

**OFFICIAL
COMMISSION MINUTES
JULY 21st, 2026 – 3rd DAY OF
THE JULY ADJOURN TERM**

FORMAL AGENDA

The County Commission met in the Commission Hearing Room with Nick Plummer (present), Brandon Williams (present), and Shane Keys (present).

PUBLIC COMMENT

None.

CALL COUNTY COMMISSION MEETING TO ORDER

Presiding Commissioner Plummer called the meeting to order at 9:00 a.m.

COMMISSION REMARKS

None.

APPROVAL OF ACCOUNTS PAYABLE

Commissioner Keys moved to approve Checks #488404 through Check #488472, Warrants #8867 through Warrant #8869, Warrants #8874 through Warrant #8875, and one Journal Entry/Transfer. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

APPROVAL OF MEETING MINUTES

Commissioner Williams moved to approve Regular Session Meeting Minutes for July 14th, 2026. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

PLANNING & ZONING REZONE(S)

Cody Stice, Planning & Zoning Administrator & Environmental Service Administrator, Amber Ragland, Planning & Zoning Assistant, and Maggie Daniels, Planning & Zoning Assistant, were present.

Cody Stice, Planning & Zoning Administrator & Environmental Service Administrator, entered into the record and on file in the Planning & Zoning Department:

Exhibit "A" – Taney County Zoning Regulations & Zoning Maps

Exhibit "B" – Staff Reports for each case heard today

Exhibit "C" – Complete Staff Files including all supporting documents

Exhibit "D" – Audio recording for this hearing

**ORDER #06-16-2026-01, NEIL AND KRISTEN BRUEGGEMANN,
PARCEL #11-4.0-19-000-000-014.000 LOCATED AT US HWY 160, KISSEE MILLS, MO.**
Applicant, Neil Brueggemann, 2100 Cotton Rock Rd., Cedar Creek, Mo., appeared in front of the Commission in reference to Order #06-16-2026-01.

Commissioner Williams moved to approve Order #06-16-2026-01 contingent upon a satisfactory replat to set aside a required two plus acres for existing structures. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

RESOLUTION OF THE
TANEY COUNTY PLANNING COMMISSION
FORSYTH, MISSOURI

DATE: July 21, 2026

SUBJECT: Zoning District Amendment Request

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs: so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on June 8, 2026, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number I26, Beaver Township, to rezone the proposed new tract from A-1 Agricultural District to R-2 One or Two Family Residential District, requested by the Neil and Kristen Brueggemann, part of parcel number 11-4.0-19-000-000-014.000, located at 26440 US Hwy 160, Kissee Mills, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 21st day of July 2026, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, to Approve and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and 0 abstain to amend the Taney County, Missouri Zoning District map I26 from A-1 Agricultural District to R-2 One or Two Family Residential District with the contingency the owner completes a Replat and records the plat in the Taney County Recorder's Office, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District Be amended as follows and pursuant to the information below:

Parcel Number	Location	Map Grid #	Township	Zoning District
Part of Parcel 11-4.0-19-000-000-014.000	26440 US Hwy 160	I26	Beaver	R-2

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 21st day of July 2026, the order shall be filed in the office of the Taney County Recorder, Taney County Clerk, and Taney County Planning and Zoning.

TANEY COUNTY COMMISSION


Nick Plummer
Presiding Commissioner


Shane Keys
Commissioner, Eastern District


Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 7/21/2026



ORDER #07-21-2026-01, RF REAL ESTATE INVESTMENTS LLC, PARCEL #17-3.0-06-002-007-002.000 LOCATED AT 1675 FALL CREEK RD, BRANSON, MO.

Applicant, Benjamin Creedon, 425 River Cane, Kirbyville, Mo., appeared in front of the Commission in reference to Order #07-21-2026-01.

