

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

Tuesday, July 30, 2024
9:15 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, Aubrey Lee and Larry Woods.

Teleconference Attendees: Allen Icet, Jeff Scott, Mike Cagle, Amanda Corcoran, Jim Arnott, Sydney Allen, Angie Crews, Justin Hill and Kevin Spaulding.

Informational Items

Budget- Jeff Scott

- Budget Update

Human Resources- Amanda Corcoran

- Follow-up on MPR

Chris Coulter

- Update on Surplus

Items for Consideration and Action by the Commission

Discussion and Possible Vote: Wellness Fund Request, HR

Commissioner Russell moved to approve the Wellness Fund Request for anti-fatigue mats.

Commissioner MacLachlan seconded the motion and it passed. Yes: Dixon, MacLachlan and Russell.

Commissioner MacLachlan moved to approve the Wellness Fund Request for the water cooler.

Commissioner Russell seconded the motion and it passed. Yes: Dixon, MacLachlan and Russell.

EX 1) Discussion and Possible Vote: Right-of-Way Warranty Deed (MS 4266), Planning & Zoning

Commissioner MacLachlan moved to approve the Right-of-Way Warranty Deed. Commissioner Russell seconded the motion and it passed. Yes: Dixon, MacLachlan and Russell.

EX 2) Discussion and Possible Vote: Right-of-Way Warranty Deed (MS 4269), Planning & Zoning

Commissioner Russell moved to approve the Right-of-Way Warranty Deed. Commissioner MacLachlan seconded the motion and it passed. Yes: Dixon, MacLachlan and Russell.

Discussion and Possible Vote: TRS Board Contract with Jasper County, OEM
Commissioner MacLachlan moved to approve the TRS Board Contract with Jasper County.
Commissioner Russell seconded the motion and it passed. Yes: Dixon, MacLachlan and Russell.

Other:

Update on the correction in the system for the Sheriff's office.

With no other business the meeting was adjourned.

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
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COUNTY COMMISSION
Greene County, Missouri
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**Greene County Commission
Commission Briefing Agenda**

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Informational Items

Budget
Human Resources
Chris Coulter
Public Information Office

Items for Consideration and Action by the Commission

Discussion and Possible Vote: Wellness Fund Request, HR

Discussion and Possible Vote: Right-of-Way Warranty Deed (MS 4266), Planning & Zoning

Discussion and Possible Vote: Right-of-Way Warranty Deed (MS 4269), Planning & Zoning

Discussion and Possible Vote: TRS Board contract with Jasper County, OEM

Other:

Ex 1

WARRANTY DEED

THIS INDENTURE, made on the 20th day of May, 2024, by and between Party of the first part, _____ (Grantor) and the Greene County Commission, Party of the Second Part (Grantee), whose mailing address is 940 Boonville Avenue, Springfield, Missouri 65802, of the County of Greene, in the State of Missouri.

WITNESSTH, That the said GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other consideration paid by the said GRANTEE, the receipt and sufficiency of which is hereby acknowledged, does by these present GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said GRANTEE, its successors and assigns, the following described real estate being and situated in the County of Greene and State of Missouri, to-wit:

(SEE ATTACHED EXHIBIT "A")

TO HAVE AND TO HOLD the same for the purchase of constructing and maintaining a County or State road, or for such purposes herein set out, together with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in any way appertaining, unto the said GRANTEE, and unto its successors and assigns forever the said GRANTOR hereby covenanting on his/her part and on behalf of his/her heirs and assigns that said GRANTOR is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; That said GRANTOR has good right to convey the same; That the said premises are free and clear of any encumbrances done or suffered by the GRANTOR or those under whom GRANTOR claims; and that said GRANTOR will warrant and defend the title to the said premises unto said GRANTEE and unto its successors and assigns, forever against the lawful claim and demands of any person whomsoever, except as follows: _____

IN WITNESS WHEREOF, the said parties of the first part has hereunto set its hand the day and year first above written.

Loralei K. McCarter
(Signature)

Loralei K. McCarter
(Print Name)

Shawn P. McCarter
(Signature)

Shawn P. McCarter
(Print Name)

(Signature)

(Signature)

(Print Name)

(Print Name)

STATE OF MISSOURI)
))
COUNTY OF Greene)

ss.



On the 20th day of May, 2024, before me personally appeared Shawn and Loralei M^cCarter

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged he/she executed the same as him/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Springfield, Missouri, the day and year first above written.

