



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

October Term

~ Minutes ~

Monday, October 3, 2016

8:45 AM

The Christian County Courthouse

I. Convene

The meeting was called to order at 8:45 AM by Presiding Commissioner Ray Weter

A. Roll Call

| Attendee Name | Title | Status | Arrived |
|------------------|------------------------|---------|---------|
| Ray Weter | Presiding Commissioner | Present | 8:45 AM |
| Bill Barnett | Western Commissioner | Present | 8:45 AM |
| Sue Ann Childers | Eastern Commissioner | Present | 8:45 AM |
| Krista Cronin | Deputy Clerk | Present | 8:45 AM |
| Cheryl Mitchell | Assistant | Present | 8:45 AM |

II. Agenda

Motion/Vote - 8:45 AM Christian County Commission

Discussion - Approve Agenda

Attendees: Kay Brown - Christian County Clerk

Presiding Commissioner Ray Weter said that we have a potential amendment in whether or not Lacey Hart, Auditor is going to appear for her 9 a.m. meeting. Ms. Hart sent an email stating that she doesn't have the September Monthly Report.

Presiding Commissioner Ray Weter entertained a motion to accept the possible amended agenda for today, October 3, 2016.

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

Motion/Vote - 8:48 AM Kay Brown-Christian County Clerk

Minutes & Financials Approval - Approve Minutes and Financials

Attendees: Kay Brown, Christian County Auditor

Presiding Commissioner Ray Weter entertained a motion to approve the minutes from September 29, 2016.

There are no financials to approve.

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

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

Discussion - Final Certification of County Tax Levy

Attendees: Kay Brown, Christian County Clerk

The Christian County Commissioners met with Kay Brown, Christian County Clerk to receive the Final Certification of the County Tax Levy. Kay Brown presented the Final Certification to the Commissioners. She said that you can see the progression from the last four years.

Presiding Commissioner Ray Weter asked if there's been any changes in the levies.

Ms. Brown said that the biggest changes have been in the fire districts, otherwise they've stayed the same. She said that Nixa has built a new fire district building.

Presiding Commissioner Ray Weter noted the changes in a few levies, and the changes in our assessed valuations.

Presiding Commissioner Ray Weter entertained a motion to accept the Christian County Tax Levy as provided by Kay Brown, Christian County Clerk.

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| 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 Lacey Hart-Christian County Auditor

Monthly Update - Monthly Report

Presiding Commissioner Ray Weter said the next item on the original agenda would have been Lacey Hart, Auditor, with the Monthly Report. He said since she's not here the agenda is amended, therefore we will continue.

Eastern Commissioner Sue Ann Childers moved to go into recess until 10:00 a.m.

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

Motion/Vote - 10:00 AM

Resume regular schedule

Attendees: Hosea Bilyeu, Miranda Beadles - Christian County Highway Engineer, Todd Wiesehan - Christian County Planning and Development Administrator

Presiding Commissioner Ray Weter entertained a motion to terminate the recess period and resume regular session.

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

Motion/Vote - 10:01 AM Miranda Beadles-Highway Engineer

Discussion - Third Quarter Sales Tax Distribution

Attendees: Hosea Bilyeu, Miranda Beadles - Christian County Highway Engineer, Todd Wiesehan - Christian County Planning and Development Administrator

Miranda Beadles met with the Christian County Commission to present the Third Quarter Sales Tax Distribution. Ms. Beadles said that the sales tax numbers are up, so 30% will be distributed, instead of the usual 25%.

Presiding Commissioner Ray Weter asked if Ms. Beadles is anticipating that our ending balance will have more money in it.

Ms. Beadles answered yes, if we continue on this pace, we should have a little extra sales tax at the end of the year.

Presiding Commissioner Ray Weter said the Third Quarter Sales Tax Distribution Report is self-explanatory and satisfactory.

Eastern Commissioner Sue Ann Childers said that she's glad we're able to distribute more than what was asked for.

Presiding Commissioner Ray Weter entertained a motion to approve the distribution for the different political subdivisions for roads as presented and recommended by Miranda Beadles, Christian County Highway Engineer.

