

OZARK SPECIAL ROAD DISTRICT (OSRD)
REGULAR MEETING MINUTES
APRIL 14, 2026 – 3:30 p.m.
Ozark Special Road District Road Barn
905 N. Riverside Rd, Ozark, Missouri

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

Commissioners: President Barbara Hover, Vice President Jerry Countryman, Outgoing Secretary/Treasurer Dwight McNeil, and Incoming Commissioner Scott Bilyeu.

OSRD Employees: Jody Stutesmun, TJ Hughes, Mike Mieseler, and Jennifer Belin.

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

Guests: Patrick Platter (Neale & Newman), Derrick Estell (Toth and Associates), Megan Bischof and Randall Whitman (City of Ozark), Steve Krause, Kathie Krause, Jeanne McFall, Terry Bible, and Karen Trimble.

Agenda

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

Acceptance of Newly Elected Commissioner & Recognition of Outgoing Commissioner

President Hover thanked Dwight McNeil for his service in filling and completing the vacant commissioner term. She then recognized Scott Bilyeu as the recently elected commissioner.

Review of OSRD Policies with Newly Elected Commissioner

President Hover provided an overview of changes and updates since Mr. Bilyeu last served on the Board, including:

- Launch of the OSRD website
- Adoption of the Two-Commissioner Direction & Oversight Policy
- An Employee Handbook
- Hiring of Administrator Jennifer Belin
- Defined work duties for Foreman Jody Stutesmun and Alternate Foreman TJ Hughes
- Engagement of Attorney Patrick Platter (Neale & Newman)
- Engagement of Toth and Associates as district engineers
- Engagement of CRC CPAs as accountant and recordkeeper

President Hover noted that current commissioners do not take a stipend, though commissioners may choose to accept one. She provided Mr. Bilyeu with a prepared binder containing key OSRD documents. She also noted that the Board occasionally holds work-study sessions and special meetings outside of regular monthly meetings.

Selection of Officers

Jerry Countryman nominated Barbara Hover for President. Approved 3-0.

Barbara Hover nominated Jerry Countryman for Vice President. Approved 3-0.

Barbara Hover nominated Scott Bilyeu for Secretary Treasurer. Approved 3-0.

Minutes

Jerry Countryman made a motion to approve the March 10, 2026 regular and closed meeting minutes. Barbara Hover seconded the motion. Approved 2-0. Scott Bilyeu abstained.

Jerry Countryman made a motion to approve the March 25, 2026 special closed meeting minutes. Barbara Hover seconded the motion. Approved 2-0. Scott Bilyeu abstained.

Jerry Countryman made a motion to approve the April 2, 2026 special closed meeting minutes. Barbara Hover seconded the motion. Approved 2-0. Scott Bilyeu abstained.

Financial Review

Jake McCully presented the March 2026 financial report.

Major deposits for the month:

- Approximately \$39,000 in property tax revenue
- Approximately \$48,000 in CART revenue
- Approximately \$4,500 in interest income
- Miscellaneous and reimbursement income
- Total revenue: Over \$92,000

Major expenses for the month (excluding payroll):

- Approximately \$104,000 for Rush Truck lease
- Approximately \$16,000 for shop repairs (Dale's Roofing)
- Approximately \$14,000 for engineering services
- Approximately \$11,000 for legal and professional fees
- Approximately \$10,000 for election expenses
- Approximately \$10,000 for two new 2026 International truck insurance policies (Digital Insurance)

Bank balances as of April 12, 2026:

- Operating Fund: approximately \$2.4 million
- Emergency Fund: approximately \$574,000
- Escrow Fund: approximately \$69,000
- Total: approximately \$3 million

Net revenue YTD is approximately \$1.35 million, compared to approximately \$1.1 million at the end of March 2025.

Jerry Countryman made a motion to approve the March 2026 financial report as presented. Barbara Hover seconded the motion. Approved 2–0. Scott Bilyeu abstained.

Guest Business

- **Jeanne McFall – OSRD Tax Levy within City Limits and OSRD Sign Placement.** Ms. McFall requested that ten properties located within the City limits of Ozark be removed from paying OSRD taxes, stating that OSRD cancelled its agreement with the City to maintain roads. Attorney Pat Platter stated he would follow up with the County Clerk regarding the matter.

Ms. McFall questioned the cost associated with installing the new OSRD boundary signs, including materials, survey work, and labor. She also expressed concern that the signs were placed too close to the roadway and that “Call Before You Dig” procedures were not followed. Commissioner Jerry Countryman provided background on the Intergovernmental Agreement (IGA) with the City and the reasons the District chose to suspend it.

Ms. McFall further asked what the \$27,000 paid in municipal fees represented. Scott Bilyeu provided historical context regarding fees paid to cities within the District, including Ozark and Fremont Hills. Attorney Platter explained the semi-annual Finley River TDD payments of approximately \$40,000 per year, noting that the City benefits from these funds while OSRD does not, and that the associated property had been tax-abated by the City.

Discussion followed regarding Riverside Bridge maintenance and questions of ownership due to incorrect legal descriptions. Commissioners noted that the City of Ozark has an aggressive economic development plan that includes tax abatement. Examples were provided, including the Ozark Marketplace project, where City tax abatement reduced OSRD revenue by approximately \$750,000 (about \$30,000 per year). Commissioners expressed concern that while Ozark continues to grow, OSRD revenues are being reduced at a time when road maintenance needs are increasing. It was also noted that OSRD received no notice of the Finley River TDD real estate tax abatement. Another example, Deer Brook Marketplace, was discussed, with tax abatement scheduled at 100% from 2026–2031, then 87% through 2036, with full revenue restoration projected in 2046.

