

Osage County Commission Meeting Minutes
March 5, 2020

Meeting called to order by Presiding Commissioner Darryl Griffin at 8:30 AM
District 1 Commissioner John Glavin present
District 2 Commissioner Larry Kliethermes present
Media – HB Dodds
Chief Deputy Clerk – Valerie Prater, Heather Gyorkos
Present for all or part of the meeting: Susan Long, John Kennedy

Approval of the Agenda and Minutes:

Commissioner Griffin asked for a motion for approval of today's agenda and meeting minutes from March 3rd, 2020. Commissioner Kliethermes made a motion to approve the agenda and the meeting minutes. Commissioner Glavin seconded the motion. A roll call vote was then taken. Heather Gyorkos asked "Commissioner Glavin how do you vote?" Commissioner Glavin responded "yes." Gyorkos asked "Commissioner Kliethermes how do you vote?" Commissioner Kliethermes responded "yes." Gyorkos asked "Commissioner Griffin how do you vote?" Commissioner Griffin responded "yes."

Bills, Notes and Communication:

Checks Signed

-John Kennedy spoke about the invoice submitted. Said that the payment should come from repair and upkeep account.

Meetings:

-March 10th, 2020 Election day for Presidential Preference Election

-March 10th, 2020 No Commission Meeting

-March 11th, 2020 Smoke Detector Testing

-Miller County Commission hosting a West Central Commissioner Quarterly meeting to be held at the Wilmore Lodge on March 18th, 2020

-March 31st, 2020 Last day for candidate filing for August 4th, 2020 Primary election

Health Department:

-Susan Long said the 911 advisory meeting on March 4th, 2020 went well. They discussed concerns of corona virus in regards to EMS, Fire and Law Enforcement. She said that there are plans being made in regards to suspected Covid call that the order is Susan first, Andi second, and the EMS third, this way the scene is secured and safe with law enforcement. She received information from the CDC for the safety of polling places at election and gave the information to Nicci. She said for businesses to review sick time plans since the quarantine time is 14 days and most only allow 1-2 days. Susan said Andi is going to send a mass email regarding the issues. She said that this will affect us with the virus or not. She is doing her best so people don't get sick and to protect as many people as possible. We do not need to go into panic mode and just use common sense when it comes to the illness.

Road and Bridge:

-Commissioner Glavin said CR 205 needs gravel, can wait a little while.

-Commissioner Griffin said that Road and Bridge not here today. Any updates from Tuesday?

-Commissioner Glavin said CR 274A box is only 12 feet wide, maybe we can widen? Thinking about getting BEEP study done. It does qualify.

-Commissioner Griffin said 274A?

-Commissioner Glavin yes, 274A where we put that bridge on.

-Commissioner Griffin asked how far is it from the bridge?

-Commissioner Glavin said about a ¼ mile. It's a pretty bad turn there.

-Commissioner Griffin asked who do we contact for that?

-Commissioner Glavin said the same firm as the bridge on CR 801.

-Commissioner Kliethermes said there was a BEEP study on CR 611 at HWY 50. There was also a BEEP study done at CR 608 Red bridge.

-Commissioner Glavin said there is a 20 ft bridge on a 12 ft box.

-Commissioner Griffin asked what is the cost for the study?

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- Commissioner Kliethermes said we don't have to pay for them. They have money available for the BEEP studies. You apply to have it done and if money is available, they accept the project through the state.
- Commissioner Glavin said it is 18 ft inside.
- Commissioner Griffin said to contact McClure and see if they are interested.
- Commissioner Griffin said he would give them a call.

Building and Grounds:

Old Business:

- Commissioner Griffin said we have heard nothing back from Westphalia.
- Commissioner Kliethermes said they had a meeting and discussed the sewer increase.
- Commissioner Griffin said the 911 advisory meeting went well. They discussed types of calls, who responds, compliance. There was a lot of good discussion from the people who work hard to keep the community safe. They multitask a lot to get things done. At the meeting were the Fire Chief, Ambulance District, Medical Director, and 911 Director. The next advisory meeting is April 1st, 2020 at 6:00 pm.

New Business:

