

RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT
1st Day's Proceedings, 2nd Day of January 2024

The Honorable Johnson County Commission met this day pursuant to adjournment. Present: Troy Matthews, Presiding Commissioner; John Marr, Eastern Commissioner; Charles Kavanaugh, Western Commissioner; and Diane Thompson, County Clerk. Additional public access made available via Zoom Meeting with the following details: Telephone Number: 312-626-6799 | Meeting ID: 851 4369 4527 | Passcode: 640931 | The following proceedings were had to-wit:

Fees received in December 2023 from Stormy Taylor, Recorder of Deeds were approved. Fees deposited with the Treasurer were \$28,382.33.

The monthly report of monies received in December 2023 by Diane Thompson, County Clerk was approved. Deposited with the Treasurer was \$17,093.06.

The Commissioners met with Darrin Tobias, Emergency Management Agency (EMA) Director for the biweekly EMA update; discussion included:

Emergency Shelter / Warming and Cooling Centers

Tobias noted there is not a written plan in place for emergency shelters or warming/cooling centers. Tobias noted he will be working with Gloria Brandenburg, Statewide Regional Coordinators Program - Region A Area Coordinator to establish a plan. Tobias noted that in addition to the name and location of the facility they would track available operation hours, accessibility, and facility capabilities.

- Warming Center: short-term emergency accommodation that operates when temperatures or a combination of precipitation, wind chill, wind and temperature become dangerously inclement with the vital purpose to prevention of death and injury from exposure to the elements.
- Cooling Center: short-term emergency accommodation that operates when temperatures or heat indices become dangerously hot with the vital purpose to prevention of death and injury from exposure to the heat.
- Storm / Emergency Shelter: short-term emergency shelter accommodation that operates during severe weather is intended to be of limited duration.
- Long-Term Shelter: In the event long-term shelter is needed, the American Red Cross and other agencies will determine where post-event shelters will be located.

SHARed RESources (SHARES) High Frequency (HF) Radio Program

Tobias reviewed that this radio program is made available only to emergency personnel entities and not to the general public but requires training, which he will be attending.

Hazardous Waste Operations and Emergency Response (HAZWOPER) Training

Tobias noted training is required for individuals conducting the Household Hazardous Waste Collections hosted by EMA throughout the year.

The Commissioners met with Stephanie Truex for the Johnson County Community Health Services (JCCHS) Monthly Update. Truex stated there have been a high number of Influenza A positive cases reported. Truex noted the hospitalization rates for COVID increased the week prior to Christmas. Truex noted the JCCHS Board, starting last week, has required JCCHS nurses distribute additional information about efficacy and side effects be about the COVID vaccine when issuing a COVID vaccine.

Commissioner Matthews and Commissioner Marr met with Jamie DeBacker, Executive Director for the Warrensburg Main Street (WMS) Monthly Update; discussion included:

Star Theater – DeBacker noted the potential buyer for the theater who intends to have the main floor be event space and upper floor to be housing. DeBacker noted the opportunity to purchase the theater was made known locally with a January 15, 2024 deadline for other bids. DeBacker noted she checked for messages daily while WMS was closed (December 22-January 2), just in case a potential bidder wanted to see the property, but no response has been received at this time.

National Main Street Visit – DeBacker stated National Main Street Representatives will visit Warrensburg on February 1, 2024. DeBacker stated they visit every other year to evaluate the Main Street area to the WMS reports for accuracy and compliance.

Evening of Excellence – WMS will host an awards ceremony for volunteers on January 23, 2024 at the Star Theater, to which the Commission are invited to attend.

The Commissioners met with Diane Thompson who reviewed that the Animal Shelter Agreement is still lacking documentation from Old Drum Animal Shelter to be complete the 2024 agreement.

The Commissioners received notice that Treasurer Heather Reynolds received a payment from Greater Kansas City Community Foundation on January 2, 2024 in the amount of \$400.00 for indigent burial reimbursements of Ray Plemmons.

Adjournment was at 4:00 p.m. The next meeting will convene on January 4, 2024.

ATTEST: _____
 Diane Thompson, County Clerk

 Troy A. Matthews, Presiding Commissioner

 John L. Marr, Eastern Commissioner

 Charles Kavanaugh, Western Commissioner

RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT
2nd Day's Proceedings, 4th Day of January 2024

The Honorable Johnson County Commission met this day pursuant to adjournment. Present: Troy Matthews, Presiding Commissioner; John Marr, Eastern Commissioner; Charles Kavanaugh, Western Commissioner; and Diane Thompson, County Clerk. Additional public access made available via Zoom Meeting with the following details: Telephone Number: 312-626-6799 | Meeting ID: 851 4369 4527 | Passcode: 640931 | The following proceedings were had to-wit:

The Commissioners received the December 2023 Summary Settlement from Treasurer Heather Reynolds.

The Commissioners reviewed and approved accounts payable in the amount of \$798,313.24.

Commissioner Kavanaugh motioned and Commissioner Marr seconded to approve the transfer from Tax Maintenance Fund. Motion approved unanimously.

WHEREAS, the Collector's Maintenance Fund was established pursuant to 52.312 RSMo for the purpose of funding additional costs and expenses incurred in the office of collector; and,

WHEREAS, 52.317(1) RSMo states that any county subject to the provisions of section 52.312 shall provide moneys for budget purposes in an amount not less than the approved budget in the previous year and shall include the same percentage adjustments in compensation as provided for other county employees as effective January first each year. Any moneys accumulated and remaining in the tax maintenance fund as of December thirty-first each year in all counties of the first classification and any county with a charter form of government and with more than two hundred fifty thousand but less than seven hundred thousand inhabitants shall be limited to an amount equal to one-half of the previous year's approved budget for the office of collector, and any moneys accumulated and remaining in the tax maintenance fund as of December thirty-first each year in all counties other than counties of the first classification and any city not within a county, which collect more than four million dollars of all current taxes charged to be collected, shall be limited to an amount equal to the previous year's approved budget for the office of collector. Any moneys remaining in the tax maintenance fund as of December thirty-first each year that exceed the above-established limits shall be transferred to county general revenue by the following January fifteenth of each year.; and,

WHEREAS, the Adopted 2024 Budget shows a balance of \$258,008 as of December 31, 2023 in the Collector's Maintenance Fund; and,

WHEREAS, the approved 2023 budget for the Johnson County Collector was \$210,100 and,

NOW, THEREFORE, the Johnson County Commission hereby authorizes the Auditor to transfer the difference of \$45,900 from the Collector's Maintenance Fund (15) to General Revenue (001-000-45831) by January 15, 2024 pursuant to 52.317(1) RSMo.

The Commissioners met with Kim Hall, Mitchell Moon, Allison Bolt and Emma Boyle for the University of Missouri Extension Monthly Update. Boyle reported that December was busier than usual with 77 patrons visiting the Extension office.

Youth Programming – Hall reported that CLIMB High will begin next week with 14 students participating. Enrollment is still open for 4-H and two clubs had an increase in participation. Boyle also shared that the hatching chicks will be delivered soon for 4-H participants. Boyle shared upcoming programs and events.

Labor and Workforce Development – Moon is assisting in conducting book reviews for MU, will be traveling to the 14 other counties he oversees throughout the month of January, and attending two conferences in February.

Board – Bolt shared that the bylaws will be updated this year to realign the board positions since they are currently by region with some positions hard to fill.

Annual Meeting – Hall shared that the annual meeting is February 27th at the Knob Noster VFW and the Commission is invited to attend.

Signage – Commissioner Kavanaugh asked if Extension got their new signs. Boyle reported the signage requested was not approved by MU but they will be getting a large double sided MU sign, table coverings and tabletop items for displays. Extension will cover the cost of the 4-H sign that was not approved by MU.

Soil Samples – Commissioner Marr asked about the cost of soil samples. Boyle reported the cost is \$20 per sample and can be collected from different points on the property (field, garden, etc.) and mixed together unless there is an issue in a specific area.

2024 Budget –The Commissioners addressed the following correspondence:

We are writing to inform you that after careful review and consideration, the budget request of \$85,988 has not been approved for 2024. As a result, we request that all future invoices submitted for payment reflect the approved \$75,000 budget amount for January – December 2024 (\$6,250/month); this amount includes County appropriations and a 50% portion of the Youth Program Associate's (YPA) salary.

It is our understanding that the Council utilizes the combination of county appropriations, fundraising, program fees, grants, gifts, etc. to allocate for the following: a space for the extension office, salaries and benefits for secretaries/office managers/cleaner, travel within the region, long-distance phone calls and local phone service, office furniture and equipment, audio-visual equipment, office and program supplies and printing, a portion of computer costs, insurance for office equipment and furnishings, cost of council maintenance such as elections, bonds, and audits as well as fifty percent (50%) of the YPA salaries & benefits. We understand that adjustments may be necessary to align with the approved budget since you expressed the need for the YPA to be able to work a 40-hour work week and hope that if the increased hours are needed you can allocate the remaining necessary funds from the other resources mentioned above. We appreciate your cooperation in this matter and ask that you ensure any upcoming invoices are revised accordingly.

Thompson asked if the Extension office was agreeable to receiving one monthly distribution of \$6,250 which would include the YPA apportionment. Hall and Boyle stated that would be preferred and thought the County needed a separate invoice for the YPA.

(CONTINUED FROM PAGE 256) **RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**
2nd Day's Proceedings, 4th Day of January 2024

At 9:32 a.m. in the Commissioners' Chambers, located on the 2nd Floor of the Johnson County Courthouse, a motion was made by Commissioner Marr and seconded by Commissioner Kavanaugh to close the meeting pursuant to Section 610.021 of the Revised Statutes of Missouri relating to (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys. However, any minutes, vote or settlement agreement relating to legal actions, causes of action or litigation involving a public governmental body or any agent or entity representing its interests or acting on its behalf or with its authority, including any insurance company acting on behalf of a public government body as its insured, shall be made public upon final disposition of the matter voted upon or upon the signing by the parties of the settlement agreement, unless, prior to final disposition, the settlement agreement is ordered closed by a court after a written finding that the adverse impact to a plaintiff or plaintiffs to the action clearly outweighs the public policy considerations of section 610.011, however, the amount of any moneys paid by, or on behalf of, the public governmental body shall be disclosed; provided, however, in matters involving the exercise of the power of eminent domain, the vote shall be announced or become public immediately following the action on the motion to authorize institution of such a legal action. Legal work product shall be considered a closed record. Roll was called on the motion and the members voted as follows: "YEA" Matthews, Marr, Kavanaugh. "ABSTAIN" None. "NAY" None. Motion carried.

Other individuals in the closed session: Diane Thompson, County Clerk; Jennifer Powers, County Clerk Chief Deputy; Travis Elliott, Ellis, Ellis, Hammons & Johnson, P.C. (County Legal Counsel).

Commissioner Kavanaugh motioned and Commissioner Marr seconded to authorize Travis Elliott to file a lawsuit and communicate as necessary with Missouri American Water for the damage done to 122 Hout Street, Warrensburg. Roll was called on the motion and the members voted as follows: "YEA" Matthews, Marr, Kavanaugh. "ABSTAIN" None. "NAY" None. Motion carried.

At 12:42 p.m. having no further business to discuss with regard to the matter before the Commission, a motion was made by Commissioner Marr and seconded by Commissioner Matthews to adjourn the closed portion of the meeting and proceed with the open meeting. Roll was called on the motion and the members voted as follows: "YEA" Matthews, Marr, Kavanaugh. "ABSTAIN" None. "NAY" None. Motion carried.

