



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

April Term

~ Minutes ~

Thursday, June 7, 2018

8:50 AM

The Christian County Historic Courthouse

I. Convene

The meeting was called to order at 8:50 AM by Presiding Commissioner Ray Weter

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	8:50 AM
Ralph Phillips	Eastern Commissioner	Present	8:50 AM
Hosea Bilyeu	Western Commissioner	Present	8:50 AM
Krista Cronin	Deputy Clerk	Present	8:50 AM
Malinda Young	Assistant	Present	8:50 AM

2. Establish Quorum

Motion/Vote - 8:50 AM Christian County Commission

Discussion - 06-7-18-1 Approve Agenda

Attendees: Diane Stalder

Presiding Commissioner Weter noted the presence of a quorum, and then entertained a motion to approve Christian County Commission's regular session agenda for today, June 7, 2018 as published.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ralph Phillips, Eastern Commissioner
SECONDER:	Hosea Bilyeu, Western Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

Motion/Vote - 8:55 AM Christian County Clerk

Minutes & Financials Approval - 06-7-18-2 Approve Minutes & Financials

Attendees: Diane Stalder

Presiding Commissioner Weter entertained a motion to approve Christian County Commission's regular session minutes from June 4, 2018.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Hosea Bilyeu, Western Commissioner
SECONDER:	Ralph Phillips, Eastern Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

Motion/Vote - 8:56 AM

Approve Financials

Attendees: Diane Stalder

The Commission met to discuss financials. Presiding Commissioner Weter noted that Building and Maintenance Supervisor Richard Teague informed him that one of the air conditioning units in the jail is not functioning, and needs to be addressed immediately. Mr. Teague suggested the emergency purchase of a new unit. Discussion was held, and Presiding Commissioner Weter entertained a motion for Mr. Teague to investigate the purchasing and acquisition of a roof air conditioning unit for the jail portion of the Justice Center as an emergency purchase.

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

Motion/Vote - 8:59 AM

Enter into Recess

Attendees: Diane Stalder

Presiding Commissioner Weter entertained a motion to enter into recess until 9:30 a.m.

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

II. Agenda

Motion/Vote - 9:30 AM

Resume Session

Attendees: Diane Stalder, Captain Koch, Chantel McGinnis, Andrew Gonzales and Chief Darren White with the Ozark Fire Protection District, Kevin Parr with Midwest Public Risk, Chief Building Inspector Randy Long, Rance Burger with the Christian County Headliner, Cindy Childress, Sheriff Brad Cole, Brad Erwin and Michael Younglove with Paragon Architecture, Michael Sutton with DeWitt & Associates, Andy Pitts with TreanorHL, Resource Management Director Todd Wiesehan, Daniel Rooney with Simplex Grinnell (via phone), Collin Powers with MFEC, Casey Mustain with NetWatch, Chief Juvenile Officer Perry Barnes

Presiding Commissioner Weter entertained a motion to terminate recess and enter into regular session.

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

Motion/Vote - 9:31 AM

Remove 9:30 a.m. item from the table

Attendees: Diane Stalder, Captain Koch, Chantel McGinnis, Andrew Gonzales and Chief Darren White with the Ozark Fire Protection District, Kevin Parr with Midwest Public Risk, Chief Building Inspector Randy Long, Rance Burger with the Christian County Headliner, Cindy Childress, Sheriff Brad Cole, Brad Erwin and Michael Younglove with Paragon Architecture, Michael Sutton with DeWitt & Associates, Andy Pitts with TreanorHL, Resource Management Director Todd Wiesehan, Daniel Rooney with Simplex Grinnell (via phone), Collin Powers with MFEC, Casey Mustain with NetWatch, Chief Juvenile Officer Perry Barnes

Presiding Commissioner Weter entertained a motion to remove the 9:30 a.m. item from the table and take it up, that being the construction progress and decision items.

