

**OFFICIAL
COMMISSION MINUTES
SEPTEMBER 16TH, 2024 – 15th DAY OF
THE JULY ADJOURN TERM**

FORMAL AGENDA

The County Commission met in the Commission Hearing Room with Nick Plummer (present), Brandon Williams (present), and Sheila Wyatt (present).

PUBLIC COMMENT

None.

CALL COUNTY COMMISSION MEETING TO ORDER

Presiding Commissioner Nick Plummer called the meeting to order at 9:00 a.m.

COMMISSION REMARKS

None.

APPROVAL OF ACCOUNTS PAYABLE

Commissioner Wyatt moved to approve Checks #477608 through Check #477687, Warrants #8469 through #8475, and Two Journal Entries/Transfers. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

Commissioner Williams moved to approve Warrant #8476. Presiding Commissioner Plummer Seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Wyatt (abstain).

APPROVAL OF PREVIOUS MEETING MINUTES

Commissioner Williams moved to approve Regular Session Minutes for September 9th, 2024 with corrections. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Wyatt (aye).

**BID RECOMMENDATION – RFQ DISCUSSION & DECISION FOR INSURANCE
BROKER OF RECORD – HEALTH AND PROPERTY & LIABILITY #202405-554**

Dawn Muller, Benefits Coordinator, was present.

Commissioner Williams moved to award the Insurance Broker of Record for Health to Ollis/Akers/Arney. Presiding Commissioner Plummer seconded the motion. The motion passed by vote. Plummer (aye), Williams (aye), Wyatt (aye).

Commissioner Wyatt moved to award the Property and Liability to Barker, Phillips, and Jackson. Commissioner Williams seconded the motion with discussion. The motion failed by vote. Plummer (nay), Williams (nay), and Wyatt (aye).

Commissioner Williams moved to award the Insurance Broker of Record to Ollis, Akers, Arney. Presiding Commissioner Plummer seconded the motion. The motion passed by vote. Plummer (aye), Williams (aye), and Wyatt (aye).

AGREEMENT FOR COURTHOUSE FLOORING REBHABILITATION – CHANGE ORDER NO. 1 FILE NO. 24-089M

Presiding Commissioner Plummer referenced a letter from their attorney.

Commissioner Williams moved to approve the Change Order labeled Changer order #1 for Agreement for the Courthouse Flooring Rehabilitation by and between Taney County and Dedmon Floor Covering. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

No. 24-089M

Change Order No. 1

To

Agreement for Courthouse Flooring Rehabilitation

THIS CHANGE ORDER, dated the ___ day of September, 2024 is made between Taney County, Missouri, a political subdivision of the State of Missouri (hereinafter “County”) and Dedmon Floor Covering, of Hartville, Missouri (hereinafter “Contractor”).

WHEREAS, the County and Contractor entered into an Agreement for Courthouse Flooring Rehabilitation dated July 15, 2024 (“Agreement”); and

WHEREAS, the County and Contractor desire to amend the terms and conditions of the Agreement in accordance with the provisions set forth in this Change Order.

NOW, THEREFORE IN CONSIDERATION of the mutual consideration and obligations of the parties contained herein, the parties agree as follows:

1. Contract Documents. Paragraph 1 to the Agreement shall be modified to read as follows:

“1. Contract Documents. The contract documents to this Agreement for the purchase of floor covering and providing necessary installation (“Service/Product”), shall include the Contractor’s bid response to the County’s Request for Proposal #202405-555 and any applicable addenda which are attached hereto as Exhibit A and incorporated herein by reference. The parties agree that the Contractor shall provide a Payment Bond (Labor and Material Bond), conditioned for the payment of any and all materials incorporated, consumed or used in connection with the work; all insurance premiums for compensation and for all other kinds of insurance on said work; and for all labor performed in such work whether by a subcontractor, a supplier at any tier, or otherwise, in substantially the form set forth in Exhibit B to this Change Order, which shall be executed and furnished pursuant to the provisions of § 107.170, RSMo. and shall be deemed to contain the requirements and conditions set forth therein, regardless of whether the same be set forth in said bond, or of any terms or provisions of said bond to the contrary notwithstanding, and a Performance Bond, in substantially the form set forth in Exhibit C to this Change Order, all of which shall also constitute Contract Documents for purposes of this Agreement. Service or product data, specifications and literature submitted may be permanently maintained in the County Purchasing Office. In the event of a conflict between any of the foregoing Contract Documents, and this Agreement, the terms and conditions of this Agreement shall prevail and control.

2. Change in Contract Price. Paragraph 2 to the Agreement shall be modified to read as follows:

“2. Contract Price. Product provided under this Agreement shall not exceed the price as quoted in attached bid response of \$183,840.60, plus \$5,033 for the Payment and

PLANNING & ZONING REQUESTS

Scott Starrett, Planning & Zoning Administrator, Cody Stice, Planning & Zoning Administrator & Environmental Services Coordinator, were present.

ORDER #09-16-2024-01, JAMES AND SHAROL BERRY, PARCEL #09-2.0-04-000-000-186.000, LOCATED AT TBD E STATE HIGHWAY 76, FORSYTH, MO.

