

**RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**13<sup>th</sup> Day's Proceedings, 1<sup>st</sup> Day of February 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."

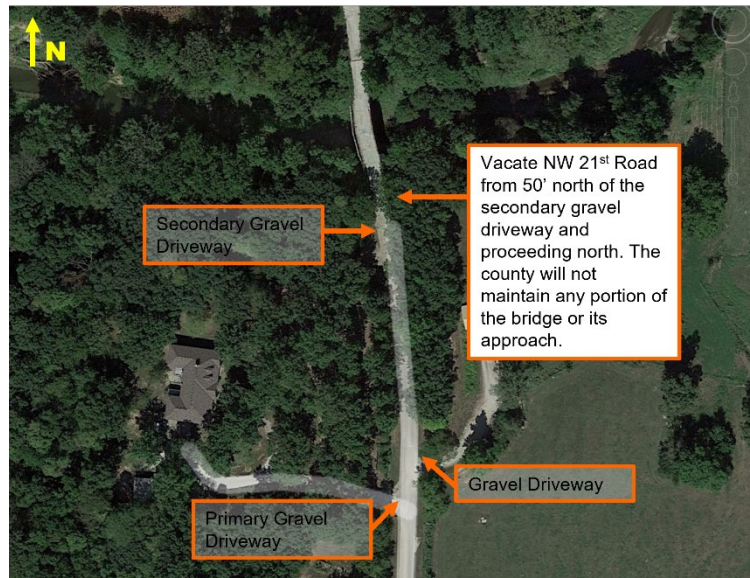
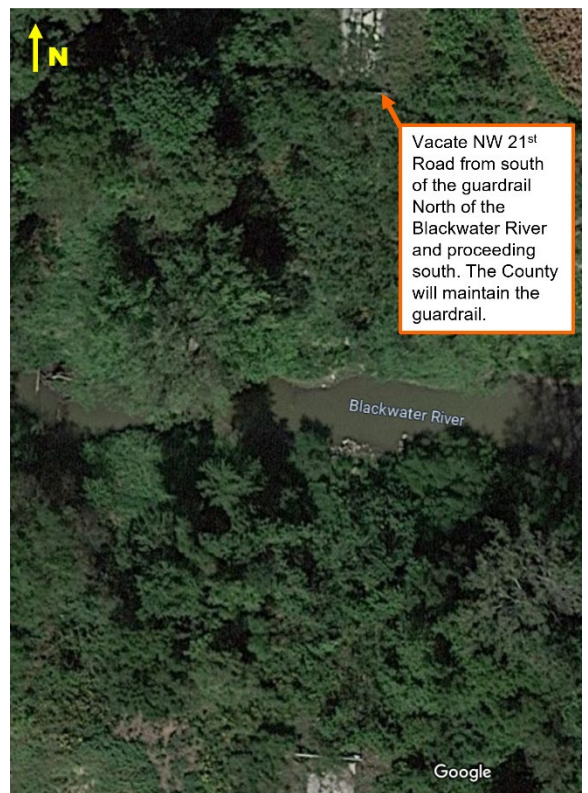
Commissioner Kavanaugh noted having attended the West Central Commissioner Association Day at the Capitol in Jefferson City on January 31, 2024.

Commissioner Kavanaugh and Marr reviewed and approved accounts payable in the amount of \$84,661.54.

The County received a \$500.00 payment (number 18248) from Johnson County Ambulance District for the annual fee for the District's use of the radio communications tower located at the Johnson County Sheriff's Office 278 SW 871<sup>st</sup> Road, Centerview, Missouri; the check was deposited with the Treasurer.

Commissioner Kavanaugh and Commissioner Marr reviewed and approved the Work Authorization #5 – Scope of Services and Schedule of Fees for NW 21<sup>st</sup> Road Vacation Survey and Legal Description(s) with McClure Engineering Company for \$11,300.00 as part of the On-Call Engineering services awarded June 22, 2023. Motion approved.

Commissioner Kavanaugh and Commissioner Marr identified the NW 21<sup>st</sup> Road Vacation to start south of the guardrail north of Blackwater River (with the County maintaining the guardrail) and proceed south to 50 feet north of the secondary gravel driveway (with the County not maintaining any portion of the bridge or its approach). Jennifer Powers was requested to communicate the vacations start and stop points with McClure Engineering.



Commissioner Kavanaugh noted having requested property owners to consider selling their properties to the County, given the frequent occurrences of flooding. He emphasized that if the County decides to

vacate the road or dismantle the Post Oak bridge, accessing their properties would become challenging without obtaining easements from neighboring property owners and the development of low water crossings. Commissioner Kavanaugh and Commissioner Marr discussed McClure's recommendation to include private access easement verbiage; they tabled the discussion to an upcoming closed session with legal counsel.

The Commissioners received documents regarding the CCK, LLC's Payment in Lieu of Real Property Taxes for 2022 and 2023 from Collector Laura Smith. 2022 Dispersed funds were as follows: State \$77.17, County \$279.09, Road and Bridge \$607.83, Library \$659.01, Hospital \$385.07, Health \$247.71, Sheltered Workshop \$297.35, R-3 School \$11,806.67, Fire District 2 \$906.21, Ambulance \$743.38; Surtax \$694.51 for a total of \$16,704.00.

2023 Dispersed funds were as follows: State \$78.09, County \$282.42, Road and Bridge \$615.06, Library \$666.86, Hospital \$389.66, Health \$250.66, Sheltered Workshop \$300.90, R-3 School \$11,947.34, Fire District 2 \$884.99, Ambulance \$752.24; Surtax \$702.78 for a total of \$16,871.00.

Smith reviewed that distributions were as follows \$155.26 to the Missouri Department of Revenue; \$32,022.45 to Johnson County Treasurer; \$1,397.29 surtax held by Collector; with a total of \$33,575.00 distribution.

Commissioner Marr attended a site visit to Brady Commerce Park (approximately 400 NE 200<sup>th</sup> Road, Warrensburg) to review future road and site development.

Adjournment was at 3:35 p.m. The next meeting will convene on February 5, 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**  
**14<sup>th</sup> Day's Proceedings, 5<sup>th</sup> Day of February 2024**

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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 January-December 2023 from Stormy Taylor, Recorder of Deeds were approved. Fees deposited with the Treasurer were \$383,281.73.

Fees received in January 2024 from Stormy Taylor, Recorder of Deeds were approved. Fees deposited with the Treasurer were \$28,231.30.

The monthly report of monies received in January 2024 by Diane Thompson, County Clerk was approved. Deposited with the Treasurer was \$13,345.23.

The Commissioners received the January 2024 Summary Settlement from Treasurer Heather Reynolds.

The Commissioners reviewed project updates from Paul Osborne, McClure Engineering:

**1. Building Assessment and Maintenance Plans** | Notice to Proceed (NTP) signed June 22, 2023

- Waiting on South Annex Roof Assessment Report (assessment completed January 29, 2024) to insert that information into the document(s)
- Final Reports – Due February 12, 2024
- Final Presentation – Week of February 19 or 26, 2024

**2. Detention Center – Wastewater Treatment Engineering** | NTP signed October 16, 2023

- Waiting on Missouri Department of Natural Resources

**3. Detention Center – Insulation** | NTP signed December 28, 2023 | Grant Deadline: June 30, 2026

- Waiting on Doug Boe's onsite visit (after roof assessment report has been completed)
- Task A – Existing Conditions Evaluation – Completed
  - Review existing building conditions (under building assessment contract)
- Task B - Final Design (Insulation) – Due 4 weeks from Notice to Proceed (NTP)
  - 90% Drawings and Cost Estimate – February 9, 2024
  - Commissioner Meeting – Week of February 12, 2024
  - 100% Final Drawings, Specifications and Cost Estimate – March 1, 2024
- Task C - Final Design (Metal Roof Modifications) – If Needed, 4 Weeks from NTP
  - Supplemental construction notes and details for this work scope.
- Task D - Bidding and Construction Admin Services for Roof Work – If Needed, Upon Receipt of Bid Packages
  - Assist the County with bid solicitation and evaluation.
  - Receive product submittals for insulation products used for insulation replacement.
  - Review conformance of products with the specifications
  - Includes 3 site visits
  - Review the contractor's application for payment.

**4. Justice Center – Roof** | Notice to Proceed signed December 28, 2023

- Task A - Roof Condition Evaluation – January 29, 2024
  - Assist the County with the evaluation and recommendation for repair or replacement of the existing approximately 22,000 SF. Work with roof consultant to evaluate, provide core samples, and complete infrared scans to identify the roof condition, areas of wet insulation, and type and thickness of existing roof insulation.
- Task B - Assessment Report – February 12, 2024
  - Provide drawings/descriptions outlining the recommended scope of work.
  - Prepare, compile, estimate, and present the roof evaluation report.
  - Present report findings to the County – Week of February 12, 2024
  - Provide descriptions and alternates for roofing products.
- Task C - Construction Documents & Specifications – March 8, 2024
  - Provide construction documents and specifications for bidding and reroofing work.
  - Prepare site/roof plan to indicate areas for roof repair or replacement.
  - Provide all necessary flashing and construction details.
  - Prepare specifications of building products for the roofing project
- Task D – Bidding Construction Administration – Upon Receipt of Bids
  - Provide bidding, and construction administration services for the roof repair / replacement
  - Assist the County with bid solicitation and evaluation
  - Includes 4 site visits

**5. NW 21<sup>st</sup> Survey for Vacation** | Notice to Proceed signed February 1, 2024

- Task A – Field Work
  - Locate and establish pertinent section corners
  - Locate and establish existing centerline of NW 21<sup>st</sup> Road based on pavement
  - Locate visible boundary features intersecting roadway as needed for general reference – creek, fence lines, etc.
- Task B – Legal Descriptions and Exhibits – Due March 1, 2024 On Schedule
  - Create legal descriptions and exhibits for the right of way vacation for each affected property to the roadway

**6. Business 13 Highway Rehabilitation**

- Commission to define the scope of work

**7. Detention Center – Backup Generator and corresponding Security Systems**

- Commission delayed project

(CONTINUED FROM PAGE 276) **RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**14<sup>th</sup> Day's Proceedings, 5<sup>th</sup> Day of February 2024**

The Commissioners met with Mitch Marquess for the Buildings and Grounds Update; also present: Jennifer Powers, County Clerk Chief Deputy. Marquess thanked the Commission for the installed garage door lift at 135 W. Market Street. Marquess stated the Justice Center Smoke Alarm and Fire Suppression System Annual Inspection went well but Judge Teichman was unhappy about the testing of the system while staff was in the building. Marquess noted that he communicated with Circuit Clerk Marcy Anderson about the needed inspection and that the test would be done prior to 8:00 a.m. opening. The Commissioners had not heard any complaints but did not express the need to move the inspection to be on a weekend or holiday. Marquess stated the Justice Center Roof Inspection was completed January 29, 2024 by McClure Engineering but they only brought a 20 foot ladder and were not able to access the South Annex Roof. The Commissioners requested Powers to ask McClure Engineering about the incomplete work.