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

Motion/Vote - 10:15 AM Miranda Beadles-Highway Engineer

Report - Quarterly Report

Attendees: Miranda Beadles - Christian County Highway Engineer, Hosea Bilyeu

Miranda Beadles met with the Christian County Commission to give her Quarterly Report.

Presiding Commissioner Ray Weter asked what kind of trucks were selected.

Ms. Beadles answered that they got the Western Star trucks from Jenkins Diesel.

Ms. Beadles gave an overview of her report, and talked about the two-hundred and thirty concrete blocks that have already been delivered in preparation for assembling the salt barns.

Western Commissioner Bill Barnett said that the costs of the concrete blocks have increased over the years.

Ms. Beadles agreed with him, and said that their bid was for \$40 per concrete block, but because of the quantity that was ordered they only had to pay \$26 per block. She talked about how they've fashioned their new salt barn after MODOT's, and how the design makes maintenance on the buildings more cost-effective.

Presiding Commissioner Ray Weter asked if she is planning on unloading the current salt in storage.

Ms. Beadles said that her department is still debating on whether or not to move their old stock of salt to the newer building, or if they want to take advantage of the double storage that is currently available. She said that her department hasn't really touched their salt budget for this year because the weather was so good.

Ms. Beadles talked about how Common One has never had in-house slab work done, and now they're going to do their own in-house slab work on Guffy Road, which is exciting. She said the cost for doing our own slab work can save \$15,000-\$20,000 per slab.

Presiding Commissioner Ray Weter asked if there was an alternate route on Guffy Road while the slab work is occurring.

Ms. Beadles answered that there isn't a road, but there's going to be a little path because the creek bed is dry. She said the residents on Guffy Road are happy that they're fixing the slab.

Presiding Commissioner Ray Weter said that he's received a letter from the Ozark Transportation Organization, and asked Ms. Beadles about it.

Ms. Beadles answered that there's not a lot that's in the Ozark Transportation Organization's boundary that's not also within a city's limits.

Presiding Commissioner Ray Weter said that he received an email from Karen Benson regarding a resident on Old Prospect.

Ms. Beadles said that she recognizes the address, and that Phil Amtower, Christian County Emergency Management Director has asked her to help with the situation. Ms. Beadles said that as you pull into this resident's driveway and drive towards the house there's a creek crossing that's really damaged. Ms. Beadles said that Mr. Amtower told her there's a lot of people willing to donate money to help the resident get her crossing repaired, and Mr. Amtower asked if Ms. Beadles could go out and measure the crossing in order to assess what the volunteers will need to do to fix it.

Presiding Commissioner Ray Weter said that the email he received says that Ms. Benson stated that the damaged creek crossing is "a vital unmet need" and that the Christian

County Commission is responsible for taking care of fixing this crossing, and that it's a state statute that the crossing be fixed.

Ms. Beadles said that emergency vehicles should be able to access the resident's home, and that the resident's trash and mail is all up at Old Prospect Road, and so it's accessible. Ms. Beadles said she's never known the County to be responsible for a creek crossing on private property, but there are already people willing to help her, and it's not that complicated of a repair. Ms. Beadles suggested that the email that was sent be forwarded to John Housley, County Counselor.

Presiding Commissioner Ray Weter said that he has already forwarded Mr. Housley the email.

Ms. Beadles said that the County has plowed snow on private property to get ambulances in and out before, but to take on a full construction project on private property would open a can of worms.

Eastern Commissioner Sue Ann Childers moved to accept the Quarterly Report into the minutes.

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| 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

Enter Into Recess

Presiding Commissioner Ray Weter entertained a motion to enter recess until 1:00 p.m.

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

Motion/Vote - 1:00 PM

Resume Regular Session

Attendees: Josh Warren and Brad Erwin with Paragon Architecture, Miranda Beadles

Presiding Commissioner Ray Weter entertained a motion to terminate the recess period and resume regular session.

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

Motion/Vote - 1:01 PM Christian County Commission

Discussion - CM at Risk Selection

Attendees: Josh Warren and Brad Erwin with Paragon Architecture, Miranda Beadles - Christian County Highway Engineer

The Commissioners met with Brad Erwin and Josh Warren from Paragon Architecture to select the Construction Manager at Risk for the Auxiliary Justice Facility.

