



# Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

January Term

<http://ChristianCountyMO.iqm2.com>

~ Minutes ~

Thursday, February 23, 2017

8:45 AM

The Christian County Courthouse

## I. Convene

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

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	8:45 AM
Ralph Phillips	Eastern Commissioner	Present	8:45 AM
Hosea Bilyeu	Western Commissioner	Present	8:45 AM
Krista Cronin	Deputy Clerk	Present	8:45 AM
Ashley Hannah	Secretary	Present	8:45 AM

## II. Agenda

### **Motion/Vote - 8:45 AM Christian County Commission**

Discussion - Approve Agenda

Attendees: Miranda Beadles - Highway Engineer

Presiding Commissioner Weter noted the presence of a quorum, and then entertained a motion to approve the agenda for today, February 23, 2017, as published.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Hosea Bilyeu, Western Commissioner
<b>SECONDER:</b>	Ralph Phillips, Eastern Commissioner
<b>AYES:</b>	Ray Weter, Ralph Phillips, Hosea Bilyeu

### **Motion/Vote - 8:50 AM Kay Brown-Christian County Clerk**

Minutes & Financials Approval - Approve Minutes and Financials

Attendees: Miranda Beadles - Highway Engineer

Presiding Commissioner Weter entertained a motion to approve the minutes from February 21, 2017. Let the record show that Presiding Commissioner Weter abstained from voting due to his absence from that meeting.

<b>RESULT:</b>	<b>ADOPTED [2 TO 0]</b>
<b>MOVER:</b>	Ralph Phillips, Eastern Commissioner
<b>SECONDER:</b>	Hosea Bilyeu, Western Commissioner
<b>AYES:</b>	Ralph Phillips, Hosea Bilyeu
<b>ABSTAIN:</b>	Ray Weter

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

Discussion - 2016 Financials Statement

Attendees: Miranda Beadles - Highway Engineer, Clerk Kay Brown, Treasurer Karen Matthews

Presiding Commissioner Weter said for this agenda item there's additional information that needs to be included, and he entertained a motion to table this item until Ms. Brown returns with completed information.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Ralph Phillips, Eastern Commissioner
<b>SECONDER:</b>	Hosea Bilyeu, Western Commissioner
<b>AYES:</b>	Ray Weter, Ralph Phillips, Hosea Bilyeu

**Motion/Vote - 9:00 AM     Miranda Beadles-Highway Engineer**

Bid Opening - RFQ-Engineering Consultant

Attendees: Miranda Beadles - Highway Engineer, Treasurer Karen Matthews

Late Arrival: Leo Snelling, Director of Purchasing

The Commissioners met with presenter Miranda Beadles to discuss RFQ's for an Engineering Consultant. Ms. Beadles said last fall her department put Request for Qualifications out and only received two (they prefer to have three), and so they were rejected. The RFQ's have been resubmitted and three were sent for consideration. Ms. Beadles said she will open the RFQ's, score them, and then bring them back to the Commission for approval. Once they're approved her department will negotiate fees with the firms. Ms. Beadles opened the RFQ's. The first RFQ opened was from Palmerton & Parrish, Inc., a geotechnical firm based out of Springfield, Missouri. The second RFQ opened was from Great River Engineering, a full-service engineering firm, based in Springfield, Missouri. The third RFQ was from Allgeier, Martin and Associates, Inc., a consulting engineering firm based in Joplin, Missouri. Ms. Beadles noted that these firms will cover everything that the Road Department needs, but the County can also utilize these firms if needed. Presiding Commissioner Weter said that he'd like Mr. Snelling involved in this, since he will be dealing with contracts for the County, and then entertained a motion to make a final determination on the RFQ's on Monday, February 27, 2017 at 11:30 a.m.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Hosea Bilyeu, Western Commissioner
<b>SECONDER:</b>	Ralph Phillips, Eastern Commissioner
<b>AYES:</b>	Ray Weter, Ralph Phillips, Hosea Bilyeu

**Motion/Vote - 9:15 AM     Josh Warren-Paragon Architecture**

Discussion - New Construction Update

Attendees: Jarrett Sims, Bruce Colony, and Mike Sutton with DeWitt and Associates; Andrew Pitts with TreanorHL; Leo Snelling; Brad Erwin, Josh Warren, and Michael Younglove with Paragon Architecture; Captain Koch, Barb Stillings, Sheriff Brad Cole, Amy Fite, Jared Roderick, Perry Barnes, Judge Johnson, Cindy Childress, Judge Growcock

