

**OFFICIAL
COMMISSION MINUTES
FEBRUARY 17th, 2026 – 9th DAY OF
THE JANUARY 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 Plummer called the meeting to order at 9:00 a.m.

COMMISSION REMARKS

None.

APPROVAL OF ACCOUNTS PAYABLE

Commissioner Keys moved to approve Checks #486583 through Check #486668, no Warrants, and two Journal Entry/Transfer. 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 February 10th, 2026. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

APPROVAL OF AMENDMENT TO FOOD SERVICE AGREEMENT FILE NO. 26-013S

Brad Daniels, Sheriff, was present. Presiding Commissioner referenced a letter from their attorney.

Commissioner Williams moved to approve the Amendment to Food Service Agreement by and between Taney County and Tiger Correctional Services. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).



No. 26-013S

AMENDMENT TO FOOD SERVICE AGREEMENT

This Amendment is entered into this 1 day of January 2026, by and between the Taney County Jail, MO ("Client") and Tiger Correctional Services located at 2508 West Washington Ave, Jonesboro, AR 72401 ("TIGER").

WHEREAS, the parties entered into an agreement for the management of the food service operation at Taney County effective 12/22/2017, ("Agreement"); and

NOW, THEREFORE, in consideration of the foregoing and of the mutual promises in the Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to amend the Agreement as set forth below.

1. **Price Per Meal:** In accordance with Annual Price Adjustment agreement, the parties agree that the price per meal charges to the Client by Tiger shall be changed as set forth on Attachment A based upon the COLA national average increase, cost of goods, and general business climate. This price shall be effective from **January 1, 2026**, through **January 1, 2027**, and shall supersede in all respects the price per meal set forth in the Agreement.
2. Prices will be evaluated before each anniversary date.
3. Except as hereinabove provided, the Agreement shall remain in full force and effect.
4. Either party may terminate the original agreement for any reason with a 60-day written notice.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of the day and year first above written.

TIGER CORRECTIONAL SERVICES

Taney County Jail

By: _____

By: Rich Plummer

Title: _____

Title: Presiding Commissioner

Date: _____

Date: 2-17-26

APPROVAL OF AGREEMENT FOR SHERIFF'S DEPARTMENT VEHICLES (1 OR MORE) FILE NO. 26-010S

Brad Daniels, Sheriff, was present.

Commissioner Williams moved to approve the Agreement for Sheriff's Department Vehicles (1 or more) by and between Taney County and CFLR Auto LLC d/b/a Corwin Ford, Lincoln, Republic out of Republic, Missouri. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

No. 26-010S

Agreement
for
Sheriff's Department Vehicles (1 or more)

THIS AGREEMENT dated the 17th day of February, 2026 is made between Taney County, Missouri, a political subdivision of the State of Missouri, (hereinafter "County") and CFLR Auto LLC dba Corwin Ford Lincoln Republic of Republic, Missouri (hereinafter "Vendor").

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

1. Contract Documents. The contract documents to this Agreement for the purchase of one (1) or more Sheriff's Department Vehicles ("Vehicles") shall include the State of Missouri contract #MC250182003 and any applicable addenda. All such documents shall constitute the "Contract Documents", which are attached hereto and incorporated herein by reference. Service or product data, specifications and literature submitted with bid response may be permanently maintained in the County Purchasing Office bid file for this bid if not attached. 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. Contract Price. The County agrees to purchase from the Vendor and the Vendor agrees to sell to the County the Vehicles pursuant to the Contract Documents for the contract price of \$43,320 for (9) 2026 Dodge Durango Pursuit Vehicle AWD and \$47,635 for (2) 2026 Ford F-150 Police Responder, with a total current purchase price of \$485,150. If certain unusual circumstances occur specific to Vehicle availability, the County may consider all other options.

3. Contract Duration. This Agreement shall commence on the date it is fully executed and terminate upon expiration of all applicable warranties, subject to the provisions for termination specified below. This Agreement may only be extended by the order of the County subject to the pricing and delivery clauses as agreed to and offered by the Vendor's bid response.

4. Billing and Payment. All billing shall be invoiced with specific department information for tracking. No additional fees or extra services not included, or taxes, shall be included as additional charges in excess of the charges in this Agreement or the Contract Documents. The County agrees to pay all correct statements within thirty days of receipt; Vendor agrees to honor any cash or prompt payment discounts, if any are available, when County makes payment as provided therein. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount.

5. Binding Effect. This Agreement shall be binding upon the parties hereto and their successors and assigns for so long as this Agreement remains in full force and effect.

6. Entire Agreement. This Agreement constitutes the entire Agreement between the parties and supersedes any prior negotiations, written or verbal, and any other bid or bid

APPROVAL OF AGREEMENT FOR SWINGSET (1 OR MORE) FILE NO. 26-011RB

Jack Cole, Road & Bridge Administrator, was present. Presiding Commissioner Plummer referenced a letter from their attorney.

