



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

April Term

~ Minutes ~

Monday, April 25, 2016

8:35 AM

The Christian County Courthouse

I. Convene

The meeting was called to order at 8:35 AM by Presiding Commissioner Ray Weter

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	8:35 AM
Bill Barnett	Western Commissioner	Present	8:35 AM
Sue Ann Childers	Eastern Commissioner	Present	8:35 AM
Ashley Hannah	Secretary	Present	8:35 AM
Rachel Hankins	Assistant	Present	8:35 AM

II. Agenda

Motion/Vote - 8:35 AM Christian County Commission

Discussion - Approve Agenda

The meeting was attended by Ashley Hannah.

Presiding Commissioner Weter entertained a motion to approve the agenda as published for 4/25/2016.

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

Motion/Vote - 8:40 AM Kay Brown-Christian County Clerk

Minutes & Financials Approval - Approve Minutes and Financials

The meeting was attended by Ashley Hannah.

There are no financials to approve this today.

Presiding Commissioner Weter entertained a motion to approve the minutes for 3/10/2016, they have been reviewed and are substantially correct.

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

Motion/Vote -

Motion to Approve the Minutes for 4/18/2016
The meeting was attended by Ashley Hannah.

Presiding Commissioner Weter entertained a motion to approve the minutes for 4/18/2016, they have been reviewed and are substantially correct.

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

Motion/Vote -

Motion to Approve the Minutes for 4/21/2016
The meeting was attended by Ashley Hannah.

Presiding Commissioner Weter entertained a motion to approve the minutes for 4/21/2016, they have been reviewed and are substantially correct.

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

Motion/Vote - 8:45 AM Miranda Beadles-Highway Engineer

Bid Decision - Bid Renewal-Right of Way Cutting, Paintstriping of County Roads, and Culverts
The meeting was attended by Ashley Hannah, Miranda Beadles.

An agreement with Bishop Construction to renew Paintstriping of County Roads @ .18 per foot.

Presiding Commissioner Weter entertained a motion to approve the renewal agreement of Bishops Construction Company for one more year.

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

Motion/Vote -

Motion for Bid Renewal for Metal Culverts

The meeting was attended by Ashley Hannah, Miranda Beadles.

An agreement with Metal Culverts to renew the culvert bid for another year.

Presiding Commissioner Weter entertained a motion to approve the renewal agreement with Metal Culverts through March 31, 2017 and if Metal Culverts does not have the needed materials the County will order from Viebrock Sales. In the event of an emergency the Road Department may purchase culvert material locally.

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

Motion/Vote -

Motion for Renewal for Vaught & Company

The meeting was attended by Ashley Hannah, Miranda Beadles.

An agreement with Vaught & Company for the cutting of our right of ways on a prn basis at \$57.00 per hour through 3/30/2017 annual contract.

Presiding Commissioner Weter entertained a motion to renew the agreement with Vaught & Company through March 30, 2017.

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

Motion/Vote - 9:00 AM Ken Davis-Christian County Public Administrator

Report - Quarterly Report

The meeting was attended by Ashley Hannah, Judy Dollarhite, Robert Palmer, Amelia Wigton of Christian County Headliner and Ken Davis.

Ken Davis Presented his Quarterly Report.

I attended the annual training last week. I make my rounds during this time to see my wards. During the training we discussed issues of employees, revamping of public administrators, which, of course, will be a cost that trickles down to county. As far as my office there is a slow incline. We grow as the county grows. We have approximately 130 cases at this time. Medicaid is not letting the facilities help patients with dementia and so on. The statute says that the state is suppose to look at family and friends before they go to the County.

There is a new Judge coming at the beginning of the year and I am not sure if we will get a new Judge or if we will keep the same one.

I'm not sure how much you know of what my office does and if you would like I could bring more details of what my office does and why for my next quarterly report.

The Commission compliments Ken on how well his office is doing.

Presiding Commissioner Weter asked when you say you have rounds to make, it sounds like not all of your wards are in this county?

Ken said when they fall under the guardianship of the County, it goes back to the County where the ward resides. I am appointed to these individuals and a few have behavioral issues. We don't have facilities in this area and so they are put in a facility which is appropriate and it could be anywhere in the state.

