

TERM OF COMMISSION: December Session of the October Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center  
Room 338

PRESENT WERE:

Presiding Commissioner Daniel K. Atwill  
District I Commissioner Karen M. Miller  
Senior Environmental Health Specialist Kris Vellema  
Michelle Blake  
Victoria Baker  
Joan Wilcox  
Rosemary Whitmarsh  
Randy Nolan  
Mary Hussmann  
Michael Brown  
Wanda  
Victor Chapman  
Director of Purchasing Melinda Bobbitt  
Ed Sigmund  
Deputy County Clerk Cameron Clarke

District II Commissioner Skip Elkin was absent.

The meeting was called to order at 9:30 a.m.

### **Health Department**

#### **1. Abatement of a property located at 6908 E. Mexico Gravel Road, parcel # 12-903-35-00-018.00 01 (first and second reading)**

Senior Environmental Health Specialist Kris Vellema was present on behalf of this item. Ms. Vellema stated they received multiple complaints about this property over the last couple of months. Ms. Vellema stated she has been out there several times, and the photographs show the main issues. Ms. Vellema stated there are large piles of debris, trash, and tires. Ms. Vellema stated she checked on the property this morning, and the photographs are virtually identical to what is still out there. Ms. Vellema stated she has not received a bid to clean the property because the owner has been telling the media that he intends to clean this up; however, she has not had any discussions with him to that effect. Ms. Vellema stated Jerry called and spoke with the owner earlier on, and said the owner told him he was not inclined to do much; but now he is telling the public he is.

Commissioner Atwill asked if this has been going on since October.

Ms. Vellema stated yes.

Commissioner Atwill asked what the order for abatement would result in.

Ms. Vellema stated the Health Department would go out to the site and clean it up.

Michelle Blake was present to discuss this item. Ms. Blake stated she lives in the El Ray Trailer Court. Ms. Blake stated when the current owner Mr. Netemeyer (Whirlwind Properties) took over 3 years ago, some of the trailers were moved, some people moved out, and nothing has been done about the condition of the property. Ms. Blake stated this past week people came out to start tearing apart trailers, and they're burning insulation. Ms. Blake stated her husband is a vet, and she is a disabled American. Ms. Blake stated they planned on moving next year, but are unable to get a loan to purchase a home until February. Ms. Blake stated she asked Mr. Netemeyer for an extension and he bluntly told her that electric and everything will be shut off March 1<sup>st</sup>, and he doesn't care who is there or not.

Commissioner Miller stated they have no authority over that.

Ms. Blake stated she understands they have no authority to tell him to do what they want.

Commissioner Miller stated the Commission has been trying to find ways.

Ms. Blake stated she knows that they can ask politely.

Commissioner Miller stated they did.

Ms. Blake stated she understands that, and understands DNR's position that he has to be the one to ask for an extension. Ms. Blake stated she finds it awfully funny Mr. Netemeyer can go to the press and say he's doing good and helping people who are up on their lot rent. Ms. Blake stated she has never not paid her lot rent, has never been late, and has always cared for the property. Ms. Blake stated people used to drive by her property every spring to see how they would change the landscaping. Ms. Blake stated she understands the owner has every right to sell it, but he is being inhumane and inhuman to the people that live there. Ms. Blake stated she finds is awfully funny the County doesn't have more laws to control slummy landlords.

Commissioner Miller stated they have been trying to get minimum rental standards through the state legislature for the past three years. Commissioner Miller stated they have had to fight the realtors' association.

Ms. Blake stated they have to fight peoples' perspectives of who people are in trailer parks.

Commissioner Miller stated they were trying to get it for rentals of any kind.

