

OZARK SPECIAL ROAD DISTRICT

REGULAR MINUTES

March 12, 2019

The meeting was called to order by President Scott Bilyeu at 8:14 am.

Present were:

Scott Bilyeu, OSRD Commissioner John Elkins, OSRD Commissioner Ed Addington, OSRD Commissioner
Darrell Mrotek, Mrotek Construction Mitch Elkins, OSRD Employee
Sharon Whitehill, Compere Robinette CPAs

Guests: See sign in sheet

Guest Business

- a. David Erdmann (Developer) and Greg Whitlock (Engineer) Annexation.
 - I. Total of 29 acres. N 17th St/W Lakeland Dr/N14th St/W Valley Dr. North of Valley Drive Road by the Elks Lodge
 - II. Spencer Jones will review current road size and conditions. He will submit a report to the commissioners

Approvals

February 13, 2018 minutes. John Elkins made motion to approve. Second by Ed Addington. Approved
February Financial Statement was presented for review, Compere Robinette CPAs. John Elkins made motion to accept as presented. Second by Ed Addington. Accepted as presented.

Correspondence

Old Business

- a. 2019 Sales Tax Distribution Application for Christian County – submitted 12/28/18. 2019 cost share project. Riverbluff-Weaver Cemetery to bridge. Project has been approved
- b. Audit request update: Cinda Rogers will have the audit submitted by the next meeting.
- c. Technology for OSRD including website with email addresses, purchasing a laptop and having wifi installed for internet access. Update from John on setting up business FaceBook page: no update except an email address has been set up. OzarkSpecial@gmail.com
- d. Employee Handbook Update: Reviewed and John will submit changes to Lynette
- e. Monthly Meetings
 - i. Regular 2nd Tuesday meeting: Next meeting is March 12, 2019
 - ii. Work Session –OSRD, City, County: Overview given by John

New Business

Project updates:

- a. Riverside Bridge: Spencer Jones, Great River Engineering.
 - i. One ROW is delaying the project. Spencer presented new time frame for project as eminent domain process has started and will change the project timeline. A letter will be sent to FEMA requesting extension of time.

- ii. Discussion on box culvert by the bridge where construction vehicles will be crossing. John Elkins made a motion to approve box culvert on Riverside west, north of Country Crest , west of Green Bridge to replace the 12 ton there now. Second Ed Addington. Motion approved.
- b. Bass Pro- The Mill project: Spencer Jones gave brief update. Reviewed access on McCracken. Requesting two driveway accesses. 1. Access on McCracken will be permanent. 2. Temporary construction access off lift station driveway until July 30.
 - i. Ed Addington made motion to approve permanent access on McCracken and Temporary construction access off lift station driveway until July 30. Second by John Elkins. Motion approved.
- c. Historic Riverside Bridge: Walk through completed. Letter for release.
 - i. John Elkins made a motion to approve release of Riverside Bridge per physical inspection. Second by Ed Addington. Motion approved.
 - ii. Spencer will prepare letter release to be signed by commissioners
- d. Farmers Branch: Darrell Mrotek working on project with Mike Sikes
- e. River Pointe Phase 2: no new information
- f. Country Crest Bridge: Completed. Commissioners looking for a total cost including culverts, concrete, rock & labor.
- g. Oak & 17th needs wedge and overlay-November cost share project: David Counts agreement. \$30,000 now in escrow
- h. Ozark Heights: Almost completed. Stump needs to grinded. City will take care of the grinding

Road Employee Updates

- a. Equipment maintenance: No new information
- b. Cracked Sealer: some have been completed
- c. Tree trimming:
- d. Safety Training: (John Elkins) Scheduled
- e. Staffing planning review:
 - i. Indeed ad for position. John has reviewed all applications. He will call all applicants selected to schedule interviews with commissioners next Tuesday from 3:30-6:30.

Open Meeting and Reconvene in Closed Session to consider confidential matters and employee matters as defined by Section 610.021 (1) RSMo and that the meeting, record and vote be closed and the Board reconvene in Open Meeting at the end of the Closed Session.

Meeting adjourned at 9:47am


 Scott Bilyeu, President
 Minutes 03/12/2019


 John Elkins, Secretary



Requested Zoning: R-1D Single-Family District (Min. 7,000SF)

