

Monday, September 10, 2018  
9:30 a.m.  
Historic Courthouse Room 212  
940 N Boonville, Springfield, MO

Upon roll call the following Commissioners were present: Commissioners Bob Cirtin, Harold Bengsch, and Lincoln Hough. Absent: None.

Commissioner Cirtin called the session to order. Commissioner Bob Cirtin asked that the audience stand for a moment of silence to remember Deputy Aaron Roberts who died on duty in an accident.

Commissioner Bengsch led the Prayer and Pledge of Allegiance.

Commissioner Cirtin updated the audience on Deputy Roberts and gave details pertaining to the incidence.

OTO Director Sara Fields presented Commission with a handout in regards to Prop D.(Exhibit 1) Fields explained that OTO has identified a 320 million shortfall over the next 20 years. Fields stated OTO proposes a fuel tax. Prop D. will annually raise the fuel tax by 2.5 cent for four years that would begin July 1, 2019. Funds will be dedicated to funding the Missouri Highway Patrol. Current fuel tax revenues used to fund the Patrol will become available for road and bridge projects. Prop D would also make Olympic prizes and awards won by athletes exempt from paying taxes on the items. Prop D would also create an Emergency State Fright Bottleneck Fund. Fields gave a quick update on the Kansas Expressway Extension Project.

Chamber Economic Development Update

None.

Missouri Job Center Update

None.

MU Extension Greene County Dave Burton gave Commission the monthly report. (Exhibit 2) Burton highlighted several things in the report including: Excel Leadership Course. Over 150 farmers attend the drought survival meetings. The first Betterment Night in Ashgrove was a success. Salute to Century and Family Farms event four farms will be honored. Burton also highlighted the financial report and engagement report. MU Extension is currently working on their budget.

Top Branch Awards presented to the following employees: Stephen Stone King Sheriff's Office, Susan Cox Juvenile Office and Jill Randolph Juvenile Office.

Department Head Updates:

Highway Department Director Rick Artman distributed the August Monthly Report.(Exhibit 3) Artman highlighted updates on District I crew, District II Crew, County Wide Maintenance Crew,



Special Projects Crew-Box Culverts/ Bridge Maintenance, Shop and Warehouse, Traffic Control and updated the Commission on Vehicle Accidents.

Office of Emergency Management PIO Brandon Surgnier highlighted the August end of the Month Report.(Exhibit 4) Some highlights were as followed: Route 66 festival and OEM's involvement. OEM is working on the Bass Pro Marathon. Posted monthly siren test to social media channels. OEM successfully completed Homeland Security Exercise and Evaluation Program Course, Held the Operation Night Flight After-Action report SEMA.

Resource Management Director Kevin Barnes updated the Commission on the flood buyouts discussed in July. Operation Center bids came in lower than expected. Judicial remodel plans should come this week. Still working on scope for the jail. Barnes explained received info from CU that they would like updates on what is happening around the Greene County campus.

Building Regulations Chief Building Official Dave O'Dell presented the commission with the August monthly report.(Exhibit 5) August 2018 Single family at 24 permits for August and YTD was 260. YTD permits are 1113. O'Dell explained some numbers are lower than last year due to the cost of materials.

Planning and Zoning Planning Director Kent Morris provided a brief update to the Commission and distributed the P&Z report for August. (Exhibit 6) Morris explained cases are staying high. More plats are expected for next year and as long the economy stays good they anticipate another good year for 2019.

Commissioner Cirtin reads legal statement for the record.

## **I.OLD BUSINESS**

**(NONE)**

## **II. NEW BUSINESS (Exhibit 7)**

1. Request Rezoning, Planning Board Case Number PB-2036, Jerman Holding Company, LLC, c/o Charles Jerman, applicants. Currently A-1 applicant looking to rezone to C-3 Rural Commercial. Based on the Future Land Use Map designation of the area in which the property is located as suitable for Rural Residential development, staff recommends denial of the request 8-0 on August 21. Charles Jerman spoke in support of the request. Jerman clarified for the record he is not a sign shop and is not making signs, primarily he creates running events like marathons triathlons. Jerman noted some of the organizations he has worked with. It was explained that he was educated by P&Z to file for rezoning to a C-3. Jerman asked if he should change his request, Commissioner Cirtin explained that he could choose to table the case until additional information is collected. Discussion of a conditional use permit ensued which was deemed not appropriate in the current situation because no one actually lived on the property in question. It was decided that Mr. Jerman could apply for a variance and because he was originally suggested to apply for the C-3 permit the fee for the variance of \$500 will be waived. Commissioner Bob Cirtin moved to table case #2036 and waive the additional \$500 fee. Commissioner Hough seconded the motion. AYE: Cirtin, Bengsch and Hough. Nay: None. Abstain: None. Absent: None.



2. Request Rezoning, Planning Board Case Number PB-2037, Drury Properties Inc., c/o Brian Viele (GRE), applicants. Currently the property is A-1 and the applicant is looking to rezone to a C-3 Rural Commercial District. It was recommended for approval 8-0 on August 21<sup>st</sup> public hearing. No one spoke in favor or opposition. Lincoln Hough moved to approve Case# PB-2037. Commissioner Harold Bengsch seconded the motion. AYE: Cirtin, Bengsch and Hough. Nay: None. Abstain: None. Absent: None.

Public Comment: (None)

With no other business Commissioner Cirtin adjourned the meeting.



GREENE COUNTY COMMISSION SESSION  
Greene County Historic Court House  
940 Boonville Room 212  
Springfield, Missouri  
9:30 a.m.  
September 10, 2018

Prayer and Pledge of Allegiance - Commissioner Harold Bengsch  
Approval of Minutes

Sara Fields OTO

Chamber Economic Development Update  
Missouri Job Center Update  
Missouri Extension Center Report

Top Branch Awards

Department Head Updates:

County Administrator Report—Chris Coulter

Budget Office Report-Jeff Scott

Highway Department Report—Rick Artman

Office of Emergency Management Report—Larry Woods

Resource Management Report—Kevin Barnes

County Geologist/Cave Specialist – Matt Forir

Building Regulations Division Report—Dave O'Dell

Planning and Zoning Cases - Kent Morris

## **I. OLD BUSINESS**

## **II. NEW BUSINESS**

1. Request Rezoning, Planning Board Case Number PB-2036, Jerman Holding Company, LLC, c/o Charles Jerman, applicants.

2. Request Rezoning, Planning Board Case Number PB-2037, Drury Properties Inc., c/o Brian Viele (GRE), applicants.





Ex 1



**OZARKS TRANSPORTATION ORGANIZATION**  
A METROPOLITAN PLANNING ORGANIZATION

**OTO (Southwest Urban) - Road and Bridge 10 cent fuel/12 cent diesel Scenario Project List**

County	Route	Proposed Scope/Description	Cost Estimate
Various	Various	ITS Expansion and improvements program	\$ 5,000,000
Greene	I-44	Widen to six lanes, Route 160 to Route 65, sound abatement	\$ 46,160,240
Greene	I-44	Widen to six lanes, Route 65 to Route 125, sound abatement	\$ 36,373,460
Greene	US 60	Widen to six lanes, Route 160 to Route 65, sound abatement	\$ 71,462,320
Various	Various	Arterial roadway operations and safety improvements program	\$ 5,000,000
Greene	US 60	Outer roads, new westbound lanes	\$ 20,000,000
Christian	MO 14	Widen to five lanes from Ridgecrest Street to e/o Tiffany Boulevard	\$ 1,976,520
Christian	MO 14	Widen to five lanes, add sidewalk from 6th street to Rte. W.	\$ 7,934,140
Greene	US 60	Intersection improvements on Rte. 60 at Route 174 and on Rte. 60 at M and on Rte. 60 at JRF ramps.	\$ 22,112,000
Christian	US 160	Add/Update accel, decel, turn lanes at every intersection not touched in STIP, Plainview Rd. to Finley River	\$ 5,616,680
Christian	MO CC	Extend Route CC from Main Street to Route 160	\$ 4,531,000
Christian	MO 14	Widen to five lanes from Tiffany Boulevard to Cheyenne Road in Nixa	\$ 3,998,500
Greene	US 65	Interchange improvement on US 65 at Route 744 (Kearney Street). (Consider future I-44 flyover.)	\$ 9,370,000
Greene	US 60	New interchange on Route 60 at Route 125	\$ 16,918,000
Christian	US 65	Add lanes for six lane freeway, Route 14 to Route F, Sound abatement	\$ 10,920,000
Christian	US 65	Add lanes for six lane freeway, Route CC to Route 14, Sound abatement	\$ 13,774,000
Greene	RT MM	Railroad overpass at BNSF west of Route 60	\$ 7,218,000
Greene	I-44	Rebuild eastbound lanes at Route 744 interchange	\$ 3,275,700
<b>TOTAL</b>			<b>\$ 291,640,560</b>





**OZARKS TRANSPORTATION ORGANIZATION**  
A METROPOLITAN PLANNING ORGANIZATION

**OTO (Southwest Urban) - Multimodal Scenario Project List**

County	Proposed Scope/Description	City	Route	Cost Estimate
Greene	Springfield-Branson Airport Taxiway Improvements	Springfield	Aviation	\$ 1,000,000
Christian	Add sidewalk, ped crossings at signals, from Ridgecrest to Tiffany Blvd. in Nixa	Nixa	MO 14	\$ 583,000
Christian	Add sidewalk, ped crossings at signals, from Tiffany Blvd. to Cheyenne Road	Nixa	MO 14	\$ 892,000
Various	Sidewalks on MoDOT Routes in OTO Area	Various	Various	\$ 7,000,000
Greene	City Utilities Transit Service Expansion and Vehicle Replacement	Springfield	Transit	\$ 5,400,000
Various	OATS Service Expansion	Various	Transit	\$ 2,000,000
Greene	Regional Trails Program	Various	Various	\$ 9,500,000
<b>TOTAL</b>				<b>\$ 26,375,000</b>



## WHAT IS PROPOSITION D?



Shall Missouri law be amended to fund Missouri state law enforcement by increasing the motor fuel tax by two and one half cents per gallon annually for four years beginning July 1, 2019, exempt Special Olympic, Paralympic, and Olympic prizes from state taxes, and to establish the Emergency State Freight Bottleneck Fund?

If passed, this measure will generate at least \$288 million annually to the State Road Fund to provide for the funding of Missouri state law enforcement and \$123 million annually to local governments for road construction and maintenance.

- **Fuel Tax:** Proposition D will annually raise the fuel tax by 2.5¢ for four years, beginning July 1, 2019. These funds will be dedicated to funding the Missouri Highway Patrol. Current fuel tax revenues used to fund the Patrol will become available for road and bridge projects.
- **Olympic Prizes:** Prizes and awards won by athletes at the Olympics, Paralympics, or Special Olympics are currently subjected to income taxes. Proposition D would exempt these prizes from taxes.
- **Emergency State Freight Bottleneck Fund:** Proposition D creates a general revenue fund with the state treasurer for large road and bridge projects that address bottlenecks, safety issues, and are contained in the 2014 state freight plan. No monies are appropriated to this fund.

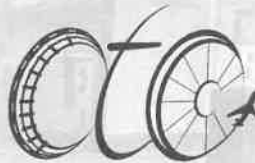
## WHO IS THE OTO?

MPO stands for "Metropolitan Planning Organization." The Ozarks Transportation Organization (OTO) MPO is the federally designated regional transportation planning organization that serves as a forum for cooperative transportation decision-making by state and local governments, and regional transportation and planning agencies.

MPOs are charged with maintaining and conducting a "continuing, cooperative, and comprehensive" regional transportation planning and project programming process for the MPO's study area. The study area is defined as the area projected to become urbanized within the next 20 years.

The MPO includes local elected and appointed officials from Christian and Greene Counties, and the cities of Battlefield, Nixa, Ozark, Republic, Springfield, Strafford, and Willard. It also includes technical staffs from the Missouri Department of Transportation, Federal Highway Administration, Federal Transit Administration, and the Federal Aviation Administration.

Staff from local governments and area transportation agencies serve on OTO's Technical Planning Committee (TPC) which provides technical review, comments, and recommendations on draft MPO plans, programs, studies, and issues.

