

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
Commission Briefing Minutes**

Thursday, April 6, 2023
9:30 AM
Commission Conference Room
1443 N. Robberson, 10th Floor

PLEASE CHECK & RETURN



****Meeting Information**

Meeting link: <https://gcmo.webex.com/join/mapplegate> Access code: 2499 501 7983

More ways to join

Join by phone: +1-415-655-0001 Access code: 2499 501 7983

Attendees: Bob Dixon, Rusty MacLachlan, John Russell, Chris Coulter, Megan Applegate, Kevin Barnes, Michael Summers, Sondra Becker.

Teleconference Attendees: Allen Icet, Amber Ryan, Franz Williams, Jeff Bassham, Mike Cagle, Rob Rigdon, Royce Denny, Jim Arnott, Mailyne Jeffries and Terry Heffern

Informational Items

Resource Management-Kevin Barnes

- PSC sewer update.
- Juvenile flooding issue.
- Jail walk through update.

Items for Consideration and Action by the Commission

Discussion and Possible Vote: Approval of the Overhauled Position with Change in Title and Grade, Clerk
Commissioner Rusty MacLachlan moved to approve the position change to the payroll and retirement specialist as presented. Commissioner John Russell seconded the motion and it passed. Yes: Dixon, MacLachlan and Russell.

Discussion and Possible Vote: Approval of Surplus Forms, Auditor

Commissioner Rusty MacLachlan moved to approve the surplus forms as presented. Commissioner John Russell seconded the motion and it passed. Yes: Dixon, MacLachlan and Russell.

Discussion and Possible Vote: Approval of Assessor's Quarterly Report, Auditor

Commissioner John Russell moved to approve the Assessor's Quarterly Report as presented. Commissioner Rusty MacLachlan seconded the motion and it passed. Yes: Dixon, MacLachlan and Russell.

Discussion and Possible Vote: Warranty Deed, Resource Management

Commissioner John Russell moved to approve the warranty deed as presented. Commissioner Rusty MacLachlan seconded the motion and it passed. Yes: Dixon, MacLachlan and Russell.

Discussion and Possible Vote: Real Estate Sales Agreement Farm Road 84, Resource Management

Commissioner Rusty MacLachlan moved to approve the sales agreement for farm road 84 as presented. Commissioner John Russell seconded the motion and it passed. Yes: Dixon, MacLachlan and Russell.

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

Other:

With no other business the meeting was adjourned.

Bob Dixon
Presiding Commissioner

Rusty MacLachlan
1st District Commissioner

John C. Russell
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COUNTY COMMISSION
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Greene County Commission
Commission Briefing Agenda

Thursday, April 6, 2023

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Informational Items

Resource Management

Items for Consideration and Action by the Commission

Discussion and Possible Vote: Approval of the Overhauled Position with Change in Title and Grade, Clerk

Discussion and Possible Vote: Approval of Surplus Forms, Auditor

Discussion and Possible Vote: Approval of Assessor's Quarterly Report, Auditor

Discussion and Possible Vote: Warranty Deed, Resource Management

Discussion and Possible Vote: Real Estate Sales Agreement of the property that we own on FR 84 to the MO Dept. of Conservation, Resource Management

Other:

Revised on 4/4/2023 @ 12:50 PM

Estimated Increase in Expenditures - Conversions of Payroll Clerk II from Grade 8 to Grade 10

| Pos # | Title | EE # | Hire Date | Step | | Pay Rate | | # Pds Remaining | Remaining Salary | |
|----------|------------------------|----------|-----------|-------|-------|----------|---------|-----------------|------------------|-----------|
| | | | | Elig? | Grade | Step | Current | | | July |
| 9006-001 | Payroll Clerk | unfilled | 04/30/23 | No | 8 | 0 | 15.27 | 15.27 | 17 | 20,767.20 |
| xxxx-001 | [New Payroll Position] | unfilled | 04/03/23 | No | 10 | 0 | 17.83 | 17.83 | 17 | 24,248.80 |

