

# OFFICIAL MINUTES

**JULY 19, 2012, 5TH DAY OF  
THE JULY ADJOURN TERM**

The County Commission met in the Commission Hearing Room at 9:00 a.m. with Ron Houseman, Danny Strahan and Jim Strafuss present. The following proceedings were had and made a matter of record:

## **BID OPENING – MAIL SERVICES, JANITORIAL SUPPLIES & PROFESSIONAL ADMINISTRATIVE SERVICES**

Purchasing Agent Ron Erickson and Sheila Wyatt went before the Commission regarding Mail Services bid #201206-186. Two responses were received. The first submission was from Masters Touch out of Spokane, WA at a cost of \$24,450. The second submission was from Ozark Mailing Services, Springfield, MO at a cost of \$28,570. As this bid would involve sending data out of state, Ms. Wyatt would like to review the bids further. A recommendation would be given on Monday.

Rene Brusca, Head of Maintenance joined Mr. Erickson to open the nine responses received for the Janitorial Supplies bid #201206-189. The first submission was from Pippin Wholesale Company, Springfield. The second submission was from Interboro Packaging, Montgomery, NY. The third submission was from Dash Medical Glove Corp., Franklin, WI. The fourth submission was from ITS Suppliers, Hermitage, TN. The fifth submission was from All American Poly, Piscataway, NJ. The sixth submission was from Central Poly Corporation, Linden, NJ. The seventh submission was from UNIPAK, Brooklyn, NY. The eighth submission was from Springfield Janitor Supply, Springfield, MO. The ninth submission was from Kee Wes Equipment, Springfield, MO. An addition submission was received at 9:18 a.m. The Commission instructed Mr. Erickson to return the bid unopened to the vendor. A recommendation would be made on Monday.

The last bid was a rebid for Professional Administrative Services for Bob Atchley from Planning and Zoning. Mr. Erickson had received two bids. Mr. Atchley had previously requested he be allowed time to review the bids. The first submission was from Mickey Davis with ENfusion LLC, former SLEMC out of Topeka, KS. The second submission was from Debbie Redford, Hollister, MO.

## **PROPOSED SUBDIVISION REGULATIONS AND PROPOSED AMENDMENTS TO THE DEVELOPMENT GUIDANCE CODE**

Commissioner Strafuss moved to accept the recommendations of the Taney County Planning Commission regarding the proposed subdivision regulations and proposed amendments to the development guidance code. Commissioner Strahan seconded the motion for discussion. Commission Strahan said based upon a change of the road standards to be that of Taney County standards. The motion passed by vote: Houseman (aye), Strahan (aye) and Strafuss (aye).

ORDER of the  
TANEY COUNTY COMMISSION  
FORSYTH, MISSOURI

DATE: July 19, 2012

SUBJECT: Adoption of Amendments to the Taney County Development Guidance Code

**WHEREAS**, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

**WHEREAS**, the Planning Commission has held public hearings in order to obtain public input concerning amendments to the Taney County, Missouri Development Guidance Code, in accordance with the requirements of Section 64.815 and 64.875 of the Missouri Revised Statutes; and

**WHEREAS**, the Taney County Planning Commission has recommended the amendments to the Taney County, Missouri Development Guidance Code; and

**NOW, THEREFORE**, on this 19th day of July, 2012, at a duly called meeting of the Taney County Commission, having received the recommendation of the Planning Commission and, after public notice, and in open session, upon motion made by Commissioner Jim Strassus, seconded by Commissioner Danny Strahens, and concurred by Presiding Commission Houseman, the Taney County Commission did vote unanimously to amend the Taney County, Missouri Development Guidance Code, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

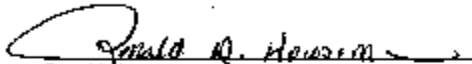
**IT IS HEREBY ORDERED** that the Taney County, Missouri Development Guidance Code is hereby amended. The following Sections of the Development Guidance Code have been amended as per the attached handout:

