

TERM OF COMMISSION: September Session of the August 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 Ashley Williams

The regular meeting of the County Commission was called to order at 1:30 p.m.

SUBJECT: Proposed Road Naming of Gatlin Dr.

Commissioner Vogt moved that the County Commission of the County of Boone approve the naming of a privately owned and maintained road to Gatlin Dr., said road being in Section 25, Township 50 North, Range 14 West; beginning on the west side of State Route E approximately 1/4 mile south of Bethlehem Road and running in a northerly direction for approximately 400 feet; Thence turning and continuing in a westerly direction for approximately 1600 feet; further described as a perpetual, nonexclusive roadway and utility easement recorded in Book 1297, Page 65 and Tract 13 as shown on a survey recorded in Book 1158, Page 545 of Boone County Records.

Commissioner Miller seconded. Motion passed unanimously. **Order 415-97.**

SUBJECT: Acceptance of Recommendations by the Airport Study Group

Commissioner Stamper said it was time to bring the recommendations by the Airport Study Group back to the table for discussion and acceptance.

Commissioner Vogt said that in reviewing the document, she could find nothing to disagree with. She commented that the master plans available for use were very well used and identified. She said the document provided good information. All of the discussion about infrastructure, current and needed, were outlined. Commissioner Vogt said she didn't disagree with any of the information and from her point of view didn't have anything to delete or add to the document.

Commissioner Miller said she disagreed with the section regarding transportation. Commissioner Miller said she interpreted the document to disallow development until the completion of the interchange. She agreed there should be some controls, but felt those controls needed to work in concert with the development.

Commissioner Stamper said Commissioner Miller had read the document differently than he had. He read it to mean that the plans and financing designed to accommodate the proposed use of the development needed to be in place, leaving, he said, some squiggle room that the roadway does not need to be constructed.

Commissioner Stamper said the intent of the document is that no development should take place without first nailing down the plans and the financing. He said they should probably sit down with Bob Alderson, chairman of the study group, to get a feel for the committee's thought process when they wrote their recommendations. Commissioner Stamper said he wholeheartedly agreed with the intent of the transportation section. He said that as he read the document he found grey areas, but that the written word was always open to interpretation and there was nothing that said the Commission should take the recommendations to heart.

Commissioner Vogt discussed the wastewater portion of the recommendations and wondered how they might be affected by a wastewater study. She said her earlier comments were about the document only and the airport study group and that she had intended to talk with Mr. Alderson specifically about wastewater.

Commissioner Miller compared the airport land use issue with that of major surgery. She said that the professional engineers supplied the first opinion, the airport study group has provided a second opinion. There are few people who want to go through major surgery, but for the overall

health of the community, you have to accept some things, like you do for the overall health of the body. She said the document supplied very good information. Commissioner Miller said her biggest concern with any type of development is the need for putting your finger on things that need to be done. The Commission, she said, has taken a lot of criticism for creating the study group, but it was the right move. Commissioner Miller said you shouldn't do anything of this magnitude without having a second opinion.

Commissioner Vogt addressed the criticism for the task force by saying that not every Boone County citizen has read the master plan. The plan, she said, clearly identifies the benefits to Boone County of appointing task forces to look at issues just like this one. We are following, she said, what our citizens adopted as a plan of action.

Commissioner Stamper said it had been an intriguing 48 hours. This morning, he said, he had breakfast with Ken Midkiff for his interpretation of the document and then this afternoon had had a conversation with another interested developer. The recommendations, he said, are the rules of engagement around the airport. If you want to develop, he said, then these are the rules. Commissioner Stamper said they did not only the right thing, but the best thing for the whole community by utilizing a study group. This is a tremendous decision, he said, with tremendous impact and the group accomplished what the Commission had asked them to.

Commissioner Stamper said they will now begin to look at the requests at hand and will adopt the recommendations knowing there will interpretation issues.

Commissioner Vogt also said it was important to identify that the group appointed to the study was very diversified and included people from both corners. That, she said, gives her a lot of confidence that the document represents, as best it can, all of the views.