Emily McKinney, Notary Public

My Commission Expires: 11/8/2027

ACCEPTED:

GREENE COUNTY, MISSOURI COMMISSION

[Signature]
Bob Dixon, Presiding Commissioner

Date 7/30/24

[Signature]
Rusty MacLachlan, Associate Commissioner 1st District

Date 7/30/24

[Signature]
John C. Russell, Associate Commissioner 2nd District

Date 7/30/2024

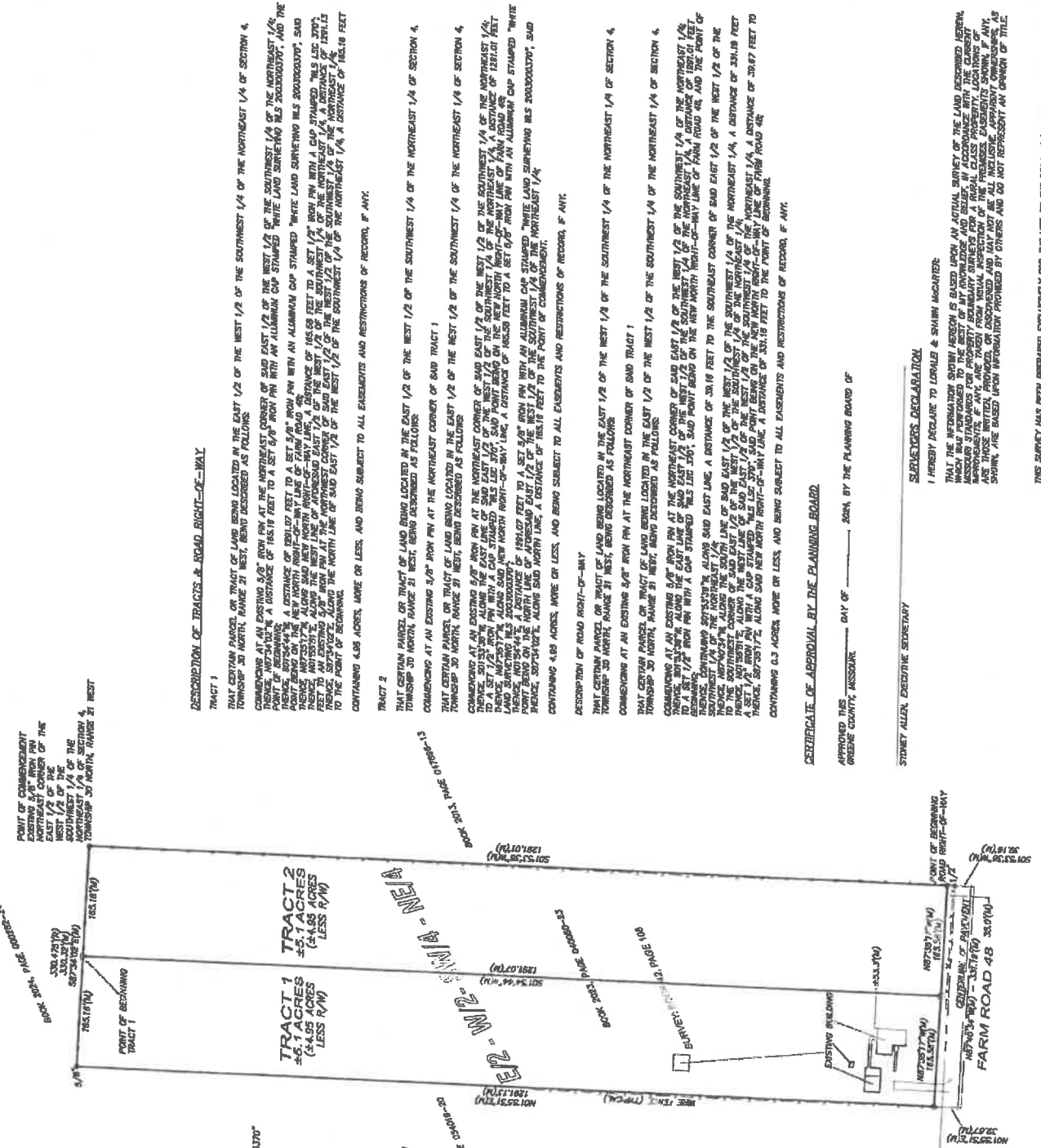
WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLYN, MISSOURI 64735-0000
PHONE: 417.332.0000
WWW.WHITE-SURVEYING.COM

SURVEY DATE: 04.15.2024
DRAWING DATE: 04.16.2024
DRAWN BY: MW
S/T/R: 04/20/21
PROJECT NO.: 2024-040

ADMINISTRATIVE SUBDIVISION
PREPARED FOR
LORALEI & SHAWN MCCARTER
PROJECT LOCATION: 2251 E. FARM ROAD 48
SPRINGFIELD, GREENE COUNTY, MISSOURI