Ms. Blake stated she commends the Commission for doing that, but that we also need to change the public perception of what a trailer park is. Ms. Blake stated she is a college

educated person, and her husband is a vet. Ms. Blake stated they got hit by the recession and both lost their jobs. Ms. Blake stated the park didn't look bad when she moved in seven years ago. Ms. Blake stated it was very well maintained. Ms. Blake stated when it changed hands to the current owner; it never got managed and was run to crap. Ms. Blake stated people would leave stuff and the owner would do nothing. Ms. Blake stated these are the kind of conditions they have to live in, and why they made the choice to move anyway.

Commissioner Miller stated the press is here, and she is sure they would like to visit with the residents. Commissioner Miller stated there is nothing the Commission can do that they haven't already tried to do.

Victoria Baker was present on behalf of this item. Ms. Baker stated she has lived at El Ray for eight years. Ms. Baker stated this is devastating for everyone that works, has worked, and who have families. Ms. Baker stated this is devastating for Christmas, for winter time. Ms. Baker stated taxes are due in two weeks and people are struggling. Ms. Baker stated Mr. Netemeyer does not care. Ms. Baker stated the only ones who don't have a problem right now are the ones he's let live in the homes and get back on their lot rents. Ms. Baker stated he has scrapped their homes, but they don't care. Ms. Baker stated they don't work so they just packed their suitcases and left. Ms. Baker stated he does not care about the families that have to get out or move their homes. Ms. Baker stated they don't have thousands of dollars to move these homes and put them back together. Ms. Baker stated if he knew this, he could've given at least a years warning. Ms. Baker stated he has known this since summer, and he decided in November that he wasn't going to fix the lagoon. Ms. Baker stated don't let anybody tell you that everybody is doing ok.

Commissioner Miller stated they never thought everything was ok. Commissioner Miller stated they understand the pressures you're under, but their hands are tied. Commissioner Miller stated they are frustrated too.

Ms. Baker stated he is telling the media differently.

Commissioner Miller stated the media is sitting in the back, and we need to correct what is being said.

Joan Wilcox was present on behalf of this item. Ms. Wilcox stated she has known Commissioner Miller for a long time, and she was one of the first people she met when she came to Columbia. Ms. Wilcox stated she is not a resident of El Ray, but has made visits to the mobile home park as a volunteer. Ms. Wilcox stated the first time she visited; it was a chilly, fall day. Ms. Wilcox stated as she approached the end of the road, she asked what the smell was. Ms. Wilcox stated she was told it was the sewage lagoon. Ms. Wilcox stated she knew it had been a problem for the residents, but could not imagine living with that odor in the heat of July. Ms. Wilcox stated it is unbelievable to know that people are living with that smell coming into their homes.

Commissioner Miller stated they did not know about this until it became an issue to close the park.

Ms. Wilcox stated we appreciate the fact that you didn't know, and that they are not there to argue with the Commission. Ms. Wilcox asked why would residents who either pay rent and lot rent, or rent to own have to live with a bad odor for years. Ms. Wilcox stated there have been complaints about the lagoon since 2008. Ms. Wilcox stated she wants the City and County to understand that we need permanent, affordable housing for the people of Columbia and Boone County. Ms. Wilcox stated to make people live with the threat of having the land sold beneath their feet at the whim of anything, and not having responsible property owners is a problem. Ms. Wilcox stated there is no excuse for people to leave junk lying around, and we need management that will take care of it, and owners that will be responsible land owners. Ms. Wilcox stated Columbia and Boone County is desperate for this. Ms. Wilcox stated she has been through a situation herself where she thought for several days she might be homeless. Ms. Wilcox stated the recession has hit everyone very hard. Ms. Wilcox stated when you don't have the financial resources to pick up and move, it's an impossible situation for well meaning people. Ms. Wilcox stated this needs to be worked on.

Commissioner Miller stated we do, and that she is unsure of what the solution to this problem is.

Ms. Wilcox stated she will help work on it.