The following individuals appeared in front of the Commission in reference to Order #09-16-2024-01:

James Berry – Applicant – 625 State Highway H, Forsyth, Mo 65653

Commissioner Williams moved to approve Order #09-16-2024-01 changing the parcel from R1 to A1. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER: 09-16-2024-01

ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI

DATE: September 16, 2024

SUBJECT: Zoning District Amendment

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 an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on September 9, 2024, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number H22, Swan Township, to rezone one parcel from R-1 Single Family Residential District to A-1 Agricultural District, requested by James and Sharol Berry, parcel number: 09-2.0-04-000-000-186.000, located at TBD E State Hwy 76, Forsyth, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 16th day of September 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to Approve and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and 0 abstain to amend the Taney County, Missouri Zoning District map H22, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

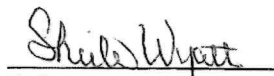
IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District BE amended as follows and pursuant to the information below:


Parcel Number	Location	Map Grid #	Township	Zoning District
09-2.0-04-000-000-186.000	TBD E State Hwy 76	H22	Swan	A-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 16th day of September 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION


Nick Plummer
Presiding Commissioner


Sheila Wyatt
Commissioner, Eastern District


Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 9/16/2024



ORDER #09-16-2024-02, ADOPTION OF AMENDMENTS TO THE TANEY COUNTY ZONING REGULATIONS.

Commissioner Williams moved to approve Order #09-16-2024-02 with amendments. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER 09-16-2024-02

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

DATE: September 16, 2024

SUBJECT: Adoption of Amendments to the Taney County Zoning Regulations

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 public hearings in order to obtain public input concerning amendments to the Taney County, Missouri Zoning Regulations, in accordance with the requirements of Section 64.815 of the Missouri Revised Statutes; and

WHEREAS, the Taney County Planning Commission did not recommend the amendments to the Taney County, Missouri Zoning Regulations; and

NOW, THEREFORE, on this 16th day of September, 2024, 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 Williams, seconded by Commissioner Wyatt, and concurred by Presiding Commissioner Plummer, the Taney County Commission did vote to amend the Taney County, Missouri Zoning Regulations, 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 Zoning Regulations is hereby amended. The following Sections of the Zoning Regulations have been amended as per the attached handout:

Taney County Zoning Regulations:

- Article 003.000 Section 003.120 Construction Permits
No building or structure shall be erected, modified, altered, or relocated without approval by the Planning Administrator and issuance of a construction permit subject to compliance with all zoning requirements, including, but not limited to setbacks, height requirements, parking, access, and provision of utility services. The following construction activities shall be subject to the construction permit requirements:

- Any structure so designated by the Planning Administrator
- All non-agricultural structures;
- All residential structures;
- All commercial / office / industrial structures;
- All non-agricultural accessory structures greater than one-hundred (100) square feet in size regardless of the permanent or temporary nature of the construction; and
- ~~Any structure so designated by the Planning Administrator with the exception that a construction permit shall not be required for any agricultural structure.~~

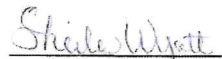
Exceptions to construction permit requirements:


- **Agricultural Structure:** No construction permit shall be required for any agricultural structure.
 - **Residential in-ground and above-ground pools:** No permit is needed, as long as the pool is not within a structure. *Remove*
- A. A construction permit shall not be required for the repair or maintenance of a structure, unless the repair or maintenance increases the footprint of the structure by greater than one hundred (100) square feet.
- B. Construction Permit Required: Unless a construction permit shall first have been obtained from the Planning Administrator, or by designated staff subordinate to the authority of the Administrator:
1. The construction, moving, or reconstruction of any structure shall not be commenced; and,
 2. Any construction permit issued in conflict with the provisions of these regulations shall be null and void.

IT IS FURTHER ORDERED that the amendments to the Taney County, Missouri Zoning Regulations shall become effective on the 16th day of September, 2024, and a copy of this Order shall be filed in the office of the Planning & Zoning.

TANEY COUNTY COMMISSION


 Nick Plummer
 Presiding Commissioner


 Sheila Wyatt
 Commissioner, Eastern District


 Brandon Williams
 Commissioner, Western District

ATTEST:


 Stephanie Spencer, County Clerk *9/16/2024*



MONTHLY BUDGET REPORT

David Clark, County Auditor presented the August 2024 Monthly Report to the Commission.

RECESS: 9:32 A.M

RECONVENE 9:48 A.M

EXECUTIVE SESSION: 9:49 A.M.

EXECUTIVE SESSION PER SECTION 610.021.(1)(3)(12) (LEGAL, PERSONNEL & CONTRACTS)

(Taney County Commission Hearing Room)

Present: Presiding Commissioner Plummer, Commissioner Williams and Commissioner Wyatt.

See the Executive Session Minutes for any motions made or votes taken.

END OF EXECUTIVE SESSION: 9:57 A.M.

DAILY STAFF REVIEW AND AGENDA REQUESTS

(Taney County Commission Conference Room)

Present: Presiding Commissioner Plummer, Commissioner Williams, and Commissioner Wyatt.

Also present: Tami Koran, Commission Assistant.

The commission met with their staff to review the day's business and go over the agenda requests.

ADJOURNMENT

Commissioner Williams moved to adjourn. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Wyatt (aye).

ADJOURN: 10:10 A.M.

The minutes were taken by Nick Plummer, Presiding Commissioner, and Dorothy Keys, Deputy Clerk, and typed by Dorothy Keys, Deputy Clerk.