Commissioner Williams moved to approve Order #07-21-2026-01 with the change from A-1 Agriculture to C-1 Commercial. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

ORDER NUMBER 07-21-2026-01

**RESOLUTION OF THE
TANEY COUNTY PLANNING COMMISSION
FORSYTH, MISSOURI**

DATE: July 21, 2026

SUBJECT: Zoning District Amendment Request

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs: so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on July 13, 2026, the Taney County Planning Commission does not recommend approving, to the Taney County Commission, the amendment to the Zoning District map grid number I16 & J16, Branson Township, to rezone one parcel from A-1 Agricultural District to C-2 General Commercial District, requested by RF Real Estate Investments LLC, parcel number 17-3.0-06-002-007-002.000, located at 1675 Fall Creek Ed, Branson, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 21st day of July 2026, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, to Approve and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and 0 abstain to amend the Taney County, Missouri Zoning District map I16 & J16 from A-1 Agricultural District to C-1 Neighborhood Commercial District, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

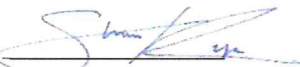
IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District Be amended as follows and pursuant to the information below:

Parcel Number	Location	Map Grid #	Township	Zoning District
17-3.0-06-002-007-002.000	1675 Fall Creek Rd	I16 & J16	Branson	C-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 21st day of July 2026, the order shall be filed in the office of the Taney County Recorder, Taney County Clerk, and Taney County Planning and Zoning.

TANEY COUNTY COMMISSION


Nick Plummer
Presiding Commissioner


Shane Keys
Commissioner, Eastern District


Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 7/21/2026



AMENDMENT NO. 1 TO AGREEMENT FOR OMNIGO FILE NO. 26-081S

Brad Daniels, Sheriff, was present. Presiding Commissioner Plummer referenced a letter from their attorney.

Commissioner Williams moved to approve Amendment No. 1 to the Agreement for Omnigo by and between Taney County and Omnigo Software. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

No. 26-081S

Amendment No. 1
To
Agreement for Omnigo dated January 20, 2026 (the "Agreement")
By and Between
Taney County, Missouri ("County")
and
Omnigo Software, LLC ("Vendor")

The parties agree to modify the Agreement as follows. The capitalized terms in this Addendum shall have the same meaning as in the Agreement.

1. Section 2 (Contract Price) of the Agreement is deleted in its entirety and replaced with the following:

"Section 2 (Contract Price). The County agrees to purchase the Software Subscriptions from the Vendor and the Vendor agrees to sell to the County the Software under this Agreement. The original Purchase Price of \$655,792.65 shall be increased by \$11,442.19 to \$667,234.84, and shall be billed annually and paid over a period of five years with the first year of \$123,521.66 increased by \$591.41 (which has been invoiced separately), and with the \$123,521.66 already paid to Omnigo, the second year of \$127,226.94 shall be increased by \$2,480.41 to \$129,707.35, the third year of \$131,044.12 shall be increased by \$2,629.22 to \$133,673.34, the fourth year of \$134,975.58 shall be increased by \$2,786.87 to \$137,762.55, and the fifth year of \$139,024.35 shall be increased by \$2,954.19 to \$141,978.54, for the Software Subscriptions.

2. All other terms and conditions of the Agreement remain unchanged and in full force and effect.

The undersigned for Vendor warrants that s/he has the requisite authority to act on behalf of Vendor, including the specific authority to bind Omnigo Software LLC to this Agreement and all its terms and conditions. The undersigned for the County represents and warrants that s/he is authorized to execute this Addendum on behalf of Taney County, Missouri. Taney County, Missouri agrees to indemnify, defend and hold harmless Omnigo Software, LLC and its officers, members, trustees, employees, and agents from any claim (actual or threatened) by Taney County, Missouri, for loss, damage, or expense, including all reasonable legal expenses and related costs arising out of or related to a breach of the representations and warranty contained in the previous sentence.