Commissioner Kavanaugh motioned and Commissioner Marr seconded authorize Jennifer Powers, County Clerk Chief Deputy, to send Animal Shelter Operations Agreement to Bryan Jacobs, Old Drum Animal Shelter Board President. Motion approved unanimously.

The Commissioners met with Jimmy Tye, Road and Bridge Supervisor, regarding ongoing road projects noting that crews are grading the roads as fast as they can.

Driveway at 135 SE 180th Road: Tye noted being approached by Kevin Burke, who requested a driveway on the property because he intends to build and sell a home. Tye noted there is a not a good location to put an entrance to the property because of limited sight distance, so he did not want to approve an entrance to SE 180th Road. Tye confirmed with the Commissioners that the County would not approve or install a culvert to be installed at the property but if the property owner wanted to install it themselves, that would be their choice and liability.

South Business 13 Highway Sidewalk / Trail: Tye noted a resident requested sidewalks along South Business 13 Highway due to increased foot traffic. Commissioner Marr stated the shoulders are already narrow, and obtaining greater right of way would be challenging with all the impacted property owners.

OO Highway and NW 900th Road Intersection:

Commissioner Marr asked what Tye thought about cutting a new road at OO and NW 900th Road. Tye stated the current intersection has very poor sight distance but his understand was that Missouri Department of Transportation (MoDOT) did not approve of the intersection moving because, although the intersection would be improved, it would not meet all MoDOT requirements. Tye stated that if the Commission tasked the Road and Bridge Department to create an alternate road intersection, he would follow their direction. Commissioner Matthews



reviewed that the NW 900th Road could enter OO Highway south of the current intersection. Commissioner Matthews noted the impacted property owner would like to see improvements made to the intersection and thought they would be agreeable to working with the county.

Truck Equipment Purchases: Tye reviewed that the new truck needs a poly bed (\$6,500), a snowplow, and a spreader but the purchase of the items will put a vendor over the \$12,000 limit within a 90-day period. Tye stated that Jefferson City Knapheide Equipment has a cooperative purchase agreement through Sourcewell (Contract Number 062222-DDY) if the Commission wants the purchase to be through Knapheide. Tye was uncertain if there was a cooperative agreement for the spreader or the snowplow.

Winter Weather Road Impacts: Tye stated they put a little bit of salt on Business 13 Highway and on the hill at the NE 51st Road intersection.

The Commissioners met with Phillip Parra, P.E., IMEG | Principal / Client Executive; Stuart Braden, P.E., IMEG | Principal / Sr. Engineering Specialist; Rachel A Butz, IMEG | Electrical Designer; Collin Braden, IMEG | Mechanical Designer III; Matthew Napier, IMEG | Structural Engineer; Trudy Faulkner, Vice-President AIA, LEED AP | STRATA Architecture + Preservation to discuss the Courthouse Heating Ventilation, and Air Conditioning Design Development; also present: Nancy Jo Jennings, Public Administrator; Stormy Taylor, Recorder; Diane Thompson, County Clerk; Jennifer Pyle, Election Supervisor; Lisa Treece, Human Resources Director; Jennifer Powers, County Clerk Chief Deputy; Abbie Catron, Election Deputy; John Bulluck, Election Deputy.

Faulkner reviewed that an in-person meeting is scheduled for January 16, 2024 for a full review of the design development. Faulkner reviewed that her design changes were to minimize the impact to the building and reduce the costs of improvements, per the Commission's request.

1. County Commissioner Concerns
 - a. Reinforcement at the Elevator
 - b. Placement of Fire Escape Stair
 - i. Faulkner reviewed the changed location of the possible fire escape to the south side of the building.
 - ii. Fire rating of elevator walls and exit path would have to have a 1 hour fire rated corridor on the first floor and areas of refuge on each floor for 1 hour fire rating. Faulkner recommended the elevator improvements be done to get to the accessible exit. Once you enter into the walls of protection, then you need to get them out the building without entering into a non-rated area.
 - iii. Operational Exit Windows would have to have access to the windows – this does not comply with code but would provide some additional access points.
 - c. Fire Suppression: Faulkner noted that everything beyond the roof structure and tower structure beyond the exterior stone is wood. Faulkner stated that if the Commission would want to include fire suppression, there would not be enough pressure for a sprinkler system.
Water pressure calculations: domestic water booster pump, they would need to add a fire pump in order to boost the water up to the 3rd floor. Smoke detectors work on smoke, sprinklers react to heat. Hard wired smoke alarms require hard wired alarm system. Braden noted there could be discounts available for sprinkler systems as it relates to insurance. Sprinklers go off only where the head hits a trigger at 165-210 degrees. Would be ideal to have protected areas (vault). If there is concern about water there are other option:, dry pipe system double interlock that requires a smoke detector system with the sprinkler that is set off only after it is hot enough to melt a link then the sprinkler would go off. Pre-action system requires more cost.
 - d. Election Technician office could move into part of the hallway/breakroom area.
 - e. Second floor Custodian Mop Sink – Treece asked why the door was being opened between her office and the main office; Faulkner stated for better egress in an emergency and suggested she could close the vault door and adjust the desk. The Commissioner asked to add the custodian closet; without a fire supersession code required, no sprinkler system was planned.
 - f. Third Floor: Taylor prefers alternate, flipping her office and the current break room with the bathroom opening to the new breakroom. Jennings had asked for a conference space in the area currently occupied by the maintenance office. The doors around the multipurpose conference room would be affixed and soundproofing. Jennings asked if there could be bulletproof glass added to the front door of her office for added security.
 - g. Option for placement of the DOAS system on 3rd Floor in lieu of Attic
 - i. Braden reviewed the option to locate the DOAS on the third floor. Faulkner noted that vibration and sound is a concern, and SHPO could be concerned about removing the storefront in the hallway as well as the louvers that will cover the windows on the front of the building. Commissioner Kavanaugh asked what the plan is to move all the equipment into the building. Faulkner reviewed that windows would have to be removed from either the third or fourth floor, regardless of where the DOAS unit is located.
2. Design Development Submission and Formal In-person Review Discussion
 - a. January 16, 1:30 – 3:30 pm.
3. Project Status and Steps Moving Forward
 - a. MEP Scope Direction
 - b. Interior Modifications Due to integration of new HVAC Infrastructure
 - c. Window Replacement / Masonry Scope
 - d. Replacement of Entrance Storefronts (all Exterior Locations), West Entrance Stairs, Integration of Improved Accessibility

Decisions to be made by the Commission considering: Need to have unified understanding of what the Commission want

4. Action Items
 - a. March 1, 2024 Funding Deadline requirements: Commissioner Matthews needs an estimated cost by March 1, 2024, even within \$1 million. Faulkner stated that there will be a cost estimate to be prepared with the January 16, 2024 meeting.
 - b. Construction Document's (CD): Faulkner stated that they will prepare fees and a scope of work for CD's on January 16, 2024 with scope of work.
 - c. Final – 100% CD's – Anticipated Submission: May 2024 (as indicated in the schedule provided when SD/DD Fees were approved)

Adjournment was at 4:00 p.m. The next meeting will convene on January 8, 2024.

Troy A. Matthews, Presiding Commissioner

John L. Marr, Eastern Commissioner

Charles Kavanaugh, Western Commissioner

ATTEST: _____ Diane Thompson, County Clerk

RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT
3rd Day's Proceedings, 8th Day of January 2024

The Honorable Johnson County Commission met this day pursuant to adjournment. Present: Troy Matthews, Presiding Commissioner; John Marr, Eastern Commissioner; Charles Kavanaugh, Western Commissioner; and Diane Thompson, County Clerk. Additional public access made available via Zoom Meeting with the following details: Telephone Number: 312-626-6799 | Meeting ID: 851 4369 4527 | Passcode: 640931 | The following proceedings were had to-wit:

The Commissioners received monthly fees collected report from Prosecuting Attorney, Robert Russell for December 2023 totaling \$4,550.00 which was deposited with the Treasurer.

The Commissioners received monthly fees collected report from Prosecuting Attorney, Robert Russell for the year 2023 totaling \$43,500.23 which was deposited with the Treasurer.

The Commissioners met with Jimmy Tye, Road and Bridge Supervisor, Review and Consideration of Snow and Ice Control Policy; also present: Jennifer Powers, County Clerk Chief Deputy. Powers reviewed her understanding of the initial intent behind the policy: Former Road and Bridge Supervisor, Gary Bell requested something in writing identifying the expectations of snow removal and sand, chips or salt on county-maintained roads since the Commission desired to add salt disbursement to Business 13 Highway and NE 200th Road from 13 Highway to the Dollar Tree Entrance; Bell wanted something to show that the county was not going to apply salt to every county-maintained road. The group discussed the policy. Powers noted a section to be added to Driveway and Private Property Plowing "Johnson County snowplows will not clear private driveways, private roads or other property, such as parking lots, except in an emergency as previously discussed or when the County has entered into a Cooperative Agreement with a Homeowners / Road District Association. Tye requested Priority 2 include gravel roads (snow removal may begin after six inches of snow depth or drifting). The Commissioners agreed with the aforementioned changes.

Commissioner Kavanaugh motioned and Commissioner Marr seconded to approve the County of Johnson, Missouri Snow and Ice Control Policy Revised January 8, 2024. Motion approved unanimously.

Tye reviewed efforts made to contact people for the Cooperative Snow Removal Agreements:

- Bryson Lake – Jerry Shreve and Katy Presley will come by the Clerk's office to sign today.
- Weatherstone Villas – Justin Harris was only hired to file Secretary of State paperwork so he could not sign the agreement on behalf of the Homeowners Association. Commissioner Marr recommended Tye contact Jill Colson.

Tye provided an update for ongoing road projects: Tye is ready to advertise for Assistant Supervisor.

Snow Removal: Tye reviewed that two employees worked an additional hour to place salt on Business 13 and the NE 51st Road intersection and NE 200th Road by Dollar Tree Distribution. Tye noted his intent to make sure that Blackwater Bridge was salted prior to snow fall or ice forming. Tye stated that he would like to purchase a plow and cooperative spreader from Knaphide to be installed on one of the new trucks. The Commissioners informed Tye that the Road and Bridge Department was not to provide snow removal for Weatherstone Villas or Bryson Lake Subdivisions unless their individual agreements were signed.

- Cooperative Agreement between Bryson Lake Master Amenities Association and Johnson County for Snow Removal Services: The Commissioners tabled this item until the Homeowners Association signed the agreement.
- Cooperative Agreement between Weatherstone Villas Owners Association, LLC and Johnson County for Snow Removal Services: The Commissioners tabled this item until the Homeowners Association signed the agreement.
 - The Agreement was signed by Brian Colson, HOA President and Jill Colson, HOA Secretary later on this day.

Tye noted that notices of the county accepting maintenance of a gravel road, SE 750th Road starting at 23 Highway and proceeding East and North 1,054 feet to where the road dead ends at a cul-de-sac all in Prairie Acres Subdivision of Jefferson Township, Section 34, Township 45 N, Range 24 W all in Johnson County, Missouri were placed at the beginning and end of SE 750th Road as well as the Casey's in Knob Noster and Windsor.

Commissioner Kavanaugh motioned and Commissioner Marr seconded to accept SE 750th Road in Prairie Acres Subdivision as a county-maintained gravel road. Motion approved unanimously.