Legal Description:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15; TOWNSHIP 27 NORTH, RANGE 21 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 15; THENCE SOUTH 87°51'57" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1130.46 FEET; THENCE NORTH 1°27'22" EAST, 601.63 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST VALLEY DRIVE FOR THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE CONTINUE NORTH 1°27'22" EAST, 100.00 FEET; THENCE NORTH 87°57'32" WEST, 53.91 FEET; THENCE NORTH 0°53'00" EAST, 149.96 FEET; THENCE NORTH 41°33'48" EAST, 185.04 FEET; THENCE NORTH 41°41'05" EAST, 282.22 FEET; THENCE NORTH 42°03'54" EAST, 93.03 FEET; THENCE NORTH 41°42'28" EAST, 220.10 FEET; THENCE NORTH 5°46'57" EAST, 286.40 FEET; THENCE SOUTH 84°37'36" EAST, 40.00 FEET; THENCE NORTH 1°15'13" EAST, 707.54 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST LAKELAND DRIVE; THENCE SOUTH 87°55'36" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 50.03 FEET; THENCE SOUTH 1°14'45" WEST, 258.36 FEET; THENCE SOUTH 87°55'14" EAST, 255.67 FEET; THENCE SOUTH 18°21'01" WEST, 148.52 FEET; THENCE SOUTH 87°41'38" EAST, 218.50 FEET; THENCE SOUTH 1°27'38" WEST, 285.40 FEET; THENCE SOUTH 1°21'03" WEST, 142.79 FEET; THENCE SOUTH 1°24'38" WEST, 429.35 FEET; THENCE SOUTH 1°20'48" WEST, 144.17 FEET; THENCE SOUTH 1°15'49" WEST, 285.65 FEET; THENCE SOUTH 1°26'50" WEST, 192.70 FEET; THENCE NORTH 88°33'52" WEST, 318.72 FEET; THENCE NORTH 87°32'17" WEST, 39.91 FEET; THENCE NORTH 1°27'22" EAST ALONG THE END OF AFORESAID WEST VALLEY DRIVE RIGHT-OF-WAY A DISTANCE OF 50.00 FEET; THENCE NORTH 88°32'38" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST VALLEY DRIVE A DISTANCE OF 107.62 FEET; THENCE NORTH 01°27'22" EAST, 210.00 FEET, THENCE NORTH 88°32'38" WEST, 156.72; THENCE SOUTH 1°27'22" WEST 210.00 FEET; THENCE NORTH 88°32'38" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST VALLEY DRIVE A DISTANCE OF 368.72 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 24.43 ACRES, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

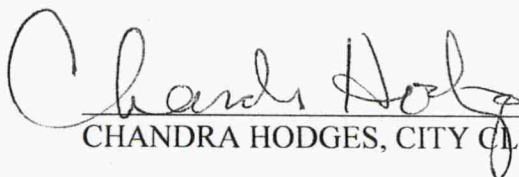
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

Annexation # 2019-458

LOCATION: 1500 Block of W Valley Dr

REQUESTED ZONING: R-1D (Single-Family Min. Lot 7,000 SF)

PROPERTY OWNER: Royal Rocket Commercial Real Estate, LLC


CHANDRA HODGES, CITY CLERK


DATE

Requested Zoning: R-3 Multi-Family District

DISCLAIMER
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CITY OF OZARK
P.O.BOX 295
OZARK, MO 65721
NOTICE OF ZONING HEARING

Notice is hereby given to all parties in Interest and Citizens, that the **Planning & Zoning Commission** will hold a **Public Hearing** on the **25th day of March 2019** at **7:00 p.m.** and the **Board of Aldermen** of the City of Ozark will hold a **Public Hearing** on **15th day of April** at **7:00 p.m.** in the City Council Chambers at Ozark, Missouri to consider annexing all or any part of the following described property, and whether such Classification should be changed as proposed or to any other appropriate classification.

Legal Description:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15; TOWNSHIP 27 NORTH, RANGE 21 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 15; THENCE SOUTH 87°51'57" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTNACE OF 938.23 FEET; THENCE NORTH 2°08'03" EAST, 698.11 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LAKELAND DRIVE; THENCE NORTH 1°01'38" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 373.45 FEET; THENCE NORTH 5°12'29" EAST ALONG SAID RIGHT-O-WAY LINE A DITANCE OF 133.60 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 88°49'12" EAST, 200.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE NORTH 15°36'59" EAST, 274.47 FEET; THENCE NORTH 84°33'47" WEST, 249.07 FEET TO AN INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF LAKELAND DRIVE; THENCE NORTH 5°16'25" EAST ALONG SIAD RIGHT-OF-WAY LINE A DISTANCE OF 284.37 FEET; THENCE SOUTH 84°37'19" EAST, 612.28 FEET; THENCE SOUTH 5°28'59" WEST, 285.00 FEET; THENCE SOUTH 41°48'18" WEST, 222.12 FEET; THENCE SOUTH 42°03'54" WEST, 93.03 FEET; THENCE NORTH 88°49'12" WEST, 224.09 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 5.74 ACRES, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

Annexation # 2019-457

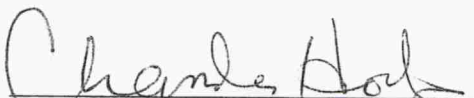
LOCATION: 2150-2300 Block of N 17th St

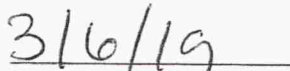
REQUESTED ZONING:

