

**OFFICIAL  
COMMISSION MINUTES  
MAY 5<sup>th</sup>, 2026 – 5<sup>th</sup> DAY OF  
THE APRIL 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 9:01 a.m.

**COMMISSION REMARKS**

Presiding Commissioner Plummer stated that the Taney County Courthouse and Judicial Facilities will be closed on Friday in observation of President Truman's Birthday.

**APPROVAL OF ACCOUNTS PAYABLE**

Commissioner Keys moved to approve Checks #487493 through Check #487537, Warrants #8825 through Warrant #8826, and One Journal Entry/Transfer. 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 Keys moved to approved Regular Session Meeting Minutes for April 28<sup>th</sup>, 2026. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), Keys (aye).

**LETTER OF SUPPORT FOR DEVELOPMENTAL CONNECTIONS (MHDC)**

Commissioner Williams moved to approve the Letter of Support for Developmental Connections with corrections. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).



County of **TANEY** State of Missouri

**TANEY COUNTY COURTHOUSE**  
P.O. BOX 1086 • FORSYTH, MO 65653  
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[www.taneycounty.org](http://www.taneycounty.org)  
[commission@taneycountymo.gov](mailto:commission@taneycountymo.gov)

OFFICE OF  
NICK D. PLUMMER  
PRESIDING COMMISSIONER  
[Nick.Plummer@taneycountymo.gov](mailto:Nick.Plummer@taneycountymo.gov)  
BRANDON W. WILLIAMS  
WESTERN DIST. COMMISSIONER  
[Brandon.Williams@taneycountymo.gov](mailto:Brandon.Williams@taneycountymo.gov)  
SHANE W. KEYS  
EASTERN DIST. COMMISSIONER  
[Shane.Keys@taneycountymo.gov](mailto:Shane.Keys@taneycountymo.gov)

May 5, 2026

Missouri Housing Development Commission  
3435 Broadway  
Kansas City, MO 64111

RE: Saint Street Apartments II, 200 Saints Street, Branson, MO

To Whom It May Concern:


I am writing in support of the application from Dignity Now Inc., for Low Income Tax Credits, for the construction of Twenty-four (24) one- and two-bedroom affordable apartments located next to their offices at 200 Saints Street, Branson, MO. This agency and its cooperative partners have proven successful in targeting and meeting the needs of individuals with disabilities within the community and county.


Dignity Now Inc., and its parent organization Developmental Connections, have gained a great deal of experience and demonstrated success through their completion of three similar apartment projects.

We value our relationship with the applicants and deeply appreciate the opportunities they provide some of our most vulnerable residents. The efforts by Developmental Connections to provide meaningful job opportunities for the people they support is a proverbial win-win for the community and county.

We support this application and encourage the Missouri Housing Development Commission's favorable consideration.

Sincerely,

  
\_\_\_\_\_  
Nick Plummer  
Presiding Commissioner

  
\_\_\_\_\_  
Brandon Williams  
Western District Commissioner

  
\_\_\_\_\_  
Shane Keys  
Eastern District Commissioner

**AGREEMENT FOR REPAIR & MAINTENANCE OF E.P.M COMPUTERIZED TEMPERATURE CONTROL SYSTEM FILE NO. 26-051M**

Scott Terpening, Buildings & Grounds, was present. Presiding Commissioner Plummer referenced a letter from their attorney.

Commissioner Williams moved to approve the Agreement for Repair & Maintenance of E.P.M Computerized Temperature Control System by and between E.P.M. Inc, and Taney County. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

No. 26-051M

Agreement  
for  
Repair + Maintenance of  
E.P.M Computerized Temperature Control System

THIS AGREEMENT ("Agreement") dated the 5<sup>th</sup> day of May 2026 is made between Taney County, Missouri, a political subdivision of the State of Missouri (hereinafter "County") and E.P.M., Inc. (hereinafter "Contractor").

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

1. Contract Documents. The Contract Documents to this Agreement for repair + maintenance of E.P.M. CTC System ("Equipment") shall include the Notice of Intent to Declare Single Source Provider SSP #202603-593, which are attached hereto as Exhibit A and a rate schedule as Exhibit B, and incorporated herein by reference ("Contract Documents"). 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. Contract Price. The County agrees to term + supply service from the Contractor and the Contractor agrees to supply the County all items per the contract documents. This ongoing purchase shall be in accordance to the payment schedule set forth in the contract documents.

