



# Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

July Term

~ Minutes ~

Thursday, August 6, 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	
Sue Ann Childers	Eastern Commissioner	Present	
Cheryl Mitchell	Assistant	Present	
Julia Maples	Administrative Assisstant	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 and Dick Bartow.

Commissioner Weter entertained a motion to approve the agenda for Thursday, August 6, 2015.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

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

Discussion - Approve Minutes & Financials

The meeting was attended by Commission Secretary Cheryl Mitchell, Judy Dollarhite, Karen Matthews and Dick Bartow.

In financials there are three consultants working under Sheriff McNiel and their contracts are to terminate effective August 4, The Commission wants to extend the contracts through August 7, 2015. The terms state the contact can be extended if requested in writing. (See attached)

Commissioner Weter entertained a motion to approve the request to extend the contract.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

**Motion/Vote - 8:55 AM**

- Motion to approve minutes

The meeting was attended by Commission Secretary Cheryl Mitchell, Judy Dollarhite, Karen Matthews and Dick Bartow.

Commissioner Weter entertained a motion to approve the minutes for July 13th and July 16, 2015

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Barnett, Western Commissioner
<b>SECONDER:</b>	Sue Ann Childers, Eastern Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

**Motion/Vote - 8:55 AM**

- Motion to approve minutes

The meeting was attended by Commission Secretary Cheryl Mitchell, Judy Dollarhite, Karen Matthews and Dick Bartow.

Commissioner Weter entertained a motion to approve the closed session minutes of July 30, 2015

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

**Motion/Vote - 8:55 AM**

- Motion to approve BOE minutes

The meeting was attended by Commission Secretary Cheryl Mitchell, Judy Dollarhite, Karen Matthews and Dick Bartow.

Commissioner Weter entertained a motion to approve the Board of Equalization minutes for July 16th and July 23rd, 2015.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

**Motion/Vote - 9:00 AM**     **Dick Bartow-George K. Baum & Company**  
Discussion - Bond Discussion

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The meeting was attended by Commission Secretary Cheryl Mitchell, Judy Dollarhite, Karen Matthews and Dick Bartow. Lacey Hart arrived at 9:10 am.

The Commission met with Dick Bartow with George K. Baum & Company regarding bonding procedures. The discussion is regarding the inadequate courtroom, and prosecutor space. Commissioner Weter wanted to discuss what we do if we get a construction loan. Dick presented a brief outlay of the history of the Justice Center. The voters approved a law enforcement sales tax of 1/4% reverting to 1/8% in 15 years. Dick's company, George K. Baum is conservative in the planning. They went with bond insurance and the second thing was a reserve fund. That was to make sure the county paid its debt. They met with a Public Building Corporation, they took title to the land and leased it back to the county. The PBC met once a year to keep the corporation going. They look at refinancing bonds every year. They saved \$600,000 at future interest expense in 2010. This issue was rated with Standard and Poors and rated the county A+. The bonds were issued as A rated. Now we have two mechanisms to issue debt without going to the vote. One is a special obligation bond. There is no collateral involved. It used to be referred to as moral obligation and works just like a lease purchase. The advantage is you don't worry about collateral. These are done with counties with higher than A+ ratings. If you are a frequent issuer these are more readily available. For Christian County it doesn't fit the bill unless we are going for a short term or small amount. We are trying to get the best rate. If we get above 2-3 million for 10 years it will be difficult to stay local. This takes us back to the lease revenue approach. That is what we have done before. Now we are no longer required to have the PBC. We still can have them but we don't have to. The con side is you have people that come in once a year. They have no power per say other than they are a conduit issuer for us. That law was changed in 2012. The title would go with a trustee. That decision doesn't need to be made at this time. Dick hasn't ran any numbers at this time. We have a maximum of 25 years, the standard is 20. He would like to look at the source of revenue and see what we have. Ray asked if that is a lease back. Dick said yes a special obligation doesn't require a lease. The process is once a architect comes on they would asked to be included so they can find out when the funds are needed and when they will be required. Architects do a good job of estimating cost. Once we get the bids we can issue the bonds. An under issuance is a problem. Their fee is the same but the fees from bond, tax issuance fees and rating fees are higher each time you issue. The recommendation is get the architect employed, meet with the county, get the source of revenue, and set up a financing plan and pass a resolution authorizing to pay any fees up to the bonds are issued to recoup those fees. You will need to pay 50%-60% of fee on the day the bids are delivered. In the financing we can include that. Sue Ann asked if you have to do the resolution in advance. Dick said no. If you wanted to get land you could do a temporary note. Principal and interest once a year and interest only again. Ray asked if the interest rates we are subject to are they looked at differently depending on which one. Dick said special obligation will be higher. People will want to see some sort of collateral. Anything over 5 million will require lease revenue. The lease revenue is a little more secure. Boone county did a special obligation but they are in the market 2-3 times a year. For their process it takes 6-8 weeks to get things scheduled. They draft