Commissioner Marr noted that NW 361<sup>st</sup> Road, starting at NW 200<sup>th</sup> Road and proceeding north, has had a great deal of damage since someone has been harvesting timber from Greg Smart's property. Commissioner Marr noted that Dennis Boling, resident along the roadway, paid to have the dead end road chip and sealed (project approved April 16, 2019; paid to have the road by the county in 2019). No decision was made or action taken by the Commission.

The Commissioners met with Kenny Ragland, independent writer. Ragland asked the Commission's opinion on Missouri Department of Transportation's (MoDOT) WW Highway Bridge Project. Commissioner Marr stated the project was in Johnson County but MoDOT has not involved Johnson County in the project. Commissioner Matthews stated that at this point, one-lane bridges are not ideal for the amount of traffic traveled on most roadways so it is beneficial for MoDOT to make needed improvements. The Commissioner reviewed the projects currently in the planning.

The Commissioners met with Stormy Taylor, Recorder, who was approached by Bikers Against Child Abuse, Inc. (BACA) that requested to put 49 pinwheels on the Courthouse lawn April 1-30, 2024 to honor the 49 children's lives taken in the state of Missouri because of child abuse and bring awareness Child Abuse & Neglect Prevention Month. Taylor stated the group would maintain the pinwheels, in the event of damage, and will remove them at the end of the month. The Commissioners approved BACA to place the pinwheels on the Courthouse lawn.

The Commissioners met with Jamie DeBacker, Executive Director for the Warrensburg Main Street (WMS) Monthly Update; also present: Stormy Taylor, Recorder; Jennifer Powers, County Clerk Chief Deputy. Burg Fest – DeBacker reviewed data from geofencing 2023 Burg Fest with 25,000 people visiting downtown during Burg Fest in comparison to the average 10,000 visitors on a normal weekend. DeBacker noted the average stay downtown was 116 minutes, which is pretty impressive. DeBacker reviewed the request last year was to notify the Circuit Clerk of the dates this year so jury trials were not scheduled that week. DeBacker reviewed her request to have the Justice Center Parking lot closed by Thursday, October 11, 2024 morning but according to Circuit Clerk Marcy Anderson, the Presiding Judge Wagoner is only willing to have the Justice Center parking lot closed at noon on Thursday. DeBacker reviewed the various offerings to shuttle staff, locate exclusive parking for employees, etc. but has been unsuccessful in negotiating. DeBacker noted that WMS Board is not in favor of holding Burg Fest without a carnival and the carnival vendor is not willing to assemble equipment at a different location and then transport it assembled to the Justice Center Parking Lot. DeBacker asked if the Commission had any recommendations. Commissioner Kavanaugh stated his willingness to support WMS's efforts to have the carnival at Burg Fest.

February Downtown Events – Foodie February and Love Letters to Downtown Warrensburg

125 N. Holden St. – DeBacker stated the Salvation Army has through February to clean out and Rise plans to be open May 2024.

200 N. Holden St. – DeBacker stated Jason Elkins purchased the property and intends to open a farm to table café with a connecting point to Checkers Tavern.

115 N. Holden St. – DeBacker stated it is being renovated with a microbrewery opening March/April 2024.

101 N. College St. – DeBacker reviewed the former Mule Barn is also scheduled to open as a microbrewery.

112 W. Pine St. (Star Theater) – DeBacker stated they are still in negotiations with an investor for the property to be purchased but until such time that a contract is signed, WMS is still renting for events up to two (2) months in advance.

Integrative Business Experience (IBE) – DeBacker stated WMS was selected as recipient for profits from the sale of their product. DeBacker reviewed that University of Central Missouri (UCM) Business Students work as a team to create a company, develop a product, obtain bank funding for its production, and market the product for profit. Taylor reviewed having been in the interview and the team is creating a retro bandana with a 1930's mule. DeBacker stated the group must also volunteer, so the potential project is craftetti (creative graffiti: adding color to objects i.e. dumpsters, boarded windows, fencing, etc.) on Railroad Street.

Commissioner Kavanaugh motioned and Commissioner Marr seconded to appoint Stephanie Truex as Public Health Officer for Johnson County Community Health Services Pursuant to RSMo. 205.100. Motion approved unanimously.

WHEREAS, the County Commission shall annually at their February meeting, appoint the director of the public health center as County Health Officer; and, WHEREAS, the Johnson County Community Health Services Board appointed Ms. Stephanie Truex as Administrator of Johnson County Community Health Services; and, NOW, THEREFORE, the Johnson County Commission hereby appoints Ms. Stephanie Truex as the Johnson County Health Officer as per Chapter 205.100 RSMo; and FURTHERMORE, as the Johnson County Health Officer, Ms. Truex shall exercise all of the rights and perform all of the duties pertaining to that office as set forward under the health laws of the state and rules and regulations of the Department of Health and Senior Services. The appointment shall be effective immediately.

Adjournment was at 4:00 p.m. The next meeting will convene on February 6, 2024.



**RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**15<sup>th</sup> Day's Proceedings, 6<sup>th</sup> Day of February 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:

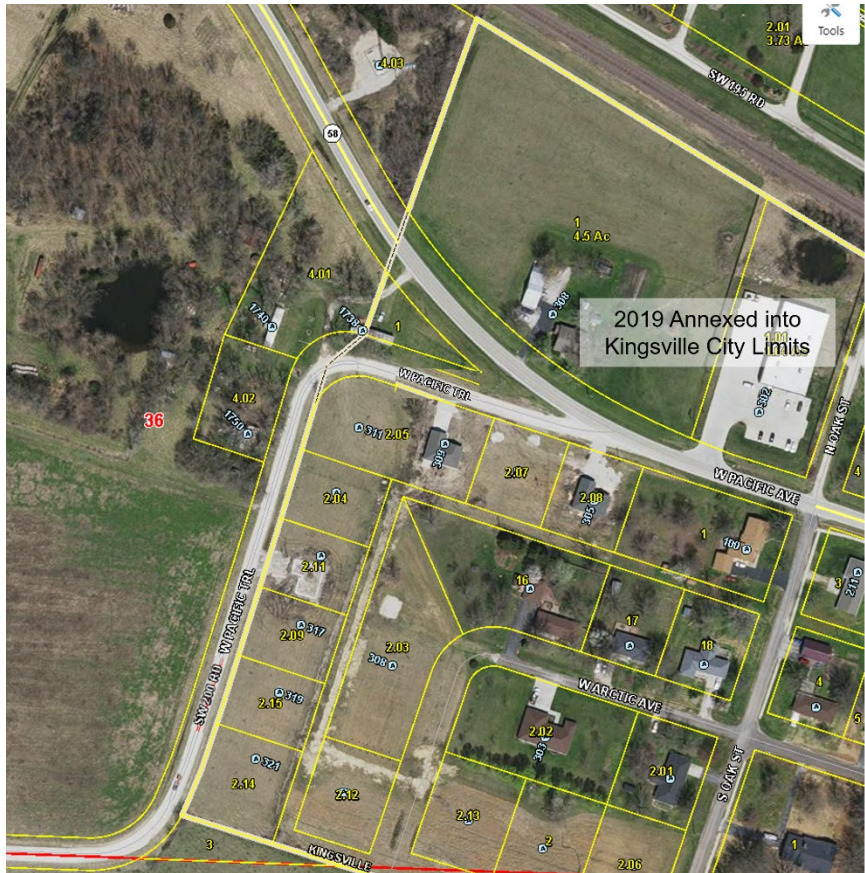
The Commissioners met with Mitch Marquess, Building and Grounds Supervisor, regarding a problem with the courthouse boiler pump in the women's first floor restroom. Marquess reviewed that to work on the issue the entire boiler would have to be emptied and then repaired because there is not a shut off by each pump. Marquess requested to not have the issue repaired at this time because we are still in the cold season.

Commissioner Marr noted the new juvenile director requested the Justice Center parking lot be resealed, striped and private parking spots reserved for the director and all juvenile staff. The Commissioners discussed the matter and determined that no action would be taken at this time regarding the request.

The Commissioners discussed Linda McClary's (309 and 311 West Pacific Trail) request for maintenance of SW 200<sup>th</sup> Road / West Pacific Trail, Kingsville (Section 36, Township 46 North, Range 29 West).

The Commissioners reviewed recorded plats for West View Addition in Kingsville. Timeline:

- July 22, 2019 John David Spiwak petitioned City of Kingsville to annex property north of SW 200<sup>th</sup> Road
- September 10, 2019 City of Kingsville annexed property north of SW 200<sup>th</sup> Road (Exhibit A describing property location was not included in recorded record)
- Summer 2023 West View Addition lots on the east side of SW 200<sup>th</sup> Road began to be developed
- Summer 2023 Assessor's office and Emergency Services (911) determined the properties on the east side of the road would be addressed as to West Pacific Trail (since the lots/subdivision is inside the Kingsville city limits); and the properties on the west side of the road would continue to be addressed as SW 200<sup>th</sup> Road.



Commissioner Kavanaugh and Commissioner Marr discussed the situation with Kingsville Mayor, Neil O'Hare and Jimmy Tye, Road and Bridge Supervisor. O'Hare stated Kingsville did not have any road equipment to maintain the gravel road; he currently mows the city property with his personal tractor. O'Hare stated the property owners paid to have dust control placed and installed signage for no road blading. O'Hare explained to the property owners that the road could not be repaired without blading the road and negating the dust control application. Commissioner Marr reviewed the process for dust control on county-maintained roads; coordinated between the company and the Road and Bridge Department. Commissioner Kavanaugh stated that he thought the County should fix the roadway this time and identify a plan for maintenance moving forward. Commissioner Marr agreed with the Road and Bridge Department maintaining the gravel road even if SW 200<sup>th</sup> Road is in the city limits since the Mayor was agreeable. Thompson noted a written agreement may be needed to prevent future confusion.