Commissioner Vogt moved that the County Commission of the County of Boone approve and accept the Airport Area Land Use Study and that it be a document used for any development near the airport in the future.

Commissioner Miller seconded. Motion passed unanimously. **Order 416-97.**

Commissioner Stamper then reported that he had been contacted by representatives of Len Levy, who would like direction in preparing for the scheduled November 5 meeting. He said he had met with them on an issue that hinged on waterline construction and they were researching it now. Commissioner Stamper said he would like to author a letter identifying the Commission's adoption of the Airport Study Group's recommendation and request that Mr. Levy present documentation, in advance of November 5, as to how they intend to meet the terms and conditions set forth in the report.

Commissioner Vogt said she felt they should all agree that Mr. Levy does not have to be bound by a final development plan on November 5. She said she hated to encourage a requester to spend a lot of money when there were no guarantees that the development would be approved. She said she wanted it well stated that a final development plan would be something they could work with later than November 5.

Commissioner Stamper said that on November 5 they could make a vote that says intent to approve or a vote that says not to approve. Could we agree, he asked, that by November 5, the Commission have an understanding of the general conditions we would expect the developer to meet? Those conditions, he said, will be partially from a list they already have and a response to the terms of the study group's recommendations.

Commissioner Stamper said he would draft a letter to Mr. Levy with direction.

SUBJECT: Janitorial Services Contract

Commissioner Stamper reported that the current vendor is believed to be going out of business and it is necessary to negotiate a contract arrangement with another vendor.

Commissioner Stamper moved that the County Commission of the County of Boone authorize Purchasing Director Beckie Jackson to cancel the current contract with Mid-Missouri Janitorial Services, bid 73-03JUL96 for Janitorial Services approved August 8, 1996 (Commission Order 444-96) and renewed August 7, 1997 (Commission Order 333-97) and to award said contract to another vendor for the same fee level for the existing length of the contract.

Commissioner Vogt seconded. Motion passed unanimously. **Order 417-97.**

SUBJECT: Budget Revision for Out of County Housing in August

Commissioner Stamper moved that the County Commission of the County of Boone approve the following budget revision:

Dept.	Account	Account Title	Transfer From	Transfer To
1123	86800	Emergency Funds	\$2,600	
1255	71100	Outside Services		\$2,600

Explanation: To cover out of county housing for August 1997. Year to date total of \$78,450.

Commissioner Miller seconded.. Motion passed unanimously. **Order 418-97.**

SUBJECT: Budget Revision for Costs of the November 4, 1997 Special Election

Commissioner Stamper moved that the County Commission of the County of Boone approve the following budget revision:

Dept.	Account	Account Title	Transfer From	Transfer To
1123	86800	Emergency Fund	\$6,500	
1132	85900	Elections/Voter Registration County Election Expense		\$6,500

Explanation: To transfer funds sufficient to complete prepayment of County's estimated share of costs for Special Election 5, the November 4, 1997 Special Election.

Commissioner Miller seconded.

Commissioner Vogt asked if this was the ways they always do it?

Commissioner Stamper explained that these were unanticipated expenses.

Commissioner Vogt asked who normally budgets for elections.

Commissioner Stamper said that County Clerk Wendy Noren usually budgets for elections. He then asked Commissioner Vogt if she wanted to have an election.

Commissioner Vogt said yes, she did.

Commissioner Stamper said, then a vote in the affirmative would be in order.

Motion passed unanimously. **Order 419-97.**

SUBJECT: Budget Revision for Human Resources Director to Attend Seminar

Commissioner Stamper moved that the County Commission of the County of Boone approve the following budget revision:

Dept.	Account	Account Title	Transfer From	Transfer To
1123	86800	Emergency Funds	\$410	
1115	37200	Seminars/Conf./Mtgs.		\$295
1115	37230	Lodging		\$115

Explanation: To cover sexual harassment seminar

Commissioner Vogt seconded. Motion passed unanimously. **Order 420-97.**

SUBJECT: Federal Communications Commission Notice

Commissioner Stamper requested that Deputy County Clerk Ashley Williams post the Federal Communications Commission Notice.

