



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

July Term

~ Minutes ~

Tuesday, July 5, 2016

11:20 AM

The Christian County Courthouse

I. Convene

The meeting was called to order at 11:20 AM by Presiding Commissioner Ray Weter

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	11:20 AM
Bill Barnett	Western Commissioner	Absent	
Sue Ann Childers	Eastern Commissioner	Present	11:20 AM
Cheryl Mitchell	Assistant	Present	11:20 AM
Kay Brown	County Clerk	Present	11:20 AM

II. Agenda

Motion/Vote - 11:20 AM Christian County Commission

Discussion - Approve Agenda

Attendees: Cheryl Mitchell, Judy Dollarhite, Robert Palmer, Hosea Bilyeu, Jack Dillingham and Michelle Bock from Piper Jaffray, Amber Duran with the Christian County Headliner News.

Presiding Commissioner Ray Weter entertained a motion to approve the agenda as published for July 5, 2016.

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

Motion/Vote - 11:25 AM Kay Brown-Christian County Clerk

Minutes & Financials Approval - Approve Minutes and Financials

Attendees: Cheryl Mitchell, Judy Dollarhite, Robert Palmer, Hosea Bilyeu, Jack Dillingham and Michelle Bock from Piper Jaffray, Amber Duran with the Christian County Headliner News.

Presiding Commissioner Weter entertained a motion to approve the minutes for Wednesday, June 29, 2016.

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

Motion/Vote -

Approve June 30 2016 Minutes

Presiding Commissioner Ray Weter entertained a motion to approve the minutes for Thursday, June 30, 2016.

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

Motion/Vote -

Approve The Notice of Publication Regarding General Obligation Bonds for the Stonehollow NID

Presiding Commissioner Ray Weter said in regards to financials, they had previously approved the tax exempt status for the Stone Hollow NID in the amount of \$348,234.74 for general obligation bonds.

Presiding Commissioner Ray Weter entertained a motion to approve the notice of publication regarding the previous approval with the intent to issue the general obligation bonds for the Stone Hollow NID.

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

Motion/Vote - 11:30 AM Michelle Bock-Piper Jaffry

Discussion - Building Remodeling and Construction Financing

Attendees: Cheryl Mitchell, Judy Dollarhite, Robert Palmer, Hosea Bilyeu, Jack Dillingham and Michelle Bock from Piper Jaffray, Amber Duran with the Christian County Headliner News.

Jack Dillingham said this meeting will qualify for a survey to prepare an umbrella for any expenses that would be incurred that could be applied for reimbursement.

Presiding Commissioner Ray Weter said they are in the process of purchasing a lot for parking in the amount of \$45,000.00 and the Mercy Clinic building for \$825,000.00.

Jack Dillingham asked are you planning to get reimbursement for these properties and did you buy it before this meeting?

Presiding Commissioner Ray Weter said the properties have not been purchased. He said the remodeling of the Historic Court House and the Planning and Development building is estimated to cost \$264,000.00. The total amount for the two additional properties and the remodel will be approximately 1.134 million just to begin the process. We would like to be reimbursed as soon as possible.

Mr. Dillingham asked are there additional items to be added to this amount with the bigger portion for the new building, for a total of 7.4 million?

Presiding Commissioner Ray Weter presented the proposed floor plan for the Prosecutor's Building.

Mr. Dillingham asked when will the new building be bid?

Commissioner Weter said after the remodeling begins on this building the architects will prepare a proposal for October 2016.

Jack Dillingham said reimbursement will not begin until after there is a permanent bid opening and it will be bid together at the same time. Mr. Dillingham said you want to take the safer route and get an exact amount of the costs so we don't run short or over the amount set forth in the bonds.

Presiding Commissioner Ray Weter said the seven million is what is in the document now and the projected costs are estimated at 7.75 million, and asked if it could be amended.

Jack Dillingham said the general obligation amount will be picked after the bid opening, and we would want to wait until then to get the exact number.

Presiding Commissioner Ray Weter said the capital improvement fund has approximately 1.4 million.

Jack Dillingham asked what revenue streams are you anticipating to pay the bonds? Mr. Dillingham recommended Paragon Architecture get their bid proposals prepared as soon as possible for the new building.

Presiding Commissioner Ray Weter said there is a yield of \$750,000.00 per year from the county tax levy.

Jack Dillingham asked is this property tax in place for the project or will it be rolled back? Mr. Dillingham said we have to get our numbers in place.

Michelle Bock said you don't know the amount of cost until it is bid for special obligation bonds versus certificates of participation. Ms. Bock said we will have a historical track of all expenses related to the project whether it is certificates of participation or special obligation bonds. She said whichever vehicle you choose, we serve as the financial advisor so you have someone independently to assist.

