

OZARK SPECIAL ROAD DISTRICT (OSRD)
REGULAR MEETING MINUTES
NOVEMBER 18, 2025

The meeting was called to order by Barbara Hover, President at 3:30 p.m.

Commissioners: President Barbara Hover, Vice President Jerry Countryman, and Secretary/Treasurer Dwight McNiel.

OSRD Employees: Jody Stutesman, Mike Mieseler, and Jennifer Tretter.

CRC CPAs Associate (Accountant & Recordkeeper for the OSRD): Jake McCully.

Guests: Derrick Estell (Toth and Associates), Patrick Platter (Neale & Newman), Devin Wolansky, Mark Wolansky, Cherrie Horning, Amy Acker, Elena Acker, Andy Robinson, Jeremy Parsons (City of Ozark), Chris Wynn, Kyle Estes, and John Wilson.

Agenda

Jerry Countryman made a motion to approve the meeting agenda. Dwight McNiel made a second. Approved 3-0.

Minutes

Dwight McNiel made a motion to approve the October 2025 regular meeting minutes. Jerry Countryman made a second. Approved 3-0.

Dwight McNiel made a motion to approve the October 2025 closed meeting minutes. Jerry Countryman made a second. Approved 3-0.

Jerry Countryman made a motion to approve the November 11, 2025 special meeting minutes. Dwight McNiel made a second. Approved 3-0.

Financial Review

Jake McCully gave the October 2025 financial report, summarizing notable deposits and expenses for the month, updated bank balances, net income and comparison to last year. Jerry Countryman made a motion to approve the financial report as presented. Dwight McNiel made a second. Approved 3-0.

Guest Business

- 1. Estes Fremont Access.** Kyle Estes and Chris Wynn were present to discuss access to Fremont Street. After questions from the commissioners, Estes stated that he has no intent to commercialize and wants to preserve the farm. He plans to use the access for deliveries, parking and safety for Cassidy Station's big events. Jerry Countryman proposed the idea of conditional use access, if future plans to commercialize arise, the access can be revisited. Kyle Estes and Derrick Estell will work towards a plan for the December monthly meeting.
- 2. E Hartley Road.** Cherrie Horning showed pictures and stated her concerns about the striping completed on Hartley Street is not sufficient. She expressed her concerns about the section of road in front of her house as being dangerous and suggested painting double lines to indicate a no-passing zone. Ms. Horning believes that since OSRD striped the road in August, the road has become more dangerous. Derrick Estell shared that the striping complies with the Manual on Uniform Traffic Control Devices (MUTCD). Commissioners directed Jennifer Tretter to check with the City of Ozark about accidents since the striping was completed in August.

Commissioners directed Derrick Estell to look at Hartley Street one more time.

3. **N 20th Access.** Mark Wolansky stated that he applied and was denied for seven driveway permits on N 20th. He has two properties and plans to build office warehouses. Derrick Estell has been in contact with Mr. Wolansky and stated that his concern was spacing, commercial use, and wants to see more information. Commissioners directed Mark Wolansky to work with Derrick Estell on plans. Mr. Wolansky stated he plans to be back with plans at the December meeting.
4. **N 14th Street & W Parkview Street.** Concerns about the condition of Parkview due to all the dump trucks beating up the road. Jeremy Parsons stated that the City of Ozark has taken over Parkview and that it will be addressed after the walking bridge is complete. The last date of the contract is 3/2/2026.
On N 14th Street, north of Don's Trucking Company, concerns about semi-truck traffic. Pat Platter referred to Christian County Planning & Zoning for zoning regulation. Derrick Estell stated that there may be future plans to establish a truck route on 18th for commercial use to alleviate some of this semi traffic. Also suggested a school bus sign. Jody Stutesman stated that OSRD can put up school bus or slow kids sign. Derrick Estell stated that the Manual on Uniform Traffic Control Devices (MUTCD) warrants where stop signs go, and that stop signs cannot be used to calm traffic. Dwight McNeil suggested looking into speed tables. Derrick Estell will setup Toth's speed radar for about a week (not around a holiday).
5. **Special Event Permit – Light the Way Christian Music Festival.** Amy Acker and John Wilson plan to host the Light the Way Christian Music Festival in August of 2026. Jerry Countryman stated that OSRD was okay with it as there were no issues at the previous event.
6. **Greenbridge Estates.** Derrick Estell signed off on the improvements plan on Friday. Toth will be inspecting as construction happens. Derrick described the plan to Amy Acker. Derrick believes that if stormwater infrastructure was in place, we would not have seen flooding and erosion problems like we did. Based upon review and being constructed correctly, the design plan meets all requirements. Amy is open to an open ditch on her property, as the plan design shows. Ms. Acker stated that she hopes the City of Ozark learns from this and puts guards in place.