documents and then set down with the commission and architect and figure the details. Ray said they are considering a couple of approaches. Julia and Ray are meeting with the judges Monday to find out what the direction need to be. The other approach is construct a court building only a judicial building without jail to accommodate all facilities. The prosecutors office is in dire straits. The population clause when we get another judge. Dick said we may need a combination. Remodel and then build. Ray asked if they could finance remodeling cost and Dick said yes. Ray asked about the land we own. In theory we could have 3 contiguous blocks of property and could construct something for the prosecutor. Dick said we have a lot of options available to us. That doesn't mean they can't start drafting documents. Dick asked what kind of time frame are we talking about? Ray said we don't know what will happen in September in the veto session. Ray said this gives them some ideas and he needs to get judges to give them an idea. Dick said if we need him to attend any meetings he will try to be available. If you override the veto and get an architect you are probably looking at March or April. Ray said if there is going to be that much time involved the judges hope they can do civil over here. If they go criminal we will need to relocate people and address security. Dick said if we needed some money to do some things with the idea of doing something bigger we can do a temporary which is less than 1 year and roll the financing into the new financing of the bigger loans. We don't have to go through the rating and allow access to capital market without extending. Sue Ann asked what his fee is. Dick said his fee will be .6 or .7 the more it is the lower the fee. Ray said he will see what kind of commitment he can get from the judges Monday. Ray asked Judy when they would be here. Judy said the 20th.

Dick said we have a lot of options. Ray said we have more options than we have time. Ray asked Judy about the tasks of space and revenue. Judy said they were waiting on the Judges. Ray presented Dick with a certificate of appreciation. Karen Matthews said you don't need to let the judges run amok and spend a lot of money and you need someone that knows about building without spending a lot of money. The Commission said they have already thought about that. Judy asked if she could go with Ray to talk to the judges. Ray said they wanted only to talk to him. Lacey asked for a ballpark suggestion for fees for 2016. Dick said for the entire financing you would be talking \$70,000 and that is probably on the high side. Sue Ann asked about a time frame for a bond inducement. Dick said there isn't. Short term rates are at less than 1%. It isn't a bad idea to start with the prosecutor solution immediately. Karen asked if this is based on the sales tax? Sue Ann said all we have right now is sales tax. Dick asked to keep him apprised.

**Motion/Vote - 10:00 AM    Miranda Beadles-Highway Administrator**

Discussion - Closed Session Per 610.021 Subsection (3) Personnel

The meeting was attended by Commission Secretary Julia Maples, Brent Young, Richard Teague and Miranda Beadles.

Commissioner Weter entertained a motion to go into closed session pursuant to 610.021 subsection 3. personnel.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

**Motion/Vote - 10:52 AM**

- Motion to come out of closed session  
Commissioner Weter entertained a motion to come out of closed session.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

**III. Adjournment**

The meeting was closed at 10:53 AM  
The Commission is adjourned until Thursday, August 13, 2015.

**Motion/Vote - 10:52 AM**

- Motion to adjourn  
Commissioner Weter entertained a motion to adjourn.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Barnett, Western Commissioner
<b>SECONDER:</b>	Sue Ann Childers, Eastern Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers




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Ray Weter

Presiding Commissioner, Ray Weter




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Bill Barnett

Western Commissioner, Bill Barnett



A handwritten signature in black ink that reads "Sue Ann Childers". The signature is written in a cursive, flowing style.

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Sue Ann Childers

Eastern Commissioner, Sue Ann Childers