Christian County Commission voted in session today to award the contract renewal for Fuel Card Services to WEX Bank.

The terms and conditions of this contract are governed by State of Missouri Contract #CC260007001 Statewide Fleet Payment Solutions with Related Service (Wex Fuel Cards).

This contract is effective beginning December 15, 2026, through December 14, 2027.

Johnny Williams
Western Commissioner
Date: 11-19-26

Lynn Morris
Presiding Commissioner
Date: 11/19/26

Bradley A. Jackson
Eastern Commissioner
Date: 11-19-2026

Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Q3 Highway Department Update

Miranda Beadles

Highway Department updates for third quarter 2026.

ATTACHMENTS:

Q3 UPDATE HWY

Requested by: mbeadles@christiancountymo.gov 2026-10-26 13:31

Updated: 2026-11-13 11:39

Christian County Highway Department Q3 Update

11-19-2026

Bridge Projects

C1 Red Bridge Design: Environmental assessment was completed on 10/29, allowing us to submit for our ACOE 404 permit. SHPO process was completed on 11/4. Three of four properties have been acquired.

C2 Hawkins Bridge Design: Hawkins family requested an appraisal (a validation of appraisals also required by MoDOT), working through ROW negotiations. Waiting for the response from Hawkins Family.

C1 Chadwick Rd Bridge over Cedar Creek, FLAP Grant: Contract approved with Wilson & Co. for design. County has submitted for additional grant funds to replace the bridge (MoDOT Regional Bridge Program Grant). Grant announcement expected after 12/20.

Major Roadway Projects

C2 Sanders Valley Safety Improvements: ROW negotiations (TCE's only). Construction is expected in FY27.

C2 Tracker Rd & Nicholas Rd Improvements: Preliminary plans mostly complete. Utility meeting held on 11/12. Planning meeting with Nixa schools before the end of the month. Public meeting to be held this winter.

C2 Holder Rd Box Culvert Grant: Pending soft match funding approvals, we may be able to use that to fund the project.

C1 Keltner Rd Slab #2 Project: Construction complete.

C1 Rosemead Rd Stormwater Design: Right-of-way negotiations driving project redesign. Depending on requests, we may have to shelve project due to costs.

C1 Oldfield Rd Stormwater Project: Survey & Geotech complete. Preliminary design underway.

C2 Merritt & Carob Stormwater Project: Survey & prelim layout complete. Working on design alternatives to lower the cost.

C2 Jonesville Rd Improvement Project: Survey complete, working on prelim design.

County-Wide Tree Trimming Projects: Started on 11/9. C1 (Sandstone, Laurel, Mueler) and C2 (Emerald Hills Drive).

ARPA Projects

Design:

- C2 Tracker Rd Area-Wide Detention Design
    - Final stages: Possibility of work within County right-of-way to assist until detention can be built.
- C2 Wilson Rd River Crossing Plan
    - Plans complete, bid docs complete. Awaiting approval and funding for construction (no estimated time-frame).
- C2 James River Master Plan
    - Complete and shared with P&D for MS4 update.
- C2 Oak Grove Neighborhood Stormwater & Water Quality Design
    - Plans complete, bid docs complete. Awaiting approval and funding for construction (no estimated time-frame).
- C2 Dry Hollow Bridge Design
    - Plans, specs and bid docs will be complete this month. Awaiting approval and funding for construction (no estimated time-frame).
- C1 Swan Creek Master Plan
    - Completed on 11/12. Will be able to share through website.

In-House Forces Q3 FY26

Asphalt Work: 619.00 hrs, $1,673,400.85 (includes contractor paving)

Culvert Work: 166.50 hrs, $11,739.17

Hauling material & Grading: 1,064.00 hrs, $239.337.65

Tree Work: 2,349.50 hrs, $198,407.21

Brush Cutting: 3,359.00, $689,261.11

Misc.

TEAP Grant: Applied for the FY27 grant to finish out the sign collection project. Pending results of grant awards.

Purchased PavMaster 414 from City of Branson

Annual Resurfacing Program: **Completed**

C1	HMA	C/S	2-C/S	Tree Clearing
Total (LF)	26,477	5,988	15,296	
Total (Mi)	5.01	1.13	2.90	
Tons	6,148.3			
Total Cost	581,024.97	22,035.84	116,959.72	60,000.00

HMA: Mooney, Bornmann, Arbour, Swan Cave, Prairie Ridge, Larkspur

SCS: Monarch, Temple Hill, Martins Brach, Stwart Creek

DCS: Larose, Patterson, Rustic, Ellison

C1 Additional Work:

C1	HMA	C/S	2-C/S
Total (LF)	11,051.00	9,773.00	8,187.00
Total (Mi)	2.09	1.85	1.55
Tons	2,378.77		
Total Cost	187,435.30	33,960.71	60,712.59

HMA: Homestead, Beechtree, Mountainview, Fairview

DCS: Oldfield, Elkhhorn

SCS: Carter

Annual Resurfacing Program: **Completed**

C2	HMA	C/S	2-C/S	Tree Clearing
Total (LF)	42,065	60,608.89	5,108	
Total (Mi)	8.0	11.48	0.97	
Tons	7,626.2			
Total Cost	562,422.86	136,976.09	46,539.56	60,000.00

HMA: Rosedale, Twilight, Minnehaha, Honeysuckle, Holder, Hazels Run, Copper Creek, Country Hill, Dusty, Copper Ridge

SCS: Kerr, Old Limey, Wilson, Fern

DCS: Payne, Rosedale

C2 Additional Work:

C2	HMA
Total (LF)	3,165.00
Total (Mi)	0.60
Tons	808.01
Total Cost	80,733.83

HMA: Valley Woods, Torbert Hill, Tolbert Ct, Water Ln

Service Requests Q3 FY26

No. of Requests	137
Average Duration (Days)	3.2
% Closed	98.5%

Financials Q3 FY26

No. of Requisitions	308
Total $	1,197,628.38

Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Maintenance of USFS Portion of Pine Ridge & Morgan Roads

Miranda Beadles

Discussion of the renewal of AVA104704 (maintenance agreement) for Pine Ridge and Morgan Roads in the Common I Road District.

ATTACHMENTS:

Existing Agreement AVA104704

Maps

Requested by: mbeadles@christiancountymo.gov 2026-11-13 12:15

4928

FILE COPY

FS-2700-9f (07/93)
OMB No. 0596-0082
(Expires: 06/30/96)

U. S. DEPARTMENT OF AGRICULTURE Forest Service	Holder No. 1047-04	Issue Date 02/06/97	Expir. Date 12/31/26
PUBLIC ROAD EASEMENT	Type Site 751	Authority 720	Auth. Type _10_
National Forest Roads and Trails Act, October 13, 1964 (P.L.88-657) 36 CFR 251.50, et seq	Region/Forest/District 09/05/21		State/County 29/043
	Cong. Dist. 07	Latitude __-__-__	Longitude ___-__-__

THIS EASEMENT, dated this 6 day of FEBRUARY, 1997, from the United States of America, acting by and through the Forest Service, Department of Agriculture, hereinafter called Grantor, to the Christian County Court, Christian County, Missouri, hereinafter called Grantee.

WITNESSETH:

WHEREAS, the Grantee has applied for a grant of an easement under the Act of October 13, 1964 (78 Stat. 1089; 16 U.S.C. 532-538), for a road over certain lands owned by the United States in the County of Christian, State of Missouri, and administered by the Forest Service, Department of Agriculture. Ava RD

NOW THEREFORE, Grantor does hereby grant to Grantee an easement for a public road and highway along and across a strip of land, hereinafter defined as the right-of-way over and across the following described lands in the County of Christian, State of Missouri, and as shown on Exhibit A attached hereto:

Township 25 North, Range 20 West, 5th Principal Meridian,

Section 27: The Northeast Quarter of the Northwest Quarter

Said easement being a strip of land 40 feet wide, 20 feet each side of and adjoining at the centerline of the existing roads as presently located. The westerly road being called Pine Ridge Road and being approximately 1500 feet in length and occupying 1.4 acres, more or less; the easterly road being called Laughlin Road and being approximately 700 feet in length and occupying .6 acres, more or less with such additional width as required for accommodation of minor relief drainage ditches or wing ditches. The right-of-way is in conformity with and located on the ground according to the features and references shown on the map hereto attached and made a part hereof. The boundary lines of said easement shall be prolonged or shortened to begin and end on, and conform to a legal survey of the said easement shall be prolonged or shortened to begin and end on, and conform to a legal survey of the said described lands should such a survey ever be performed.

The word "right-of-way" when used herein means said strip of land whether or not there is an existing road or highway located thereon. Except where it is defined more specifically, the word "highway" shall mean roads or highways now existing or hereafter constructed on the right-of-way or any segment of such roads or highways.

