



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

January Term

<http://ChristianCountyMO.iqm2.com>

~ Minutes ~

Monday, February 23, 2015

8:50 AM

The Christian County Courthouse

I. Convene

The meeting was called to order at 8:50 AM by Presiding Commissioner Ray Weter

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	
Bill Barnett	Western Commissioner	Present	
Vacant Position	Eastern Commissioner	Absent	
Cheryl Mitchell	Assistant	Present	
Julia Maples	Administrative Assistant	Present	
Norma Ryan	Chief Deputy County Clerk	Present	

II. Agenda

Motion/Vote - 8:50 AM Christian County Commission

Discussion - Approve Agenda

The meeting was attended by Commission Secretary Cheryl Mitchell, C1 Supervisor Richard Teague, Highway Administrator Miranda Beadles and C2 Supervisor Brent Young.

The Commission met to approve the agenda for Monday, February 23, 2015.

Commissioner Weter entertained a motion to approve the agenda.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Ray Weter, Bill Barnett
ABSENT:	Sue Ann Childers

Motion/Vote - 8:55 AM Kay Brown-County Clerk

Minutes & Financials Approval - Approve Minutes & Financials

The meeting was attended by Commission Secretary Cheryl Mitchell, C1 Supervisor Richard Teague, Highway Administrator Miranda Beadles and C2 Supervisor Brent Young.

The Commission met to approve any minutes or financials.

Commissioner Weter entertained a motion to approve the minutes for Thursday, February 19, 2015.

In financials Commissioner Weter said the auditor reported a cash balance of \$11,645,797.89 as of 2/20/15.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Ray Weter, Bill Barnett

Motion/Vote - 9:00 AM Todd Wiesehan-Planning & Development

Right of Way Dedication - Right of Way-Briar Road Common I

The meeting was attended by Commission Secretary Cheryl Mitchell, C1 Supervisor Richard Teague, Highway Administrator Miranda Beadles and C2 Supervisor Brent Young.

The Commission met with Planning and Development Administrator Todd Wiesehan regarding the right of way for Briar Road into Common 1 road district. Mr. Wiesehan said the owners are dedicating some deficient right of way due to a lot split. It is 300' long. The owners are Ruth Mooney as the trustee.

Commissioner Weter entertained a motion to accept Briar Road right of way into C1 Road District.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Ray Weter, Bill Barnett

Motion/Vote - 9:15 AM Miranda Beadles-Highway Engineer

Discussion - Vehicles, Software & Organizational Chart Discussion

The meeting was attended by Commission Secretary Cheryl Mitchell, C1 Supervisor Richard Teague, and C2 Supervisor Brent Young.

The Commission met with Highway Administrator Miranda Beadles regarding a discussion on vehicles, software and organizational charts.

The first thing Miranda wanted to discuss are the Vehicles. C2 is wanting to purchase 2 Ford F250 XL Extended cab pickups from Republic Ford Lincoln. Republic Ford Lincoln has the MoDot bid. They have offered trade in prices of \$4000 for 2002 van, \$3000 for 2002 Chevy Silverado and \$2000 for 1999 ford Ranger. The quoted price for the new trucks is \$26,726 each. Delivery is expected to take 3 months. There will be a bid opening on Thursday on trade in vehicles to sell them outright. They can't get rid of them until they have the new trucks in. Bill is happy with the bid. He asked about the 6.2 V8 being a little excessive. He wonders if you should drop down on the engine size. Brent said they use them for plowing. Bill said that is only part time. Brent said he doesn't want to be under powered. Bill is worried about the gas mileage. Brent said he could check out what the smaller horsepower rating is. He has done some checking and it is better than his which is a 6 liter. These are 6.2 gas. Miranda said there are a couple of issues, there is not an alternate engine on the MoDot bid. The Ford was the least expensive. They would have to look at other makes to get a smaller engine. Bill said if Brent is getting along fine with his, he would go ahead. Commissioner Weter

entertained a motion to accept the bid for the purchase of the 2 Vehicles from Republic Ford which is a state bid for a purchase price of \$26,726.00 each. They may or may not be awarded the trade-in.

The next item Miranda wanted to talk about is a software discussion about Autocad. This is drafting software which would be for Miranda. It allows her to create any road plans without having to go to an architect for this. She can create them for availability for bid. There are 3 kinds. The option she put in front of the commission is AutoCad Lt. It is a 2d version you can do plan, profile. There are three payment options. You can pay one payment, \$2760 or an annual payment of \$1,612.00 which is \$360 per year. This is a sole source provider. It is the most common drafting software there is. It is what MoDot and Great River uses. You can get updates. Every 3 or 4 years you pay \$500. There won't be a lot of updates. You are not forced to update them. Ray said in 2 1/2 years we would have approached the cost of buying it outright. At the end of 3 years we will have \$3,200 versus \$2,700. Is it ours at that point? Miranda said it is ours.