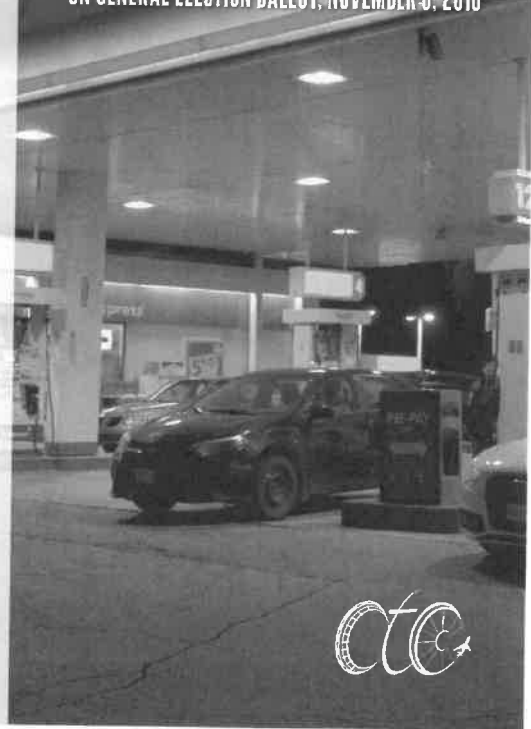


**OZARKS TRANSPORTATION ORGANIZATION**  
2208 W. Chesterfield Blvd., Suite 101  
Springfield, MO 65807

This publication was prepared in cooperation with the USDOT, including FHWA and FTA, as well as the Missouri Department of Transportation. The opinions, findings, and conclusions expressed in this publication are those of the authors and not necessarily those of the Missouri Highways and Transportation Commission, the Federal Highway Administration or the Federal Transit Administration.

## HOW WILL PROPOSITION D AFFECT MY COMMUNITY?

ON GENERAL ELECTION BALLOT, NOVEMBER 6, 2018





## IMPACT OF PROPOSITION D

### FUNDING ABOVE CURRENT LEVELS

Tax Increase Relative to Current Levels	2.5¢	5¢	7.5¢	10¢
Jurisdiction	Fiscal Year 2020	Fiscal Year 2021	Fiscal Year 2022	Fiscal Year 2023 & Beyond
Battlement	\$21,892	\$43,963	\$65,945	\$87,928
Nixa	\$74,800	\$149,600	\$224,399	\$299,199
Ozark	\$70,073	\$140,146	\$210,219	\$280,292
Republic	\$58,005	\$116,010	\$174,015	\$232,020
Springfield	\$827,190	\$1,654,380	\$2,481,569	\$3,308,759
Stratford	\$9,272	\$18,545	\$27,817	\$37,089
Willard	\$20,794	\$41,588	\$62,382	\$83,178
Greene County	\$483,249	\$966,498	\$1,449,746	\$1,932,995
Christian County	\$200,242	\$400,485	\$600,727	\$800,969
MoDOT	\$72,151,230	\$144,302,460	\$216,453,690	\$288,604,920
MoDOT (OTO Area)*	\$3,751,804	\$7,503,728	\$11,255,582	\$15,007,458

\*Subject to FHIC appropriation

## WHAT CAN THE FUEL TAX FUND?

**COUNTIES**  
The funds appropriated and distributed to each county shall be designated, used and expended by the county solely for the construction, reconstruction, maintenance and repair of roads, bridges and highways. — Missouri Constitution, Article IV, Section 30(a)(1)(i)

**CITIES**  
Fifteen percent of the remaining net proceeds shall be apportioned and distributed to the various incorporated cities, towns and villages within the state solely for construction, reconstruction, maintenance, repair, policing, signing, lighting and cleaning roads and streets and for the payment of principal and interest on indebtedness on account of road and street purposes, and the use thereof being subject to such other provisions and restrictions as provided by law. — Missouri Constitution, Article IV, Section 30(a)(1)(2)

## CONSTITUTIONAL RESTRICTIONS ON STATE ROAD FUND MONIES

In November of 2004, Missouri voters passed a constitutional amendment that prohibited funds, including fuel tax revenue, deposited in the state road fund from being diverted for 'nonhighway purposes'. This prohibits MoDOT from spending state fuel tax funds on sidewalks and trails not located along a state highway, or on transit projects.

## HOW IS THE MISSOURI FUEL TAX DISTRIBUTED?

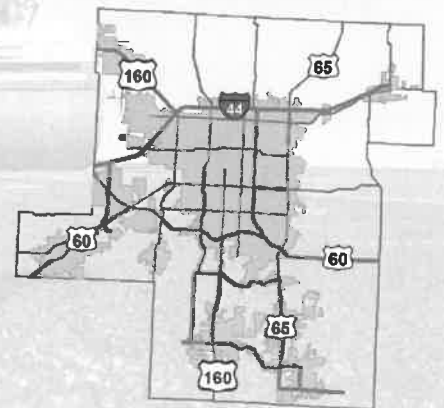
Fuel Taxes, Motor Vehicle Sales and Use Taxes, and Motor Vehicle Registration Fees fund transportation improvements. Fifteen percent of these funds are divided amongst Missouri's cities, and 15% are divided amongst Missouri's counties through the County Aide Road Trust (CART). The remaining 70% goes to the State Road Fund, for use by the Missouri Transportation and Highway Commission and MoDOT.

## WHAT ARE THE PRIORITIES IN THE OTO AREA

The OTO maintains a listing of priority projects for MoDOT funding. This listing includes important regional projects. With additional funding, many of these projects could be completed.

- I-44 additional lanes
- US 60 upgrade to freeway east of US 65
- US 60 add capacity west of US 65
- US 65 add lanes through Ozark
- MO 14 additional lanes
- US 60 improvements from Republic to Springfield
- US 160 improvements between Nixa and Springfield

## OTO Area Priorities



—Priorities

**Road  
Work**





## BREAKING NEWS:

### Staff changes at Greene County MU Extension:

1. Addition of a Greene County 4-H Youth Program Associate position is moving forward but is dependent on a local funding partnership.
2. Pam Duitsman has accepted the position as CES in Community Economic Development (with a Community Development emphasis) in Christian County. Paperwork to fill the Greene County Nutrition Field Specialist position will be posted soon.
3. Effective Aug. 12th, Kelly McGowan has accepted the Horticulture Field Specialist position housed in Greene County.
4. Amy Patillo has relocated to Greene County as part of the Workforce Development Program.

### Subscribe Now!

Become a subscriber and receive a monthly email with the direct link for reading the "Reaching Out Report" online. Subscribe on our website.

## Ag Venture Camp at Fair

The Ozark Empire Fair, Greene County MU Extension, 4-H and Missouri State University worked together this summer on the award-winning Ag Venture Camp. Attendance was strong for the camp. The photo below is from poultry day!



## Upcoming Council Meetings

**Monday, Aug. 27, Noon**, Botanical Center, \$5 lunch, guest speaker is David Burton speaking on Cuba.

**Monday, Sept. 24, noon**, at Botanical Center, \$5 lunch, guest speaker is Renettee Wardlow on brain health.

## COUNTY ENGAGEMENT

### ENGAGEMENT REPORT

All of our engagements efforts have grown this summer but none as much as our Greene County Extension Council Facebook page. **We have moved from 1,300 followers to nearly 1,700 in a few short months.** This month we reached 31,733 people with the page, an increase of 16,013 over the previous month!

The new followers are being earned from the events we have done with posted video (drought survival meeting and Ash Grove Betterment Night) combined with an aggressive effort to invite those who engage with the video to follow the page. **It is resulting in new faces at our programs.**

The total followers for our Facebook page increased by 198 this month alone. Some of our posted videos have been viewed by over 1,800 people. This is one example of our growing and improved engagement. YouTube also remains a strong channel and the Klout Rating is above average still.

### Engagement Report Greene County MU Extension

Numbers for July 2018		MEASURED SOCIAL ENGAGEMENT		
Method for Engagement	Current Followers	This Month	Year to Date	2018 Goal
Reaching Out Report - online at Issuu	48	118	1014	2500
Southwest Regional News Service (email)	9,227	6952	37630	50,000
Greene County Extension Facebook	1670	31733	67843	45,000
MUExt417 Extension Facebook	522	515	1640	2,000
Twitter	177	22	95	300
Linkedin	991	144	422	300
Youtube MU Extension417 views	789	5059	14608	10,000
Reported Extension Council engagement	22	41	259	400
Special mailings		330	931	1,000
Personal Leader engagement		21	108	150
SW Region Blog	949	16	82	100
<b>TOTAL</b>	<b>14,395</b>	<b>44,951</b>	<b>124,632</b>	<b>111,750</b>
<b>KLOUT Rating</b>	<b>125%</b>			

### Goals and for the year (as of August 24, 2018)

DRIVERS FOR 2018	Actual	Goal	Pert	2017	2016	2015
Soil tests	290	400	73%	359	378	332
Total Registrations	909	1,000	91%	1,162	744	660
Total Donors	26	120	22%	91	68	102

### 10-Year Goals and Vision Progress Report

Greene County MU Extension will help county businesses create or save 5000 jobs, individually educate 500,000 county residents on topics improving their families, farms, and nutrition, and train 1,500 new community leaders and volunteers by 2030.

Category	YTD	Goal	Progress
Jobs Created/Retained	847	5000	17%
Individuals educated	48496	500000	10%
Leaders/Volunteers	93	1500	6%

## COUNCIL FINANCIALS

### Greene County 2018 Financials YTD

August YTD	2018	2018	2018
INCOME	YTD #s	Budget #	DIFF
Student Fees	\$12,512.00	\$24,000.00	\$11,488.00
County Appropriations	\$50,000.00	\$50,000.00	\$0.00
Gifts/Grants/Contracts	\$10,655.00	\$17,500.00	\$6,845.00
Resales/Fees/Soil Tests	\$6,810.00	\$9,500.00	\$2,690.00
Program Support Fund	\$0.00	\$3,075.00	\$3,075.00
<b>TOTAL INCOME</b>	<b>\$79,977.00</b>	<b>\$104,075.00</b>	<b>\$24,098.00</b>
EXPENSES	YTD #s	Budget #	DIFF
Personnel Wages/Benefits	\$27,724.51	\$43,500.00	\$18,265.73
Travel for county programs	\$2,296.00	\$8,000.00	\$5,704.00
Office operations	\$5,093.37	\$8,300.00	\$3,031.57
Marketing & Printing	\$9,144.91	\$15,550.00	\$6,405.09
Supplies/Services	\$11,492.51	\$17,000.00	\$5,507.49
Extension Council	\$165.00	\$550.00	\$345.65
Endowment	\$0.00	\$0.00	
Fee Generation to MU	\$4,820.00	\$11,175.00	\$6,355.00
<b>TOTAL EXPENSES</b>	<b>\$60,736.30</b>	<b>\$104,075.00</b>	<b>\$43,338.70</b>
<b>NET INCOME</b>	<b>\$ 19,240.70</b>	<b>\$ -</b>	<b>-\$19,240.70</b>

### Financial Notes

Financially, the summer months are lean months for revenue. We are lighter on paid programs at this time. Our student fees have suffered from Patrick Byers being moved at the loss of some programs that large enrollments last year (like the bee management class).

Our two major fundraisers take place in the fall. We have had success with sponsorships this spring and that has added new revenues to our budget. However, Give Ozarks was canceled this year which cost us about \$3,000.

We have held expenses down as a staff in almost all categories. However, we know of several areas in 2019 where our expenses will increase. One of these areas will be the loss of campus subsidies as well as a YPA position.



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 **Extension**  
 Greene County

Online at <http://extension.missouri.edu/greene>  
 or social media at #MUExt417



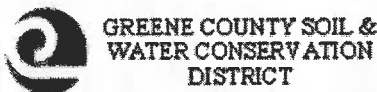
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## Upcoming Programs / Enroll Now!

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### Redesigned, Self-Guided EXCEL County Leadership Program

Enroll anytime and begin earning your points toward graduation from our Greene County focused leadership development (EXCEL) program. Expand your network, learn about the county and improve your leadership skills in this self-guided program. Best of all, enrollment is free! Sign-up online!

### 5th Annual Salute to Century & Family Farms Event Sept. 18

Fifth annual "Salute to Century and Family Farms" is 6 p.m. to 9 p.m. on Tuesday, Sept. 18 at the historic Round Barn Event. We will honor four new century farms, recognize one historic farm as an MVP, and hear from some young future farmers. Greene County Registration is required. \$25 per person. Meal is catered by Maggie Maes.

### Garlic Workshop Sept. 21

Learn to grow garlic for fun and profit and taste varieties at this year's annual Garlic Workshop. Our special guest speaker is a successful Missouri garlic farmer! Pre-registration needed at \$15 per person.

**Greene County MU Extension**  
**2400 S. Scenic Ave., Springfield, Mo. 65807**  
**Enroll by telephone at (417) 881-8909 or**

**online at <http://extension.missouri.edu/greene>**

## HORTICULTURE

### Healthy Yards for Clear Streams Workshop

Greene County MU Extension hosted the 2018 Healthy Yards for Clear Streams workshop Friday, Aug. 9 (class shown at right). This workshop included newly developed curriculum by MU Extension's State Forestry specialist, Hank Stelzer. Topics covered included basic lawn and flower garden care, integrated pest management, tree care and sustainable landscaping. The purpose of this workshop and curriculum is to raise awareness with homeowners about the effect of backyard lawn and garden practices on neighboring watersheds and the environment. This workshop will be available statewide soon.