The Commissioners met with Stephanie Truex, Administrator and Tiffany Klassen, Environmental Specialist for the Johnson County Community Health Services (JCCHS) Monthly Update. Truex noted the influenza cases are down and they have a Senior Citizen Day on February 13<sup>th</sup>. Truex stated JCCHS is in negotiations for a medical clinic (uninsured and underinsured) services, through Compass Health, to use the basement of JCCHS Monday-Friday. Klassen reviewed that she and her team are reviewing the current food and septic ordinance because some of the policies are outdated, duplicated or more procedural than declarative. Klassen noted that after their staff, board and legal counsel prepare changes to the ordinance, they will bring it to the Commission for consideration. Klassen reviewed that the state has regulations in place (which would be the minimum requirements) but if a local jurisdiction has adopted an ordinance, then the local regulations take precedence. Klassen reviewed that state does not require an onsite wastewater treatment systems (OWTS) permit for more than three (3) acres but Johnson County's local ordinance requires all septic systems to be permitted. Klassen noted the state is no longer allowing percolation tests for OWTS, they are only allowing soil morphology testing. Klassen stated the fees may also need to increase depending on the number of inspections required for construction. Klassen reviewed that certified OWTS installers are first licensed by the state, then licensed by JCCHS to work in Johnson County; which allows JCCHS to require ordinance compliance with consequences of having the county license suspended for one (1) year. Klassen reviewed the state is updating the food code regulations, which may trigger changes to the county ordinance. Klassen noted the food inspection/safety training fees may also need to be increased as they are the lowest in the area.

(CONTINUED FROM PAGE 278) **RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**15<sup>th</sup> Day's Proceedings, 6<sup>th</sup> Day of February 2024**

OWTS Appeal Panel – Truex stated that Jessica Hill's term expired December 31, 2023. Norma Busby passed away January 15, 2024 and her term expires December 31, 2025. The Commissioners asked for JCCHS Board to recommend two (2) OWTS appeal panel members including Hill if she is willing to continue servicing. Klassen stated her desire to have a representative from the east side of the county to replace Busby. In the event the member must be recommended by the OWTS appeal panel, the Commission requested JCCHS Board recommend Hill for reappointment, and then there would be a quorum for the third person's recommendation for appointment.

The transfer of funds for payroll of County Officials and employees for the period January 20, 2024 through February 2, 2024 was approved from County funds in the following amounts: County Revenue: \$67,808.94; Road and Bridge Department: \$41,320.21; Assessment: \$16,783.14; Bridge Construction: \$24,228.10; Juvenile Officers: \$3,936.31; Prosecuting Attorney: \$30,000.79; MoSMART Sal Supplement: \$276.90; Recovery Court – SAMHSA Grant: \$6,158.47; Commission Administrative: \$0.00; Sheriff: \$80,377.16; Jail: \$86,621.67; P.A. Child Support IV D: \$2,339.80; P.A. VOCA Grant: \$1,923.08; Grand Total: \$361,774.57.

Laura Smith, Collector of Revenue, presented the tax distribution summary with total distribution (including tax sale) of \$1,084,843.34 for January 2024.

The Commissioners individually reviewed and approved previous minutes.

At 1:30 PM in the Commissioners' Chambers, located on the 2nd Floor of the Johnson County Courthouse, a motion was made by Marr and seconded by Kavanaugh to close the meeting pursuant to 610.021 Section (3) of the Revised Statutes of Missouri relating to: Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded. However, any vote on a final decision, when taken by a public governmental body, to hire, fire, promote or discipline an employee of a public governmental body shall be made available with a record of how each member voted to the public within seventy-two hours of the close of the meeting where such action occurs; provided, however, that any employee so affected shall be entitled to prompt notice of such decision during the seventy-two-hour period before such decision is made available to the public. As used in this subdivision, the term "personal information" means information relating to the performance or merit of individual employees; 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; Jimmy Tye, Road and Bridge Supervisor. The meeting was for information purposes only. No motion was made and no vote was taken during the closed session.

At 1:45 P.M. having no further business to discuss with regard to the matter before the Commission, a motion was made by Kavanaugh and seconded by Marr 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.

Following the closed session topic, Tye brought up the following road issues:

**SW 200 Road – Kingsville:** approximately 330 feet of this road was annexed into the City of Kingsville. Commissioner Marr understood that Kingsville had annexed SW 200 from 58 Hwy to the curve back to the west. Kingsville Mayor Neil O'Hare called into the meeting and explained that the City had annexed six acres directly north of that area. O'Hare explained that the road is in bad condition, but the residents in that area had dust control put down on the section of road in question and have signage up to not blade the road. O'Hare noted that the City of Kingsville doesn't have a street department or any road equipment. The Mayor uses his personal equipment for mowing and minor repair/maintenance issues. O'Hare explained to the property owners that the road can't be fixed without blading it. The Commissioners shared that there is a contract for dust control available at the County Road and Bridge Department. In the future if property owners on the road want to have dust control put down, the Commission recommended going through Road and Bridge so that they were aware of the dust control application and could make a coordinated effort to blade and shape the road before the dust control product is put down.

**CPWSD#2 Lafayette, Johnson, Saline Counties** – Tye reported that the water district told a property owner that the County would charge the property owners individually for right of way permitting. The Commissioners confirmed that this was a miscommunication on someone's part. Tye stated he would straighten it out.

**Business 13** – Tye noted Emery Sapp and Superior Bowen both inspected the road north and south of the Warrensburg city limits with similar recommendations: reclaim the full depth of the existing asphalt and overlay on the entire north section and spot mill at the driveways and road entrances on the south portion. The turn lane at Twisters: take all the way down, build back up with six inches of base rock and fill in with asphalt. Thompson noted that the half cent road and bridge sales tax has to go back on the ballot in 2024 as it expires 12/31/2024. Thompson and Kavanaugh both noted that it would good to complete Business 13 in 2024 to show taxpayers how their tax dollars are being spent. Tye noted that both contractors stated they use a design/build option with other counties and asked if that is the same as bidding. Thompson noted that the County has never done a design/build project and she would have to look at what is involved. Thompson asked if either contractor mentioned which counties have done design/build. Tye stated one county that was mentioned was Platte County. Tye also stated that, per Superior Bowen, the contractor is 100% liable for the design and construction of the project in a design/build because their engineer draws up the specs. Tye noted that Superior Bowen uses KS state asphalt mix as it is a better product than MO state asphalt mix. The Commissioners will put an agenda item on for next week for further discussion on design/build.

Adjournment was at 4:00 p.m. The next meeting will convene on February 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**  
**16<sup>th</sup> Day's Proceedings, 8<sup>th</sup> Day of February 2024**

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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:

Commissioner Matthews and Commissioner Marr reviewed and approved accounts payable in the amount of \$151,332.30.

Commissioner Matthews and Commissioner Marr met with Kim Hall, 4-H Youth Development Specialist; Dallas Deickman, 4-H Youth Program Associate (YPA); Mitchell Moon, Labor and Workforce Development Specialist; Emma Boyle, Office Manager; Allison Bolt, Board Member for the University of Missouri Extension Monthly Update. Staff reviewed their portions of the prepared report. Deickman reviewed there are 221 club members, and the hatching chicks school program already has some sign ups. Hall reviewed that she has been assisting Cass County since their YPA position is vacant. Boyle reviewed her attendance at a seed swap and gardening event with Master Gardeners at the Warrensburg Trails Regional Library and additional upcoming events. Boyle stated the soil samples testing has increased significantly.

At 9:32 a.m. in the Commissioners' Chambers, located on the 2<sup>nd</sup> 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). Thompson left the meeting at 10:04 a.m.

At 10:04 a.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 Matthews did not attend the Whiteman Area Leadership Council – Board of Directors meeting.

The Commissioners met with Danielle Dulin, City Manager and Enrico Villegas for the City of Warrensburg and Johnson County Monthly Meeting; also present: Diane Thompson, County Clerk. Dulin and Villegas shared updates on several projects including Rethink Maguire, planned repairs to other streets that have been rated "fair" and "good", the Maguire St Bridge. Also discussed was the renewal of the sales tax question on the April ballot. Dulin is working on an education piece to send to voters. Villegas gave updates on the east and west sewer treatment plant improvements. Dulin shared that the study on city provided trash service is complete and Warrensburg will be going out for bid for city-wide trash collection to include options for recycling, yard waste disposal and curb trash collection.

Adjournment was at 4:00 p.m. The next meeting will convene on February 12, 2024.

ATTEST: \_\_\_\_\_  
Diane Thompson, County Clerk

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Troy A. Matthews, Presiding Commissioner

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John L. Marr, Eastern Commissioner

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Charles Kavanaugh, Western Commissioner

**RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**17<sup>th</sup> Day's Proceedings, 12<sup>th</sup> Day of February 2024**

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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 Darin Tobias, Emergency Management Agency (EMA) Director for the EMA Update. Tobias reviewed meetings and upcoming events as presented on the bi-weekly report.

Commissioner Marr motioned and Commissioner Kavanaugh seconded to appoint Jenna Franklin, Kristin Donze, Lisa Meisenheimer, and Scott Holmberg to the Johnson County Board of Services. Motion approved unanimously.

WHEREAS, the Johnson County Board of Services term for Kristin Donze expired on December 31, 2023; and, WHEREAS the Johnson County Commission received notification on February 7, 2024, that the Johnson County Board of Services has recommended reappointment of Kristin Donze, 109 South Bagby, Knob Noster, Missouri; and, WHEREAS, Kristin Donze, 109 South Bagby, Knob Noster, Missouri, expressed a desire to serve another three-year term on the Johnson County Board of Services to the board, and, meets the necessary requirements, and, NOW, THEREFORE, the Johnson County Commission hereby reappoints Kristin Donze to fill another three-year term. The term will be retroactively effective January 1, 2024 and expire on December 31, 2026.

