

**OFFICIAL  
COMMISSION MINUTES  
OCTOBER 21<sup>st</sup>, 2025 – 3<sup>rd</sup> 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 Shane Keys (present).

**PUBLIC COMMENT**

None.

**CALL COUNTY COMMISSION MEETING TO ORDER**

Presiding Commissioner Nick Plummer called the meeting to order at 9:02 a.m.

**COMMISSION REMARKS**

None.

**APPROVAL OF ACCOUNTS PAYABLE**

Commissioner Keys moved to approve Checks #485183 through Check #485242, Warrants #8701 through Warrant #8703, and two Journal Entries/Transfers. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

**APPROVAL OF PAYROLL**

Commissioner Williams moved to approve payroll. Commissioner Keys 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 and Executive Session Minutes for October 14<sup>th</sup>, 2025. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

**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 #10-21-2025-01, BO AND ASHTON DeJAGER, PARCEL #06-7.0-26-000-000-027-000, LOCATED AT 2174 STATE HWY 160, BRANSON, MO.**

Applicant Bo DeJager, of 770 Mills Hollow Rd. Branson, Mo 65616, appeared in front of the Commission in reference to Order #10-21-2025-01

Presiding Commissioner Plummer moved to approve Order #10-21-2025-01 for Bo and Aston DeJager, rezoning it from A1 to R3, multi-family residential district. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (abstain), and Keys (aye).

ORDER NUMBER 10-21-2025-01

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

DATE: October 21, 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 October 14, 2025, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number E15, Branson Township, to rezone one parcel from A-1 Agricultural District to R-3 Multi Family Residential District, requested by Bo and Ashton DeJager, parcel number 06-7.0-26-000-000-027.000, located at 2174 State Hwy 160, Branson, Missouri, to the Taney County Commission and

**NOW, THEREFORE**, on this 21<sup>st</sup> day of October 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 Approve and seconded, the Taney County Commission voted 2 in favor, 0 opposed, and 1 abstain to amend the Taney County, Missouri Zoning District map E15 from A-1 Agricultural District to R-3 Multi Family Residential 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 Be amended as follows and pursuant to the information below:

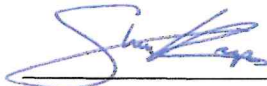
<u>Parcel Number</u>	<u>Location</u>	<u>Map Grid #</u>	<u>Township</u>	<u>Zoning District</u>
06-7.0-26-000-000-027.000	2174 State Hwy 160	E15	Branson	R-3

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 21<sup>st</sup> day of October 2025, the order shall be filed in the office of the Taney County Recorder, Taney County Clerk, and Taney County Planning and Zoning.

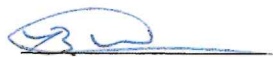
TANEY COUNTY COMMISSION



Nick Plummer  
Presiding Commissioner



Shane Keys  
Commissioner, Eastern District



Brandon Williams  
Commissioner, Western District

ATTEST:

  
Stephanie Spencer, County Clerk 10/21/2025

*Commissioner Williams sworn in as Temporary Presiding Commissioner by Stephanie Spencer, County Clerk.*

**RECESS: 9:38 A.M.**

**RECONVENE: 9:40 A.M**

**ORDER #10-21-2025-02, BEE CREEK POOLSIDE RETREAT LLC AND BEE CREEK ESTATES LLC, PARCEL #09-5.0-21-000-001-014.000 & 014.001, LOCATED AT 1364 & 1394 BEE CREEK RD., BRANSON, MO.**

Applicant Randy Renyer, 1394 Bee Creek Rd. Branson, Mo 65616, appeared in front of the Commission in reference to Order #10-21-2025-02.

Commissioner Keys moved to approve Order #10-21-2025-02 Bee Creek Retreat, LLC and Bee Creek Estates, LLC. Temporary Presiding Commissioner Williams seconded the motion. The motion passed by vote: Plummer (absent), Williams (aye), and Keys (aye).

ORDER NUMBER 10-21-2025-02

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

DATE: October 21, 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 October 14, 2025, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number H17 & H18, Branson Township, to rezone all of lot 1 to R-1 Single Family Residential District and all of lot 2 to NR-1 Single Family Nightly Rental District, requested by Bee Creek Poolside Retreat LLC and Bee Creek Estates LLC, parcel numbers 08-5.0-21-000-001-014.000 & 014.001, located at 1364 & 1394 Bee Creek Rd, Branson, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 21<sup>st</sup> day of October 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 Approve and seconded, the Taney County Commission voted 2 in favor, 0 opposed, and 1 abstain to amend the Taney County, Missouri Zoning District map H17 & H18, to rezone all of lot 1 to R-1 Single Family Residential District and all of lot 2 to NR-1 Single Family Nightly Rental 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 Be amended as follows and pursuant to the information below:

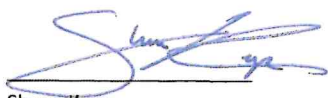
Parcel Number	Location	Map Grid #	Township	Zoning District
08-5.0-21-000-001-014.000	1364	H17 & H18	Branson	Lot 1 to R-1
& 014.001	& 1394 Bee Creek Rd			Lot 2 to NR-1




IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 21<sup>st</sup> day of October 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:

  
Stephanie Spencer, County Clerk 10/21/2025



RECESS: 9:49 A.M.