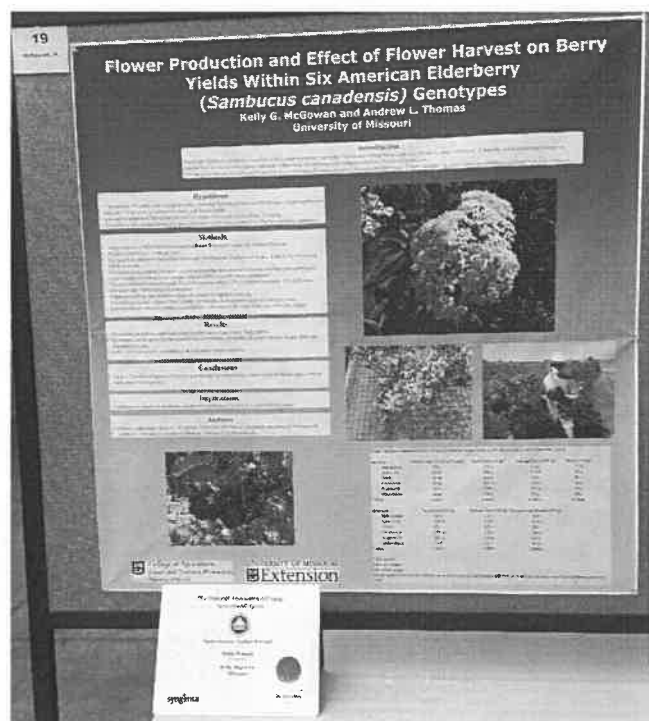
### 2018 Tomato Expo Contest Winners

The 2018 Tomato Expo held on July 24 included a new tomato contest for the Master Gardeners of Greene County. The contest had 14 entries including a wide variety of cultivars. Attendees of the Tomato Expo workshop voted on their favorites with 'Homestead' declared as the winner. This was grown by Master Gardener member Gennie Payne (shown at right with her trophy and Kelly McGowan). Second place was 'Costoluto Fiorentino' and was grown by Master Gardener member Jessica Seiber. Entries were displayed in the lobby of the Botanical Center and grabbed the attention of everyone in the building.



### NACAA Annual Conference attended by Kelly McGowan

The 2018 NACAA (National Association of County Agricultural Agents) annual meeting and professional improvement conference was held in Chattanooga, Tennessee and attended by Kelly McGowan. Included in the conference was a research poster presentation on Kelly's recent thesis project. Her poster was the winner in applied research for the state of Missouri.



**Business and Community Development****Greene County Extension  
Merging EXCEL Leadership  
Program and Betterment  
Night for Expanded Impact**

Hot off the success of a community "Betterment Night" in Ash Grove, specialists with Greene County MU Extension are hoping and planning to expand the program to every town in the county.

"Our event in Ash Grove had 52 people in attendance, and the Sunshine Center was able to make \$400 by providing the meals," said David Burton, county engagement specialist with University of Missouri Extension. "We want to take that same model, tweak it and expand the program to Willard, Walnut Grove, Fair Grove, Strafford, Rogersville, Battlefield, Bois D'Arc and Republic."

To make that work, Burton says he needs interested leaders in each of those communities to work with Greene County Extension on meeting logistics and meeting topics.

The county extension office will provide the speakers and do all program promotion (including a postcard to all residents of the school district). If a meal is provided then a partner will be needed to fund that cost or an organization willing to do the meal as a fundraiser.

"We need an available and public location of suitable size for the meeting first and foremost," said Burton. "Our speaker topics will vary from town to town, but we also want to feature non-profits in each community."

Events must be scheduled several months in advance so early planning is essential. Burton says the goal is to make each of these meetings an annual event.

"To me, these are an excellent opportunity for the local county extension office to partner with senior centers or event Chambers of Commerce on a community program that is a win-win and helps to increase community involvement here in Greene County," said Burton.

As part of this push toward hosting betterment night events, the Greene County Extension office is also redesigning its EXCEL leadership program.

**EXCEL REIMAGINED**

MU Extension's EXCEL Leadership program is being reimagined in Greene County as a county-wide program that is adaptable to each participant's needs, interests and schedule. The first EXCEL class in 2017-2018 was more traditional and focused on western Greene County.

"That first class achieved wonderful things and participants did great community projects, and have taken an active role in their communities. Our expectations for graduates of the EXCEL Greene County program have not changed but how we get there has been modified based on feedback we have received," said Burton.

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Greene County

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## Business and Community Development

All individuals that enroll in the EXCEL program will be required to earn a set number of points. Various programs and events provide a different level of points depending on an individual's involvement.

Simply attending would provide one level of points while serving on a planning committee or even leading in the development of an event would create the opportunity to earn a different level of points. There will be traditional classes and also events as the program develops.

Participants will be given three years to accumulate the necessary points and earn recognition at an EXCEL graduation event. Class participants and alumni will be kept connected through a special EXCEL newsletter and future program involvement.

"The end goal of all that we do is to first, expose participants to the people and issues of Greene County and two, to provide practical opportunities for them to develop leadership skills for the benefit of their community and even employer," said Burton.

Exact dates for community programs are not known at this point, but since participants will have a menu of options from which to pick and up to three years to complete the program, they can progress at their own pace.

Thanks to sponsors and funding from the Greene County Commission, the EXCEL program does not have an enrollment fee. Materials and training are provided free-of-charge. However, some events where leadership points could be earned do have registration fees.

"We will annually offer an EXCEL graduation where class participants will be recognized formally. We also look forward

to hosting events for EXCEL alumni or involving alumni in events," said Burton.

EXCEL participants must:  
1) register for the program and sign a program agreement; 2) earn the required points to graduate (attendance and reporting is required for points); 3) give a presentation about EXCEL or a community issue; and 4) write one column or

letter to the editor that gets published in the Greene County Commonwealth newspaper about a local community issue.

EXCEL is an award-winning local leadership development program that targets rural residents of Greene County that are considered emerging or potential leaders.

For information contact David Burton at the Greene County MU Extension office at (417) 881-8909 or [burtond@missouri.edu](mailto:burtond@missouri.edu).

**Enrollment in the  
program is open  
all year round,  
and participants  
can register at any  
time and begin the  
process.**

## "Presenting Sponsors" for Greene County Extension

These financial partners have contributed an annual sum to make it possible for MU Extension to continue offering local programs and services in four impact areas: agriculture and the environment, youth and families, business and community development, and nutrition and health.



## AGRICULTURE AND COMMUNITY ENGAGEMENT

### "Salute to Century and Family Farms" Event is Sept. 18

Put on your jeans and boots and celebrate our agricultural heritage at the fifth annual "Salute to Century and Family Farms" event 6 p.m. to 9 p.m. on Tuesday, Sept. 18 at the historic Round Barn Event Center along Clear Creek, 10731 W. US Hwy 160, Walnut Grove.

Greene County Extension will honor the newest Century Farms in the county, recognize a past Century Farm with MVP status, celebrate local family farms and hear from area youth that plan to go into farming. There will be a benefit auction and other fun activities with all proceeds going to the Greene County MU Extension Council.

The following four Greene County farms will be recognized at the 2018 event; Jeanette Forney of Strafford, Lindal and Carol Highfill of Fair Grove, Harriett McCall of Willard and Doug and Robin Shelton of Willard.

Attendees will be treated to a full meal provided by Maggie Mae's Catering. A sponsorship from Old Missouri Bank makes the dinner at the event possible.

Other sponsors making this year's event possible are Integrity Home Care and Hospice, Greene County Commission, Greene County Farm Bureau, Southwest Electric Cooperative, and the Greene County Commonwealth. Other businesses and organizations – like Main Street Feeds and Home Depot -- are donating items for sale in the benefit auction.

Advance tickets are required and can be purchased online or at the office.

Greene County's

### *Salute to Century and Family Farms*

**Tuesday, Sept. 18, 6 p.m. to 9 p.m.**

At Round Barn Event Center near Ash Grove  
\$25 tickets include dinner and fun!



### Donating to *Greene County Extension* is as Easy As:

**Donate on the Greene County Extension website by mail or in person.**

**Stay connected with Greene County Extension on social media, by email and/or in service as a volunteer.**

**Enjoy making a difference in the lives of 45,000 county residents annually.**



**University of Missouri Extension in Greene County**

Located inside the Botanical Center

at 2400 S. Scenic Ave., Springfield, Mo. 65807

Tel: (417) 881-8909 | Email: [greeneco@missouri.edu](mailto:greeneco@missouri.edu) | Online at <http://extension.missouri.edu/greene>



## Agriculture and the Environment

### Great Taste Celebrated at Garlic Workshop in Springfield on Sept. 21

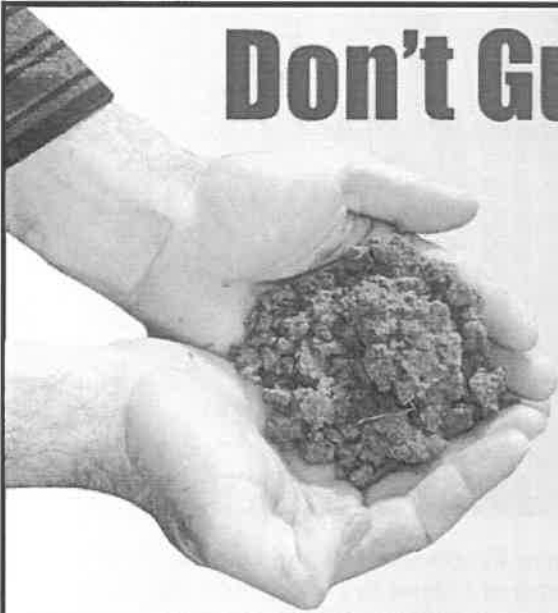
Everything about garlic, including its powerful smell and methods for improved growth, will be discussed, explained and celebrated as part of University of Missouri Extension's "Fifth Annual Garlic Workshop" from 5 p.m. to 8 p.m., Friday, Sept. 21 at the Springfield Botanical Center, 2400 S. Scenic, Springfield, Mo.

The workshop will include an "Overview of Growing Garlic" presentation by Patrick Byers, MU Extension horticulture specialist. Dr. Pam Duitsman, a nutrition specialist with MU Extension, will present "Things to Know About Garlic Nutrition." Rusty Lee, an MU Extension agronomy specialist, and commercial garlic grower, will provide a farmer's perspective on growing garlic in his presentation.

One change this year is that the event will not include a garlic sale year due to poor yields in our 2017-18 plantings.

The evening will conclude with a garlic tasting. Nutritional value and medicinal benefits from sulfur-containing compounds called thiosulfonates made garlic one of the most valued plants in ancient times. Those same compounds can cause garlic to give the eater bad breath too.

There is a cost of \$15 per person for the program. Advanced registration is needed and can be done online, in person at the Greene County Extension, or by sending a check by mail to Greene County Extension at 2400 S. Scenic Avenue, Springfield, MO 65807. An online ticket option can be found at <http://extension.missouri.edu/greene>.



## Don't Guess, Soil Test

**Now is a great time to get a soil test done at the Greene County Extension Center.**

**GROW HEALTHIER PLANTS**  
A soil test shows exactly how much lime and fertilizer your plants need.

**PROTECT OUR ENVIRONMENT**  
Avoid excessive fertilizer use and guard against nutrient loss in runoff.

**AVOID FRUSTRATION**  
Science-based analysis and unbiased recommendations let you escape hit-or-miss growing efforts.


**SAVE MONEY**  
Buy only the fertilizer you need after getting a quality soil test.

**ACHIEVE OPTIMAL GROWTH**  
Determines what your plants need for optimum health and growth.

**University of Missouri Extension – Greene County**  
Located inside the Springfield-Greene County Botanical Center  
2400 S. Scenic Avenue • Springfield, MO 65807  
Telephone: 417-881-8909

Become a "Friend of Greene County Extension" online:  
<http://extension.missouri.edu/greene>

**FOR MORE INFORMATION**  
Visit "Soil Test Central" online at  
<http://extension.missouri.edu/greene>

**UNIVERSITY OF MISSOURI**  
 **Extension**  
*Greene County Extension Council*

## Agriculture and the Environment

### Proctors Chosen as Missouri Farm Family for Greene County in 2018

Darrell and Danette Proctor of Willard were among the families honored during the 60th annual Missouri Farm Family Day, Aug. 13 at the Missouri State Fair.

The Proctor family was selected as the Greene County Missouri Farm Family by University of Missouri Extension in Greene County and the local Farm Bureau.

Each year, the fair sets aside a day to recognize farm families from across the state that are active in their communities, involved in agriculture, and/or participate in local outreach and extension programs such as 4-H or FFA. The Proctor family operates a cow-calf operation.