P. BRUCE HARRIS
RECORDER OF DEEDS
CHRISTIAN COUNTY
Filed this 7th day
of April 1997
10:00 A.M.

This grant is made subject to the following terms, provisions, and conditions:

1. Outstanding valid claims, if any, existing on the date of this grant.

2. The easement herein granted is limited to use of the described right-of-way for the purpose of construction, operation, and maintenance of a highway and does not include the grant of any rights for nonhighway purposes or facilities; Provided, that the Forest Service shall not exercise its right to use or authorize the use of any portion of the right-of-way for nonhighway purposes when such use would interfere wit the free flow of traffic or impair the full use and safety of the highway; and Provided further, that nothing herein shall preclude the Forest Service from locating National Forest and other Department of Agriculture information signs on the portions of the right-of-way outside construction limits.

3. Any reconstruction of the highway situated on this right-of-way shall conform with plans, specifications, and written stipulations approved by the Forest Supervisor or authorized representative prior to beginning such reconstruction.

4. Consistent with highway safety standards, the Grantee shall:

   (a) Protect and preserve soil and vegetative cover and scenic and esthetic values on the right-of-way outside of construction limits.

   (b) Provide for the prevention and control of soil erosion within the right-of-way and adjacent lands that might be affected by the construction operation, or maintenance of the highway, and shall vegetate and keep vegetated with suitable species all earth cut or fill slopes feasible for revegetation or other areas on which ground cover is destroyed. The Grantee shall perform these activities where it is deemed necessary during a joint review between the authorized Forest Officer and Grantee prior to completion of the highway. The Grantee also shall maintain all terracing, water bars, leadoff ditches, or other preventative works that may be necessary to accomplish this objective. This provision also shall apply to waste disposal areas and slopes that are reshaped following slides that occur during or after construction.

5. The Grantee shall:

   Establish no borrow, sand, or gravel pits; stone quarry; permanent storage areas; sites for highway-operation and maintenance facilities; camps; supply depots; or disposal areas within the right-of-way, unless shown on approved construction plans, without first obtaining approval of the authorized Forest Officer.

6. The Grantee shall maintain the right-of-way clearing by means of chemicals only after the Grantor has given specific written approval. Application for such approval must be in writing and must specify the time, method, chemicals, and the exact portion of the right-of-way to be chemically treated.

7. The Forest Supervisor shall make the determination as to the necessity for cultural resource survey and data recovery, as a result of any proposed reconstruction and any maintenance beyond set maintenance limits of the highway facility, in compliance with the acts entitled An Act for the Preservation of American Antiquities, approved June 8, 1906 (34 Stat. 225, 16 U.S.C. 432-433), the Archeological Resources Protection Act of 1979 as amended, and the National Historic Preservation Act of 1966 as amended.

8. The Grantee does by the acceptance of this document covenant and agree for itself, its assigns, and its successors in interest to the property here granted or any part thereof, that the covenant set forth below shall attach to and run with the land:

   (a) That the Grantee shall operate the described property and its appurtenant areas and its buildings and facilities whether or not on the land therein granted as a public road, in full compliance with Title VI of the Civil Rights Act of 1964 and all requirements imposed by or pursuant to the regulations issued thereunder by the Department of Agriculture and in effect on the date of the this document to the end that no person in the United States shall, on the grounds of race, sex, color, religion, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any programs or activities provided thereon; and

   (b) That the United States shall have the right to judicial enforcement of these covenants not only as the Grantee, its successors and assigns, but also as to lessees and licensees doing business or extending services under contractual or other arrangements on the land therein conveyed.

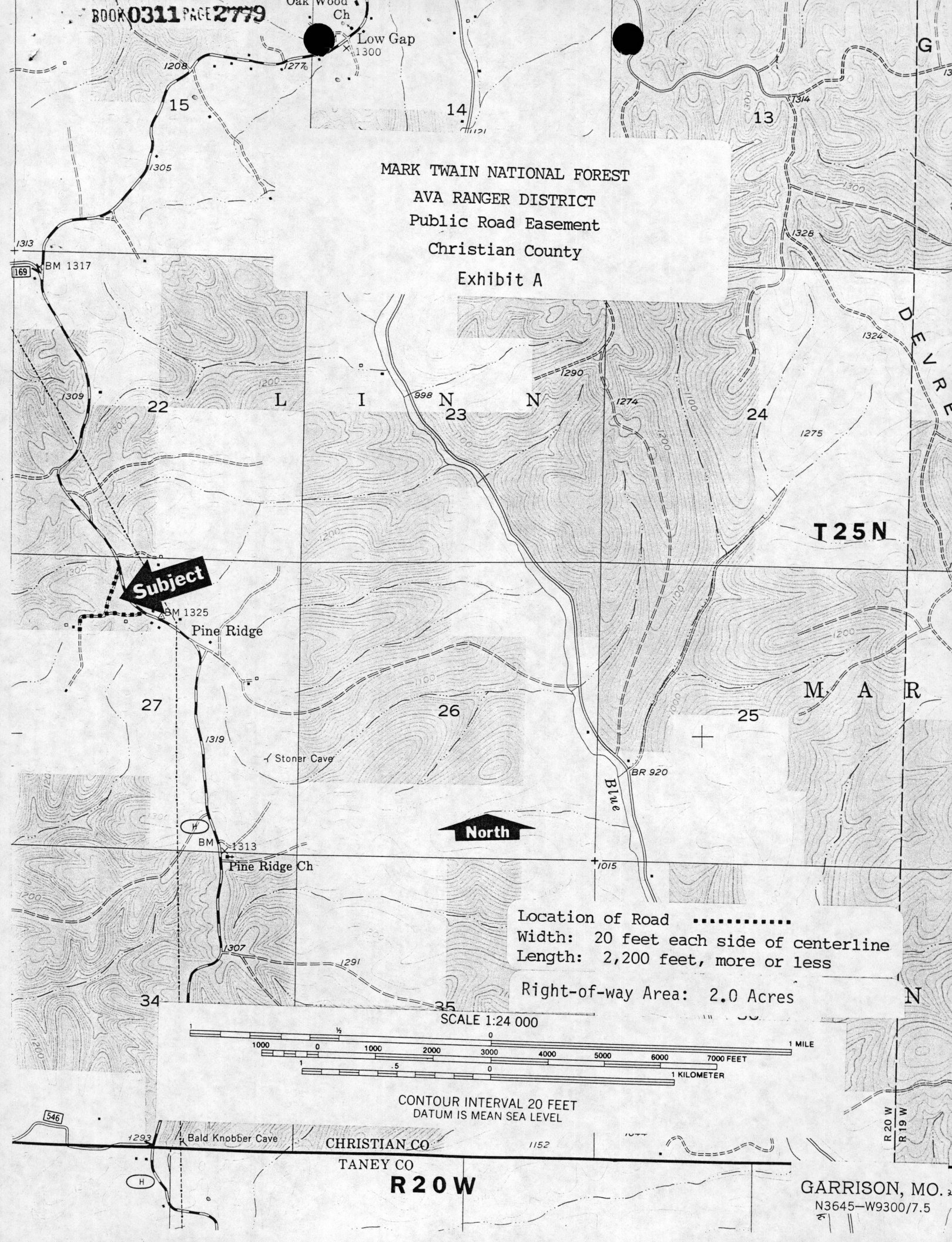
The Chief, Forest Service, may terminate this easement, or any segment thereof, (1) by consent of the Grantee, (2) by condemnation, or (3) after a five (5) year period of nonuse, by a determination to cancel after notification and opportunity for hearing as prescribed by law.

IN WITNESS WHEREOF, the Grantor by its Forest Supervisor, Forest Service, has executed this easement pursuant to the delegation of authority to the Chief, Forest Service, 7 CFR 2.60, and the delegation of authority by the Chief, Forest Service, dated August 22, 1984 (49 FR 34283), on the day and year first above written.

UNITED STATES OF AMERICA

By: Robert M. Wells
for RANDY MOORE, Forest Supervisor
Mark Twain National Forest
Forest Service
U.S. Department of Agriculture

BOOK 0311 PAGE 2779



BOOK 0311 PAGE 2780

ACKNOWLEDGEMENT

State of Missouri)
) SS
County of PHELPS)

On this 6 day of FEBRUARY, 1997, before me personally appeared ROBERT M. WILLIS, who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

James H. Turner Jr.
Notary Public

(SEAL)

My Commission Expires OCTOBER 26, 1998

JAMES H TURNER JR
NOTARY PUBLIC STATE OF MISSOURI
PHELPS COUNTY
MY COMMISSION EXP. OCT. 26,1998

Public reporting burden for this collection of information, if requested, is estimated to average 1 hour per response for annual financial information; average 1 hour per response to prepare or update operation and/or maintenance plan; average 1 hour per response for inspection reports; and an average of 1 hour for each request that may include such things as reports, logs, facility and user information, sublease information, and other similar miscellaneous information requests. This includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Agriculture, Clearance Officer, OIRM, AG Box 7630, Washington D.C. 20250; and to the Office of Management and Budget, Paperwork Reduction Project (OMB # 0596-0082), Washington, D.C. 20503.