The Commissioners met with presenters from Paragon Architecture to discuss the new construction update for the anticipated Judicial Facility. Mr. Erwin said that currently they're in the schematic design phase, and they have been working with the Commission and end-users over the past eight weeks to develop preliminary floor plans. Mr. Erwin said that today he's presenting the end of the schematic design phase, and after this week his firm will work with DeWitt and Associates on fine-tuning the cost estimate. He anticipates starting the construction document phase at the end of April, and foresees dividing this up into two different bid packages. Soon after, DeWitt and Associates will present with a Guaranteed Maximum Price (GMP). Details of the Basement, First Floor, Second Floor, and the Courtroom were discussed, as well as how traffic will circulate within by staff, those in custody, and the general public. Eastern Commissioner Phillips expressed his concern on having visiting rooms attached to the Courtroom, as it will require more staff from the Sheriff's office. He noted that they're short-staffed now, and expressed concern about the recurring expense of staffing those spaces. He said that historically the detention officers are the forgotten ones, and he'd like his thoughts made public. Judge Johnson said that even our current judicial center has security-supervised visiting rooms which were designed to allow criminal attorneys to meet with their in-custody clients, so she doesn't see how there would be additional staff required. She noted that under the new construction plan it wouldn't be feasible for the criminal attorneys and their in-custody clients to use the jury room, and they are required to provide space and opportunity for attorneys to visit with their clients. Sheriff Cole expressed concern that the 90 square feet shown in the schematic design for the holding areas wouldn't be enough to hold the average of 10-20 inmates that are waiting for court. He said that you have to have two separate holding areas for male and female inmates, and expressed concern in transporting inmates safely with a limited staff. Mr. Pitts said that he thinks they have the ability to grow those holding cells, and they will work with the Sheriff to develop the layout within that space. Sheriff Cole said just to operate that one secured area you would need two staff members at minimum. Presiding Commissioner Weter said that we have to honor the right of the in-custody client to converse with their attorney, and he is concerned about what the Sheriff mentioned. Mr. Pitts said that they will discuss with the Judges and Sheriff about what the scenario would look like for a law day, and then they will try to provide the most flexibility to meet those needs. There was discussion on the Prosecutor's office spaces and on widening the sally port to accommodate two parking spaces for transport vehicles. Mr. Erwin said that they will talk through the most cost-efficient placement of the building in relation to the location of the site, and said that they'll soon have their Geotechnical Engineer do the soil borings which will help them fine-tune the construction cost estimate. Eastern Commissioner Phillips addressed the room and said that we need to identify a contact person that represents your office to ensure effective communication and avoid delays. Western Commissioner Bilyeu addressed the presenters from Paragon Architecture, and said that we've proven in the past few months that we can take a project cost and double it, and he will probably be the one to say no to change orders. He said this stage of the process is very important to him because we cannot let the price balloon. Mr. Erwin said that based on that experience they have completely changed their approach to communication and group

involvement, and before they move forward in the construction process they will have sign-offs and concurrence. Mr. Colony said you're going to have the best cost certainty through this process. Mr. Erwin talked about the timeline of construction, and said as long as they stay on the current path he anticipates ground work starting in July, and with a 15 month construction time-frame he foresees completion in the autumn of 2018. Presiding Commissioner Weter said there's the question of prevailing wage being discussed right now in Jefferson City, and said this subject has the potential to make an impact on the cost. He asked how they will allow for that potential. Mr. Erwin said that they will monitor the issue through May, and then they can evaluate the impact of providing an early bid package.

**Motion/Vote - 10:45 AM Josh Warren-Paragon Architecture**

Change Order - Trotter Pay Application #4/G701 Change Order 002

Attendees: Michael Younglove and Josh Warren with Paragon Architecture

Late Attendee: Mike Bloom

The Commissioners met with presenters from Paragon Architecture to discuss Trotter Pay Application #4/G701 Change Order #002. Mr. Warren said Change Order #002 includes Change Order requests 7 through 10 which have been voted on and approved. He said this document was forwarded to County Counselor John Housley last week, and the total amount is for \$397,983.36. He said this document is the signature page for the contract stating the total amount due, and they'll present the Commission later with a final pay application once it arrives. Presiding Commissioner Weter asked if there were more change orders to come. Mr. Warren said that they're not anticipating more, and next Monday he will complete a punch-list walk-through. He said the only item they don't have confirmation on is the storefront delivery which has been shipped but it may not arrive in time to be installed by March 6th. He also noted that the carpet nosing for the courtroom will arrive mid-March. Presiding Commissioner Weter said that Ken Davis was complaining that his soundproof wall wasn't soundproof. Mr. Warren said that they've provided the resilient channels and sound batt insulation, but said the issue is the HVAC duct-work that connects between offices. He said they've provided everything they can without the costly expense of reorganizing the duct work throughout. Presiding Commissioner Weter said that they will await confirmation from County Counselor Housley, send it to the Auditor for review, and then once they receive everything back they'll address it under Financials.