RECONVENE: 9:50 A.M.

**APPROVAL OF LEASE AGREEMENT FOR TAIL WIND PLANES LLC FILE NO. 25-113AIR**

Mike Mulnik, Airport Administrator, was present. Presiding Commissioner Plummer referenced a letter from their attorney.

Commissioner Williams moved to approve the Approval of Lease Agreement for Tail Wind Planes, LLC by and between Taney County and Tail Wind Planes, LLC. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

No. 25-113AIR

**LEASE AGREEMENT**

**THIS AGREEMENT** made and entered into this 21<sup>st</sup> day of October, 2025, by and between the Taney County Commission on behalf of **Taney County, Missouri**, (hereinafter referred to as "County" or "Lessor"), and Tail Wind Planes LLC, a Missouri limited liability company in good standing (hereinafter referred to as "Lessee").

**WHEREAS**, Taney County, Missouri is the owner of M. Graham Clark Field-Taney County Airport (hereinafter referred to as "Airport"), located in the County of Taney, State of Missouri; and

**WHEREAS**, County has space available for the operation of a flight school and said flight school would be a benefit to the community; and

**WHEREAS**, Lessee is desirous of securing and entering into an agreement (hereinafter referred to as "Agreement") to provide adequate facilities and services to meet the demands of the public, patrons, and other persons at the Airport for services including flight training of the type and character herein permitted by County; and

**NOW THEREFORE**, the parties hereto, for and in consideration of the covenants and agreements hereinafter contained to be kept and performed and the consideration to be paid to County by Lessee, do agree as follows:

**LEASED PREMISES, TERM, RENTAL**

That in consideration of the covenants and agreements herein contained on the part of the Lessee to be observed and performed, the Lessor does hereby lease and demise unto the Lessee and the Lessee does hereby take, lease and hire from the Lessor the premises which consists of certain space at the M. Graham Clark Field-Taney County Airport, located at Point Lookout, Taney County, Missouri, said premises more particularly described as follows:

(A) Terminal Building: Central Corner office and gift shop area.

To have and to hold unto the Lessee, its successors and assigns, for the term of one (1) year commencing the 1<sup>st</sup> day of November, 2025, and ending on the 31<sup>st</sup> day of October, 2026. At the expiration of the term of this Agreement, the agreement may be extended or a new agreement entered into after negotiation, upon the approval, in writing, of both parties.

Lessee shall pay rent to the Lessor in the amount of **FOUR HUNDRED DOLLARS AND ZERO CENTS (\$400.00)** per month. Said rent is due no later than the fifteenth (15<sup>th</sup>) day of each month. The rent shall be paid at the office of the Airport Manager at the Taney County Airport or at such place designated by said Airport Manager.

**APPROVAL OF MARRIAGE AND DISSOLUTION FEES PER RSMo 455.200**

Melanie Smith, Treasurer, was present.

Commissioner Williams moved to designate and award the Marriage and Dissolution Fees to The Crisis Center also known as The Women’s Crisis Center. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).



County of **TANEY** State of Missouri

**MELANIE SMITH**  
TANEY COUNTY TREASURER  
P.O. BOX 576 • FORSYTH, MO 65653  
Office: (417) 546-7207 • Fax: (417) 546-6213  
Email: melanie.smith@taneycountymo.gov

To: Taney County Commission  
From: Melanie Smith, Taney County Treasurer  
Date: 10/21/25  
Subject: Marriage and Dissolution Fees Distribution – 2025

Dear Commissioners,

Pursuant to RSMo 455.200 and RSMo 455.215, the County is required to designate and notify by November 15, 2025, the shelter organization selected to receive the *Marriage and Dissolution Fees* revenues for the year 2025.

The funds for this program will be distributed through Accounts Payable in January 2026; however, notification to the selected recipient must occur prior to that date.

For the 2025 distribution year, the only application received by Taney County was submitted by The Crisis Center, also known as The Women’s Crisis Center of Taney County. The organization has submitted all required documentation and meets all eligibility requirements under the statute.

The estimated amount to be distributed to the selected recipient in January 2026 is \$5,600.00.