Attorney Platter reiterated that the IGA with the City was suspended, not canceled, and that OSRD remains willing to resume discussions with the City at any time. Scott Bilyeu stated that during his previous board tenure, Attorney Platter (serving as counsel at that time) advised commissioners on these matters.

Commissioner Jerry Countryman questioned ownership of the “Mill Bridge.” Commissioner Dwight McNeil questioned the resources used to establish bridge ownership, asked “whose idea it was to give money to a billionaire,” and stated that OSRD receives no benefit from economic development incentives. He expressed personal opposition to the Finley River TDD payments.

Scott Bilyeu expressed concern that the new maintenance signs were placed too close to the roadway. TJ responded that the signs were installed at similar distances from the roadway under Scott’s prior direction.

Old Business

1. **6th Avenue Property.** An administrative subdivision application was submitted to the City of Ozark under Todd Surveying. Toth and Associates revised the survey and responded to the City's comments. The purchase of the 6th Avenue property is intended to relocate OSRD operations out of the flood zone.

The City provided its review letter, which included 18 comments, to the Commissioners. Among the items noted was that the existing building on the property will need to be brought up to code depending on its intended use.

2. **Riverside Bridge.** Attorney Platter reported that he attended a Christian County Commission meeting regarding a petition to vacate portions of Riverside Road. All three County Commissioners were present and expressed interest in resolving the conflicting legal descriptions affecting land and easements on and around the Riverside Bridge.

Commissioner Scott Bilyeu provided historical context from his prior service on the Board, including the previous closure of the bridge, the substantial cost incurred to repair it, and the subsequent FEMA claim that funded construction of the current bridge.

New Business

1. **Ozark Bank Accounts.** Barbara Hover made a motion to remove Dwight McNeil from all OSRD accounts and the safe deposit box at Ozark Bank, and to add Scott Bilyeu as a signer on all accounts and the safe deposit box. Jerry Countryman seconded the motion. Approved 3-0.
2. **Decision about Appropriation for Finley River TDD Payment.** Attorney Platter discussed the implications of governmental appropriations and noted that decisions not to appropriate funds can carry consequences. He recommended that OSRD continue making the semi-annual Finley River TDD payments for this year. There was additional discussion regarding 353 tax abatement and related considerations.

Correspondence

1. **LAGERS Employer Contribution Rate.** Received a letter from LAGERS confirming receipt of the District's lump-sum payment for prior service. The letter also reflected OSRD's updated employer contribution rate.

Project and Development Updates

Derrick Estell provided the following updates:

- Greenbridge Estates – Plans were approved last fall. The developer made changes after approval. Toth has submitted comments regarding the changes and is awaiting a response.
- Dog Kennel – N. Fremont Road.
- Single-Family Home – Southernview – A driveway permit will be required.

- Water Tower – The City is proposing a new water tower off Melvin.
- Marabella – Plan review comments have been returned to the developer.

Commissioner Scott Bilyeu raised a concern that the new OSRD street signs (white with green lettering) may not meet MUTCD standards. The Board agreed to discuss this further and have Toth research the requirements.

Smallin Road Project. The Board discussed the planned widening of Smallin Road, with the goal of gaining at least 4 feet of additional width. An estimate was received for milling and asphalt work totaling approximately \$68,000.

Christian County Sales Tax Distribution Program. OSRD originally applied to use the \$80,000 allocation for the McCauley Road project to install two additional culverts. Jerry Countryman expressed concern about school bus traffic in the area and recommended using the funds instead to offset the total cost of microsealing.

- OSRD has a quote from Donelson for microsealing in the amount of \$569,000.
- Scott Bilyeu noted that the City uses a less expensive microsealing contractor.
- Jody stated that OSRD typically piggybacks off Greene County's microsealing contract.
- Derrick stated he can prepare bid documents and include technical specifications so the project can be competitively bid.

Jennifer will notify Miranda Beadles that OSRD intends to use the \$80,000 for microsealing but will obtain additional bids before submitting a revised application.

Riverbluff Overlay. Derrick will prepare bid documents for the Riverbluff overlay project. It was noted that 3–4 trees will need to be removed. Barbara commented that night driving conditions have improved since Jody installed reflectors along the roadway.

Ongoing Road Work and Employee Items for Update or Review

1. **Equipment Update.**

- One new truck has a hydraulic issue. We will get it in for warranty work.
- Scott raised a concern about a dump truck left idling unattended at the job site today.

Closed Session

Jerry Countryman made a motion to recess the open meeting and reconvene in closed session at 5:04 p.m. to consider confidential matters. Barbara Hover seconded the motion. Approved 3–0.

Jerry Countryman then made a motion to reconvene in open session at 5:15 p.m. Barbara Hover seconded the motion. Approved 3–0.

Open meeting reconvened at 5:15 p.m.

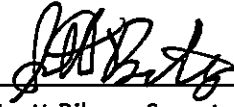
Adjourn

Jerry Countryman made a motion to adjourn the meeting at 5:15 p.m. Barbara Hover seconded the motion. Approved 3-0.

Meeting adjourned.



Barbara Hover, President
Minutes for April 4/14/2026



Scott Bilyeu, Secretary Treasurer