PROF. SEAL - MISSOURI
PROFESSIONAL LAND SURVEYOR #2004
WHITE LAND SURVEYING, LLC
MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION #0000000000

04/16/2024



DESCRIPTION OF TRACTS & ROAD RIGHT-OF-WAY

TRACT 1
THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 21 WEST, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING 5/8" IRON PIN AT THE NORTHEAST CORNER OF SAID EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, POINT OF BEGINNING, A DISTANCE OF 165.1870 FEET TO A SET 1/2" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING MLS 2003000370", SAID POINT BEING ON THE NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.1870 FEET TO A SET 1/2" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING MLS 2003000370", SAID POINT BEING ON THE NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.1870 FEET TO A SET 1/2" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING MLS 2003000370", SAID POINT BEING ON THE NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.1870 FEET TO A SET 1/2" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING MLS 2003000370", SAID POINT BEING ON THE NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.1870 FEET TO THE POINT OF BEGINNING.
CONTAINING 44.95 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

TRACT 2
THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 21 WEST, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING 5/8" IRON PIN AT THE NORTHEAST CORNER OF SAID TRACT 1, POINT OF BEGINNING, A DISTANCE OF 165.1870 FEET TO A SET 1/2" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING MLS 2003000370", SAID POINT BEING ON THE NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.1870 FEET TO A SET 1/2" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING MLS 2003000370", SAID POINT BEING ON THE NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.1870 FEET TO A SET 1/2" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING MLS 2003000370", SAID POINT BEING ON THE NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.1870 FEET TO A SET 1/2" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING MLS 2003000370", SAID POINT BEING ON THE NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.1870 FEET TO THE POINT OF BEGINNING.
CONTAINING 44.95 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

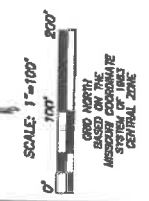
DESCRIPTION OF ROAD RIGHT-OF-WAY
THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 21 WEST, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING 5/8" IRON PIN AT THE NORTHEAST CORNER OF SAID TRACT 1, POINT OF BEGINNING, A DISTANCE OF 165.1870 FEET TO A SET 1/2" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING MLS 2003000370", SAID POINT BEING ON THE NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.1870 FEET TO A SET 1/2" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING MLS 2003000370", SAID POINT BEING ON THE NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.1870 FEET TO A SET 1/2" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING MLS 2003000370", SAID POINT BEING ON THE NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.1870 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.3 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD
APPROVED THIS _____ DAY OF _____ 2024, BY THE PLANNING BOARD OF GREENE COUNTY, MISSOURI.

STONEY ALLEN, EXECUTIVE SECRETARY

SURVEYOR'S DECLARATION
I HEREBY DECLARE TO LORALEI & SHAWN MCCARTER THAT THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI, AND THAT I AM NOT PROVIDING THIS INFORMATION FOR A REAL CLASS PROPERTY, LOCATIONS OF RECORD, OR FOR THE PURPOSES OF THE MISSOURI EASEMENTS ACT, IF ANY, AND THAT THE INFORMATION SHOWN HEREON IS NOT TO BE USED FOR ANY OTHER PURPOSES, AND THAT I AM NOT PROVIDING ANY OTHER INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT ANY OTHER PERSON OR ENTITY.

THIS SURVEY HAS BEEN PREPARED EXCLUSIVELY FOR THE USE OF THE PERSON(S) LISTED ABOVE AND IS NOT TRANSFERABLE TO ANY OTHER PARTY. THERE IS NO IMPLIED WARRANTY OR GUARANTEE WITH THIS SURVEY.



SOURCES USED FOR SURVEY
1. PROPERTY DEEDS AS SHOWN HEREON
2. RECORDED SURVEYS AS SHOWN HEREON

Ex 2

WARRANTY DEED

THIS INDENTURE, made on the 22 day of April, 20 24, by and between Party of the first part, Andrei and Tatyana Paliakou, married couple (Grantor) and the Greene County Commission, Party of the Second Part (Grantee), whose mailing address is 940 Boonville Avenue, Springfield, Missouri 65802, of the County of Greene, in the State of Missouri.

