

**OFFICIAL  
COMMISSION MINUTES  
SEPTEMBER 15<sup>th</sup>, 2025 – 14<sup>th</sup> 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 Shane Keys (present).

**PUBLIC COMMENT**

None.

**CALL COUNTY COMMISSION MEETING TO ORDER**

Presiding Commissioner Nick Plummer called the meeting to order at 9:04 a.m.

**COMMISSION REMARKS**

Presiding Commissioner Plummer reiterated and restated that starting next Tuesday, September 23<sup>rd</sup>, 2025, the Commission Meetings will be held on Tuesdays at 9:00 a.m.

**APPROVAL OF ACCOUNTS PAYABLE**

Commissioner Keys moved to approve Checks #484778 through Check #484857, Warrants #8680 through Warrant #8684, and four Journal Entries/Transfers. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

**APPROVAL OF PREVIOUS MEETING MINUTES**

Commissioner Williams moved to approve Regular Session Minutes for September 8<sup>th</sup>, 2025. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

**PUBLIC HEARING FOR PLANNING & ZONING REZONE(S)**

Cody Stice, Planning & Zoning Administrator & Environmental Service Assistant, Amber Ragland, Planning & Zoning Assistant, and Maggie Daniels, Planning & Zoning Assistant, were present.

**ORDER #09-15-2025-01, LAUREN AND AKSHAT TANDON, #19-5.0-15-002-004-002.000, LOCATED AT 138 5<sup>th</sup> AVE., RIDGEDALE, MO.**

The following individuals appeared in front of the Commission in reference to Order #09-15-2025-01:

- Lauren Tandon, Applicant, 138 5<sup>th</sup> Ave, Ridgedale, Mo.
- Kate Trokey-Harris, 500 W. Main St. Suite 205-B, Branson, Mo
- Ronnie Smith, 563 Lakeview Dr, Ridgedale, Mo

Commissioner Williams moved to deny Order #09-15-2025-01. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

**ORDER NUMBER 09-15-2025-01**

**RESOLUTION OF THE  
TANEY COUNTY PLANNING COMMISSION  
FORSYTH, MISSOURI**

**DATE: September 15, 2025**

**SUBJECT: Zoning District Amendment Request**

**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 8, 2025, the Taney County Planning Commission does not recommend approving, to the Taney County Commission, the amendment to the Zoning District map grid number N14, Oliver Township, to rezone one parcel from R-1 Single Family Residential District to C-1 Neighborhood Commercial District, requested by Lauren and Akshat Tandon, parcel number 19-5.0-15-002-004-002.000, located at 138 5<sup>th</sup> Ave, Ridgedale, Missouri, to the Taney County Commission and

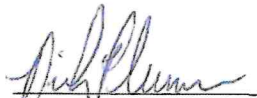
**NOW, THEREFORE**, on this 15<sup>th</sup> day of September 2025, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, to Deny and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and 0 abstain to amend the Taney County, Missouri Zoning District map N14 from R-1 Single Family Residential District to C-1 Neighborhood Commercial District, 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 Not Be amended as follows and pursuant to the information below:


<u>Parcel Number</u>	<u>Location</u>	<u>Map Grid #</u>	<u>Township</u>	<u>Zoning District</u>
19-5.0-15-002-004-002.000	138 5 <sup>th</sup> Ave	N14	Oliver	C-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 15<sup>th</sup> day of September 2025, the order shall be filed in the office of the Taney County Recorder, Taney County Clerk, and Taney County Planning and Zoning.

TANEY COUNTY COMMISSION

  
Nick Plummer  
Presiding Commissioner

  
Shane Keys  
Commissioner, Eastern District

  
Brandon Williams  
Commissioner, Western District

ATTEST:

 9/15/2025  
Stephanie Spencer, County Clerk





**ORDER #09-15-2025-02, KATHY AND MARTHA STEWART, PARCEL #24-2.0-09-000-000-006.010, LOCATED AT 360 LAZY ACRES, PROTEM, MO.**

The following individuals appeared in front of the Commission in reference to Order #09-15-2025-02:

- Kathy Stewart, Applicant, Po Box 744, Fort Smith, AR

Commissioner Keys moved to deny Order #09-15-2025-02. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

**ORDER NUMBER 09-15-2025-02**

**RESOLUTION OF THE  
TANEY COUNTY PLANNING COMMISSION  
FORSYTH, MISSOURI**

**DATE: September 15, 2025**

**SUBJECT: Zoning District Amendment Request**

**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 8, 2025, the Taney County Planning Commission does not recommend approving, to the Taney County Commission, the amendment to the Zoning District map grid number O31, Big Creek Township, to rezone one parcel from A-1 Agricultural District to C-2 General Commercial District, requested by Kathy and Martha Stewart, parcel number 24-2.0-09-000-000-006.010, located at 360 Lazy Acres, Protem, Missouri, to the Taney County Commission and

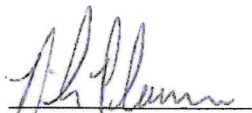
**NOW, THEREFORE**, on this 15<sup>th</sup> day of September 2025, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, to Deny and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and 0 abstain to amend the Taney County, Missouri Zoning District map O31 from A-1 Agricultural District to C-2 General Commercial District, 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 A-1 & C-2 amended as follows and pursuant to the information below:

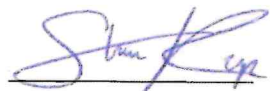
<u>Parcel Number</u>	<u>Location</u>	<u>Map Grid #</u>	<u>Township</u>	<u>Zoning District</u>
24-2.0-09-000-000-006.010	360 Lazy Acres	O31	Big Creek	C-2

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 15<sup>th</sup> day of September 2025, the order shall be filed in the office of the Taney County Recorder, Taney County Clerk, and Taney County Planning and Zoning.