Total costs estimated using hire date 4/30/2023 per County Clerk's Office e-mail (17 periods)

| FICA | LAGERS | WC | Total Cost |
|-------------|-----------------|-----------|-------------------|
| 1,588.69 | 527.73 | 34.36 | 22,917.98 |
| 1,855.03 | 616.20 | 40.12 | <u>26,760.15</u> |
| | Increase | | 3,842.17 |

Megan Applegate

From: Mike Cagle
Sent: Monday, March 27, 2023 7:06 AM
To: Michael Summers
Cc: Shane Schoeller
Subject: RE: vacant Payroll position
Attachments: County Clerk - Payroll Clerk II Upgrade.xlsx

Michael,

Attached is a comparison of the current grade 8 Payroll Clerk position with a new payroll position at a grade 10. It was assumed for the calculation that hiring would occur at the end of April (with pay period beginning 4/30/23) and that the position would be hired at a step 0. The total increase in salary and benefit costs is estimated to be \$3,842.17.

Per the last vacancy report for period ending 3/18, the County Clerk's Office currently has \$21,224 in savings in excess of budget.

Thanks,
Mike C.

From: Michael Summers <michael.summers@greencountymo.gov>
Sent: Friday, March 24, 2023 12:55 PM
To: Mike Cagle <MCagle@greencountymo.gov>
Cc: Shane Schoeller <sschoeller@greencountymo.gov>
Subject: vacant Payroll position

Good afternoon Mike,

As we discussed on the phone yesterday, this office is hopeful of going before the Commission on Thursday, April 6 to request approval for the current Payroll Clerk II position to be re-graded from a grade 8, step 0 position to a grade 10, step 0 position. (This position has been vacant since Julia Carter transferred to another position in this office earlier this year.) In discussions with Human Resources, we came to the conclusion that a re-evaluation of the position would better enable us to attract the right candidate. Based on the duties that are expected of the position, Mailyn Jeffries recommended a change to grade 10 and a change in title to Payroll & Retirement Specialist; I am attaching a copy of the updated job description for your information.

Should the Commission approve this change, we are hopeful of posting the position right away and having the position filled around the end of April. If you could provide an analysis of what this would mean from a budgetary standpoint, that would be most helpful.

Please let me know if you have any questions or need any further information. You may also reach me by phone at ext. 6245. Thank you.

Michael Summers
Chief Deputy Clerk
Greene County Clerk's Office
940 N Boonville Ave, Room 113
Springfield, MO 65802

“Be sure you put your feet in the right place, then stand firm.” Abraham Lincoln

GREENE COUNTY, MISSOURI
Surplus Property Sale Request (Non Vehicle - Multiple Items)

Pursuant to Section 49.270 RSMo, the County Commission may sell surplus or unneeded supplies or property which are not transferred to state agencies or distributed to eligible donees to the general public by auction, sealed bid. It is requested that the item(s) listed below be sold:

Prepared by: Terry Heffern Phone: 417-868-4088 Date: 03/28/23 Department: Circuit Court IT

| Tag # | Quantity | Item Description | Book Value | Source | Condition Code | Reason Code | Method Code | Acquire Date | Acquired Funds Account | Potential Value |
|------------|----------|-----------------------------------|------------|------------|----------------|-------------|-------------|--------------|------------------------|-----------------|
| See page 2 | 2 | HDX 6000 HD | See page 2 | IT Storage | G | 3 | C | See Page 2 | 101-21-101-56612 | |
| | 8 | HDX External Unit Microphone | | IT Storage | G | 3 | C | | | |
| | 9 | MPTZ-11 EagleEye IV Camera | | IT Storage | G | 3 | C | | | |
| | 2 | MPTZ-9 EagleEye III Camera | | IT Storage | G | 3 | C | | | |
| | 3 | Real Presence Group 310 | | IT Storage | G | 3 | C | | 101-21-101-56612 | |
| | 6 | Real Presence Group 500 | | IT Storage | G | 3 | C | | | |
| | 3 | Real Presence Microphone | | IT Storage | G | 3 | C | | | |
| | 4 | ViewStation FX Mic Pod Microphone | | IT Storage | G | 3 | C | | | |
| | 4 | ViewStationFX | | IT Storage | G | 3 | C | | 101-12-421-56612 | |
| | 1 | VSX micpod | | IT Storage | G | 3 | C | | | |
| | 2 | VSX7000 | | IT Storage | G | 3 | C | | | |
| | 44 | | | | | | | | | Total |

