

Bob Dixon
Presiding Commissioner

Rusty MacLachlan
1st District Commissioner

John C. Russell
2nd District Commissioner



Shane Schoeller
Clerk of the Commission

Christopher J. Coulter, AICP
County Administrator

Megan Applegate
Executive Assistant

COUNTY COMMISSION
Greene County, Missouri
(417) 868-4112

GREENE COUNTY COMMISSION MINUTES
Greene County Commission Office
1443 N Robberson
Springfield, Missouri
9:30 a.m.
May 3, 2021

PLEASE CHECK & RETURN



Meeting Information

Meeting link:

<https://gcmo.webex.com/gcmo/j.php?MTID=m126cf72326829cf9a9fd5488f876a39f>

Meeting number: 187 935 0681

Password: GCCC3May21

More ways to join

Join by video system:

Dial 1462772265@gcmo.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone: *1-415-855-0001 United States Toll

Access code: 187 935 0681

Commissioners Present: Dixon, MacLachlan and Russell.

Prayer and Pledge of Allegiance: Commissioner Rusty MacLachlan

Approval of Minutes from April Court Session

Commissioner John Russell moved to approve the April Court session minutes as presented. Commissioner Rusty MacLachlan seconded the motion and it passed unanimously. Yes: Dixon, MacLachlan and Russell.

Discussion and Possible Vote: Railroad & Utility Valuation, County Clerk's Office

Commissioner moved to approve the railroad and utility valuation as presented by the County Clerk. Commissioner seconded the motion and it passed unanimously. Yes: Dixon, MacLachlan and Russell

Discussion and Possible Vote: Tax Penalty & Interest Refund Request

Commissioner moved to grant a refund to Les and Kim Deluce in the amount equal to \$213.91 for the amount of penalty and interest. Commissioner seconded the motion and it passed unanimously.

Planning and Zoning Cases- Sydney Allen

A. OLD BUSINESS

1. Request Rezoning, Planning Board Case 2129, Thomas Mastellar, applicant. Staff recommended approval of case.

Planning Board recommended of case number.

Thomas Mastellar spoke in favor of case number 2129.

No one spoke in opposition of case number.

Commissioner John Russell moved to approve case number 2129. Commissioner Rusty MacLachlan seconded the motion and it passed unanimously. Yes: Dixon, MacLachlan and Russell.

2. Request Rezoning, Planning Board Case 2135, 199-60, LLC, c/o Lindell Campbell, applicant.

Planning Board recommended approval of case number 2135.

No one spoke in favor of case number 2135.

Lisha Kish spoke in opposition of case number 2135.

Commissioner moved to table case number 2135. Commissioner seconded the motion and it passed unanimously. Yes: Dixon, MacLachlan and Russell.

B. NEW BUSINESS

1. Request Rezoning, Planning Board Case 2144, Hometown Commons, LLC and Hoover Brothers Farms, Inc., c/o Christopher Wynn, CJW Transportation Consultants, LLC, applicant.

Planning Board recommended approval of case number 2144.

Staff recommended approval of case number 2144.

Chris Wynn spoke in favor of case number 2144.

No one spoke in opposition of case number 2144.

Commissioner John Russell moved to approve case number 2144. Commissioner Rusty MacLachlan seconded the motion and it passed unanimously. Yes: Dixon, MacLachlan and Russell.

2. Request Rezoning, Planning Board Case 2145, Toro Enterprises, LLC, c/o Scott and Gloria Fuller, applicants.

Planning Board recommended approval of case number 2145.

Staff recommended approval of case number 2145.

Gloria Fuller spoke in favor of case number 2145.

No one spoke in opposition of case number 2145.

Commissioner John Russell moved to approve case number 2145. Commissioner Rusty MacLachlan seconded the motion and it passed unanimously. Yes: Dixon, MacLachlan and Russell.

3. Request Rezoning, Planning Board Case 2146, Kevin and Kaylene Simonson, c/o Joshua Simonson, applicant.

Planning Board recommended approval of case number 2146.

Staff recommended approval of case number 2146.

Kaylene Simonson spoke in favor of case number 2146.

No one spoke in opposition of case number 2146.

Commissioner Rusty MacLachlan moved to approve case number 2146. Commissioner John Russell seconded the motion and it passed unanimously. Yes: Dixon, MacLachlan and Russell.

4. Request Rezoning, Planning Board Case 2148, Jacques & Lucille Va Sachs, c/o Aaron Lee, Lee Engineering & Associates, LLC, applicant.