The annual event is sponsored by five partner agencies: the Missouri Farm Bureau, the Missouri Department of Agriculture, the Missouri State Fair Commissioners, the MU College of Agriculture, Food and Natural Resources, and MU Extension and Engagement.

The event showcases the impact Missouri Farm Families have on the economy and heritage of the state, said Missouri State Fair Director Mark Wolfe. "As the premier showcase for Missouri agriculture, the Missouri State Fair is the best place to celebrate these families."

### Show-Me-Select Heifer Meeting is Sept. 6 in at Mt. Vernon Extension Office

Persons interested in learning more about the popular Show-Me-Select beef heifer development program are invited to a meeting starting at 7 p.m., Sept. 6 in the University of Missouri Extension Center conference room in the basement of the Lawrence County Courthouse on the square of Mt. Vernon.

The meeting is especially for those with heifers currently in the Show-Me-Select program that will be sold in the Nov. 16 sale of bred heifers at Joplin Regional Stockyards, Carthage. Details of that sale will be discussed at the meeting. Sellers will also draw numbers to determine their sale order position.



**Honored Greene County Farm Family Darrell and Danette Proctor (foreground). Also in the pictured behind the family are: (left to right): Missouri State Fair Commissioners: Kevin Roberts, Sherry Jones and Jack Magruder; Blake Naughton, Assoc. Vice Chancellor for MU Extension & Engagement; Rob Kallenbach, Asst. Dean- MU College of Agriculture, Food and Natural Resources; Todd Hays, MO Farm Bureau Board of Director's Vice President; Mark Wolfe, MO. State Fair Director; and Garrett Hawkins, Deputy Director Mo. Dept. of Agriculture.**

## Community and Business Development

### Small Business Center Offering an Etsy Craft Entrepreneurship Program

The Small Business and Technology Development Center is funded in partnership with the SBA, Missouri State University and University of Missouri Extension.

"The SBDTC offers consultations in all areas of business operations at no charge to our clients," said Sandra Smart-Winegar.

This includes working with clients to determine the feasibility of a business idea to start a business to growing and expanding an existing business. Reach the SBDTC at 417-837-2617 to speak with one of our consultants or visit our websites, [sbtcd.missouristate.edu](http://sbtcd.missouristate.edu) or [missouribusiness.net](http://missouribusiness.net) to get more information.

**Q: You are offering the Etsy Craft Entrepreneurship program, what information is included in the program?**

A: The SBDTC has partnered with Etsy -- an

online e-commerce platform for crafters, artists and collectors -- to offer a 5-part educational series that provides creative entrepreneurs with the knowledge and skills to start an Etsy business and earn supplemental income through their craft.

The 5-part series includes instruction from a local, seasoned Etsy seller so that students can set up their own Etsy microbusiness.

Session topics include becoming an entrepreneur on Etsy, building a craft brand and getting found in search, business logistics, photography and techniques, and strategies for growth.

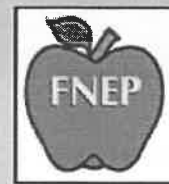
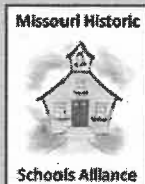
**Q: What is the cost of the Etsy Craft Entrepreneurship program?**

A: The program sessions are free, but we do ask that you contact our office to register, 417-837-2617.

**Q: What time are the seminars and where are they located?**

A: The first series will be held in Branson, every Tuesday evening for five weeks from 6 p.m. to 8 p.m., starting mid-September. Another series will be offered in Springfield this spring.

*We are this and a whole lot more!*  
*Local, research-based and affordable programs.*



UNIVERSITY OF MISSOURI  
**Extension**



*Greene County Extension Council*



University of Missouri Extension -- Greene County | Located inside the Springfield-Greene County Botanical Center  
2400 S. Scenic Ave, Springfield, Mo. 65807 | Telephone: (417) 881-8909

Become a "Friend of Greene County Extension" online: <http://extension.missouri.edu/greene>

# FEASIBILITY STUDY

for aspiring entrepreneurs

Ever thought about starting your own business?

## WE ARE SEEKING INDIVIDUALS WHO:

- ▶ Have a new business idea, but need direction on how/where to start
- ▶ Have a passion for their business concept and are prepared to invest
- ▶ Have availability to meet and communicate with student groups

This Feasibility Study is a partnership between Missouri State University's Small Business & Technology Development Center (SBTDC) and Entrepreneurship Program. In this semester-long project students conduct research and evaluate all aspects of a client's business concept.

### For additional information

Small Business & Technology Development Center  
[sbtcdc@missouristate.edu](mailto:sbtcdc@missouristate.edu) | (417) 837-2617  
 Cost: \$260\*

\*Client must also participate in the 6-hour seminar titled "The Successful Business: Planning & Funding" offered through the SBTDC at a cost of \$139. \*\*The Feasibility Study is researched and presented by undergraduate students studying entrepreneurship, and is directly supervised by Missouri State University faculty.



## FEASIBILITY ANALYSIS INCLUDES:

### Business Overview

- ▶ Industry trends and benchmarks
- ▶ Business concept
- ▶ Products & services

### Market Assessment

- ▶ Target market
- ▶ Competition's competitive advantage
- ▶ Marketing mix strategy
- ▶ Pricing & promotional strategy

### Operations & Management Assessment

- ▶ Location & building layout
- ▶ Legal issues
- ▶ Labor & equipment needs
- ▶ Operating hours and procedures

### Financial Assessment

- ▶ Estimated start-up costs
- ▶ Sales projections & proforma statement
- ▶ Cash analysis
- ▶ Break-even analysis

### Feasibility Decision

- ▶ Business viability
- ▶ Alternative strategies

### Presentation of Findings

- ▶ Detailed report
- ▶ All supporting research



Funded in part through a cooperative agreement with the U.S. Small Business Administration. Programs are extended to the public on a non-discriminatory basis. Reasonable accommodations for persons with disabilities will be made if requested at least two weeks in advance. Contact Tara Horton, Missouri State University SBTDC, 405 N. Jefferson Ave., Springfield, MO 65806, (417) 837-2617. The Missouri State University SBTDC is a University of Missouri Extension partner.

An Equal Opportunity/Affirmative Action/Minority/Female/Veterans/Disability/Sexual Orientation/Gender Identity Employer and Institution

## Agriculture and the Environment

### 155 Local Cattle Producers Attend Drought Survival Workshop in Greene County

A summer rain did not keep cattle producers away from drought survival workshops conducted by University of Missouri Extension on Aug. 17 at the Southwest Research Center in Mt. Vernon and at the Springfield Livestock Marketing Center near Republic.

The meeting at the livestock marketing center had over 150 in attendance. The workshop in Mt. Vernon attracted 102 cattle producers.

Dr. Eric Bailey, state beef nutrition specialist at the University of Missouri, began the workshop by saying he believes planning for drought is not going to be something that needs the attention of cattle producers in just 2018.

"What we have is drought intensifying and I do think we have some real challenges ahead of us in the next 60 days and perhaps beyond," said Bailey. "Feeding your way through the drought is going to be key and that means the cows simply need more calories."

During drought, convenience is a factor that does not work in our favor according to Bailey.

"It is going to take more labor and more strategy during a dry period," said Bailey. "Giving them access to hay during limited periods of time is one strategy to help stretch the hay."

Calculating prices on feed and the needs of the cattle is essential according to Bailey. In fact, \$200 a ton feed makes more sense financially than the current costs of baled hay, in most cases.

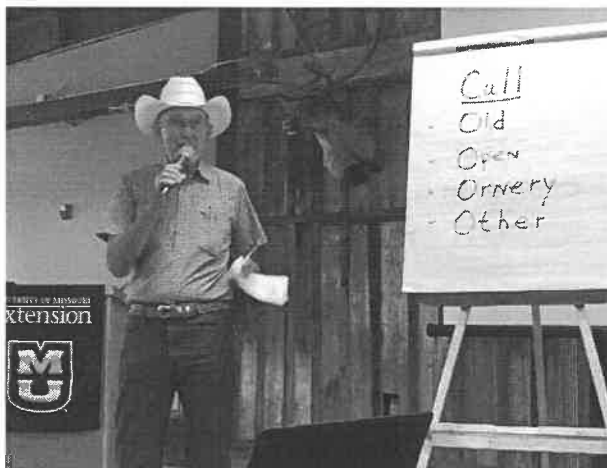
"We do over complicate things and we wait just one more day hoping on the rain," said Bailey. "That is not a good strategy. Do something to save the body condition score of your cattle. Doing something is better than doing nothing."

Summer drought has caused headaches for livestock producers who are preparing to feed cattle this winter with little forage or hay on hand. This workshop focused on supplementing low-quality hay, alternative feeds, herd culling, precautions with nitrates and prussic acid, fall forage alternatives and assessing the price of forages.

"The drought has taken a major toll on beef and dairy farms in the area. Short hay supplies will continue to plague these farms as we go into winter," said Tim Schnakenberg,



155 people attended the workshop at the Springfield Livestock Center near Republic.



MU Extension Livestock Specialist Eldon Cole talked about reasons for culling a cattle herd along with ideas for helping cattle survive a drought.



## Agriculture and the Environment

agronomy specialist with MU Extension. "Producers need to take extra steps to stretch their feed supplies and know what alternatives are available to address the crisis."

This drought might provide an opportunity to cull your herd according to Elon Cole, livestock specialist with MU Extension.

"It may be a good idea to cull any cow that is open, old, ornery or has problems like bad teeth or bad udders or eye problems," said Cole.

One step is wean calves off early.

"You can actually wean a calf off at three to four months. It is cheaper to feed the calf than to feed the cow so she can keep the calf alive," said Cole.

Cattle producers in attendance at the workshop had praise for the information.

"This was the best organized comprehensive impromptu meeting I've seen," said Mary Turton of Springfield. "Great information from speakers with years and years of experience. The stress of the challenge is wearing on the toughest of us."

Marsha Moreland of Aurora attended the program at the Southwest Center.

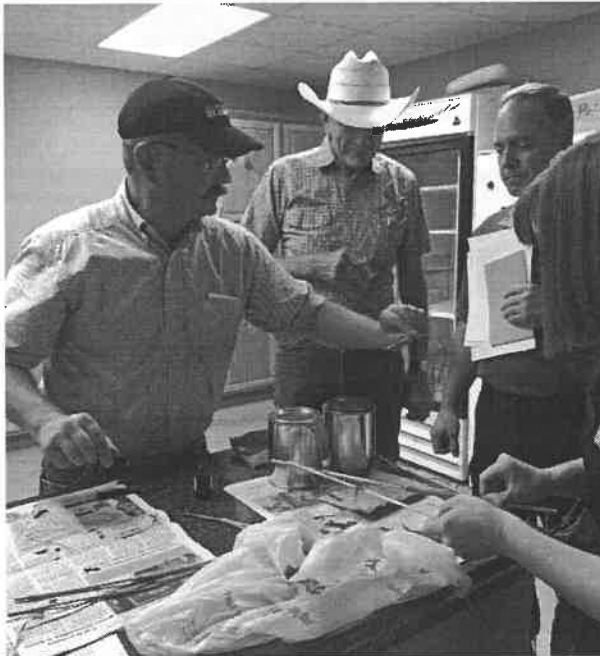
"Great info and comments from the crowd. I hope all attendees test their hay. Your doctor doesn't prescribe any medications until a blood test is drawn. A hay test or soil test is like the blood test," said Moreland.

Schnakenberg and Bailey and Cole all spoke at the event along with Jill Scheidt, agronomy specialist and Jim Spencer, agriculture business specialist.

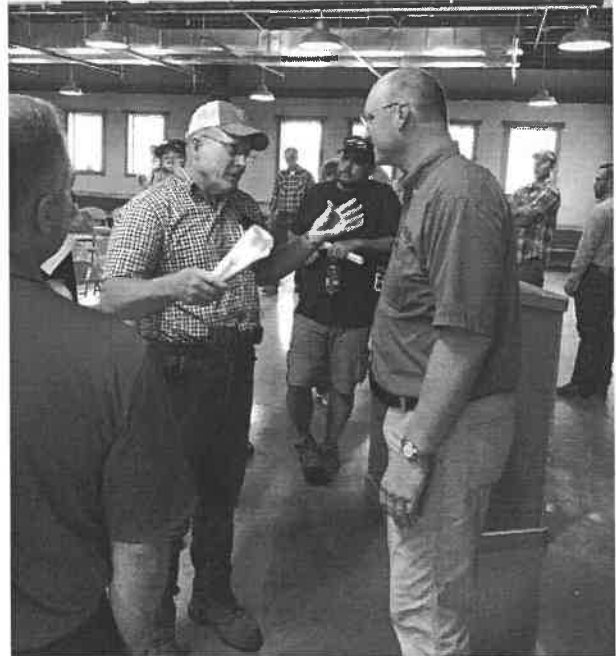
A number of producers also brought lower stems of fertilized sudangrass, millet, Johnsongrass and bermudagrass for a quick subjective analysis of nitrates by MU Extension agronomy specialists.