WHEREAS, Johnson County received a request from Subdivision Developer, Ken Tilman, on December 20, 2023 requesting the County accept and maintain SE 750th Road in Prairie Acres Subdivision; and, WHEREAS, Johnson County placed signs of the requested road change at the beginning and end of SE 750th Road as well as in the Casey's General Store in Knob Noster and Windsor; and, WHEREAS, the County Commission has heard no remonstrance; and, WHEREAS, Johnson County Road and Bridge Supervisor has inspected and recommended SE 750th Road starting at 23 Highway and proceeding East and North 1,054 feet to where the road dead ends at a cul-de-sac all in Prairie Acres Subdivision of Jefferson Township, Section 34, Township 45 N, Range 24 W all in Johnson County, Missouri, for acceptance as a county-maintained road; and, WHEREAS, the aforementioned is a gravel road in a platted subdivision; and, WHEREAS, Prairie Acres has met the requirements, for the aforementioned section of roads, set by the County Commission for roads to be accepted as a county-maintained road; and, THEREFORE, Johnson County assumes the maintenance of said road as a county-maintained road; and, FURTHERMORE, County Road and Bridge Department will be responsible for the following:

1. Right of Way / Ditches: Johnson County will maintain ditches in the county's right of way. Property Owners may purchase a driveway or a field entrance culvert and request Johnson County Road and Bridge Department to install the culvert. It should be noted that the moving or addition of a driveway or field entrance must be approved by the County Road and Bridge Department.
2. Road Surface: Johnson County will be responsible for providing gravel, grading, and maintaining the road surface. Johnson County will be responsible for snow removal and any culverts under the roadbed that need to be replaced as is done with other county-maintained roads.

(CONTINUED FROM PAGE 259) **RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**
3rd Day's Proceedings, 8th Day of January 2024

The Commissioners met with Mitch Marquess for the Building and Grounds Update.
Justice Center Boiler: Rick Kuehner with APEX reported that the igniter was bad but since the County kept a spare, the repair was done, and a spare was ordered. APEX repaired the exhaust which had a hole so the exhaust was emptying into the building, chimney needs a liner and to exhaust into a cap. Marquess stated that the chimney is supposed to be lined from the boiler to the cap, not just a brick masonry flue. APEX made repairs to get the system operational. Exercise Room HVAC lock set on the thermostat at lowest temperature is 67 degrees.
Justice Center Fire Alarm System: Marquess reviewed that the non-functional actuators were replaced, except one that was found afterwards. The Commissioners stated they would like that actuator to be replaced; Marquess will contact Cintas to replace the actuator in a duct.
Water Fountains: Marquess stated he judges requested the Justice Center's water fountains to work; maintenance staff completed necessary maintenance, making them operational.
Staffing: Marquess noted that due to health matters, he is limited in physical activity i.e. cannot do snow removal for at least 6-8 weeks (no push or pull). Commissioner Kavanaugh approved Marquess to allow for Steve Tague to have overtime, as needed.

Adjournment was at 4:00 p.m. The next meeting will convene on January 9, 2024.

Troy A. Matthews, Presiding Commissioner John L. Marr, Eastern Commissioner Charles Kavanaugh, Western Commissioner
ATTEST: _____ Diane Thompson, County Clerk

RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT
4th Day's Proceedings, 9th Day of January 2024

The Honorable Johnson County Commission met this day pursuant to adjournment. Present: Troy Matthews, Presiding Commissioner; John Marr, Eastern Commissioner; Charles Kavanaugh, Western Commissioner; and Diane Thompson, County Clerk. Additional public access made available via Zoom Meeting with the following details: Telephone Number: 312-626-6799 | Meeting ID: 851 4369 4527 | Passcode: 640931 | The following proceedings were had to-wit:

The Commissioners attended the Johnson County Today radio broadcast on KOKO Radio.
Building Status (due to inclement weather): Courthouse is Open and Justice Center is Closed.
Snow Removal Agreements: Commissioner Marr reviewed different types of roads in the unincorporated Johnson County:

- Brown Signed Roads only have a road number sign provided because they do not meet county specifications, or the owners do not want the county to maintain the road.
- Blue Signed Roads only has county provided snow removal through a written agreement. Commissioner Matthews reviewed that the Blue sign roads are new this year and although they do not meet county specifications, they are a concrete road with curbs and gutters and they do not pay the County for the snow removal, except through their already existing taxes.
- Green Signed Roads can either be gravel or hard surfaced and can be a through road or for destination traffic (i.e. subdivisions). Commissioner Marr reviewed that the County provides snow removal and ditching/culvert assistance for hard surface subdivision roads. Commissioner Kavanaugh stated that the Road and Bridge Crew will not be plowing gravel roads yet because the snow is not deep enough. Commissioner Marr explained the challenges when plowing snow off of gravel and the likeliness of gravel ending up in property owners' yards, even with the greatest care taken.

Courthouse HVAC: Commissioner Kavanaugh reviewed that the process required for government procurement requires a great deal of time and can be frustrating. Commissioner Marr stated they have been working to redo the HVAC for five (5) years now.

2023 Budget: Commissioner Matthews reviewed that the budget was overall good for the year.

2024 Sales Tax: Commissioner Kavanaugh stated that the tax revenue was not as it was last year but it was bigger than budgeted. Most sales tax funds were down 6.83% from January 2023 but overall there is a 13.83% increase in sales tax revenue, attributed to the new marijuana tax and a significant increase in Use Tax (road paving tax).

Business 13 Highway: Commissioner Kavanaugh stated that the County is planning to resurface the county's portion of the road this year and they are working with engineers to prepare the scope of work and get cost estimates.

Roads: Commissioner Matthews noted that the summer was less demanding on road maintenance but now, with the snow, many of the gravel roads are going to be muddy for awhile. Commissioner Marr stated the dump trucks would likely be busy placing gravel through spring to repair the roads.

Bridges: Commissioner Marr reviewed the three bridge projects the County is working to complete with:

- BRO-R051(41) Bridge 1740004 (NE 500th Road over Branch of Walnut Creek) by Great River Engineering
- BRO-R051(42) Bridge 2870004 (NW 1771st Road over South Fork of Blackwater) by McClure Engineering
- BRO-R051(43) Bridge 5970003 (SW 1621st Road over Scaly Bark Creek) by OWN, Inc.

Adjournment was at 11:00 a.m. The next meeting will convene on January 11, 2024.

Troy A. Matthews, Presiding Commissioner John L. Marr, Eastern Commissioner Charles Kavanaugh, Western Commissioner
ATTEST: _____ Diane Thompson, County Clerk

RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT
5th Day's Proceedings, 11th Day of January 2024

The Honorable Johnson County Commission met this day pursuant to adjournment. Present: Troy Matthews, Presiding Commissioner; John Marr, Eastern Commissioner; Charles Kavanaugh, Western Commissioner; and Diane Thompson, County Clerk. Additional public access made available via Zoom Meeting with the following details: Telephone Number: 312-626-6799 | Meeting ID: 851 4369 4527 | Passcode: 640931 | The following proceedings were had to-wit:

The Commissioners discussed correspondence received on January 10, 2024 from Mike Washburn, Missouri Department of Natural Resources (DNR) regarding the Johnson County Courthouse, 300 N. Holden Street, Warrensburg MO Asbestos-Containing Materials (ACM) and Lead-Based Paint (LBP) Inspection Report as prepared by Terracon for the Missouri Department of Natural Resources Contract Number CS210096003 for Brownfields Voluntary Cleanup Program. It was noted that the Commissioners request of Jennifer Powers, County Clerk Chief Deputy, to forward report to the IMEG Design Team was completed as requested.

Johnson County received check #20048106 from Republic Services, Inc c/o Awin Management c/o Allied Waste Services in the amount of \$13,055.48 which represents the host fee for December 2023 (9,325.34 tons at a rate of \$1.40 per ton) was received on January 10, 2024 from the Show Me Regional Landfill.

Commissioner Matthews and Commissioner Marr reviewed and approved accounts payable in the amount of \$374,156.44. Commissioner Matthews noted \$146,600 of the expenses was for the purchase of the pad foot roller for the Road and Bridge Department, as approved December 28, 2023.

Commissioner Kavanaugh motioned and Commissioner Marr seconded to approve BRO-R051(41) Bridge 1740004 (NW 500th Road over Branch of Walnut Creek), Project Invoice 5 with \$5,556.24 to Great River Engineering, to be paid from Bridge Construction, Consulting Engineer (006-000-57813) and MoDOT to reimburse the County \$5,556.24 into Bridge Construction, Inter-governmental Revenue (006-000-45210). Motion approved unanimously.

The Commissioners approved a new wage continuation for a Road and Bridge Employee.

The Commissioners met with Diane Thompson, County Clerk. Commission identified operational windows.

1. First Floor

- a. Treasurer: bulletproof windows/door, additional vault space, add locking panic bar for exterior door
- b. Auditor: keep server in vault not in shared IT space.
- c. Election Annex: unknown modifications
- d. Ladies Bathroom: may need to look at options for the entrance door (secure vs. open to public)
- e. Upgraded security door for Election Equipment room with card swipe.

2. Second Floor

- a. County Clerk: reconfiguration of counter (section being ADA compliant), security cameras would move to the IT room, removing the safe from the office, removal of wall behind Jennifer.
- b. Commission: reduce the Commission walkways to 32 inches
- c. Elections: maintain workspace in vault, maintain operational door between vault and server room
- d. Human Resources: no additional door
- e. Ladies Bathroom: expanded to include mop sink
- f. Men's Bathroom: no changes
- g. Kitchen: no changes

3. Third Floor

- a. Public Administrator: will talk with Nancy Jo Jennings about moving to the Justice Center
- b. Maintenance Office/Conference: currently being considered for housing of DOAS system for HVAC
- c. Recorder: Double door, office/breakroom change, relocation of restroom bathroom
- d. Economic Development: move entrance, create kitchenette,
- e. Election Training and Storage: take the small closet to reconfigure one bathroom, create alternative doorway to hall near reconfigured restroom.

The Commissioners were agreeable to get pricing on above mentioned items.

Modifications for Fire:

- Exterior fire escape – no
- Smoke Detectors – wired and connected to notify other offices but not the fire department
- Corridor First Floor Fire Rating:
- Windows Operational – wired

The Commissioners discussed correspondence from Jennifer Powers, County Clerk Chief Deputy regarding the Business 13 Highway Engineering: Alex Schlader, McClure Engineering, to confirm what he had found out about the geotechnical borings and the reduced scope would change the borings from seven (7) at \$15,000 to five (5) borings at \$9,500. Schlader stated borings identify the substructure of the road, specifically where the road is showing signs of substructure weakness, so that a plan for repairing the substructure can be engineered. December 5, 2023 minutes show the following areas possibly in need of substructure work:

- Starting at NE 375th Road and proceeding North: The Commissioners identified this area to be investigated further.
- 240 and 246 NW 13 Highway: The Commissioners identified this area to be investigated further.
- South Lane Dividing Crack Starting at SE 125th Road: The Commissioners identified this area to be investigated further.
- Culvert 285 feet North of NW 325th Road: Tye will inspect the culvert and the Commissioners stated this area may need to be investigated further.

A discussion has been added to next Thursday's agenda regarding the scope of work with Road and Bridge Supervisor, Jimmy Tye. Although the meeting is open to the public, the meeting is not scheduled to be led by McClure Engineering.

RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT 5th Day's Proceedings, 11th Day of January 2024 is continued on page 262

(CONTINUED FROM PAGE 261) **RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**
5th Day's Proceedings, 11th Day of January 2024

The transfer of funds for payroll of County Officials and employees for the period December 23, 2023 through January 5, 2024 was approved from County funds in the following amounts: County Revenue: \$69,378.92; Road and Bridge Department: \$41,054.94; Assessment: \$16,886.82; Bridge Construction: \$21,624.69; Juvenile Officers: \$3,959.54; Prosecuting Attorney: \$29,449.45; MoSMART Sal Supplement: \$276.90; Recovery Court – SAMHSA Grant: \$6,158.47; Commission Administrative: \$0.00; Sheriff: \$78,966.63; Jail: \$79,180.60; P.A. Child Support IV D: \$2,339.80; P.A. VOCA Grant: \$1,923.00; Grand Total: \$351,199.76.

