



# Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

April Term

~ Minutes ~

Wednesday, April 26, 2017

8:30 AM

The Christian County Courthouse

## I. Convene

The meeting was called to order at 8:30 AM by Presiding Commissioner Ray Weter

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	8:30 AM
Ralph Phillips	Eastern Commissioner	Present	8:30 AM
Hosea Bilyeu	Western Commissioner	Present	8:30 AM
Krista Cronin	Deputy Clerk	Present	8:30 AM
Malinda Young	Secretary	Present	8:30 AM

## II. Establish Quorum

## III. Agenda

### Motion/Vote -

Motion

Attendees: Mike Sutton, Bruce Colony, Captain Tom Koch, Sheriff Cole, Laura Pratt, Judge Jennifer Growcock, Judge Laura Johnson, Jarrett Sims, Janette Bleau, Brad Thomlinson, Prosecutor Amy Fite, Amelia Wigton, Jared Roderick, Perry Barnes, Michael Younglove, Josh Warren, Brad Erwin, Leo Snelling, Barb Stillings, Cindy Childress

Presiding Commissioner Weter noted the presence of a quorum, and then entertained a motion to approve the regular session agenda for today, April 26, 2017 as published.

<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 - 8:30 AM Paragon Architecture-Josh Warren

Discussion - End Design Meeting

Attendees: Mike Sutton, Bruce Colony, Captain Tom Koch, Sheriff Cole, Laura Pratt, Judge Jennifer Growcock, Judge Laura Johnson, Jarrett Sims, Janette Bleau, Brad Thomlinson, Prosecutor Amy Fite, Amelia Wigton, Jared Roderick, Perry Barnes, Michael Younglove, Josh Warren, Brad Erwin, Leo Snelling, Barb Stillings, Cindy Childress

The Commissioners met with presenters from Paragon Architecture for an end design meeting for the proposed annex to the current Christian County Justice Center. Mr. Erwin said they've just completed the design development phase, and are moving forward to the construction document phase. Presiding Commissioner Weter asked if

we should have our financing in place before we start the construction document phase. Mr. Erwin answered no, financing does not need to be in place. He said there's been a great collaborative effort from all office holders. There was discussion about how the original plans were for a 32,000 square-foot building, and it has grown to a 35,700 square-foot building to accommodate organic changes in the plan. Mr. Erwin said they made a lot of assumptions before they met with each office, and they want to deliver on the needs of each office for ten years or more.

Mr. Erwin, Mr. Warren, and Mr. Younglove then went over the schematic drawings in detail. Mr. Erwin said the City of Ozark has requested an overall master plan to include landscaping and lighting, so Paragon will be providing that at for no additional fee. He said they're looking to go forward with construction as early as July 1, 2017. There was discussion about the third floor of the overall building, and Mr. Warren said the reason there are two hallways is for access and code reasons to have two paths of egress.

Sheriff Cole voiced his concern about having only one Sally Port, saying that he sees it as a security and safety issue because it's a two-vehicle area. Sheriff Cole said he understands trying to save money, but he thinks they need to reassess because the faster they can get in and out the safer everyone will be. Mr. Erwin asked Sheriff Cole if they could work through the maneuverability, would it satisfy his concerns. Sheriff Cole answered that it would greatly reduce his concern. Western Commissioner Bilyeu asked Mr. Erwin to provide a statement that would clarify the cost difference in changing the Sally Port configuration.

Sheriff Cole then voiced his concern about the elevator not stopping at the Prosecutor's floor. He said most of the time there wouldn't be a problem, but if there's a safety issue on the Prosecutor's floor and a Deputy is in the holding area, the fastest way to get to the floor is via the elevator. He also stressed the importance of having access to the Prosecutor's office while protecting witnesses. Sheriff Cole suggested the elevator could be accessed by card only, with no one having access except security. Mr. Erwin said they could make that change easily.

Sheriff Cole then said he'd like to see the workstation to be centrally located in the holding area in order to maintain control of the area. Mr. Warren said that could be fixed.

There was then discussion about the master plan that the City of Ozark is requesting, and how the changes won't affect it. Mr. Erwin said the master plan the City of Ozark is requesting includes the footprint of the annex and how it's related to the surrounding area.

Presiding Commissioner Weter mentioned that the Sheriff and Juvenile departments need to be scheduled on the agenda because they are interested in hearing why the Sheriff is assuming duties that are currently being provided by the Juvenile department, but the Juvenile department is asking for more staff.

