

**OFFICIAL
COMMISSION MINUTES
OCTOBER 21st, 2024 – 3rd DAY OF
THE OCTOBER 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

Don Ehrhardt spoke to the Commission.

Jim Brewer spoke to the Commission.

CALL COUNTY COMMISSION MEETING TO ORDER

Presiding Commissioner Nick Plummer called the meeting to order at 9:01 a.m.

COMMISSION REMARKS

Commissioner Wyatt mentioned that Absentee Voting for the November Election is going on at the County Clerk's Office and the County Clerk has already received over 1300 ballots.

Presiding Commissioner Plummer mentioned tomorrow starts No Excuse Absentee Voting.

APPROVAL OF ACCOUNTS PAYABLE

Commissioner Wyatt moved to approve Checks #478009 through Check #478070, Warrants #8493, and one Journal Entries/Transfers. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

APPROVAL OF PAYROLL

Commissioner Williams moved to approve payroll. Commissioner Wyatt seconded the motion.

The motion passed by vote: Plummer (aye), Williams (aye), and Wyatt (aye).

APPROVAL OF PREVIOUS MEETING MINUTES

Commissioner Williams moved to approve Regular Session Minutes for October 15th, 2024.

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

PLANNING & ZONING REZONE REQUESTS

Scott Starrett, Planning & Zoning Administrator, Cody Stice, Planning & Zoning Assistant Administrator & Environmental Assistant Coordinator, and Amber Epps, Planning & Zoning Assistant, were present.

ORDER #10-21-2024-01, DAVID & IVY JONES, PARCEL #20-3.0-05-000-000-060.000, LOCATED AT 1098 FRUIT FARM RD., HOLLISTER, MO.

The following individuals appeared in front of the Commission in reference to Order #10-21-2024-01:

Beth Hammond – Applicant – 113 Jury Lane, Branson, Mo.

Judy Lynch – P.O. Box 175, Ridgedale, Mo.

Booker Cox – Foggy River Realty.

Tracey Lightfoot – Lightfoot & Youngblood Investment Real Estate.

Ivy Jones – 1098 Fruit Farm Rd., Hollister, Mo.

Dave Jones – 1098 Fruit Farm Rd., Hollister, Mo.

Eddie Coxie – 631 Fruit Farm Rd, Hollister, Mo.

Mike Nicholl – 160 Alysee Ln., Hollister, Mo.

Jennifer Judlin – 661 Fruit Farm Rd., Hollister Mo.

Dianne Scherer – 151 Ashford Dr., Hollister, Mo.

Jerry Neels – 151 Ashford, Hollister, Mo.

Presiding Commissioner NP; Eastern Commissioner SW; Western Commissioner W 773

Todd Aeschliman – 205 Nathan Dr., Hollister, Mo.

Commissioner Wyatt moved to deny the request for Zoning change for Order #10-21-2024-01. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Wyatt (aye).

ORDER NUMBER: 10-21-2024-01

ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI

DATE: October 21, 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 October 15, 2024, the Taney County Planning Commission does not recommend approving, to the Taney County Commission, the amendment to the Zoning District map grid number M17, Oliver Township, to rezone part of one parcel from A-1 Agricultural District to NR-1 Single Family Nightly Rental District, requested by David and Ivy Jones, parent parcel number: 20-3.0-05-000-000-060.000, located at 1098 Fruit Farm Rd, Hollister, Missouri, to the Taney County Commission and

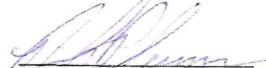
NOW, THEREFORE, on this 21th day of October 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made with the contingency the rezone is to be on a proposed lot formed by a Minor Subdivision with the lot size being no smaller than 2 acres and no larger than 3.99 acres that includes the current single family home to be recorded with the Taney County Recorder's office to _____ and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and 1 abstain to amend the Taney County, Missouri Zoning District map M17, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

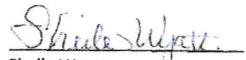
IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District NR-1 amended as follows and pursuant to the information below:

Parcel Number	Location	Map Grid #	Township	Zoning District
20-3.0-05-000-000-060.000	1098 Fruit Farm Rd	M17	Oliver	NR-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 21th day of October 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 10/21/2024



RECESS: 11:04 A.M.

RECONVENE: 11:11 A.M.