Planning Board recommended approval of case number 2148.

Staff recommended approval of case number 2148.

Aaron Lee spoke in favor of case number 2148.

No one spoke in opposition of case number 2148.

Commissioner Rusty MacLachlan moved to approve case number 2148 Commissioner John Russell seconded the motion and it passed unanimously. Yes: Dixon, MacLachlan and Russell.

5. Request Rezoning, Planning Board Case 2149, Michael Seitz, c/o Christopher Wynn, CJW Transportation Consultants, LLC, applicant.

Planning Board recommended approval of case number 2149.

Staff recommended approval of case number 2149.

Chris Wynn spoke in favor of case number 2149.

Sharron and Kevin Rotty spoke in opposition of case number 2149.

Commissioner John Russell moved to approve case number 2149. Commissioner Rusty MacLachlan seconded the motion and it passed unanimously. Yes: Dixon, MacLachlan and Russell.

6. Request Rezoning, Planning Board Case 2150, Roger Dow Buzbee, c/o Dana D. Edwards, Southwest Surveying, applicant.

Planning Board recommended approval of case number 2150.

Staff recommended approval of case number 2150.

Dana Edwards spoke in favor of case number 2150.

No one spoke in opposition of case number 2150.

Commissioner John Russell moved to approve case number 2150. Commissioner Rusty MacLachlan seconded the motion and it passed unanimously. Yes: Dixon, MacLachlan and Russell.

C. OTHER BUSINESS

With no other business the meeting was adjourned.

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GREENE COUNTY COMMISSION AGENDA
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Prayer and Pledge of Allegiance: Commissioner Rusty MacLachlan

Approval of Minutes from April Court Session

Discussion and Possible Vote: Railroad & Utility Valuation, County Clerk's Office

Discussion and Possible Vote: Tax Penalty & Interest Refund Request

Planning and Zoning Cases- Sydney Allen

Cox Medical Tower • 1443 North Robberson Avenue, 10th Floor • Springfield, Missouri 65802
Mailing Address 940 Boonville Avenue • Springfield, Missouri 65802
www.greencountymo.gov

**IN THE MATTER OF CERTIFYING OPERATING RAILROAD & UTILITY)
VALUATIONS TO THE STATE TAX COMMISSION)**

It is hereby ordered that the following assessments certified to the County Clerk and accepted by the County Commission on May 3rd, 2021 for the Railroad and Utility Companies as true and actual values for Greene County, Missouri.

AT&T Communications	46,958
BNSF Railway Company	32,356,538
Century Tel of Missouri	4,087
CenturyLink Communications, LLC	386,789
Empire District Industries, Inc	164,753
The Empire District Electric Company	801,843
Explorer Pipeline Company	896
GridLiance High Plains, LLC	0
Magellan Pipeline Company, LP	1,351,514
MCI Communications Services, Inc.	29,481
MCI Metro Access Transmission Services, LLC	124
Missouri Telecom, Inc.	1,484
MPLX Ozark Pipe Line, LLC	44,741
Sho-Me Technologies, LLC	41,753
Southern Star Central Gas Pipeline, Inc	1,890
Southwestern Bell Telephone Company	1,217,673
Union Pacific Railroad	0
Windstream Missouri, Inc	0

Furthermore, it is hereby ordered that the attached Form 30 Schedule 13 certified to the County Clerk by each railroad and utility company having distributable property in Greene County, Missouri, be accepted by the County Commission as follows:

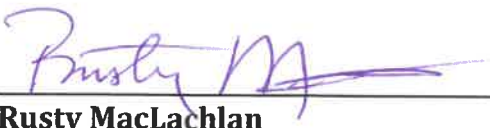
AT&T Communications	MCI Communications Services, Inc.
BNSF Railway Company	MCI Metro Access Transmission Services, LLC
CenturyLink Communications, LLC	Missouri Network Alliance, LLC
Choctaw Telephone	Missouri & Northern Arkansas Railroad
Empire District Electric Company	Missouri Telecom, Inc
Empire District Industries, Inc.	MPLX Ozark Pipe Line, LLC
Explorer Pipeline Company	Phillips 66 Pipeline, LLC
Fiber Platform, LLC	Sho-Me Technologies, LLC
GridLiance High Plains, LLC	Southern Star Central Gas Pipeline, Inc.
K-Powernet, LLC	Southwestern Bell Telephone Co.
Magellan Pipeline Company	Windstream KDL, Inc
McLeodUSA Telecommunications Services	Zayo Group, LLC

Done this 3rd day of May, 2021.