3. Contract Duration. This Agreement shall commence on the date it is fully executed and terminate upon expiration of all applicable warranties, or as otherwise provided in this Agreement or the Contract Documents. This Agreement may only be extended by the order of the County, subject to the pricing and delivery clauses as agreed to, and provided by the Contract Documents.

4. Billing and Payment. All billing shall be invoiced with specific department information. 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. Termination. This Agreement may be terminated by the County upon thirty days advance written notice for any of the following reasons or under any of the following circumstances:

- a. Due to a material breach of any term or condition of this agreement, or
- b. If in the opinion of the Taney County Commission delivery of products is delayed or products delivered are not in conformity with specifications or variances authorized by County, or
- c. If appropriations are not made available and budgeted for any calendar year.

**CONTRACT THUNDER ROAD REALIGNMENT AND CULVERT MATERIALS – FLAP – 073**

Jack Cole, Road & Bridge Administrator, Claire Lakin, Great River Project Engineer, were present. Presiding Commissioner Plummer referenced a letter from their attorney.

Commissioner Williams moved to approve the Contract for Thunder Road Realignment and Culvert Materials by and between Capital Paving and Taney County. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

CONTRACT NO. \_\_\_\_\_

LPA CONTACT INFORMATION:  
Taney County  
132 David St.  
Forsyth, MO 65653  
P.O. Box 1086  
P:(417) 546-7204  
E:commission@taneycountymmo.gov

CONTRACTOR CONTACT INFORMATION  
NAME:  
A1:  
A2:  
A3:  
P:  
E:

## Contract

### THUNDER ROAD REALIGNMENT AND CULVERT MATERIALS

### FLAP - 073

#### CONTRACT AGREEMENT

**THIS AGREEMENT** made and entered into by and between the Taney County (hereinafter referred to as the Owner) and \_\_\_\_\_ of \_\_\_\_\_, (hereinafter referred to as the Contractor):

**WITNESSETH:** That for and in consideration of the acceptance of Contractor's bid and the award of this contract to said Contractor by the Owner and in further consideration of the agreements of the parties herein contained, to be well and truly observed and faithfully kept by them, and each of them, it is agreed between the parties as follows, to wit:

The Contractor at its own expense hereby agrees to do or furnish all labor, materials, and equipment called for in the proposal designated and marked:

FLAP - 073

and agrees to perform all the work required by the contract as shown on the plans and specifications. The "Notice to Contractor," "Plans," "Proposal," "Contract Bond," "Acknowledgement," "Job Special Provisions," "Notice to Proceed," "Addenda," and all change orders are made a part hereof as fully as if set out herein.

It is understood and agreed that, except as may be otherwise provided for by "Job Special Provisions," "General Provisions," and "Supplemental Specifications," included in the Proposal, the work shall be done in accordance with the most current version "Missouri Standard Specifications for Highway Construction" and "Missouri Standard Plans for Highway Construction", and all revisions to these documents, which are part and parcel of this contract, and are incorporated in this contract as fully and effectively as set forth in detail herein.

The Contractor further agrees that it is fully informed regarding all of the conditions affecting the work to be done, and labor and materials to be furnished for the completion of this contract, and that its information was secured by personal investigation and research and not from any estimates of the Owner; and that it will make no

TANEY COUNTY  
FLAP - 073  
CONTRACT

**COURT ORDERS, PERSONAL PROPERTY ABATEMENTS ADD-ON REPORT**

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

Commissioner Williams moved to approve Exhibit "A" dated May 5, 2026. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

**Exhibit "A"**

ERRONEOUS ASSESSMENT																
Exhibit: <u>A</u> Date: <u>5-5-26</u>																
AbNumber	AbYear	SuppDate	AbDate	Parcel	Name	Reason	EndVal	AdjVal	EndAg	AdjAg	EndCom	AdjCom	Notes	Approved	Denied	Tabled
215121	2025	0000-00-00	2026-04-24	17-8-0-28-000-000-001.013	FIELDSTONE AT BRANSON CREEK COMMUNITY ASSOC INC	ERRONEOUS ASSESSMENT	0	0	0	-360	0	0		X		

Commissioner Williams moved to approve Exhibit "B" dated May 5, 2026. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

