

THE COUNTY COMMISSION
OF
STONE COUNTY, MISSOURI

April 14, 2026

STATE OF MISSOURI |
COUNTY OF STONE |

Be it remembered that a session of the County Commission of Stone County was held in the courthouse at Galena, on April 14, 2026. Those in attendance today were Presiding Commissioner Gordon Weathers, Southern Commissioner Hank Smythe and Northern Commissioner Wayne Blades.

9:00 AM

Work session

10:40 AM

Presiding Commissioner Gordon Weathers opened the meeting with a pledge of allegiance. Those that were in attendance were: Jason Ray, Thomas Hughes, and Nancy Evans with SMCOG; County Counsel William McCullah; Denise Dickens, Stone County Clerk and Amanda Parton, Stone County Clerk's Office.

Approval of Commission Minutes

The matter to approve the minutes for Stone County Commission meetings dated April 7, 2026, was brought to decision by a roll call vote: Weathers – yes; Smythe – yes; Blades – yes. Minutes ordered approved.

Agenda Amendment

The Stone County Commission voted to amend the original agenda to add Southwest Missouri Council of Governments (SMCOG). The matter to amend the agenda was brought to a decision by a roll call vote: Blades – yes; Smythe – yes; Weathers – yes.

Southwest Missouri Council of Governments (SMCOG)

Stone County Commission met with SMCOG to discuss zoning and subdivision updates. Stone County Commission approved SMCOG to contact SAM, LLC (Survey and Mapping, LLC) about integrating parcel zonings on county digital maps. The matter to approve the Professional Services Contract with SMOCG to contact SAM, LLC was brought to a decision by a roll call vote: Blades – yes; Smythe – yes; Weathers – yes.



c/o MSU-CRPM
901 S. National Ave
Springfield, MO 65897

PROFESSIONAL SERVICES CONTRACT Gordon Weathers

CLIENT NAME: County of Stone, Missouri ADDRESS: 108 East 4 th St, Galena, MO 65656	CONTACT: Joy Wilson-Planning Director TELEPHONE NUMBER: (417) 357-8402 MAIL: Joy.Wilson@StoneCountyMO.gov
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GENERAL CONTRACT INFORMATION

SOUTHWEST MISSOURI COUNCIL OF GOVERNMENTS (Contractor) CONTACT PERSONNEL:
 Technical: Thomas Hughes Phone: 417-836-6658 Email: ThomasHughes@MissouriState.edu
 Administrative: Jason Ray (SMCOG) Phone: 417-836-6977 Email: JasonRay@MissouriState.edu

CONTRACT TITLE: County of Stone, MO, Zoning and Subdivision Updates

CONTRACT PERIOD: January 1 to September 30, 2026

MAXIMUM CONTRACT AMOUNT: Not to exceed \$59,500; billed hourly.

DEBARMENT CERTIFICATION: The Client certifies that it and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal Department or Agency.

DESCRIPTION OF SERVICES: See attached Attachment A

CANCELLATION POLICY: Should there be a need by SMCOG or Client to cancel this contract, it will be mutually understood that reasonable and necessary expenses incurred prior to the cancellation will be addressed on a case-by-case basis.

PAYMENT PROCESS: Price not to exceed \$59,500. The Client will be billed monthly based on actual hours spent on the project. Invoices shall be paid in full within thirty (30) days of receipt.

APPROVED AND ACCEPTED:
SOUTHWEST MISSOURI COUNCIL OF GOVERNMENTS

CLIENT: COUNTY OF STONE, MO

Signature:
SMCOG Representative Name: Jason Ray
Executive Director
Title: Executive Director
Date: 4/14/26

Signature:
County of Stone Representative Name: Gordon Weathers
Presiding Commissioner
Title: Presiding Commissioner
Date: 4-14-26

County Staff Meeting. SMCOG will facilitate meetings with County staff and officials to discuss common points of contention in the existing Regulations.

Tentative Timeline – Adjustable to meet the needs of the County throughout the contract period – deliverables will be prioritized under the direction of the Stone County Commission.

Months 1-2:

Organization and Information Gathering. SMCOG staff will host an orientation meeting with County staff and officials to establish project management processes, points of contact, and to discuss existing regulatory problems or areas of concern. SMCOG staff will review existing zoning maps, zoning regulations, subdivision regulations, and planning documents, as well as any other relevant studies or data.

Public Engagement and Transparency. To gain insight into local issues and concerns, SMCOG staff will meet with users of the zoning ordinance, including citizens, developers, and any relevant boards or commissions. This will include three listening sessions in different locations throughout the county. SMCOG will also meet with stakeholder organizations such as the Table Rock Lake Area Chamber of Commerce and Economic Development Director along with select municipalities and other stakeholders. SMCOG staff will, in collaboration with County staff, develop a public outreach strategy and identify any sub-areas that may require heightened consideration in the updated regulations.

Months 3-4:

Diagnostics and Solutions Meeting. SMCOG staff will prepare a report identifying deficiencies and contradictions identified as part of the regulations review and user listening sessions and develop a set of recommendations that should guide the remainder of the process. SMCOG will present findings to County officials and staff to review the identified issues and recommendations.

Months 4-6:

Drafting Amendments. Staff will prepare draft amendments for the zoning and subdivision regulations, to be provided in sections for County staff's review and discussion. In an iterative process, SMCOG staff will utilize feedback from County staff and key stakeholders to revise draft regulation language, tracking any substantive changes throughout the process.

Months 6-7:

Public Review. Staff will prepare outreach materials and facilitate public meetings to solicit feedback on the draft amendments, in accordance with the public outreach strategy. Staff will track all comments received and justify any revisions deemed necessary.