Commissioner Williams moved to approve the Agreement for Swing set (1or more) by and between Taney County and Athco Acquisition Corporation. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

No. 26-011RB

Agreement
For
Swingset
(1 or more)

THIS AGREEMENT dated the 17th day of February 2026 is made between Taney County, Missouri, a political subdivision of the State of Missouri ("County") and Athco Acquisition Corp, of Lenexa, Kansas ("Contractor").

IN CONSIDERATION of the parties performance of the respective obligations contained herein, the parties agree as follows:

1. Contract Documents. The contract documents to this Agreement for the purchase of one (1) or more swingset ("Equipment") shall include Quote, cooperative purchasing contract documents of Sourcewell Contract No. 010721-LSI and any applicable addenda. All such documents shall constitute the "Contract Documents", which are attached hereto as Exhibit A and incorporated herein by reference. Service or product data, specifications and literature submitted with bid response may be permanently maintained in the County Purchasing Office bid file for this bid if not attached. 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. Contract Price. The County agrees to purchase from the Contractor and the Contractor agrees to sell to the County pursuant to the Contract Documents for the total contract price of \$3,145.00, includes freight. If certain unusual circumstances occur specific to Vehicle availability, the County may consider all other options.

3. Contract Duration. This Agreement shall commence on the date it is fully executed and terminate upon expiration of all applicable warranties, subject to the provisions for termination specified below. This Agreement may only be extended by the order of the County subject to the pricing and delivery clauses agreed to and offered by the Contractor's bid response.

4. Billing and Payment. All billing shall be invoiced with specific department information for tracking. Billings and invoices may only include the prices provided for in this Agreement. No additional fees or extra services not included, or taxes, shall be included as additional charges in excess of the charges in this Agreement or the Contract Documents. The County agrees to pay all correct statements within thirty days of receipt; Contractor agrees to honor any cash or prompt payment discounts, if any are available, when County makes payment as provided therein. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount.

5. Binding Effect. - This agreement shall be binding upon the parties hereto and their successors and assigns for so long as this agreement remains in full force and effect.

6. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any prior negotiations, written or verbal, and any other bid or bid specification or contractual agreement. This Agreement may only be amended by a signed writing executed with the same formality as this Agreement.

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 #01-20-2026-01, STEPHAN SARKISYAN, PARCEL #18-6.0-24-002-003-015.000, LOCATED AT 1250 IOWA COLONY RD, HOLLISTER, MO

The following citizens spoke regarding Order #01-20-2026-01

- Stephan Sarkisyan, Applicant, 715 Foggy River Rd, Hollister, Mo
- Wes Larson, 1074 Iowa Colony Rd, Hollister, Mo
- Todd Smith, 7997 US Highway 165, Hollister, Mo
- Chris Larson, 243 Norwood Dr, Branson, Mo
- Susan Rewoldt, 166 Norwood Dr, Branson, Mo
- Steven Cartwright, 240 Norwood Dr, Branson, Mo
- Dick Gass, 178 Norwood Dr, Branson, Mo
- Jana King Evans, 198 Norwood Dr, Branson, Mo

Presiding Commissioner Plummer moved for the rezone for Order #01-20-2026-01 to be rezoned as A1 instead of C2 with the stipulation set forth by the Planning & Zoning Board from the previous meeting. Presiding Commissioner Plummer amended his motion for the request to be for the property to be rezoned as A1 and not C2. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (abstain), and Keys (aye).

RESOLUTION OF THE
TANEY COUNTY PLANNING COMMISSION
FORSYTH, MISSOURI

DATE: February 17, 2026

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 February 9, 2026, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number K15, Oliver Township, to rezone the proposed new lot from R-2 One or Two Family Residential District to the Planning Commission recommendation of C-1 Neighborhood Commercial District, not the requested C-2 General Commercial District, requested by Stephan Sarkisyan, part of parcel number 18-6.0-24-002-003-015.000, located at 1250 Iowa Colony Rd, Hollister, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 17th day of February 2026, 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 K15 from R-2 One or Two Family Residential District to A-1 Agricultural 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>
18-6.0-24-002-003-015.000	1250 Iowa Colony Rd	K15	Oliver	A-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 17th day of February 2026, 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 2/17/2026



ORDER #02-17-2026-01, ANDERSON INVESTMENTS LLC, PARCEL #08-5.0-16-000-000-023-000, LOCATED AT 161 CALVIN DR, BRANSON, MO

John Anderson, Applicant, 6475 S Farm Rd 193, Rogersville, Mo appeared in front of the commission in reference to Order #02-17-2026-01

Commissioner Williams moved to approve Order #02-17-2026-01 changing it from Office to C2. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

ORDER NUMBER 02-17-2026-01

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

DATE: February 17, 2026

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 February 9, 2026, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number G17, Branson Township, to rezone one parcel from O Office District to C-2 General Commercial District, requested by Anderson Investments LLC, part of parcel number 08-5.0-16-000-000-023.000, lot 4A, located at 161 Calvin Dr, Branson, Missouri, to the Taney County Commission and

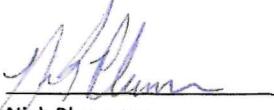
NOW, THEREFORE, on this 17th day of February 2026, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, to Approve and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and 0 abstain to amend the Taney County, Missouri Zoning District map G17 from O Office 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 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>
08-5.0-16-000-000-023.000 Lot 4A	161 Calvin Dr	G17	Branson	C-2

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 17th day of February 2026, 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 2/17/2026



APPROVAL OF REMOVAL FOR PENALTIES & INTEREST – SHO-ME POWER (AS)
Davy Wilson, Assessor, and Margaret Salgado, Administrative Assistant, were present.