Omnigo Software, LLC

Taney County, Missouri

Signed by: _____

Signed by: Nick Plummer

Printed Name: _____

Printed Name: Nick Plummer

Title: _____

Title: Presiding Commissioner

Date: _____

Date: 7-21-2026

AGREEMENT FOR PRINTING, MAILING, AND EMAIL SERVICES FILE NO. 26-080AS

Davy Wilson, Assessor, was present. Presiding Commissioner Plummer Referenced a letter from their attorney.

Commissioner Keys moved to approve the Agreement for Printing, Mailing, and Email Services by and between Diversified Companies, LLC., d/b/a DivcoData and Taney County.

Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

No. 26-080AS

Agreement
for
Printing, Mailing & Email Services

THIS AGREEMENT dated the 21st day of July 2026 is made between Taney County, Missouri, a political subdivision of the State of Missouri, (hereinafter "County") and Diversified Companies, LLC dba DivcoData, Chattanooga, Tennessee (hereinafter "Contractor").

NOW, THEREFORE IN CONSIDERATION of the mutual considerations and obligations of the parties contained herein, the parties agree as follows:

1. Contract Documents. The contract documents to this Agreement for the purchase of printing, mailing & email services for the Taney County Assessor's Office, shall include the Contractor's bid response to County's Request For Bid # 202605-597 ("RFB"), the Bid Worksheet and any applicable addenda which are attached hereto and incorporated herein by reference as Exhibit A ("Contract Documents"). Services data, specifications and literature submitted may be permanently maintained in the County Purchasing Office. In the event of a conflict between any of the foregoing Contract Documents, and this Agreement, the terms and conditions of this Agreement shall prevail and control.

2. Contract Price. Services, and/or any/all required products, provided under the Contract Documents and this Agreement shall not exceed the final cost of: \$52,174.20 plus the per unit price of any quantities in excess of those set forth in Exhibit A, and any quantities in excess of 6,000 for the item descriptions set forth in Section 4 of Exhibit A, as quoted in attached bid response. If certain unusual circumstances occur specific to Services or product availability, the County may consider all options – including the next lowest Bidder.

3. Contract Duration. This agreement shall commence on the date it is fully executed and extend for a period of one (1) year thereafter, subject to the provisions for termination specified below. This agreement may be extended beyond the expiration date only by order of the County for one (1) additional year subject to the pricing clauses and delivery clauses as agreed to and offered by the Contractor's bid response. This agreement may be renewed thereafter on a month-to-month basis for up to six months in the event the County is unable to re-bid and award a new contract prior to expiration.

4. Billing and Payment. All billing shall be invoiced with specific department information for tracking. Billings and invoices may only include the prices provided for in this Agreement. No additional fees or extra services not included, or taxes, shall be included as additional charges in excess of the charges in this Agreement or the Contract Documents. The County agrees to pay all correct statements within thirty days of receipt; Contractor agrees to honor any cash or prompt payment discounts, if any are available, when County makes payment as provided therein. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount.

5. Binding Effect. This Agreement shall be binding upon the parties hereto and their successors and assigns for so long as this Agreement remains in full force and effect.

6. Entire Agreement. This Agreement constitutes the entire Agreement between the parties and supersedes any prior negotiations, written or verbal, and any other bid or bid specification or

PLANNED SERVICE AGREEMENT RENEWAL – JUSTICE CENTER FILE NO. 26-078M

Scott Terpening, Maintenance Supervisor, was present. Presiding Commissioner Plummer referenced a letter from their attorney.

Commissioner Williams moved to approve the Planned Service Agreement Renewal by and between Johnson Controls and Taney County for the Justice Center. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).