Citizen's Guide. Staff will utilize insights gathered from the public listening sessions to create a plain-language guide for citizens to reference regarding zoning requirements and processes. SMCOG will provide graphic examples of certain regulatory elements to more clearly convey the intent and application of the regulations. The graphics may also be included as part of the draft code amendments where appropriate. SMCOG will prepare a draft zoning map of the County. As of writing this proposal, SMCOG staff are unsure of the status of the County's current zoning map. Therefore, the estimated budget listed below may be higher than needed.

Months 7-8:

Adoption. SMCOG staff will provide adoption-ready regulation amendments, relevant memos, and final report to county staff. SMCOG will assist county staff in developing staff reports and presentations to the Planning Board and County Commission.

Map Creation and Integration. SMCOG will prepare a draft zoning map of the County. Staff will work with the County to integrate the finalized zoning map into the County's existing mapping system.

Attachment A

Description of Services

- Title Program:** County of Stone, MO Zoning and Subdivision Updates
- Program Director:** Thomas Hughes, Senior Planner
- Program Description:**

The Stone County Zoning and Subdivision Regulations will be updated to reflect and address emerging development trends, prioritize conservation of citizens' property rights, create consistent regulatory language, and ensure fair and equitable administration of the County's ordinances. SMCOG will also create a number of resources to aid citizens, County staff, and elected officials in better understanding the revised regulations. Additional resources include, but are not limited to, a digitized zoning map, a citizens' guide to zoning regulations, and building checklist revisions. This process will be driven by input received from citizens, stakeholders, and County staff and officials through several public listening sessions and meetings.

Organization and Information Gathering. SMCOG staff will host an orientation meeting with County staff and officials to discuss existing regulatory problems or areas of concern. SMCOG staff will review existing zoning and subdivision regulations, zoning maps, planning documents, and any other relevant information.

Public Engagement and Transparency. SMCOG staff will facilitate listening sessions with residents and stakeholder groups to gain local insights. This will include at least three (3) listening sessions in different locations throughout the county.

Diagnostics and Solutions Meeting. SMCOG staff will prepare a report identifying deficiencies and contradictions identified as part of the regulatory review and user listening sessions. SMCOG staff will develop a set of recommendations to be reviewed by County officials and staff.

Drafting Amendments. SMCOG staff will prepare draft amendments to the zoning and subdivision regulations for review by the County. SMCOG staff will utilize feedback from County staff and listening sessions to revise the draft regulations, tracking any substantive changes throughout the process.

Public Review. SMCOG staff will prepare outreach materials and facilitate public meetings to solicit feedback on the draft amendments. SMCOG staff will track all comments received and justify any revisions deemed necessary.

Citizen's Guide. SMCOG staff will utilize insights gathered from the public listening sessions to create a plain-language guide for citizens to reference regarding zoning requirements and processes.

Zoning Map. SMCOG staff will prepare a draft zoning map of the County to be reviewed by County staff and officials. Upon completion, SMCOG staff will work with the County to integrate the finalized zoning map into the County's existing mapping system.

Adoption. SMCOG staff will provide adoption-ready regulation amendments, relevant memos, and a final report to County staff. SMCOG will assist county staff in developing staff reports, building checklists, notice checklists, and presentations to the Planning Board and County Commission.

PROCESS AND TENTATIVE TIMELINE

County Preparations. County Staff will create a list of interested parties, including developers, stakeholders, concerned citizens, and organizations. Additionally, County staff will provide the most up-to-date iteration of the Zoning and Subdivision Regulations.

Permit and notice checklist. After all code amendments are adopted, SMCOG will provide permit and notice checklist templates to the County.

Month 9:

Month 9 will be reserved to accommodate any project delays experienced in months 1-8.

4. Tentative Program Completion:

September 30, 2026.

5. Deliverables

- Meeting Facilitation, Community Surveys, Wall Maps, and poster boards

Budget: The cost to the Client for this project shall not exceed \$59,500. The Client will be billed monthly based on actual hours spent on the project. Invoices shall be paid in full within thirty (30) days of receipt. SMCOG will direct hours to project components as directed by the Stone County Commission or Presiding Commissioner.

Stone County is an active member of SMCOG. Hours are to be billed at the SMCOG member rate. Hourly rates are inclusive of travel and supplies.

Position Type		Hourly Rate	SMCOG Member Rate
Leadership	Executive Director, Fiscal/Admin Manager, senior-level management	\$80	\$70
Professional Staff	Planners, Program/Grant Managers, Mid-level staff	\$70	\$55
Technical & Support	Research/GIS assistants, clerical	\$50	\$45

Review petition to vacate platted road in Whispering Oaks Subdivision

After reviewing the platted road, the matter to vacate platted road in Whispering Oaks Subdivision, subject to the redrafted order provided by Attorney Mark Stephens was brought to a decision by a roll call vote: Blades – yes; Smythe – yes; Weathers – yes. Vacation Carried.

Review petition to vacate platted road in Swiss Villa Subdivision

After reviewing the platted road, the matter to vacate platted road in Swiss Villa Subdivision, subject to the redrafted order with new legal description was brought to a decision by a roll call vote: Blades – yes; Smythe – yes; Weathers – yes. Vacation Carried.

Recess Time: 10:50 AM

Public Time: Time was extended to anyone who wanted to speak to the commission at this time.

Announcements

Adjournment: The adjournment of the Stone County Commission meeting was brought to decision by roll call vote: Blades – yes; Smythe-yes; Weathers – yes. Meeting adjourned at 2:00 PM