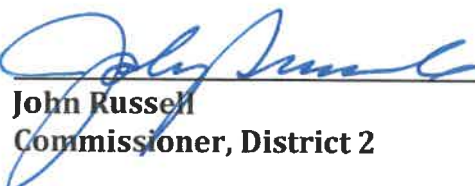
THE GREENE COUNTY COMMISSION



Bob Dixon
Presiding Commissioner



Rusty MacLachlan
Commissioner, District 1



John Russell
Commissioner, District 2

**IN THE MATTER OF CERTIFYING NON-OPERATING RAILROAD & UTILITY)
VALUATIONS TO THE STATE TAX COMMISSION)**

It is hereby ordered that the following assessments certified to the County Clerk and accepted by the County Commission on May 3rd, 2021 for the Railroad and Utility Companies as true and actual values for Greene County, Missouri.

AT&T Communications	0
BNSF Railway Company	0
Century Tel of Missouri	0
CenturyLink Communications, LLC	0
Empire District Industries, Inc	0
The Empire District Electric Company	3300
Explorer Pipeline Company	0
GridLiance High Plains, LLC	0
Magellan Pipeline Company, LP	0
MCI Communications Services, Inc.	0
MCI Metro Access Transmission Services, LLC	0
Missouri Telecom, Inc.	0
MPLX Ozark Pipe Line, LLC	0
Sho-Me Technologies, LLC	0
Southern Star Central Gas Pipeline, Inc	0
Southwestern Bell Telephone Company	0
Union Pacific Railroad	211,270
Windstream Missouri, Inc	0

Furthermore, it is hereby ordered that the attached Form 30 Schedule 13 certified to the County Clerk by each railroad and utility company having distributable property in Greene County, Missouri, be accepted by the County Commission as follows:

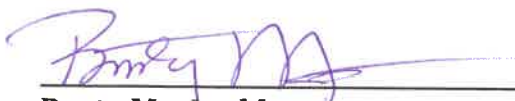
AT&T Communications	MCI Communications Services, Inc.
BNSF Railway Company	MCI Metro Access Transmission Services, LLC
CenturyLink Communications, LLC	Missouri Network Alliance, LLC
Choctaw Telephone	Missouri & Northern Arkansas Railroad
Empire District Electric Company	Missouri Telecom, Inc
Empire District Industries, Inc.	MPLX Ozark Pipe Line, LLC
Explorer Pipeline Company	Phillips 66 Pipeline, LLC
Fiber Platform, LLC	Sho-Me Technologies, LLC
GridLiance High Plains, LLC	Southern Star Central Gas Pipeline, Inc.
K-Powernet, LLC	Southwestern Bell Telephone Co.
Magellan Pipeline Company	Windstream KDL, Inc
McLeodUSA Telecommunications Services	Zayo Group, LLC

Done this 3rd day of May, 2021.


THE GREENE COUNTY COMMISSION



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 Presiding Commissioner



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Greene County, Missouri
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TAX PENALTY & INTEREST REFUND REQUEST FORM

Name: DELUCE, LES AND KIM	Date: 04/26/2021
Address: 8806 N RICHLAND RD	Telephone: (417)343-1126
City: WILLARD	State/Zip: MO / 65781

Property Description: 5.40A M/L S 975 FT E OF HWY	Tax Year: 3 2020	Date Paid: 04/14/2021
Property Location: 8806 N. RICHLAND WILLARD	Receipt Number: 128016	Payment Amount: 1,364.62
Please attach any supporting documentation you wish the Commission to review as part of your request.		Refund Request Amount: \$213.91

Les DeLuce
Taxpayer Signature



Date Received: 4/27/2021	Greene County: <i>Aubrey Hardy</i>
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Commission Action:

	Vote	Date:
Presiding Commissioner:		
District 1 Commissioner:		
District 2 Commissioner:		

April 26, 2021

Dear County Commission,

On April 6, 2021 I received the 2020 Property tax bill in the mail for the first time. On April 7, 2021 I called the commissioner's office and told them there must have been an error because I always pay our taxes in a timely manner. I was advised to pay the amount in full, and file for this appeal. I paid that bill with check #1066 on April 7, 2021 and the payment was processed on April 14, 2021.