Disposal Restrictions: Yes No (check one, if yes explain below)

Solicited other departments for need: Yes No (check one)

Notes and explanations: These units were replaced prior to my start in April of 2021. I've asked other departments and county organizations if they'd have any use. Most all are using Webex now and don't have a need for this older hardware. There is some useful life left on some units, so it's been recommended we try to sell these on gov deals to recoup some costs. None of the other vendors I've worked with had any need for these, so this seems like the best path forward for getting some value out of these items. All units were previously working before put into storage. The majority have the necessary cables and mounts needed to put back out. I've gathered some pictures as well for the posting.

Presiding Commissioner Approval: [Signature] Date Auditor Notified: 3/29/23 Angie Crews
 Commissioner, 1st District Approval: [Signature] Date Treasurer Notified: _____
 Commissioner, 2nd District Approval: [Signature] Apply to Account #: 101-96-48196

| P - Poor | Condition Code | Reason for Disposal Code | Recommended Method of Disposal Code |
|----------|-----------------------------|--------------------------|-------------------------------------|
| G - Good | 1 - Incident / Major Repair | 4 - Replaced by upgrade | E - Salvage / Refuse |
| F - Fair | 2 - Beyond economic repair | 5 - Theft | F - Cannibalize |
| | 3 - Obsolete | | G - Other Gov't Agency |
| | | | H - Disposed without approval |

Auditor's Office Use Only
 Marked for Deletion: _____ Subassets? _____ TRs Receipt # _____ Receipt Date _____ Sold Amount _____