At this time, I am requesting your vote to select The Crisis Center of Taney County as the designated recipient of the Marriage and Dissolution Fees for 2025. Upon your approval, I will send the required notification letter to the organization prior to November 15, 2025, as required by statute.

Respectfully submitted,

A handwritten signature in black ink that reads "Melanie Smith".

Melanie Smith  
Taney County Treasurer

**PRESENTATION OF THE TANEY COUNTY PROPOSED 2026 BUDGET DOCUMENT**

David Clark, County Auditor, presented to the Commission and read into the record the 2026 Taney County Proposed Budget.



Jennifer Hutchison, Deputy Clerk, Davy Wilson, Assessor, and Margaret Salgado, Administrative Assistant, were present.

## Exhibit "A"

[illegible]

## Exhibit "B"

[illegible]

Commissioner Williams moved to approve Exhibit “C” dated October 21<sup>st</sup>, 2025. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	2058-2059	2059-2060	2060-2061	2061-2062	2062-2063	2063-2064	2064-2065	2065-2066	2066-2067	2067-2068	2068-2069	2069-2070	2070-2071	2071-2072	2072-2073	2073-2074	2074-2075	2075-2076	2076-2077	2077-2078	2078-2079	2079-2080	2080-2081	2081-2082	2082-2083	2083-2084	2084-2085	2085-2086	2086-2087	2087-2088	2088-2089	2089-2090	2090-2091	2091-2092	2092-2093	2093-2094	2094-2095	2095-2096	2096-2097	2097-2098	2098-2099	2099-2100	2100-2101	2101-2102	2102-2103	2103-2104	2104-2105	2105-2106	2106-2107	2107-2108	2108-2109	2109-2110	2110-2111	2111-2112	2112-2113	2113-2114	2114-2115	2115-2116	2116-2117	2117-2118	2118-2119	2119-2120	2120-2121	2121-2122	2122-2123	2123-2124	2124-2125	2125-2126	2126-2127	2127-2128	2128-2129	2129-2130	2130-2131	2131-2132	2132-2133	2133-2134	2134-2135	2135-2136	2136-2137	2137-2138	2138-2139	2139-2140	2140-2141	2141-2142	2142-2143	2143-2144	2144-2145	2145-2146	2146-2147	2147-2148	2148-2149	2149-2150	2150-2151	2151-2152	2152-2153	2153-2154	2154-2155	2155-2156	2156-2157	2157-2158	2158-2159	2159-2160	2160-2161	2161-2162	2162-2163	2163-2164	2164-2165	2165-2166	2166-2167	2167-2168	2168-2169	2169-2170	2170-2171	2171-2172	2172-2173	2173-2174	2174-2175	2175-2176	2176-2177	2177-2178	2178-2179	2179-2180	2180-2181	2181-2182	2182-2183	2183-2184	2184-2185	2185-2186	2186-2187	2187-2188	2188-2189	2189-2190	2190-2191	2191-2192	2192-2193	2193-2194	2194-2195	2195-2196	2196-2197	2197-2198	2198-2199	2199-2200	2200-2201	2201-2202	2202-2203	2203-2204	2204-2205	2205-2206	2206-2207	2207-2208	2208-2209	2209-2210	2210-2211	2211-2212	2212-2213	2213-2214	2214-2215	2215-2216	2216-2217	2217-2218	2218-2219	2219-2220	2220-2221	2221-2222	2222-2223	2223-2224	2224-2225	2225-2226	2226-2227	2227-2228	2228-2229	2229-2230	2230-2231	2231-2232	2232-2233	2233-2234	2234-2235	2235-2236	2236-2237	2237-2238	2238-2239	2239-2240	2240-2241	2241-2242	2242-2243	2243-2244	2244-2245	2245-2246	2246-2247	2247-2248	2248-2249	2249-2250	2250-2251	2251-2252	2252-2253	2253-2254	2254-2255	2255-2256	2256-2257	2257-2258	2258-2259	2259-2260	2260-2261	2261-2262	2262-2263	2263-2264	2264-2265	2265-2266	2266-2267	2267-2268	2268-2269	2269-2270	2270-2271	2271-2272	2272-2273	2273-2274	2274-2275	2275-2276	2276-2277	2277-2278	2278-2279	2279-2280	2280-2281	2281-2282	2282-2283	2283-2284	2284-2285	2285-2286	2286-2287	2287-2288	2288-2289	22
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[illegible]



**RECESS: 10:09 A.M.**

**RECONVENE: 10:30 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 Stephanie Spencer, County Clerk.

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

**ADJOURNMENT**

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

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

*The minutes were taken by, Stephanie Spencer, County Clerk, and Dorothy Keys, Deputy Clerk, and Typed by Dorothy Keys, Deputy Clerk.*

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