STATE OF MISSOURI
COUNTY OF CHRISTIAN } IN THE RECORDER'S OFFICE

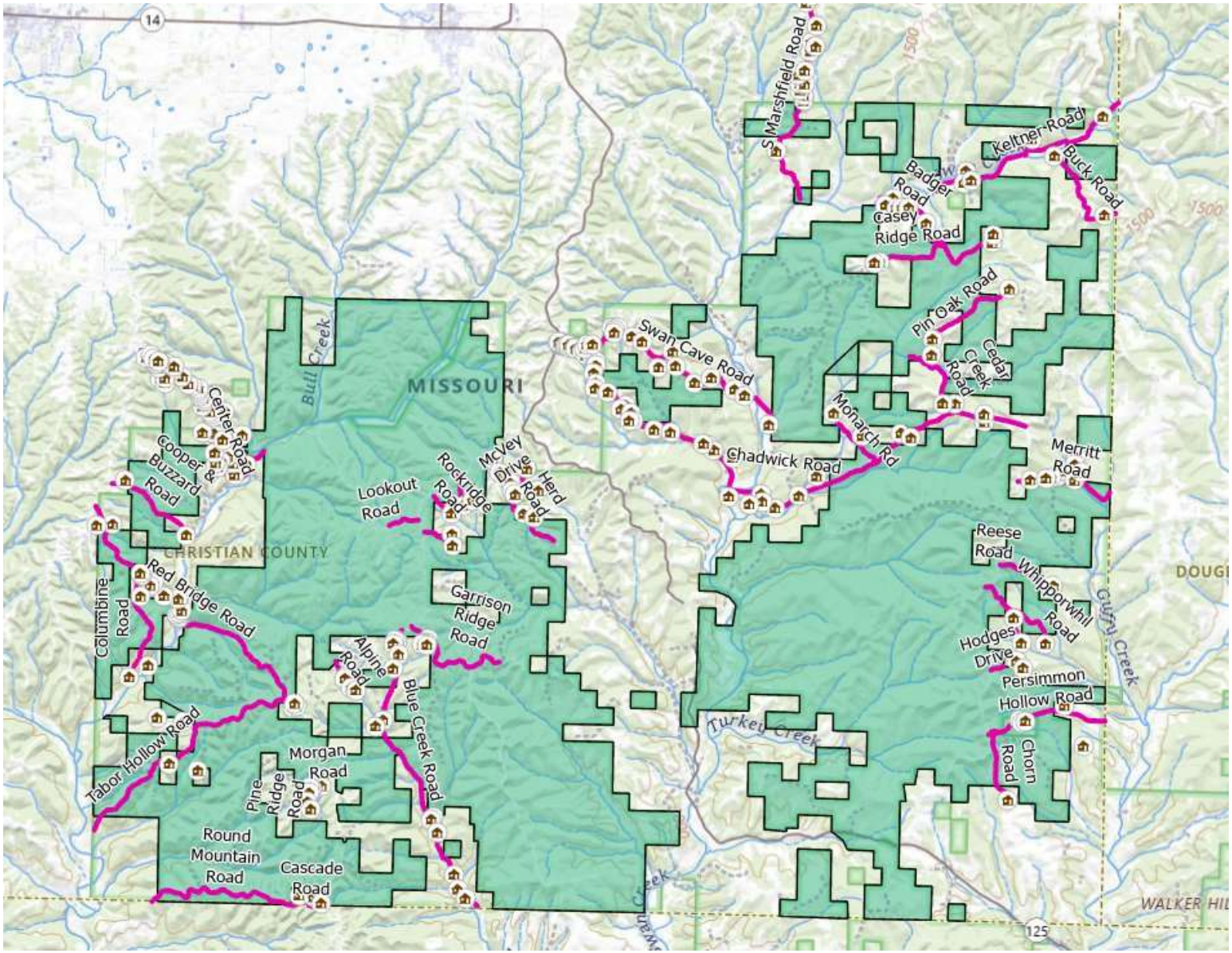
I, P. BRUCE HARRIS, Recorder of said County, do hereby certify that the within instrument of writing was at 10 o'clock and 00 minutes A m., on the 17th day of April, 1997, duly filed for record in my office and duly recorded in the Records of this office in Book 311 at page 2776-2780.

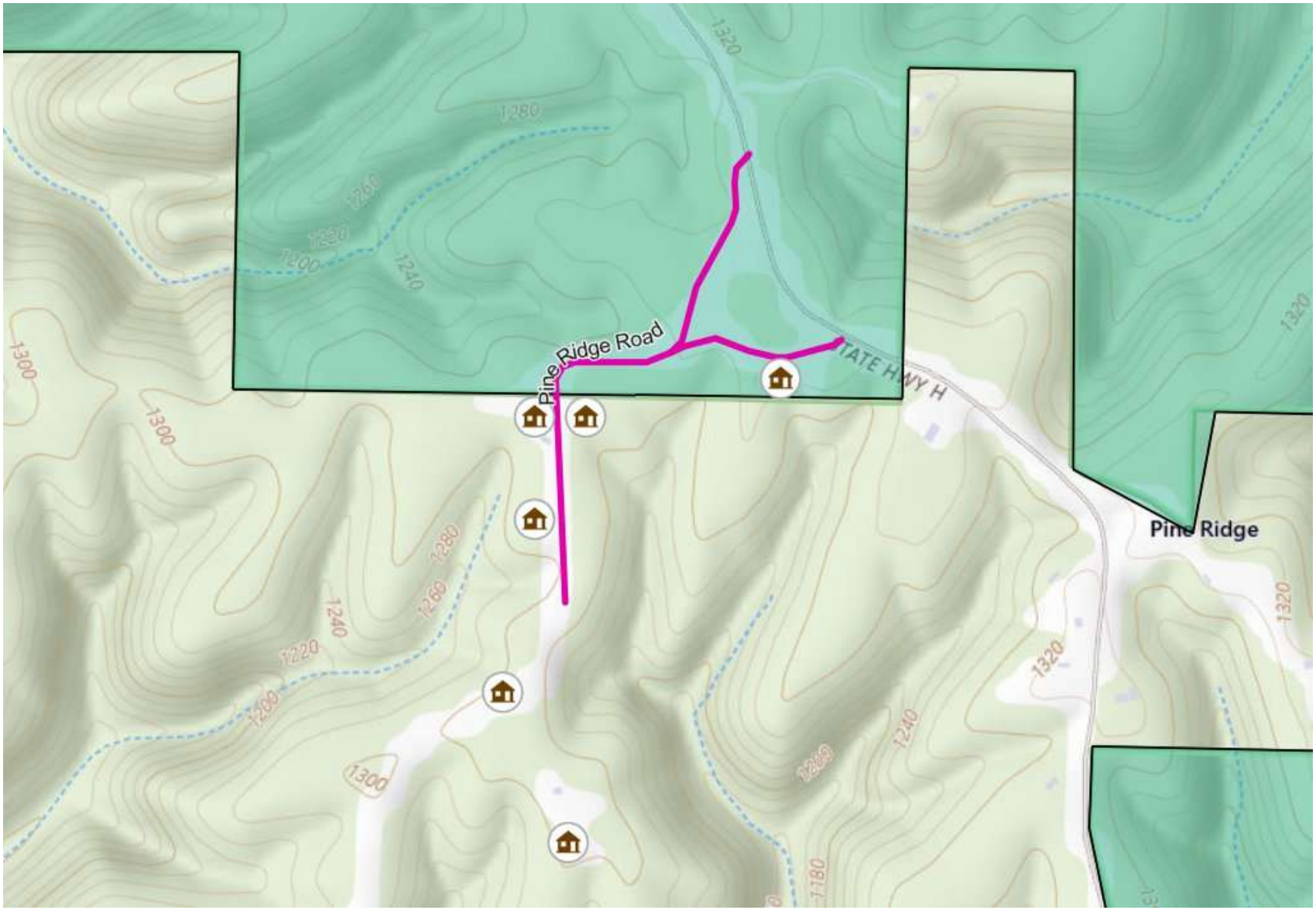
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Ozark, Missouri, this 17th day of April, a.d., 1997

P Bruce Harris Recorder

Roy Meadows Deputy

Elkins-Swyers Co., Springfield, Mo. - W-846


14
MISSOURI
CHRISTIAN COUNTY
Bull Creek
Center Road
Cooper & Buzzard Road
Red Bridge Road
Columbine Road
Tabor Hollow Road
Round Mountain Road
Cascade Road
Pine Ridge Road
Morgan Road
Alpine Road
Blue Creek Road
Garrison Ridge Road
Lookout Road
Rockridge Road
McVey Drive
Herd Road
Swan Cave Road
Chadwick Road
Monarch Rd
Pin Oak Road
Cedar Creek Road
S Marshfield Road
Badger Road
Casey Ridge Road
Keltner Road
Buck Road
Merritt Road
Reese Road
Whippoorwhill Road
Hodges Drive
Persimmon Hollow Road
Chorn Road
Turkey Creek
Gulley Creek
1500
125


Pine Ridge Road
Pine Ridge
1320
1280
1260
1220
1200
1240
1300
1180

Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Emergency Management Quarter 3 Report

Jamie Orlando

Review of Quarter 3 from Emergency Management

Requested by: jorlando@christiancountymo.gov 2026-10-28 10:48

Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Burn Ban Discussion

Jamie Orlando

Our Current Burn Ban is set to expire on November 21 and we will be discussing our next steps, whether to extend it or not renew.