- Commissioner Griffin said there will be an upcoming statement on 911 tax at the next Linn townhall meeting March 23rd, 2020 at 7:00 pm in the commission room. Other townhall meetings for Meta March 16th, 2020 at 7:00 pm, Westphalia March 18th at 7:00 pm, Loose Creek March 19th, 2020 6:30 pm at Annie's Station. We are still waiting for the date for Chamois.
- Commissioner Kliethermes said the architect sent over a proposal the afternoon of March 3rd, 2020. Looks to be broad term. Proposal estimates \$6,000-8,000, \$12,000-16,000, \$1000-2,000. Architect says we should receive bidding under the same contract. May or may not fall under the \$75,000 limit. Masonry restoration if we use 100% repair that's \$12,000-16000. 25% repair atrium and front.
- Commissioner Glavin said there is only \$46,000 in account. The roof definitely needs fixed.
- Commissioner Kliethermes said the cover sheet says in the mean time with approval will need to notify paper with bid 30 calendar days to run. Which means that would be early April.
- Commissioner Glavin said I say to fix the roof. There's \$46,000 in that account. I hate to put the building up for grabs and tear into that porch and find there is more that needs to be fixed. I don't think we should overextend.
- Commissioner Kliethermes asked which account are you talking about?
- Commissioner Glavin said the Building Improvement
- Commissioner Kliethermes said isn't there a way from the jail renovation fund? We need to keep enough for the final payment.
- Commissioner Glavin said only 475,000. \$450,000 for general revenue and another \$25,000.
- Commissioner Griffin said we need to fix the roof and fix the columns.
- Commissioner Glavin said I don't think we need to spend a bunch of money.
- Commissioner Griffin said there is \$49,485 on the February balance sheet.
- Commissioner Kliethermes said there should be
- Commissioner Glavin said 411
- Commissioner Glavin said the transfer is not out of the account
- Commissioner Kliethermes said the estimate for this year is 475,000
- Commissioner Griffin said what does it generate a month? If this is put out to bid it will be next spring.
- Commissioner Kliethermes said about \$2900 a month. We need to get the best bid. It looks like 25% is 500sq feet. I think that's the front.
- Commissioner Griffin said that would be the front and the columns. Forget about the 100%. The columns and the ceiling need to be fixed.
- Commissioner Glavin said between the columns is reinforced concrete.
- Commissioner Kliethermes said the additional estimate to the total budget is \$40-50,000. We need to receive bid for all in the same. Project may not fall under \$75,000 the numbers he has. Leave out the 100%, now its 30. The architect does not have his cost listed on this. Cannot see how we can afford to go all around the building.
- Commissioner Glavin said the columns are bad.
- Commissioner Kliethermes said yes, the columns are bad. Bids will be high since the location is on the highway.
- Commissioner Glavin asked what holds up the structure is reinforced concrete? Not bricks, the mortar is tight in the bricks.
- Commissioner Kliethermes said afraid with the weather the brick will wear.
- Commissioner Glavin said the mortar is off due to the salt. The roof needs done.
- Commissioner Kliethermes said he would like to speak to the architect regarding what the percentages are on the proposal. If 100% is for all around, if 25% is just the columns or the first offset in the building. That and the column is 500sq ft.
- Commissioner Griffin asked or it that the turn to the first gutter?
- Commissioner Glavin said a general contractor is 5%.
- Commissioner Kliethermes said the side section is 900sq ft. The end section not sure if that includes the side and front. They look to be the same price. John Kennedy mentioned sealing the brick. Midwest Brick cost not included in cost.
- Commissioner Griffin said John Kennedy spoke about the brick. Important to get bids out. Do you want to call now or wait for Tuesday?
- Commissioner Kliethermes asked if they could now to get clarification on these items. There is no meeting Tuesday so it would be Thursday.

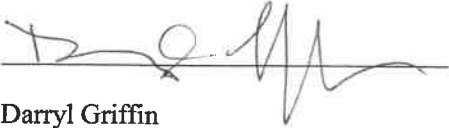
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- Commissioner Griffin called and spoke to Jay.
- Commissioner Kliethermes asked about the difference in the 25% and the 100% repair. The 25% includes the columns and the front.
- Jay said the basic main entrance 100%. 25% is 100% is 1500sq ft.
- Commissioner Kliethermes said we are looking to repair under \$75,000. The roof, ceiling and columns need to be done.
- Jay said to clean and repair the brick and added the main section. Will prepare a new bid with line items for each thing. Reroofing would have a line cost, cleaning the brick etc.
- Commissioner Kliethermes asked to talk about Midwest sealing the brick and stone.
- Jay said the price is not included. Most masonry does not recommend sealing brick. He wanted to make sure if that information was correct. Will find out if there is anything that can be used.
- Commissioner Kliethermes said we can find out what was used before on the brick.
- Commissioner Griffin asked Jay what percent is his cost for the architect firm.
- Jay said it will follow 10% probably. It depends on the service level you are looking for. We would do what you want us to.
- Commissioner Griffin said for example being the point person for the project.
- Jay said that would be full service. That includes getting bids, preparing the contracts, inspections, reports, applications. We would review all paperwork and recommend. Based on that for proposal he would
- Commissioner Glavin said honestly there is 49 in the account. I'm worried about hidden issues.
- Jay said contingent cost on a rehab like this is 10%. If your budget is \$60,000 you want another 6,000. That can be bid into with the contract.
- Commissioner Glavin said it's better to keep separate.
- Jay said there is no need to build into contract. Only issue is if there is something new that comes up, you need to have a meeting to say yes. Or if you are willing to delegate a commissioner to make decision.
- Commissioner Griffin asked if there were any more questions.
- Commissioner Kliethermes said to keep money in mind. The bid might be high with being on the highway. Need to rework the bid for the front, columns and roof.
- Commissioner Griffin agreed.
- Jay said he would concentrate on the front. You always don't want to take the lowest bid.
- Commissioner Glavin said that taking the
- Jay said that any bids they take have references. They must provide them within 24 hours. The same for sub-contractors. Anyone local should
- Commissioner Glavin said locals are better since they are shareholders in the community.
- Jay said he would get proposal together. Hold on the ad. A week won't hurt. I will try to get this done by March 6th, 2020. Will email to Larry.
- Commissioner Kliethermes said we have more time than money.
- Jay said they could look at mid-March
- Commissioner Kliethermes said sure
- Jay said the bid has to be listed for 30 days so that would put you at mid-April.
- Commissioner Griffin thanked Jay and will wait to hear.
- Commissioner Griffin heard from Ameren about the upcoming vegetation notification. They are going to take out trees and different things. Ameren will notify property owners. Anyone with questions should contact Ameren. The crews will be on site.

Public Comments:

Adjournment:

-With no further business, the commission meeting adjourned at 10:19 AM. Commissioner Glavin made a motion, seconded by Commissioner Kliethermes. A roll call vote was taken. Heather Gyorkos asked "Commissioner Glavin how do you vote?" Commissioner Glavin responded "yes." Gyorkos asked "Commissioner Kliethermes how do you vote?" Commissioner Kliethermes responded "yes." Gyorkos asked "Commissioner Griffin how do you vote?" Commissioner Griffin responded "yes."



Darryl Griffin
Presiding Commissioner

