



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

April Term

~ Minutes ~

Wednesday, June 29, 2016

9:50 AM

The Christian County Courthouse

I. Convene

The meeting was called to order at 9:50 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	
Norma Ryan	Chief Deputy County Clerk	Present	
Cheryl Mitchell	Assistant	Present	

II. Agenda

Motion/Vote - 9:55 AM Christian County Commission

Discussion - Approve Agenda

The meeting was attended by Commission Secretary Cheryl Mitchell, Judy Dollarhite, Robert Palmer, Richard Teague, and Miranda Beadles.

Commissioner Weter entertained a motion to approve the agenda as published.

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

Motion/Vote - 9:56 AM Kay Brown-Christian County Clerk

Minutes & Financials Approval - Approve Minutes and Financials

The meeting was attended by Commission Secretary Cheryl Mitchell, Judy Dollarhite, Robert Palmer, Richard Teague, Miranda Beadles, Lacey Hart and Amber Duran.

Commissioner Weter entertained a motion to approve the minutes from the Special Closed session 6/15/2016.

On financials - Lacey has been keeping track of the sheriff money. She ran the financial statement, not state unemployment and retirement. They are \$234,000 in the hole plus the other two. Over \$681,000 end of June and expenses in. There was discussion on transactions posted in June and checks dated July. She will do journal entries to transfer the amounts out of June and post them to July. When she gets it done she will let the Commission know the amount for the sheriff transfer, they are expecting revenue but it isn't here yet. Ray said someone needs to speak to Sheriff. Lacey doesn't think it is her job and she doesn't have time. She believes the Commission should be doing it. Sue Ann said if the government paid their bills they wouldn't be in this situation. Sue Ann

apologizes the she spent hours with Lacey asking questions. Lacey said the decision how to handle the Sheriff shortfalls is up to the Commission. Bill said when it gets to a certain point she won't sign off and the commission won't sign off. Lacey said she sends an email letting them know where they will be. Sue Ann said it is important to note the commission doesn't sign off unless Lacey signs off. Ray asked what the result of the request last week was. Lacey said they agreed to fund the Sheriff. Sue Ann said they met with the Sheriff and we have an initial amount. Lacey said it isn't her job to say to the sheriff that he is spending more money. Ray said she needs to be involved in the situation. Ray wants her involved in the conversation. Ray said if she doesn't insert herself into the search for a solution this problem will not be solved. Sue Ann asked if she has talked to the sheriff and got his thoughts. Lacey said why should she? What is going to change? Brad wants to know if that overage is all insurance, Sue Ann asked can you narrow it down?

Lacey said on the financial statement it is right there. Ray said last week they agreed they would intervene. He believes the Sheriff is willing and the Commission will be doing what they said. The sheriff will borrow money. The Sheriff will get \$250,000.00 from the State in July.

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 minutes for June 16

The meeting was attended by Commission Secretary Cheryl Mitchell, Judy Dollarhite, Robert Palmer, Richard Teague, Miranda Beadles, Lacey Hart and Amber Duran

Commissioner Weter entertained a motion to approve the minutes for June 16, 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 -

Motion to approve minutes for June 20

The meeting was attended by Commission Secretary Cheryl Mitchell, Judy Dollarhite, Robert Palmer, Richard Teague, Miranda Beadles, Lacey Hart and Amber Duran.

Commissioner Weter entertained a motion to approve the minutes for June 20, 2016.

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 minutes for June 23

The meeting was attended by Commission Secretary Cheryl Mitchell, Judy Dollarhite, Robert Palmer, Richard Teague, Miranda Beadles, Lacey Hart and Amber Duran

Commissioner Weter entertained a motion to approve the minutes for June 23, 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 - 10:30 AM Christian County Commission

Discussion - Real Estate Decisions-1106 W Jackson St, Ozark, MO; 301 S First St, Ozark, MO

The meeting was attended by Commission Secretary Cheryl Mitchell, Judy Dollarhite, Robert Palmer, Richard Teague, Amber Duran and Miranda Beadles

Commissioner Weter said this is a two part discussion. The property at 1106 W Jackson is the Mercy Clinic. The Commission has had several meetings regarding this property. They have come to the conclusion that the building would be useful. They made an offer of \$825,000.00 and Mercy accepted. The intent is to move Building Inspections, Highway Engineer, and Planning and Development over there. We are also a founding member of CBDC and the intent is to put an individual there that they hire. There will be room to put CERT supplies. It also includes the lot east of the building around two acres. That purchase is part of a lot of moving pieces. It will clear out the second floor so we can build the courtroom. The projected cost is \$367,000.00 to remodel the 2nd floor. We have the cash to pay for that in the property tax levy fund. We are pursuing special obligation bonds. They have hired Piper Jaffray & Co. to consult . It is 7 million dollars to complete this project and erect a stand alone prosecutor office. It has been discussed in closed session and the purchase is being pursued.