Presiding Commissioner Ray Weter said there are pros and cons to each type of financing.

Jack Dillingham said special obligation bonds are a very select group and have to be authorized under the laws, and the county will have to appropriate funds for the debt service. Jack Dillingham said as part of the county budget, appropriate funds will be obligated to pay each year. Mr. Dillingham said the county has credit rating of AA-, which is a good rating. Mr. Dillingham said the goal is to keep the rating which will keep good interest ratings and wouldn't want to spend down the fund balances in general revenue.

Mr. Dillingham said special obligation bonds are simpler, less legal work and incur less fees, whereas certificates of participation have more costs up front. Mr. Dillingham said the county is authorized by law to use either special obligation bonds or certificates of participation but not all entities. Jack Dillingham said the City of Ozark is not authorized to use special obligation bonds so they have to do a certificate of participation. Mr. Dillingham and Michelle Bock recommended the county consider special obligation bonds.

Mr. Dillingham said we need to amend and restate the resolution prior to purchasing the Mercy Clinic and the property to be used as a parking lot.

Commissioner Weter asked Cheryl Mitchell to add the amendment to the order for a motion/vote to the Agenda for Thursday, July 7, 2016. Commission Weter said the reimbursement resolution needs to be amended to restate some verbiage in the resolution to include tax exempt financing and remove "not to exceed seven million".

Mr. Dillingham asked how many years do you want to pay for this structure, over a period of 12, 13 or 20 years and for 7 or 8 million?

Eastern Commissioner Sue Ann Childers said the jail is looming in the future and it would be a general obligation that would go to a vote of the people.

Jack Dillingham asked what are your long term overall plans for capital improvements?

Michelle Bock said if the debt service is lower, you have a little room to have extra money to pay towards another project.

Jack Dillingham said if you create this you will be obligated.

Eastern Commissioner Sue Ann Childers said as long as there is a provision to allow us to pay it off early then the property tax can always be rolled back for future consideration. The jail is another conversation.

Michelle Bock said there are two primary methods: to have a public offering and hire an underwriter, or to sell the bonds; we can help you in the process or a competitive sale. Michelle Bock said you would select the date and time and publish notice which would allow all the banks and investment firms to bid on the bonds. Ms. Bock said you can select whoever gives you the best rate and we are seeing more going to the competitive sales approach. Ms. Bock said they will assist us in selecting the best bidder and make a recommendation but since we have a AA rating it is every bit a viable option.

Michelle Bock said a fund policy budget resolution is not necessary but a percentage of the operating expenses must be designated whether it is formal or informal. Ms. Bock

said special verbiage through a budget resolution shows strength in your financial management.

Presiding Commissioner Ray Weter asked them to send an example of the financial policy.

Michelle Bock said Carl Yates is the bond counsel and we need a participant to be disclosure council. This area of disclosure is important and the regulators are very interested in this. Ms. Bock recommended having a separate law firm prepare the bond documents and get disclosure council of Gilmore and Bell so we will not be paying additional expenses.

Michelle Bock said it protects you to have a firm do this, disclosure documents is all Gilmore and Bell do.

Presiding Commissioner Ray Weter asked about prepaying.

Jack Dillingham said you can prepay but that is only for a particular time, but there is a non-call period.

Presiding Commissioner Ray Weter asked is that in the bonds?

Jack Dillingham said it would be set out in the bonds.

Robert Palmer said the issue with the jail is a financial obligation that will weigh heavily in the future and to always keep available as much money as you can as a jail is very expensive.

Judy Dollarhite asked how much would a jail cost?

Jack Dillingham said if there is an existing building, the amount of paying extensive labor costs is reduced. Jack Dillingham said we are financial experts but we have to have the amount to complete the project. Jack Dillingham and Michelle Bock said they are available to the County Commission to discuss any future developments such as a jail and they can advise us long term.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Ray Weter, Sue Ann Childers
ABSENT:	Bill Barnett

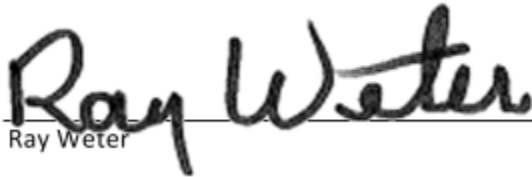
III. Adjournment

The meeting was closed at 12:50 PM

Motion/Vote -

Adjourn

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



Ray Weter

Presiding Commissioner, Ray Weter



Bill Barnett

Western Commissioner, Bill Barnett



Sue Ann Childers

Eastern Commissioner, Sue Ann Childers