WHEREAS, the Johnson County Board of Services term for Jenna Franklin expired on December 31, 2023; and, WHEREAS the Johnson County Commission received notification on February 7, 2024, that the Johnson County Board of Services has recommended reappointment of Jenna Franklin, 38 Timberline Drive, Warrensburg, Missouri; and, WHEREAS, Jenna Franklin, 38 Timberline Drive, Warrensburg, Missouri, expressed a desire to serve another three-year term on the Johnson County Board of Services to the board, and, meets the necessary requirements, and, NOW, THEREFORE, the Johnson County Commission hereby reappoints Jenna Franklin to fill another three-year term. The term will be retroactively effective January 1, 2024 and expire on December 31, 2026.

WHEREAS, the Johnson County Board of Services term for Lisa Meisenheimer expired on December 31, 2023; and, WHEREAS the Johnson County Commission received notification on February 7, 2024, that the Johnson County Board of Services has recommended reappointment of Lisa Meisenheimer, 212 SE 51st Road, Warrensburg, Missouri; and, WHEREAS, Lisa Meisenheimer, 212 SE 51st Road, Warrensburg, Missouri, expressed a desire to serve another three-year term on the Johnson County Board of Services to the board, and, meets the necessary requirements, and, NOW, THEREFORE, the Johnson County Commission hereby reappoints Lisa Meisenheimer to fill another three-year term. The term will be retroactively effective January 1, 2024 and expire on December 31, 2026.

WHEREAS Matt Morgan resigned his position on the Johnson County Board of Services. Matt Morgan notified the Johnson County Board of Services on April 21, 2022, that he is no longer willing to serve as a Board Member and he is unwilling to complete his term; and, WHEREAS Scott Holmberg, 1226 Dustins Way, Warrensburg, Missouri, has expressed a desire to serve on the Board of Services, and, WHEREAS the Johnson County Commission received notification on February 7, 2024 from the Johnson County Board of Services of Morgan's resignation and that Scott Holmberg, 1226 Dustins Way, Warrensburg, Missouri, expressed a desire to serve on the Board of Services; and, WHEREAS the Johnson County Board of Services stated that Scott Holmberg meets the necessary requirements and recommends Scott Holmberg for the board appointment, and, NOW, THEREFORE, the Johnson County Commission hereby appoints Scott Holmberg to the unexpired term effective February 12, 2024 and to expire on December 31, 2024.

The Commissioners met with Dave Porter, Regional Operations Manager for Sunrise Telecommunications. Porter introduced additional Sunrise staff: Tommy Cox, Missouri Director of Operations; Cameron Mengwasser, Quality Control; Brandon Shearer, Construction Manager. Also present: Jimmy Tye, Road and Bridge Supervisor; Todd Milnes, Bridge Foreman; Jennifer Powers, County Clerk Chief Deputy. Porter reviewed their processes for completing and checking the right of way (ROW) fiber installation for Spectrum. Porter reviewed that Tye, Milnes, and Darla Malcolm, County Clerk Deputy, have access to the damage tracker, which is updated as progress occurs, and the list is dwindling down. Porter noted his attempts to manage residents' complaints and requests, with most being resolved. Milnes stated the damage tracker, and the Spectrum ROW Project GPS seems to be working well to communicate needs. Milnes stated that overall, the pedestals and trench lines need to be placed further back on the back on portion of the ROW and not near the ditch line. Porter stated he will communicate that with crews and with any that Milnes reports, Sunrise crews will correct. Cox requested a scheduled meeting to review projects with Milnes. Tye stated they would be willing to meet once every two (2) weeks, tentatively on Tuesdays, with the goal to review completed repairs or areas of concern. Porter reviewed that operations have become smoother since starting the Federal Communications Commission (FCC) Rural Digital Opportunity Fund (RDOF) in Johnson County, Tye stated his agreement. Porter noted they would like to start clearing the outstanding permits from when the work started (2021 and 2022). Porter stated their known plan to repair the work, even if the permit has been released by the County.

County Clerk Diane Thompson inquired about the Commissioners' intention to modify the Wage Continuation benefit for county employees.

Commissioner Matthews attended the University of Central Missouri (UCM) Farm Advisory Board at UCM.

The Commissioners individually reviewed and approved previous minutes.

*RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT 17<sup>th</sup> Day's Proceedings, 12<sup>th</sup> Day of February 2024 is continued on page 282.*



(CONTINUED FROM PAGE 281) **RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**17<sup>th</sup> Day's Proceedings, 12<sup>th</sup> Day of February 2024**

The Commissioners met with Jimmy Tye and Todd Milnes; also present Jennifer Powers. Tye asked how the Commission wanted the Road and Bridge to confirm the right of way (ROW) is completed to specifications. Commissioner Kavanaugh stated his opinion that they should be held to the standards agreed to on August 30, 2021: *Direct burial of underground telecommunication or TV cable placed parallel with the roadway and not in the current ditch line, shall have a minimum coverage of not less than thirty (30) inches and be encased in rigid conduit. In the event of 100 feet or more of subsurface rock, an exception to the depth requirement for line parallel to the roadway and not in the ditch line may be granted by the County Commission if such request is provided in writing by the applicant to the County Clerk office.* Commissioner Matthews and Commissioner Marr were in agreement. Tye reviewed the potential purchase of a underground utility locator (approximately \$1,000) to be able to check the depth of the line. Tye stated Road and Bridge would still call Missouri 811 (underground utility locator) before the county digs for road projects but with the number of ROWs, a locator would be easier to check the depth than just a probe. Commissioner Matthews stated it a locator is worth \$1,000 just for checking the right of ways lines being the right depth. Tye noted the challenge, when reporting a depth issue at a specific location, is that Sunrise only lowers that specific probed location and not the entire distance of the line. Tye noted the redundancy of checking the depth every five (5) feet and reporting each of those issues. Commissioner Marr asked if the depth could be checked at the beginning and end of each intersection with instructions to lower the entire length between the points.

The Commissioners met with Jimmy Tye, Road and Bridge Supervisor; also present Diane Thompson, County Clerk. Discussion included easements to properties that will be challenging to access due to the vacation of NW 21<sup>st</sup> Road from north of Blackwater River to south of the Post Oak Creek. Weigand has agreed to build the road and has asked the County supply culvert pipe. Weigand cleaned brush out of ditch and determined that the pipe wouldn't need to be as big as originally thought. With access from adjacent properties, the bridge would go away. Weigand is farming everything north of the bridge (Smarr and Dyer) that would alleviate a lot of the traffic over the bridge. Swope gave permission to Clint Weigand to access the Smarr and Dyer properties from his property. There was concern that someone wanting to hunt on the land might not have the same permission to use Swope's easement for access. Commissioner Matthews stated he may need to abstain due to his potential conflict of interest being related to Weigand. Thompson noted that they may be greater than 4<sup>th</sup> degree of consanguinity, but he could still abstain just to be safe. Tye stated that a used culvert pipe would not cost anything. It was estimated that the pipe would need to be 36" long and 36" in diameter inches culvert. Commissioner Kavanaugh stated he had no issue with the County providing the used pipe but wants something in writing from Swope about the easement. Tye stated that Weigand wants the county to provide the culvert pipe plus five (5) loads of gravel. Commissioner Marr stated that he would like to find someone to demolish the bridge for the recycling of the steel. Commissioner Matthews stated he wanted to make sure that the easement is part of the rental agreement from now on. Commissioner Marr stated his concern if the County provides a culvert pipe or installs a culvert pipe on private property since the County was advised against using county funds on private property from legal counsel. Commissioner Kavanaugh noted the advantage of the culvert pipe and easement – with the elimination of the bridge altogether. Commissioner Marr stated he would rather Smarr and Dyer purchase the pipe.

Adjournment was at 4:00 p.m. The next meeting will convene on February 13, 2024.

ATTEST: \_\_\_\_\_  
Diane Thompson, County Clerk

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Troy A. Matthews, Presiding Commissioner

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John L. Marr, Eastern Commissioner

\_\_\_\_\_  
Charles Kavanaugh, Western Commissioner

**RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**18<sup>th</sup> Day's Proceedings, 13<sup>th</sup> Day of February 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 \$317,035.50.

Commissioner Marr attended the Military Airport Zoning Commission Meeting at Knob Noster City Hall.

The Commissioners met with Jason Shackles, Jail Administrator, who stated the Addendum to Sheriff's Office and Detention Center – Security Controls for Replacement Locks needs to be updated before the Commission considers it; tabled to February 20, 2024.



**RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**18<sup>th</sup> Day's Proceedings, 13<sup>th</sup> Day of February 2024**

Commissioner Matthews Kavanaugh attended the KOKO Radio Broadcast: Johnson County Today. Business 13 Highway Rehabilitation Procurement Options (Design – Bid – Build Project versus Design – Build Project): Commissioner Kavanaugh stated that the county is talking with different contractors about how they would resurface the county's-maintained portion of Business 13 Highway. Commissioner Matthews noted the need to repair the road base where Twisters and Northside Feed are located since the County moved the driving lines to be on the road shoulder (to allow for a turning lane and prevent accidents) but the shoulder did not have the same base structure as the roadway. Commissioner Kavanaugh stated that the Road and Bridge Supervisors have chosen to reserve funds over the years to be able to pay for the project without having to finance the five-mile project.

Justice Center Roof – Commissioner Matthews noted the roof has had leaks recently and the meeting today is to review the roof inspection report and identify next steps forward for the roof replacement.

County Maintained Roads – Commissioner Kavanaugh reviewed that with the dry summer in 2023, the roads were greatly impacted by the recent snow, ice and rain and with 1,100 miles of roads to maintain, it is going to take some time for the Road and Bridge crew to get to all of them. Commissioner Matthews reviewed that residents are welcome to report road needs because we do not want anyone to not be heard and with the miles of roads that need repair we may not realize a specific road needs immediate attention.

Military Airport Zoning Commission (MAZC) – Commissioner Marr joined the discussion and noted that the MAZC reviewed the new solar panels which absorb the light reflection instead of create a glare when pilots are flying, so the new style could be installed.

Sales Tax – Commissioner Matthews reviewed that sales tax collections in the month of February for January 2024 were up. Commissioner Kavanaugh announced that the county's sales tax now encompasses the three percent (3%) tax on Adult Use Marijuana sales, with approximately \$12,000 in January 2024 and \$10,000 in February 2024 for use in the county's general revenue.