SERVICE SOLUTION

Customer #: 1614562
 Taney County Jail
 Date: 19-Jun-26
 Proposal #: CPQ-1294353
 Term: 1-Oct-26 to 30-Sep-27
 External Contract #: 80821359 R04-APR-2026
 Subscription ERP #:

Billing Customer:
 Taney County Justice Center
 266 Main Street
 FORSYTH, MO 65653-0000

Service Location:
 Taney County Justice Center
 266 Main Street,
 FORSYTH, MO 65653-0000

Johnson Controls Fire Protection LP
 Sales Representative:
 Harley Clone
 14200 E Exposition Ave
 Aurora CO 80012-2540
 harley.hope.cavender@jci.com
 (866) 275-5189

INVESTMENT SUMMARY

(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-SP-BACKFLOW			
BACKFLOW SYSTEM	Est. First Inspection: May		
Backflow Preventer-Domestic	2	Annual	
Backflow Preventer-Fire	1	Annual	
SPRINKLER ESSENTIAL SERVICE OFFER Total:			\$261.08
SYSTEM-SP-WET SPRINKLER			
WET SPRINKLER SYSTEM	Est. First Inspection: May		
Wet System Test & Inspect (Includes Tamper, Flow, Gate Valve, Fire Dept Connection Plastic Caps, Valve Trim & Main Drain Valve)	5	Annual	
Control valve	27	Annual	
Fire Department Connection	1	Annual	
SPRINKLER ESSENTIAL SERVICE OFFER Total:			\$1,175.46
SYSTEM-FA-NOTIFIER-PROG			
NOTIFIER FIRE ALARM SYSTEM PROGRAMMABLE	Est. First Inspection: May		

RECESS: 9:34 A.M.

RECONVENE: 9:37 A.M.

Presiding Commissioner JP; Eastern Commissioner SK; Western Commissioner

MODOT CERTIFICATION OF ACCEPTANCE (65 HWY AND BUFFALO RIDGE BLVD)

Jack Cole, Road & Bridge Administrator, was present. Commissioner Williams referenced a letter from their attorney.

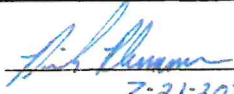
Commissioner Williams moved to approve the Certification for Acceptance from the Missouri Department of Transportation and allow Presiding Commissioner Plummer to sign. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).



Missouri Department of Transportation

Certification for Acceptance

State General Revenue Allocation

Funding Recipient:	County of Taney-Presiding				
Address	139 David Street				
City	Forsyth	State	Mo	Zip	65653
Project Identification Number:		SNS0051			
County	Taney	Route	65	Completion Date	04/30/2026
Project Location	65 highway and Buffalo Ridge Blvd.				
Type of Improvement	overlay and bridge repair				
I hereby certify the Governor's Cost share project identified above has been completed in accordance with all state and federal laws and the following requirements have been met: 1. Project field tests were performed in conformity with the governing specifications and the results were in reasonably close conformity with the specifications. 2. The project was constructed substantially in conformity with the plans and specifications. 3. A copy of the Final Invoice and a Final List of Pay Quantities have been submitted to MoDOT. 4. The Funding Recipient has received certification from the Contractor that all lawful claims in connection with the project have been paid and discharged. 5. For projects exceeding \$75,000, all Missouri Prevailing Wage laws were followed and enforced (for a checklist, see Form PW-5 at https://labor.mo.gov/).					
Signed by an Authorized Representative of the Funding Recipient:		 Signature 7-21-2026 (Date)			

BID RECOMMENDATION RFB #202606-601 FOR MECHANIC SERVICES – HEAVY DUTY

Jack Cole, Road & Bridge Administrator, was present.

Commissioner Williams moved to award Bid #202606-601 to MHC Kenworth out of Springfield, Missouri. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

BID RECOMMENDATION RFB #202606-602 FOR MECHANIC SERVICES – EQUIPMENT

Jack Cole, Road & Bridge Administrator, was present.

Commissioner Williams moved to award Bid #202606-602 to John Fabick Tractor Company d/b/a Fabick Cat. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

AGREEMENT FOR MOTOR OIL AND HYDRAULIC OIL FILE NO. 26-079RB

Jack Cole, Road & Bridge Administrator, was present. Presiding Commissioner Plummer referenced a letter from their attorney.

