

TERM OF COMMISSION: July Session of the May Adjourned Term

PLACE OF MEETING: Boone County Government Center Commission Chambers

PRESENT WERE: Presiding Commissioner Don Stamper
District I Commissioner Karen M. Miller
District II Commissioner Linda Vogt
Deputy County Clerk Helen C. Sheehan

The special meeting of the County Commission was called to order at 10:07 a.m.

Commissioner Stamper stated the purpose of this meeting is to discuss the purchase of land on which Boone Retirement Center (BRC) will construct a new facility. The County solicited bids and evaluated responses received. Two responses received after bid responses were opened were not considered. Only one property submitted for consideration meets all specifications. The property is located at Old Highway 63 and Route AC. Seventeen acres are offered for \$740,520. Commissioner Stamper acknowledged the presence of County Treasurer Kay Murray, BRC Board of Directors President Patty Brock and BRC Administrator Pat Rackers.

Commissioner Miller stated she requested comparable sales from an appraiser, which she received and distributed this morning. The land is zoned C-3. It can be used for almost any purpose. Boone County citizens have shown support for caring for the elderly in Boone County and for BRC. She is strongly in favor of the purchase of this property.

Commissioner Vogt stated she visited this property and talked with people in the neighborhood. Her research shows the property is offered at a good price and is an excellent value. Property there has increased in value.

Commissioner Stamper stated he agonizes over this decision--simply over the amount being spent. He thought the County would spend between \$250,000 and \$500,000. He feels pressured to make a decision and does not like that. He spoke with the Auditor this morning. She indicated the purchase price amounts to approximately 16 percent of the County's monetary reserves.

In response to a question from Commissioner Miller, Ms. Murray stated she shares Commissioner Stamper's concerns, but the property appears to be a good value.

In response to a question from Commissioner Stamper, Commissioner Miller replied the owner of the property, Elvin Sapp, agrees to hold the property for 120 days for a \$20,000 fee. If the purchase is completed, the amount will be applied to the purchase price.

In response to a question from Commissioner Vogt, Ms. Brock replied the Board is unanimous in its support for the purchase of the property being discussed. The Board has pursued property for a new center for a year and a half. She understands the concern with the pressure of the deadline.

Commissioner Stamper asked is the purchase of the entire 17 acres necessary?

Ms. Brock replied every inch they can acquire is desirable for future expansion and for grounds around the building.

Commissioner Stamper requested public comment. There was no response.

Commissioner Miller moved that the County Commission of the County of Boone enter into an agreement with B& E Investments for the purchase of 17 acres located at Old Highway 63 and AC in the amount of \$740,520. A deposit of \$20,000 will be made to hold the property for 120 days pending confirmation of funding for the construction of Boone Retirement Center. The amount will be applied to the purchase.

The motion died for lack of a second.

Commissioner Vogt stated she would be more comfortable with a motion allowing negotiation with the property owner to lower the price or to allow the purchase of a smaller piece of the property. Commissioner Vogt moved that the County Commission of the County of Boone enter into an agreement with B& E Investments for the purchase of enough property at Old Highway 63 and AC for Boone Retirement Center to place a new facility on.

Commissioner Miller seconded the motion for discussion.

Commissioner Stamper asked is Commissioner Vogt’s proposed motion legal? To accomplish her objective, the Commission would probably need to reject all bids and enter into negotiation with the property owner. However, that would defeat the purpose of obtaining bids. The purpose of requesting bids was to provide an opportunity for everyone to respond.

At the request of Commissioner Stamper, Commissioner Miller withdrew her second and Commissioner Vogt withdrew her motion.

Commissioner Vogt stated she does not want to lose the opportunity to purchase the property being discussed.

BRC boardmember Myrtle Rapp urged the Commission not to delay the purchase of the property so that they can obtain funding for construction of new center from the Department of Housing and Urban Development.

Commissioner Stamper moved that the County Commission of the County of Boone enter into an contract agreement with B & E Investments for the right to purchase 17 acres, more or less, located at Old Highway 63 and Route AC. The County will make a non-refundable cash deposit in the amount of \$20,000 to be applied to the purchase price, in order to hold the property for 120 days while an application is processed (by the State of Missouri) for the construction of a new Boone Retirement Center.

Commissioner Miller seconded the motion. Motion passed unanimously. **Order 361-95.**

The meeting adjourned at 10:32 a.m.

Attest:

Don Stamper
Presiding Commissioner

Wendy S. Noren
Clerk of the County Commission

Karen M. Miller
District I Commissioner

Linda Vogt
District II Commissioner