Commissioner Matthews attended the Whiteman Area Leadership Council Meeting at State Fair Community College.

Adjournment was at 4:00 p.m. The next meeting will convene on January 16, 2024.

ATTEST: _____
Diane Thompson, County Clerk

Troy A. Matthews, Presiding Commissioner

John L. Marr, Eastern Commissioner

Charles Kavanaugh, Western Commissioner

RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT
6th Day's Proceedings, 16th Day of January 2024

The Honorable Johnson County Commission met this day pursuant to adjournment. Present: Troy Matthews, Presiding Commissioner; John Marr, Eastern Commissioner; Charles Kavanaugh, Western Commissioner; and Diane Thompson, County Clerk. Additional public access made available via Zoom Meeting with the following details: Telephone Number: 312-626-6799 | Meeting ID: 851 4369 4527 | Passcode: 640931 | The following proceedings were had to-wit:

Heather Reynolds, Treasurer submitted that December 2023 sales tax funds which have been received and distributed as follows: General Revenue: \$274,078.06; Jail: \$137,038.83; County Law Enforcement: \$266,222.66; Animal Services: \$66,487.56; Road and Bridge: \$274,078.18; Law Enforcement: \$274,078.02; Road Use Tax: \$460,872.10; Adult Use Marijuana Tax: \$12,706.24.

The Commissioners and County Clerk Diane Thompson reviewed unused space in the basement of the Justice Center, the group discussed the potential relocation of the Public Administration Office to the space. The Commissioners spoke with two Juvenile employees regarding the possibility of a shared space.

Laura Smith, Collector of Revenue, presented the tax distribution summary with total distribution (including tax sale) of \$29,395.479.27 for December 2023.

The Commissioner hosted a Review of Design Development for Courthouse Heating Ventilation, and Air Conditioning Design Team Present: Trudy Faulkner, Phillip Parra, Stuart Braden, Rachel Butz, Matthew Napier-Jameson Also present was: Diane Thompson, County Clerk; Troy Plummer, Elections Deputy; Heather Reynolds, Treasurer; Jennifer Pyle, Elections Supervisor.

Cost estimates – Faulkner reported that they will have cost estimates next week.

Hazardous Materials Report – asbestos would need to be abated or encapsulated. Lead based paint in some areas. Since there is a plan for the courthouse operations to be relocated during construction, the impacts will not be as great. If walls need to be moved, then there is the question of replacing flooring.

May be able to give back the some of the Generator Emergency Panel Room to the Elections Technician Manager (ETM).

Room 119 (Vault): would like a secured door but would need to not reduce the size of the door so equipment can go through that room.

Room 118: door security (door contacts, glass break, cameras, electronic door) will discuss with Nightwatch regarding specs and ensuring the card swipe works with the existing system.

Room 116: will evaluate the space to possibly reconfigure the restroom stalls.

110: removing the debris from under the stairs to determine if the East entrance is failing.

102: requested push button mechanism to release the exterior door.

112: door with key swipe (Reynolds requested the exterior door be unlocked during business hours)

Braden reviewed the mechanical impact on the first level.

201: Commissioners are agreeable to have file storage on the East wall instead of underneath their desks; reduce the walkway size to 32” (minimum allowed for ADA compliance).

Faulkner stated concern about not opening the doorway in the Human Resources Director Office because it is not code compliant and could leave individuals trapped in an office in the event of an emergency.

Area of Refuge: Faulkner reviewed the reduced area of refuge on the first floor, which will require fire rating the walls of the elevator (elevator would be required to be on a generator). Faulkner noted that without the fire suppression system or exterior fire escape, the only option is to fire rate the areas immediately outside of the elevators to code. Construction Document: scope of work is going to include a survey of the courthouse site including the parking lot.

Adjournment was at 4:00 p.m. The next meeting will convene on January 18, 2024.

Troy A. Matthews, Presiding Commissioner

John L. Marr, Eastern Commissioner

Charles Kavanaugh, Western Commissioner

ATTEST: _____
Diane Thompson, County Clerk

RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT
7th Day's Proceedings, 18th Day of January 2024

The Honorable Johnson County Commission met this day pursuant to adjournment. Present: Troy Matthews, Presiding Commissioner; John Marr, Eastern Commissioner; Charles Kavanaugh, Western Commissioner; and Diane Thompson, County Clerk. Additional public access made available via Zoom Meeting with the following details: Telephone Number: 312-626-6799 | Meeting ID: 851 4369 4527 | Passcode: 640931 | The following proceedings were had to-wit:

The Commissioners reviewed and approved accounts payable in the amount of \$285,705.16.

The Commissioners met with Jimmy Tye, Road and Bridge Supervisor, regarding discussion of the engineering aspects of the Business 13 Highway Rehabilitation; also present: Jennifer Powers, County Clerk Chief Deputy. Timeline:

- November 22, 2023 Commission received Business 13 Highway Rehabilitation Scope of Work and Agreement with a lump sum cost of \$213,900.00 (construction administration, RPR, project closeout, and subsurface utility exploration not included)
- December 5, 2023 Commission met with McClure and requested McClure prepare a reduced scope of work
- December 15, 2023 Commission received options to reduce scope of work (\$52,550.00 reduction, borings not identified)
- January 11, 2024 Commission received updated information about geotechnical boring costs; reduced scope would change the borings from seven (7) borings at \$15,000 to five (5) borings at \$9,500

Commissioner Marr shared that McClure indicated engineering costs are typically around ten percent (10%) of construction costs but had reduced it to eight percent (8%) for a potential \$3-3.25 million dollar project. Commissioner Marr expressed reluctance to spend funds on engineering unless the asphalt contractor required it. Commissioner Matthews stated that the \$200,000 for engineering could provide gravel or chip and seal for other projects in the county. Powers stated that if there was not an engineer for the asphalt project, there would be no one to write bid specifications, since she is not an engineer nor qualified to prepare engineering specifications. Commissioner Marr stated that the specifications would be identified by the asphalt contractor, or the Missouri Department of Transportation has asphalt specifications and those could be used for the bid. Commissioner Kavanaugh stated concerns of a liability without engineering involved in the road design and installation inspections. Tye stated he was also concerned about liability, without the involvement of engineers. Commissioner Marr noted the challenges with county road projects even when engineers were involved with the bid specifications and construction i.e. Forest Ridge Neighborhood Improvement District (NID) had 18-inch-deep crack(s) in the asphalt with no known explanation by the engineer.

Tye noted that although he has reached out to contractors (Emery Sapp and Sons, Kansas City MO and Superior Bowen, Columbia MO) to have them review the potential project and provide their recommendation for project specifications, he has not been able to coordinate a meeting with them. Tye stated that he would like to have an engineer to inspect things on this project to make sure they are done correctly. Tye noted that there are some additional holes developing. Commissioner Matthews noted the dry summer and damp winter has impacted the ground in many ways, including cracks and holes in unexpected places.

The Commissioners discussed the need for geotechnical borings:

- Starting at NE 375th Road and proceeding North – Tye noted this area has been patched significantly but with the development of the driveway to Milestones Barn (380 NW Business 13 Hwy), the water no longer seems to be running across the road. Commissioner Matthews believed this area did not need a geotechnical boring and the new asphalt should not have same problems.
- 240 and 246 NW 13 Highway – Tye noted that it is known that this area needs to have the road base established since the traffic lines were just moved onto the shoulder to allow for a turning lane due to significantly increase turning traffic and accident increases. Commissioner Marr noted that the turning lane has resulted in less accidents, with no substructure changes the driving surface is showing significant wear. Commissioner Marr stated that the Road and Bridge Department knows what kind of foundation is needed for the road and could make those repairs without the oversight of an engineer. The Commission discussed the depth and size of various rock layers.
- South Lane Dividing Crack Starting at SE 125th Road – Commissioner Marr thought that the crack starting at SE 125th Road could be a result of the dry summer and thought the south portion of the road should just be overlaid with asphalt.
- Culvert 285 feet North of NW 325th Road – Commissioner Marr reviewed that the Road and Bridge Department improved that culvert when he was working in the Department, and he thought the work done was good enough. Commissioner Marr stated he saw no reason to have geotechnical boring done at this location.

Commissioner Matthews and Marr stated they were agreeable to delay the project until 2025 if needed, since the road was in good condition. Commissioner Kavanaugh stated they could delay a response to McClure until Tye heard from the asphalt contractor(s).

Tye noted that there are some slick spots on the road with the snow having melted yesterday and then freezing yesterday. Tye noted some of those slick spots are tough to see (i.e. tree shading an icy roadway). Tye noted the request to have the Sheriff's parking lot and road cleared by the Road and Bridge Department. Tye stated there are two (2) tractors that do not have snowplows that could be modified. The Commissioners asked about having a plow put on Tracy Bartlett (Sheriff Maintenance) truck so they could maintain it themselves. Tye noted that staff have been looking for used plows on various websites.

The Commissioners met with Mitch Marquess, Maintenance Supervisor, regarding a water main break at South Annex, 1310 S. Maguire Street, Warrensburg; and repairs were made. Marquess stated that the parking lot and driveway were not disturbed.

The Commissioners met with Diane Thompson, County Clerk regarding 2024 Procurement Needs; also present: Jennifer Powers, County Clerk Chief Deputy.

Thompson reviewed that bids are required for any purchase(s) over \$12,000 from a single vendor within any consecutive 90-day period per RSMo 50.660 which also requires a bid notice in a newspaper. The \$12,000 applies to anything purchased by Johnson County (i.e. if Treasurer spends \$11,500 at Staples without a bid and Road and Bridge needs to purchase something from Staples within 90 days, then the maximum amount that can be spent is less than \$500). Things that have already been procured through a Cooperative Procurement Agreement may be legally purchased without being bid. Thompson reviewed the January 10, 2024 email from Powers with a list of former Road and Bridge Department bids and some purchases that may meet the above requirements. Powers requested in that email to be informed if there are other purchases with vendors over the \$12,000 mark, so that a plan can be put in place to complete necessary procurement documents and Powers received no response.