Randy Nolan was present on behalf of this item. Mr. Nolan stated he is a 15 year resident of El Ray. Mr. Nolan stated the roads have not been fixed, and the sewer has been a problem. Mr. Nolan stated he asked the owner last year if it would be shut down, and he said no. Mr. Nolan stated the owner has told them that if they move to his court he will help with the moving costs, but if not they are on their own. Mr. Nolan stated he should help all of us or none of us. Mr. Nolan stated the park has gone downhill since the current owner bought it. Mr. Nolan stated he doesn't want to move into another court and get kicked out again.

Commissioner Miller stated she can understand that.

Randy Nolan stated this is the third time.

Commissioner Miller stated the Commission appreciates his comments and it is something the Commission needs to work on with the state legislature. Commissioner Miller stated one of their priorities with the state legislature is to create some authority for the County to be able to manage rental properties. Commissioner Miller stated they will need a task force of people to help get it passed.

Randy Nolan stated he asked the owner for a dumpster, but was told it costs too much

money.

Commissioner Miller stated it will cost some money when we clean it up and tax bill it.

Rosemary Whitmarsh was present to comment on this item. Ms. Whitmarsh stated she lives at lot 23 El Ray. Ms. Whitmarsh stated the owner offered to pay for moving costs, but only if they move to one of his other courts. Ms. Whitmarsh stated she has a doublewide, and it is very, very expensive. Ms. Whitmarsh stated the owner never offered for residents to not pay their lot rent to help with expenses. Ms. Whitmarsh stated they're out two ways because they have to pay where they currently are, and where they're going. Mr. Whitmarsh stated that it's not right.

Commissioner Miller stated she wishes the Commission had a solution.

Mary Hussmann was present on behalf of this item. Ms. Hussmann stated she lives at 5306 Rice Road, and that it is nice to be able to give an address. Ms. Hussmann stated a home is a basic need. Ms. Hussmann stated mobile home park living provides affordable housing for families; however, the land they're on is owned by someone else who contracts with them to pay lot rent. Ms. Hussmann stated responsible owners use a portion of this lot rent to provide their tenants with a safe and healthy place to live. Ms. Hussmann stated this is not the case with the current owner at El Ray. Ms. Hussmann stated they have been told by the families at El Ray that Whirlwind Property Inc. has not kept the park clean or done any upkeep. Ms. Hussmann stated in 2008 the owner was cited by the Department of Natural Resources because he was out of compliance with his sewer lagoon license. Ms. Hussmann stated the owner was breaking the law, but did nothing to bring the lagoon into compliance. Ms. Hussmann stated the state was preparing to take the owner to court and litigate the issue. Ms. Hussmann stated instead of fixing the lagoon when it would've been cheaper in 2008, the owner issued an eviction notice in November stating he would close the park. Ms. Hussmann stated the residents notice the lack of upkeep and the park problems, but when they would ask the owner to fix things they were ignored. Ms. Hussmann stated that even though the Health Department says they will respond to anonymous complaints, people fear they will be in trouble if they complain. Ms. Hussmann stated an owner will sometimes ask residents if they know who complained. Ms. Hussmann stated since this complaint driven system does not work to keep mobile home parks within safety and health standards, they would like the Boone County Commissioners to think about and consider mandating surprise inspections at least once a year in all the mobile home parks in Boone County. Ms. Hussmann stated good and responsible owners and residents will be tempted to neglect standards if they are not rewarded. Ms. Hussmann stated she hopes the Commission will assist the residents in any way they can think of, even thinking outside the box. Ms. Hussmann stated the two consistent things residents need are more time and more money. Ms. Hussmann stated they know the Commission can't mandate above the 120 days, but they appreciate the appeal to the owner to extend the time. Ms. Hussmann stated last week the Voluntary Action Center told Columbians that they would be willing and are establishing a special fund for El Ray and Regency residents, and will oversee the

contributions to make sure they're correct. Ms. Hussmann stated this will give financial assistance to these families. Ms. Hussmann asked how much the Boone County could contribute to this fund.

Commissioner Miller stated she is not sure.