| <u>Device type</u> | <u>Mfg</u> | <u>Model</u> | <u>Serial number</u> | <u>Count</u> | <u>Asset</u> | <u>Reason</u> | <u>Purchase Acct</u> | <u>Acquire Date</u> | <u>Book Value</u> |
|--------------------|------------|--------------------------------|----------------------|--------------|--------------|------------------|----------------------|---------------------|-------------------|
| Mic/speaker | Polycom | HDX External Unit Microphone | 82163402FB7DD2 | No | | Obsolete | | | |
| Mic/speaker | Polycom | HDX External Unit Microphone | 82163402F9B7D2 | No | | Obsolete | | | |
| Mic/speaker | Polycom | HDX External Unit Microphone | 82163402FA3AD2 | No | | Obsolete | | | |
| Mic/speaker | Polycom | HDX External Unit Microphone | 82153006ED7DC5 | No | | Obsolete | | | |
| Mic/speaker | Polycom | HDX External Unit Microphone | 82163402FAE0D2 | No | | Obsolete | | | |
| Mic/speaker | Polycom | HDX External Unit Microphone | 82163402FADBD2 | No | | Obsolete | | | |
| Mic/speaker | Polycom | HDX External Unit Microphone | 82163302F489D2 | No | | Obsolete | | | |
| Mic/speaker | Polycom | HDX External Unit Microphone | 82144506A492C5 | No | | Obsolete | | | |
| Mic/speaker | Polycom | Real Presence Microphone | 8G191706638BFD2 | No | | Obsolete | | | |
| Mic/speaker | Polycom | Real Presence Microphone | 8G190606CF7D2 | No | | Obsolete | | | |
| Mic/speaker | Polycom | Real Presence Microphone | 8G18180551C9D2 | No | | Obsolete | | | |
| Mic/speaker | Polycom | ViewStation FX Mic Pod Microph | 0149BD | No | | Obsolete | | | |
| Mic/speaker | Polycom | ViewStation FX Mic Pod Microph | 014A94 | No | | Obsolete | | | |
| Mic/speaker | Polycom | ViewStation FX Mic Pod Microph | 0146C7 | No | | Obsolete | | | |
| Mic/speaker | Polycom | Viewstation micpod | 01479B | No | | Obsolete | | | |
| Mic/speaker | Polycom | VSX micpod | 820748034B4DAM | No | | Obsolete | | | |
| Video unit | Polycom | HDX 6000 HD | 42CCAB | Yes | 35922 | Obsolete | 101-21-101-56612 | 09/01/15 | - |
| Video unit | Polycom | HDX 6000 HD | 821444421F57CP | No | | Obsolete | | | |
| Video unit | Polycom | Real Presence Group 310 | 8G19174E7DD5DP | No | | Obsolete | | | |
| Video unit | Polycom | Real Presence Group 310 | 8G19054C7775DP | Yes | 37071 | Obsolete | 101-21-101-56612 | 11/01/18 | 1,787.55 |
| Video unit | Polycom | Real Presence Group 310 | 8G18184931DDDP | Yes | 37529 | Obsolete | 101-21-101-56612 | 05/14/19 | 2,586.98 |
| Video unit | Polycom | Real Presence Group 500 | 8216344622DDCV | No | | Obsolete | | | |
| Video unit | Polycom | Real Presence Group 500 | 8216344621FFCV | No | | Obsolete | | | |
| Video unit | Polycom | Real Presence Group 500 | 8216344622EDCV | No | | Obsolete | | | |
| Video unit | Polycom | Real Presence Group 500 | 82163446235FCV | No | | Obsolete | | | |
| Video unit | Polycom | Real Presence Group 500 | 8216344621A0CV | No | | Obsolete | | | |
| Video unit | Polycom | Real Presence Group 500 | Unknown | No | | Strippe Obsolete | | | |
| Video unit | Polycom | ViewStationFX | 034945 | Yes | 29726 | Obsolete | 101-12-421-56612 | 10/01/03 | - |
| Video unit | Polycom | ViewStationFX | 034940 | Yes | 29724 | Obsolete | 101-12-421-56612 | 10/01/03 | - |
| Video unit | Polycom | ViewStationFX | 034961 | Yes | 29729 | Obsolete | 101-12-421-56612 | 10/01/03 | - |
| Video unit | Polycom | ViewStationFX | 0349BA | No | | Obsolete | | | |
| Video unit | Polycom | VSX7000 | 09D479 | No | | Obsolete | | | |
| Video unit | Polycom | VSX7000 | 01F08D | No | | Obsolete | | | |
| Video unit camera | Polycom | MPTZ-11 EagleEye IV Camera | 131435243 | No | | Obsolete | | | |
| Video unit camera | Polycom | MPTZ-11 EagleEye IV Camera | 131435283 | No | | Obsolete | | | |
| Video unit camera | Polycom | MPTZ-11 EagleEye IV Camera | 111433283 | No | | Obsolete | | | |
| Video unit camera | Polycom | MPTZ-11 EagleEye IV Camera | 1114332637 | No | | Obsolete | | | |
| Video unit camera | Polycom | MPTZ-11 EagleEye IV Camera | 124495081 | No | | Obsolete | | | |
| Video unit camera | Polycom | MPTZ-11 EagleEye IV Camera | 064484809 | No | | Obsolete | | | |
| Video unit camera | Polycom | MPTZ-11 EagleEye IV Camera | 093469760 | No | | Obsolete | | | |
| Video unit camera | Polycom | MPTZ-11 EagleEye IV Camera | 0131435249 | No | | Obsolete | | | |
| Video unit camera | Polycom | MPTZ-11 EagleEye IV Camera | 111432636 | No | | Obsolete | | | |
| Video unit camera | Polycom | MPTZ-11 EagleEye IV Camera | 131435241 | No | | Obsolete | | | |
| Video unit camera | Polycom | MPTZ-9 EagleEye III Camera | 1004258528 | No | | Obsolete | | | |
| Video unit camera | Polycom | MPTZ-9 EagleEye III Camera | 169460930A | No | | Obsolete | | | |