1. Aggregate Rock – Bid Documents Jan-24 – Bid Award Feb-24 – RFB - Product Only
Commissioner Marr stated the policy and practice is to have the Road and Bridge Department purchase the rock based on the location of the rock needed. The Commissioners reviewed area quarries used by the Road and Bridge Department: Capital Materials, Purcell Holdings, AA Quarry, E & S Quarries, and APAC Quarry. Commissioner Marr and Commissioner Matthews stated that they would not bid the aggregate rock; Commissioner Kavanaugh was in agreement.
2. Culvert Pipes – Bid Documents Jan-24 – Bid Award Feb-24 – RFB - Product and Service
Thompson reviewed changes requested from Jimmy Tye, Road and Bridge Supervisor. The Commissioners were in agreement to bid the culvert pipes again.
3. Gasoline and Diesel Fuel – Bid Documents Feb-24 – Bid Award Mar-24 – RFB - Product and Service
Commissioner Marr stated the Road and Bridge Department currently calls around to see what prices at the time from different vendors because the rate of fuel changes regularly. Thompson presented a different county's bid award, where the county requested the overage charged per gallon and the award was to multiple vendors so that the County could choose depending on the vendor's availability to deliver. Thompson noted that fuel purchases are over \$12,000 with a single vendor so calling around to specific vendors for current pricing does not meet the law's requirements; putting the fuel out for bid meets the requirements of the law because it allows for other vendors to participate in the bid. Commissioner Marr stated that he wants to leave it up to the Road and Bridge Supervisor. Commissioner Kavanaugh asked about advertising a bid list in the paper once a quarter. Thompson stated that would not meet the law's requirements.
4. Road Oil – Bid Documents Feb-24 – Bid Award Mar-24 – RFB - Product and Service
Powers requested to annually bid the road oil earlier to ensure that any hard surface projects would have time to gather the appropriate funds. Powers noted no applications for hard surface road projects were received by the December 15, 2023 deadline for the 2024 construction year. The Commissioners were in agreement with the proposed bid timeline.
5. Tackifier, Mulch and Fertilizer – Bid Documents Feb-24 – Bid Award Mar-24 – RFB - Product and Service
The Commissioners requested the County Clerk's Office contact the Road and Bridge Department to see if the products are needed.
6. Chip and Seal / Micro Surfacing – Bid Documents Mar-24 – Bid Award Apr-24 – RFB - Product and Service
The Commissioners discussed the potential of Vance Brothers completing the 2022 Micro Surfacing work this year; no decision was made about the agreed upon work:
 - a. SW 200th Road from 131 Highway to SW 1451st Road
 - b. NW 430th Road from 131 Highway to NW 1501st Road
 - c. NW 601st Road from 50 Highway to NW 100th Road
 - d. NW 100th Road from NW 601st Road to NW 701st Road
 The Commissioners requested the County Clerk's Office contact the Road and Bridge Department to see if additional work is needed.
7. Health Insurance – Bid Documents May-24 – Bid Award Jul-24 – Qualifications Based Selection
The Commissioners asked if it was time to bid on the health insurance again. Thompson reviewed that health insurance was last bid in 2020 so technically it should have been bid in 2023.
8. Landfill Dust Control – Bid Documents Apr-24 – Bid Award May-24 – RFB - Product and Service
Commissioner Marr requested the scope of work be for dust control application in July and September.
9. Road and Bridge Equipment Purchases
Thompson reviewed that according to Jimmy Tye, Road and Bridge Supervisor, the motor graders (Caterpillar and John Deere) are on the state bid but it is not known if the roller is on a cooperative procurement.
10. De-Icing Material – Bid Documents Jul-24 – Bid Award Aug-24 – RFB - Product Only
Thompson noted that according to Tye, they were only aware of one source (Kansas Salt Supply), so that purchase may be eligible for sole source.
11. Sand – Bid Documents Mar-24 – Bid Award April-24 – RFB - Product Only
The Commissioners requested the County Clerk's Office contact the Road and Bridge Department to see if the products are needed.
12. Rock Chips – Bid Documents Jul-24 – Bid Award Aug-24 – RFB - Product Only
The Commissioners requested the County Clerk's Office contact the Road and Bridge Department to see if the products are needed.
13. Propane – Bid Documents Aug-24 – Bid Award Sep-24 – RFB - Product and Service
Commissioner Kavanaugh stated the propane needs to be bid earlier in the year. Thompson noted the 2023 ThompsonGas contract was signed October 26, 2023 for a one year term with the option to extend for two (2) additional one (1) year periods subject to the pricing, and delivery clauses as agreed to, and offered by the Contractor's bid response.

(CONTINUED FROM PAGE 264) **RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**
7th Day's Proceedings, 18th Day of January 2024

14. Hout Street Property Sale
The Commissioners stated the property sale is on hold off until matters are settled with insurance.
15. Spirit Trail Art Resealing
Commissioner Matthews stated Johnson County Trails Coalition will be approached to find someone to seal the artwork.
16. Audit – Bid Documents Aug-24 – Bid Award Sep-24 – RFB - Product and Service
Thompson reviewed that the outside audit was last bid in 2021 and the three-year term ends this year.
17. County Website
Thompson requested the new website completed prior to the Courthouse vacation for HVAC renovations.
18. Detention Center Farming (North Field)
The Commissioners were in agreement not to bid farming since the Haun's made significant property investment.
19. Electrician On-Call Service
The Commissioners were in agreement not to bid on-call service for 2024.
20. Plumbing On-Call Service
The Commissioners were in agreement not to bid on-call service for 2024.
21. HVAC On-Call Service
The Commissioners were in agreement not to bid on-call service for 2024.
22. Indigent Burials
The Commissioners discussed that indigent burials only need to be bid if Coroner Clark Holdren or Sweeney-Phillips & Holdren Funeral Home was to invoice for an indigent burial.
23. Maintenance Staff's Vehicle (Courthouse/Justice Center)
The Commissioners stated they did not see a need to purchase an additional vehicle, since there was only one (1) maintenance staff member who could drive and there was already an operational truck, utility vehicle, and lawn mower. The Commissioners stated they would get a "hand-me-down" vehicle to be used for maintenance when needed.
24. Bridge 1740004 NE 500 Rd Great River Engineering to complete engineering by September 30, 2024
25. Bridge 2870004 NW 1771 Rd McClure Engineering to complete engineering by June 28, 2024
26. Bridge 5970003 SW 1621 Rd OWN, Inc. to complete engineering by December 31, 2024
27. Business 13 Highway Construction McClure Engineering preparing specifications
The Commissioners noted this project may be moved to a different year.
28. Courthouse HVAC Construction IMEG and STRATA preparing specifications
29. Detention Center Insulation Construction McClure Engineering preparing specifications
30. Justice Center Roof Construction McClure Engineering preparing specifications
31. Shamrock Mowing – Bid Documents Jan-24 – Bid Award Feb-24 – RFB - Service Only
The Commissioners were in agreement to proceed with this bid but did not have any bid specifications to suggest.
32. Sheriff Wastewater Treatment Service
The Commissioners stated the service agreement would likely be under \$12,000 in a 90-day period and O & M Enterprises is not used for multiple county projects at this time.
33. Bank Depository – Bid Documents Feb-25 – Bid Award Apr-25 – RFB - Product and Service

The Commissioners received documents regarding the Missouri Department of Conservation's Payment in Lieu of Real Property Taxes – 2023 from Collector Laura Smith. Dispersed funds were as follows: State \$11.83, County \$118.87, Road and Bridge \$135.04, Library \$98.39, Hospital \$82.30, Health \$38.92, Sheltered Workshop \$20.42, Schools \$1,362.17 (R-7 \$662.02, R-8 \$88.05, SR-7 \$160.30, LR \$120.25, HR-1 \$331.55), Fire District 1 \$46.39, Sedalia Junior College \$18.32, Ambulance \$2.49 for a total of \$1,935.14.

Commissioner Marr attended the Transportation Advisory Committee at the Concordia Community Center.

The Commissioners met with Scott Munsterman, Sheriff; Aaron Brown, Chief Deputy; Mike Hanes, Captain. Commissioner Kavanaugh motioned and Commissioner Marr seconded to approve and authorize Presiding Commissioner to sign the Interlocal Agreement with Education Services Center Region 19 Allied States Cooperative for Cooperative Purchasing with Troy A. Matthews and Sheriff Scott Munsterman as the Purchase Order point of contacts. Motion approved unanimously.

Munsterman reviewed the optional second year warranty.

Commissioner Kavanaugh motioned and Commissioner Marr seconded to approve and authorize Presiding Commissioner to accept the quote for the purchase of Tek84 Intercept Whole Body Security Scanning System for Sheriff's Detention Center from Tek84 through Allied States Cooperative Contract # 22-7429 for Reimbursement from the Health and Human Services Detention Center Awarded Grant

Commissioner Kavanaugh motioned and Commissioner Marr seconded to approve and authorize Presiding Commissioner to sign the quote for the purchase of Two (2) MILNOR model 30015VRJ Rigid-Mount 40 LB Washer Extractors and Two (2) MILNOR model M50V LP Gas Dryer Tumblers with Delivery, Installation and Removal Services for Sheriff's Detention Center from Loomis Brothers Equipment Company through Missouri Buys Contract # CC240773002 REV 1 for Reimbursement from the Health and Human Services Detention Center Awarded Grant. Motion approved unanimously.

The Commissioners and Munsterman discussed the ballot timing of county sales tax renewal questions.

- County Road and Bridge (tax code 315) – one-half (1/2) of one percent (1%) – Expires 12/31/2024 – Current Language: “Shall the County of Johnson extend a current countywide sales tax at the rate of one-half of one percent for a period of five (5) years for the purpose of continued construction and repair of bridges and roads?” Passed 8/7/2018 with 6,989 YES and 2,448 NO.
 - The Commissioners thought this was going to be put on the ballot in August or November of 2024.

- Jail Sales Tax (tax code 310) – one-quarter (1/4) of one percent (1%) which reduces to one-eighth (1/8) of one percent (1%) on 12/31/2025 – Current Language: “Shall Johnson County, Missouri be authorized to impose a sales tax pursuant to Section 67.547 RSMo. in an amount of one-quarter (1/4) of one percent until the earlier of December 31, 2025, or when the financing of a county jail and sheriff’s offices has been paid, when the sales tax shall decrease to an amount of one-eighth (1/8) of one percent, for funding the acquisition, construction, improvement, operation and maintenance of a county jail and sheriff’s offices?” Passed 8/3/2010 with 4,432 YES and 3,072 NO.
 - It was noted that this tax is different than the two (2) ongoing law enforcement taxes:
 - Law Enforcement Tax for one-half (1/2) of one percent (1%) that is shared with 55% used by the County and 45% distributed to the cities in Johnson County (tax collections started October 1, 1993)
 - Sheriff Law Enforcement Tax for one-half (1/2) of one percent (1%) for the purpose of providing funding to support current and future operations of the Sheriff’s Office and Jail to include but not limited to staffing levels, improved compensations and benefits, capital improvements and equipment costs (passed April 2, 2019 and tax collections started October 1, 2019).
 - Munsterman recommended legal counsel be sought regarding the wording for the Jail Sales Tax, since the current discussion is to build a new detention center and sheriff office on the existing county property at 135 W. Market Street, Warrensburg. Munsterman noted citizens may be concerned about the detainees returning to Warrensburg’s downtown area but he and his staff have discussed the benefits of being closely located to the Justice Center. Munsterman noted the current transportation of detainees from the Centerview facility (approximately 14 miles) is a concern. Munsterman stated there are currently around 80 local detainees and the Sheriff’s Staff discussed options for a new building being built to house a minimum of 150 inmates, to allow for anticipated growth. Munsterman stated other counties have contracted with the federal government to house federal inmates in county facilities which would be different than the existing agreements with other cities or counties. Munsterman noted concerns about the congestion around the courthouse square regarding public and staff parking. Munsterman noted the new building would be multi-level building and would likely need two (2) levels for parking with the current property footprint. Munsterman noted the County could purchase some of the surrounding houses to be demolished and used for the development of the new jail. Commissioner Kavanaugh noted the additional need to consider the relocation of University of Missouri Extension – Johnson County offices.
- Prop A Sales Tax (tax code 312) – one-eighth (1/8) of one percent (1%), – Expires 12/31/2026 – Current Language: “Shall Johnson County impose a countywide sales tax of one-eight (1/8) of one percent (1%), for the purpose to include, but not limited to operations and maintenance of an animal shelter, to expire on December 31, 2026?” Passed 4/6/2021 with 2,323 YES and 1,557 NO.