Section 2.	(Page 5 of 107)	Definitions
Section 3.11.	(Page 14 of 107)	Building and Land Use Restrictions - Exemptions
Section 4.1.3.	(Page 15 of 107)	Division III Permits
Section 5.	(Page 18 of 107)	Subdivision of Land
Section 6.	(Page 19 of 107)	Plats
Appendix H	(Page 56 of 107)	Requirements for Plats
Section 11.1.10.	(Page 32 of 107)	Solid Waste Disposal
Appendix D	(Page 45 & 46 of 107)	Division III Permit Application Requirements
Appendix T	(Page 105 of 107)	Process and Specifications
Appendix L	(Pages 81 - 91 of 107)	Road and Access Standards
Table 1	(Page 19 of 107)	Lot Size and Frontage Requirements


**IT IS FURTHER ORDERED** that the amendments to the Taney County, Missouri Development Guidance Code shall become effective on the 19th day of July, 2012, and a copy of this Order shall be filed in the office of the County Clerk.

Done this 19th day of July, 2012, at \_\_\_\_\_ o'clock a.m.

**TANEY COUNTY COMMISSION**

  
Ron Houseman  
Presiding Commissioner

Yes \_\_\_\_\_  
Dated: \_\_\_\_\_

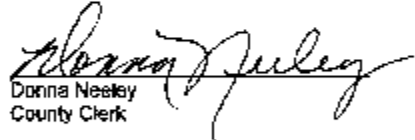
  
Danny Strahan  
Commissioner, Eastern District

Yes \_\_\_\_\_  
Dated: \_\_\_\_\_

  
Jim Stratuss  
Commissioner, Western District

Yes \_\_\_\_\_  
Dated: \_\_\_\_\_

ATTEST:

  
Donna Nestley  
County Clerk

**RESOLUTION NUMBER 7-19-12-01**

**RESOLUTION of the  
TANEY COUNTY COMMISSION  
FORSYTH, MISSOURI**

**DATE:** July 19, 2012

**SUBJECT:** Adoption of the Subdivision Regulations for Taney County, Missouri

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**WHEREAS**, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the county, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants, and

**WHEREAS**, the Taney County Planning Commission has held advertised public hearings in order to obtain public input concerning the amendment of the Development Guidance Code for Taney County, Missouri, and

**WHEREAS**, the Taney County Planning Commission has recommended the removal and separation of the subdivision regulations formerly known as Section 5 (Subdivision of Land), Section 6 (Plats) and Appendix H (Requirements for Plats) of the Taney County Development Guidance Code, resulting in the creation of what is to now be cited separately as the "Subdivision Regulations for Taney County, Missouri";

**NOW, THEREFORE, BE IT RESOLVED** by the County Commission of Taney County, Missouri that the Commission approves and adopts the Subdivision Regulations for Taney County, Missouri, in accordance with the requirements of Sections 64.815 through 64.835 of Missouri Revised Statutes; which are attached hereto and incorporated herein by reference. Existing subdivision regulations of the Development Guidance Code of Taney County, Missouri, are repealed and superceded to the extent of their inconsistency with the Subdivision Regulations of Taney County, Missouri adopted this date

**IT IS FURTHER RESOLVED** that the Subdivision Regulations for Taney County, Missouri adopted hereunder provide penalties for the violation thereof, and authorize said Regulations to be amended from time to time by resolution carried by not less than a majority vote of the full membership of the County Commission of Taney County, Missouri.

**PASSED AND ADOPTED** by a majority vote of the full membership of the County Commission of Taney County, Missouri, on this 19th day of July, 2012.


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Done this 19th day of July, 2012, at 9:34 o'clock A.m.


TANEY COUNTY COMMISSION

  
\_\_\_\_\_  
Ron Houseman  
Presiding Commissioner

Yes   
Dated: 07/19/2012

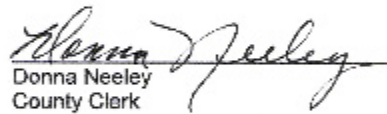
  
\_\_\_\_\_  
Jim Strafuss  
Commissioner, Western District

Yes   
Dated: 07/19/2012

  
\_\_\_\_\_  
Danny Strahan  
Commissioner, Eastern District

Yes   
Dated: 07/19/2012

ATTEST:

  
\_\_\_\_\_  
Donna Neeley  
County Clerk

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**STATE OF ASSURANCES FOR TANEY COUNTY HMGP PROPERTY ACQUISITION  
PROJECT**

Commissioner Strafuss moved to approve signing the State of Assurances for Taney County HMGP Property Acquisition project. Commissioner Strahan seconded the motion. The motion passed by vote: Houseman (aye), Strahan (aye) and Strafuss (aye).