The next item for discussion is and Organizational Chart and Job Descriptions. A couple of times she had met with the commission she has talked about creating a job description including new title and pay scales. Everyone's existing positions is included in these pay scales. She wants to establish a chain of command so everyone knows their direct supervisors. The important changes are the titles. Richard and Brent's title will change to superintendent, lead man will be a foreman. The next positions have lead man positions within the chain. Jason and BJ are admin. The pay scales are listed and everyone's pay scale fits. There are a lot of vacant boxes and those are positions they would like to fill in the future. Most of them are in the senior boxes. They are available as the highway department grows. She is not looking for approvals today just discussion. Bill ask if you will have a foreman over the brush cutters. Miranda explained the foreman in each. A senior brush cutter will be over the other. The spot is there but will not be filled until the county grows. The only senior will be a grader in the C1. Everyone else still reports to the same people at this time. Richard further explained to Bill what they are talking about. Bill said he understands that but he has been criticized for having too many bosses. Miranda said nothing is changing today, it is there for as we grow. Ray asked about the pay scale, are they what we have currently. Ray asked about the vacant positions, maybe we should just put future position. Miranda said put an asterisk and a note at the bottom. Ray said people will want to know if you have a vacant position are you looking to hire someone. He is looking for a way for it to clearly be a future situation. Miranda said she could see what other agencies have done. Ray said she could asterisk it and say it is for future growth. Ray said we will need to shoot a copy of this to Glen Pace for his comments. Ray thinks it is a good idea and they will see what Mr. Pace says about it.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Ray Weter, Bill Barnett

Motion/Vote -

- Motion to approve the purchase of AutoCad

Commissioner Weter entertained a motion for a one time purchase of AutoCad for Highway Engineer Miranda Beadles.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Ray Weter, Bill Barnett

Motion/Vote - 10:00 AM Anthony Tindall-Service Master

Discussion - Restoration Discussion

The meeting was attended by Commission Secretary Cheryl Mitchell. Patrick and Lynn Kempen arrived late.

The Commission met with Anthony Tindall with Service Master for a presentation about their company.

Mr. Tindall explained their company functions as far as water, fire, and disaster restoration. They have a program called SRM Recovery.

They are not continuity planners but they like to be a part of that plan. They like to build a partnership so you have a peace of mind.

Bill said it seems like he has talked to Connell about them regarding the jail flooding on occasion. They have a non binding contract so signing would ease your mind. Pre loss planning and pre approved price list. Ray asked how one enters into an agreement. Anthony showed the commission a two page agreement. They have a list of references. They do the same kind of thing with Missouri State. Ray said so if the county signs up we are saying we will call you first. Anthony said if we have an agreement in place we have a partnership and we can get the building into order as quickly as possible. Anthony asked if you bid it out in an emergency. Bill said no they hold an emergency meeting. Bill asked if the references were in the packet. Anthony said they do not but some of the places are Missouri State, and on the commercial is SRM and residential is Servicemaster. Calgary Stampede is a big fair that flooded. They got them open. They have done work on US Submarines. Ray asked if they have a guarantee site time. Anthony said it would be 2 hours. Bill asked if they have done work with Greg? Anthony said yes, they helped with the tornado. Ray said anything they sign on behalf of the county the County Attorney looks it over. Ray said they do have people when we have a major leak that we can call on to clean it up. He would worry about cost comparisons and making sure the county gets the work done that needs to be done and that it is cost efficient. He is not sure how he can predict that if we sign this contract. Anthony said their prices are set by the insurance industry. They use exactomy software so they know what the cost is. Ray asked who pays their bill, the insurance company. Anthony said yes. Ray said we pay the deductible and the insurance company pays them? Anthony said that is how it typically works. Ray said their reputation proceeds them. Anthony asked if we have a company that does the cleanup or staff. Ray said a little of both. If we

enter an agreement we may never have a need. Ray said this is our introductory meeting and we will need to consider. Bill asked if we had a flood do we call Greg first?

Anthony said yes, a lot of times agents like you to call the company first and then call your agent. Ray said he would guess that Greg would have several people they can call if this company is not available. Bill said he doesn't think Greg would recommend them if they are not a good company. Anthony said if you have any questions let him know but they can prepare for each building a emergency response guide that he gave to the commission. Ray asked the relevance to the answers for the survey regarding an asbestos question. Anthony said they have to check before they do any removal regarding asbestos. Ray asked if they do the survey? Anthony said it is a separate company. If there is asbestos typically they are out of it. They can do their own demo and they don't want them going in and disturbing it if it is there. Ray said this is the introductory meeting and they will look into it.