WITNESSTH, That the said GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other consideration paid by the said GRANTEE, the receipt and sufficiency of which is hereby acknowledged, does by these present GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said GRANTEE, its successors and assigns, the following described real estate being and situated in the County of Greene and State of Missouri, to-wit:

(SEE ATTACHED EXHIBIT "A")

TO HAVE AND TO HOLD the same for the purchase of constructing and maintaining a County or State road, or for such purposes herein set out, together with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in any way appertaining, unto the said GRANTEE, and unto its successors and assigns forever the said GRANTOR hereby covenanting on his/her part and on behalf of his/her heirs and assigns that said GRANTOR is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; That said GRANTOR has good right to convey the same; That the said premises are free and clear of any encumbrances done or suffered by the GRANTOR or those under whom GRANTOR claims; and that said GRANTOR will warrant and defend the title to the said premises unto said GRANTEE and unto its successors and assigns, forever against the lawful claim and demands of any person whomsoever, except as follows: _____

IN WITNESS WHEREOF, the said parties of the first part has hereunto set its hand the day and year first above written.

Paliakou Tatyana
(Signature) (married person)

Paliakou Tatyana
(Print Name)

[Signature]
(Signature) a married person

Andrei PALIAKOU
(Print Name)

(Signature)

(Signature)

(Print Name)

(Print Name)

STATE OF MISSOURI)
COUNTY OF Greene)

ss.



On the 22 day of April, 2024, before me personally appeared
Tatyana Paliakou and Andrei Paliakou

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged he/she executed the same as him/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Springfield, Missouri, the day and year first above written.

Emily McKinney, Notary Public
Emily mckinney
My Commission Expires: 11/08/2027

ACCEPTED:

GREENE COUNTY, MISSOURI COMMISSION

[Signature]
Bob Dixon, Presiding Commissioner

Date 7/30/24

[Signature]
Rusty MacLachlan, Associate Commissioner 1st District

Date 7/30/24

[Signature]
John C. Russell, Associate Commissioner 2nd District

Date 7/30/2024

EXHIBIT “ _____ ”

REGARDING FARM ROAD #192

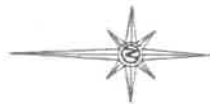
A right-of-way described as the South 29.00 feet of the West 346.70 feet of the East 1275.88 feet of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 27, Township 28N, Range 20W, Greene County, Missouri.



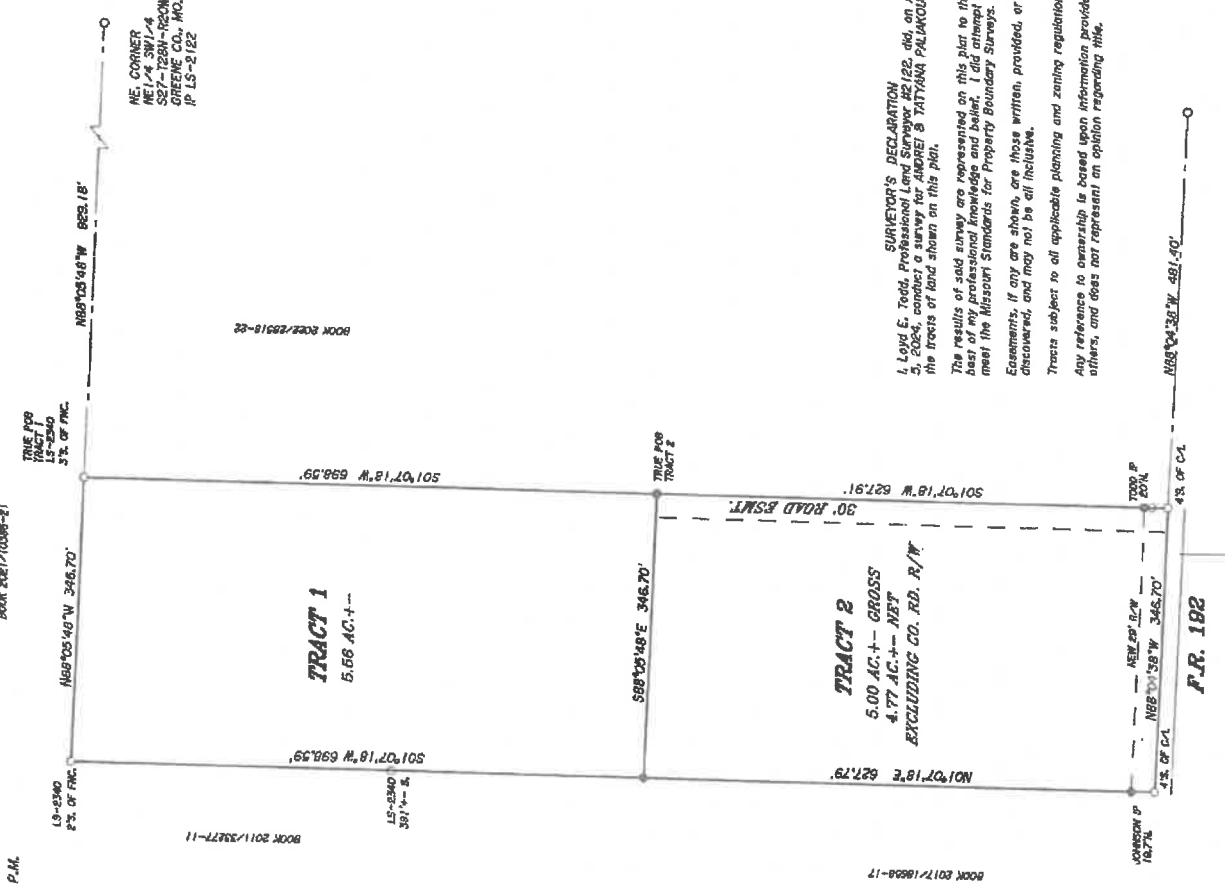
ADMINISTRATIVE SUBDIVISION
PART NE 1/4 SW 1/4 S27-T28N-R20W 5th P.M.
GREENE COUNTY, MISSOURI