**Exhibit "B"**

CLERICAL ERROR																
Exhibit: <u>B</u> Date: <u>5-5-26</u>																
AbNumber	AbYear	SuppDate	AbDate	Parcel	Name	Reason	EndVal	AdjVal	EndAg	AdjAg	EndCom	AdjCom	Notes	Approved	Denied	Tabled
215119	2024	0000-00-00	2026-04-24	15-1-0-02-002-001-010.001	BRALLIER FAMILY REGISTERED LLLP	CLERICAL ERROR	0	0	0	0	0	0	-56040 PARCEL CONTAINED WITH OTHER PARCEL NO AMOUNT DUE 4/24/26 BAB	X		
215123	2025	0000-00-00	2026-04-24	26-9-0-30-000-000-000.000	PACE BRANSON LLC	CLERICAL ERROR	0	0	0	0	78310	-915450		X		

Commissioner Williams moved to approve Exhibit "C" dated May 5, 2026. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

**Exhibit "C"**

PP PAID ABATEMENTS																
Exhibit: <u>C</u> Date: <u>5-5-26</u>																
AbNumber	AbYear	SuppDate	AbDate	Parcel	Name	Reason	EndVal	AdjVal	EndAg	AdjAg	EndCom	AdjCom	Notes	Approved	Denied	Tabled
215117	2025	0000-00-00	2026-04-24	24-1-0-11-000-000-005.000	JONES DAVID L		0	0	0	190	-3240	0	0	X		
215118	2025	0000-00-00	2026-04-24	24-1-0-11-000-000-003.000	JONES DAVID L	CLERICAL ERROR	0	0	350	-5940	0	0		X		
215120	2024	0000-00-00	2026-04-24	17-8-0-28-000-000-001.240	FIELDSTONE AT BRANSON CREEK COMMUNITY ASSOCIATION	ERRONEOUS ASSESSMENT	0	-3800	0	0	0	0		X		
215121	2024	0000-00-00	2026-04-24	17-8-0-28-000-000-001.013	FIELDSTONE AT BRANSON CREEK COMMUNITY ASSOC INC	ERRONEOUS ASSESSMENT	0	0	0	-360	0	0		X		
215124	2025	0000-00-00	2026-04-28	18-2-0-03-000-000-006.401	ZIEMBA BLAKE ANDREW	CLERICAL ERROR	0	0	0	0	0	-26770		X		

Commissioner Williams moved to approve Exhibit "D" dated May 5, 2026. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

**Exhibit "D"**

PP PAID ABATEMENTS											
Exhibit: <u>D</u> Date: <u>5-5-26</u>											
AbNumber	AbYear	Status	Date	Account	Name	Reason	EndVal	AdjVal	Approved	Denied	Tabled
300983	2023	PENDING	2026-04-17	1-114008-900	RIGGINS RANDALL D & BEVERLY K	PAID ABATEMENT CHANGE	34680	-2910	X		
300984	2024	PENDING	2026-04-17	1-114008-900	RIGGINS RANDALL D & BEVERLY K	PAID ABATEMENT CHANGE	27830	-2710	X		
300985	2025	PENDING	2026-04-17	1-114008-900	RIGGINS RANDALL D & BEVERLY K	PAID ABATEMENT CHANGE	27670	-2710	X		

**RECESS: 9:12 A.M.**

**RECONVENE: 9:25 A.M.**

**TIME CLOCK ROUND TABLE**

*(Taney County Commission Conference Room)*

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

Also present: Stephanie Spencer, County Clerk, David Clark, Auditor, Jack Cole, Road & Bridge Administrator, Bridget Collins, Administrative Assistant 2, Alicia Caperton, Receptionist, Ty Boyd, Payroll, and McKenna Byler, Deputy Clerk.

Discussion ensued.

**EXECUTIVE SESSION: 10:07 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: 10:39 A.M.**

**DAILY STAFF REVIEW AND AGENDA REQUESTS**

*(Taney County Commission Conference Room)*

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

Also present: Stephanie Spencer, County Clerk, and Tami Koran, Commission Assistant.

Discussion ensued.

**ADJOURNMENT**

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

**ADJOURN: 10:45 A.M.**

*The minutes were taken by Stephanie Spencer, County Clerk, and McKenna Byler, Deputy Clerk, and typed by McKenna Byler, Deputy Clerk.*