Attached you will find a copy of that bill, as well as the last 4 years of receipts (all that I could access on the Greene County website) for this property and the 4 other properties that my husband Les and I own in Greene County. As you can see by the receipts, our taxes for all of our properties have always been paid on time. When I discussed the situation with someone at the Greene County office, they said that they try to stuff bills with like-mailing addresses in one envelope. Since I paid all of the other 4 Greene County taxes on time, I can only surmise that the 8806 N. Richland bill did not get stuffed in the envelope with our other 4 property tax bills.

Due to the excellent payment record of 30 years at our home on North Richland, plus the fact that all of our other tax bills have been paid on time since we have owned each property, I respectfully request a refund of the fee, interest and penalty totaling \$213.91.

Thank you

A handwritten signature in blue ink that reads "Kim DeLuce". The signature is written in a cursive style with a large initial "K".

Kim DeLuce

Greene County Real Estate Receipt

Tax Year 2020

Property Description

5.40A ML S 975 FT E 1/2 NE 1/2 E OF HWY 13 3/30/22

Property Location

8806 N RICHLAND RD

Date Paid 04/14/2021
Receipt Number 128016
Transaction 20164428 **28**
This Payment \$1,364.62
Account Number 88-08-03-100-008
04/24/2021

Where Your Taxes Go

Del. List Fee	\$10.00	INTEREST	\$82.06
EB FIRE	\$165.26	COUNTY	\$24.86
STATE	\$5.98	PENALTY	\$111.85
WIL R2	\$822.38	OTC	\$39.76
LIBRARY	\$48.49	ROAD	\$24.86
SENIOR SRV	\$9.62	DISABLED	\$9.30



DELUCE, LES
8806 RICHLAND RD
WILLARD, MO 65781-9556

Allen Icet, Collector of Revenue Greene County Courthouse 940 N Boonville Ave, Springfield, MO 65802

Greene County Real Estate Receipt

Tax Year 2020

Property Description

MERRIMANS 2ND ADDITION BLOCK A LOT 68 BLK A

Property Location

1100 N CLAY AVE

Date Paid 12/08/2020
Receipt Number 801605
Transaction 20800004 04
This Payment \$532.82
Account Number 88-13-13-118-008

04/24/2021

Where Your Taxes Go

COUNTY	\$11.64	SPR CITY	\$57.81
STATE	\$2.80	OTC	\$18.62
LIBRARY	\$22.71	ROAD	\$11.64
SENIOR SRV	\$4.60	SPR R12	\$388.64
DISABLED	\$4.36		



DELUCE, LES
8806 RICHLAND RD
WILLARD, MO 65781-9556

Allen Icel, Collector of Revenue Greene County Courthouse 940 N Boonville Ave, Springfield, MO 65802

Greene County Real Estate Receipt

Tax Year 2020

Property Description
ROANOKE ADD LOT 137

Property Location
612 E NORMAL ST

Date Paid 12/29/2020
Receipt Number 325559
Transaction 20209994 94
This Payment \$1,004.54
Account Number 88-13-25-222-007
04/24/2021

Where Your Taxes Go

COUNTY	\$21.95	SPR CITY	\$108.99
STATE	\$5.28	OTC	\$35.11
LIBRARY	\$42.81	ROAD	\$21.95
SENIOR SRV	\$8.67	SPR R12	\$751.57
DISABLED	\$8.21		



DELUCE, LES
8806 RICHLAND RD E
WILLARD, MO 65781-9556

Allen Icat, Collector of Revenue Greene County Courthouse 940 N Boonville Ave, Springfield, MO 65802

Greene County Real Estate Receipt

Tax Year 2020

Property Description

COLONIAL PLACE ADD LOTS 5 & 6 BLK 6

Property Location

1313 S FLORENCE AVE

Date Paid 12/29/2020
Receipt Number 325561
Transaction 20209994 94
This Payment \$813.79
Account Number 88-13-25-122-003

04/24/2021

Where Your Taxes Go

COUNTY	\$17.78	SPR CITY	\$88.29
STATE	\$4.28	OTC	\$28.44
LIBRARY	\$34.68	ROAD	\$17.78
SENIOR SRV	\$7.03	SPR R12	\$608.86
DISABLED	\$6.65		



DELUCE, LESLIE S
8806 N RICHLAND RD
WILLARD, MO 65781

Allen Icet, Collector of Revenue Greene County Courthouse 940 N Boonville Ave, Springfield, MO 65802