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

**Motion/Vote - 9:32 AM Paragon Architecture & DeWitt & Associates
Construction Manager at Risk**

Discussion - 06-7-18-3 Tabled Item from 5.31.2018: Construction Progress & Decision Items

Attendees: Diane Stalder, Captain Koch, Chantel McGinnis, Andrew Gonzales and Chief Darren White with the Ozark Fire Protection District, Kevin Parr with Midwest Public Risk, Chief Building Inspector Randy Long, Rance Burger with the Christian County Headliner, Cindy Childress, Sheriff Brad Cole, Brad Erwin and Michael Younglove with Paragon Architecture, Michael Sutton with DeWitt & Associates, Andy Pitts with TreanorHL, Resource Management Director Todd Wiesehan, Daniel Rooney with Simplex Grinnell (via phone), Collin Powers with MFEC, Casey Mustain with NetWatch, Chief Juvenile Officer Perry Barnes

The Commission met with presenters from Paragon Architecture and DeWitt & Associates in regards to construction progress and decision items, that being holding cells, electrical locks, speakers, and integration of systems. Mr. Younglove presented the Commission with Pay Application No. 7, in the amount of \$674,854.19. Presiding Commissioner Weter entertained a motion to refer Pay Application No. 7 to the Christian County Auditor for her review and approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ralph Phillips, Eastern Commissioner
SECONDER:	Hosea Bilyeu, Western Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

Motion/Vote - 9:35 AM Krista Cronin, County Clerk

Discussion - 06-7-18-4 Construction Progress and Decision Items

Attendees: Diane Stalder, Captain Koch, Chantel McGinnis, Andrew Gonzales and Chief Darren White with the Ozark Fire Protection District, Kevin Parr with Midwest Public Risk, Chief Building Inspector Randy Long, Rance Burger with the Christian County Headliner, Cindy Childress, Sheriff Brad Cole, Brad Erwin and Michael Younglove with Paragon Architecture, Michael Sutton with DeWitt & Associates, Andy Pitts with TreanorHL, Resource Management Director Todd Wiesehan, Daniel Rooney with Simplex Grinnell (via phone), Collin Powers with MFEC, Casey Mustain with NetWatch, Chief Juvenile Officer Perry Barnes

Mr. Erwin recapped last week's stakeholder meeting, in which schematics and other information were disseminated to the Ozark Fire Protection District, Midwest Public Risk, and other applicable parties. Discussion was held in regards to a meeting with Kevin Jones (Simplex Grinnell) held after the contract award of Bid Package No. 3, in which suggestions were made about revising the design to provide a high level of integration between access control, camera surveillance, intercoms, electrical door systems, at a cost of approximately \$153,000.00. Mr. Parr with Midwest Public Risk noted that MPR would like to be more involved with the project, to help determine the best mitigation now to help with liability later. Presiding Commissioner Weter asked Mr. Parr if the building is constructed as designed, would it meet applicable codes? Mr. Parr answered yes, however, if electrified locks are not installed it will cost more because of increased staffing costs (salary and workman's compensation exposure). Mr. Rooney noted that since the holding cells will be occupied at times by federal inmates, Simplex Grinnell has proposed a system for consideration to help alleviate liability. Mr. Erwin noted that the project is currently under budget, so there is allowance for contingencies. Mr. Long suggested that the holding cells be fully grouted in order to meet code. Sheriff Cole noted that the staffing matrix that was developed from the beginning of the Circuit Court Building project is based upon having electronic locks, and expressed concern that without electronic locks the possibility existed of co-mingling of juvenile and adult offenders. Mr. Barnes agreed. Western Commissioner Bilyeu noted his support of installation of the dual security integrated system proposed by Simplex Grinnell, in order to alleviate staffing costs in the future, with the hope that the total project cost can be within the Guaranteed Maximum Price. Eastern Commissioner Phillips agreed, saying that the system will pay for itself within two to three years. Presiding Commissioner Weter entertained a motion to authorize Paragon Architecture and DeWitt and Associates to present the Commission with a firm, fixed cost to consider on a date to be determined.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Hosea Bilyeu, Western Commissioner
SECONDER:	Ralph Phillips, Eastern Commissioner
AYES:	Ray Weter, Ralph Phillips, Hosea Bilyeu