Commissioner Weter entertained a motion to proceed with the purchase of 1106 W. Jackson in the amount of \$825,000.00.

Judy Dollarhite said she is confused. The grand jury report doesn't mention moving Planning and Development, Building Inspections, etc. They could have purchased a building for less that would have been given less expansion. She finds it odd.

Robert Palmer said ditto on what Judy said and the Commission are being short sited. This plan will take us to 5-10 years and we will be in the same place as we are now. We are moving people into spaces larger than they need. Moving the Prosecutor into

inadequate space. Scattering departments away from other departments. Poor use of existing courthouse space. Every office holder using more space than they could deal with. We could push this down the road and have better use of our money. We could have a plan to take us 30 years and we are not addressing the overcrowding in the ail. It is short sited. We would be wiser to make a long term goal and make use of our money more wisely. The Fasco building comes in at \$30 per square foot. It has space that solves every problem for the Sheriff and 911 and consolidates administrative offices where everyone can be tied in and it still has room that can be rented out. You had 15 people that spent 100's of hours. They feel slighted and taken advantage of and used and it is wrong. He has talked to 50-100 people per day and none think it is a good idea. Dozens think the Fasco building is a good deal. Bill said they bring up some good points. He appreciates all the hours the task force put in. Sue Ann does as well. She looks at the Mercy building, and it wasn't an option when the task force made their recommendation. It is a permanent fix for those people. Juvenile will gain space in the other building and have it aligned more to their liking. When they had to move the Public Administrator out and they have a whole plan with the office holders. The jail issue is huge and we are taking care of immediate needs. We are going to have to start on the jail but it will take more research. We had to address this immediate need and have made changes that will last 30 years in regard to these offices. We will have the extra lot to do something with.

Sue Ann made the motion to accept the purchase.

Ray said he liked the task force option of remodeling the second floor. They got the architects involved, and talked to the office holders. Juvenile will move to P&D and the County Clerk will move to the 3rd floor. That will make great space for auditor, treasurer, public administrator and attorney/ client space and judges quarters. The plan is flexible enough to accommodate this and he appreciates the task force work for sketching out the plans for second floor.

Judy said they gave another plan for 3rd floor, the parking is extremely critical. She doesn't have issue moving juvenile. The amount of money being budgeted is less than the amount of money they were looking at.

Robert recognizes 6700 square foot and addition 14000 square foot at a cost of 7 million with no additional parking the Fasco is 200,000 for the same dollar amount. There is no comparison. You have 10 times the value.

Judy is curious it is a temporary fix. What is the \$75,000 for, a permanent fix? Sue Ann said they were going to flip the court room inside the court room. She thinks that might be a good idea to spend the other \$75,000 up here. Sue Ann said in their minds they want both. It won't be as pretty but will be used every day. Judy said if it is function versus frills she is all for it.

Sue Ann would move to purchase the Mercy building located on 1106 W Jackson for \$825,000.

Bill said it is a good investment and he seconded.

The second is the property at 301 S 1st. It is two lots and parking could be there. The house will need to be demolished the asking price for the two lots and the house was \$45,000 and it was firm. After consideration of the pros and cons of that property, under the appropriate statutes the decision was made to pursue purchasing that for the \$45,000 asking price.

Judy Dollarhite said that is a no brainer for the additional parking.

Sue Ann said they came to us and Bill said that is a good deal.

Commissioner Weter entertained a motion to proceed with the purchase of the 1106 W. Jackson property.

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 purchase property at 301 S First Street, Ozark, Mo

The meeting was attended by Commission Secretary Cheryl Mitchell, Judy Dollarhite, Robert Palmer, Richard Teague, Amber Duran and Miranda Beadles.

Commissioner Weter entertained a motion to proceed with the purchase of 301 S. 1st St.

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

Motion/Vote - 1:30 PM Christian County Commission

Presentation - One or More Commissioners Will be Attending the Chadwick Early Childhood Education Center Ribbon Cutting Ceremony-Chadwick Schools

One or more Commissioners will be attending the Chadwick Early Childhood Education Center ribbon cutting ceremony at Chadwick Schools.

III. Adjournment

The meeting was closed at 2:55 PM

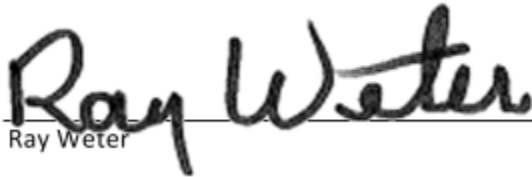
The Commission is adjourned until Thursday, June 30, 2016.

Motion/Vote - 2:54 PM

Motion

Commissioner Weter entertained a motion to adjourn until Thursday, June 30, 2016

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



Ray Weter

Presiding Commissioner, Ray Weter



Bill Barnett

Western Commissioner, Bill Barnett



Sue Ann Childers

Eastern Commissioner, Sue Ann Childers