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March 30, 2026

Christian County Commission
The Hon. Lynn Morris, Presiding Commissioner
The Hon. Johnny Williams, Western District Commissioner
The Hon. Bradley A. Jackson, Eastern District Commissioner
100 West Church Street
Ozark, Missouri 65721

c/o Paula Brumfield County Clerk
pbrumfield@christiancountymo.gov

In re: Petition to Vacate/Bloom/adjacent to Riverside Bridge

Dear Ms. Brumfield:

Our firm represents the Ozark Special Road District. The Commission kindly offered us the courtesy of appearing at the hearing scheduled for Thursday April 2nd about the Petition to Vacate a road (or property) adjacent to the southeast corner of Riverside Bridge. The District thanks the Commission and this letter states our report over the Bridge.

The District believes that it is premature to make a final decision on the Petition to Vacate. The reason is that it is possible that a portion of the real estate sought to be vacated may fall within the necessary right of way to maintain and repair Riverside Bridge. Surveyors need to determine whether this is the case.

The District is responsible for the maintenance and repair of the Bridge under an IGA signed before the Bridge was rebuilt after flooding. This rebuild happened largely due to FEMA funding. The District has performed repairs on the Bridge as recently as 2024. General contractor Carson Mitchell performed the repairs in 2024. The repair bill was \$43,000 +/-.

The County conveyed real estate at/about the southern corners of the Bridge to the City of Ozark in 2020 and 2023. The 2023 conveyance is next to or possibly overlaps property owned/claimed by Mr. Bloom and his family. I also understand from the Road District surveyor that a portion of the legal description in the 2023 quitclaim deed was in error. The County has produced a legal description to reflect

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the correct legal description, at least to demonstrate the right description for the 2023 quitclaim deed. That description, however, does not tell the Road District Commissioners whether that conveyance encroaches on necessary right-of-way.

The lawyers for the City of Ozark, the County, and the District (myself) met a few weeks ago and the County has requested its surveyor to provide a report about what the correct legal descriptions represent and if there is proper right of way already reserved. Both the City and the District will refer the County report to their surveyors, to make certain that all parties are working from the same facts.

At this time, I cannot recommend to the District Commissioners that it take a position either for, or in opposition to, the Petition to Vacate. The decision is premature. Many other issues concern the Bridge, but they are not material to the Petition presently before the Commission.

I plan to attend the hearing scheduled for Thursday, April 2nd, but I intend to refrain from remarks. However, if the Commissioners have questions for me, I will be prepared to answer them as best as possible.

I look forward to seeing you and the Commissioners on Thursday.

Very truly yours,

/s/ Patrick J. Platter

Patrick J. Platter

PJP/dsw

CC: Ms. Amanda Callaway
Mr. Austin Fax
Commissioners of OSRD
Mr. Michael Bloom