The Commissioners met with Nancy Jo Jennings, Public Administrator regarding the relocation of Public Administrator (PA) Offices to the Justice Center First Floor; Also in attendance: Tamara Coats, Lindsay Rankin, Peni Callahan, PA Deputies; Claude Owen, Deputy Juvenile Officer; Diane Thompson, County Clerk; Jennifer Powers, County Clerk Chief Deputy. Jennings reviewed that she and Thompson toured the space yesterday and the potential relocation seemed to be a good fit since the security is better in the Justice Center and they would be more closely located to court but after having reviewed the space and considered the environment, Jennings would prefer not to move the Justice Center. Jennings noted that her office needs to be accessible to clients, vendors and the public. Jennings stated the former juvenile detention space is a contained environment (with jail cells) which would require her clients to be approved for entry by the Juvenile Office and pass through the Juvenile operations to reach her office. Jennings stated that the Juvenile Office expressed significant concerns to her regarding the security of juvenile clients and potential interactions with PA clients. Jennings stated she would be willing to consider temporarily moving into the facility but wants to return to the office she has maintained for 17 years upon the finalization of courthouse renovations. Jennings stated that the proposed security improvements by IMEG and Strata Architecture make her courthouse office secure enough and keeps her available as an elected official to the public. Commissioner Matthews reviewed that the Commission has been trying to find ways to prevent the need for equipment being brought into the fourth floor of the courthouse since it would likely require removal of a large section of the roof, which was replaced 2017-2018. Jennings noted there are other areas in the courthouse currently being used for storage or training that may be better suited to move to than the contained section of the Justice Center First Floor, and possibly with the move of those items, other areas in the courthouse would be more available for heating, ventilation, air conditioning (HVAC) equipment. Owen stated juvenile has statutory requirements regarding juvenile clients and records. Owen noted that although the PA staff is vetted through their own hiring process, using the juvenile office as a walk through is not a good practice for either office or their clients. Owen noted that juvenile staff have understandable concerns about access (public, clients and staff) through the front door and the requirement for juvenile staff to approve entry for PA clients or public. Owen noted the detention center has no value as the space is currently being used and suggested the Commission consider removing unwanted equipment and finding a valuable way to utilize the space. The Commissioners noted they are still in the discussion process of the courthouse HVAC renovations and are trying to consider all county office holders’ needs and what is fiscally appropriate for this 1898 Historic Courthouse to be used into the future. The Commissioners requested Jennings consider options over the weekend and report to the Commission on Monday with her request.

Adjournment was at 4:15 p.m. The next meeting will convene on January 22, 2024.

Troy A. Matthews, Presiding Commissioner

John L. Marr, Eastern Commissioner

Charles Kavanaugh, Western Commissioner

ATTEST: _____ Diane Thompson, County Clerk

RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT
8th Day's Proceedings, 22nd Day of January 2024

The Honorable Johnson County Commission met this day pursuant to adjournment. Present: Troy Matthews, Presiding Commissioner; John Marr, Eastern Commissioner; Charles Kavanaugh, Western Commissioner; and Diane Thompson, County Clerk. Additional public access made available via Zoom Meeting with the following details: Telephone Number: 312-626-6799 | Meeting ID: 851 4369 4527 | Passcode: 640931 | The following proceedings were had to-wit:

The Commissioners, considering the icy road conditions, decided to close all county buildings and no meeting was held.

Adjournment was at 4:00 p.m. The next meeting will convene on January 23, 2024.

Troy A. Matthews, Presiding Commissioner

John L. Marr, Eastern Commissioner

Charles Kavanaugh, Western Commissioner

ATTEST: _____
Diane Thompson, County Clerk

RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT
9th Day's Proceedings, 23rd Day of January 2024

The Honorable Johnson County Commission met this day pursuant to adjournment. Present: Troy Matthews, Presiding Commissioner; John Marr, Eastern Commissioner; Charles Kavanaugh, Western Commissioner; and Diane Thompson, County Clerk. Additional public access made available via Zoom Meeting with the following details: Telephone Number: 312-626-6799 | Meeting ID: 851 4369 4527 | Passcode: 640931 | The following proceedings were had to-wit:

The Commissioners received correspondence from Trudy Faulkner, STRATA Architecture, with meeting notes from the January 17, 2024 meeting with a request for the County's review and response within three (3) days if there are any errors or revisions needed. The Commission did not respond with any changes.

The Commissioners met with Tracy Brantner, Executive Director, for the Johnson County Economic Development Corporation (JCEDC) Monthly Update, also present: Jennifer Powers, County Clerk Chief Deputy.

Veterans Road Extension – Brady Commerce Park – Phase 2: Brantner reviewed 4,500 linear feet of roadway through Brady Commerce Park is in process. Brantner reviewed the project was delayed from the wetland permitting per the U.S. Army Corp. of Engineers. Brantner stated they are working on re-authorization in the event the project is not complete with the project by the June 10, 2024 deadline.

Johnson County American Rescue Plan Act (ARPA): Brantner reviewed, having met with Treasurer Heather Reynolds, that the ARPA reporting is more involved than the Coronavirus Aid, Relief, and Economic Security (CARES) Act (2020) required. Brantner noted the need to receive legal counsel's clarification of what obligation means regarding ARPA funds.

Water Resource Management Grant Program: \$1.1 million allocated to the below entities with completed with projects and final payments issued by September 1, 2026.

- Centerview Water Tower Painting; no reimbursement requested to date
- Holden Wastewater Treatment Facility Upgrades; no reimbursement requested to date
- Knob Noster Wastewater Collection System Investigation Lining; no reimbursement requested to date
- Leeton Drinking Water Facility Upgrades; no reimbursement requested to date
- Public Water Supply District #3 Water Tower Rehabilitation and Occupational Safety and Health Administration (OSHA) Upgrades; requested two (2) reimbursements to date

Small Business Development Center Training Events:

- Small Business Credit Building Workshop: March 26, 2024 at the Community Center
- Launch U: 4 week facilitated course for aspiring and early-state entrepreneurs through business planning, pitching, and tracking financial to ensure their business is feasible.

Brantner reviewed the Design-Build versus the Design, Bid, Build projects. Brantner noted that Design-Build Projects bundle engineers and contractors under a single contract whereas Design-Bid-Build projects have the engineers develop the plan with the county, then go out for bid to find the contractor.

Commissioner Kavanaugh motioned and Commissioner Marr seconded to approve the 2024 Contract for Economic Development Services for financial commitment toward funding economic development activities for Johnson County for the January 1st to December 31st, 2024 period, as follows:

- Value of in-kind office and common space, utilities, custodial, printing and other services in the estimated amount of \$20,000; and,
- Contributions toward the salary of office support staff in the amount not to exceed \$35,000. JCEDC will invoice salary contributions based upon JCEDC incurred quarterly payroll, not including the Executive Director, and invoiced in April, July and October with any remaining balance invoiced lump sum in the 4th quarter; and,
- General funding for services in the amount of \$25,000 will be invoiced at \$6,250 quarterly in April, July, October and December.

Motion approved unanimously.

The transfer of funds for payroll of County Officials and employees for the period January 6, 2024 through January 19, 2024 was approved from County funds in the following amounts: County Revenue: \$67,800.93; Road and Bridge Department: \$45,044.28; Assessment: \$16,906.92; Bridge Construction: \$23,870.90; Juvenile Officers: \$3,604.46; Prosecuting Attorney: \$29,543.51; MoSMART Sal Supplement: \$276.90; Recovery Court – SAMHSA Grant: \$0.00; Commission Administrative: \$0.00; Sheriff: \$81,340.54; Jail: \$84,531.26; P.A. Child Support IV D: \$2,339.80; P.A. VOCA Grant: \$1,923.08; Grand Total: \$357,182.58.

(CONTINUED FROM PAGE 267) **RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**
9th Day's Proceedings, 23rd Day of January 2024

The Law Enforcement Tax City Distribution for January-June 2023 distribution was made by Auditor Chad Davis on January 23, 2024 as follows: Centerview: \$0.24; Chilhowee: \$0.32; Holden: \$2.41; Kingsville: \$0.25; Knob Noster: \$2.36; Leeton: \$0.59; Warrensburg: \$15.65. The total distribution was \$21.82. The county portion was \$26.68.

The Law Enforcement Tax City Distribution for December 2023 distribution was made by Auditor Chad Davis on January 23, 2024 as follows: Centerview: \$1,349.29; Chilhowee: \$1,782.19; Holden: \$13,597.70; Kingsville: \$1,392.45; Knob Noster: \$13,339.96; Leeton: \$3,350.98; Warrensburg: \$88,522.54. The total distribution was \$123,335.11. The county portion was \$150,742.91. Upon receipt by the County Clerk Office, the amount of disbursement to Knob Noster was over \$2.50 and the disbursement to Leeton was short \$2.50; the Auditor's Office was notified of the discrepancy.

Law Enforcement Sales Tax		\$274,078.02	Percentage	
County Total		\$150,742.91	0.55	
City Total		\$123,335.11	0.45	
				Difference
\$1,349.29	Centerview	\$1,349.29	0.01094	\$0.00
\$1,782.19	Chilhowee	\$1,782.19	0.01445	\$0.00
\$13,597.70	Holden	\$13,597.70	0.11025	\$0.00
\$1,392.45	Kingsville	\$1,392.45	0.01129	\$0.00
\$13,339.96	Knob Noster	\$13,337.46	0.10814	\$2.50
\$3,350.98	Leeton	\$3,353.48	0.02719	\$(2.50)
\$88,522.54	Warrensburg	\$88,522.54	0.71774	\$0.00
\$123,335.11	City Total	\$123,335.11	City Total	\$0.00
\$150,742.91	Johnson County	\$150,742.91	Johnson County	\$0.00
\$274,078.02	Total	\$274,078.02	Total	
\$ -	Difference	\$ -	Difference	

Numbers from Auditor

Numbers from Calculations

The Commissioners met with Bryan Jacobs, Old Drum Animal Shelter (ODAS) Board President; John Edmiston, Board Vice President; Diane Thompson, County Board Appointment; Cassandra Montgomery and Mollie Falke, Interim Directors for the Animal Shelter Monthly Update. Montgomery noted an Executive Director has not been hired. Montgomery reviewed that a transport of animals was made in January to Wayside Waifs and that due to limited staff, the number of animals held at ODAS is limited. Montgomery asked if the Commission had any questions regarding the December 2023 report; the Commissioners had none. Jacobs reviewed that an anonymous letter was sent to the board that requests action be taken to remove an ODAS board member; the letter implied that the Commission would also be notified. Jacobs clarified that the ODAS board member was not the county appointed member. Thompson noted she contacted county legal counsel, who advised that this is not a Commission issue. Commissioner Kavanaugh stated that the County Commission would not be requesting the board. Commissioner Marr noted that anonymous letters are less impactful since there is not an opportunity to have a conversation about the issue(s). Jacobs stated that at or after the ODAS Board meeting, two (2) board members resigned. Jacobs stated he had reached out to Bernard Tax and Bookkeeping about the Audit 2022; but they have not finished the work. Jacobs stated they have started contacting auditing firms to find a company to complete the 2023 audit have not reached an agreement yet. Commissioner Kavanaugh stated that he would not sign the 2024 Animal Shelter Services Agreement until the 2022 audit paperwork was received. The group discussed the updating of the ODAS bylaws, to reflect the removal of the "ex-officio" member language. The Commissioners were agreeable for the agreement to include wording to require the ODAS to update the bylaws language at the next time the bylaws needed to be amended, or within six (6) months of the signing, the agreement wording will be updated for the ODAS's consideration. The Commissioners stated they would not sign the 2024 Agreement yet but ODAS could have the agreement signed at their next meeting and submitted to the County for consideration when the requested documents are submitted.