**Motion/Vote - 11:15 AM Mike Bloom**

Presentation - IT Specialist Presentation

Attendees: Mike Bloom

Late Attendee: Leo Snelling

The Commissioners met with presenter Mike Bloom regarding an IT Specialist presentation. Mr. Bloom gave his background, history, and experience with county needs. He presented the Commission with a document listing the benefits of having a

County IT department, and discussed evaluating the county's needs and providing cost-effective ways of obtaining equipment and software by using collective bargaining. Presiding Commissioner Weter said that they're not in a position to dump their obligations to PC Net, and expressed concern about the ability of an internal IT employee to work in conjunction with PC Net during a transition period. Mr. Bloom said that while he worked for PC Net there were times when they lost clients and they had to work with the companies that won those contracts, so he doesn't anticipate a problem. Presiding Commissioner Weter asked if Mr. Bloom if there might be proprietary or non-compete issues since he's previously worked for PC Net. Mr. Bloom answered that he hasn't worked for them in over two years, and he signed an 18 month contract when he began employment there. He said that this meeting is an encouragement for the County to put feelers out and listen to as many people as they can. There was discussion on security cameras and the IT setup for the new judicial facility, as well as discussion about Mr. Bloom needing a second employee to cover on-call needs. Western Commissioner Bilyeu asked Mr. Bloom how he would deal with a situation where he advised the County they needed a piece of equipment, and the Commission told him no. Mr. Bloom said he would be fine with that, and the County has been sold the highest-priced equipment, so he anticipates saving the County money in the future. Presiding Commissioner Weter said to let the record show that they're going to take this matter under consideration.

**Motion/Vote - 12:06 PM**

Recess

Attendees: Leo Snelling

Presiding Commissioner Weter said we are now in recess.

**Motion/Vote - 2:16 PM**

Amend Financial Statement

Attendees: Clerk Kay Brown

Late Arrival: Leo Snelling, Jeff Brown

Presiding Commissioner Weter said we have now come out of recess to enter regular session, and we will take up the Financial Statement item that was tabled this morning. Ms. Brown said according to Missouri Statute Section 50.815.1 RSMO, on or before the first Monday in March of each year, the county commission of each county of the first class not having a charter form of government shall, with the assistance of the county clerk, prepare and publish in some newspaper of general circulation published in the county a financial statement of the county for the year ending the preceding December thirty-first. Ms. Brown said that although she's unfamiliar with the process, she completed the Financial Statement to the best of her ability. She said for the past several years the Auditor has completed the Financial Statement, but she refused to complete it this year. Western Commissioner Bilyeu said that the Auditor has the state statute in her favor, and encouraged Ms. Brown in the fact that she did the best she could do with the limited resources that were provided to her. He said that everyone

was put in a difficult situation because they didn't get things in a timely fashion, and hopefully with the new software system in place the numbers will be more readily available next year. He said that in an ideal world the Auditor would have walked through this with Ms. Brown to help her with it, but that didn't happen. Western Commissioner Bilyeu said that if there are errors they will consider it part of the learning process, and then moved to amend the report presented to them by Ms. Brown in preparation for publishing in the Christian County Headliner March 1, 2017, and that they would amend it by replacing the sentence beginning with Exceptions...., with the paragraph as follows:

Note: This is the first year the County Clerk has prepared this statement (it had been previously completed by the County Auditor), and delays in receiving information did not allow time to verify all entries with the County Auditor. Any significant changes will be reported by a subsequent posting in this paper.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Hosea Bilyeu, Western Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Hosea Bilyeu
<b>ABSENT:</b>	Ralph Phillips

**Motion/Vote -**

Motion

Attendees: Kay Brown, Leo Snelling, Jeff Brown

Western Commissioner Bilyeu moved to approve the Christian County, Missouri Financial Statement for January 1, 2016 through December 31, 2016 as amended.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Hosea Bilyeu, Western Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Hosea Bilyeu
<b>ABSENT:</b>	Ralph Phillips

**III. Adjournment**


The meeting was closed at 2:51 PM

**2:51 AM**

Adjournment

Attendees: Jeff Brown, Clerk Kay Brown, Leo Snelling

Presiding Commissioner Weter said seeing no further business we are adjourned.



Ray Weter

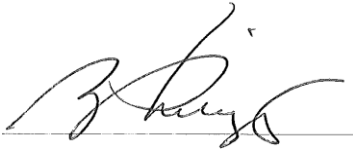
Presiding Commissioner, Ray Weter



Hosea Bilyeu

Hosea Bilyeu

Western Commissioner, Hosea Bilyeu



Ralph Phillips

Ralph Phillips

Eastern Commissioner, Ralph Phillips