American Rescue Plan Act (ARPA) County Funds – The Commissioners reviewed the December 2024 to obligate and December 2026 to spend deadlines. Also reviewed were the entities allocated funds from the County's ARPA through the Water Resource Match application.

The Commissioners met with Tracy Brantner, Johnson County Economic Development Corporation Executive Director and Jimmy Tye, Road and Bridge Supervisor, to discuss procurement options (Design – Bid – Build Project versus Design – Build Project) for Business 13 Rehabilitation.

Commissioner Kavanaugh stated that Tye, under the direction of the Commission, has reviewed the project with two (2) asphalt contractors and will be meeting with the third contractor this afternoon.

Brantner stated that in her opinion, the quickest way to complete the project would be to do a design-bid-build since the County has already procured for an engineering; the design-build project would likely take an additional 90 days to complete and be a duplication of costs already incurred for previous engineering.

Brantner reviewed that JCEDC is doing a Design Build project without having to procure for a consultant because JCEDC is a non-profit organization, not a political subdivision. The County, by law, would have to do an RFQ for a design criteria consultant to assist in preparation of the design criteria package and RFP for the project. Brantner noted that by law, the County cannot just go to the contractor directly and cannot negotiate price until Phase III. Thompson stated that each phase has a scoring requirement and now that Tye has received cost estimates from the potential bidders and shared that information with the Commissioners, they all have a preconceived bias that eliminates them from being on the scoring team.

Tye stated that none of the contractors have discussed the price or sent him any figures yet, and he would instruct them not to do so. Brantner noted that the County already has an on-call engineering agreement with McClure and there is no way to get rid of the engineering, it will be a part of the cost for design build as well. Tye asked there was an option to utilize a state bid for a similar project. Brantner stated that was a question for legal counsel. Thompson sent an email to ask the question.

The Commissioners met with Doug Boe, WSKF Architects as part of the On Call Engineering McClure Team regarding the Justice Center Roof: Review of Roof Inspection Results and Consideration for Roof Replacement Bid Specifications. Boe stated core samples were taken in eight spots around the roof with no wet areas found. Boe described the current products on the roof and stated the deck is in good shape but the flashing around the edge is a hodgepodge and needs to be redone. Boe stated that roof replacement would include removal of all layers except the decking. Boe note that if they tried to only remove specific layers, the lower layers would be torn. Boe reviewed material options, samples, warranties and expected maintenance costs. Boe didn't see any work that a roofer couldn't do so the project could be a roofing bid with no general contractor needed, which will save money. Boe stated the bond requirements (payment/performance) will limit the contractors eligible to bid. Boe estimated one to two months of construction with the plan that the contractor would only remove what can be replaced in a day (approximately 30-foot sections each day). Boe was not sure what the noise impact would be for the courts/prosecutor's office while the work is being done. Boe suggested the bid specifications could include some after-hours and weekend work to be expected. Boe recommended new custom metal ladders be purchased to replace the wooden ladders for roof access (\$15-20,000 estimated cost). Boe also recommended the Commission replace roof drains. The Commission authorized Boe to proceed with the next steps: preparing the scope of work and bid documents, scheduling pre bid inspections for potential bidders, setting a bid opening date and providing a bid request notice. South Annex: Boe also noted the assessment was completed January 29, 2024 and the gutter was rusting out due to standing water. Boe noted the maintenance plan will include gutter system replacement.

Adjournment was at 4:00 p.m. The next meeting will convene on February 15, 2024.

ATTEST: \_\_\_\_\_

Diane Thompson, County Clerk

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Troy A. Matthews, Presiding Commissioner

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John L. Marr, Eastern Commissioner

\_\_\_\_\_  
Charles Kavanaugh, Western Commissioner

**RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**19<sup>th</sup> Day's Proceedings, 15<sup>th</sup> Day of February 2024**

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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 January 2024 sales tax funds which have been received and distributed as follows: General Revenue: \$310,330.14; Jail: \$155,164.99; County Law Enforcement: \$276,445.34; Animal Services: \$69,056.19; Road and Bridge: \$310,329.98; Law Enforcement: \$310,329.91; Adult Use Marijuana Tax: \$9,813.65; Road Use Tax: \$598,448.08.

Johnson County received check #20050915 from Republic Services, Inc c/o Awin Management c/o Allied Waste Services in the amount of \$12,447.55 which represents the host fee for January 2024 (8,584.52 tons at a rate of \$1.45 per ton) was received on February 15, 2024 from the Show Me Regional Landfill.

The Law Enforcement Tax City Distribution for January 2024 distribution was made by Auditor Chad Davis on February 15, 2024, as follows: Centerview: \$1,527.75; Chilhowee: \$2,017.92; Holden: \$15,396.24; Kingsville: \$1,576.63; Knob Noster: \$15,101.58; Leeton: \$3,797.05; Warrensburg: \$100,231.29. The total distribution was \$139,648.46. The county portion was \$170,681.45.

The Commissioners attended the West Central Commissioners Association Quarterly Meeting at the Elks Lodge in Butler Missouri from 9:30 a.m. until 2:30 p.m.

Adjournment was at 4:00 p.m. The next meeting will convene on February 20, 2024.

ATTEST: \_\_\_\_\_  
Diane Thompson, County Clerk

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Troy A. Matthews, Presiding Commissioner

\_\_\_\_\_  
John L. Marr, Eastern Commissioner

\_\_\_\_\_  
Charles Kavanaugh, Western Commissioner

**RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**20<sup>th</sup> Day's Proceedings, 20<sup>th</sup> Day of February 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 discussed responses from The Commissioners received correspondence from Sandra Vance regarding concerns with a property where a church is falling down. (correspondence attached) Although the letter references 1411, it appears she may have been referring to the NE property at the NE 75th Road and NE 1211th Road intersection.

Johnson County Community Health: At this time we have no legal authority to deal with what Ms. Vance is mentioning in her letter. You could suggest that she reach out to the Sheriff's department.

Johnson County Sheriff: There is nothing the Sheriff's Office can enforce as far as the shape of the property. The only thing we can assist with is when they believe there are people there that should not be there and possible criminal activity going on they should call the Sheriff's Office and we can respond and attempt to identify the individuals and see what their business is. Lt. Andy Gobber will reach out to her and explain the second part of this. The commissioners could reach out in regards to the shape of the property.

The Commissioners met with Mitch Marquess, Building and Grounds Supervisor, also present: Jennifer Powers, County Clerk Chief Deputy. Marquess provided the following updates:

Justice Center Heating Ventilation Air Conditioning (HVAC): APEX replaced the duct actuator and brought the replacement wall HVAC unit. The small boiler may need repairs soon.

135 W Market Street Vandalism: Marquess intends to paint over the graffiti on north side of the building on February 20, 2024, when it is supposed to be warmer. The Commissioners agreed with the plan of action.

Personnel matters: Marquess reviewed there seems to be an ongoing discrepancy with an employee's timecard, worked time, and time in the building. The Commission advised Marquess to work with Human Resources to establish a plan for corrective action or termination.

The Commissioners met with Scott Munsterman, Sheriff. Munsterman stated the SWAT vehicle needed a \$700 repair for the starter and the suggestion was made to have the old one rebuilt in Sedalia; the Commissioners agreed. Munsterman stated the Detention Center body scanner is being delivered today and staff will go through training once it is in place; the hope is that this will minimize the unseen items being brought into the jail.

Commissioner Kavanaugh motioned and Commissioner Marr seconded to approve the quotation and addendum to Sheriff's Office and Detention Center – Security Controls for Replacement Locks with Electronic Contracting Company for a total of \$11,213.20. Motion approved unanimously.

The Commission addressed the following correspondence to Missouri Department of Transportation Kansas City District Senior Transportation Planner, Katie Jardieu:

We, the Johnson County Commission, do hereby authorize Missouri Department of Transportation (MoDOT) to make the necessary changes to update the functional classification of NW 21<sup>st</sup> Road based on the road count data obtained from MoDOT. For your records, additionally included are recorded annexations of a portion of the NW 21st Road roadway into the Warrensburg City Limits (just north of NW 175th Road) and a map of the recently added intersection of NE 51<sup>st</sup> Road onto Business 13.

The Commissioners met with Scott Peterson, City of Administrator, for the City of Knob Noster and Johnson County Monthly Meeting.

Missouri Department of Transportation (MoDOT) Bridge Deck Replacement on the Highway 50 westbound bridge over Union Pacific Railroad: During construction, traffic on Highway 50 will be reduced to one lane in each direction with median crossovers to be constructed to direct westbound traffic, on to the eastbound bridge. Also, the median crossovers will be closed with impacted businesses restricted to right in/right out movements. Peterson noted that communication from MoDOT has been minimal supposed to be eight months but the most recent press release stated the project will be finished June 2023.

Road Ownership Transfer (NE 991<sup>st</sup> Road, NE 981<sup>st</sup> Road, NE 130<sup>th</sup> Road, NE 1001<sup>st</sup> Road, SE 981<sup>st</sup> Road): Peterson recommended the conversation be tabled until it is known if the Knob Noster R-VIII School District tax levy is increase at the April 2, 2024 General Municipal Election. Peterson noted the City does not have a motor grader or a way to maintain gravel roads. The group discussed the request from Paul Bertchey to have SE 981<sup>st</sup> Road hard surfaced and noted the uncertainty of if the city annexed the road with the properties.

Right of Way: Peterson stated that Everygy completed their in-ground line replacements and had minimal impact with other utilities in the process.

Residential Waste Collection – Peterson stated that even though the City has a contract for service, residents are reporting challenges (inconsistent pick up, slow or no customer response, lack of bins to provide to customers, etc.) with GFL Environmental.

The transfer of funds for payroll of County Officials and employees for the period February 3, 2024 through February 16, 2024 was approved from County funds in the following amounts: County Revenue: \$69,267.08; Road and Bridge Department: \$44,983.28; Assessment: \$16,804.53; Bridge Construction: \$24,590.66; Juvenile Officers: \$3,963.72; Prosecuting Attorney: \$29,881.53; MoSMART Sal Supplement: \$276.90; Recovery Court – SAMHSA Grant: \$0.00; Commission Administrative: \$0.00; Sheriff: \$79,292.63; Jail: \$82,397.64; P.A. Child Support IV D: \$2,339.80; P.A. VOCA Grant: \$1,923.08; Grand Total: \$355,720.85.