The Lawrence and Greene County MU Extension Councils organized these meetings for cattle producers who want tips for surviving the drought.

**Handouts from the meeting are available for download from the Greene County MU Extension website at <http://extension.missouri.edu/greene>.**



MU Extension specialists test grass samples for nitrates and prussic acid.



After the workshop a lined formed to ask questions of MU Extension Agronomy Specialist Tim Schnakenber.

## As Seen on Facebook

The Facebook page for the **Greene County Extension Council** is regularly updated with reports and photos from ongoing classes and special events. Want to know more about how the impact of MU Extension on Greene County? Follow us on Facebook. Want to learn about upcoming programs? Follow us on Facebook! The following are a few highlights posted this past month.

**Greene County Extension Council** ...  
 Posted by Pam Dufkman  
 47 mins · 🌐

Partners through the Community Partnership of the Ozarks Food Collaborative participated in a Local Food Field trip to Baker Creek and the Local Food Center Food Hub.

Baker Creek – the ingenuity, engineering and technology we viewed during the behind-t... See More



**Jennifer Johnson Peterson** is at **Ozark Empire Fair.** 📍  
 2 hrs · Springfield, MO · 🌐

Over 1500+ 4-H exhibits at the Ozark Empire fair this year !!



**Greene County Extension Council** was live — 📺 attending **Drought Survival Workshop.** ...  
 Published by David Burton · 21 · August 17 at 2:57 PM · 🌐

Eldon Cole, livestock specialist with University of Missouri Extension discusses strategies for cattle producers to survive the drought. Culling the herd may be one option.



This video of Eldon from our drought survival meeting has over 1,800 views on our Facebook page as of Aug 22, 2018.

**Greene County 4-H** ...  
 4 mins · 🌐

Ag venture camp today focuses on bees and honey! Thank you to 4-H volunteer Rhonda Helm for speaking. Greene County 4-H member Mattie Cobban is teaching today! Lora Wright is assisting!



## MU Extension Staff Headquartered in Greene County



### **Kelly McGowan**

Horticulture Specialist  
*mcgowank@missouri.edu*

**Started:** 2012

**Education:** Bachelors in horticulture from Missouri State; Masters in Forestry from University of Missouri.

**Job responsibilities:** I coordinate the Core Training for the Greene County Master Gardeners, assist the Master Gardener chapter, and also develop and plan educational opportunities and events for the public.



### **David Burton**

County Engagement in  
Community Development  
*burtond@missouri.edu*

**Started:** 2001

**Education:** Journalism and political science (Bachelors); Master's in marketing and communications, Drury.

**Job responsibilities:** Community engagement through leadership development, social media, heritage tourism, and media relations efforts. Helps council to operate, fund and administer extension office and to plan local programs.



### **Renette Wardlow**

Human Development  
*wardlowr@missouri.edu*

**Started:** Jan. 1987

**Education:** Bachelor's and Master's in human development and family studies, University of Arkansas.

**Responsibilities:** Programs related to parenting, youth development, character education, teen issues, anger and stress management, building positive self-esteem and child development.



### **Jeff Barber**

Housing and Design  
*barberj@missouri.edu*

**Started:** Sept. 2005

**Education:** Master's of architecture, University of Oklahoma; Bachelor's in art and architecture from Drury.

**Responsibilities:** Jeff Barber is working with leaders in area communities and students at Drury to develop projects and visioning documents that improve living and expand economic options.



### **Vacant**

Nutrition Specialist

**Started:** 2018

**Education:**

**Responsibilities:** Nutrition and health education programs including classes on chronic disease management, food preservation and more.



### **Amy Patillo**

Workforce Development  
*patilloa@missouri.edu*

**Started:** November 2011

**Education:** Bachelor's in Communications Sciences and Disorders; Master's in Educational Administration and Communications; Ed.D. in Educational Administration.

**Responsibilities:** Workforce development, leadership and community development programming for businesses, government agencies and nonprofits and leading local foods grants.



## MU Extension Staff Serving Greene County



**Sherri Hull**  
Nutrition  
Program  
Associate  
Joined 2008



**M. Dickensheet**  
Nutrition  
Program  
Associate  
Joined 2018



**Marty Wood**  
Nutrition  
Program  
Associate  
Joined 2000



**Jennifer Nevatt**  
Family Nutrition  
Program Manager  
SW Region  
Joined 2010



**Della Miller**  
Nutrition  
Program  
Associate  
Joined 2018



**Terri Fossett**  
Program  
director  
Joined 2000

### Family Nutrition Education Program

2160 W. Chesterfield Blvd. F200, Chesterfield Village, Springfield,  
Tel: 417-886-2059



**Missouri**  
Small Business  
& Technology  
Development  
Centers

**Contact:**  
Chrystal Irons



Sandra Smart-Winegar

Irons

**Located inside the**  
Robert W. Plaster  
Free Enterprise Center  
405 N. Jefferson Ave.  
Springfield, Mo



Smart

417-837-2617-Phone  
<https://sbtde.missouristate.edu/>

### Karla Deaver

4-H Youth specialist  
Headquartered in Lawrence County  
Tel: (417) 466-3102  
Email: [deaverk@missouri.edu](mailto:deaverk@missouri.edu)



### Andy McCorkill

Livestock specialist  
Headquartered in Dallas County  
Tel: (417) 345-7551  
Email: [mccorkilla@missouri.edu](mailto:mccorkilla@missouri.edu)



### Tim Schnakenberg

Agronomy specialist  
Headquartered in Stone County  
Tel: (417) 357-6812  
Email: [schnakenbergc@missouri.edu](mailto:schnakenbergc@missouri.edu)



### Patrick Byers

Horticulture Specialist  
Headquartered in Webster County  
Tel: (417) 859-2044  
Email: [byerspl@missouri.edu](mailto:byerspl@missouri.edu)



### Bob Schultheis

Natural Resources Engineering Spec.  
Headquartered in Webster County  
Tel: (417) 859-2044  
Email: [SchultheisR@missouri.edu](mailto:SchultheisR@missouri.edu)



### Jim Spencer Jr.

Agriculture Business Specialist  
Headquartered in Christian County  
Tel: (417) 3581-3558  
Email: [spencerjr@missouri.edu](mailto:spencerjr@missouri.edu)



## Southwest Region Directors Office

3003 E. Chestnut Expressway, Suite 200, Springfield, Mo.  
Tel: (417) 865-0707

**Jay Chism**, Regional Director  
E-mail: [chismj@missouri.edu](mailto:chismj@missouri.edu)

**Sarah Grubaugh**, Administrative Assistant  
Email: [GrubaughS@missouri.edu](mailto:GrubaughS@missouri.edu)



Online at <http://extension.missouri.edu/greene>

### The Extension office offers:

- Soil testing
- Lawn and gardening hotline
- 4-H program for youth
- Leadership development programs
- Nutrition education for families
- On farm education
- Private pesticide applicator trainings
- Programs for new business owners.
- Training for communities, non-profits
- And much more

### Extension history in county:

Since 1914, Greene County and area residents have sought help from Extension in areas related to agriculture, gardening, 4-H youth, nutrition, families, business and community development. MU Extension programs focus on the high-priority needs of Missourians to improve lives, communities and economies with relevant, responsive and reliable educational solutions. Each county extension center, with oversight by elected and appointed citizens, is your local link to practical education on almost anything.

### Facebook: Become a Fan

Find the Greene County Extension Council on Facebook along with Master Gardeners of Greene County and MUExtension417.

### "Reaching Out Report"

Monthly newsletter from Greene County Extension details events and is available at <http://issuu.com/greeneecoext>.

### Home to these programs and more!



### Monthly Extension Meetings

**4-H Leader's Council Meetings:** 3rd Thursday of month (except July), 7 p.m. to 9 p.m., at Springfield Livestock Marketing Center.

**Master Gardeners of Greene County—board meeting:** First Monday of each month at 4:30 p.m. at the Botanical Center.

**Master Naturalists Board Meetings:** at 5:30 p.m. at the MDC regional office, on the second Wednesday of the month.

**Greene County Extension Council:** Last Monday of the month at noon at the Springfield Botanical Center. In May, meeting is on Tuesday.



**Maggie Black**  
**Office Manager for Greene County MU Extension**  
*Joined the local office in 2015*

Maggie manages office financials, soil tests, event registrations, council relations, and customer service of all types.

UNIVERSITY OF MISSOURI  
 **Extension**

### Greene County MU Extension

*Office located inside the Springfield-Greene County Botanical Center*

2400 S. Scenic Ave., Springfield, Mo. 65807  
Tel: (417) 881-8909  
[greeneco@missouri.edu](mailto:greeneco@missouri.edu)

Office hours:  
Monday - Friday \* 8 a.m. to 4:00 p.m.

<http://extension.missouri.edu>



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## INTEROFFICE MEMORANDUM

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**TO:** Greene County Commission  
**FROM:** Rick Artman, Highway Administrator *RJA*  
**SUBJECT:** August Monthly Report  
**DATE:** 9/10/2018

### OPERATIONS:

The maintenance crews have been involved in routine activities including the following:

#### **DISTRICT 1 CREW**

- Shoulder improvements were completed at the following locations: FR 2, FR 25, FR 115 and FR 136.
- Crews removed brush on FR 45. Dead trees were removed at the following locations: FR 45, FR 83 and FR 129.
- Crews performed "mill and fill" road repairs on FR 44.
- Crews replaced a driveway drainage pipe on FR 115 and repaired a concrete culvert on Rustic Drive.
- Crews cleaned sediment from the ditch on FR 53. The crew also removed storm debris from the storm grate located west of Golden.
- Crews performed driveway entrance repairs at the following locations: FR 190, FR 120 and FR 101. The crew also repaired a soft spot in the roadway on FR 87.
- Headers were milled for an asphalt overlay on FR 94 and dead end FR 176.
- Other tasks for the month included: mowing, trash and animal removal, street sweeping, inspections and maintenance of equipment, etc.



## DISTRICT 2 CREW

- Crews replaced broken concrete pavement sections with hot mix on Nottingham Street.
- The backhoe crew repaired a trench failure on north FR 197, excavating the area then stabilizing it with new material.
- Drainage improvements were completed at the following locations: FR 94 east of FR 205, FR 104 east of FR 189, and FR 197 south of FR 132. Improvements included ditching and drainage pipe replacements.
- Crews repaired soft spots in the roadway on FR 177 north of Rte AA.
- Crews placed hot mix at the following locations: repairs at the Highway Department campus, driveway repair located on FR 197, surface repair on FR 167 and on Logan Road, mill and patch on FR 132 at FR 205, and surface repairs on FR 141, FR 223 and FR 182.
- Crews completed spot patching on FR 193 north of FR 144. The crew filled previously excavated areas and Journagan Construction will pave later in the season.
- The backhoe crew made repairs on FR 66 to correct an erosion problem. The crew also cleaned the ditch on FR 237 to improve drainage.
- The Brush crew responded to requests of service to improve sight distance and sign visibility at the following locations: FR 68, FR 76, FR 145, and FR 237.
- Other tasks for the month included: mowing, trash and animal removal, street sweeping, inspection, and maintenance of equipment, etc.

## COUNTY-WIDE MAINTENANCE CREW

- **Shoulder widening**  
**District I**
  - FR 101 north of FR 124 = 1.21 miles
  - FR 79 north of FR 104 = 2.20 miles
  - FR 94 west of FR 79 = 1.05 miles
  - FR 124 west of FR 89 = 3.0 miles
  - FR 69 south of FR 156 = 1.14 miles
  - FR 11 north of FR 136 = 1.5 miles
  - FR 128 west of FR 35 = 2.0 miles
  - FR 140 west of FR 35 = .75 miles

**Total = 12.85 miles**



- **Cold Mix Paving**
  - FR 29 north of FR 156 = 1.0 mile
  - FR 176 north of FR 51 = 0.25 miles
  - FR 51 west of FR 53 = 0.5 miles
  - FR 94 west of FR 9 = 0.37 miles

**Total = 2.12 miles**

- Miscellaneous
  - Crews performed regular “Toolbox Talks”.

## **SPECIAL PROJECTS CREW - BOX CULVERTS/BRIDGE MAINTENANCE**

- Crews poured a concrete pad at the shop between the fuel island and the car wash. Installed a new lid on the electric pull box for the fuel pumps.
- Hauled 265 loads of material from FR 123 north of Rte FF to the City Landfill.
- Crew excavated a drainage swale through the backyard of 1973 S Western Ave., placed seed and straw, and re-built a privacy fence. This project was done to help with drainage at Washita.
- Crews extended Ledgestone Ave at Stonehinge Drive approximately 30 feet to the south. Completed project by pouring curb, gutter & sidewalk.