Motion/Vote - 10:55 AM

Approve fully grouting holding cells

Attendees: Diane Stalder, Captain Koch, Chantel McGinnis, Kevin Parr with Midwest Public Risk, Chief Building Inspector Randy Long, Rance Burger with the Christian County Headliner, Cindy Childress, Sheriff Brad Cole, Brad Erwin and Michael Younglove with Paragon Architecture, Michael Sutton with DeWitt & Associates, Andy Pitts with TreanorHL, Daniel Rooney with Simplex Grinnell (via phone), Collin Powers with MFEC, Chief Juvenile Officer Perry Barnes

Presiding Commissioner Weter entertained a motion to fully grout the four and a half walls in the holding cells on the first and second floors, for a cost of approximately \$12,000.00.

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

Motion/Vote - 11:00 AM

Approve expansion of security control room

Attendees: Diane Stalder, Captain Koch, Chantel McGinnis, Kevin Parr with Midwest Public Risk, Chief Building Inspector Randy Long, Rance Burger with the Christian County Headliner, Cindy Childress, Sheriff Brad Cole, Brad Erwin and Michael Younglove with Paragon Architecture, Michael Sutton with DeWitt & Associates, Andy Pitts with TreanorHL, Daniel Rooney with Simplex Grinnell (via phone), Collin Powers with MFEC, Chief Juvenile Officer Perry Barnes

Presiding Commissioner Weter entertained a motion to proceed with the expansion of the security control room as presented, for a cost of approximately \$2,500.00.

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

Motion/Vote - 11:02 AM

Approve acceptance of credit for construction costs

Attendees: Diane Stalder, Captain Koch, Chantel McGinnis, Kevin Parr with Midwest Public Risk, Chief Building Inspector Randy Long, Rance Burger with the Christian County Headliner, Cindy Childress, Sheriff Brad Cole, Brad Erwin and Michael Younglove with Paragon Architecture, Michael Sutton with DeWitt & Associates, Andy Pitts with

TreanorHL, Daniel Rooney with Simplex Grinnell (via phone), Collin Powers with MFEC, Chief Juvenile Officer Perry Barnes

Mr. Erwin noted the presence of a \$2,100.00 credit due to changes in doors and door hardware. Presiding Commissioner Weter entertained a motion to accept the credit of \$2,100.00 for construction costs.

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

Motion/Vote - 11:03 AM

Approve change order

Attendees: Diane Stalder, Captain Koch, Chantel McGinnis, Kevin Parr with Midwest Public Risk, Chief Building Inspector Randy Long, Rance Burger with the Christian County Headliner, Cindy Childress, Sheriff Brad Cole, Brad Erwin and Michael Younglove with Paragon Architecture, Michael Sutton with DeWitt & Associates, Andy Pitts with TreanorHL, Daniel Rooney with Simplex Grinnell (via phone), Collin Powers with MFEC, Chief Juvenile Officer Perry Barnes

Mr. Erwin presented a change in the amount of \$7,300.00, which is the result of additional intercoms, card readers, and cameras. Presiding Commissioner Weter entertained a motion to authorize the charge of \$7,300.00 to accommodate said items.

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

III. Adjournment

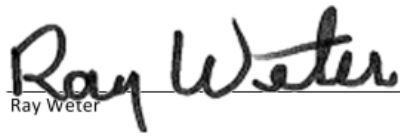
The meeting was closed at 11:06 AM

11:06 AM

Adjourn

Attendees: Diane Stalder, Captain Koch, Chantel McGinnis, Kevin Parr with Midwest Public Risk, Chief Building Inspector Randy Long, Rance Burger with the Christian County Headliner, Cindy Childress, Sheriff Brad Cole, Brad Erwin and Michael Younglove with Paragon Architecture, Michael Sutton with DeWitt & Associates, Andy Pitts with TreanorHL, Daniel Rooney with Simplex Grinnell (via phone), Collin Powers with MFEC, Chief Juvenile Officer Perry Barnes

Presiding Commissioner Weter adjourned the meeting.



Presiding Commissioner, Ray Weter



Hosea Bilyeu

Western Commissioner, Hosea Bilyeu



Ralph Phillips

Eastern Commissioner, Ralph Phillips