

**COMMISSIONERS & COUNCIL MEETING
JOINT SESSION
DECEMBER 6, 2023
1:00 PM**

ATTENDANCE:

COMMISSIONERS:

Thomas Helmer, President
David Berry, Vice President

COUNCIL:

Stephanie Campbell, President
Jay Alcorn, Vice President
Phillip Gick
Larry Parker
Danny Wallace

ATTORNEY:

James Ensley
Trudy Selvia

AUDITOR:

Kristina Berish

AUDIENCE:

14 Individuals

The Putnam County Board of Commissioners and Council met on December 6, 2023, at 1:00 PM at the Putnam County Courthouse. Stephanie Campbell opened the meeting and the pledge to the flag was given.

FINANCE OPTIONS

Lisa Lee with Ice Miller came with Steven Jones from the company to discuss finance options for county projects. They went over a summary of CMc (Construction Manager as Constructor) & BOT (Build Operate Transfer) public project delivery methods.

Jones said with CMc you are not obligated to choose the lowest bidder; you have more flexibility. The compensation method is more favorable. And the prequalification process of subcontractors is a plus because it can potentially a large risk. The county would also have a check and balance with the architect and construction manager.

BOT, Jones said an entity has less control over the design. He also felt you did not get the same criteria of contractors as you would with a CMc.

Pros & Cons: CMc, not stuck with the lowest bidder. Have flexibility. The compensation method is more favorable. Prequalification of sub-contractors a plus because it can be a large risk. Check and balance with the architect and the construction manager.

Lee stressed there are a lot of various ways to finance a project like this. Would encourage the county to have Baker Tilly help them through the process. She went over some examples of financing and debt limits.

Lee gave a wide estimation of their fees of \$25,000-75,000. It really depends on how involved they need to be, and how intense the negotiations are in bonding.

RECESS

Campbell thanked Lee and Jones for coming and explaining the two processes to the boards. She called a five-minute recess before the next meeting started.

Thomas Helmer, President

David Berry, Vice President

Stephanie Campbell, President

Jay Alcorn, Vice President

Phillip Gick

Larry Parker

Danny Wallace

**Attest: Auditor's Office
Kristina Berish**