Mr. Erwin then presented the Commission with a Total Project Summary Worksheet which details a cost breakdown. It includes \$8,982,000.00 in construction costs, as well as contingency factors to keep the project under 10.4 million. Mr. Erwin said his goal is

to give the Commission a realistic number. Mr. Colony said they've worked together to reduce 9.5 million in construction costs to 8.9 million. There was then discussion about changing the original agreement because of the change in square footage as well as cost, and Mr. Colony said that wasn't necessary because the contract states that the Construction Manager is going to provide pre-construction services and the final cost of construction is determined at a later date.

Mr. Erwin gave the timeline of the project, saying that he will meet with the City of Ozark, will be at 50% of completion on the construction documents, and at that point could release the first early bid packages in order to take advantage of good weather. He said realistically they're looking at July 1, 2017 to break ground and to have a true Guaranteed Maximum Price (GMP), which they have coordinated with Michelle Bock of Piper Jaffray.

Presiding Commissioner Weter said we don't have the latest financials, we only have the February financials. He said what makes him nervous about the project is making it work internally because we don't have financials and know where we're sitting financially at a given moment.

Eastern Commissioner Phillips asked Sheriff Cole how much additional staff he will require. Sheriff Cole answered roughly eight to ten new employees. Eastern Commissioner Phillips asked why we would shell out the current juvenile offices. Mr. Erwin answered because of potential cost savings, and their hope is to have them fully fitted out instead of just shelled out. Ms. Stillings said but that will cost more money to finish it later on. Mr. Erwin agreed.

Eastern Commissioner Phillips said he'd like to go on record as saying not addressing the current detention center needs leaves the County at great risk. He said he was told yesterday the County is holding 180 inmates, which leaves the county vulnerable from a legality standpoint.

Western Commissioner Bilyeu said he's very pleased with this process, he feels that we have good information and numbers, and personally believes that we can fund appropriately. He said he understands Eastern Commissioner Phillip's concerns that the problems at the current facility need to be addressed, but we can't do them both at the same time. He said the decision to make the proposed annex the first in line to be addressed was made when he came on board the Commission, and wanted it noted that we have to stay within the numbers.

Presiding Commissioner Weter said he doesn't have any reservations about the work everyone has completed, but he's not going to recommend anything today until he sees our latest financials, and we should have March's financials. Mr. Erwin said we are planning on starting the construction document phase next Thursday, and if we delay moving forward it will have financial implications. He said he needs the release from the Commission to move forward. Mr. Erwin said the only unknown costs are water and utility, which shouldn't have an impact on the big financial picture.

There was then discussion on what will happen with the vacated areas in the existing judicial center, and how there is an allowance of \$60,000.00 on the Total Project Summary Worksheet for the remodeling.

Ms. Fite said she'd like to impress upon the Commission how urgent the need is to move forward on this project, and respectfully requests that they address the need. Judge Laura Johnson said she hopes there's a way to avoid failures from not receiving financial information in a timely manner in the future, and said it would be a shame to let that hinder the process. Presiding Commissioner Weter said he agrees, but it's hard to make a rational decision not knowing where we're sitting at the moment. Western Commissioner Bilyeu said he knows they're all committed to increasing the speed in which they get information, and they're committed to making progress on that.

Presiding Commissioner Weter said someone will have to make a motion to proceed with authorizing creation of the construction documents, or a motion to table that until we get a look at the current financials. Western Commissioner Bilyeu asked Mr. Erwin if he thinks it's wise to have a conversation with Ms. Bock of Piper Jaffray before they approve this step. Mr. Erwin said he doesn't think it matters as long as we have it in the next ten days. Presiding Commissioner Weter said the reason he'd like to know where we sit financially is we're counting on the accumulation of funds to bring down the financing package to 8 million dollars.

Western Commissioner Bilyeu moved to continue this process and begin the construction document phase.

<b>RESULT:</b>	<b>ADOPTED [2 TO 1]</b>
<b>MOVER:</b>	Hosea Bilyeu, Western Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Hosea Bilyeu
<b>NAYS:</b>	Ralph Phillips

#### **IV. Adjournment**

The meeting was closed at 9:51 AM

**9:51 AM**

Adjourn

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

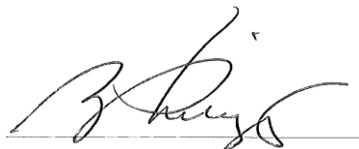
  
Ray Weter

Presiding Commissioner, Ray Weter



Hosea Bilyeu

Western Commissioner, Hosea Bilyeu



Ralph Phillips

Eastern Commissioner, Ralph Phillips