### Bridge Maintenance

- Repaired approach joints and cracks at the following bridges: #06203061, #13402941, #16800371, and #02002451.
- Crews patched the concrete approach on the east end of Bridge #1600141.

## **SHOP & WAREHOUSE**

- The parts department has acquired and distributed the following parts and materials to the service center and maintenance personnel.
  - Physical Plant:
    - Total parts used = 598
    - Number of repair orders = 5
    - Total parts cost = \$10,302.88
    - Average cost per repair order = \$2,060.58





- Highway Department:
  - Total parts used = 2,913
  - Number of repair orders = 197
  - Total parts cost = \$65,681.14
  - Average cost per repair order = \$333.41
- Service Center:
  - Total parts used = 602
  - Number of repair orders = 142
  - Total parts cost = \$45,629.35
  - Average cost per repair order = \$321.33
- Warehouse:
  - Total Purchase Orders = 331
  - Number of parts returned = 17
  - Total parts received = \$78,480.00

## TRAFFIC CONTROL

- Set out traffic counters and collected speed and volume data at various locations.
- Crews performed routine sign maintenance.
- Set up detours for events & work zones. Placed portable speed display boards at various locations.
- Striping crew completed **39 miles** this month.
- Frank Boswell from the Sign Shop retired with 21 years of service.

## SAFETY

- Vehicle Accidents
  - Sheriff = 3
  - Highway = 3
  - General Services = 0
  - Reportable Injuries = 2
  - Near Hits = 0
- Random drug testing was performed per DOT requirements.
- Work zone audits were conducted at various locations.
- All crews performed 'Toolbox Talks'.



## ENGINEERING AND INSPECTION

**Farm Road 170 (Republic Road) Roadway & Drainage Improvements (State Hwy FF to Golden Ave.)** (*Hartman & Company, Inc.*). Project is substantially complete. The contractor continues maintaining Erosion Control Systems. Contractor is submitting Final Lien Waivers per contract requirements.

**Farm Road 167/Crenshaw Road Bridge 16702281 Replacement Project.** (*Hartman & Company, Inc.*). Construction is completed. Final punch list items are all that remains. Paper work has been submitted to MoDOT. Waiting on seeding weather to apply final seeding and mulching.

### **Farm Road 76 Bridge Project over Clear Creek**

Bids were opened on August 28, 2018 and the apparent low bidder was *Boone Construction* from Columbia, MO. Project is expected to start in early October.

Right-of-way inspections for utilities drive entrances, and all other construction improvements within the right-of-way continues to be active. Subdivision construction operations are picking up as well.

## ASPHALT/HOT MIX/MICRO SEAL

### District I

- Hot Mix = 0.0 miles
  - Milling = 0.0 miles
  - Micro = 0.0 miles
- Total = 0.0 miles

### District II

- Hot Mix = 0.5 miles
  - Milling = 0.4 miles
  - Micro = 0.0 miles
- Total = 0.9 miles

Total for August = 0.9 miles

**Total Asphalt for Year = 93.50 miles**





# AUGUST END-OF-MONTH REPORT

## YEAR-TO-DATE STATISTICS

### RISK ASSESSMENT

Hazard Reports: 47 (+1)

Watch Officer Summaries: 17 (+1)

Vulnerability Assessments: 16 (+3)

### VOLUNTEERS

CERT/CART Hrs.: 423

Reservist Program Hrs.: 45

Intern Program Hrs.: 759

Vol. Program Hrs.: 822

### EDUCATION

CERT Graduates: 16

CERT New Members: Processing

### PUBLIC AFFAIRS

Press Releases: 1

News Stories: 3

OEM Facebook followers: 11,385 (+287)

OEM Twitter followers: 3,892 (+252)

CERT Facebook followers: 816 (+0)

Community Outreach: 11 (+5)

PSC Monthly Usage: 858

### PROCEDURES-GUIDELINES

SOP Development/Update: 0

### RECYCLING TOTALS (231WKS)

Metal: 2,401 lbs.

Paper: 21,985 lbs.

Plastic: 4,057 lbs.

E-Waste: 10,723 lbs.

Glass: 790 lbs.

Cardboard: 5,684 lbs.

Overall Total: 45,642 lbs.

## Public Affairs:

- Disseminated information regarding OEM involvement with the Route 66 Festival to the public
- Coordinated communication efforts with City of Springfield, the Downtown Springfield Association and other emergency services throughout major weather event during Route 66 Festival
- Attended with Route 66 Festival hot wash
- Posted monthly siren test reminder to social media channels; responded to public response and educated the public on the details of testing the outdoor warning sirens each month
- Attended weekly Employee Appreciation Day committee meetings throughout the month of August
- Developed integrated social media campaign calendar for National Preparedness Month in September; distributed press release on August 31
- Attended City of Springfield Leadership meeting
- Attended Greene County Commission court sessions and briefings
- Participated in Region D Tabletop exercise
- Continued efforts to develop and finalize OEM style/branding guide; conducted secondary research, audited prior use of branding elements
- Took inventory of current OEM promotional items and education materials
- Led 3 tours during the month of August; 28 people total
- Scheduled PSC tours for September, October and January

## Operations:

- Severe Weather Monitoring
- Route 66 Operations
- Finish Ozark Empire Fair Operations

## Planning:

- **Fulfilled planning efforts for Route 66 Festival, including IAP development and Operations briefing**
- Conducted hot wash of Ozark Empire Fair with OEM staff
- Coordinated equipment transport for RHSOC grant review
- Conducted building walkthrough of Springfield Skilled Care
- Attended 9-1-1 Board Meeting
- Participated in Region D Tabletop exercise
- Gave hazardous materials briefing at LEPC meeting
- Assisted with Route 66 Festival hot wash
- Attended City of Springfield Leadership meeting
- Attended Incident Support Team meeting in Jefferson City
- Completed EMAP webinar regarding Prevention standards
- Continued updates to 2018 EOP
- Started re-format of incident and special event After Action Reports



# AUGUST END-OF-MONTH REPORT

## STAFF FLEX TIME ACCRUAL

Monthly Total: hrs.: 127.25

Yearly Total: hrs.: 919.00

- Started update of Greene County Quick Facts Directory
- **Started planning efforts for Bass Pro Marathon**

### Training/Exercises:

- Successfully completed Homeland Security Exercise and Evaluation Program (HSEEP) Course
- Held the Operation Night Flight After-Action Meeting
- Submitted Operation Night Flight After-Action Report to SEMA
- **Sent final AAR to the Operation Night Flight exercise planning team**
- Assisted in coordination of Region D Exercise Planning Committee Tabletop Exercise
- Continued planning efforts for Region D Full-Scale Exercise
- Began planning for OEM EOC Staff Exercise in conjunction with Region D Full-Scale Exercise
- Participated in Willard Tabletop Exercise Planning Meeting
- **Prepared and submitted Multi-Year Training and Exercise Plan (MYTEP) to SEMA and OEM Partner Agencies**
- Reported at LEPC General Meeting
- Prepared and Submitted Budget Quote
- Coordinated Amateur Radio Hands On Staff Training
- Participated in FEMA – NIMS National Qualification System National Engagement Webinar
- Developed projects for two interns
- Began planning for 2019 EOC exercises

### Municipal Planner:

- Continued EOP updates for both municipalities and Springfield Public Schools
- Participated in Region D Tabletop exercise
- Attended Homeland Security Exercise Evaluation Program course
- Began planning for severe weather tabletop exercise for Willard and Fair Grove
- Developed EOP orientation program for municipalities
- Performed storm sheltering safety audits for Springfield Public Schools
- **Attended and presented at Greene County Mayor's Association Meeting**

### Logistics:

- Continued coordination of facility maintenance
- Continued recycling program efforts
- Coordinated equipment transport for RHSOC grant review



# JULY END-OF-MONTH REPORT

- Coordinated equipment set up for Route 66 Festival
- Performed building walk through for Springfield Skilled Care
- Coordinated vehicle maintenance for the Durango
- Provided logistics' resource requests for next year budget

## **Information Technology:**

- Conducted inventory on all computer equipment
- Collaborated with a vendor to repair the panel for room 112
- Met with audio/visual vendor to list all end of life equipment





ex 5

**BUILDING REGULATIONS DIVISION**  
**REPORT TO THE GREENE COUNTY COMMISSION**  
**Reporting Dates - 08/01/2018 to 08/31/2018**

<b>BUILDING CONSTRUCTION</b>	<b>AUGUST, 2018</b>	<b>Y.T.D.</b>
SINGLE FAMILY	24	260
MULTI-FAMILY	0	0
ACCESSORY BLDG	16	163
RESIDENTIAL REMODEL	5	38
COMMERCIAL PERMITS	16	65
RESIDENTIAL ADDITION	8	46
MISCELLANEOUS	57	514
MANUFACTURED HOMES	8	27
<b>TOTAL CONSTRUCTION PERMITS</b>	<b>134</b>	<b>1113</b>
<b>REVENUE COLLECTED</b>	<b>AUGUST, 2018</b>	<b>Y.T.D.</b>
BUILDING	\$13,448.00	\$125,913.00
ELECTRIC	\$4,983.00	\$54,381.00
PLUMBING	\$3,423.00	\$38,457.00
MECHANICAL	\$3,603.00	\$42,225.00
ON-SITE WASTEWATER SYSTEMS	\$2,250.00	\$17,010.00
<b>SUBTOTAL</b>	<b>\$27,707.00</b>	<b>\$277,986.00</b>
<b>OTHER REVENUE COLLECTED</b>	<b>AUGUST, 2018</b>	<b>Y.T.D</b>
ZONING CERTIFICATES	\$1,890.00	\$13,740.00
ZONING REVIEWS	\$375.00	\$5,500.00
MISCELLANEOUS	\$5,830.00	\$55,287.00
BUIDING APPEALS REQUEST	\$0.00	\$225.00
BUILDING PLAN REVIEW	\$975.00	\$8,836.00
DRIVEWAY	\$240.00	\$5,720.00
<b>SUBTOTAL</b>	<b>\$9,310.00</b>	<b>\$89,308.00</b>
<b>TOTAL REVENUE COLLECTED</b>	<b>\$37,017.00</b>	<b>\$367,294.00</b>
<b>REVENUE COLLECTED YEAR TO DATE</b>		
REVENUE COLLECTED FOR BUILDING REGULATIONS		\$342,334.00
REVENUE COLLETED FOR PLANNING & ZONING		\$19,240.00
REVENUE COLLECTED FOR COUNTY HIGHWAY		\$5,720.00
<b>ESTIMATED COST OF CONSTRUCTION</b>	<b>AUGUST, 2018</b>	<b>Y.T.D.</b>
	<b>\$8,851,538.00</b>	<b>\$83,320,047.00</b>





GREENE COUNTY PLANNING & ZONING

COMMISSION REPORT BETWEEN 2018-08-01 AND 2018-08-31  
MONTH

YEAR TO DATE

FEE CATEGORY			
ADMIN. SUBDIVISION	\$	2,400.00	15,500.00
ADMIN. VARIANCE	\$	600.00	600.00
ADVERTISING	\$	350.00	2,850.00
ANNUAL INSPECTION	\$	400.00	400.00
BOARD OF ADJUSTMENT	\$	4,700.00	22,850.00
BOOKS	\$	-	50.00
COPIES	\$	3.20	25.80
COUNTY ROAD MAP	\$	-	-
COVENANTS	\$	27.00	84.00
FINAL PLAT	\$	2,740.00	6,830.00
FINAL PLAT INSPECTION FEE	\$	22,560.00	10,222.50
FLOODPLAIN PERMIT	\$	250.00	1,000.00
GIS	\$	-	-
GRADE PERMIT	\$	1,100.00	4,402.50
HIGHWAY FEES	\$	6,560.00	9,730.00
HOME OCCUPATION	\$	-	1,500.00
PLAT EXTENTION	\$	-	1,000.00
POSTAGE	\$	100.00	2,249.50
PRELIMINARY PLAT	\$	-	2,560.00
RECORDING FEES	\$	569.80	4,455.80
REPLAT	\$	-	6,460.00
REZONING	\$	950.00	22,800.00
SEMINARS	\$	-	361.00
SIDEWALK DIST. 1	\$	-	-
SIDEWALK DIST. 2	\$	-	-
SIDEWALK DIST. 2	\$	-	-
SIDEWALK DIST. 4	\$	13,020.00	23,297.54
SKETCH PLAT	\$	-	2,560.00
STREET SIGNS	\$	1,768.50	2,612.25
SUBDIV. VARIANCE	\$	-	-
VACATION	\$	-	1,500.00
ZONING ROAD MAP	\$	-	-
<b>TOTALS</b>	<b>\$</b>	<b>58,098.50</b>	<b>\$ 145,900.89</b>
<b>BUILDING CHECKLISTS &amp; ZONING REVIEWS</b>	<b>\$</b>	<b>2,265.00</b>	<b>\$ 19,240.00</b>

*\*Collected by Building Regulations Dept\**

		MONTH		Y-T-D
Subdivision Approvals:	Final Plats		4	17
	Number of Lots		127	175
	Preliminary Plats		0	3
	Number of Lots		0	53
	Administrative Subdivisions		8	36
	Number of Lots		19	86
<u>Zoning Cases:</u>	<u>Approved</u>	<u>Denied</u>	<u>Tabled</u>	<u>Y-T-D</u>
Board of Zoning Adjustment	4	0	2	32
County Commission	12	0	0	34

Fees Collected for Highway Dept. as of August 31, 2018	\$	9,730.00
Fees Collected for Street Signs & Sidewalks as of August 31, 2018	\$	25,909.79
Fees Collected for General Revenue as of August 31, 2018	\$	129,501.10



ex 7

**GREENE COUNTY COMMISSION  
SCHEDULED ITEMS FROM GREENE COUNTY PLANNING BOARD  
SEPTEMBER 10, 2018  
9:30 A.M.**

**I. OLD BUSINESS**

**II. NEW BUSINESS**

1. Request Rezoning, Planning Board Case Number PB-2036, Jerman Holding Company, LLC, c/o Charles Jerman, applicants.
2. Request Rezoning, Planning Board Case Number PB-2037, Drury Properties Inc., c/o Brian Viele (GRE), applicants.