## Statement of Assurances for Taney County HMGP Property Acquisition Project

SEND THIS STATEMENT OF ASSURANCES ATTACHED WITH THE PROJECT APPLICATION, OR SEND TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY AT THE TIME OF APPLICATION.

NOTE: If you have questions regarding any of these assurances, please consult the program guidance and contact the sponsoring agency.

Name of Project Sub-Applicant: Taney County  
State: Missouri

As the duly authorized representative of the sub-applicant, I certify that the sub-applicant:

1. Will ensure that participation by property owners is voluntary. The prospective participants have been informed in writing that participation in the program is voluntary, that the Sub-applicant will not use its eminent domain authority to acquire their property for the project purposes should negotiations fail;
2. Will ensure each property owner will be informed, in writing, of what the Sub-applicant considers to be the fair market value of the property. The Sub-applicant will use the Model Statement of Voluntary Participation to document this and will provide a copy for each property after award;
3. Will ensure that each participating property owner certifies that they are a National of the United States or qualified alien before the property owner can receive pre-event value for the property pursuant to 44 CFR, Part 80.17(c)(4).
4. Will accept all of the requirements of the FEMA grant and the deed restriction governing the use of the land, as restricted in perpetuity to open-space uses. The Sub-applicant will apply and record a deed restriction on each property in accordance with the language in the FEMA Model Deed Restriction. The community will seek FEMA approval for any changes in language differing from the Model Deed Restriction.
5. Will ensure that the land will be unavailable for the construction of flood damage reduction levees and other incompatible purposes, and is not part of an intended, planned, or designated project area for which the land is to be acquired by a certain date;
6. Will demonstrate that it has consulted with the U.S Army Corps of Engineers regarding the subject land's potential future use for the construction of a levee system, and will reject future consideration of such use if it accepts FEMA assistance to convert the property to permanent open-space;
7. Will demonstrate that it has coordinated with its State Department of Transportation to ensure that no future, planned improvements or enhancements to the Federal aid systems are under consideration that will affect the subject property;
8. Will remove existing structures within 90 days of settlement;

9. Post grant award, will ensure that a property interested is conveyed only with the prior approval of the FEMA Regional Director and only to another public entity or to a qualified conservation organization pursuant to 26 CFR 1.170A-14;
10. Will submit every three years to the Grantee, who will then submit to the FEMA Regional Director, a report certifying that it has inspected the subject property within the month preceding the report, and that the property continues to be maintained consistent with the provisions of the grant. If the subject property is not maintained according to the terms of the grant, the Grantee and FEMA, its representatives, designated authorities, and assigns are responsible for taking measures to bring the property back into compliance; and
11. Will not seek or accept the provision of, after settlement, disaster assistance for any purpose from any Federal entity with respect to the property, and FEMA will not distribute flood insurance benefits for that property for claims related to damage occurring after the date of the property settlement.

As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the identified assurances and certifications.

Ronald D. Houseman - Presiding Commissioner  
Type Name of Authorized Agent Title

Ronald D. Houseman  
Signature

\_\_\_\_\_  
Date Signed

Last Modified: Friday, 20-Aug-2010 16:03:13 EDT



## **EEZ RESOLUTION AND BOARD APPOINTMENTS**

Jonas Arjes with the Taney County Regional Economic Partnership gave EEZ instruction documentation to the Commission indicating which steps he was taking and explained the remaining documents. Hollister, Senior Tax and Protem Fire were not yet reached; however 13 of the 16 entities were made aware of the EEZ Resolution. Discussion ensued.