Robert Palmer asked is the state legislation giving you any indication of cost increases?

Ken no it trickles down to the County no matter what the cost.

Presiding Commissioner Weter entertained a motion to accept the Public Administrator's Quarterly Report.

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

Motion/Vote - 9:30 AM Ted Nichols-Christian County Collector

Report - Quarterly Report

The meeting was attended by Ashley Hannah, Judy Dollarhite, Robert Palmer, Pletcher Rogers, Amelia Wigton of Christian County Headliner and Ted Nichols.

Ted Nichols presented his report.

Thank you for our floors, they look real nice and turned out real good. With the juggling back and forth during the installation of the new floors, I had to use a little more help during that time so I hope I'm not running short at the end. We are working on the Tax Sale, we have about 500 parcels right now. I just returned from the Collectors annual meeting. We might want to discuss having a trustee on some of these parcels we don't sell and then they can negotiate and get tax money back. In March 2015 we collected \$741,000.00 and in March 2016 we collected \$1,041,000.00. For my collector year 2015, which runs from March 1st to February 28th or 29th, we collected \$62,402,000.00 and for the year ended 2016 \$66,130,000.00. We are still looking for the power cord for the scales for the postage machine. Pitney Bowes isn't answering the phone or emails. We have emailed them several times and they told us they would get back to us on May 1st. If anyone has a large package they will need to go to the post office until we get this issue resolved. You can still run regular envelopes through but larger packages need to be weighed.

Presiding Commissioner Weter entertained a motion to accept the County Collector's Quarterly Report.

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

Motion/Vote - 10:00 AM Dick Bartow-George K Baum and Company

Discussion - Construction Financing

The meeting was attended by Ashley Hannah, Judy Dollarhite, Robert Palmer, Lacey Hart, Perry Barnes, Karen Matthews and Carl Yates Attorney, Dick Bartow of George K Baum & Company.

Construction Financing

Presenting Dick Bartow & Carl Yates

Presiding Commissioner Weter said this is to address the physical improvements needed to accommodate the new Circuit Courtroom, find room for the Prosecutor and remodel the Courtroom. The price tag is somewhere in the neighborhood of \$5 1/2 million. We are looking to establish a revenue stream to pay for these renovations. We did sign and authorize a budget with a little cushion of \$7 million, to finish these projects.

Dick Bartow (hand outs attached) said I have asked Carl Yates to come along to address any technicalities. I looked at a Certificate of Participation with the same type of structure that we used when we financed the Jail. There are other opportunities and financing options that you have. The first one is called a General Obligation Bond, which is the strongest credit the County could have. What separates the General Obligation Bond is that it is an ad valorem tax, it gives you the ability to tax whatever the payments

are. After that there are Special Obligation Bonds, Certificate of Participation, Special Assessment Bonds and so on. These all trade off the General Obligation Bond issue. The County has a AA- on its own for a General Obligation bond issue. That means that all the other debt of the County would trade at an A+ level. Basically there isn't any difference as far as the rate because your trading off the General Obligation rate. We are all getting knocked down a little because it is not an ad valorem tax. The County has a tax levy that is generating about \$750,000.00. The Hancock amendment regulates this levy says that you are allowed to keep increases in new construction, personal property and assessed valuation up to the consumer price index. On page 1 I have estimates - over estimated we have the ability to borrow \$7 million with payments of approximately \$675,000.00, every year for 12 years @ 2.5 percent. If you look at page 2 these are the yields, the investment world thinks that interest rates are going up fairly soon, when an investor buys these they want to have the opportunity to resell these in the future. Most investors are looking to make a profit and so they want to purchase bonds at a premium. By having premium bonds it does get us a lower yield which gets you a lower cost to borrow. Interest rates are very good at this particular time.

Page 3 is sources and uses of funds. I have estimated these fees conservatively high, some are overstated and some we may not need. If the Commission authorizes us to go forward, we will start preparing documents which will take about 2 - 3 weeks and then submit it to the rating agency with audits and budgets and have a rating call with standards and pours which will take a week or 2, then we will get the rating back and we could get the money back by late June early July.