Commissioner Williams moved to approve the Removal for Penalties & Interest – SHO – Me Power as presented based on recommendation from the County Assessor’s office. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

COURT ORDERS, PERSONAL PROPERTY ABATEMENTS ADD-ON REPORT

Davy Wilson, Taney County Assessor, and Stephanie Spencer, County Clerk, were present.

Commissioner Williams moved to approve Abatement #300974. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

PP PAID ABATEMENTS											
Exhibit: <u> </u>		Date: <u>2/17/2026</u>									
AbNumber	AbYear	Status	Date	Account	Name	Reason	EndVal	AdjVal	Denied	Approved	Tabled
300974	2025	PENDING	2026-02-11	1-35662-900	JIM'S AUTO BODY	PAID ABATEMENT CHANGE	12360	-39520		X	

Commissioner Williams moved to approve Abatement #215086 and #215087. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

CLERICAL ERROR																
Exhibit: <u> </u>		Date: <u>2/17/2026</u>														
AbNumber	AbYear	SlupDate	AbDate	Parcel	Name	Reason	EndRes	AdjRes	EndAg	AdjAg	EndCom	AdjCom	Notes	Approved	Denied	Tabled
215086	2025	0000-00-00	2026-02-09	18-2-0-03-000-005.053	BYINGTON JOSEPH	CLERICAL ERROR	6501	6591	0	0	3700	-38470		X		
215087	2025	0000-00-00	2026-02-11	14-4-0-18-000-000-005.003	MCGAULEY TIMOTHY & LESUE & CALES 1/2	CLERICAL ERROR	7210	-6910	50	0	0	0		X		

RECESS: 10:10 A.M.

RECONVENE: 10:22 A.M.

RECYCLE/HCC ROUND TABLE

(Taney County Commission Conference Room)

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

Also present: Cody Stice, Planning & Zoning/Environmental Services Administrator, Scott Starrett, Planning & Zoning/Environmental Services Assistant Administrator, Presley Cozort, Permit Technician, Recycle/HCC Clerk, Claire Lakin, Project Manager for Great River Engineering, Allyn Irvin, Assistant Transportation Team Leader for Great River Engineering, Austin Hostettler, PE, Project Manager for Great River Engineering, Aaron Burso, Village of Bull Creek Clerk, James Felton, Bull Creek Director of Water and Sewer Works, Jack Cole, Road & Bridge Administrator, and Stephanie Spencer, County Clerk.

Discussion ensued.

VILLAGE OF BULL CREEK SEWER ROUND TABLE

(Taney County Commission Conference Room)

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

Also present: Cody Stice, Planning & Zoning/Environmental Services Administrator, Scott Starrett, Planning & Zoning/Environmental Services Assistant Administrator, Claire Lakin, Project Manager for Great River Engineering, Allyn Irvin, Assistant Transportation Team Leader for Great River Engineering, Austin Hostettler, PE, Project Manager for Great River Engineering, Aaron Burso, Village of Bull Creek Clerk, James Felton, Bull Creek Director of Water and Sewer Works, Jack Cole, Road & Bridge Administrator, and Stephanie Spencer, County Clerk.

Discussion ensued.

GREAT RIVER ROUND TABLE

(Taney County Commission Conference Room)

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

Also present: Cody Stice, Planning & Zoning/Environmental Services Administrator, Scott Starrett, Planning & Zoning/Environmental Services Assistant Administrator, Claire Lakin, Project Manager for Great River Engineering, Allyn Irvin, Assistant Transportation Team Leader for Great River Engineering, Austin Hostettler, PE, Project Manager for Great River Engineering, Jack Cole, Road & Bridge Administrator, and Stephanie Spencer, County Clerk.

Discussion ensued.

TCRSD ROUND TABLE

(Taney County Commission Conference Room)

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

Also present: Cody Stice, Planning & Zoning/Environmental Services Administrator, Scott Starrett, Planning & Zoning/Environmental Services Assistant Administrator, Travis Heier, HDR Project Manager, Brad Allbritton, Taney County Sewer District Administrator, and Stephanie Spencer, County Clerk.

Discussion ensued.

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, Cody Stice, Planning & Zoning/Environmental Services Administrator, Scott Starrett, Planning & Zoning/Environmental Services Assistant Administrator, and Stephanie Spencer, County 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: 11:46 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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