

COUNTY COMMISSION RECORD, CAMDEN COUNTY, MISSOURI

Tuesday 04/07/2026

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

Meeting Agenda

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

Prior Minutes

Commissioner Gohagan made a motion to approve the previous meeting minutes of April 6, 2026. Commissioner Skelton seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Skelton (aye).

New Business

Bid Opening- 260407 Campus Concrete Projects – the following list contains companies that were contacted and invited to bid on various concrete projects needed around Camden County's campus: Clark's Concrete, Southway Concrete, Clary Concrete, Bill Girard, Burns Concrete, Rock Solid Concrete, Mark Caviness Concrete, Lakefront Concrete, Concrete The Lake, True Precision Concrete, Rice Concrete, Custom Concrete Design, Big D's Concrete, UDT LLC, Four J Environmental, B&H Construction, Liming Concrete, Springfield Concrete, Great Oak Concrete, Rose Concrete, Advanced Concrete Technology, Springfield MO Concrete Contractor, Kain's Concrete, Coring & Cutting of Springfield, Meyer Construction Co., and B&B Concrete Solutions. This list comprises companies all around Lake of the Ozarks, some are on the County's Vendor List, and several are in the Springfield, MO area. While all companies were invited to bid, there were **zero** bids received for these projects. No motions were made.

Surplus Funds Request—All documents pertaining to this request have been reviewed by the Camden County Legal Team and Treasurer and approved. Commissioner Gohagan made a motion to approve this request for surplus funds in the amount of \$22,231.68. Commissioner Skelton seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Skelton (aye).

Marijuana Tax Payout- Request #2 from DOR—The Treasurer received a second refund request from Missouri Dept. of Revenue in the amount of \$22,729.92. Commissioner Skelton motioned to approve this second payout in the amount of \$22,729.92. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Skelton (aye) and Commissioner Gohagan (aye).

Joey McLiney to present NID information—A developer in Camden County is considering the idea of requesting the commission vote to approve a neighborhood improvement district for development of approximately 140 lots on 40 acres within Camden County. Joey McLiney was asked to provide information illustrating what that may look like for Camden County. Today, he discussed the risks of the county taking on a NID, how NIDs are formed, interest rates, and other components. He provided information with cost estimates but informed the commission that the numbers provided today are estimates, not hard numbers, because the developer isn't able to provide that information at this step in the process. Community Improvement District (CID) were compared to NIDs. There was back and forth discussion on the topic before coming to a close. There were no motions.

Camden County
Neighborhood Improvement District (NID)

Assumptions	
Land (Acres)	40.00
Lots	140.00
Cost of Excavation and dirt work	2,000,000.00
Cost of Infrastructure	<u>2,000,000.00</u>
Total NID Improvements	4,000,000.00
Construction Time (Years)	1.00
Debt Schedule (Years)	3.00

NID Petition Price	
NID -Price On Petition	4,605,000.00
Per Lot Assessment (Petition Number)	32,892.86
Price to Sell	40,000.00
Total Price	5,600,000.00

NID Project Cost Per Lot	
Excavation	14,285.71
Infrastructure	14,285.71
Interest During Construction (18 months of 30 months)	1,973.57
Cost of Notes Issuance including underwriter's profit	1,032.14
Cost of Long Term Financing	1,422.86
Total Cost Per Lot (Final Assessment)	33,000.00
Annual Assessment Per Lot	
20 Year Debt Service	369,512.50
Annual Assessment Per Lot with Interest (estm)	2,639.38
Monthly (Mortgage)	219.95
Annual Assessment (Roads)	

NID Steps	
1	Determine the Total Project Costs
2	Determine Method of Assessment
3	Provide a map with a clear boundary around the proposed District
4	Provide BOUNDARY legal description
5	Name NID
6	Petition will be Created
7	Signatures Collected--2/3rds by AREA
8	Notice of Preliminary Assessment Sent
9	Public Hearing Held
10	County orders Improvements to be made
11	Short Term Notes Issued / Construction begins
12	Construction Complete / Final Assessment Sent
13	Retire Notes with long-term finance

Adjourn: With no further official business on the agenda, Commissioner Gohagan made a motion to adjourn to any unofficial business that may develop during the day. Commissioner Skelton seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Skelton (aye). Session closed at 10:45 A.M.

Ordered that the Commission adjourn until further notice.

Steve Skelton, Presiding Commissioner

Jordan Stanton, Admin. Assistant