

# COUNTY COMMISSION RECORD, CAMDEN COUNTY, MISSOURI

Thursday 03/19/2026

The Camden County Commission met with Presiding Commissioner Ike Skelton, First District Commissioner James Gohagan, and Second District Commissioner Steve Dougan.

## Meeting Agenda

Commissioner Gohagan made a motion to approve today's agenda. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Dougan (aye). Session opened at 10:00 A.M.

## Prior Minutes

Commissioner Dougan made a motion to approve the previous meeting minutes of March 17, 2026. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).

## New Business

**Planning & Zoning Hearing:** Planning & Permitting Assistant Administrator Brent Hubbard stated the rules and procedures for today's preceding. Commissioner Dougan made a motion to approve today's Planning and Zoning agenda. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye). Commissioner Dougan made a motion to approve the previous Planning and Zoning minutes. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).

**PZ25-0215 Roeger Living Trust- Rezone B-2 to R-1 AND PZ25-0216 JLSD, LLC- Rezone B-2 to R-1**—Planning & Permitting Assistant Administrator requested that the first two cases of today's hearing be heard and considered together as it is the same property owner(s) and neighboring properties. Applicant Joe Roeger is present and states his wishes for the property rezone. The only question from the

Commission is whether a living trust/LLC gives or does not give Mr. Roeger the power to make this request. County Counselor stated he sees no issues with Mr. Roeger applying for the property rezone. Mr. Roeger stated it will matter later, but he is a member of the LLC and revocable trust. There were no other parties present in support or opposition to this request. Commissioner Dougan made a motion to approve this request to rezone these properties from B-2 to R-1. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).

**PZ26-0012 Hicks- Rezone R-1 to A-R-** Curtis Harris is present on behalf of applicant Justin Hicks. Mr. Harris states he is an employee of Mr. Hicks'. Mr. Harris stated the desire for the request to rezone this property from R-1 to A-1. There were no other parties present in favor or opposition to this request. Commissioner Dougan made a motion to approve this request to rezone this property from R-1 to A-R. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).

**This concluded the Planning and Zoning Hearing.**

**Planning & Zoning Board Reappointments:** Planning & Permitting Administrator communicated that several board terms were expiring, and these three individuals expressed desire to be reappointed for another term on the board. Commissioner Skelton stated that the commission would vote "in block"; meaning, one vote to reappoint all three board members.

**Robert Shields III**

**Cindy Skola**

**Rick Johnson**

Commissioner Dougan made a motion to reappoint Robert Shields III, Cindy Skola, and Rick Johnson to the Camden County Planning and Zoning Board for another four-year term. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).

**Marcus Sykora- Tourism Funds Request-** Mr. Sykora is present with Heather Brown from the LOZ Convention Visitor Bureau. He states that upcoming 2026 baseball tournaments have outgrown the Ballparks National facilities and overflow is

requiring the Camdenton School's baseball fields to be utilized. The school has agreed to allow the tournament to use their fields so long as they pay a "per day use fee" for deterioration of the turf and overall use. The bid is \$35,000.00, and the tournament director has agreed to pay \$20,000.00 of \$35,000.00. Mr. Sykora is requesting the additional \$15,000.00 come from the "TCLA" funds the county has. Heather Brown took the floor and provided the Commission with estimated data pertaining to the cash flow the tournament may potentially bring to the Lake of the Ozarks. She explained these tournaments are World Series; meaning, folks are traveling from all over the nation to attend these tournaments. On the low end, she estimates an economic impact of \$840,000.00. Mr. Sykora explained that if they cannot come up with the \$15,000.00, they will be unable to fulfill the agreement with Camdenton School District, and at least 36 teams will be unable to participate in the events. Commissioner Gohagan stated the economic impact would be a good return on investment for spending \$15,000.00. Commissioner Dougan made a motion to approve paying \$15,000.00 to Camdenton RIII School District from the TCLA funds. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).

**Closed Session RSMo 610.021 #1**—Commissioner Dougan made a motion to go into recess at 10:18 AM for Closed Session. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).

At 10:33 AM, Commissioner Gohagan made a motion to come out of recess. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Dougan (aye).

Commissioner Gohagan made a motion to enter Closed Session. Commissioner Dougan seconded the motion. The motion passed by roll-call vote: Commissioner Skelton (aye), Commissioner Gohagan (aye), and Commissioner Dougan (aye).

Commissioner Gohagan made a motion to exit Closed Session. Commission Dougan seconded the motion. The motion passed by roll-call vote: Commissioner Skelton (aye), Commissioner Gohagan (aye), and Commissioner Dougan (aye).

**Adjourn:** With no further official business on the agenda, Commissioner Dougan made a motion to adjourn to any unofficial business that may develop during the day. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye). Session closed at 11:20 A.M.

Ordered that the Commission adjourn until further notice.

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*Ske Skelton, Presiding Commissioner*

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*Jordan Stanton, Admin. Assistant*