NEIGHBORHOOD MAP SECTION 27
NOT TO SCALE



- IRON P IN SET
 - IRON P IN PLACE (1/2" IP)
 - - - FENCE LINE
 - R/C RECORDED AS
 - M/S MEASURED AS
 - △ R-O-W MARKER
 - STONE
 - E - OVERHEAD ELECTRIC
- CLASS OF PROPERTY SURVEY (RURAL)
DEED REFERENCE: BOOK 2021/12067-21
BEARINGS TAKEN FROM THE DEED



DESCRIPTIONS

TRACT 1

Part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 27, Township 28N, Range 20W, Green County, Missouri, described as commencing at an iron pin at the North corner of said Northeast Quarter of the Southwest Quarter; thence along the North line thereof N89°05'48"W 523.18 feet for a true point of beginning; thence continuing N89°05'48"W 346.70 feet; thence S01°07'18"E 696.59 feet; thence S88°05'48"E 346.70 feet; thence S01°07'18"E 696.59 feet to the point of beginning. Tract contains more or less. SUBJECT TO all right-of-ways, easements, and restrictions of record. THE RIGHT OF ingress and egress over a 30 foot wide road easement, the East side of said road, is described as beginning at the Southeast corner of the above-described 1/4 Sec. 27, and thence S01°07'18"W 627.81 feet to a county road for an end to said East line of easement.

TRACT 2

Part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 27, Township 28N, Range 20W, Green County, Missouri, described as commencing at an iron pin at the Northeast corner of the Southwest Quarter of the Southwest Quarter; thence along the North line thereof N89°05'48"W 523.18 feet; thence S01°07'18"W 696.59 feet for a true point of beginning; thence continuing S01°07'18"W 627.81 feet to the South line of said Northeast Quarter of the Southwest Quarter; thence along said South line N89°05'48"W 346.70 feet to the point of beginning. Tract contains 5.00 acres more or less. SUBJECT TO all right-of-ways, easements, and restrictions of record, a road easement along the East 30 feet of said tract, and all other right-of-ways, easements, and restrictions of record.

REGULATORY EASEMENT

A right-of-way described on the South 30 feet of the West 346.70 feet of the East 1273.68 feet of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 27, Township 28N, Range 20W, Green County, Missouri.

CERTIFICATE OF APPROVAL BY PLANNING BOARD
Approved by the Planning Board of Greene County, Missouri
on this _____ day of _____, 2024.

Sydney M. Allen, Planning Director

SURVEYOR'S DECLARATION
I, Lloyd E. Todd, Professional Land Surveyor #2122, did, on APRIL 5, 2024, conduct a survey for ANDREI & TATYANA PALLAKOU of the tracts of land shown on this plat.

The results of said survey are represented on this plat to the best of my professional judgment and skill and I did attempt to meet the Missouri Standards for Property Boundary Surveys.

Easements, if any are shown, are those written, provided, or discovered, and may not be all inclusive.

Tracts subject to all applicable planning and zoning regulations.

Any reference to ownership is based upon information provided by others, and does not represent an opinion regarding title.

TODD SURVEYING
P. O. BOX 365
302 N. SECOND ST.
OZARK, MO. 65721-0365
(417) 581-2187

SURVEY FOR
ANDREI & TATYANA PALLAKOU

DATE: 4/5/24 SCALE: 1" = 100'
DRAWN BY: JT CHECKED BY: JT
BOOK NO: DWG NO: 9071

SOLE-PROPRIETOR

F.R. 102