Presiding Commissioner Weter asked if this proposal has two pathways.

Dick Bartow said yes.

Commissioner Childers ask if special obligation bonds cost more even though they sell at a lower interest rate?

Dick Bartow said General Obligation bonds allow you to sell at a lower interest rate.

Presiding Commissioner Weter said Mr. Yates pinned the first certificate of participation and this is an amended one. We will filter the correspondence we get from you through John Housley's office and he will make sure structurally all the language is correct and nothing is overlooked and may offer his opinion.

Presiding Commissioner Weter said looking at our budget, we have almost 1.4 million in capitol asset money to get the ball rolling to get this finished. When it comes to refunding the General Revenue expenses.

Dick Bartow said with the General Obligation bond it gives you the ability to go back in and reimburse for certain expenditures.

Presiding Commissioner Weter said the original that we approved and signed is in effect until we get the amended one and so we are good to go?

Dick Bartow said yes you are fine.

Presiding Commissioner Weter said it seems pretty straight forward and the property tax levy has produced approximately \$750,000.00 this year, do we have flexibility to pay this off early.

Dick Bartow said yes, the funds become available you have that ability to prepay. We have a lot of different options going forward.

Commissioner Childers said you said we need to get a trustee, is that like a financial advisor?

Dick Bartow said no that is a bank and we provide all the same things that an underwriter would

Commissioner Childers said so you are technically the underwriter? We don't need a financial advisor on top of what you do? I thought that they separated that?

Dick Bartow said they did separate that, I don't think that is a necessity as we can provide everything that an underwriter with provide.

Presiding Commissioner Weter said we are going to give this to John Housley to have him look this over and we will have another meeting for any questions or to sign.

Presiding Commissioner Weter asked the audience if they had any questions.

Karen Matthews asked have you talked to other companies? Is this something that you have to go out and double check prices?

Presiding Commissioner Weter we have one other potential player and we will need to do a public notice.

Dick Bartow said this is a professional service much like an attorney and is not required to submit to the bidding process.

Presiding Commissioner Weter said I am reluctant to adopt this as we have one in place at this time.

Presiding Commissioner Weter entertained a motion to accept these documents into record and send one to county counsel & request his opinion

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

Motion/Vote - 10:30 AM Christian County Commission

Bid Opening - Bid Opening-Fiber Connection

The meeting was attended by Ashley Hannah, Perry Barnes, Judy Dollarhite, Robert Palmer, Lyndle Spencer, Julia Maples.

Bid Opening for fiber connection.

We have an existing contract for with PC Net services. 1st bid from PC Net. This bid includes for hardware \$4,729.00 and annual service contract for firewall subscription, \$628.00 for total \$5,357.00.

2nd bid wireless \$2,652.00 & annual services at \$207.00 yearly for a total annual service \$835.00 a year.

Presiding Commissioner Weter entertained a motion to enter into record receipt of bid from PC Net for determination and we will re-address Thursday 4/28/2016 @ 10:00 a.m.

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

Motion/Vote - 10:45 AM Brad Cole-Christian County Sheriff

Bid Opening - Bid Opening-Vests for Officers

The meeting was attended by Ashley Hannah, Judy Dollarhite, Robert Palmer, Lyndle Spencer, Julia Maples.

Bid Opening for Sheriff's Vests

Southern Uniform and Equipment of Carthage.

Presiding Commissioner Weter asked haven't we used this company before?

Chief Lyndle Spencer said we recently purchased badges from them.

Presiding Commissioner Weter entertained a motion to submit this bid to the Christian County Sheriff for review and we will hear their recommendation on Thursday, 4/28/2016 at 10:00 a.m.

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

Motion/Vote - 11:00 AM Brad Cole-Christian County Sheriff

Bid Opening - Bid Opening-Equipment for Officers

The meeting was attended by Ashley Hannah, Judy Dollarhite, Robert Palmer, L Spencer, Julia.

Bid Opening for Equipment

GT Distributors Austin TX

Multiple products - guns, ammunition, miscellaneous equipment slings handcuffs, patches, etc.