New Business

1. **Holidays Policy.** Commissioners reviewed changes to the Holidays policy at last week's special meeting. Jerry Countryman made a motion to approve changes to the Holidays policy in the OSRD Employee Handbook. Dwight McNeil made a second. Approved 3-0.
2. **Right-Of-Way Utilities Policy.** Toth prepared a Right-Of-Way Utility Policy on behalf of OSRD. Jerry Countryman made a motion to approve the Right-Of-Way Utility Policy. Dwight McNeil made a second. Approved 3-0.
3. **New Christian County Newsletter.** Jerry Countryman made a motion to utilize the new Christian County Newsletter to communicate and share OSRD information and updates. Dwight McNeil made a second. Approved 3-0.
4. **SEMA Certification of Audit Requirement.** OSRD does not need to send audited financial statements, just complete, sign, and return form.
5. **Special Event Permit – Light the Way Christian Music Festival.** Jerry Countryman made a motion to approve this special event permit. Dwight McNeil made a second. Approved 3-0.

Old Business

1. **6th Avenue Property.** Waiting for sellers' signatures and documents to be returned to the Toth office in Portland.
2. **City of Ozark IGA Road Agreement.** Have not heard anything from the City. Effective December 1st, specific roads will revert back to the City's care. Jerry Countryman suggested that prior to Thanksgiving, OSRD shares that the road map is changing. Derrick Estell indicated that the City did reach out to Toth for GIS map. Commissioners directed Jennifer Tretter and Derrick Estell to prepare a website and social media post.
3. **Fremont Rd / Sun Valley Culvert Change.** Jody Stutesman stated that the road crew will try to get to this project after the Riverside Road project is complete, now that CC and Evans Road are open. The culvert change will likely take about 2 days.
4. **Marabella Update.** Derrick Estell talked to the developer and there was a kickoff meeting with the City this morning. They are currently working on designing the widening of Farmers Branch to 3 lanes. Jody Stutesman stated that we need to discuss widening the bridge on the south end of Marabella with the City of Ozark.
5. **Monthly Meeting Agenda Procedure.** Commissioners reviewed the new proposed policy at last week's special meeting. Jerry Countryman made a motion to approve the Monthly Meeting Agenda Procedure. Dwight McNeil made a second. Approved 3-0.
6. **Riverside Road. North End Improvement / Bridge Ownership.** Asphalt will be laid tomorrow. Ryan and Joe Warren plan to install the guardrail on Thursday morning. Derrick Estell will call StreetWise Striping and look at Hartley while doing Riverside. In regards to the ownership of Riverside Bridge, Pat Platter has sent a letter to Christian County and the City of Ozark with a December 5th deadline.
7. **Ozark Marketplace / Culvert on Rockhill Rd.** Joe Warren had previously expressed concerns about stormwater coming onto his property. Dwight McNeil requests Toth to get a memorandum of understanding. Joe Warren talked to Jody Stutesman about looking at the completed work concerned that it was going to cause issues with Rockhill Road.

Barbara Hover left the meeting at 5:00 p.m.

Ongoing Road Work and Employee Items for Update or Review

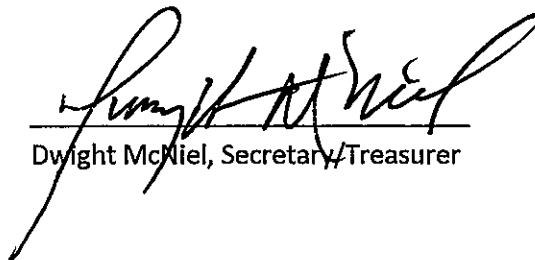
1. **Equipment Update.** Pat Platter has the lease to be signed for Rush Truck Center.
2. **Commissioner Response to Public Complaints.** N/A

Adjourn

Jerry Countryman made a motion to adjourn at 5:01 p.m. Dwight McNeil made a second. Approved 2-0. Meeting adjourned.



Barbara Hover, President
Minutes for November 11/18/2025



Dwight McNeil, Secretary/Treasurer