Presiding Commissioner Ray Weter said that they have been presented proposals from the three candidates selected, along with score sheet guides for each. He said that he did his best to score these individual companies (Nabholz Corporation, JE Dunn Construction, DeWitt & Associates). Presiding Commissioner Weter's RAW scores were as follows:

JE Dunn Construction: 675 points out of possible 700.

Nabholz Corporation: 635 points out of possible 700.

DeWitt & Associates: 660 points out of possible 700.

Presiding Commissioner Weter said that the Commissioners were also provided scoring matrixes for the companies, weighted and based toward their impact on the finances of the County. His scores are as follows:

JE Dunn Construction: 222.48 added to their previous score, for a total of 897.48.

Nabholz Corporation: 244.79 added to their previous score, for a total of 879.79.

DeWitt & Associates: 299.01 added to their previous score, for a total of 959.01

Presiding Commissioner Ray Weter said he gave a lot of weight to the financial aspect of this. He said if we were to vote on his impression, DeWitt & Associates would be the Construction Manager at Risk of choice.

Western Commissioner Bill Barnett said that DeWitt & Associates scored the highest for him as well.

Presiding Commissioner Ray Weter asked Western Commissioner Bill Barnett what the deciding factor was for him.

Western Commissioner Bill Barnett answered that he liked that they're local, so they can get to the site fast if we need them. He said all three companies were very good.

Eastern Commissioner Sue Ann Childers said that she also likes the fact that DeWitt & Associates is local, and she wants them to be able to be here every day that they need to be here. She said that DeWitt & Associates scored highest for her as well, and asked Brad Erwin with Paragon Architecture what he thought about DeWitt & Associates overhead and profit points, and why he thought they were so much lower.

Mr. Erwin said that if you look at DeWitt & Associates overhead and profit, and general conditions, those are the two parts that have the most impact on the County from a financial standpoint. The differences there are significant.

Eastern Commissioner Sue Ann Childers asked Mr. Erwin if he thinks those numbers are so much lower because DeWitt & Associates is local.

Mr. Erwin answered that DeWitt & Associates may just want the project more, or because they have local resources it may just work in their favor more when it comes to general conditions.

Presiding Commissioner Ray Weter said that the work that DeWitt & Associates is doing in town and the extensive report on their change order history is very impressive. He then said he was seeking a motion to accept the proposal offered by DeWitt & Associates, and to enter into an agreement with DeWitt & Associates to be the Construction Manager at Risk for our Auxiliary Justice Facility, based on the used scoring matrix.

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

Motion/Vote - 2:00 PM Tom Dempsey and Guest

Presentation - Renovate America Presentation

Attendees: Ted Nichols - Christian County Collector, Adam Stipanovich with Missouri Sun Solar, John Maslowski with Renovate, Tom Dempsey with Renovate America, Jeff Barber with University of Missouri Extension

The Commissioners met with representatives from Renovate America to hear a presentation regarding the PACE program (Property Assessed Clean Energy).

Presiding Commissioner Ray Weter said this topic is of particular interest to our County Collector who would bear the burden of making this program work.

Mr. Maslowski introduced himself and talked about the HERO program as well as PACE financing.

Mr. Stipanovich said that Missouri Sun Solar is a small company that has been able to grow over the past four and a half years to bring this technology to a lot of people. The HERO program is what I would consider an incredibly innovative and important too for energy efficiency. Eighty to eighty-five percent of our business is residential, and so this product would give your citizens better access for funding energy savings.

Mr. Maslowski said that he's been tasked with educating municipalities on PACE financing, and he wants to work closely with the County Collector. He said that it is Renovate America's goal to partner with local government and local contractors. He said that by authorizing PACE in the community you would authorize a resolution. There's no liability to the County in that resolution.

Presiding Commissioner Ray Weter said if we pass this resolution, our County Counselor would have to review it, and from that point on I assume there's marketing responsibility. Who would be responsible for marketing?