Commissioner Williams moved to approve the Agreement for Motor Oil and Hydraulic Oil by and between Gabes Oil Inc., d/b/a Heritage Petroleum, LLC and Taney County. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

No. 26-079RB

Agreement For Motor Oil & Hydraulic Oil

THIS AGREEMENT dated the 21st day of July, 2026 is made between Taney County, Missouri, a political subdivision of the State of Missouri, (-hereinafter "County") and Gabes Oil Inc. dba Heritage Petroleum LLC of Evansville, Indiana (-hereinafter "Contractor").

NOW, THEREFORE IN CONSIDERATION of the mutual considerations and obligations of the parties contained herein, the parties agree as follows:

1. Contract Documents. The contract documents to this Agreement for the purchase of Motor Oil and Hydraulic Oil ("Products") shall include the Contractor's bid response to County's Request For Bid # 202605-598 and any applicable addenda which are attached hereto and incorporated herein by reference. Services data, specifications and literature submitted may be permanently maintained in the County Purchasing Office. In the event of a conflict between any of the foregoing Contract Documents, and this Agreement, the terms and conditions of this Agreement shall prevail and control.

2. Contract Price. Products provided under this Agreement shall not exceed the costs as quoted in Contractor's signed bid response tables on page #8, as fully attached. The County agrees to this purchase allowing Contractor to act as the Primary supplier for Motor Oil and Hydraulic Oil for the County, on an "as needed – when needed" basis. The price is subject to a quarterly price increase, to be supplied to County from Contractor, not less than 30 days, to allow for fluctuations. The Contractor MUST provide increase received by their supplier in order to receive the adjustment requested. If any issues arise which may hinder or delay Product availability – or delivery, County may consider all options including the next lowest Bidder.

3. Contract Duration. This Agreement shall commence on the date it is fully executed and extend for 12 initial months thereafter, subject to the provisions for termination specified below. This agreement may only be extended by the Order of the County for three (3) additional one (1) year periods subject to the pricing and delivery clauses as agreed to, and offered by the Contractor's bid response. This agreement may be renewed thereafter on a month-to-month basis for up to six (6) months in the event the County is unable to re-bid and award a new contract prior to expiration.

4. Billing and Payment. All billing shall be invoiced with specific department information for tracking. Billings and invoices may only include the prices provided for in this Agreement. No additional fees or extra services not included, or taxes, shall be included as additional charges in excess of the charges in this Agreement or the Contract Documents. The County agrees to pay all correct statements within thirty days of receipt; Contractor agrees to honor any cash or prompt payment discounts, if any are available, when County makes payment as provided therein. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount.

5. Binding Effect. This Agreement shall be binding upon the parties hereto and their successors and assigns for so long as this Agreement remains in full force and effect.

6. Entire Agreement. This Agreement constitutes the entire Agreement between the parties and supersedes any prior negotiations, written or verbal, and any other bid or bid specification

RECESS: 9:42 A.M.

RECONVENE: 10:07 A.M.

ROAD AND BRIDGE ROUND TABLE

(Taney County Commission Conference Room)

Present: Presiding Commissioner Plummer, Commissioner Williams, and Commissioner Keys.

Also present: Jack Cole, Road & Bridge Administrator, David Clark, County Auditor, and Kim Lovelace, Deputy Clerk.

Discussion ensued.

DAILY STAFF REVIEW AND AGENDA REQUESTS

(Taney County Commission Conference Room)

Present: Presiding Commissioner Plummer, Commissioner Williams, and Commissioner Keys.

Also present: Tami Koran, Commission Assistant, and Kim Lovelace, Deputy Clerk.

Discussion ensued.

ADJOURNMENT

Commissioner Williams moved to adjourn. Commissioner Keys seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Keys (aye).

ADJOURN: 10:51 A.M.

The minutes were taken and typed by Kim Lovelace, Deputy Clerk.

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