**III. OTHER BUSINESS**



**GREENE COUNTY PLANNING BOARD  
REPORT TO  
GREENE COUNTY COMMISSION**

**CASE NUMBER:** PB 2036

**HEARING DATE:** September 10, 2018

**APPLICANT(S):** Jerman Holding Company  
c/o Charles Jerman

**PETITION:** Rezone from A-1, Agriculture to C-3, Rural  
Commercial

**LOCATION:** 3197 S. State Highway N, Republic

**FACTS:**

1. The applicant owns the subject property which consists of 12.0 acres and is zoned A-1, Agriculture. A large accessory structures is located on the property that is currently being used for business purposes.
2. The applicant proposes rezoning the property so that the screen-printing and sign-making business can remain in operation on the property.
3. Article 18, section 1 of the Greene County Zoning regulations lists principal uses within a C-3 district as "Any local retail business or service establishment, including grocery, fruit or vegetable stores; drug store; barber or beauty shop; hardware store; food locker or other uses not requiring any pretreatment of wastewater or creating more than one thousand five hundred (1500) gallons of wastewater per day."
4. The property does not contain any mapped sinkholes or areas of 100-year floodplain within its boundary.
5. The property has road frontage on State Highway N, which is classified as a primary arterial on the Greene County Thoroughfare Plan map.
6. The 2017 Greene County Future Land Use Plan designates the area as being suitable for rural residential development.
7. The property is located approximately one-quarter mile north of the Republic City limits and approximately 1000 feet north of State Highway TT, which is also considered a primary arterial.


7. The Article 18 also states "This district (C-3) is intended for commercial operations in areas not served by public water and sewer." It also states "Uses in this district shall be limited to those which serve a local or neighborhood market and ...are in a completely enclosed structure."
8. Surrounding properties are characterized by a mix of low-density residential and large agricultural-use tracts, as well as some semi-commercial type uses such as a church and a public stable.
9. The nearest available public sewer line is over one mile away from the property.

**STAFF COMMENTS:**

Based on the Future Land Use Map designation of the area in which the property is located as suitable for Rural Residential development, staff recommends **denial** of the request.

**PLANNING BOARD ACTION:**

The Greene County Planning Board voted unanimously (8-0) to recommend denial of this request at their August 21, 2018 public hearing.



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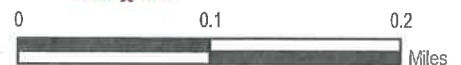
Kent D. Morris, AICP, Executive Secretary  
Greene County Board of Zoning Adjustment



# Planning Board Case 2036



Applicant: Jerman Holding Company c/o Charles Jerman  
Petition: Rezone from A-1, Agriculture District to C-3,  
Rural Commercial District  
Tract Size: 12 acres  
Location: 3197 S. State Highway N, Republic  
First Hearing Date: August 21, 2018  
Parcel Number: 88-17-06-400-015



**DISCLAIMER**  
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## ActNow Promotions

3197 S. State Hwy. N  
Republic, MO 65738  
417-724-2002

August 6, 2018

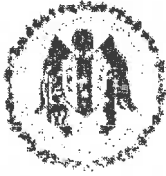
Dear Neighbor,

I am writing you because of a recent request from Greene County to re-zone my property to commercial zoning. ActNow Promotions is an Advertising Products business that provides all types of printed products. We print T-shirt's in house and outsource the other printed products we provide. ActNow Promotions is an emulsion free print\*shop, meaning that no chemicals go into the septic system or waterways. We have a Eco-Friendly film printer that allows us to do that. In an addition to the t-shirt printing, ActNow Promotions provides **RFID** timing services to many of the local non-profits and schools. ActNow Promotions helps local charities raise over a million dollars every year through 5k runs, marathons, etc. The building is used to house the timing equipment and print t-shirts for the events.

Sincerely yours,

CJ Jerman





Date Received: \_\_\_\_\_  
Fees Paid: \_\_\_\_\_  
Receipt # \_\_\_\_\_  
MS# \_\_\_\_\_

## APPLICATION

### PROPERTY OWNER INFORMATION

Owner's Name (Please Print): German Holding Company LLC  
 Owner's Address: ~~1010 E. Rte 66 N. 31975. State Hwy N.~~  
 Phone Number: 417-818-5217 Fax Number: \_\_\_\_\_ Email: Republic MO 65738  
 Representative's Name: Charles German  
 Representative's Address: 707 Eagle St. Nixa, MO 65714  
 Phone Number: 417-818-5217 Fax Number: \_\_\_\_\_ Email: CS@ActNowPromo.Com  
 Representative's Signature: Charles German

**TYPE OF REQUEST:**

- ☒ Rezoning
- ☐ Conditional Use Permit
- ☐ Variance
- ☐ Appeal
- ☐ Amendment to PAD # \_\_\_\_\_
- ☐ Amendment to CUP # \_\_\_\_\_

## PROPERTY INFORMATION

Address/Location of Property: 3197 S. State Hwy No Republic MO, 65714

Acreage Being Considered for Request: 12 Existing Zoning: A1

Existing Land Use: RFID Timing Company / T-shirt Printing

On-Site Wastewater System: Septic Public Sewer Provider: No

**Existing or Proposed Water Supply:**

- ☒ On-Site Well      ☐ Shared Well      How many people serviced by Shared Well: 3
- Public Provider: \_\_\_\_\_

Authorized Signature of Owner(s):  Date: 7-19-18

### **ACKNOWLEDGMENT OF PROPERTY OWNER**

STATE OF Missouri )  
COUNTY OF Greene ) SS.

BRADSHAW, RANDY  
3360 S GOIN LN  
REPUBLIC MO 65738

BROWN, JAMES ALLAN  
9451 W STATE HWY TT  
REPUBLIC MO 65738

DUNN, CRAIG E ETAL TR  
9693 W FARM ROAD 156  
REPUBLIC MO 65738

FREE SPIRIT STABLES LLC  
8595 W FARM ROAD 172  
REPUBLIC MO 65738

JEHOVAHS WITNESSES REPUBLIC MO  
GILBERT J HUITT  
4857 ROSE HILL RD  
BILLINGS MO 65610

JERMAN HOLDING COMPANY LLC  
PO BOX 460  
NIXA MO 65714

LARUE, DON  
9303 W HWY TT  
REPUBLIC MO 65738

MCCONNELL, TODD E ETAL  
3357 S GOIN LN  
REPUBLIC MO 65738

MCCROSKEY, STANLEY  
3032 S STATE HWY N  
REPUBLIC MO 65738

PHIPPS, KAREN  
PO BOX 186  
REPUBLIC MO 65738

POWELL, STEPHEN  
3349 S STATE HWY N  
REPUBLIC MO 65738

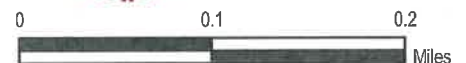
SOWELL, THOMAS L  
3330 S STATE HIGHWAY N  
REPUBLIC MO 65738



# Planning Board Case 2036



Applicant: Jerman Holding Company c/o Charles Jerman  
Petition: Rezone from A-1, Agriculture District to C-3,  
Rural Commercial District  
Tract Size: 12 acres  
Location: 3197 S. State Highway N, Republic  
First Hearing Date: August 21, 2018  
Parcel Number: 88-17-06-400-015



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7. Neither public water nor public sewer are available on the property and the installation of a private well and wastewater system must be approved by Greene County Environmental Division. Wastewater generation is limited by the zoning code to no more than 1500 gallons per day.
8. The tract does not contain any mapped floodplain or sinkhole.
9. The 2009 Future Land Use Plan for Greene County considers the area along US Highway 60 in this area to be appropriate for "mixed uses." The property is also inside the Urban Growth Area of Rogersville and adjacent to the city limits of Rogersville on its northern boundary.
10. If rezoning is approved, commercial plan review and building permits will be required for all buildings. Plans for grading and stormwater detention must be approved by Greene County Environmental Division. Any development must conform to the requirements and limitations of Article 18 of the Greene County Zoning Regulations for C-3 Rural Commercial Districts. If sanitary sewer service becomes available within 200 feet of the property connection will be required.

#### **STAFF COMMENTS:**

The Greene County Future Land Use Plan makes provision for commercial uses to be located along this portion of the US Highway 60 corridor within the Rogersville Urban Growth Area. Property with Highway 60 frontage is very attractive and staff expects a number of commercial, office, and residential developments to be proposed along this corridor in the coming years.

Staff believes that rural commercial uses as described and defined in the C-3 zoning regulations would be appropriate for this location between the two nodes at Highway 125 and Farm Road 247. Those key intersections would be expected to develop more intensely with general commercial and office uses whenever public sewer becomes available. This rezoning is consistent with the Future Land Use Plan, and staff is therefore supportive of the petition.

#### **PLANNING BOARD ACTION:**

Greene County Planning Board did vote (8-0) during public hearing on August 21<sup>st</sup>, 2018 to recommend approval of the request.

  
\_\_\_\_\_  
Kent D. Morris, AICP, Executive Secretary  
Greene County Planning Board

**PLANNING DIVISION  
REPORT TO  
GREENE COUNTY PLANNING BOARD  
AND GREENE COUNTY COMMISSION**

**CASE NUMBER:** PB 2037

**HEARING DATE:** September 10, 2018

**APPLICANT(S):** Drury Properties Inc c/o Brian Viele (GRE)

**PETITION:** Rezone from A-1 Agriculture District to C-3 Rural Commercial District

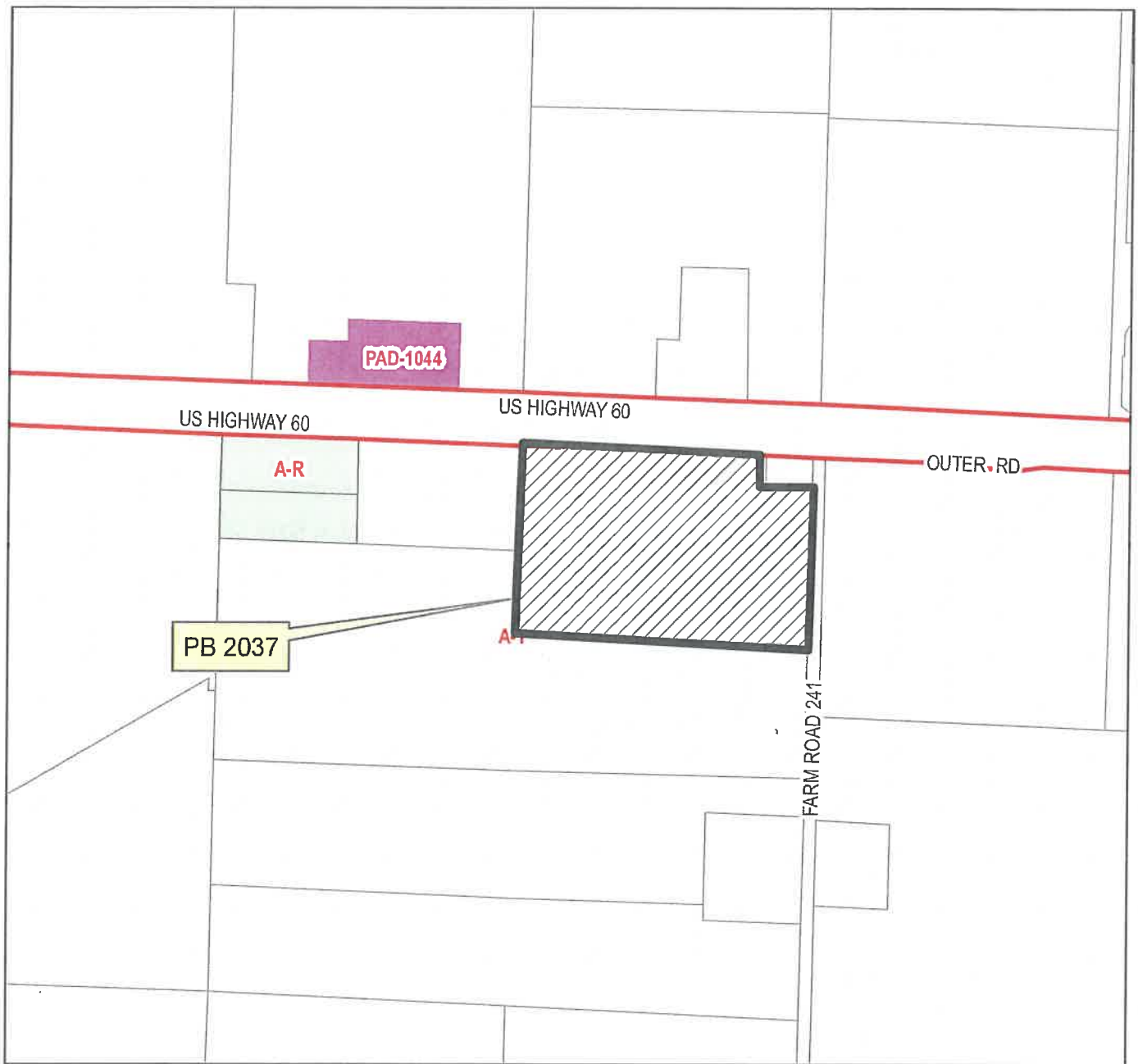
**LOCATION:** 5075 South Farm Road 241, Rogersville