MISSOURI STATE TAX COMMISSION QUARTERLY REIMBURSEMENT

CERTIFIED COPY OF ASSESSING SALARIES, COSTS AND EXPENSES

| | | | | |
|-----------------|--------------------|--------------|----|---------------|
| County - Greene | Calendar Quarter - | October 2022 | to | December 2022 |
|-----------------|--------------------|--------------|----|---------------|

COSTS

Complete Gray Highlighted Areas

| NO. OF EMPLOYEES | SALARIES OF EMPLOYEES APPROVED IN ASSESSMENT MAINTENANCE PLAN | AMOUNT |
|------------------|---|--------------|
| A. 1 | Assessor | \$24,843.00 |
| B. 29 | Other Salaries (Assessor's staff, part time employees, temp agency, etc.) | \$320,459.16 |
| C. 30 | Employee Fringe Benefits, (FICA, Laggers, S.S., Health, Unemployment, Medicare, etc.) | \$111,755.04 |

OTHER COSTS AND EXPENSES APPROVED IN ASSESSMENT MAINTENANCE PLAN

| | | | | |
|--------------------|-----------------------|--|---------------------|---|
| 1 | Expense and Equipment | Per Section 137.750, RSMo, cost and expenses which shall qualify for state reimbursement, but only if identified in the county maintenance plan and subsequently specifically approved by the state tax commission, shall include: salaries and benefits of data processing and legal personnel not directly employed by the assessor; computer software, hardware, and maintenance; any additional office space made necessary in order to carry out the county's maintenance plan; leased equipment; and aerial photography. | \$120,150.58 | 1 |
| 2 | Mileage Expense Only | Number of Miles 9,970 @ \$0.550 County Mileage Rate | \$5,483.50 | 2 |
| Total Costs | | | \$582,691.28 | |

CALCULATIONS

| | | | | | |
|----|--|------------------------------------|----------------------|----------------|---|
| 1. | Maximum Amt Reimbursable | Parcel Rate \$3.30 | Parcel Count 121,486 | \$400,903.80 | 1 |
| 2. | Total Costs in Previous Periods | (current fiscal year) 1,157,270.23 | | [Redacted] | 2 |
| 3. | Total Reimbursement in Previous Periods | (current fiscal year) | | \$400,903.80 | 3 |
| 5. | Maximum Amt of Reimbursement Available | (line 1 minus line 4) | | \$0.00 | 5 |
| 6. | Minimum Amt of Reimbursement Available | (line 2 minus line 4) | | \$0.00 | 6 |
| 4. | Total Costs This Period | | | \$582,691.28 | 4 |
| 5. | Total Costs to Date | | | \$1,739,961.51 | 5 |
| 6. | Maximum Reimbursement This Period | | | \$0.00 | 6 |

CERTIFICATION

In accordance with Section 137.750 RSMo, we certify that the salaries, costs, and expenses listed herein were incurred during the Calendar quarter October 2022 to December 2022 for Greene County for the purpose of maintaining equalized assessed valuations under the assessment and equalization maintenance plan approved by the State Tax Commission of Missouri

| | | |
|---------------------------|--|--|
| Signature of Assessor | Signature of County Presiding Comm / Chief Executive | Signature of Accounting Officer / County Clerk |
|---------------------------|--|--|

In testimony whereof, I have hereunto set my hand and affixed the Seal of County at office in Greene County, Missouri, this the 28th day of March 2023

(SEAL - electronic seal or a dusted embossed seal may be used and scanned with all signatures)

| | |
|---|-------------------|
| County of <u>Greene</u> | State of Missouri |
| Signature of Clerk of the County Commission | |

I hereby certify that the above expenditures have been compared to the budget included in the assessment and equalization maintenance plan and that the expenditures claimed are in general and reasonable compliance with said approval plan.
Signature of Commissioner, State Tax Commission of Missouri

Assessment Reimbursement monies have been exhausted; thus, no signature is required of the State Tax Commissioner.