Requested by: bporterfield@christiancountymo.gov 2026-11-16 12:09

Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Resource Management 3rd Qtr Report

Todd Wiesehan

Report is now attached

Requested by: toddw@christiancountymo.gov 2026-11-16 10:28

Updated: 2026-11-16 11:52

Resource Management Department
2026 – 3rd Quarter Report
to the
County Commission



November 19, 2026

RMD Summary

The first three 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.

While a precise completion date for the new building has been difficult to pin down over the summer months, staff continues to prepare 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 throughout 2026.

- 11 rezoning requests were recommended for approval by the Planning and Zoning Commission involving a total of 115.22 acres.



Residential Development

The climate for residential development has been steady so far this year in terms of the creation of potential residential properties. During the third quarter, our office processed 26 Administrative Minor Subdivision applications, re-plats and lot line adjustments. In total, 33 new lots and parcels were created which are potential residential building sites.
There was one major subdivision approved which will add 8 new lots and we currently have two named subdivisions in the works which will add 17 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
- Jesus is Real Warehouse
- Possible Expansion at Creative Associates
- Kingdom Hall McDonalds (coming soon)

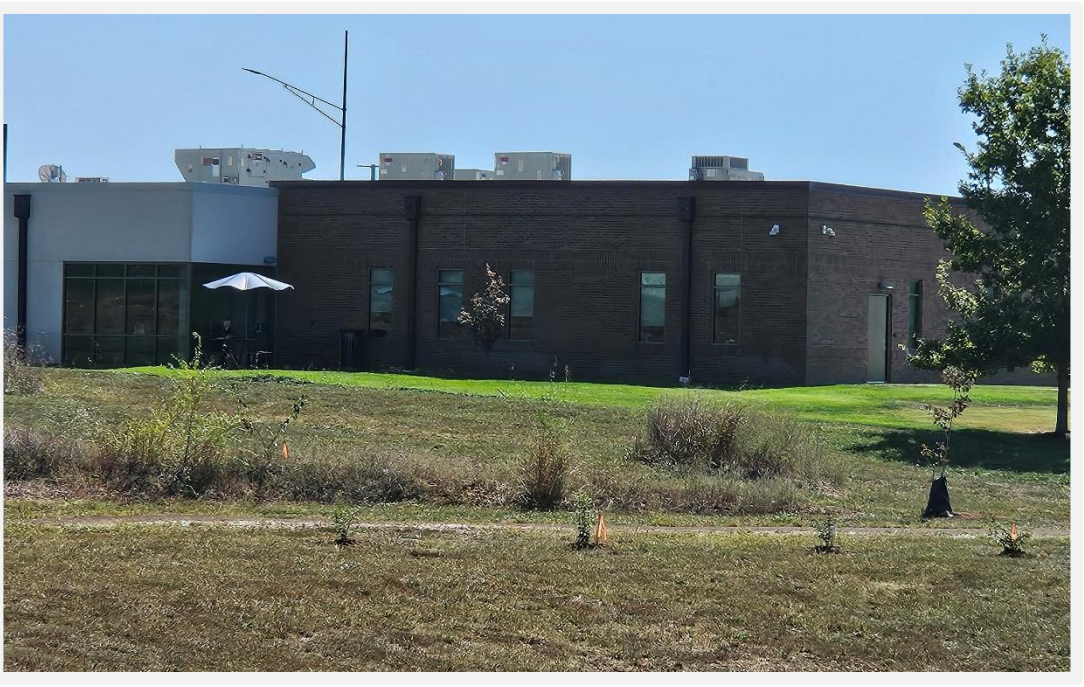
Grant Activity

We accepted a $5,900.00 grant from White River Valley Electric Cooperative to fund the purchase of a significant number of trees to populate the new campus property. To date, we have acquired a total of 85 trees and plants along with watering bags and a portable water tank to help maintain these trees until they have a chance to fully establish themselves. Richard and his staff did a fantastic job to get them all planted in a fairly short period of time.

If all goes well, the selection and placement of the various species will develop over time into an inviting and colorful backdrop for this new public space.







Building Inspections

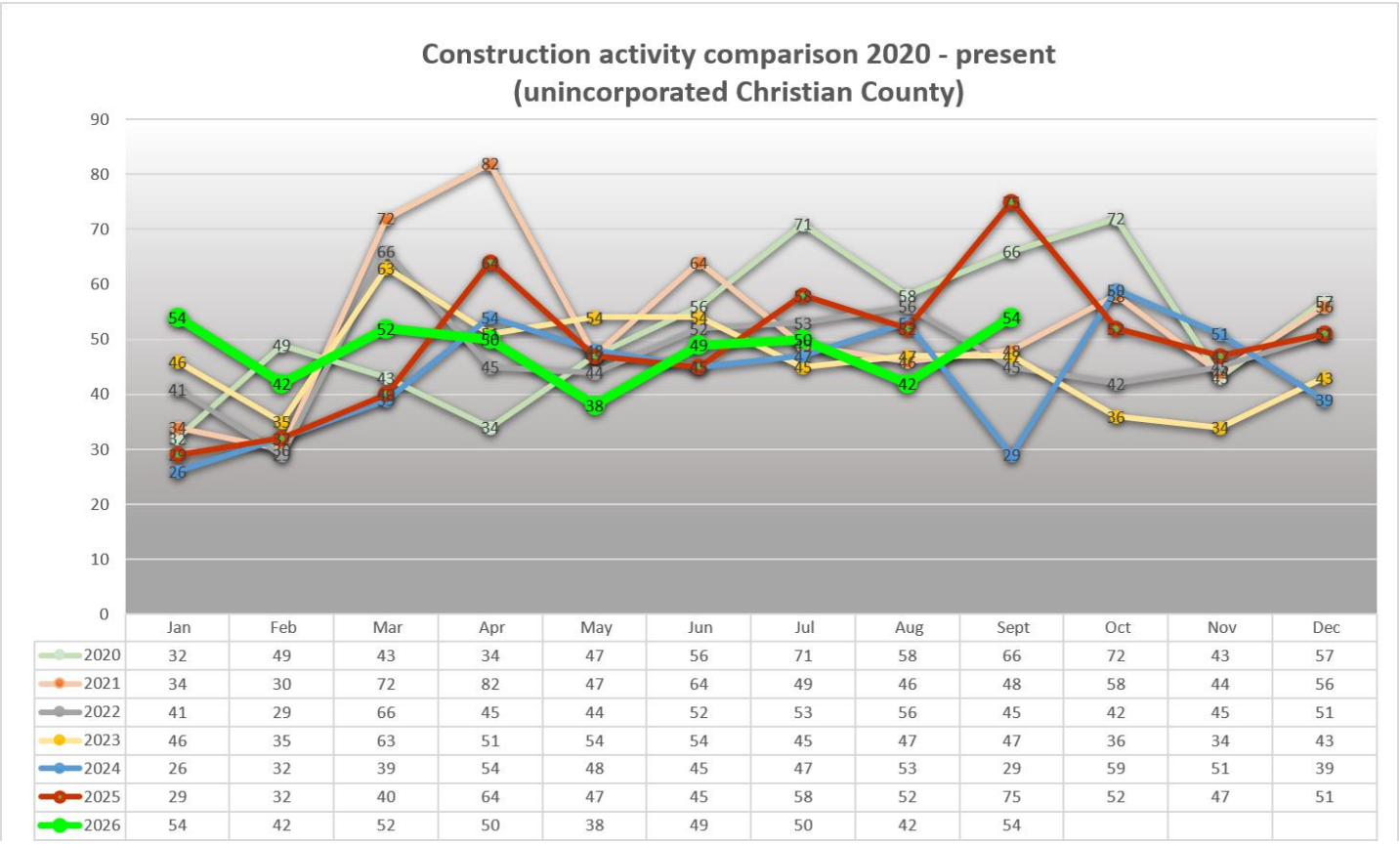


As we progressed through the third quarter of 2026, the pace at which we issued new construction related permits fell slightly behind that which occurred over the same period in 2025.

Notwithstanding the foregoing, our overall numbers remain fairly strong despite the slight decline (compared to Q3-25) which carried through the summer. This may be associated with the continued unrest in the middle east and the ripple effects of the spike in fuel cost etc. At some point, as these factors change, it will be interesting to monitor how quickly and to what degree development increases.

