

**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.

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**Thomas Helmer, President**

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**David Berry, Vice President**

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**Stephanie Campbell, President**

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**Jay Alcorn, Vice President**

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**Phillip Gick**

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**Larry Parker**

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**Danny Wallace**

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