Motion/Vote - 11:00 AM Joey Kyle-Sheriff

Discussion - Traffic Grant Discussion

The meeting was attended by Commission Secretary Julia Maples, Rod Wells, Keith Mills and Amelia Wigton.

The Commission met with Sheriff Kyle for a Traffic Grant discussion. Sheriff Kyle turned the meeting over to Keith Mills.

Keith Mills asked if we are talking about the Traffic grant going forward or the one we are in the process of applying for? Keith said it is due March 2 and we will not know until mid summer if we get it. Julia asked for the Sheriff to be on the agenda so the commission can sign the grant for submittal. Ray asked if this is a different grant than Rich's. Sheriff said it is strictly an overtime capacity for the deputies. Julia said there are three grants. The state sets this up so it gives the deputies opportunity to get extra money. Ray asked if it all comes from the state. Keith said it all comes through federal and MoDot. Ray said it is a large bookkeeping job and asked who does that. Keith said he will do that going forward. It is submitted monthly by Keith. Ray asked if they are asking for a specific amount. The Sheriff said they will tell them what they will get based on the statistics they have submitted to them. Keith said in the last 3-4 years they get in the \$10,000 range. Ray asked if this involved new personnel. This is literally overtime that would be comp time. Sheriff said the work would not be done if not for the grant. Ray asked if he signs the application they are contracts and that the county attorney needs to look at. Bill asked when they need them. Julia said that after looking at them it is ok for the commission to sign. If they get the grant they would have the attorney look at it then.

Commissioner Weter entertained a motion to approve the application portion for the grants.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Ray Weter, Bill Barnett

Motion/Vote - 1:30 PM Cy Murray-White River Electric

Discussion - Building Financial Discussion

The meeting was attended by Commission Secretary Julia Maples and Lacey Hart.

The Commission met with Cy Murray with White River Electric to discuss building financials. Commissioner Weter said he has had a couple of discussions with Cy and he is interested in helping with the courtroom situation. Cy said he has read the need for a courtroom and he is here to give us some ideas on where some money is that the commission is not aware of. This will give them some information of what to do and how to go about it. The first thing is the USDA has the 0% interest program. With that you make an application with what you want to do. Assuming you want to build something you tell them how much, submit the application and anything after the date the application is accepted qualifies for reimbursement along with the brick and mortar and infill. The program was up to 2 million dollars and now is down to 1 million dollars. At this point the cap is 1 million and under. It can only go for 10 years. If you can use this to supplement and use this for a portion with a 0% interest. It is only good for 80%. You would need to come up with 20% by a fund or bond issue to use the difference. That is reimbursable, you spend the money, give him the receipts and he submits them and gets the money back. You will need to have a grant writer etc. The other is a program the USDA has for facilities. He is not familiar with this so we will need to have Mark come down and explain to see what other programs are available. The size of the county, median income etc are what determines what kind of money you might get. There is also some grant money available. Cy gave the Commission a name of Greene county person to assist with other projects. Ray said he thinks we might fit into the demographic. The broader the demographic the less grant money you get. Ray said we don't know what we are going to do, it won't be in the next 6 months. Cy said there are some programs that the USDA has that are where funding is available to do those things. Mark Hultgren is the main man with USDA in Springfield. There are a lot of programs that they have that might help. Ray said if we want to pursue this further we should talk to Mr. Hultgren and see what he can do for us. Cy said he just wanted to let the County know some other ideas on what is available. Ray asked if it had to be new construction or could it be refurbish? Cy said he would think it could be refurbishing. Depending on what the use of the funds are depends on the funding. Cy is the person with the 0%. Mark is the guy for the other financing. Ray said what he is interested in about the 0% interest if it would apply to remodeling. If you are talking 300-500 thousand this would be the program. If you are only talking about a smaller amount you would look at a revolving program. Ray said a lot of people believe there is room there but we are not utilizing the space. Ray asked if we got perspective cost for closing off the streets and building on the existing building. Julia said the average cost of building is approximately \$100 per square foot. Ray said it might be something to consider if we

are looking at doing that adding on. Ray said what he is thinking is to get Travis Tindall onboard to tell them what they can do and at what cost so we can get back to you. Julia asked about the 0% interest cover the whole 10 years and is there a fee associated with setting up the loan. Cy said they can charge them 1% for the balance at the time. Ray said he will address the issue and get back to him.

Motion/Vote - 2:30 PM Christian County Commission

Discussion - G.I.S. Database Support

The meeting was attended by Commission Secretary Julia Maples, Highway Engineer Miranda Beadles, Amy York, Assessor Danny Gray, Todd Wiesehan, Phil Amtower and Spencer Jones.