Presiding Commissioner Weter entertained a motion to submit this bid to the Christian County Sheriff for review and we will hear their recommendation on Thursday, 4/28/2016 at 10:00 a.m.

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

Motion/Vote - 11:15 AM Danny Gray-Christian County Assessor

Report - Quarterly Report

The meeting was attended by Judy Dollarhite, Robert Palmer, and Danny Gray, Amber Duran.

Danny Gray presents his Quarterly Report

Our aerial photos are done and our fly over is complete. Our external hard drive came in that we are taking to Greene County tomorrow to download the aerial photography. I am meeting Friday with pictometry to get a price on Change Finder. Change Finder will take our last aerial's and our new aerial's and identify what is missing. This will help find things we might have missed. As far as assessments, we are in the middle of valuing for personal property so it won't be done for another 2 months. We are currently about 16 million down but we still have about 3000 accounts to value so we should be up about 3-4 million on personal property when we are finished. Real estate is up about 22 million, new construction is up about 20.5 million. Overall property values are up 1.1 - 1.25 million this year. In our office we started an IAAO which is an association of assessing officers and we started a southwest chapter. We have classes coming up on the 12th & 13th. My office is getting ready to mail out change notices we have about 1100 going out and so we will be busy after those go out. Currently we have about 3-4000 assessments still out which is normal for this time of the year.

Presiding Commissioner Weter said the GIS we discussed last year about who was going to pay what etc. That is a shared expense?

Danny Gray said yes it is approximately \$22,000.00 from each office. 911, the Commission and the Assessor each contribute \$22,000.00. They will bill Christian County and we will run a requisition through for a third of the cost because we have all budgeted for that.

Danny Gray said if we stay busy I am inclined to do fly overs every two years. Also, I am wanting to move to mobile and there are couple of companies that are developing programs for this. If we go mobile and we are running mobile maps when we go out there it will essentially help us to know what we are looking at.

Judy Dollarhite asked when you look up property in Taney County you can actually hit the map which is the flyover I am assuming, so they partner I am assuming with the Assessor and the Collector to do that. Once you have done this will it tie into Ted's data base to have the aerial of that property or no? Is that a huge expense?

Danny Gray said No, it is just what Ted will let us do in his office, if he is tying that parcel back to the GIS. To do that they can tie it together and to do that it isn't that expensive. Right now you can go to our website and pull it up and it will bring up the assessment.

Presiding Commissioner Weter entertained a motion to accept the County Assessor's Quarterly Report.

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

Motion/Vote - 11:45 AM Captain Tom Koch-Christian County Sheriff

Grant - Deputy Supplemental Grant

The meeting was attended by Ashley Hannah, Judy Dollarhite, Robert Palmer, Paul Blumfield, Amelia Wigton of Christian County Headliner and Captain Tom Koch.

Deputy Supplemental Grant

Captain Tom Koch said that this would be a continuation of the 2016 grant.

Presiding Commissioner Weter asked who is the sub-recipient? Because it states that the sub-recipient is required to attend the compliance training.

Captain Tom Koch said that would be me, I attended the meeting and they were satisfied with that.

Presiding Commissioner Weter said this is a continuation of an existing program and the primary contact is you Captain?

Captain Tom Koch said yes the state is talking about helping to raise the limit. They are keeping a \$35,000.00 cap. If you make under \$29,000.00 they will supplement to get you to \$30,000.00.

Presiding Commissioner Weter said I need Mr. Housley to look this over before I sign.

Captain Tom Koch said it has to be submitted by Friday at 5 o'clock.

Presiding Commissioner Weter entertained a motion to authorize & then submit to John Housley and if contract isn't ok we can withdraw.

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

III. Adjournment

The meeting was closed at 12:00 PM

Motion/Vote -

Motion to Adjourn

The meeting was attended by Ashley Hannah, Judy Dollarhite, Robert Palmer, Paul Blumfield, Amelia Wigton of Christian County Headliner and Captain Tom Koch.

Presiding Commissioner Weter entertained a motion to adjourn.

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