COUNTY COMMISSION RECORD, CAMDEN COUNTY, MISSOURI

Thursday 10/15/2026

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

Meeting Agenda

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

Prior Minutes

Commissioner Dougan made a motion to approve the previous meeting minutes of October 13, 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 of August 20, 2026. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).

a) **PZ26-0136 MCS RE, LLC –** Applicant was not present. Residents Chad McDonald and Timothy Nelson were present to speak in opposition of this request. They addressed their concerns with debris being all over the road and on their property from the construction, as well as the road being scraped up. It was stated that the property isn't being treated well and they don't believe this

request is a good fit for their neighborhood. P&Z confirmed that the surrounding properties are all B-2. Discussion was had. Commissioner Dougan made a motion to accept the rezone from R-1 to B-2. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).

b) PZ26-0138-0140 Forbix Capital Corp – Merlyn Vandervort was present to speak on his request regarding the Regalia property that has been foreclosed on. Mr. Vandervort is wanting to add a 128-unit hotel building with indoor/outdoor recreation courts. He would like to utilize this property to market youth sports tourism. The Osage Vistas Property Owners Association wrote a letter of recommendation for this request, and President of the POA, Michelle Schumer, was present to confirm their recommendation. Discussion was had. Commissioner Gohagan made a motion to approve the rezone from R-3 to B-2. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Dougan (aye).

Hiring Freeze Discussion – Commissioner Skelton stated there have been some questions about the hiring freeze not properly being noticed up on the agenda at the October 5, 2026 commission meeting. With it being on today's agenda, the discussion will now continue. It has been decided that this hiring freeze shall not apply to seasonal or temporary employees hired to perform recurring seasonal duties, including seasonal staff hired by the County Collector to assist with annual tax collection provided that such positions are funded within the hiring office's existing budget appropriations and end no later than March 31, 2027. The hiring freeze will also not apply to the Circuit Court of Camden County. Nick Sherrell suggested to freeze unfilled seats, but if they are replacing an employee that office may rehire. Commissioner Skelton modified to say the hiring freeze does not include current staff and is only focused on positions currently unfilled. Commissioner Skelton made a motion to modify the hiring freeze Order voted on October 5, 2026 to say: unfilled positions may not be filled, but current positions could be filled, if necessary. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Skelton (aye) and Commissioner Gohagan (aye).

Sheriff's Office Master Software License Agreement - Sheriff Chris Edgar asked the Commission to table this for 2 weeks. He would like to visit some other Sheriff's Offices that use this software. Commissioner Skelton made a motion to table the Master Software License Agreement until October 29, 2026. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Skelton (aye) and Commissioner Dougan (aye).

Sunshine Law Policy (Tabled from 10/13/26) – The Sunshine policy was sent to County Clerk Rowland Todd for review. Mr. Todd objected to him being appointed as Custodian of Records. County Counselor Charlie Dickman stated that Sunshine requests are becoming more frequent and lengthy and has spoken to Boone County who stated their process is to have each office handle their own sunshine requests with a designated custodian of records, as required by statute. Attorney Dickman recommends tabling this so he can speak with each office holder about having a sunshine policy for every office and utilize him for purposes of figuring out what is exempt and not exempt. Discussion was had. Attorney Dickman will rewrite the policy to reflect this new process and bring it before the Commission for a vote. No motions were made.

Presentation of Outside Audit – Commissioner Gohagan stated that he personally has never considered the audit worth the cost, because issues he has previously reported, such as fraud, waste and abuse, have never appeared in the report. He explained the audit process: the outside auditors gather information from the various officeholders, compile it, and send it back to the County Auditor. The County Auditor then makes changes and publishes the report. The purpose of the audit is to ensure the County Auditor is in compliance with the State. Commissioner Gohagan stated that he does not find the audit useful unless the issues are discussed and the report is formatted and read aloud for everyone to hear. He was disappointed to see that many of the items he had relayed were removed from the report and noted that the County spent $35,000 and, with this information left out of the report, the County has no mechanism to grow or improve. Commissioner Skelton and Commissioner Dougan concurred. Commissioner Skelton read the cover letter aloud. Commissioner Gohagan suggested that the annual outside audit be put out for bid. County Auditor Kris Franken, the Republican nominee for the office, stated that outside auditors are

difficult to find. He suggested the County advertise the bid in the newspaper and also obtain the State Auditor's Office list of subcontractors, then mail them copies of the bid notice so the County has more options. Commissioner Skelton made a motion to publish the outside audit under opposition. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Skelton (aye) and Commissioner Gohagan (aye).

Discussion of Personal Property Abatements – Commissioner Skelton stated that the county has been receiving a plethora of abatements and requested clarification regarding their purpose. Byron Willis, Chief Deputy of the Assessor's Office, explained that there are multiple mobile home parks throughout the county where the park owners own the land and any improvements, such as mobile homes, sheds, and decks. Because the mobile home residents do not own the land, the county cannot hold them responsible for unpaid taxes associated with the property. As a result, the county has more than 1,000 unpaid bills. The Assessor's Office is working to associate these bills with the landowners. Discussion was had. No motions were made.

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 11:33 A.M.

Ordered that the Commission adjourn until further notice.

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Ike Skelton, Presiding Commissioner *Alyssa Ross, Admin. Assistant*