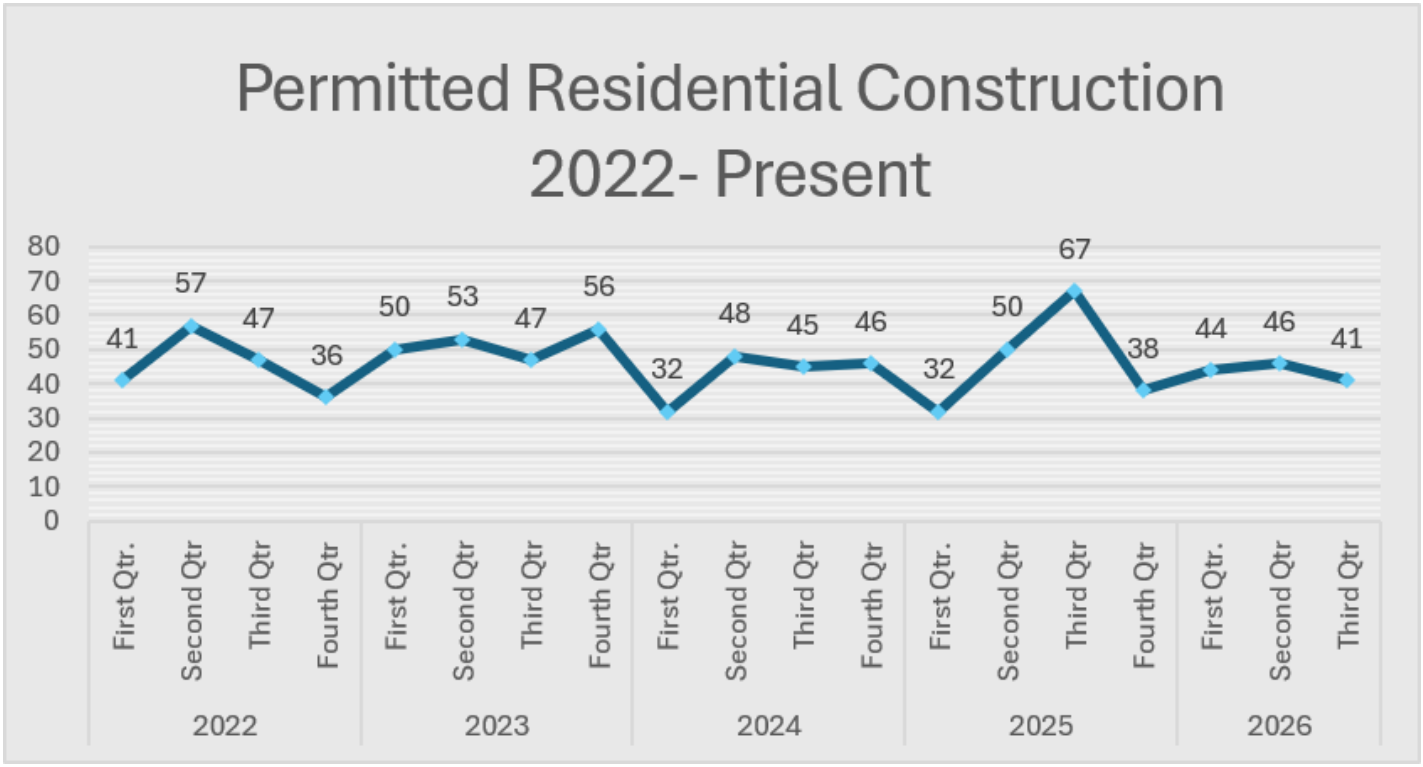
The chart below shows the number of Building Permits issued by month over the past seven years. The current year is represented by the bright green line. As you can see, we have had a fairly strong and consistent three quarters of activity with no extreme highs or lows. For comparison, the information 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 County Commission entered into an Intergovernmental Agreement with the City of Billings wherein the County now provides building inspection services for projects located within the Billings city limits.



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2020	32	49	43	34	47	56	71	58	66	72	43	57
2021	34	30	72	82	47	64	49	46	48	58	44	56
2022	41	29	66	45	44	52	53	56	45	42	45	51
2023	46	35	63	51	54	54	45	47	47	36	34	43
2024	26	32	39	54	48	45	47	53	29	59	51	39
2025	29	32	40	64	47	45	58	52	75	52	47	51
2026	54	42	52	50	38	49	50	42	54			

The graph below illustrates the number of permits issued by quarter for residential dwellings. 2026 has been steady in terms of the number of new homes we are seeing constructed. We do, however expect the year will end up showing a slight decline as compared with 2025 with regard to the number of new residences.



Earlier this year, the Building Code Commission had agreed to direct staff to move forward toward the adoption of updated 2018 building codes which would replace the current 2012 version. This move would make the County consistent with the current codes being used by the cities of Nixa, Ozark and Sparta.

After preparing a document which includes all of the specific amendments and deletions intended to better tailor the 2018 code for our community, we were made aware that our larger cities are considering an upgrade to the 2021 codes which would make them consistent with Springfield. Because one of the key goals of our own upgrade was to be consistent across the county, we have placed the matter on hold to possibly join Ozark and Nixa in doing an update to the 2021 codes next year. In the coming months, we will coordinate with our partner cities to finalize plans and begin to schedule the statutorily required public meetings to review the adoption of the new codes and then make any changes or amendments to the draft 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

The County's State General Operating Permit which is issued through the Missouri Clean Water Commission has been renewed through September 30, 2031. A great deal of credit goes to Josh Bird who invested significant hours updating and completing the required application documents. The receipt of this renewal is an indication that the MS4 program we have in place meets all current requirements. This does not, however mean that we can ignore the need to stay up to date and make preparations for increased requirements in the future.

During the second and third quarters 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. The initial projected cost of this project was somewhat higher than expected. We are continuing to narrow the scope of this project to keep the proposed cost within budgetary constraints.

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 numerous 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
- Annual sexual harassment training

As we look forward to relocating to the new building, I anticipate we will see an increased interest in parties wishing to utilize the larger and more modern space. With that in mind, it may be worthwhile to establish some new and more formalized guidelines specific to the new location which consider issues such as:

- Who is allowed to utilize the space
- What meetings take priority
- Security/control of access for non-employee supervised meetings
- Other considerations

Respectfully submitted,



Todd M. Wiesehan, Director

Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Rezoning Cases

Todd Wiesehan

Case # 2026-0232 D&P Development LLC, Proposed Rezoning of +/- 39.90 Acres Located Within Parcel # 09-0.8-28-0-0-1.000 from A-1 (Agriculture) to R-1 (Suburban Residential), Schupbach Road, Clever, Missouri
Case # 2026-0249 Dikarev - Selmore Heights, Proposed Rezoning of +/- 1.70 Acres Located Within Parcel # 18-0.2-09-0-0-1.000 from C-1 (Neighborhood Commercial) to C-2 (General Commercial), Selmore Road, Ozark, Missouri
Case # 2026-0257 Rite Development Inc., Proposed Rezoning of +/- 37.54 Acres Located Within Parcel # 07-0.8-33-0-0-15.000 from A-1 (Agriculture) to R-1 (Suburban Residential), 2757 Rose Hill Road, Billings, Missouri

Requested by: slee@christiancountymo.gov 2026-11-13 11:28

Christian County
Planning & Zoning Commission
Recommendation & Staff Report
To the County Commission

DATE: November 19, 2026

CASE NUMBER: 2026-0232

APPLICANTS: David Emerson / D&P Development

LOCATION: Schupbach Rd. south of Willoughby Rd, Clever

REQUEST: Change zoning classification of this property to R-1 (Suburban Residence)

CURRENT ZONING: A-1 (Agriculture District)

CURRENT LAND USE: Single family residence / Agricultural

SURROUNDING ZONING: North: A-1 East: RR-1, A-1
South: A-1 West: AR, A-1

SURROUNDING LAND USES: Surrounding land uses include large agricultural tracts combined with multiple single family platted subdivisions nearby.

ATTACHMENTS:
1. Application
2. Site Maps
3. Photos of Site

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 39.9+/- acre tract in the county to R-1 in order that it can be lawfully developed and utilized as a location for a future primary use, which would be acceptable within the R-1 district.

BACKGROUND AND SITE HISTORY:

The property being considered has historically been used as farmland with a residence.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this tract as appropriate for agricultural or dispersed residential uses.

Compatibility:

The subject parcel is located adjacent to other agricultural tracts of land but is also located less than 500 feet from multiple existing platted single family subdivisions.

Connectivity:

The subject property has approximately 1,300 feet of direct frontage along Schupbach Rd.

PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

No specific provisions for landscaping or buffering have been offered or will be required at this time.

Building Design:

Any new construction would be subject to permitting by the Building Inspections Department and relevant Zoning Regulations.

Access:

The parcel has an existing agriculture entrance off of Schupbach Rd.

Utility Services:

The property is currently undeveloped. Added residential development would require individual or shared private wells and individual septic systems as access to public water and sewer are not available.

ENVIRONMENTAL ANALYSIS:

There are no mapped sinkhole areas or areas of flood hazard located on this property.

If this property is rezoned to R-1 and later developed for single family residences, issues related to stormwater management and erosion control will be addressed in a separate process.

The availability of future well locations and septic systems will be at the discretion of MoDNR and the Christian County Health Department respectively.

TRANSPORTATION ANALYSIS:

Traffic Impact:

The question of rezoning will not in itself impact traffic. Assuming the intent is to add multiple homes on this 39.9 +/- parcel, we must consider the existing nearby road network.

Both Willoughby and Schupbach roads are high level collector roads maintained by the Common Two Road Department. At most, the subject parcel might add 10 additional homes to the area. The number of added trips in this area would be expected to have little to no impact to the volume capacity of the nearby road network.