The Commissioners individual reviewed and approved previous minutes. The Commissioners reviewed draft bid documents (potential bidder list, legal notice, specifications) for road oils.

Laura Neth Smith, Johnson County Collector of Revenue, presented the distribution of railroad and utility and private car tax collections. The 2023 RR/Utility taxes collected was \$7,145,772.33 and Private Car tax collected was \$35,529.82.

The Commissioners met with Bryant and Lori Massengale who requested gravel on NE 700<sup>th</sup> Road between 23 Highway and MM Highway. Massengale stated they have trimmed back trees on their property but there are some trees overhanging the road that have caused damage to their recreational vehicle (RV). Massengale stated there are youth driving four-wheelers up to 60 miles per hour (mph) on NE 700<sup>th</sup> Road and that traffic tears up the gravel roads. Massengale stated that although there is video footage showing traffic, the Sheriff's Office is not able to act unless the deputy sees the act occurring.

The Commissioners met with Tami Schooley (350 NE 550, Warrensburg) needing gravel on NE 500<sup>th</sup> Road and a request for the County to hard surface NE 151<sup>st</sup> Road so another hard surface north-south road is available. Schooley stated that the intent with passing one of the taxes was to make most county roads hard surfaced. Commissioner Kavanaugh stated that the County is repairing or constructing new hard-surfaced roads annually, amounting to approximately 20-25 miles per year. Commissioner Marr remembered that a previous commissioner, or someone running for office, stated that all gravel roads would be hard surfaced in ten (10) years, but that is not reasonable.

The Commission addressed the correspondence in support of the City of Warrensburg's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Letter of Support for the Maguire Gateway Planning Grant Application for to the United States Department of Transportation Secretary, Pete Buttigieg.

Commissioner Matthews attended the Johnson County Trails Coalition Meeting in the third-floor conference room.

Commissioner Marr and Commissioner Kavanaugh hosted the bid opening for Shamrock Business Park Haying Operations.

County Commission requested bids to select a single Bidder to provide cutting and removal of hay on approximately 130 acres for a period of five (5) years at Shamrock Business Park in Johnson County, Missouri. The request for bids was sent to a list of potential bidders on January 29, 2024 and it was posted on the Johnson County MO website ([www.jococourthouse.com](http://www.jococourthouse.com)). The request for bids was advertised in the Warrensburg Star Journal in the January 30, 2024 printed newspaper. Questions and clarifications were to be submitted by Bidders before 1:30 p.m. (CST) on Thursday, February 8, 2024. A February 8, 2024 addendum, addressing all questions received by the deadline, was sent to all known potential bidders. Bids for Shamrock Business Park Haying Operations were opened at 1:30 p.m. (CST) on Tuesday, February 20, 2024, as advertised. Present at the opening: John Marr, Eastern Commissioner; Charlie Kavanaugh, Western Commissioner; Jennifer Powers, County Clerk Chief Deputy; and Thomas Corbett, Corbett Construction. The following bids were received:

**Larry, Terry and Bobby Wagoner of Centerview, Missouri**

Bid Received February 15, 2024 at 2:33 p.m.

Original Bid Provided, No Copy of Bid Provided, Signed Addendum Provided

- Will comply with all specifications
- \$20.00 per acre yearly payment for Shamrock Business Park Haying Operations
- Will comply with all applicable Terms and Conditions

**Corbett Construction of Knob Noster, Missouri**

Bid Received February 20, 2024 at 9:16 a.m.

Original Bid Provided, Copy of Bid Provided, Signed Addendum Provided

- Will comply with all specifications
- \$71.00 per acre yearly payment for Shamrock Business Park Haying Operations
- Will comply with all applicable Terms and Conditions

Commissioner Kavanaugh motioned and Commissioner Marr seconded to take the bids under advisement until February 22, 2024. Motion approved.



(CONTINUED FROM PAGE 286) **RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**20<sup>th</sup> Day's Proceedings, 20<sup>th</sup> Day of February 2024**

The Commissioners hosted the bid opening for Culvert Pipes. County Commission requested bids to select a single Bidder to provide the necessary quantity, quality, and dimensions of culverts and supplemental supplies, ongoing for 2024, as listed in the specifications. The request for bids was sent to a list of potential bidders on January 29, 2024 and it was posted on the Johnson County MO website (www.jococourthouse.com). The request for bids was advertised in the Warrensburg Star Journal in the January 30, 2024 printed newspaper. Questions and clarifications were to be submitted by Bidders before 1:30 p.m. (CST) on Thursday, February 8, 2024. A February 8, 2024 addendum, addressing all questions received by the deadline, was sent to all known potential bidders. Bids for Culvert Pipes were opened at 2:00 p.m. (CST) on Tuesday, February 20, 2024, as advertised. Present at the opening: Troy Matthews, Presiding Commissioner; John Marr, Eastern Commissioner; Charlie Kavanaugh, Western Commissioner; Jennifer Powers, County Clerk Chief Deputy; Randy Dillon, Viebrock Sales and Services LLC; and Greg Brauner, Metal Culverts, Inc. The following bids were received:

**Viebrock Sales and Services LLC of Sedalia, Missouri**

Bid Received February 14, 2024 at 8:30 a.m.

Original Bid Provided, No Copy of Bid Provided, Signed Addendum Provided

- Will comply with all specifications
- Will comply with all applicable Terms and Conditions

**Metal Culverts, Inc. of Jefferson City, Missouri**

Bid Received February 14, 2024 at 1:07 p.m.

Original Bid Provided, Copy of Bid Provided, Signed Addendum Provided

- Will comply with all specifications
- Will comply with all applicable Terms and Conditions

Item	Diameter (inches)	Length (feet)	Gauge	Quantity	Product Type, Additional Requirements, & Delivery Location	Viebrock Sales and Service		Metal Culverts	
						Price / LF	Total Price	Price / LF	Total Price
2.4a	48	20	N/A	8	Dual Wall – PP Pipe – Corrugated Smooth Interior Polypropylene Culverts	\$88.98	\$14,236.80	No Bid	
Item	Diameter (inches)	Length (feet)	Gauge	Quantity	Corrugated Aluminized Steel Culverts, Additional Requirements, & Delivery Location	Price / LF	Total Price	Price / LF	Total Price
2.4b	24	34	16	15		\$22.50	\$11,475.00	\$25.10	\$12,801.00
2.4c	36	34	14	20		\$41.96	\$28,532.80	\$46.25	\$31,450.00
2.4d	48	34	14	15		\$56.96	\$29,049.60	\$61.75	\$31,492.50
2.4e	36	40	14	8		\$41.96	\$13,427.20	\$46.25	\$14,800.00
2.4f	48	40	14	8		\$56.96	\$18,227.20	\$61.75	\$19,760.00
2.4h	84	50	12	1	3 in 1 corrugation, NE 1201 <sup>st</sup> Rd, North of 500 <sup>th</sup> Rd	\$159.32	\$7,966.00	\$177.10	\$8,855.00
2.4i	120	36.5	10	1	Arch: 142" span x 91" rise, 3 in 1 corrugation, NE 250 <sup>th</sup> Rd, East of MM Hwy	\$302.70	\$11,048.55	\$363.50	\$13,267.75
						<b>TOTAL</b>	<b>\$119,726.35</b>	<b>TOTAL</b>	<b>\$132,426.25</b>
Item	Diameter (inches)			Quantity	Band Type	Unit Price	Total Price	Unit Price	Total Price
2.4j	15	N/A		25	Dimple Bands with Bolts	\$22.50	\$562.50	\$29.85	\$746.25
2.4k	18			10	Dimple Bands with Bolts	\$28.76	\$287.60	\$32.60	\$326.00
2.4l	36			10	Dimple Bands with Bolts	\$63.26	\$632.60	\$55.55	\$555.50
2.4m	48			20	Hugger Bands with Bolts	\$86.28	\$1,725.60	\$92.90	\$1,858.00
						<b>TOTAL</b>	<b>\$3,208.30</b>	<b>TOTAL</b>	<b>\$3,485.75</b>
						<b>TOTAL</b>	<b>\$137,171.45</b>	<b>TOTAL</b>	<b>\$135,912.00</b>

Response Time / Delivery: 2-3 weeks

3-4 weeks A.R.O.

Commissioner Kavanaugh motioned and Commissioner Marr seconded to take the bids under advisement until February 22, 2024. Motion approved unanimously.

Adjournment was at 4:00 p.m. The next meeting will convene on February 22, 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  
21<sup>st</sup> Day's Proceedings, 22<sup>nd</sup> Day of February 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 \$274,380.45.

The Commissioners met with Bob Watts. Watts stated he has been walking along SW 21<sup>st</sup> Road between BB Highway and Woodland Trails (SW 260<sup>th</sup> Road) and picking up trash (sometimes furniture) along the roadway. Watts asked if the County had somewhere the trash could be taken. Commissioner Kavanaugh stated Watts could use the Courthouse trash dumpster for bagged trash and if there are large items, Watts should call the Road and Bridge Department to remove the item(s).

Commissioner Kavanaugh motioned and Commissioner Marr seconded to approve: Request for Bids - Road Oils; motion approved unanimously.

The Commissioners met with Diane Thompson, County Clerk regarding Modification of County Employee Wage Continuation Policy also present: Lisa Treece, Human Resources Director; Jimmy Tye, Road and Bridge Supervisor; Jennifer Powers, County Clerk Chief Deputy. Thompson reviewed the prepared Wage Continuation Phase Out Plan (cease wage continuation effective January 1, 2025)

- May 2, 2024 check
  - Inform employees that Wage Continuation is being phased out and will not be offered effective January 1, 2025.
  - Inform employees that sick leave accumulation rates will be increased to 10 days each year and carryover will be increased to 30 days each year. – See Chart Below
  - Remind employees that Short Term Disability plans are available through Aflac and Open Enrollment is in July with plans starting September 1, 2024
  - Increase the accumulation rate of Sick Leave from hours for 6 days/year per check to hours for 10 days/year per check effective with the first check of May – See Chart Below
  - Increase the sick leave maximum accumulation rate – See Chart Below
- June 13 2024 check: Add hours of sick leave to eligible employees’ sick leave balance – See Chart Below
- September 5, 2024 check: Add hours of sick leave to eligible employees’ sick leave balance – See Chart Below
- January 9, 2025 check: Add hours of sick leave to eligible employees’ sick leave balance – See Chart Below
- Following January 9, 2025: Keep sick leave accumulation rate the same allowing employees to earn up to 10 days per year and maximum accumulation be 30 days.