The commission met to discuss the GIS database support with Spencer Jones. Spencer said he was asked to come and discuss the service that Great River is giving regarding GIS. Ray said he has heard the Josie Bock has branched out on her own and they have a new provider to assist us. This is a learning curve about what our exposure may be and if we want to stay with Josie or wait until this new guy gets it. Danny said we have not had anyone to contact except Josie. He said he can not afford to be down when he has people calling about lack of service. We have not met the new person and need to know the appropriate service to get. We don't want to pay someone to train. Spencer said you need to hold the correct person responsible. Danny said the server shuts down once every two weeks or more. PC Net cant seem to find out what is going on. Spencer asked if we can get both together and find out what is going on. Danny said the purpose of the meeting is to get a point of contact. We need to have the service. When the Assessor is down half of the people in his office can't work. Spencer said Josie terminated the agreement with them 30 days ago and can't contact anyone for 4 months. If she wants to buy out the contract she can. That is between Great River and Josie. Spencer said his thing is to make sure we are taken care of. If we are not happy, Spencer said we can identify what the issue is get it taken care of. The new person is Troy Rogers. Danny said he would like to meet him and see what his qualifications are. He wants to make sure he is capable of doing what Josie did. Spencer said Josie hired him and trained him. Spencer will contact PC Net and then get with the county. If it is not working for us Spencer will make the change. Ray asked where that leaves Danny if the system doesn't work. Spencer said to contact him and he will get it taken care of. Amy said Josie would remote in and it would be fixed. Ray asked Spencer about Troy. Spencer said Josie picked him out and trained him. Phil said he needs to get his license updated. That is through ERSI and just needs to get updated. He has some online Storm Shelters that need to get put on. Spencer said to summarize this meeting is the county will give him the opportunity to make sure everything is addressed and give him 30 days to make sure the assessor and other offices are satisfied with the new GIS person. Ray said the most direct way is to get the PC Net and Spencer together and get this worked out. Todd said he thinks this is the good way to go. If we are not satisfied by May we are all free to go our separate ways. Spencer will call PC Net and coordinate with Julia for a meeting.

Motion/Vote - 3:15 PM Spencer Jones-Great River Associates

Discussion - Green Bridge Discussion

The meeting was attended by Commission Secretary Julia Maples, and Highway Administrator Miranda Beadles, C1 Supervisor Richard Teague and Community Publishers reporter.

The Commission met with Spencer Jones-Great River Engineering to discuss Green Bridge. Spencer was asked to provide an evaluation regarding repairs. Spencer went out and verified conditions that there were five floor stringers and one floor beam that needed to be replaced. They are only removing a portion of the deck. Based upon the cost of bidding out they anticipate the cost to be \$34,000. That will buy some time to put a bandage on it. The bridge is over 100 years old and is getting near its efficiency life. It is 16% deficient and is eligible for the BRO replacement. If you put it on a new alignment there are some issues and there would be a no post structure. No load limit. The new bridge would be 360' long. That would be about \$1.4 million dollars. This will be an asphalt road. Bill asked if the price includes buying property. Spencer said no. If you are looking at how much we are taking opposed to the amount of land we can give back you could trade as much as you can and take a little. Flooding is not an issue. It would be raised a little and go to a beam. The goal is not to get into somebody's pasture but take into consideration the approach alignment. It is a vital connection. Rays asked what the traffic count was. Spencer said they showed 300 vehicles a day but he feels it is more. Ray said it is his feeling that the commission show that they are interested in getting the funds. Ray told Miranda they should sit down and talk with Dan Wadlington and visit about BRO funds. Ray asked Spencer about the time frame for the repairs. Spencer said they will start putting together bid packages for Green Bridge and Lassley and set the first week of April. Miranda said they had 6 months to get this started. Ray asked if they might extend the 6months as long as we are proceeding. Miranda said as long as they can see we are working on it. Bill asked if Miranda thinks we can postpone the repair and use the \$34,000 forward for the new bridge. Miranda and Richard said they would shut the bridge down because we don't have the plans. Spencer said it would take about 2 years to get the new bridge. Ray said since Great River has done the report and submitted the repair estimates he would entertain a motion to accept the report and recommendations as offered. The second motion is to proceed with the project and have Great River Engineer proceed with the bid repairs on Green Bridge.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Ray Weter, Bill Barnett

III. Adjournment

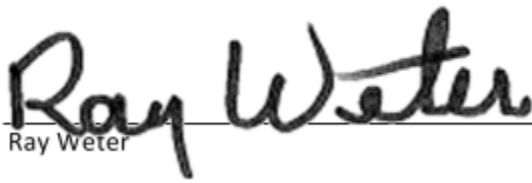
The meeting was closed at 3:30 PM

Motion/Vote -

- Motion to adjourn

The Commission is adjourned until Thursday, February 26, 2015

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Ray Weter, Bill Barnett



Ray Weter

Presiding Commissioner, Ray Weter



Bill Barnett

Western Commissioner, Bill Barnett



Sue Ann Childers

Eastern Commissioner, Sue Ann Childers