PUBLIC COMMENTS:

At the October 19, 2026 public hearing several residents in the surrounding area expressed concerns regarding:

- The potential for stormwater and flooding issues as a result of development
- Increased use of well water in the area
- Added families and homes in the area

STAFF COMMENTS:

This request for a change in zoning from A-1 to R-1 would potentially allow for the future development of added homes to the area. The location of the property adjacent to a well maintained County road and its proximity to other residential developments and the City of Clever are factors which support this change.

RECOMMENDATIONS:

After reviewing the application and staff report, accepting public comment, and having further discussion, the P&Z Commission passed a motion to recommend approval by a unanimous vote.

Todd M. Wiesehan
Executive Secretary
Christian County Planning and Zoning Commission

PLANNING & ZONING COMMISSION RECOMMENDATION & STAFF REPORT TO THE COUNTY COMMISSIONERS

Request for Zoning Change
ISLAND GROVE – PHASE 1
Case #ZON-2021-2500 & PLT-2021-2501

APPLICANT: David Erickson / ORP Development
PROPERTY OWNER: M-I Agri Operations
REQUEST: R-1 (Suburban Residence District)


Satellite Ground Site and Offloading Site Areas

Bedroom
Bedroom
Bedroom

Detailed Site Description

The applicant proposes the construction of a 2,000 square foot (SF) retail store and a 1,000 SF coffee shop on the 1.5 acre site. The site is currently undeveloped and is bordered by Main Street to the north and Oak Avenue to the east.



BACKGROUND AND SITE HISTORY:

(Click on the following links to jump to the section of interest)

PLANNING / LAND USE ANALYSIS:

Land Use Plan:

- Land Use Element and Map are silent on any uses other than two as approved by Conditional Use Permit.
- Land Use Element and Map are silent on any uses other than two as approved by Conditional Use Permit.

Zoning:

- Current zoning is standard setback of 5, side and rear setback of 20 feet and front setback of 30 feet. Lot coverage is 30% and height limit is 35 feet.

PLANNING LAND USE ANALYSIS (cont)

The subject property has approximately 1,300 feet of street frontage along Hollywood Blvd.

PROJECT/SITE ANALYSIS

Landscaping Software
- Landscaping software is developing in defining how users utilize it yet to be developed.

Zoning Laws
- Zoning information can be found in permitting via the Zoning Inspectors Department of Community Development.

Zoning Map
- The parcel lies in existing agriculture reserve of Loudoun Co.

Soil Survey
- Soil survey information can be found in the Loudoun County Soil and Water Conservation District and also in the Loudoun County Soil Survey Publication.
- Soil survey information is also available online.

ENVIRONMENTAL IMPACTS

There are no negative environmental impacts anticipated as a result of these hazards located on this property.

In the unlikely event that a release of PCP were discovered the state, facility, landowners should adhere to standard best management practices (BMPs) and contain and remediate the release as necessary.

Due to proximity to surface water, the use of PCP is not recommended. Other BMPs should be used instead.

Standard/Control system tests

Traffic

- Test system capacity of receiving call from SIP based traffic. Assuming the capacity is 10 calls per second, the system should be able to receive 10 calls per second and process them.

Both Wireguard and Strongswan tunnels can run but not concurrent. Initial measurements show that Strongswan can handle more traffic than Wireguard. Wireguard can handle around 1.5 Gbps of traffic. Strongswan can handle around 2.5 Gbps of traffic. Further tests will be done to find out the exact capacity of the routing rules network.

TOGAF COMPONENTS

- Architecture Development Method (ADM) – the core, generic method for architecture development
- Architecture Content Framework – the structural model for architectural work products and their interrelationships
- Enterprise Continuum – a view of the repository providing methods for classifying architectural and solution artifacts
- TOGAF Reference Models – including the Technical Reference Model (TRM) and the Integrated Information Infrastructure Reference Model (III-RM)
- Architecture Capability Framework – the organization, processes, skills, roles, and responsibilities required to establish and operate an architecture practice within an enterprise

ADM: Architecture Vision

- Develop the high-level aspirational vision of the capability and obtain approval to proceed with the architecture project
- Define the scope of the architecture effort, identifying the stakeholders, their concerns, and their business requirements that need to be addressed
- Confirm the business goals and strategic drivers that will govern the architecture effort
- Examine the current baseline business architecture, technology architecture, data architecture, and application architecture, at a high level
- Define the target architecture at a high level, in order to understand the scope of the effort required
- Address the key stakeholder concerns and business requirements
- Produce an Architecture Vision document describing how the proposed architecture will meet the business and stakeholder objectives, and overcome business problems

ADM: Business Architecture

- Develop the Business Architecture to support the agreed Architecture Vision
- Describe the current baseline Business Architecture
- Develop the target Business Architecture
- Analyze the gaps between the baseline and target Business Architectures
- Select building blocks that are available to realize the Business Architecture
- Resolve impacts across the Architecture Landscape
- Conduct formal stakeholder review
- Finalize the Business Architecture
- Create Architecture Definition Document

ORDER NO. 11-19-2026-02

ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: November 19, 2026

SUBJECT: CASE NUMBER 2026-0232

TEXT:

D&P DEVELOPMENT LLC, petitions the Christian County Commission to rezone a 39.90 +/- acre tract of land from A-1 (Agriculture District) to R-1 (Suburban Residence District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map at SCHUPBACH RD., CLEVER, MISSOURI, located within Parcel # 09-0.8-28-000-000-001.000 which is legally described as follows:

A PART OF THE EAST ONE HALF (E½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M. IN CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS;
COMMENCING AT AN EXISTING MONUMENT AT THE NORTHEAST CORNER, SAID SECTION TWENTY-EIGHT (28); THENCE SOUTH 03°06'49" WEST ALONG THE EAST LINE OF THE EAST HALF (E½) OF THE NORTHEAST QUARTER (NE¼), SAID SECTION TWENTY-EIGHT (28) 431.34 FEET TO AN EXISTING 60D NAIL AND SAID 60D NAIL MARKS THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 03°06'49" WEST ALONG SAID EAST LINE OF THE EAST HALF (E½) OF THE NORTHEAST QUARTER (NE¼), SAID SECTION TWENTY-EIGHT (28), 1285.64 FEET TO AN IRON PIN; THENCE NORTH 89°06'58" WEST, 1299.86 FEET TO AN IRON PIN SET ON THE WEST LINE OF THE EAST HALF (E½) OF THE NORTHEAST QUARTER (NE¼), SAID SECTION TWENTY-EIGHT (28); THENCE NORTH 02°23'58" EAST ALONG SAID WEST LINE OF THE EAST HALF (E½) OF THE NORTHEAST QUARTER (NE¼), SAID SECTION TWENTY-EIGHT (28), 1284.77 FEET TO AN IRON PIN; THENCE SOUTH 89°07'51" EAST, 1315.90 FEET TO THE ABOVE MENTIONED TRUE POINT OF BEGINNING.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on October 19, 2026, review this request and hear public comment, and;

WHEREAS, they subsequently issued a recommendation for approval of this request by a unanimous vote.

NOW, THEREFORE, after additional review of this case and having heard additional public comment the Christian County Commission did this day, upon a motion by Commissioner Williams, seconded by Commissioner Jackson, by a unanimous vote, approve this request.

IT IS HEREBY ORDERED that the zoning classification for the above described property be changed and reflected on the Christian County Zoning map as R-1

(Suburban Residence District) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

Done this 19th day of November 2026, at 10:15 a.m.

CHRISTIAN COUNTY COMMISSION

Lynn Morris
Presiding Commissioner

Yes ✓
Dated: 11/19/26

Bradley A. Jackson
Commissioner, Eastern District

Yes ✓
Dated: 11-19-2026

Johnny Williams
Commissioner, Western District

Yes ✓
Dated: 11-19-26

ATTEST:

Paula Brumfield BY: EF

Paula Brumfield
County Clerk

COUNTY CLERK SEAL CHRISTIAN COUNTY, MO.

Christian County
Planning & Zoning Commission
Recommendation & Staff Report
To the County Commission

DATE: November 19, 2026

CASE NUMBER: 2026-0249

APPLICANTS: Alex Dikarev

LOCATION: Selmore Rd. north of the Selmore Overpass, Ozark

REQUEST: Change zoning classification of this property to C-2 (General Commercial)

CURRENT ZONING: C-1 (Neighborhood Commercial)

CURRENT LAND USE: Vacant except for 3 billboards

SURROUNDING ZONING: North: R-1 East: A-1
South: C-2 West: US 65, A-1

SURROUNDING LAND USES: Surrounding land uses include a mix of large agricultural tracts, US Hwy 65, Commercial and SFR

ATTACHMENTS:

1. Application
2. Site Maps
3. Photos of Site

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 1.7+/- acre tract in the county to C-2 in order that it can be lawfully developed and utilized as a location for a future primary use, which would be acceptable within the C-2 zoning district.

BACKGROUND AND SITE HISTORY:

This property is a part of a longer strip of land located between US65 and Selmore Road which was the result of the construction of the modern highway many years ago. The area was surveyed and platted as the Semore Heights Subdivision in 1976. The subject property contains Lots 3, 4, 5 & 6.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this area as appropriate for dispersed residential and agricultural uses. It should also be noted that the County's Comprehensive Plan recognizes that commercial and industrial uses would typically be seen as appropriate along major transportation corridors such as US HWY 65 which adjoins these subject properties.