SUBJECT: Jack Wagner Celebrity Classic Informational Presentation

Laura Steiner and Kelly Mathis did not appear for the presentation and it was postponed for a later date.

SUBJECT: Budget Revision for Fax Machine in the Sheriff's Department

Captain Beverly Braun explained that they have been having problems with their current fax machine and had contacted County Auditor June Pitchford and asked if they should spend the money to repair it or if they should use leftover funding to replace the machine rather than repair it.

Commissioner Miller said that from her perspective, based on more information, she was supportive of their need for a new machine.

Commissioner Stamper said he did not have any more informed information and had not been previously contacted about the fax machine.

Commissioner Miller showed Commissioner Stamper the memo that Captain Braun had sent to all three Commissioners regarding their need for a fax machine.

Commissioner Vogt said after reading the information, she understood the request, but had hoped they could place it in the 1998 budget.

Captain Braun said they had already done that when they started having problems with the machine again.

Commissioner Stamper asked if the machine was functioning today.

Captain Braun said that they had sent the fax machine to the repair shop where their maintenance request had been put on hold and they were currently using a loaned machine. She explained their need for a fax machine with extra memory capability, due to the large number of faxes the department receives a day.

Commissioner Miller moved that the County Commission of the County of Boone authorize the Sheriff's Department to purchase a replacement facsimile machine and approve the following budget revision:

Dept.	Account	Account Title	Transfer From	Transfer To
1251	92400	Sheriff: Replacement Auto/Trucks	\$2,300	
1251	92000	Sheriff: Replacement Office Equipment		\$2,300

Explanation: To purchase fax machine.

Commissioner Vogt seconded.

Commissioner Stamper asked who had provided the department with an estimate.

Captain Braun replied that Canon had, because Canon was the company who had provided the machine. In response to a question from Commissioner Vogt, Captain Braun said that yes, they were buying the need machine off the current 1997 bid.

Commissioners Miller and Vogt voted in favor; Commissioner Stamper voted in opposition. Motion passed. **Order 421-97.**

SUBJECT: Budget Revision to Cover Architectural Fees for Reality House

County Auditor June Pitchford said there had been discussion, but no formal action taken when Reality House expressed their interest in redoing the old Juvenile Justice Center building. Before they pursued renovations, Reality House had an architectural study done. In the earlier discussions, the County Commission had agreed to share in the costs of the architectural fees.

Commissioner Stamper moved that the County Commission of the County of Boone approve the following budget revision:

Dept.	Account	Account Title	Transfer From	Transfer To
1123	86800	Emergency	\$3,250	
1190	71211	Non-Departmental Architectural Fees		\$3,250

Explanation: To cover one-half of the architectural fees incurred in order to determine the feasibility of renovating the Old JJC building. This was previously discussed by the Commission, but no formal action has been taken.

Commissioner Vogt seconded. Motion passed unanimously. **Order 422-97.**

SUBJECT: Tax Sale Surplus

County Collector Pat Lensmeyer said that the Collector is responsible for selling properties and this year sold eight. As a result, she said, there is a surplus amount from the back taxes against the property, commonly called overplus or surplus under state law. Basically, she said, this money will be turned over to the Treasurer for their use within seven years.

Commissioner Stamper moved that the County Commission of the County of Boone acknowledge the receipt of the 1997 Boone County Land Sale Surplus, for surplus on sale held August 25, 1997, for the purpose of satisfying taxes, interest and costs on lots and lands having two year delinquent taxes, the sum of \$19,115.34 and authorize the Presiding Commissioner to sign.

Commissioner Vogt seconded. Motion passed unanimously. **Order 423-97.**

SUBJECT: Change Order #8 for the Blackfoot/Roemer/Obermiller Roads Project

Commissioner Stamper moved that the County Commission of the County of Boone approve Change Order #8 for the Blackfoot/Roemer/Obermiller Roads Project, adding to the contract amount \$7,960.

