



# Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

July Term

~ Minutes ~

Tuesday, September 20, 2016

9:20 AM

The Christian County Courthouse

## I. Convene

The meeting was called to order at 9:20 AM by Presiding Commissioner Ray Weter

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	9:20 AM
Bill Barnett	Western Commissioner	Present	9:20 AM
Sue Ann Childers	Eastern Commissioner	Present	9:20 AM
Krista Cronin	Deputy Clerk	Present	9:20 AM
Ashley Hannah	Secretary	Present	9:20 AM

## II. Agenda

### **Motion/Vote - 9:20 AM Christian County Commission**

Discussion - Approve Agenda

Presiding Commissioner Ray Weter entertained a motion to approve the agenda for September 20, 2016.

<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 - 9:25 AM Kay Brown-Christian County Clerk**

Minutes & Financials Approval - Approve Minutes and Financials

Presiding Commissioner Ray Weter entertained a motion to approve the minutes from July 25, 2016.

<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 -**

Approve Minutes

Presiding Commissioner Ray Weter entertained a motion to approve the minutes from July 5, 2016.

<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 -**

Approve Minutes

Presiding Commissioner Ray Weter entertained a motion to approve the minutes from September 19, 2016.

<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 - 9:27 AM**

Approve Financials

Presiding Commissioner Ray Weter entertained a motion to approve the financials, which is an amended agreement between Pictometry International Corporation and Christian County that has been approved by attorney John Housley.

<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 - 9:30 AM      Christian County Commission**

Discussion - Discuss Posting a Notice Regarding Filling Vacant Purchasing Agent Position  
Attendees: Treasurer Karen Matthews

Late attendee: Auditor Lacey Hart

The Commissioners met to discuss the posting of a notice regarding filling a vacant purchasing agent position.

Presiding Commissioner Ray Weter gave background on the purchasing agent position. He said that in 2005 the commission resolved to appoint a purchasing agent, and according to our counselor that action is still valid. He said he believes there is money available to pay for a purchasing agent, since there are funds that haven't been spent on any other positions. Commissioner Weter said that he has budgeted money for a purchasing agent in 2017, and has crafted a preliminary job description that has been presented to the other Commissioners.

Presiding Commissioner Ray Weter entertained a motion to craft and post a notice for the appropriate time period soliciting applications for a Purchasing Agent for Christian County, and said unspent Commission salary money will be used to fund this position.

<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 - 10:00 AM Christian County Commission**

Discussion - CM at Risk Short List Interview-JE Dunn

Attendees: Tom Bartelli, Vance McMillan, Justin Shorter, David Atkisson with JE Dunn, and Brad Erwin with Paragon Architecture.

The Commissioners met with members of JE Dunn Construction to interview for the (short list) Construction Manager At Risk.

JE Dunn presented a proposal to engage with Christian County as a Construction Manager At Risk.

Mr. Atkisson thanked the Commissioners for adjusting their schedules to meet with them. Mr. McMillan said that JE Dunn is presenting a seasoned team to give Christian County their best. Mr. Bartelli presented a slide show to show why they think they'll be the best choice for Construction Manager. JE Dunn said that they've been the Construction Managers for ninety justice projects. Mr. Bartelli presented a Cost Comparison Study which tracks historical data in order to obtain an accurate assessment of what the budget should be.

Presiding Commissioner Ray Weter asked Mr. Bartelli if it's possible that a ground source could be installed.

Mr. Bartelli answered that's a possibility, and that the soil type will determine that.

Presiding Commissioner Ray Weter asked if they have done LEED building projects.

Mr. Erwin said that two out of three LEED projects were done with JE Dunn.

Mr. Bartelli said JE Dunn will be estimating costs from day one, and will continually update the estimate to keep the Commission up to date on the costs and help them make informed decisions.

Mr. Atkisson said they have a proven track record with Paragon Architecture. He said they have a strong Springfield presence with support and local relationships. They have twenty six years of experience in southwest Missouri, \$400 million in completed projects in southwest Missouri, and three hundred and eighty seven Missouri Construction Manager projects have been completed. He said they've built lasting relationships with subcontractors (Trade Partner Recruitments) in the area.

Mr. Atkisson talked about the hundreds of approved and vetted trade partners they have within sixty miles of Ozark. He talked about safety and pro-active communication, which includes daily communication with Christian County, as well as progress meetings.

Mr. Shorter talked about how JE Dunn is committed to being a good neighbor with close businesses and residences. They defined being a good neighbor as minimal disruption of daily operations, security during construction, public safety and construction safety,

parking, accessibility, and being proactive rather than reactive. They have an EMR rating of .54.

Presiding Commissioner asked if JE Dunn has ever been involved in managing modular projects.

Mr. Atkisson answered yes, they've done modular projects in healthcare and justice centers.

Presiding Commissioner Ray Weter asked Mr. Shorter if he would be on site everyday.

Mr. Shorter answered that he would be in a trailer on site, and that he's always available by cell phone.

Presiding Commissioner Ray Weter asked Mr. Atkisson if the Commissioners will have to negotiate with subcontractors.

Mr. Atkisson answered that JE Dunn will take care of all of that.

Presiding Commissioner Ray Weter asked what the payout looks like during construction. He asked if we will appropriate a certain amount on a monthly basis.

Mr. Atkisson answered that there will be a monthly billing cycle. JE Dunn will deliver thirty days worth of work and then submit an invoice.

Mr. McMillan also said that JE Dunn will pre-submit a monthly estimate to the Commission.

Eastern Commissioner Sue Ann Childers asked about an insurance policy for the construction phase.

Mr. Atkisson answered that he thinks what's critically important is that JE Dunn has their risk management department speak with the County's risk management department to evaluate and make sure adequate coverage is in place.

Presiding Commissioner Ray Weter asked what happens if JE Dunn comes in under budget.

Mr. McMillan answered that the savings will go back to Christian County.

### **III. Adjournment**

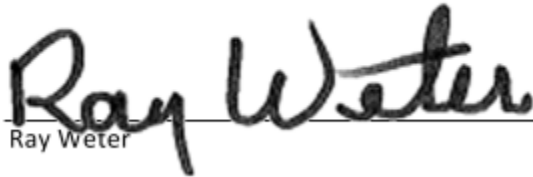
The meeting was closed at

**Motion/Vote - 11:10 AM**

Adjourn

Eastern Commissioner Sue Ann Childers moved to adjourn.

<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



Ray Weter

Presiding Commissioner, Ray Weter



Bill Barnett

Western Commissioner, Bill Barnett



Sue Ann Childers

Eastern Commissioner, Sue Ann Childers