Compatibility:

The subject parcel is located adjacent to a commercial zoned property to the south and residentially developed property to the north and northeast. Generally, commercial and industrial uses would be seen as appropriate along major transportation corridors such as this. Development tends to act as a buffer between the high intensity use of the highway decreasing toward lower intensity uses such as residential and agricultural located eastward.

The property located directly to the east is zoned A-1 Agriculture and is currently undeveloped. A-1 parcels do not carry the same buffering/distancing requirements as properties which have a residential zoning designation which might otherwise have some level of impact on the development of this parcel.

Connectivity:

The subject property has approximately 860 feet of direct frontage along Selmore Rd.

PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

While no specific provisions for landscaping or buffering have been offered or will be required at this time, it is important to note that within the C-2 district there are several potential land uses/business types which have a built in distancing requirement from residential districts or residences.

The north end of the subject property would be affected by these requirements. These requirements combined with the presence of an

existing 100' wide electric easement create an even more significant distance buffer. An exhibit is included with the maps to illustrate this point.

Building Design:

Any new construction would be subject to permitting by the Building Inspections Department and relevant Zoning Regulations.

Access:

The only existing access to the property is located on the northern end, directly across from Old Prospect Rd. Formal development of that access point or any other will require the approval of the Selmore Special Road District. The attached photos suggest this property has more than adequate sight distance to establish a driveway access point.

Utility Services:

Because the site is vacant other than the existing billboard signs, it is believed that no utilities are currently present.

The property is also bisected by a 100 ft wide electric easement which passes through the north end of the property.

ENVIRONMENTAL ANALYSIS:

There are no mapped sinkhole areas or areas of flood hazard located on this property.

If this property is rezoned to C-2 and later developed with commercial structures, issues related to stormwater management and erosion control will be addressed during the development review process.

The availability of future well locations and septic systems will be at the discretion of MoDNR and the Christian County Health Department respectively.

TRANSPORTATION ANALYSIS:

Traffic Impact:

The question of rezoning will not in itself impact traffic. However, when the site is developed and depending on the type of business proposed, staff and the Special Road district may require some level of traffic study to determine if specific improvements may be required.

This section of Selmore Rd. is straight with relatively good sight distance. Given the inherent site limitations including parcel size and setback

requirements, it is doubtful that the site would become a significant vehicle trip generator.

Staff has reached out to SSRD for comment on this case but have not yet received a formal response.

PUBLIC COMMENTS:

At the October 19, 2026 public hearing several residents in the surrounding area expressed concerns regarding traffic impact and access to the site.

STAFF COMMENTS:

This request for a change in zoning from C-1 to C-2 would potentially allow for the future economic development in the area. A change to C-2 would be consistent with other recent decisions regarding properties in this area.

The subject property is currently platted as Lots 3, 4, 5 and 6 of Selmore Heights Subdivision. The owner will be required to replat the property in order to remove the currently existing lot lines which might otherwise create internal setback issues.

RECOMMENDATIONS:

After reviewing the application and staff report, accepting public comment, and having further discussion, the P&Z Commission passed a motion to recommend approval by a unanimous vote.



Todd M. Wiesehan
Executive Secretary
Christian County Planning and Zoning Commission

PLANNING & ZONING COMMISSION RECOMMENDATION & STAFF REPORT TO THE COUNTY COMMISSIONERS

Request for Zoning Change
Date: December 10, 2020
Case Number: 20-0-0000
APPLICANT: Mike Smith
CURRENT ZONING: C-1 (Neighborhood Commercial)
REQUEST: C-2 (General Commercial District)


CATCHER: Smooth, soft of the Santa Ynez Soil


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WATERSHOLME AND SITE HISTORY:

Watersholme is a house in the valley of the river Hodder between Hurst Green and Whalley in Lancashire. It was built in 1848 by Robert Hesketh Fleetwood, a wealthy landowner and Member of Parliament for Preston. The house was designed by Edward Welby Pugin, son of the famous architect Augustus Welby Pugin.

PLANNING LEGISLATION ANALYSIS:

Planning Legislation:

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the main piece of legislation that governs the protection of listed buildings and conservation areas in England. It requires local planning authorities to consider the impact of any development proposals on the special architectural or historic interest of a listed building or its setting.

PLANNING LAND USE AND DEVELOPMENT

Overview

The Urban sector is mainly related to a commercial street parallel to the Main Road and residential areas behind it. The Urban sector is the area where the majority of the population lives and works. Therefore, it is the area where most of the economic activities are concentrated. Urban sector is also the area where most of the existing infrastructure is in place. Planning interventions in the Urban sector should aim at:

- Improving the living conditions of the residents
- Improving the economic activities and creating employment opportunities
- Improving the infrastructure and services

Objectives

The Urban sector has approximately 600 Ha of which Amongst Living Objectives:

PROJECTED VIEWS (CD)

- Refer to specific projects for determining if a drafting line looks different or will be hidden. Some lines will be hidden by the object in front of it, and some lines will be visible because they are not blocked by the object in front of it.

The CAD model shown below is the same model as the previous slide, but it is shown in a different orientation. Notice the appearance of certain lines.

PROJECTED'S ANALYSIS

Strengths:

- Low cost production, equity as subject to permitting as the Building Inspection Department will be involved in the process.

Weaknesses:

- The surrounding areas do not currently have a high density of residential units. Therefore, the proposed project may not be in demand. Also, the proposed project is not in close proximity to the downtown area, which is where most residents would like to live. Therefore, the proposed project may not be in demand. Also, the proposed project will not contain elements for community interaction.

Opportunities:

- The proposed project is within walking distance from the University of Michigan. It is estimated that 10 million GA's working there.
- The proposed project is within 1/2 mile electric easement and greenbelt

Threats:

- None

ENVIRONMENTAL AUDIT

There are no magnet vertical cases or areas of fluid hazard located on this property.

The property is assessed to be in and over decayed with commercial grade construction and is considered to be in average condition and current with all the additional building the development has undergone.

FLOOD ZONE

The property is not located in a flood zone as per Flood Insurance Rate Map.

TRANSPORTATION ANALYSIS

The Corridor is the primary route in and out of Lake Elsinore. Interstate 15 (I-15) is the principal transportation facility in the Corridor, providing regional access to the City and the Corridor. Other major roadways in the Corridor include Railroad Canyon Road, Lake Street, Central Avenue, Riverside Drive, Grand Avenue, and Collier Avenue.

Proposed Pedestrian Improvements

- Improve pedestrian crossing at Spring Street and Main Street
- Improve pedestrian crossing at Main Street

PUBLIC COMMENTS

Public comments will be taken on agenda items at the time of discussion and non-agenda items later in the agenda. Individuals may appear before the Council to address the Council on matters not on the agenda. Please limit your comments to three minutes or less.

RECOMMENDATION

That following the application and staff report, accepting public comments, and discussion, the Planning Commission recommend approval of the proposed Ordinance adding R-2 Conditional Use Permit.

ORDER NO. 11-19-2026-03

ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: November 19, 2026

SUBJECT: CASE NUMBER 2026-0249

TEXT:

ALEX DIKAREV and ALLA KOLOMIYETS, petition the Christian County Commission to rezone a 1.70 +/- acre tract of land from C-1 (Neighborhood Commercial District) to C-2 (General Commercial District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map at SELMORE RD, OZARK, MISSOURI, located within Parcel # 18-0.2-09-000-000-000-001.000 which is legally described as follows:

ALL OF LOTS THREE (3), FOUR (4), FIVE (5), AND SIX (6), AMENDED PLAT SELMORE HEIGHTS SUBDIVISION IN CHRISTIAN COUNTY, MISSOURI.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on October 19, 2026, review this request and hear public comment, and;

WHEREAS, they subsequently issued a recommendation for approval of this request by a unanimous vote.

NOW, THEREFORE, after additional review of this case and having heard additional public comment the Christian County Commission did this day, upon a motion by Commissioner Jackson, seconded by Commissioner Williams, by a unanimous vote, approve this request.

IT IS HEREBY ORDERED that the zoning classification for the above described property be changed and reflected on the Christian County Zoning map as C-2 (General Commercial District) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

Done this 19th day of November 2026, at 10:30 a.m.

CHRISTIAN COUNTY COMMISSION

Lynn Morris
Presiding Commissioner

Yes ✓
Dated: 11/19/26

Bradley A. Jackson
Commissioner, Eastern District

Yes ✓
Dated: 11-19-2026

Johnny Williams
Commissioner, Western District

Yes ✓
Dated: 11-19-26

ATTEST:

Paula Brumfield By: EF

Paula Brumfield
County Clerk

COUNTY CLERK SEAL CHRISTIAN COUNTY, MO

Christian County
Planning & Zoning Commission
Recommendation & Staff Report
To the County Commission

DATE: November 19, 2026

CASE NUMBER: 2026-0257

APPLICANTS: Rite Development Inc./Dolph Woodman

LOCATION: 2757 Rose Hill Rd., Billings

REQUEST: Change zoning classification of this property to R-1 (Suburban Residence)

CURRENT ZONING: A-1 (Agriculture District)

CURRENT LAND USE: Single family residence / Agricultural

SURROUNDING ZONING:
North: A-1 East: R-1, RR-1, A-1
South: A-1, AR West: A-1

SURROUNDING LAND USES: Surrounding land uses include large agricultural tracts combined with multiple single family platted subdivisions nearby.