RETURN TO STATE OF MISSOURI, ASSESSMENT REIMBURSEMENT PROGRAM
STC@STC.MO.GOV

COPY

WARRANTY DEED

THIS INDENTURE, Made on the 22 day of November, 2022
A.D. by and between Stacy Holden & Angela Holden, husband & wife, party of
the first part, Grantor, and Greene County, State of Missouri, Grantee, Mailing
Address: Greene County Courthouse, Springfield MO 65802, of the County of
Greene, in the State of Missouri, party of the second part.

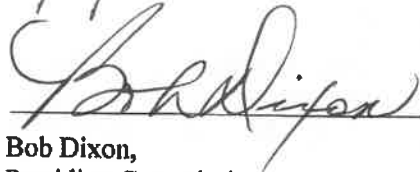
WITNESSTH, That the said parties of the first part, in consideration of
the sum of One Dollars (\$1.00) and other good and valuable consideration, to said
party of the second part, the receipt of which is hereby acknowledged, does by
these presents, **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM**, unto the
said party of the second part, its heirs and assigns, the following described lots, tracts or
parcels of land lying, being and situated in the County of Greene and State of Missouri,
to-wit:

(See Attachment A)

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the
rights, privileges, appurtenances and immunities thereto belonging, or in anywise
appertaining, unto the said party of the second part, and unto its heirs and assigns
forever, the said parties of the first part hereby covenanting that they are lawfully seized
of an indefeasible estate in fee in the premises herein conveyed; that they have good
right to convey the same; that the said premises are free and clear of any encumbrances
done or suffered by it or those under whom it claims and that it will warrant and defend
the title to the said premises unto the said party of the second part and unto its heirs and
assigns forever against the lawful claims and demands of all persons whomsoever,
except as follows: None.

ACCEPTED: Greene County Commission

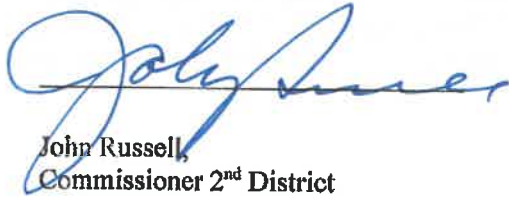
DATE: 4/6/2023



Bob Dixon,
Presiding Commissioner



Rusty MacLachlan,
Commissioner 1st District



John Russell,
Commissioner 2nd District

~~Adam Humphreys~~
Rick Artman, Administrator
Greene County Highway Department

EXHIBIT A

PROPOSED RIGHT-OF-WAY

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION SIX (6), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY (20), GREENE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION SIX (6); THENCE ALONG THE EAST LINE OF SAID QUARTER, S01°23'43"W, A DISTANCE OF 866.32 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, S01°23'43"W, A DISTANCE OF 465.00 FEET; THENCE N88°26'57"W, A DISTANCE OF 52.88 FEET TO A POINT 40 FEET FROM THE CENTERLINE OF FARM ROAD 209 AS IT NOW EXISTS; THENCE N01°23'43"E, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 464.92 FEET; THENCE S88°31'29"E, A DISTANCE OF 52.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.6 ACRES.