The Commissioners reviewed that a few items were lacking from the December 2023 report:

1. The cover sheet that has been typically included addressed items that were either attached or noted if there was nothing to report
2. Board Report: unclear if Bylaws or Members have been altered since the last report
3. Previous month Profit and Loss Statement (dates state January - November 2023)
4. Variance Analysis: unclear if any line-item amounts varied more than 10% and greater than \$1,000 from the Y-T-D budget
5. Intake by Location: Missing start and end dates to clarify the period of time

The Commissioners noted their understanding that this was the first month not prepared by the former executive director, and approved the waiver of the December 2023 lacking report items but the January 2024 reports need to be complete.

The Commissioners requested Jennifer Powers, County Clerk Chief Deputy draft a letter to be sent to potentially impacted property owners along NW 21st Road about a vacation of approximately 1,740 feet beginning north of Blackwater Creek and extending just south of Post Oak Creek, covering Sections 2 and 11 of Township 46, Range 26, all in Johnson County. Commissioner Matthews stated the letter would state that the County would vacate the road and bridge with liability for incidents being the responsibility of the property owners and not the county. Powers prepared a draft letter; the Commissioners reviewed and requested the option of demolition of the Post Oak Bridge be removed from the letter. Powers noted her uncertainty RSMo. 228.110 specifically regarding fiscal responsibility, survey, and petition requirements since the Commission was requesting the vacation. The Commissioners requested Powers request legal counsel's opinion on those matters.

(CONTINUED FROM PAGE 268) **RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**
9th Day's Proceedings, 23rd Day of January 2024

The Commissioners met with Stuart Braden, IMEG Engineering – Mechanical; Rachel Butz, IMEG – Electrical; Mathew Napier-Jameson, IMEG – Structural; Trudy Faulkner, STRATA – Architecture to discuss the Courthouse Heating Ventilation Air Conditioning (HVAC) Cost Estimates. Also present: Diane Thompson, County Clerk and Jennifer Powers, County Clerk Chief Deputy. Faulkner reviewed and explained the construction cost estimates of \$7,373,410 (including 20% contingency fee), as prepared by Construction Management Resources. Costs include east handicapped accessible and west stair entryways. Butz noted that a technology person has not been added to the project so the work done now is just preparing for junction boxes. Faulkner stated that the cost estimates will be updated two (2) additional times before going to bid.

Johnson County Courthouse HVAC Repair/ Replacement
 Warrensburg, MO
 Strata Architecture
 DD Estimate 01/18/2024 Revised 1/19/24

DESCRIPTION	TOTAL	23,898 SF		Site
		Building	\$/SF	
01 00 00 GENERAL CONDITIONS	901,361	871,371	36.46	29,990
02 41 00 DEMOLITION	100,046	90,131	3.77	9,915
02 45 00 HAZARDOUS MATERIAL ABATEMENT (NIC)	-	-	0.00	-
03 30 00 CAST-IN-PLACE CONCRETE	42,333	42,333	1.77	-
04 01 40 STONE RESTORATION AND CLEANING	248,658	248,658	10.40	-
05 12 00 STRUCTURAL STEEL	13,187	13,187	0.55	-
05 52 00 PIPE & TUBE RAILINGS	19,893	19,893	0.83	-
06 10 00 ROUGH CARPENTRY	24,864	24,864	1.04	-
06 40 16 INTERIOR ARCHITECTURAL WOODWORK	273,275	273,275	11.43	-
07 13 00 SHEET WATERPROOFING	2,773	2,773	0.12	-
07 84 00 FIRESTOPPING	2,500	2,500	0.10	-
07 92 00 JOINT SEALANTS	10,982	10,982	0.46	-
08 14 16 FLUSH WOOD DOORS	25,500	25,500	1.07	-
08 41 00 ALUMINUM ENTRANCES AND STOREFRONTS	56,993	56,993	2.38	-
08 51 13 ALUMINUM WINDOWS	16,441	16,441	0.69	-
08 52 00 WOOD WINDOWS	530,699	530,699	22.21	-
08 71 00 DOOR HARDWARE	47,500	47,500	1.99	-
09 21 16 GYPSUM SYSTEMS	458,008	458,008	19.16	-
09 30 13 CERAMIC TILE	20,243	20,243	0.85	-
09 51 00 ACOUSTICAL PANEL CEILINGS	57,838	57,838	2.42	-
09 67 00 FLUID APPLIED FLOORING	4,018	4,018	0.17	-
09 68 00 CARPET	68,808	68,808	2.88	-
09 90 00 PAINTING	46,528	46,528	1.95	-
10 14 00 SIGNS	1,880	1,880	0.08	-
22 00 00 PLUMBING	138,250	138,250	5.78	-
23 00 00 HVAC	1,213,489	1,213,489	50.78	-
26 00 00 ELECTRICAL	1,078,409	973,715	40.74	104,695
31 20 00 EARTH MOVING	4,752	1,273	0.05	3,479
31 31 00 TERMITE CONTROL	3,000	-	0.00	3,000
32 13 13 CEMENT CONCRETE PAVING	15,390	-	0.00	15,390
32 33 00 SITE MISCELLANEOUS	14,605	-	0.00	14,605
subtotal	5,442,223	5,261,149	220.15	181,075
Contractor's Fee 8.0%	435,378	420,892	17.61	14,486
subtotal	5,877,601	5,682,040	237.76	195,561
Design/Estimate Contingency 20%	1,175,520	1,136,408	47.55	39,112
subtotal	7,053,121	6,818,448	285.31	234,673
Escalation to Mid-Point - 12/14/2024 4.5%	320,289	309,632	12.96	10,657
TOTAL	7,373,410	7,128,081	298.27	245,330

Faulkner reviewed that State Historic Preservation Office (SHPO) has regulations that may limit the options available (moving existing original walls) because the county has expectations for maintaining the historic value of the building and must request to make changes through SHPO of signed agreements:

- United States Department of the Interior National Park Services for National Register of Historic Places in 1993-1994
- Missouri Department of Natural Resources Historic Property Preservation Agreement in 2009

Commissioner Marr asked what would happen if they county made changes that SHPO did not approve. Faulkner recommended the County reference the original agreement for consequences.

Commissioner Kavanaugh attended the University of Missouri Extension Council Meeting at 135 W. Market Street, Warrensburg.

Adjournment was at 4:00 p.m. The next meeting will convene on January 25, 2024.

ATTEST: _____
 Diane Thompson, County Clerk

 Troy A. Matthews, Presiding Commissioner

 John L. Marr, Eastern Commissioner

 Charles Kavanaugh, Western Commissioner

RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT
10th Day's Proceedings, 25th Day of January 2024

The Honorable Johnson County Commission met this day pursuant to adjournment. Present: Troy Matthews, Presiding Commissioner; John Marr, Eastern Commissioner; Charles Kavanaugh, Western Commissioner; and Diane Thompson, County Clerk. Additional public access made available via Zoom Meeting with the following details: Telephone Number: 312-626-6799 | Meeting ID: 851 4369 4527 | Passcode: 640931 | The following proceedings were had to-wit:

The Commissioners met with Jimmy Tye, Road and Bridge Supervisor, who noted staff are receiving multiple requests for rock to be applied to gravel roads because the roads are muddy; so crews are hauling rock to various roads. Commissioner Matthews noted that the rain anticipated today may help to make the rock more visible. Commissioner Marr noted that 350th Road needed some gravel to address the mud where vehicles have been traveling. Tye stated that there are sections of gravel county-maintained roads that have large sections of mud; they seem to be in the same locations that the ice/snow melted first. Tye noted that NW 1441st Road off of NW 200th Road needs rock. Tye stated the southern portion of the landfill roads needs rock. Tye stated that a property owner removed the snow to the point that gravel was placed in the ditches; noting that next spring/summer the ditches will have to be emptied of the gravel. Tye reviewed the challenges of the rock from various vendors.

The Commissioners reviewed correspondence from the State Tax Commission of Missouri, that pursuant to Section 137.073.4(1), RSMo, the certified increase in the Certified Price Index for All Urban Consumers for the United States, as determined by the U. S. Department of Labor, on the latest twelve-month basis available February 1, 2024, is 3.4% for the December 2022 to December 2023 period.

The Commissioners reviewed and approved accounts payable in the amount of \$950,792.43.

The Commissioners reviewed and approved wage continuation extension for a Road and Bridge Employee.

The Commissioners reviewed the response from legal counsel regarding the vacation of NW 21st Road as discussed January 23, 2023

1. Petition: A petition to vacate is still required even though the Commission is requesting the vacation of the road/bridge.
2. Fiscal Responsibility: Petitioners would normally be responsible for the posting costs but since the County desiring to move forward with the vacate process, the recommendation is for the County to bear that expense.
3. Petition Circulation: An employee of the County may be responsible for gathering petition signatures, but it is recommended that the employee not be personally affected by the proposed vacation.
4. Survey and Legal Descriptions: Vacates have been done that utilized overhead maps and general descriptions of the beginning and ending points of the vacate but a cleaner process would include a survey with a specific legal description of the right of way that is proposed to be vacated.
5. Survey Timing: The survey should be completed before the petition is circulated so that it can be an exhibit to the petition being signed so that those signing can see what is being proposed. Less ideal would be for the legal description to be prepared prior to the July 1 Second Reading and Hearing date so that it is available for review and use for the order.
6. Qualifications-Based Selection (QBS): Since the County completed a QBS for on-call engineering, which includes surveying services, the county can use that engineer for surveying services.

The Commissioners requested Powers contact McClure Engineering to request a scope of work be prepared for the surveying and legal descriptions of the vacation with a deadline of March 1, 2024 to allow for petition preparation and circulation.

The Commissioners sent the below correspondence to the following property owners regarding potential vacation of a portion of NW 21st Road: ANDERSON, JOHNNY R & WANDA L | CLEAR & BRYN MYERS, JAMES E | DYER, ROBERT O & GENE E | EVERLY TRUST, ROBERT A | RIPPEL, WAYNE K | SMARR, DONALD W & MARTHA N

We are writing to inform you about an upcoming decision by the Johnson County Commission regarding the proposed vacation (closure) of approximately 1,740 feet of NW 21st Road. This closure is set to begin north of Blackwater Creek and extend just south of Post Oak Creek, covering Sections 2 and 11 of Township 46, Range 26, all in Johnson County, pursuant to Revisor of Missouri Statute 228.110.

Upon the vacation of the road, the right-of-way property, including the existing bridge, will no longer be under the County's ownership and will revert back to the respective property owners. We understand the significance of this decision and aim to involve the impacted property owners in the process.

As an affected property owner (Exhibit A), we invite you to meet with the Commissioners to share your thoughts on the abandonment of the existing bridge in conjunction with the county's road vacation. It's crucial to note that in the event the road and bridge is vacated, any liability for incidents occurring on the property will be the responsibility of the property owners, and not the County.

Proposed Timeline for the Vacation Process:

1. Circulation of Vacation Petition & Completion of Survey
2. April 1, 2024 – First Reading of Petition
3. June, 2024 - County Posts Notices (letters & signs) and Provides Notice to affected property owners of July 1, 2024 Second Reading and Hearing on Petition
4. Submission of Remonstrance (opposition) – Must be in written form, signed by at least 12 residents of Warrensburg Township, and filed with the County Clerk on or before July 1, 2024.
5. July 1, 2024 – Second Reading and Hearing on Petition to Vacate – Commission will receive evidence and testimony in support of and in opposition to Petition may vacate the road if standard is met and no written opposition is received.