Hours/Week Employees	Hours per bi-weekly check	Maximum Accumulation	Sick Leave Hours Added in June 2024, September 2024, and January 2025
40	3.077 hours	30 days (240 hours)	61.5 hours
35	2.693 hours	30 days (210 hours)	53.75 hours
30	2.308 hours	30 days (180 hours)	46 hours

Commissioner Marr asked if there was a way to add 11 hours each paycheck instead of such a large number of hours in June, September, and January. Treece stated that it could be done, but it would be more work for staff since each “increase” requires a manual entry by staff for each eligible employee. Commissioner Marr noted that he was still debating if 240 hours was enough to accumulate and if 10 days per year was enough for employees. Treece stated that it would take a new full-time employee three (3) years to accumulate the full 240 hours (if they never used them) and offered to put together a different plan for consideration. The group discussed potential abuse of any sick leave policy. Treece stated that the current policy includes an option for supervisors or office holders to request a doctor’s note after an employee reports being sick for two (2) consecutive days. Treece reviewed the Family and Medical Leave Act (FLMA) that entitles eligible employee’s to take unpaid, job-protected leave (up to 12 workweeks within a calendar year) for specified family and medical reasons with continuation of group health insurance coverage under the same terms and conditions as if the employee had not taken leave. Treece noted the employee may use their earned leave (sick leave, vacation, compensatory time, etc.) during their FLMA leave but it is not required. Treece noted there are specific “medical” requirements for employees to be eligible for FLMA. Treece requested the new sick leave policy deny any sharing of sick leave, vacation, compensatory time, etc.

Commissioner Kavanaugh motioned and Commissioner Marr seconded to approve the following:

1. Cease all issuance and payout of wage continuation effective January 1, 2025
2. Increase employee sick leave accumulation rates and carryover amounts for eligible employees amounts as follows:

Hours/Week Employees	Hours per bi-weekly check	Maximum Accumulation
40	3.077 hours	30 days (240 hours)
35	2.693 hours	30 days (210 hours)
30	2.308 hours	30 days (180 hours)

3. Add the following sick leave hours in June 2024, September 2024, and January 2025 for eligible employees as follows:

Hours/Week Employees	Sick Leave Hours Added
40	61.5 hours
35	53.75 hours
30	46 hours

4. No earned hours (sick leave, vacation, compensatory time, etc.) may be shared with other employees.

Motion approved unanimously.

(CONTINUED FROM PAGE 288) **RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**21<sup>st</sup> Day's Proceedings, 22<sup>nd</sup> Day of February 2024**

The Commissioners met with Clark Holdren, Coroner, regarding indigent burials and the charges he is requesting for reimbursement.

Services in excess of \$500.00 per transaction: The Commission reviewed that since Clark Holdren is the County Coroner, RSMo. 105.454.1 requires indigent burials to be processed through a competitive bidding process, and only then, if Sweeney-Phillips Holdren Funeral Home was awarded the bid, could the County legally give more than \$500.00 per transaction since Holdren receives compensation from Sweeney-Phillips Holdren Funeral Home.

Refrigeration: Holdren stated that he holds bodies for ten (10) days, as is best practice for his office and pursuant to RSMo. 58.375.3. Commissioner Kavanaugh noted that it seems that when the cooler was purchased for over \$18,000 with County funds 2021, the thought behind the purchase was that the refrigeration fees would no longer be charged to the County. Holdren noted the electric bills for that address are thousands of dollars each month with the crematory and the refrigerator but noted that not all of the usage is for county or indigent matters. Holdren stated Sweeney-Phillips Holdren Funeral Home is the overflow morgue for the Western Missouri Medical Center three (3) or four (4) times per year and they are not charged for that service. Commissioner Kavanaugh reviewed that Holdren's last requested (April 17, 2023) indigent burial was reduced by the amount charged for refrigeration (\$400.00). Holdren stated he understood and was agreeable with whatever the Commission decided.

Commissioner Kavanaugh motioned and Commissioner Marr seconded to approve up to \$200.00 in refrigeration charges for ten (10) days of storage per indigent burial. Motion approved unanimously. The Commissioners reviewed the Indigent Burial Request for Reimbursement from Clark Holdren, Sweeney-Phillips Holdren Funeral Home for Phillip Meader (date of death September 27, 2023) and agreed to approve a payment of \$800.00 (\$600.00 for indigent funeral expenses and \$200.00 for refrigeration). The Commissioners reviewed and noted the inaccurate information on the Funeral Purchase Agreement; the Commissioners tabled the agreement until such time as accurate information is provided by Sweeney-Phillips Holdren Funeral Home.

The Commissioners issued the following Proclamation: Missouri Farm Bureau Celebrate Agriculture: Thank a Farmer Week | March 3-9, 2024:

WHEREAS, America's farmers and ranchers continue to be the most productive in the world, providing food that satisfies the tastes and preferences of today's consumers; and WHEREAS, One farmer produces food and fiber for 166 people in the United States and abroad; and WHEREAS, U.S. consumers spend less than 10 percent of their disposable income on food each year, less than any country in the world; and WHEREAS, America's farmers and ranchers not only provide the food we eat but also help sustain rural communities, preserve open space and wildlife habitat and protect the environment; and WHEREAS, farming and ranching play a vital role in the economy of the country and each county in the state; and WHEREAS, farmers are professionals in their career of providing food and fiber and work behind the scenes to provide a food supply that is abundant, affordable overall, and among the world's safest; then Be it therefore resolved that in recognition of the efforts of farmers on behalf of consumers around the world, the Johnson County Commission join the County Farm Bureau in honoring the agriculture producer by declaring March 3-9, Missouri Farm Bureau Thank A Farmer Week.

Bids for Shamrock Business Park Haying Operations were opened at 1:30 p.m. (CST) on Tuesday, February 20, 2024, as advertised. Bids were taken under advisement until February 22, 2024. The following bids were received:

**Larry, Terry and Bobby Wagoner of Centerview, Missouri**

Bid Received February 15, 2024 at 2:33 p.m.

Original Bid Provided, No Copy of Bid Provided, Signed Addendum Provided

- Will comply with all specifications
- **\$20.00** per acre yearly payment for Shamrock Business Park Haying Operations
- Will comply with all applicable Terms and Conditions

**Corbett Construction of Knob Noster, Missouri**

Bid Received February 20, 2024 at 9:16 a.m.

Original Bid Provided, Copy of Bid Provided, Signed Addendum Provided

- Will comply with all specifications
- **\$71.00** per acre yearly payment for Shamrock Business Park Haying Operations
- Will comply with all applicable Terms and Conditions

Commissioner Kavanaugh motioned and Commissioner Marr seconded to award the Shamrock Business Park Haying Operations bid to Corbett Construction of Knob Noster, Missouri with a yearly payment of \$71.00 per acre to Johnson County, Missouri. Motion approved unanimously.

The Commissioners received correspondence from Donald Schoenborn, Senior Transportation Planner for Missouri Department of Transportation (MoDOT) who notified that he will be the new contact at MoDOT Bridge Projects.

*RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT 21<sup>st</sup> Day's Proceedings, 22<sup>nd</sup> Day of February 2024 is continued on page 290.*

(CONTINUED FROM PAGE 289) **RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**21<sup>st</sup> Day's Proceedings, 22<sup>nd</sup> Day of February 2024**

The Commissioners met with Jimmy Tye, Road and Bridge Supervisor, the group discussed the difference between Viebrock Sales and Service and Metal Culverts bids for culvert pipes. Tye stated he would rather have a single pipe for items 2.4h and 2.4i, but had no preference to the 3 in 1 versus 5 in 1 corrugation. Tye reviewed that according to Randy Dillon, Viebrock Sales and Service, equal elastic modulus / stiffness, both approved by AASHTO with the same minimum fill heights for 3x1 and 5x1 corrugation. The only different measurement would be moment of inertia; 5x1 actually has a higher moment of inertia than 3x1. Although 5x1 is higher, it is so similar that the industry publishes one height of cover table for both 3x1 and 5x1 and considers them to be practically the same. Commissioner Matthews stated that the difference is likely the cost of production since one requires more steel.

Bids for Culvert Pipes were opened at 2:00 p.m. (CST) on Tuesday, February 20, 2024, as advertised. Bids were taken under advisement until February 2024. Bids were received from two (2) vendors and upon investigation, discrepancies were identified from the bid specifications:

**Viebrock Sales and Services LLC of Sedalia, Missouri**

Item 2.4h was for two (2) 25 ft culverts with a hugger band or for a 5 in 1 corrugation 50 ft culvert  
 Item 2.4i was for two (2) 18.25 ft arch culverts with a hugger band or for a 5 in 1 corrugation 36.5 ft arch culvert

**Metal Culverts, Inc. of Jefferson City, Missouri**

Bid did not include Polypropylene Culverts

Having considered that no complete and compliant bids were received, Commissioner Kavanaugh motioned and Commissioner Marr seconded to reject all bids. Motion approved unanimously. The Commissioners requested Powers prepare separate bid packets for polypropylene and aluminized steel culverts.

The Commissioners met with Jeff Franklin, JW Franklin Real Estate Investments, to view a commercial building located at 375 NW US Hwy 50 for possible purchase by the county. Also present were Auditor Chad Davis and County Clerk, Diane Thompson. The building is 7,800 square feet and is listed at \$560,000. No further action was taken other than touring the building.

Adjournment was at 4:00 p.m. The next meeting will convene on February 26, 2024.

ATTEST:

\_\_\_\_\_  
 Diane Thompson, County Clerk

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 Troy A. Matthews, Presiding Commissioner

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 John L. Marr, Eastern Commissioner

\_\_\_\_\_  
 Charles Kavanaugh, Western Commissioner

**RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**22<sup>nd</sup> Day's Proceedings, 26<sup>th</sup> Day of February 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 Tracy Brantner, Johnson County Economic Development Corporation (JCEDC) for the JCEDC Monthly Update; also present: Jennifer Powers, County Clerk Chief Deputy.

