

## **COUNTY COMMISSION RECORD, CAMDEN COUNTY, MISSOURI**

**Thursday 03/07/2024**

The Camden County Commission met with Presiding Commissioner Ike Skelton, First District Commissioner James Gohagan, and Second District Commissioner Don Williams.

### **Meeting Agenda**

Commissioner Williams made a motion to approve today's agenda. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye). Session opened at 10:00 A.M.

### **Prior Minutes**

Commissioner Williams made a motion to approve February 27, 2024 Meeting Minutes. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye).

### **New Business**

**Bid Opening 240307- Assessor's Annex Roof Replacement-** There were three bids received for this bid opening. Commissioner Williams made a motion to table this item on the agenda until March 14, 2024 to allow the Assessor to review the bids with the head of the maintenance department. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye).

(Bids start on the next page)

County of **CAMDEN** State of Missouri

1 Court Circle NW, Suite 1  
Camdenton, Missouri 65020

**Presiding Commissioner**  
Ike Skelton

**1<sup>st</sup> District Commissioner**  
James Gohagan

Office of the  
CAMDEN COUNTY COMMISSION

**Commission Clerk**  
Rowland Todd

**2<sup>nd</sup> District Commissioner**  
Don Williams

---INVITATION TO BID---

The Camden County Commission is accepting bids on Behalf of the Assessor's Office for Reroofing of Building on 50 Roofener Road. The bid must include removal of the 1 layer roof of building. Install new synthetic felt, starter, ridge cap, ventilation, pipe boots, electrical boot and Architectural Shingles. Price needs to include all labor, materials, gutter cleaning, disposal and clean up.

For bid specifications and to view the project, contact Marty McGuire at [marty\\_mcguire@camdnemo.org](mailto:marty_mcguire@camdnemo.org).

Sealed bids must be in the hands of Rowland A. Todd, County Clerk, by 10:00 AM March 07, 2024. One (1) original and four (4) copies of the bid must be submitted to the following address:

Rowland A. Todd-Camden County Clerk  
1 Court Circle NW, Suite 2  
Camdenton, MO 65020

The outer envelope shall be marked in the lower left hand corner "**240307-Assessor's Annex Roof Replacement**" along with the name of the company submitting the bid.

The Camden County Commission reserves the right to accept or reject any or all bids submitted. The Camden County Commission has the right to accept the best and lowest bid submitted.

Camden County Commission

*\* 3 Bids Received \**

PHONE (573) 346-4440 X-1244 FAX (573) 346-5181

***Invitation to Bid***  
***240307 Assessor's Annex Roof***  
***Places Called or Emailed***

<b><i>Vendors:</i></b>	<b><i>Emailed/Called:</i></b>	<b><i>Date:</i></b>
Elite	573-302-7663 & Email	2/26/2024
Ellerman	573-348-3553 & Email	2/26/2024
Above & Beyond	573-302-0354 & Email	2/26/2024
Wright Roofing	573-692-5534 & Email	2/26/2024



**The Wright Roofing Company**  
 6088 Saint Moritz Dr.  
 Osage Beach, MO 65065  
 Phone: (573) 692-5534

02/21/2024  
 Claim Information

**Company Representative**  
 James Hodge  
 Phone: (573) 768-9105  
 mrjameshodge@icloud.com

**Camden county Assessor**  
 44 Roofner St  
 Camdenton, MO 65020  
 (573) 216-5155

Job: Camden county Assessor

### Roofing Section

	Qty	Unit
Remove 1 layer of shingles	1.00	EA
Remove all tar paper. Bid includes one layer of felt, additional layers incurred \$6 sq for labor and disposal	1.00	EA
Add Architectural Shingle 35 yr with stater on eves and rakes.	1.00	EA
Add synthetic UDL to cover all roof decking	1.00	EA
Add Ice and water guard to all valleys and pipe flashings	1.00	EA
Remove and Replace all pipe flashings	1.00	EA
Remove and replace all ridge vent	1.00	EA
Remove and Replace all drip edge on rakes only	1.00	EA
Clean all gutters and downspouts, remove and reset any gutter screens	1.00	EA
Includes all labor, materials and clean up	1.00	EA
• Does not include any plywood replacement. Ply Wood replacement add cost of \$75 dollars per sheet.	1.00	EA
		<b>\$22,977.00</b>

**TOTAL \$22,977.00**

Starting at \$363/month with **Acorn** • **APPLY**  
FINANCE

\_\_\_\_\_  
 Company Authorized Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Customer Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Customer Signature

\_\_\_\_\_  
 Date

## Proposal



Date: March 4, 2024  
Project: Assessor's Office - Camdenton  
Submitted to: City of Camdenton

415 B Richard Blvd. | PO Box 89 | Tipton MO, 65081  
Mobile: 573-289-9401 | Office: 660-433-2087 | Fax: 660-433-2518

### Scope of work

#### Shingle Replacement

- Remove existing roofing down to deck.
- Remove existing drip edge.
- Install one run width of ice and water shield at valleys.
- Install synthetic Felt at remaining roof area.
- Install drip edge at perimeter of roof.
- Install new step flashing.
- Install counterflashing to cover step flashing.
- Install Limited Lifetime CertainTeed Landmark Shingles.
- Dispose of all materials removed.