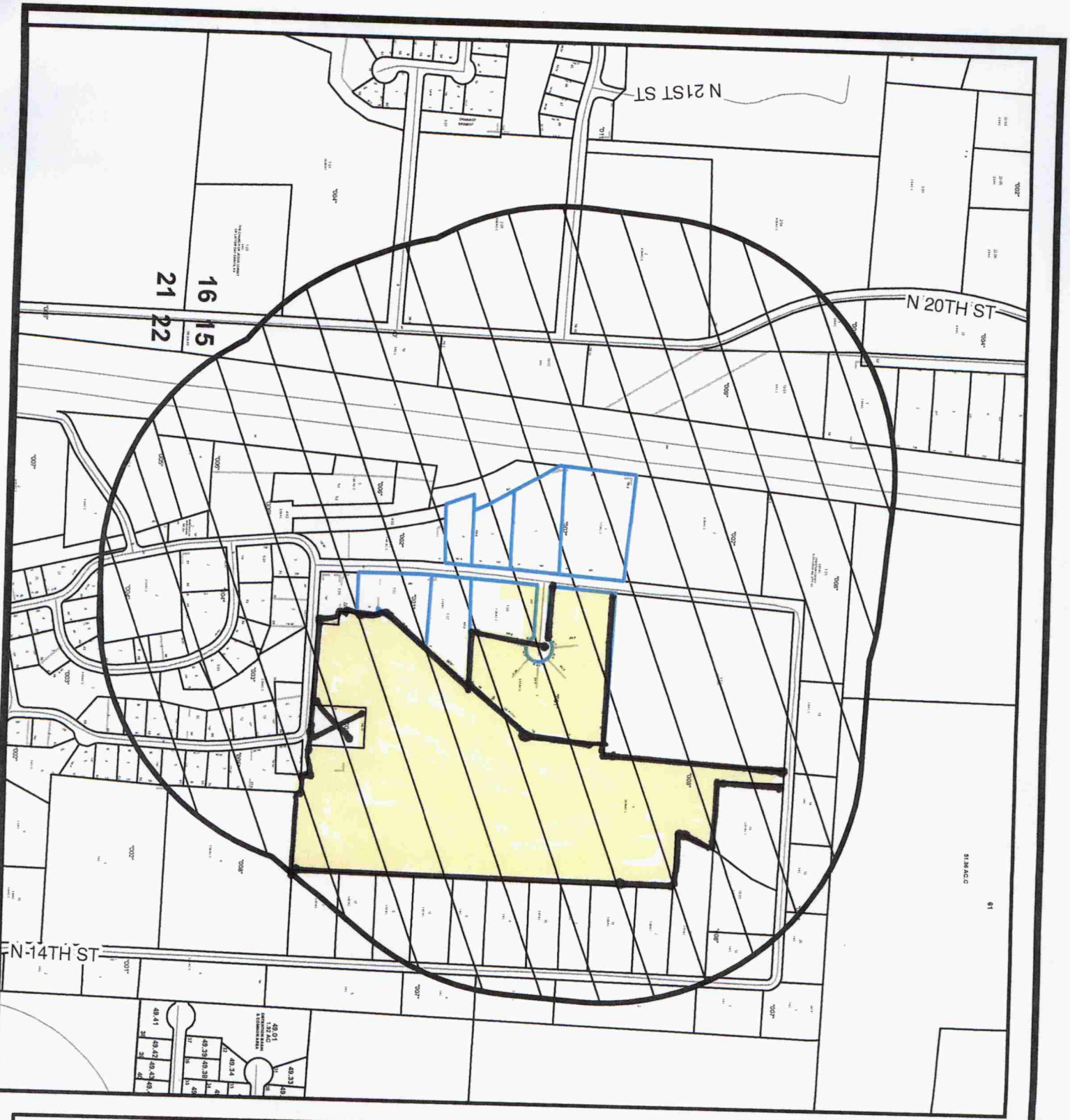
R-3 Medium Density Multi-Family District

PROPERTY OWNER:

Royal Rocket Commercial Real Estate, LLC


CHANDRA HODGES, CITY CLERK


DATE



\$1.38 A.C.

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CHRISTIAN COUNTY
ASSESSOR
DANNY GRAY

\$3.00 Line
\$5.00 Aerial



OWNERSHIP MAP
CHRISTIAN COUNTY,
MISSOURI PREPARED
UNDER THE
DIRECTION OF
STATE TAX
COMMISSION
OF MISSOURI
AND THE
CHRISTIAN COUNTY
ASSESSOR.

THIS PROPERTY
OWNERSHIP MAP IS
FOR TAX PURPOSES
ONLY. IT IS
NOT INTENDED
FOR LEGAL
PURPOSES
OR CONVEYANCES.