WILSON SURVEYING CO., INC.
Surveying / Engineering / Land Planning
1835 S. Stewart, Suite 124 Springfield, Missouri 65804
Email: Rick.Wilson@wilsurveying.com
(417) 522-7870

PREPARED FOR:

STACY HOLDEN



DATE: DECEMBER 7, 2022

PROJECT NO.: 2022-128
REF: DRAWING NO.: WA-106-110-EX

SHEET NO.
1 of 1

**OFFER TO SELL REAL ESTATE
AND
CONTRACT OF SALE**

On this _____ day of _____, 2023, **Greene County, Missouri** (hereinafter "Owner"), hereby offers to sell to the Conservation Commission of the State of Missouri (hereinafter "Commission"), P.O. Box 180, Jefferson City, Missouri, the following described land, located at 9574 West Farm Road 84, Willard, Missouri, together with any and all improvements now located thereon, in the County of Greene, State of Missouri, to-wit:

ALL BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-TWO (32), TOWNSHIP THIRTY (30), RANGE TWENTY-THREE (23); THENCE WEST 52 RODS TO THE MIDDLE OF CLEAR CREEK, THENCE SOUTHEAST ALONG THE MIDDLE LINE OF CLEAR CREEK 20 RODS TO A POINT IN THE MIDDLE OF CLEAR CREEK, THENCE SOUTH 75° EAST 6 RODS; THENCE SOUTH 4 RODS; THENCE SOUTH 70° EAST 10 RODS; THENCE NORTH 4 RODS TO THE MIDDLE OF SAID CREEK, THENCE SOUTHEAST ALONG THE LINE OF SAID CREEK 22 RODS TO A POINT WHERE THE EAST BOUNDARY LINE OF SAID 40 ACRES INTERSECT SAID CREEK; THENCE NORTH 24 RODS TO THE PLACE OF BEGINNING, THE SAME BEING ALL THAT PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-TWO (32), TOWNSHIP THIRTY (30), RANGE TWENTY-THREE (23), LYING NORTH OF THE MIDDLE LINE OF CLEAR CREEK, INCLUDING A SMALL PARCEL OF LAND SOUTH OF SAID CREEK AS ABOVE DESCRIBED, ADJOINING THE DAM OF HOOVER MILL, BEING SITUATED AND LOCATED IN GREENE COUNTY, MISSOURI, EXCEPT THAT PART IN DEED IN BOOK 2330, PAGE 1371, IN THE RECORDER'S OFFICE, GREENE COUNTY, MISSOURI EXCEPT ANY PART THEROF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES ACCORDING TO THE RECORDED PLAT THEREOF.

for a total price of Sixteen Thousand dollars (\$16,000) consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to Owner in hand paid, the receipt of which is hereby acknowledged, together with the mutual promises contained herein, Owner hereby agrees to convey merchantable title to the above described premises, free and clear of all liens and encumbrances, to the Commission by a form of deed acceptable to the Commission.

And for the consideration aforesaid, Owner further agrees that this offer shall not be revoked for six (6) months from the date hereof, and may be accepted by execution of the acceptance endorsement herein by the Director or other authorized officer of the Commission prior to the expiration hereof and mailing or delivering to Owner a copy thereof bearing said executed acceptance endorsement.

Upon acceptance of this offer by the Commission, this instrument shall be a contract of sale and the Commission shall have such further time after acceptance hereof as may be necessary to obtain surveys, environmental assessments, conduct title examinations, and obtain funds in accordance with the procedures for appropriation and disbursement of state funds.

Based upon the results of any environmental inspection and assessment performed, the Commission may elect to refuse to accept the property, in which case, this contract will terminate unless Owner agrees to correct the problem to the satisfaction of the Commission prior to closing.

Owner warrants and represents to the Commission the following matters:

Condition of Property: Owner is not aware of any facts that will adversely affect the Commission's intended use of the property as a public conservation area.

Hazardous Materials: The property is not now, nor to the knowledge of Owner, has it ever been used for the manufacture, use, storage or disposal of any hazardous or toxic substance, material, or waste, within the meaning of any applicable environmental statute, ordinance or regulations. No hazardous or toxic substance, material, or waste, including without limitation, asbestos or material containing polychlorinated biphenyls (PCBs), is presently stored or located on the property at levels greater than natural background concentrations. The property is not subject to any claim by any government regulatory agency or third party related to the release or threatened release of any hazardous or toxic substance, material, or waste.