1. Veterans Road Extension (4,500 liner feet of roadway) – Brady Commerce Park, Phase 2: Logging and fence work has begun. The United States Army Corp of Engineers wetland mitigation permit has been received and credits paid so grading and stormwater is proceeding. The annexation of Brady Commerce Park into the Warrensburg City Limits will start in March 2024.
2. Johnson County American Rescue Plan Act (ARPA)
  - Holden Wastewater Treatment Facility Upgrades: Project work continues with JCEDC having received the third week of certified payroll. Construction encountered rock so there were additional costs incurred.
  - Leeton Drinking Water Facility Upgrades: Project is still in the engineering phase; no work has been contracted yet.
  - Knob Noster Wastewater Collection System Investigation and Lining: No known contract.
  - Public Water Supply District #3 Water Tower Rehabilitation and Occupational Safety and Health Administration (OSHA): Project work is closing and no known additional requests for projects within the allocated fund at this time.
  - Centerview Water Tower Rehabilitation Project: City is starting a Request for Qualifications process for the project.
  - Defining Obligation: ARPA funds may need to be reported as obligated by the end of April 2024 but meeting with legal counsel and Treasurer Heather Reynolds February 27, 2024 to discuss.
3. Johnson County Small Business Development Center – Events
  - Bartending 102 – March 4, 2024 at 1:00 p.m. in Sedalia
  - Introductions to QuickBooks Online – March 6, 2024 at 6:00 p.m. in Belton
  - Advanced QuickBooks Online: March 13, 2024 at 6:00 p.m. in Belton
  - Credit as an Asset (Building Personal and Business Credit): March 26, 2024 in Warrensburg
  - Homebased Kitchen Food Production Workshop: April 16, 18, or 23 in Warrensburg
    - Working with Johnson County Community Health due to changes in Cottage Food Law



**RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**22<sup>nd</sup> Day's Proceedings, 26<sup>th</sup> Day of February 2024**

The Commissioners met with Darrin Tobias, Emergency Management Agency (EMA) Director for the EMA update. Tobias reviewed the prepared report and noted that he will be out of the office March 6-20, 2024 with Mac Floyd the point of contact during that time.

The Commissioners reviewed and approved the Sheriff's request for County Authorization for participation in Missouri's Highway Safety Program with \$5,000.00 for Overtime and Fringe for the Impaired Driving Grant and \$9,000.00 for Overtime and Fringe for the Hazardous Moving Violation Grant.

The Commissioners met with Stephanie Truex and Tiffany Klassen, Johnson County Community Health Services (JCCHS), who reviewed the JCCHS Board's nomination for Jessica (Hill) Frazon, to be reappointed to the Onsite Wastewater Treatment System Appeals Panel. The Commissioners appointed Jessica Frazon. WHEREAS, the Johnson County Commission adopted the Code of Health Regulations for Onsite Wastewater Treatment Systems (OWTS) which became effective April 9, 2006; and, WHEREAS, the Johnson County Commission shall appoint an Appeals Panel consisting of three members, to be known as the OWTS Appeals Panel which shall review upon request of the property occupant(s) and/or property owner(s), who has received a written notice of violation concerning the construction or operation of an OWTS based on a complaint received from a citizen as authorized by these regulations, and hear and determine appeals from JCCHS decisions as are authorized and prescribed by these regulations. The specifications contained within the adopted standards of Sections 701.025 through 701.059 RSMo, 19 CSR 20-3.060 and 19 CSR 20-3.080, are minimum regulations mandated by the State of Missouri and are not subject to challenge through the Hearing process. The Appeals Panel qualifications shall include:

- (1) working knowledge and/or experience with OWTS and Regulations,
- (2) not currently employed as a politically elected official and
- (3) available to attend hearings at their own expense for their appointment period.

Professional backgrounds of Appeals Panel members may include a combination of:

- (a) OWTS installer and/or hauler,
- (b) Environmental Public Health Specialist (may be from another county)
- (c) Real Estate Inspector, Evaluator, Appraiser, Broker, or Agent
- (d) Design Engineer or Soil Evaluator,
- (e) Building Code Inspector,
- (f) Lending Agents,
- (g) Citizen of Johnson County; and,

WHEREAS, Members on the Appeals Panel shall be appointed for a term period of three years; except for the Environmental Public Health Specialist, members of the Appeals Panel shall be residents of Johnson County or work extensively in the county; and, WHEREAS, pursuant to Section 3.2.9 of the Code of Health Regulations (Appeals Panel), the County Commission shall appoint an appeals panel consisting of three members for the purpose of reviewing violation complaints upon request of the property occupant or owner; and, WHEREAS, Jessica (Hill) Frazon's appointment expired December 31, 2023; and, WHEREAS, Jessica Frazon, 417 Swallow St., Warrensburg, Missouri stated she has met the qualifications as a Citizen of Johnson County and expressed a desire to continue to serve on the OWTS Appeals Panel; and, WHEREAS, the Johnson County Commission, received panel member recommendations by the Johnson County Community Health Services (JCCHS) Board of Trustees to reappoint Jessica Frazon; and, NOW, THEREFORE, the Johnson County Commission hereby appoints Jessica Frazon, 417 Swallow St., Warrensburg, Missouri to a term effective February 26, 2024 and expiring December 31, 2026.

The Commissioners met with Jimmy Tye, Road and Bridge Supervisor, who requested the Commission review and provide resolution recommendations for two (2) issues:

1. NW 200<sup>th</sup> Road between 221 and 249 – Tye reviewed Ray and Charles Markley requested a resolution with the existing culvert. Charles Markley, property owner, is willing to provide dirt for fill. The group discussed reviewing the site. Commissioner Marr noted previous challenges when working with Ray Markley, as he tends to look for ways the county will do more than would be done for others.
2. Walnut Grove Estates (SE 230<sup>th</sup> road off of Business 13 Highway) – Tye reviewed that the Commission accepted the hard surface road August 15, 2022 but was unclear why it was accepted since there is no stormwater management (no curb and gutter, ditches, or culvert pipes) surrounding the road. Tye noted that to create ditches, the Road and Bridge Department would need to cut into each property owner's concrete driveway and install culverts. Tye noted that property owners are not very happy about the road situation. Powers reviewed that in Spring/Summer 2023 in Walnut Grove Subdivision property owners were unhappy that they were not asked / notified that the County was going to take over their road's maintenance; the property owners thought the road surface damage should have been addressed by the developer or construction in the cul-de-sac before any changes were made.

The Commissioners stated they would review items February 27, 2024 morning. Powers recommended the Commission wait to meet with the people until staff could be present to take minutes and meet the 24-hour agenda notice. The Commissioners determined not to delay the February 27<sup>th</sup> meeting.

The Commissioners reviewed and approved bid specifications, legal notices and bid notifications for Polypropylene Culvert Pipes and Aluminized Steel Culvert Pipes.

The Commissioners attended the virtual Missouri Association of Counties Leadership Meeting (virtual). The meeting featured Representative Peggy McGaugh and Representative Rodger Reedy from the Missouri House of Representatives. Discussion included potential "fixes" to Senate Bill 190 (passed and in effect August 28, 2023) heard in the House's Special Committee on Property Tax Reform and other legislation that may impact county governments.

The Commissioners individually reviewed and approved previous minutes.

Adjournment was at 4:00 p.m. The next meeting will convene on February 27, 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**  
**23<sup>rd</sup> Day's Proceedings, 27<sup>th</sup> Day of February 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 \$136,803.02.

The Commissioners met with Bryan Jacobs, Board President; Cassandra Montgomery and Mollie Falke, Interim Directors of Old Drum Animal Shelter (ODAS) for the Animal Shelter Monthly Update.

Animal Care: Montgomery stated the length of stay is reducing and is now 62 days for dogs and 35 for cats; two animals increase the average significantly. Jacobs stated the Board has a stay goal of 30-35 days. Falke reviewed that if an owner surrenders an animal with the animal spayed and cared for, then the stay is significantly reduced. ODAS is still using Sedalia Spay and Neuter for litters of animal. Jacobs reviewed the current veterinarian agreements. Commissioner Marr noted that he has not heard complaints from the public regarding animal care.

Staffing: Montgomery stated they were fully staff, but the new employee received a job with better benefits so they submitted their two (2) weeks notice.

Financial: Invoice was submitted with the old amount so it is being amended to reflect 12 equal payments for 2024. Jacobs stated the person that took responsibility to do the 2022 audit, recently quit, so Benard Tax and Bookkeeping is checking to see what will be able to be accomplished. Commissioner Kavanaugh stated he is receiving phone calls about Proposition A funds that since the county posted the financial statement in the Warrensburg Star Journal. Commissioner Matthews stated that the County is still responsible to the public for the way the county has spent the funds it was entrusted to oversee. Commissioner Kavanaugh requested a copy of the 2022 taxes; Jacobs stated he would request the information from Tressa Colster, Certified Public Accountant. Commissioner Matthews noted that the county has lowered the "bar" as low as it possibly can be and still actually getting something that shows funds have been sent appropriately. Commissioner Marr noted that the Proposition A tax expires on December 31, 2026, the jail sales tax will be run this fall which would allow for Proposition A to go before the voters as the tax is getting ready to expire, unless the jail sales tax does not pass.

Donation: Jacobs reviewed the recent donation of \$20,000 from a trust account and a \$10,000 check from a Knob Noster Resident. Jacobs reviewed the current thought is to use the funds to add a shed for laundry and washing facilities but noted the expense of running plumbing.

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

ATTEST: \_\_\_\_\_  
Diane Thompson, County Clerk

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Troy A. Matthews, Presiding Commissioner

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John L. Marr, Eastern Commissioner

\_\_\_\_\_  
Charles Kavanaugh, Western Commissioner

**RECORD OF THE JANUARY TERM OF THE JOHNSON COUNTY COURT**  
**24<sup>th</sup> Day's Proceedings, 29<sup>th</sup> Day of February 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 County Commissioners Association of Missouri (CCAM) Annual Training February 28 — March 1, 2024 at Margaritaville Lake Resort.

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

ATTEST: \_\_\_\_\_  
Diane Thompson, County Clerk

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Troy A. Matthews, Presiding Commissioner

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John L. Marr, Eastern Commissioner

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Charles Kavanaugh, Western Commissioner