(CONTINUED FROM PAGE 270) **RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**
10th Day's Proceedings, 25th Day of January 2024

The Commissioners received a phone call from part of the McClure Engineering Team, Doug Boe, WSJF Architecture, who provided project updates:

- Justice Center Roof – Inspection was rescheduled for January 29, 2024 due to weather hindering the January 18 site visit. Boe noted that thermal scans have to happen at night or when the sun is not impacting the roof's temperature so the inspection will be done in the evening. Boe noted that Steve Tague, County Maintenance stated his willingness to assist with building access through the inspections. Boe noted that after he received the inspection report he would be onsite to review site specifications needed to prepare options for the roof replacement scope of work. Boe will request a meeting to review the scope of work options for the Commissioners to decide in the middle of February.
- South Annex Building Assessment (roof) – Boe reviewed that the Roof Inspector will have all necessary equipment to get on the roof and once a report is received, it will be added to the Building Assessment and Maintenance Reports.
- Detention Center Insulation – Boe needs to verify the scope of work in person to be able to write the bid specifications, Boe intends to be onsite for the Justice Center and he would complete the Detention Center site visit at the same time. Commissioner Matthews stated that the Commission wanted to make sure that grant deadlines are the most important. Boe reviewed his involvement with the last quarterly grant report and noted there is over a year before the insulation needs to be completed.

The Commissioners expressed their understanding of delays due to weather and were agreeable with adjusting the project timelines.

The Commissioners received notification that the Missouri Department of Natural Resources' (DNR) Water Protection Program received the Detention Center Wastewater Treatment Plant (WWTP) Ultraviolet (UV) Addition permit application on January 1, 2024 and applications are processed in the order they are received. DNR recommends waiting to initiate the bidding process until the construction permit is issued.

Commissioner Kavanaugh motioned and Commissioner Marr seconded to approve BRO-R051(42) Bridge 2870004 (NW 1771st Road over South Fork of Blackwater), Project Invoice 5 with \$2,189.53 to McClure Engineering, to be paid from Bridge Construction, Consulting Engineer (006-000-57813) and MoDOT to reimburse the County \$2,189.53 into Bridge Construction, Inter-governmental Revenue (006-000-45210). Motion approved unanimously.

The Commissioners reviewed the prepared Request for Bids: Shamrock Business Park Haying Operations (bid specifications and legal notice). The Commissioners questioned the required insurance amounts and contacted Randy Russell, AssuredPartners, for his opinion on the requirements. The Commissioners approved the legal notice to be sent to the Warrensburg Star Journal for a January 30, 2024 run date but tabled the approval of the bid specifications.

The Commissioners and Jimmy Tye, Road and Bridge Supervisor, reviewed the prepared Request for Bids: Culvert Pipes bid specifications and legal notice. The Commissioners approved the legal notice to be sent to the Warrensburg Star Journal for a January 30, 2024 run date and approved the bid specifications to be emailed to bidders and posted on the county website.

Commissioner Matthews attended the Johnson County Economic Development Corporation Executive Board Meeting in the third-floor conference room.

Commissioner Matthews requested Jennifer Powers, County Clerk Chief Deputy, contact the Auditor's and Treasurer's Office regarding courthouse heating, ventilation, and air conditioning (HVAC) questions directly related to their offices and the first-floor women's restroom. Commissioner Matthews also requested Powers prepare the Commission's and the aforementioned responses to be sent to the IMEG Design Team.

Adjournment was at 4:00 p.m. The next meeting will convene on January 29, 2024.

ATTEST: _____
 Diane Thompson, County Clerk

 Troy A. Matthews, Presiding Commissioner

 John L. Marr, Eastern Commissioner

 Charles Kavanaugh, Western Commissioner

RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT
11th Day's Proceedings, 29th Day of January 2024

The Honorable Johnson County Commission met this day pursuant to adjournment. Present: John Marr, Eastern Commissioner; Charles Kavanaugh, Western Commissioner; and Diane Thompson, County Clerk. Not Present: Troy Matthews, Presiding Commissioner. Additional public access made available via Zoom Meeting with the following details: Telephone Number: 312-626-6799 | Meeting ID: 851 4369 4527 | Passcode: 640931 | The following proceedings were had to-wit:

In the absence of Presiding Commissioner Troy A. Matthews, County Clerk Diane Thompson hereby appoints Western Commissioner Charles Kavanaugh as acting Presiding Commissioner for the duration of Matthews absence pursuant to Missouri Revised Statutes 49.070 "...when the presiding commissioner is absent and the other two commissioners are present the commission clerk shall designate one of the commissioners present as presiding commissioner during the absence of the regular presiding commissioner, and he shall, during the absence of the regular presiding commissioner, have all of the powers of the regular presiding commissioner."

Powers reviewed that having received responses from Commissioner Matthews and Commissioner Kavanaugh to use legal counsel's wording and not wording provided by Randy Russell for insurance requirements on the Request for Bids: Shamrock Business Park Haying Operations on January 26, 2024; the bid was finalized, emailed to bidders, and posted on the county website, per the Commission's direction.

Commissioner Kavanaugh and Commissioner Marr discussed correspondence received January 26, 2024 from Mike Washburn, Missouri Department of Natural Resources (DNR) Environmental Specialist regarding the Johnson County Courthouse, 300 N. Holden Street, Warrensburg MO Asbestos-Containing Materials (ACM) and Lead-Based Paint (LBP) Environmental Site Assessment. The received documents included the ACM and LBP Inspection Report as prepared by Terracon for the Missouri Department of Natural Resources Contract Number CS210096003 for Brownfields Voluntary Cleanup Program (BVCP) as discussed January 11, 2024. It was noted that Commissioner Matthews and the IMEG Design Team were emailed the same documents. In summary both friable and non-friable ACM were found within the building and LBP was found on various structures within the building. BVCP recommended the following:

- The friable regulated ACM must be removed by a licensed Missouri abatement contractor prior to any activities that may disturb it.
- Any non-friable Category I ACM that's damaged must be removed by a licensed Missouri abatement contractor prior to any activities that may disturb it.
- As the drywall joint compound contains more than 1% asbestos, any disturbance of it is considered Class II asbestos work by OSHA regulations and should be handled accordingly, even through the drywall itself contains less than 1% asbestos.
- Construction workers must be made aware of the locations of lead-based paint and any disturbance of those structures must be conducted in accordance with applicable federal, state, and local laws.

BVCP also reviewed their willing involvement to assist with further oversight of the risk management activities. Upon successful completion of the risk management activities the BVCP will issue a letter of completion. the letter is contingent on the site being enrolled in the BVCP prior to remedial activities and provides a measure of protection from the department, and the Environmental Protection Agency against future liability related to the property.

Commissioner Kavanaugh and Commissioner Marr met with Mitch Marquess, Building and Grounds Supervisor, regarding some maintenance issues:

135 W. Market Garage Door – Marquess reviewed the door is not opening properly without a great deal of manual effort. Marquess contacted Mike Craig, Craig Overhead Door, who quoted a price of \$925.00 to install a garage door.

Justice Center Smoke Alarm – Marquess noted the state inspection is scheduled for tomorrow and a Cintas representative will be onsite to assist with the system for the inspection. Marquess reviewed the alarm panel system is outdated and parts are not being made to repair so there have been challenges with the repairs being done not integrating with the panel. Commissioner Marr requested Marquess to ask for a price estimate to update the smoke alarm and sprinkler system. Marquess estimated that a panel alone would likely be over \$10,000 plus the cost of installation, then any components not compliant with the new system would have also have to be updated.

Commissioner Kavanaugh and Commissioner Marr met with Darrin Tobias, EMA Director, for the Emergency Management Agency (EMA) Update; also present: Jennifer Powers, County Clerk Chief Deputy. Tobias reviewed the prepared report.

Commissioner Kavanaugh and Commissioner Marr met Lisa Treece, Human Resources Director, who reported there was a forty-six percent (46%) health insurance loss ratio. Loss ratio is a mathematical calculation that takes the total claims that have been reported to the carrier, plus the carrier's costs to administer the claim handling, divided by the total premiums earned (this refers to a portion of policy premium that has been used up during the term of the policy).

Commissioner Kavanaugh and Commissioner Marr reviewed and denied the following ROW for Spectrum Mid-America with Cat5 Construction Services contracting and work to begin January 29, 2024, and end February 16, 2024, with work to include boring 50 feet across 74 NE 175th Road near the corner of NE 175th Road. The ROW was denied because there is a gas line going where this line is supposed to go.

- 2024-002 | NE 175th Rd: 74 NE 175th Rd, Warrensburg, MO

Adjournment was at 4:00 p.m. The next meeting will convene on January 30, 2024.

NOT PRESENT

Troy A. Matthews, Presiding Commissioner

John L. Marr, Eastern Commissioner

Charles Kavanaugh, Western Commissioner

ATTEST: _____ Diane Thompson, County Clerk

RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT
12th Day's Proceedings, 30th Day of January 2024

The Honorable Johnson County Commission met this day pursuant to adjournment. Present: John Marr, Eastern Commissioner; Charles Kavanaugh, Western Commissioner; and Diane Thompson, County Clerk. Not Present: Troy Matthews, Presiding Commissioner. Additional public access made available via Zoom Meeting with the following details: Telephone Number: 312-626-6799 | Meeting ID: 851 4369 4527 | Passcode: 640931 | The following proceedings were had to-wit:

In the absence of Presiding Commissioner Troy A. Matthews, County Clerk Diane Thompson hereby appoints Western Commissioner Charles Kavanaugh as acting Presiding Commissioner for the duration of Matthews absence pursuant to Missouri Revised Statutes 49.070 "...when the presiding commissioner is absent and the other two commissioners are present the commission clerk shall designate one of the commissioners present as presiding commissioner during the absence of the regular presiding commissioner, and he shall, during the absence of the regular presiding commissioner, have all of the powers of the regular presiding commissioner."

Commissioner Kavanaugh and Commissioner Marr reviewed and approved the following Right of Way (ROW) for Spectrum Mid-America with Cat5 contracting and work to begin January 29, 2024, and end February 16, 2024 with work to include plowing or boring underground fiber optic cable for high-speed internet services:

- 2024-001 | NE 201st Rd: 479 NE 201st Rd, Warrensburg, MO. From front yard, bore under road and set a pedestal.

Commissioner Kavanaugh and Commissioner Marr met with Jimmy Tye, Road and Bridge Supervisor. Tye noted that he met with Emery Sapp last week and meeting with Superior Bowen today. Tye stated that they are each being asked to put their recommended specifications and prices in writing. Tye reviewed that there is some moisture in between layers. Emery recommended some of the north sections being ground but the south sections being an overlay. Tye stated there is concrete is base to Business 13 Highway.

The Commissioners received correspondence from Ty Vaughn, PPB Enviro-Solutions, assisting Evergy (electric company) with project planning in Johnson County MO regarding any permitting requirements for drilled-pier foundations for poles. Jennifer Powers, County Clerk Chief Deputy, contacted Vaughn based on correspondence from Presiding Commissioner Troy Matthews, that there are not additional expectations or restrictions besides those listed in the Road ROW and Road Crossing Procedures for Buried Lines at this time. Powers reviewed that any work in the county's right of way would need to have an application submitted, and if the work is to be on private property, Evergy would need to contact the property owner(s).

The Commissioners received correspondence that the Annual Water-Based Fire Protection Systems Inspection and Fire Alarm and Signaling Inspection were both completed from Cintas – Fire Protection.

The Commissioners received correspondence from Katie Jardieu, Missouri Department of Transportation (MoDOT) Senior Transportation Planner regarding the delayed project work for BRO-R051 (42); Bridge. No. 2870004 - County Road NW 1771st Rd.

Adjournment was at 4:00 p.m. The next meeting will convene on February 1, 2024.

ATTEST: _____
Diane Thompson, County Clerk

Not Present
Troy A. Matthews, Presiding Commissioner

John L. Marr, Eastern Commissioner

Charles Kavanaugh, Western Commissioner

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