If title examination notes defects in Owner's title, Owner shall have a reasonable period of time, not to exceed sixty (60) days, to correct such defects in title. If such defects are not corrected, the Commission may, at its option, cancel this agreement. It is understood and agreed that the title herein referred to is marketable title as set forth in Title Standard 4 of the Missouri Bar. It is also agreed that any encumbrance or defect in the title which is within the scope of any of the title standards of the Missouri Bar shall not constitute a valid objection on the part of the Commission provided Owner furnishes the affidavits or other title papers, if any, described in the applicable standard.

The Commission and its agents shall have the right to enter upon the property at reasonable times for surveying, conducting an environmental inspection and assessment, and other reasonable purposes related to this transaction. Any such entry and/or inspection on the part of Commission or its surveyors, inspectors, environmental assessment personnel, and/or agents shall not result in any damage to crops growing on the property and shall not interfere with the farming operation of Owner's current tenant. The Commission shall indemnify, defend and hold Owner harmless from any damage, including but not limited to damage to the tenant's crops and/or farming operation, caused by any person's or party's entry to the property on behalf of the Commission.

Owner affirms there are no other leases, agreements, easements, or other restrictions, written, oral, or implied pertaining to the premises.

Owner agrees that the property, fixtures, and improvements, together with all trees and shrubs shall be delivered to the Commission in the same condition as they are as of the date of this agreement, ordinary wear and tear excepted, and if not in the same condition as when the final settlement is made, the Commission may at its sole election terminate this agreement, or Commission and Owner may renegotiate this contract.

Payment of purchase price is to be made by the Commission on the day of closing by delivering a check for the amount of the purchase price drawn by the State Treasurer of Missouri payable to Owner, Owner's designee, or a mutually acceptable closing agent.

Owner agrees to give to the Commission full and complete possession of the premises at closing. Owner also agrees to remove all personalty and possessions from the premises by closing date, unless otherwise provided herein.

Owner is aware and acknowledges that the price paid for this property will become public information following purchase by the Commission and transfer of the property to the Commission.

This contract shall be subject to the following special provisions:

1. Real property taxes for the current year are to be adjusted to the date of title transfer.
2. The Department of Conservation and Owner shall each pay one-half of the cost of the title search, title premium fee, and the closing fee. The Department of Conservation shall pay the deed of conveyance recording fee.
3. Closing date and location shall be mutually agreed upon by the parties hereto.

The provisions of this Contract shall survive transfer of title by warranty deed.

This agreement shall be binding on all heirs, assignees, devisees, agents, administrators, executors, personal representatives, and successors of Owner.

Owner herein states that they have neither a business nor familial relationship with any employee of the Missouri Department of Conservation or member of the Conservation Commission, including anyone who is in an executive or management position that has or will influence the Conservation Commission's decision whether to accept this contract, or who would benefit from the proceeds, terms, or conditions of this contract as set forth herein.

Owner:

GREENE COUNTY, MISSOURI

Dated: _____

By: _____
Bob Dixon
Presiding Commissioner

Dated: _____

By: _____
Rusty MacLachlan
Commissioner 1st District

Dated: _____

By: _____
John C. Russell
Commissioner 2nd District

COUNTY CLERK

By: _____
Shane Schoeller
Greene County Clerk

Auditor Certification

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of anticipated revenue appropriated for payment of same.

By: _____
Cindy Stein
Greene County Auditor

APPROVED AS TO FORM:

By: 
Greene County Counselor

ACCEPTANCE ENDORSEMENT

This is to give notice that the Conservation Commission hereby accepts the terms of this contract and will immediately proceed to obtain necessary surveys, environmental assessments, and title examinations, and if all conditions of this agreement are met, make payment in accordance with the terms set out herein.

**CONSERVATION COMMISSION OF
THE STATE OF MISSOURI**

By: _____
Sara Parker Pauley, Director

Date: _____

Approved as to form only:

Deputy Counsel