G & R Construction will furnish all labor, material, and equipment to complete this project for a lump sum fee of **\$26,621.00**

#### Roof Deck Replacement \$3.15sqft

#### Gutter Replacement Front

- Remove existing 5" gutters and 2x3 downspouts.
- Install new seamless aluminum 5" gutter on the front of the building.
- Install new 3x4 aluminum downspouts.

G & R Construction will furnish all labor, material, and equipment to complete this project for a lump sum fee of **\$1,789.00**

*Continued on following page.*

### **Gutter Installation Back**

- Install new seamless aluminum 5" gutter on the front of the building.
- Install new four 3x4 aluminum downspouts.

G & R Construction will furnish all labor, material, and equipment to complete this project for a lump sum fee of **\$1,463.00**

### **Soffit**

- Remove trim board beneath wooden soffit.
- Install aluminum F channel.
- Install aluminum soffit.

G & R Construction will furnish all labor, material, and equipment to complete this project for a lump sum fee of **\$7,700.00**

### **Fascia**

- Install aluminum fascia over existing fascia board.

G & R Construction will furnish all labor, material, and equipment to complete this project for a lump sum fee of **\$3,280.00**

**Please call if you have any questions.**

**Thank you,**  
**Bret Palliser**  
[Bretp@grcon.org](mailto:Bretp@grcon.org)

**Accepted by:** \_\_\_\_\_

**Date:** \_\_\_\_\_

## A Division of KimesCorp LLC

**Ellerman - Job Proposal**

5285 Osage Beach Pkwy • Osage Beach, MO 65065 • Phone: (573) 348-3553 • Fax: (573) 348-5046

Customer Camden County Commission Date 2/27/2024 Home Phone 573-346-4440Address Assessors Office Bldg - 50 Roofener Rd, Camdenton, MO 65020 Work Phone \_\_\_\_\_Job Location same Fax \_\_\_\_\_**JOB DESCRIPTION**

<input checked="" type="checkbox"/> <u>10</u> year workmanship warranty	<input type="checkbox"/> Chimney Chase: (Reflash/Counter Flash) _____
<input type="checkbox"/> Lay over existing <input type="checkbox"/> New Construction	<input type="checkbox"/> EPDM/TPO _____
<input checked="" type="checkbox"/> Tear off <u>1</u> layers of shingles	<input type="checkbox"/> Modified torch down _____
<input checked="" type="checkbox"/> New <u>synthetic</u> lb. felt	<input checked="" type="checkbox"/> Redeck with OSB plywood where bad <u>\$75.00</u> each
<input checked="" type="checkbox"/> Style and brand of shingles <u>Owens Corning L. Lifetime</u>	<input checked="" type="checkbox"/> Clean up and haul off all roofing debris
<u>40yr Duration Architectural</u> Color <u>choice</u>	<input checked="" type="checkbox"/> Protect Landscaping
<input checked="" type="checkbox"/> New pipe flashing <u>3 - 3n1</u>	<input checked="" type="checkbox"/> Magnetically sweep for nails
<input checked="" type="checkbox"/> New metal edging <u>ODE</u> Color <u>white</u>	<input checked="" type="checkbox"/> Clean gutters of roofing debris
<input checked="" type="checkbox"/> Wind turbines; Vents; <u>126</u> LF Vented Ridge	<input type="checkbox"/> Remove and replace gutters and/or gutter screens _____ LF
<input type="checkbox"/> Skylights Size _____ Type _____ Reflash _____	<input type="checkbox"/> Remove and replace downspouts
Extra Work: <u>includes Ice &amp; Water Shield in valleys, around pipe flashings, and along wall.</u>	

Under the terms of this contract, the labor warranty is not effective until payment is made in full.