**FACTS:**

1. Drury Properties owns approximately 72 acres at the southwest corner of US Highway 60 and Farm Road 241, and proposes to rezone 26 acres of the northeast corner of the property from A-1 Agriculture District to C-3 Rural Commercial District.
2. The C-3 district permits “any local retail business or service establishment...not requiring any pretreatment of waste water, or creating more than one thousand five hundred (1500) gallons of waste water per day,” as well as “business and professional offices provided that they retain the character of the neighborhood.”
3. The applicant states that no plans are in place for developing the property but would like to rezone it for marketing purposes.
4. The parcel is bordered to the north by US Highway 60 along which there is approximately 1100 feet of frontage. All adjoining properties are zoned A-1 Agriculture District.
5. The surrounding area consists primarily of agricultural uses, but there are a number of commercial uses along and north of US Highway 60 in the vicinity of the property including a trailer sales business, a veterinary clinic, and a food truck. The site is approximately half way along Highway 60 between the intersections of State Highway 125 and Farm Road 247 – both of which are burgeoning commercial nodes in west Rogersville.
6. The subject property has frontage along US Highway 60 which is classified as a freeway in the Major Thoroughfare plan. Direct access to Highway 60 is unlikely and subject to MODOT’s requirements. Access to the property from Farm Road 241 will not be permitted within 300 feet of Highway 60. Greene County Highway Department will require any driveway along the Farm Road to be built to commercial specifications.



# Planning Board Case 2037



Applicant: Drury Properties Inc c/o Brian Viele (GRE)  
Petition: Rezone from A-1, Agriculture District to C-3,  
Rural Commercial District  
Tract Size: 26 acres  
Location: 5075 S Farm Road 241, Rogersville  
Parcel Number: 88-20-22-100-006  
First Hearing Date: August 21, 2018



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**GRE**  
GREAT RIVER  
ENGINEERING

July 20, 2018

Greene County Planning & Zoning  
940 Boonville, Room 305  
Springfield, MO 65802

RE: Rezoning Request – Property at 5075 S. Farm Road 241

To the Greene County Planning Staff:

On behalf of Drury Properties, Inc., owner of the property located at 5075 S. Farm Road 241 in Greene County, I am requesting consideration of the rezoning of a 26-acre tract which fronts on U.S. Highway 60 and Farm Road 241.

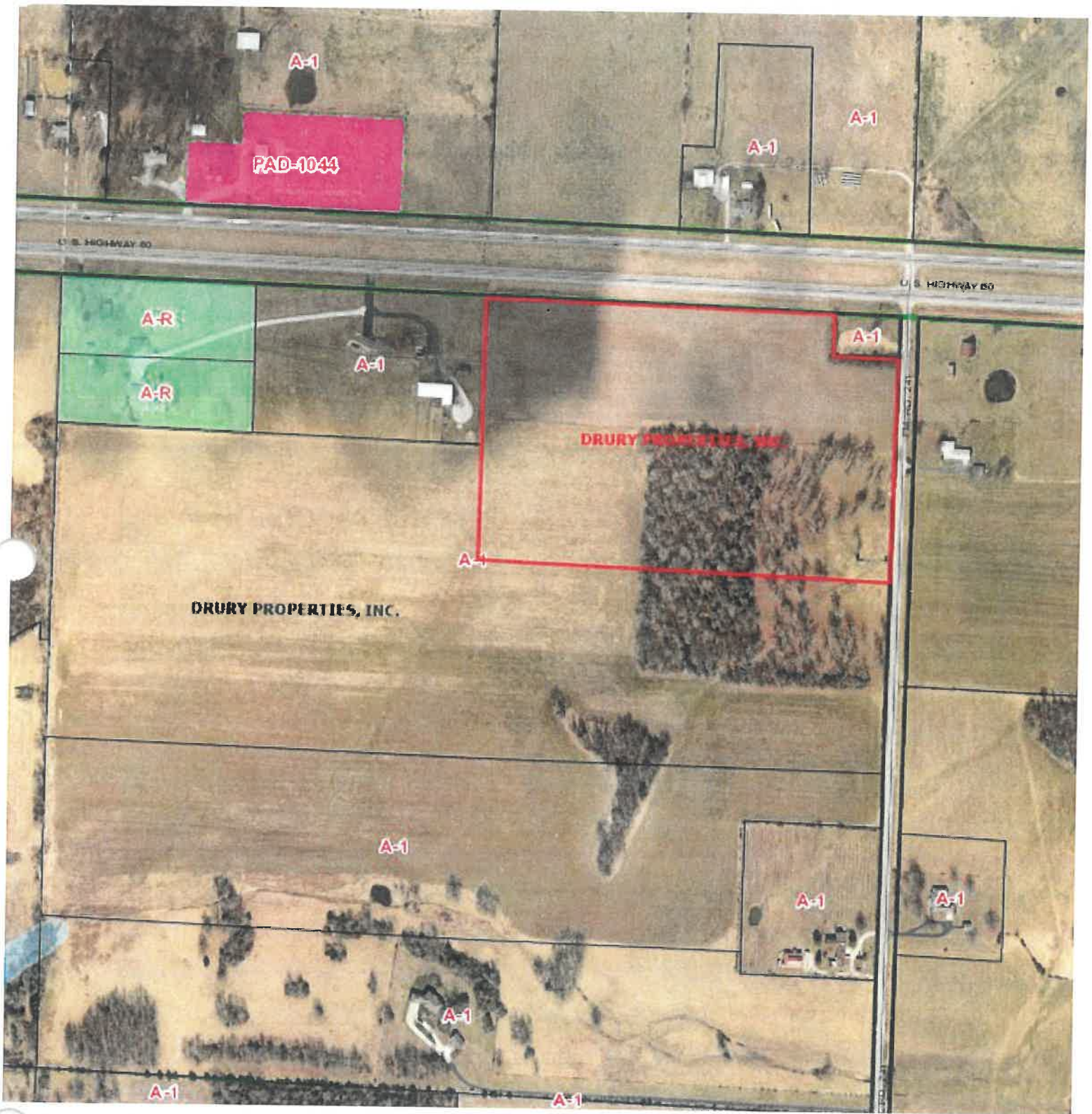
The owner desires to rezone the tract from the A-1 Agricultural District to the C-3 Rural Commercial District. Drury Properties, Inc. has no plans at this time for any specific development of the property but would like to have the tract rezoned for marketing purposes. Currently, there are no public water or sewer services available to the property. Surrounding properties are also in the A-1 Agricultural District and current use of those properties is predominantly agricultural in nature. The property adjoining to the west of the tract proposed for rezoning has a veterinary business in operation.

As the owner has no plans for development of any specific type of commercial business at this time, potential impacts of the rezoning to traffic, the environment, and the neighborhood in general are unknown.

Thank you for your consideration of this request. Please contact me if you have any questions or if any additional information is needed.

Sincerely,

Brian D. Viele, PLS  
Owner's Consultant







Case Number: PB-2037  
Date Received: 7/20/18  
Received By: AC  
Fees Paid: 1080 Receipt #: 4285

Greene County Planning & Zoning Office  
940 Boonville, Room 305  
Springfield, MO 65802  
417-868-4005 Phone 417-868-4175 Fax

### APPLICATION

#### PROPERTY OWNER/REPRESENTATIVE INFORMATION

Owner's Name (Please Print): Drury Properties, Inc.  
Owner's Address: 863 N. State Hwy. 125, Springfield, MO 65802  
Phone Number: (417) 823-7200 Fax Number: \_\_\_\_\_ Email: mitch@druryproperties.com  
Representative's Name: Brian D. Viele (Great River Engineering)  
Representative's Address: 2826 S. Ingram Mill, Springfield, MO 65804  
Phone Number: (417) 886-7171 Fax Number: 886-7591 Email: bviele@greatriv.com  
Representative's Signature: Brian D. Viele

#### TYPE OF REQUEST

- ☒ Rezoning  
☐ Conditional Use Permit  
☐ Variance  
☐ Appeal  
☐ Amendment to PAD#  
☐ Amendment to CUP#

#### PROPERTY INFORMATION

Address/Location of Property: 5075 S. Farm Road 241  
Acreage Being Considered for Request: 26.225 Existing Zoning: A-1  
Existing Land Use: Agricultural  
On-site Wastewater System (None) Public Sewer Provider: (None)

#### Existing or Proposed Water Supply:

On-site well ☒ Shared well: \_\_\_\_\_ How many people serviced by Shared Well: \_\_\_\_\_  
Public Provider: (None)

ALFORD, CECIL G ETAL TR  
5304 S FARM ROAD 241  
ROGERSVILLE MO 65742

~~DRURY PROPERTIES INC ETAL  
863 N STATE HIGHWAY 125  
SPRINGFIELD MO 65802~~

~~DRURY PROPERTIES INC ETAL  
863 N STATE HIGHWAY 125  
SPRINGFIELD MO 65802~~

EVANS FAMILY REAL ESTATE LP  
8559 E US HIGHWAY 60  
ROGERSVILLE MO 65742

EVANS, WILLIAM E  
8559 E US HIGHWAY 60  
ROGERSVILLE MO 65742

~~EVANS, WILLIAM E  
8559 E US HIGHWAY 60  
ROGERSVILLE MO 65742~~

FELTON, JEFFREY K TRUST  
8605 E FARM ROAD 166  
ROGERSVILLE MO 65742

GARY & RANDALL SPRAGG LLC  
8690 E US HIGHWAY 60  
ROGERSVILLE MO 65742

LEE, MARILYN K REVOCABLE TR  
5304 S FARM ROAD 241  
ROGERSVILLE MO 65742

MASON, CHARLES J ETAL TR  
4903 S FARM ROAD 243  
ROGERSVILLE MO 65742

REMCO LLC  
C/O JAMIE SMILS  
4254 CROSS TIMBERS  
SPRINGFIELD MO 65809

~~REMCO LLC  
C/O JAMIE SMILS  
4254 CROSS TIMBERS  
SPRINGFIELD MO 65809~~

SPRAGG VETERINARY CLINIC LLC  
8690 E US HIGHWAY 60  
ROGERSVILLE MO 65742

SPRAGG, GARY A  
1314 CENTURY FARM RD  
ROGERSVILLE MO 65742

SPRAGG, RANDALL M ETAL TR  
8610 E US HIGHWAY 60  
ROGERSVILLE MO 65742

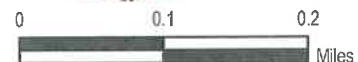
WHITTINGTON, DELBERT D  
5313 S FARM ROAD 241  
ROGERSVILLE MO 65742

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# Planning Board Case 2037



Applicant: Drury Properties Inc c/o Brian Viele (GRE)  
Petition: Rezone from A-1, Agriculture District to C-3,  
Rural Commercial District  
Tract Size: 26 acres  
Location: 5075 S Farm Road 241, Rogersville  
Parcel Number: 88-20-22-100-006  
First Hearing Date: August 21, 2018



**DISCLAIMER**  
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