ATTACHMENTS:
1. Application
2. Site Maps
3. Photos of Site

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 37.54+/- acre tract in the county to R-1 in order that it can be lawfully developed and utilized as a location for a future primary use, which would be acceptable within the R-1 district.

BACKGROUND AND SITE HISTORY:

The property being considered has historically been used as farmland with a residence.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this tract as appropriate for agricultural or dispersed residential uses.

Compatibility:

The subject parcel is located adjacent to other agricultural tracts of land but is also located roughly 1,000 feet from multiple existing, platted, single family subdivisions.

Connectivity:

The subject property has approximately 1,300 feet of direct frontage along Rose Hill Rd. and 950 feet along Weber Rd.

PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

No specific provisions for landscaping or buffering have been offered or will be required at this time.

Building Design:

Any new construction would be subject to permitting by the Building Inspections Department and relevant Zoning Regulations.

Access:

The parcel has an existing driveway off of Rose Hill Rd.

Utility Services:

The property is currently undeveloped. Added residential development would require individual or shared private wells and individual septic systems.

The property also has a 100 ft wide electric easement which passes through the southwest corner.

ENVIRONMENTAL ANALYSIS:

There are no mapped sinkhole areas on this property. There is a small area of mapped floodplain associated with Pickerel Creek which passes through the northeast corner of the property. The size of this restricted area is small but would need to be accounted for in any future development plans.

If this property is rezoned to R-1 and later developed for single family residences, issues related to stormwater management and erosion control will be addressed in a separate process.

The availability of future well locations and septic systems will be at the discretion of MoDNR and the Christian County Health Department respectively.

TRANSPORTATION ANALYSIS:

Traffic Impact:

The question of rezoning will not in itself impact traffic. Assuming the intent is to add multiple homes on this 37.54 +/- parcel, we must consider the existing nearby road network.

Both Rose Hill and Weber roads serve as collectors in the area and are maintained by the Billings Special Road District. At most, the subject parcel might add 9 additional homes to the area. The number of added trips in this area would be expected to have little to no impact.

Staff has reached out to BSRD for comment on this case but have not yet received a formal response.

PUBLIC COMMENTS:

At the October 19, 2026 public hearing several residents in the surrounding area expressed concerns regarding:

- Change to the area caused by adding more homes
- Increased use of well water in the area
- Added traffic on the roads

The applicant explained that his intent is to make all of the lots at least 5 acres in size to help maintain the rural atmosphere.

STAFF COMMENTS:

This request for a change in zoning from A-1 to R-1 would potentially allow for the future development of added homes to the area. The location of the property adjacent to two well maintained public roads and its proximity to other residential developments and the City of Billings are factors which support this change.

RECOMMENDATIONS:

After reviewing the application and staff report, accepting public comment, and having further discussion, the P&Z Commission passed a motion to recommend approval by a vote of 4 aye to 1 nay.



Todd M. Wiesehan
Executive Secretary
Christian County Planning and Zoning Commission

PLANNING & ZONING COMMISSION RECOMMENDATION & STAFF REPORT TO THE COUNTY COMMISSIONERS

Request for Zoning Change
Date of Report: June 19, 2019
AGENDA ITEM NO. 3 & 4

APPLICANT: Jim Dreckshage on behalf of Dreckshage Farms

CURRENT ZONING: A-P (Agriculture)

REQUEST: R-1 (Suburban Residence District)


Old Republic Bridge

Connecting Angles Sum $\angle 1 + \angle 2 + \angle 3 = \angle 4 + \angle 5 + \angle 6 = 180°$



Health Assessment

Figure 1 shows the location of the nursing assessment on CT scan, and Figure 2 shows the location of the nursing assessment on the abdominal wall. Refer to Table 1 for the corresponding numbers.



PLANNING LANGUAGE ANALYSIS

Level One Plan

- Identify the main function words and any words that feel as approached by learners in the class.
- Identify the main content words.

Level Two

- Identify the grammar in multiple sequences of text, approximately 50 words in length, that are likely to be used by learners in the class.



Not missing from the playground, but why is there a hole in the ground? Is it a sinkhole?

THEY BUILDING THEIR OWN PLAYGROUND?

Ang Mo Kio Industrial Park 2A
Ang Mo Kio Industrial Park 2A (Extension)
Ang Mo Kio Industrial Park 3

PROJECTSIFY ANALYSIS

- Jumping and Shifting
  - Jumping: Moving from one workaway or trafficing task flash. Often in set as the workaway is complete.
  - Shifting: Moving to the next workaway task or pending on the building blueprint. Shifting is the workaway is complete.
- Planning
  - Process that is running Anyway will show in the PM.
- Lifting
  - Lifting is a process workaway task. Lifting is the process of moving the workaway task to the next workaway task. Lifting is the process of moving the workaway task to the next workaway task.
  - Lifting is the process of moving the workaway task to the next workaway task.

ENVIRONMENTAL SAFE FOR

There are no trapped artificial seals on the dispatch. There is a small size of the dispatch and the possibility of the use in the open air. The dispatch is safe for the environment and does not require the special conditions for the storage and utilization.

If the dispatch is covered by ICT and later developed for single factory ordinance production, the dispatch will be safe for the environment and will not require the special conditions for the storage and utilization.

The availability of pure self-systems and supply systems of the active dispatch. Dispatch will be COMPLETELY SAFE (Self-Explosive Impossible).

Standard/Unit conversion tasks:

Traffic Signs

Identification of meaning and icon for each type of traffic. Assuming the meaning is correct, the student must identify if it is true or false. Use the correct vocabulary and grammar.

Both Rural and Urban Drivers needs access to a phone in the area and are required to have a valid driver's license. Rural drivers must be able to drive a vehicle with a manual transmission. Urban drivers must be able to drive a vehicle with an automatic transmission. Both must know the expressions to start them on the request.

FOR A CONDITION

In the if header, the JMP(cc) test may be any one condition of the set (excluding unconditional JMP).

- Control is the same as described for testing three flags.
- Only one flag is tested.
- Untested flags are not saved.

Example: Jump to label L if the sign flag is set and all of the six low-order carries in an 8-bit instruction are zero.

```
if JMP(S & !C1 & !C2 & !C3 & !C4 & !C5 & !C6) goto L;
```

CHAIR COMMENTS

They expected to undergo an existing first in, 2017, council estimates alone for the Commission's consideration. Commissioner Hall, Commissioner Hall, Commissioner Hall,

ORDER NO. 11-19-2026-04

ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: November 19, 2026

SUBJECT: CASE NUMBER 2026-0257

TEXT:

RITE DEVELOPMENT INC, petitions the Christian County Commission to rezone a 37.54 +/- acre tract of land from A-1 (Agriculture District) to R-1 (Suburban Residence District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map at 2757 ROSE HILL RD, BILLINGS, MISSOURI, located within Parcel # 07-0.8-33-000-000-015.000 which is legally described as follows:

ALL OF THE SE¼ OF THE SE¼ OF SECTION 33, TOWNSHIP 28, RANGE 24, CHRISTIAN COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

EXCEPT: BEGINNING 556 FEET SOUTH OF THE NORTHEAST CORNER OF THE SE¼ OF THE SE¼ OF SECTION 33, TOWNSHIP 28, RANGE 24, THENCE WEST 230 FEET, THENCE SOUTH ON AN INTERIOR ANGLE OF 90° 156 FEET, THENCE WEST ON AN EXTERIOR ANGLE OF 90° 120.6, THENCE SOUTH ON AN INTERIOR ANGLE OF 90°166.8 FEET, THENCE EAST ON AN INTERIOR ANGLE OF 89° 30' 356.5 FEET, THENCE NORTH 320.6 FEET TO THE PLACE OF BEGINNING; ALL IN CHRISTIAN COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on October 19, 2026, review this request and hear public comment, and;

WHEREAS, they subsequently issued a recommendation for approval of this request by a vote of 4 aye to 1 nay.

NOW, THEREFORE, after additional review of this case and having heard additional public comment the Christian County Commission did this day, upon a motion by Commissioner Williams, seconded by Commissioner Jackson, by a unanimous vote, approve this request.

IT IS HEREBY ORDERED that the zoning classification for the above described

property be changed and reflected on the Christian County Zoning map as R-1 (Suburban Residence District) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

Done this 19th day of November 2026, at 10:40 a.m.

CHRISTIAN COUNTY COMMISSION

Lynn Morris
Presiding Commissioner

Yes ✓
Dated: 11/19/26

Bradley A. Jackson
Commissioner, Eastern District

Yes ✓
Dated: 11-19-2026

Johnny Williams
Commissioner, Western District

Yes ✓
Dated: 11-19-26

ATTEST:

Paula Brumfield BY: ET

Paula Brumfield
County Clerk

COUNTY CLERK SEAL CHRISTIAN COUNTY MO