ORDER #10-21-2024-02, JOHN & CARLA STAUFFER, PARCEL #09-2.0-04-000-000-181.000, LOCATED AT TBD E. STATE HWY 76, FORSYTH, MO.

Commissioner Williams moved to approve Order #10-21-2024-02. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Wyatt (aye).

ORDER NUMBER: 10-21-2024-02

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

DATE: October 21, 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 October 15, 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 John and Carla Stauffer, parcel number: 09-2.0-04-000-000-181.000, located at TBD E State Hwy 76, Forsyth, Missouri, to the Taney County Commission and

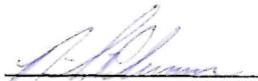
NOW, THEREFORE, on this 21th day of October 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, to approve and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and 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:

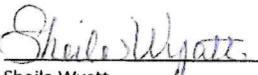
Parcel Number	Location	Map Grid #	Township	Zoning District
09-2.0-04-000-000-181.000	TBD E State Hwy 76	H22	Swan	A-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 21th day of October 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 10/21/2024



ORDER #10-21-2024-03, JOHN & CARLA STAUFFER, PARCEL #09-4.0-20-003-001-001.000, LOCATED AT 1400 US HIGHWAY 160, FORSYTH, MO.

Commissioner Williams moved to approve Order #10-21-2024-03. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Wyatt (aye).

ORDER NUMBER: 10-21-2024-03

ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI

DATE: October 21, 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 October 15, 2024, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number F21, Swan Township, to rezone one parcel from R-1 Single Family Residential District to C-2 General Commercial District, requested by John and Carla Stauffer, parcel number: 04-4.0-20-003-001-001.000, located at 14000 US Hwy 160, Forsyth, Missouri, to the Taney County Commission and

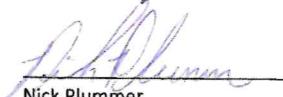
NOW, THEREFORE, on this 21th day of October 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, to approve and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and 0 abstain to amend the Taney County, Missouri Zoning District map F21, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

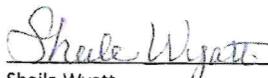
IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District Bc amended as follows and pursuant to the information below:

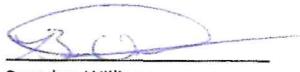
Parcel Number	Location	Map Grid #	Township	Zoning District
04-4.0-20-003-001-001.000	14000 US Hwy 160	F21	Swan	C-2

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 21th day of October 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

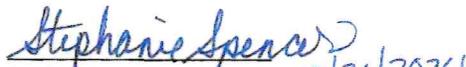
TANEY COUNTY COMMISSION


Nick Plummer
Presiding Commissioner


Sheila Wyatt
Commissioner, Eastern District


Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 10/21/2024



PLANNING AND ZONING BOARD APPOINTMENT

Took no action.

LETTER OF REPRESENTATION 2023 FILE NO. 24-128A

Presiding Commissioner Plummer referenced a letter from their attorney.

Commissioner Williams moved to approve the Letter of Representation, File No. 24-128A.

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



County of **TANEY** State of Missouri

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BRANDON W. WILLIAMS
WESTERN DIST. COMMISSIONER
Brandon.Williams@taneycountymo.gov
SHEILA WYATT
EASTERN DIST. COMMISSIONER
Sheila.Wyatt@taneycountymo.gov

October 21, 2024

KPM CPAs & Advisors
1445 E. Republic Road
Springfield, MO 65804

This representation letter is provided in connection with your audit(s) of the financial statements of Taney County, Missouri, which comprise the respective financial position of the governmental activities, each major fund, the aggregate remaining fund information and the discretely presented component units as of December 31, 2023, and the respective changes in financial position and, where applicable and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with the modified cash basis of accounting.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of September 9, 2024, the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated January 8, 2024, including our responsibility for the preparation and fair presentation of the financial statements in accordance with the modified cash basis of accounting and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with the modified cash basis of accounting and include all properly classified funds and other financial information of the primary government and all component units required by the modified cash basis of accounting to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
- 6) The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. A list of the uncorrected misstatements is attached to the representation letter.

APPROVAL OF REQUEST FOR INFORMATION OR AUDIT OF LOCAL SALES AND USE TAX RECORDS (DOR FORM 4379)

Stephanie Spencer, County Clerk, and David Clark, County Auditor, were present.

