

**ADAIR COUNTY COMMISSION MINUTES  
TUESDAY, DECEMBER 5, 2017  
15TH DAY OCTOBER ADJOURNED**

The Adair County Commission convened at 8:30 a.m. on December 5, 2017 in the Courthouse at Kirksville. All Commissioners were present. Commissioner Thompson will continue to be acting Presiding Commissioner during the absence of Presiding Commissioner Pickens.

Commissioner Pickens signed a 12-month General Maintenance Agreement with CI3 Integrators to inspect, clean, adjust and calibrate as necessary, the control components for the Electronic Control System at the Adair County Law Enforcement Center. The period covered by this agreement is January 1, 2018 through December 31, 2018. The fee for the service agreement for 12 months is \$37,328.00, which will be billed quarterly at \$9,331.96.

The Adair County Commission spent the day reviewing budget proposals for the 2018 Adair County budget.

The Adair County Commission adjourned at 4:00 p.m. on December 5, 2017.

**Unscheduled Public Walk-Ins and other Non-Agency Items for Tuesday, December 5, 2017:**

Bevan Flynn – SB40 Concerns

Howard Francis – No lights on tower on “P” Road.

IN REF. ORDER NO 13 Adair County Circuit Clerk Fees for November, 2017

IN REF. ORDER NO 14 General Maintenance Agreement with CI3 Integrators

RECEIVED  
DEC 6 2017  
ADAIR COUNTY CLERK

JOB NO.  
OFFICE CODE NO.  
CONTRACT NO.

**GENERAL MAINTENANCE AGREEMENT**

CI3 Integrators, hereinafter referred to as the contractor, offers certain general maintenance service, which is specifically described in the following terms and conditions of this instrument, for Adair County, at The Adair County LEC, in connection with only those devices itemized in Schedule A hereto, for the net annual fee of \$ (See Pickens Schedule A).

Under this agreement, the contractor shall inspect, clean, adjust and calibrate as necessary, the control components as listed in the hereinbefore-mentioned Schedule A. In connection with service to these instruments, the contractor shall be free to start and stop equipment as may be required to ascertain satisfactory operation of the controls.

Additionally, should the replacement of components become necessary, as determined by the contractor, for the proper performance of the system, such replacement shall be as itemized in Schedule A, except that the contractor shall always have the option to repair existing devices when it is more economical to do so. Such replacements or repairs shall be made as quickly as parts can be obtained.

Work under this agreement shall be performed during regular working hours, Monday through Friday, except that emergency repairs shall be performed regardless of the time of day or the day of the week. The acceptor agrees to limit the call for overtime work to true emergency situations, when the proper maintenance of listed equipment is vital to the acceptor's personnel or equipment. The contractor agrees to respond within 4 hours of notification for such an emergency.

Labor and materials expended in the performance of this general maintenance agreement for the Electronic Control System, shall be itemized by the service technician through the use of a service report and shall be signed by the acceptor's representative to certify services performed. A copy of this report shall clearly indicate the services performed that day, and shall enable the building management personnel to track the services rendered.

It is understood that a 12-month contract will be accepted. The period covered by this agreement is January 1, 2018, through December 31, 2018.

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This contract is legal and binding to both parties upon signature of same. Either party has the right to terminate this agreement for non-compliance. Termination of contract requires a 30-day written notice to the party terminating the contract, with reasons for the contract termination.

In testimony of their agreement as hereinbefore given, the parties hereto have hereinafter affixed signatures.

Accepted by:  
Adair County, Missouri  
By: *Stanley Pickens*  
Title: Presiding COM  
Date: 12-05-2017

CI3 Integrators  
13426 West 89<sup>th</sup> St.  
Lenexa, Ks. 66215  
By: David A Edgington  
*DA Edgington*  
Title: V.P. of Kansas City Operations  
Date: 12-05-2017

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ATTEST: *Andrea Collop*  
County Clerk

*Stanley Pickens*  
Presiding Commissioner

# ADAIR COUNTY COMMISSION MINUTES

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**Identification**  
The contractor will identify and hold harmless Client against and from any and all claims arising from Contractor's maintenance of the building and will hold harmless Client against and from any and all claims directly arising from any breach or default in the performance of any obligation on Contractor's part to be performed under the terms of this agreement, or arising from any act of negligence of Contractor or any officer, agent, employee, guest, or invitee of Contractor, and from all and against all costs, attorneys' fees, expenses, and liabilities incurred in or about any such claim or in any action or proceeding brought thereon, and in any case, action, or proceeding brought against Client by reason of any such claim, Contractor, upon notice from Client, will defend the same at the Contractor's expense by counsel approved in writing by Client.

**Insurance**  
The Contractor will, at all times during the term of this agreement, and at its sole cost and expense, maintain workmen's compensation insurance as required by law; bodily injury liability and property damage liability, naming the Client as additional insured for all sums for which Client becomes or may become legally obligated to pay as damages or awards because of bodily injury or property damage liability caused by any occurrence or accident and arising out of the maintenance of the building and all operations necessary or incidental thereto. Contractor shall maintain insurance wherein the insurance carrier has the duty to defend and settle any suit against Client seeking damages on account of such bodily injury or property damage even if the allegations of the suit are groundless, false, or fraudulent.

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**Schedule A**

**Electronic Control System:**  
CIS Integrators will replace the existing Software House CCure 800 to the current CCure 9000 which includes replacing the existing panel with an IStar Ultra SE, add new network cable for connecting the GCM of the new panel to a new PC with CCure 9000 installed in it. Also, all existing card readers will be upgraded to HID Multiclass RP40 Readers.

Software House Access control system including processor panel, HID Multiclass card readers and access control software.  
Software covered by this agreement includes: Software House Access Control CCURE-9000 and a 1 Year SSA.

Montgomery Technology detention security system including: (3) Touchscreen PC's, Embedded Controller, Data Converters, Power Supplies, UPS back ups, Relays and boards for door lock and status control, intercom audio system amplifiers and electronic switching boards.

CTV system including: IP cameras, Comnet Coax to Ethernet converters, Control room PC's and monitors, Flir Latitude Server, Flir latitude remote view software, 1 Year Flir Gold SSA and Fiber transmission devices.

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**Schedule A Continued**

CIS Integrators will schedule four visits yearly to perform routine software maintenance of the front end to insure the integrity of the system. There will be a logbook located by the front-end computer to track when and what services were performed. One access card will be issued to CIS Integrators for service only.

**Not Included:**

- Building wiring
- Electric door locks of any kind
- Door hardware (electric or non-electric)
- Exhaust fans
- Telephoné equipment and wiring
- Edwards Fire Alarm System

Specifically excluded: physical damage to any above listed equipment, intentional or accidental. Excessive wear due to abuse.

All service work performed out side of this scope will be billed at our cost plus 20% for labor and material. Any additional work contracted by CIS Integrators will be performed at our cost plus 10%.

This agreement will be negotiable for equipment, not now, to be added to this maintenance contract.

The fee for the service agreement for 12 months is **\$27,328.00**, which will be billed quarterly at **\$2,331.96**.

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ATTEST: *Dandra Collop*  
County Clerk

*Stanley Raben*  
Presiding Commissioner