TANEY COUNTY COMMISSION



Nick Plummer  
Presiding Commissioner



Shane Keys  
Commissioner, Eastern District



Brandon Williams  
Commissioner, Western District

ATTEST:

  
9/15/2025

Stephanie Spencer, County Clerk



**APPROVAL OF FILL DIRT AGREEMENT WITH GRAGG ALMS**

Jack Cole, Road & Bridge Administrator, was present.

Commissioner Williams moved to approve the Fill Dirt Agreement by and between Taney County and Gragg, and Melody Alms, husband and wife. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).



**TANEY COUNTY ROAD & BRIDGE**

139 David St.  
P.O. BOX 1018  
FORSYTH, MO 65653  
(417) 546-7268 FAX: (417) 546-7710

**FILL DIRT AGREEMENT**

**Please Check One:** ☒ Unlimited Loads ☐ 3 Load Limit

COMES NOW the Taney County Commission on behalf of Tany County, Missouri, (hereinafter "Taney County") and enters into this agreement with Gragg Alms (hereinafter Owner), regarding the dumping of dirt fill on Owner's property, and the particulars of the agreement are as follows:

WITNESSETH:

WHEREAS, Taney County, Missouri's Road and Bridge Department would benefit from a location near ongoing construction to dump excess and unneeded fill dirt; and,

WHEREAS, having said loction would save Taney County's Road and Bridge Department a considerable amount in hauling costs; and

WHEREAS, Owner will benefit from having needed fill dirt dumped on Owner's property;

NOW THEREFORE IT IS AGREED AND COVENANTED BETWEEN THE PARTIES AS FOLLOWS:

General Provisions.

Taney Couny, as the need arises, is granted permission by Owner to dump fill dirt upon locations on owner's property that Owner has previously designated to receive such material.

Term and Notice.

The term of this agreement shall commence upon the first date upon which all parties have signed this agreement and shall contunue until terminated by one party or the other.

Hold Harmless.

Owner agrees that it will hold Taney County, its employees, representatives, heirs, and assigns harmless from any claims arising from or relating to this agreement except for any gross negligence.

If 3 loads or less, needs approval of the County Highway Administrator only.

Jack Cole  
Jack Cole; County Highway Administrator

Date: 9-3-25

**APPROVAL OF OUTLAW 2021 PERSONAL PROPERTY PER RSMo 140.730.3**

Myka Braschler, Chief Deputy, was present.

Commissioner Williams moved to approve the Outlaw 2021 Personal Property Taxes as presented by Collector per RSMo 140.730.3. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

SEPTEMBER 15, 2025

AGENDA REQUEST RSMo 140.730.3

OUTLAW 2021 PERSONAL PROPERTY TAXES

Per RSMo 140.730.3

If the Collector, after using due diligence, is unable to collect any personal property taxes charged in the delinquent tax list within three years following the year the taxes are due, the collector may remove such personal property taxes from the delinquent taxes books.....

Due diligence methods used:

- Delinquent billing & Postcard reminder
- Phone calls
- Text messages & Emails
- Clean up – Erroneous assessments, paid in other counties, etc...
- Filing Bankruptcy claims when applicable

Currently the number of delinquent personal property is:

63 Business Personal Property \$ 17,790.12

505 Personal Property \$ 71,048.91

568 Total number Total \$ 88,839.03

\*\*Businesses majority show either closed and/or were auto assessed (no assessment form signed)

I recommend the approval of Outlawing uncollected delinquent 2021 Personal Property 9/15/2025.



Mona Cope-Collector

**RECESS: 9:46 A.M.**

**RECONVENE: 9:56 A.M.**

**ROAD AND BRIDGE ROUND TABLE**

(Taney County Commission Conference Room)

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

Also Present: Jack Cole, Road & Bridge Administrator, Brian Seitz, State Representative 156, Dennis Wiggins, Director of Business Retention, Taney County Partnership, Davy Wilson, Assessor, David Clark, Auditor, and Dorothy Keys, Deputy Clerk.

Discussion Ensued.

Presiding Commissioner MP; Eastern Commissioner SK; Western Commissioner W



**EXECUTIVE SESSION: 10:11 A.M.**

**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 Keys.

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

**END OF EXECUTIVE SESSION: 10:28 A.M**

**STAFF REVIEW AND AGENDA REQUESTS**

*(Taney County Commission Conference Room)*

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

Also present: Tami Koran, Commission Assistant, and Dorothy Keys, Deputy Clerk.

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

**ADJOURNMENT**

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

**ADJOURN: 10:38 A.M.**

*The minutes were taken and typed by Dorothy Keys, Deputy Clerk.*