Commissioner Wyatt moved to approve the Request for Information or Audit of Local Sales and Use Tax Records. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Wyatt (aye).



Sections 32.057 and 144.121, RSMo, allow the Missouri Department of Revenue to release local sales and local use tax information to cities, counties, and districts that have imposed a sales tax or local option use tax. The Department has made this information available in three free reports: the Open Business Locations Report, The Financial Sales Distribution Report, and the Financial Use Tax Distribution Report.

The Department has made these reports available on a secure portal, MyTax Missouri. Please log onto the MyTax Missouri portal at mytax.mo.gov and sign up for access as a Government User. Each individual with the political subdivision listed on Form 4379 will need to register separately on MyTax Missouri as a Government User. Each Government User will receive an e-mail with their temporary password at which time they may log into MyTax Missouri and set up a series of security questions and make any changes to their user profile. Once you have requested access complete Form 4379 and submit it to the Department. We will validate the information provided on the form and grant access as requested.

Confidentiality Statement
The reports, attachments, e-mails, or written correspondence you will receive contains confidential information. All persons listed on the form and any attachments are subject to the provisions of Section 32.057, RSMo. Those listed can only access the information in performing their official duties related to the administration of the tax and cannot disclose this information to the public, any media source, or any other official who is not authorized to receive it.

Individuals Authorized to View and Download Reports
Please print the names of anyone that will be authorized to view the reports. Each person listed must sign and date the form. If you need to authorize additional persons please include an attachment stating such, including the same information in this section. If you need to change who is authorized to view your reports you must complete and submit a new Form 4379. All persons listed on this form will receive a user ID and password to log into the MyTax Missouri portal and access to the secure reports. If the person listed is also authorized to download and view reports for another city, county or district, that person will have a different user ID and password for each political subdivision.

Chief Executive Authorization
Please print the name and title of the chief executive of the city, county, or district making this request. If a city, this would be the mayor or equivalent. If a county, this would be the presiding commissioner. If a district, this would be the chairman of the district or a board member of the district. The person listed here must also sign and date the form.

The political subdivision of Taney County (name of city, county, or district) Missouri, according to the provisions of Sections 32.057 and 144.121, RSMo, formally requests to inspect or audit any and all records requested below pertaining to the administration, collection, and enforcement of its sales tax or local option use tax.

List below the individuals needing access to the MyTax Missouri portal. Each user will need to have a unique e-mail address. Please print.

Name	Title	Signature	Date (MM/DD/YYYY)
David Clark	County Auditor	<i>David Clark</i>	1/02/12 024
E-mail Address		User ID	
david.clark@taneycountymo.gov			
Melanie Smith	County Treasurer	<i>Melanie Smith</i>	1/02/12 024
E-mail Address		User ID	
melanie.smith@taneycountymo.gov			
Stephanie Spencer	County Clerk	<i>Stephanie Spencer</i>	1/02/12 024
E-mail Address		User ID	
stephanie.spencer@taneycountymo.gov			
E-mail Address		User ID	
stdl6565303			
E-mail Address		User ID	

Under penalties of perjury, I declare that the above information and any attached supplement is true, complete and correct. As chief executive of the city, county, or district I authorize and hereby confirm that the individual(s) named on this form and any attachments will receive and perform the inspection or audit on behalf of the city, county, or district. We have reviewed and will comply with Sections 32.057, 144.121, and 144.122, RSMo, pertaining to the strict confidentiality of all records of the Missouri Department of Revenue to which access has been granted.

Print Name	Title	Signature	Date (MM/DD/YYYY)
Nick Plummer	Presiding Commissioner	<i>Nick Plummer</i>	1/02/12 024

Mail to: Taxation Division
P.O. Box 3380
Jefferson City, MO 65105-3380
Phone: (573) 751-4876
Fax: (573) 522-1160
E-mail: localgov@dor.mo.gov



RECESS: 11:27 A.M

RECONVENE 11:46 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.

EXECUTIVE SESSION: 11:52 A.M.

Presiding Commissioner NP; Eastern Commissioner St; Western Commissioner W

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

(Taney County Commission Conference 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: 12:08 P.M.

ADJOURNMENT

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

ADJOURN: 12:08 P.M.

The minutes were taken by Nick Plummer, Presiding Commissioner, and Kim Lovelace, Deputy Clerk and typed by Kim Lovelace, Deputy Clerk

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