Greene County Real Estate Receipt

Tax Year 2020

Property Description
SUNNYSIDE ADD LOT 8

Property Location
1911 S KIMBROUGH AVE

Date Paid 12/29/2020
Receipt Number 325560
Transaction 20209994 94
This Payment \$854.36
Account Number 88-13-36-202-052
04/24/2021

Where Your Taxes Go

COUNTY	\$18.67	SPR CITY	\$92.69
STATE	\$4.49	OTC	\$29.86
LIBRARY	\$36.41	ROAD	\$18.67
SENIOR SRV	\$7.38	SPR R12	\$639.20
DISABLED	\$6.99		

DELUCE, LESLIE S
8806 RICHLAND RD E
WILLARD, MO 65781-9556



Allen Icat, Collector of Revenue Greene County Courthouse 940 N Boonville Ave, Springfield, MO 65802

Greene County Real Estate Receipt

Tax Year 2019

Property Description

5.40A ML S 975 FT E 1/2 NE 1/2 E OF HWY 13 3/30/22

Property Location

8806 N RICHLAND RD

Date Paid 11/22/2019
Receipt Number 320303
Transaction 19211143 43
This Payment \$1,144.88
Account Number 88-08-03-100-008

04/24/2021

Where Your Taxes Go

DISABLED	\$9.22	EB FIRE	\$162.95
COUNTY	\$23.45	LIBRARY	\$48.07
STATE	\$5.98	ROAD	\$23.45
WIL R2	\$822.38	SENIOR SRV	\$9.74
OTC	\$39.64		



DELUCE, LES
8806 RICHLAND RD
WILLARD, MO 65781-9556

Allen Icet, Collector of Revenue Greene County Courthouse 940 N Boonville Ave, Springfield, MO 65802

Greene County Real Estate Receipt

Tax Year 2018

Property Description

6.40A M/L S 975 FT E 1/2 NE 1/2 E OF HWY 13 3/30/22

Property Location

8806 N RICHLAND RD

Date Paid 11/07/2018
Receipt Number 7006616
Transaction 187005155 **55**
This Payment \$818.09
Account Number 88-08-03-100-008
04/24/2021

Where Your Taxes Go

OTC	\$28.50	SENIOR SRV	\$7.05
LIBRARY	\$34.76	ROAD	\$17.16
COUNTY	\$17.16	DISABLED	\$6.66
WIL R2	\$581.69	STATE	\$4.23
EB FIRE	\$120.88		



DELUCE, LES
8806 RICHLAND RD
WILLARD, MO 65781-9556

Allen Iacet, Collector of Revenue Greene County Courthouse 940 N Boonville Ave, Springfield, MO 65802

Greene County Real Estate Receipt

Tax Year 2017

Property Description

5.40A M/L S 975 FT E 1/2 NE 1/2 E OF HWY 13 3/30/22

Property Location

8806 N RICHLAND RD

Date Paid 11/17/2017
Receipt Number 314781
Transaction 17209330 30
This Payment \$811.92
Account Number 88-08-03-100-008

04/24/2021

Where Your Taxes Go

COUNTY	\$18.18	SENIOR SRV	\$7.02
EB FIRE	\$120.88	LIBRARY	\$34.65
ROAD	\$18.18	STATE	\$4.23
OTC	\$21.11	WIL R2	\$581.03
DISABLED	\$6.64		



DELUCE, LES
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WILLARD, MO 65781-9556

Allen Icet, Collector of Revenue Greene County Courthouse 940 N Boonville Ave, Springfield, MO 65802

Greene County Real Estate Receipt

Tax Year 2016

Property Description

5.40A M/L S 975 FT E 1/2 NE 1/2 E OF HWY 13 3/30/22

Property Location

8806 N RICHLAND RD

Date Paid 12/03/2016
Receipt Number 701 1113
Transaction 167009925 25
This Payment \$823.31
Account Number 88-08-03-100-008

04/24/2021

Where Your Taxes Go

DISABLED	\$6.79	COUNTY	\$16.33
EB FIRE	\$123.19	LIBRARY	\$35.48
ROAD	\$16.33	STATE	\$4.31
OTC	\$21.54	WIL R2	\$592.16
SENIOR SRV	\$7.18		



DELUCE, LES
8806 RICHLAND RD
WILLARD, MO 65781-9556

Allen Icel, Collector of Revenue Greene County Courthouse 940 N Boonville Ave, Springfield, MO 65802