This contract constitutes the entire understanding of the parties, and no other understanding, collateral or otherwise, shall be binding unless in writing and signed by both parties. Replacement of deteriorating decking, roof jacks, ventilators, flashing or other materials, unless otherwise stated in this contract, are not included and will be charged as an extra on a time and material basis. Ellerman, is not responsible for gutters and gutter guards which are damaged in the course of normal roofing procedure or the retuning of any roof mounted satellite systems. We are not responsible for damage done to our work by others.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard process. Proposal may be subject to "Bad Access" changes should access for materials and/or equipment be altered in any way. All interior damage to buildings is excluded 90 days after completion date and the owner is notified that any damage to contents will be the responsibility of the owner and his insurance company. All damage to the building which incurred while roofing was in the process will be covered by the contractor.

We Propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum **twenty two thousand four hundred thirty four and no/100** dollars (\$ **22,434.00** )

**Acceptance of Proposal constitutes a contract** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Both parties further agree that in the event it becomes necessary to place this contract in the hands of an attorney for collection, then the undersigned agrees to pay any and all court costs, litigation expenses and reasonable attorney fees incurred by Ellerman.

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Scheduling will be done based on date signed but limited to availability of material, crews and weather conditions. Contractor shall be provided with direct access for the passage of trucks and materials and direct access to the roof.

UBC building code requires that fasteners (nail or staples) must penetrate decking 1/2" or thickness of sheeting. Ellerman, is not responsible for exposed eaves. We will take all possible precautions.

During the course of roofing your house there may be some vibration. Take the necessary precautions to prevent pictures and other items from falling and breaking. We are not responsible for items broken in the interior of the house.

Labor Warranty does not cover damage to roof caused by lightning, gale (50 MPH), hurricane, tornado, hailstorm, impact of foreign objects or other violent storm or casualty or damage to roofs due to settlement distortion, failure or cracking of the roof deck, walls or foundation of a building. There will be a \$0 deductible on the first 5 years. A \$500 deductible on years 6 and 7 and a \$1000 deductible on years 8-10. This is also based on availability of material.

Payment in FULL upon completion of job. Unless, in conjunction with insurance company's payment, then, entire balance to be paid in full within 30 DAYS from completion of job.

Authorized Signature Chris Kimes

Client Signature \_\_\_\_\_

Client Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

**Contract Addendums for Assessor's GFI Contract to Include SB190 Operations-**

There were two contracts for the Assessor's Office. The first one was for The Hunter Group to implement software processing to the current contract to include operations for SB190. The total cost is \$4,000.00 to add this software. Commissioner Williams made a motion to approve the contract changes with The Hunter Group. Commissioner Gohagan seconded. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye).

The change to GFI's contract would include two new printers for the Assessor's Office that would be paid in monthly installments of \$241.86. Commissioner Williams made a motion to approve this contract with GFI. Commissioner Gohagan seconded. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye).

**February 2024 Tax Abatements-** Commissioner Williams made a motion to approve the February 2024 Tax Abatements that were previously tentatively approved by an employee of the Camden County Commission. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye).

**Discuss Possibility of Leasing Vehicle for Commission with Enterprise-**

Commissioner Skelton discussed briefly the possibility of leasing a new vehicle for the Commission. There were no votes on this agenda item.

**Macks Creek Community Park Discussion-** Jim Sherrell, Macks Creek Park Board Director, was present to address the commission regarding a road-block with the park obtaining its 501(c)(3). Due to this issue, they're unable to purchase the new playground equipment at the original cost. Jim requested the county accept a donation in the amount of \$60,277.27 for improvements to the Macks Creek Community Park. The commission would use those funds to purchase the new playground equipment. The County Counselor called Commissioner Gohagan and gave advice that there should be no problem accepting the donation to purchase the equipment. Commissioner Williams made a motion to approve the acceptance of the donation from the Macks Creek Park Board for the improvements to the park in the form of playground equipment. Commissioner



Gohagan seconded. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye).

**Three Brothers Meat Co.- DNR Discussion-** Owners Ira Moss and Todd Lane (Chris Lane is the third owner and was not present) were present to discuss an ongoing issue they're having with DNR regulations/permitting. They gave a brief summary of the history of the slaughter house (previously Tom's Slaughter House on A road in Linn Creek) and requested support from Camden County citizens and elected officials in fighting against DNR and the EPA. Ira Moss notified the commission of a meeting with DNR next Thursday, March 14, 2024 at 10:00 A.M. and requested they be there. There were no votes taken on this matter.

**Adjourn:** With no further official business on the agenda, Commissioner Williams made a motion to adjourn to any unofficial business that may develop during the day. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (Yes) and Commissioner Gohagan (Yes). Session closed at 11:02 A.M.

Ordered that the Commission adjourn until Thursday, March 14, 2024.

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*Oke Skelton, Presiding Commissioner*

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*Jordan Stanton, Admin. Assistant*