Commissioner Vogt seconded. Motion passed unanimously. **Order 424-97.**

SUBJECT: County Courthouse Plaza Fountain

Stan Elmore reported that the fountain has had a new pump, motor and transformer. The problem now, is the nozzles, which inject air into the water to make it look frothy and pretty. His proposal is to change to a new, simple, non-aerating nozzle to help contain the water. The estimated cost for the new nozzles is \$3,000.

The second item, he said, is to put a narrow grate for overflow 180 degrees around the low side, ten feet from the edge of the fountain. This way, Mr. Elmore explained, if the basin gets full and the wind blows, the drain will catch the water before it goes down the hill and will be recycled.

The new nozzles, said Mr. Elmore, will require half as much water as the current nozzles do. He asked the Commissioners if they would like to make the changes all at once, or in phases, to see how the new nozzles perform before tearing up the concrete and installing the drain.

Commissioner Miller said it was her understanding that the drain would go all the way around the fountain so that it looked uniform.

Mr. Elmore replied that it was a matter of cost.

Commissioner Miller said she would rather see them put in the new nozzles before they started tearing up the concrete.

Commissioner Vogt asked how difficult would it be to make the fountain flush with the ground and were there any concerns that people might trip over the capped off nozzles when they were not in use because the new nozzles would be taller than the current ones.

Mr. Elmore said that it would take someone with plumbing experience to put the fountain up and to take it down and the whole process would take three to four hours. He explained that the job would only be done twice a year, once in the winter when the fountain would remain off and then again in the spring.

Commissioner Stamper said he was not concerned about people tripping, and although it was conceivable someone might stumble, the plaza was well lit at night when the fountain was off.

Commissioner Stamper said it was their consensus to proceed with the new nozzles and to evaluate the drainage after they were installed.

SUBJECT: Reports from Commissioners

Commissioner Vogt reported that she has been given information about a conference regarding high school dropouts and because she is the co-chairman of the committee on that issue, would like to attend. She said that she was looking for sources to fund the conference and asked Commission approval to attend.

Commissioners Stamper and Miller agreed that Commissioner Vogt should attend the conference. Commissioner Miller said that all three Commissioners had outlined a national conference to attend and had placed funding for those conferences in the budget.

Commissioner Vogt reported she had met with the Building Codes Commission and they had recommended adoption of the 1996 electrical and mechanical codes for commercial properties, but not for residential properties. There is currently a discussion as to whether or not the County should require that any residential building be wired and plumbed by a licensed plumber or electrician like the city of Columbia does.

Commissioner Stamper reported that they owe a response to the Circuit Court regarding the employees not covered by the County Employee Retirement Fund. He also asked them to review the letter to Mr. Perry. He said they would support CERF taking on those employees if their policy allowed for it.

Commissioner Stamper said he had received a cmail from the auditor concerning Union Cemetery. She informed him that the fund will soon not be earning the amount that's coming out of it.

Commissioner Miller suggested they approach the family.

Commissioner Stamper said he had received a cmail from Planning and Building Inspections Director Stan Shawver concerning waterlines at the airport and the Oakland Gravel Interchange. He asked that the Commissioners review those issues and the documents attached.

He also reported on a request for the relinquishment of an easement that dates back to the WPA program.

Commissioner Stamper said he had received a request from the Regional AIDS Interfaith Network Group for use of the courthouse square.

Commissioner Stamper moved that the County Commission of the County of Boone approve a request by the Regional AIDS Interfaith Network Group to use the Courthouse Square at noon, December 1, 1997, for a ceremony to recognize World AIDS Day.

Commissioner Vogt seconded.

Commissioner Vogt asked if the square was available on that date and Commissioner Stamper replied that yes, it was, he had checked himself.

Motion passed unanimously. **Order 425-97.**

Commissioner Stamper asked about the status of the request from the Ashland Senior Center.

Commissioner Miller replied that they had been waiting on plans from the architect, but the plans were completed and they will be scheduling a time before the Commission.

The meeting adjourned at 2:45 p.m.

Attest:

Wendy S. Noren
Clerk of the County Commission

Don Stamper
Presiding Commissioner

Karen M. Miller
District I Commissioner

Linda Vogt
District II Commissioner