Commissioner Houseman made a recommendation for the establishment of the board and those members shall be: Doug Hayter and Dale Sanders, appointed by the schools and other taxing entities respectively for five year terms, Carless Osbourn, Bran Cop, Chet Dixon, Kim Crouse and Becky Roberts.

Commissioner Strahan moved to designate a board of directors for an enhanced enterprise zone and to appoint Becky Roberts to a two year term, to appoint Kim Crouse to a 3 year term, to appoint Carless Osbourn to a 3 year term, to appoint Brand Kopp and Chet Dixon each to a 4 year term. Commissioner Strafuss seconded the motion. The motion passed by vote: Houseman (aye), Strahan (aye) and Strafuss (aye).

Commissioner Strafuss moved to accept the Resolution as presented by Jonas Arjes. Commissioner Strahan seconded the motion for discussion. Commissioner Strahan said during last two days questions were answered in discussion with Mr. Arjes and other regarding the affect of this project. The motion passed by vote: Houseman (aye), Strahan (aye) and Strafuss (aye).

**RECESS**  
**9:53 AM**

**RECONVENED**  
**10:14 AM**

## **PREVIOUS MEETING MINUTES**

Commissioner Strahan moved to postpone approval of previous meeting minutes to Monday. Commissioner Strafuss seconded the motion. The motion passed by vote: Houseman (aye), Strahan (aye) and Strafuss (aye).

## **COURT ORDER**

Cristy Smith of the County Clerk's office went before the Commission to discuss court orders. Commissioner Strafuss moved to direct abatement for years 2007, 2008 and 2009 exempting property as open space on parcel #18-1.0-12-004-001-005.003. Commissioner Strahan seconded the motion. The motion passed by vote: Houseman (aye), Strahan (aye) and Strafuss (aye).

## **APPROVAL OF ACCOUNTS PAYABLE**

Commissioner Strahan moved to approve accounts payable. Commissioner Strafuss seconded the motion for discussion. Commissioner Strahan said an attorney bill was paid for on a credit card from the County Clerk. Questions of this held up processing on Monday. Commissioner Strafuss requested the letter from the County's Attorney be attached for justification. Also an outside attorney's agreement needed to be in place prior to hire. The motion passed by vote: Houseman (aye), Strahan (aye) and Strafuss (aye).

**Ronald D. Houseman**

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**From:** Nikki Lawrence  
**Sent:** Monday, July 16, 2012 12:43 PM  
**To:** Jim Strafuss; Ronald D. Houseman; Danny Strahan  
**Subject:** Check #328763  
**Importance:** High

Gentlemen:

In speaking with Pat Keck, she recommended to call her in during an Executive Session and talk to her. She also indicated that there was nothing in the Termination Agreement that had been violated by Bob, but she did say that she does not have the authority to hire an outside attorney without an agreement, which you would have had to approve. She will be available via conference call on Thursday morning.

Thanks,

*Nikki Lawrence*

Commission Assistant  
Taney County Commission  
P.O. Box 1086  
Forsyth, Missouri 65653  
(417) 546-7204 office  
(417) 546-3931  
[nikkil@co.taney.mo.us](mailto:nikkil@co.taney.mo.us)

7/19/2012

**EXECUTIVE SESSION – LITIGATION, REAL ESTATE, PERSONNEL &  
CONTRACTS PER SECTION 610.021(1), (2), (3) & (12)**

Commissioner Strafuss moved to go into Executive Session pursuant to RSMo 610.021(1), (2), (3), and (12). Commissioner Strahan seconded the motion. The motion passed by roll call vote: Houseman (aye), Strahan (aye), and Strafuss (aye).

**EXECUTIVE SESSION  
10:22 AM**

See Executive Session Minutes for actions, if any.

Commissioner Strafuss moved to go out of Executive Session. Commissioner Strahan seconded the motion. The motion passed by roll call vote: Houseman (aye), Strahan (aye), and Strafuss (aye).

**OUT OF EXECUTIVE  
11:36 AM**

Commissioner Strahan moved to adjourn. Commissioner Houseman seconded the motion. The motion passed by vote: Houseman (aye), Strahan (aye) and Strafuss (aye).

The minutes were taken and typed by Lyn Wieneke, Deputy Clerk.