Mr. Maslowski answered that it would be up to the County on how they would market it.

Presiding Commissioner Ray Weter asked Mr. Barber if this presentation has come up before our local extension board.

Mr. Barber answered that it hasn't, but his efforts have been primarily to work in the communities, and not really force the issue, but to bring the information forward. He said we are interested in helping counties realize this is an economic development tool, and an uncommon one at that. It provides access to funding without County liability.

Presiding Commissioner Ray Weter asked Mr. Maslowski how Renovate America would provide the County Collector with a database.

Mr. Maslowski answered that they will track all of the assessments with the Missouri Clean Energy District and provide an annual assessment.

Mr. Nichols asked how we would pay for the programming.

Mr. Maslowski answered that Renovate America works with various software companies, and it would be a one-time investment to add an addendum line. He also stated that Renovate America will have to compensate the County for the software work.

Presiding Commissioner Ray Weter asked Mr. Maslowski that if he's a purchaser and he wants to pay his PACE off early, would he be able to do that?

Mr. Maslowski answered yes, and you would ask for a payoff statement just like you would if you were to pay off your mortgage.

Mr. Nichols expressed his concern that citizens participating in the HERO program would come to the Collector's office with questions or problems.

Mr. Maslowski answered that Renovate America and the HERO program will be the face of the assessments and financing, as well as customer contact. He said from a contractor perspective in the home trying to use this financing with the consumer, HERO is the facilitator of that.

Presiding Commissioner Ray Weter asked who is funding the HERO program.

Mr. Maslowski answered that it comes from the Municipal Bond Market.

Mr. Barber talked about homeowner's existing equipment and making sure that they are reducing their energy consumption before purchasing solar panels. He said most HERO contractors will assess homeowner's current energy consumption and analyze their needs. He said that contractors now have more motivation to assess energy consumption in consumers homes because there is funding. Mr. Barber also spoke about the pre-qualification process that consumers will have to go through in order to utilize the HERO program.

Mr. Nichols asked if the County would get the 1% collected on the assessments through the HERO program.

Mr. Maslowski answered yes, commercial and residential. He said the compensation depends on your classification as a county. He also talked about how they work with trusted contractors, and how they do the training to register them as HERO contractors.

Mr. Nichols asked what the interest rate is on the PACE financing.

Mr. Maslowski answered 6.9%-8.9% flat fixed rate, fixed by the Missouri Clean Energy District.

Eastern Commissioner Sue Ann Childers asked Mr. Maslowski, if Mr. Nichols sells a property, how does PACE get paid back after the sale process?

Mr. Maslowski answered that the remaining balance remains with the property.

Presiding Commissioner Ray Weter asked if we and are County Counselor signs off on this how soon does it go active?

Mr. Maslowski answered that Renovate America is working with contractors to get them trained. He said we will get leads from you on where the local trusted contractors are, and then we will launch. He said the sooner we can build the contractor network, the sooner we can launch.

Presiding Commissioner Ray Weter asked Mr. Maslowski for additional documentation and information on the program. Mr. Maslowski said he would send the requested information to Commissioner Weter.

Mr. Nichols asked Mr. Maslowski, if we were to go ahead with the PACE program, Renovate America is going to pay for the software?

Mr. Maslowski answered that if it's a reasonable cost, he would take it back to Renovate America for approval.

Mr. Nichols said that it would be more than one line item, and that it would end up on all the reports. It could cost between \$4000-\$5000.

Presiding Commissioner Ray Weter said that once he receives the requested information from Mr. Maslowski, he will forward it on to John Housley, and then the Commission will put the item on the agenda to consider it.

III. Adjournment

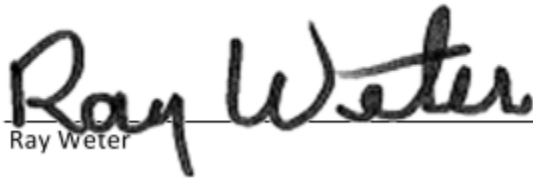
The meeting was closed at 3:30 PM

Motion/Vote - 3:30 PM

Adjourn

Eastern Commissioner Sue Ann Childers moved to adjourn.

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