Michael Brown was present on behalf of this item. Mr. Brown stated he is a resident of the Regency trailer court in town. Mr. Brown stated they have already been evicted and been through this with the City. Mr. Brown stated they're just going to put this into the County's lap, so something needs to be done. Mr. Brown stated we're people, not badminton birdies. Mr. Brown stated he is debating on if he will move into a worse place, or if he will have to go through this again. Mr. Brown stated they are people and will not go away because others dismiss them or don't want them here. Mr. Brown stated to belong makes you a respectful person.

Commissioner Miller thanked Mr. Brown for coming.

Victor Chapman was present on behalf of this item. Mr. Chapman stated Ms. Hussmann took away everything he wanted to say. Mr. Chapman stated there is a trailer park off of Clark Road, and that manager has done a remarkable job. Mr. Chapman stated he has seen nothing out there like he sees at El Ray.

Wanda Nolan was present on behalf of this item. Ms. Nolan stated her son lives at El Ray. Ms. Nolan stated it was a really nice trailer court when her son moved there. Ms. Nolan stated the condition has gone down ever since Mr. Netemeyer bought it. Ms. Nolan stated nothing has been fixed. Ms. Nolan stated Randy is disabled and is unable to work, so he has no money to move. Ms. Nolan stated his heat bills are sky high because he can't afford to have it underpinned. Ms. Nolan stated they don't know what they're going to do. Ms. Nolan stated it is not right what Mr. Netemeyer is doing. Ms. Nolan stated they're going to close Sunset too. Ms. Nolan stated one girl wanted to move to Sunset, but they put her in Ed's trailer court because they know what's going to happen to Sunset. Ms. Nolan stated the nursing home wants Sunset.

Commissioner Atwill stated the issue before them is the abatement.

Commissioner Miller stated she has no problem voting to get it abated.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 6908 E. Mexico Gravel Road (parcel # 12-903-35-00-018.00 01).

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 509-2011**

Commissioner Atwill thanked everyone for their contributions, and stated that unfortunately the only thing that can be done today is the abatement. Commissioner Atwill stated the residents have raised a much larger issue which obviously needs attention, and stated the Commission will do their best to make sure it gets attention.

Ms. Hussmann clarified that the Health Department will get it cleaned up, and would bill Mr. Netemeyer on his taxes.

Commissioner Miller stated yes, it is a lien on his property until it's paid off.

Commissioner Miller moved to go into recess at 9:55 am until they return from a meeting at the University of Missouri. Commissioner Miller apologized for making everyone rush through their statements.

The Boone County Commission meeting reconvened at 11:00 am.

### **Purchasing**

#### **2. Cooperative contract C311028001 – Fluorescent Bulb and Non-Rechargeable Battery Recycling with WM Lamptracker (first reading)**

Director of Purchasing Melinda Bobbitt was present on behalf of this item. Ms. Bobbitt read the following memo:

Purchasing and Facilities Maintenance request permission to utilize State of Missouri cooperative contract C311028001 – Fluorescent Bulb and Non-Rechargeable Battery Recycling with WM Lamptracker of Kaiser, Missouri.

Invoices from this Term and Supply contract will be paid from department 6100 – Facilities and Grounds Maintenance, account 71100 – Outside Services.

Commissioner Atwill stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available Commission meeting with an appropriate order for approval.

#### **3. Cooperative Contract C311091001 – Document Management Services with EPLAN Document Solutions (first reading)**

Director of Purchasing Melinda Bobbitt was present on behalf of this item. Ms. Bobbitt read the following memo:

Purchasing and Resource Management request permission to utilize the State of Missouri contract C311091001 to purchase Document Management Services from EPLAN Document Solutions of Columbia, Missouri. This contract will replace the current cooperative contract G-053106 that we have with Docucopy.

The initial term is from January 1, 2012 through August 31, 2013. This is a Term and Supply contract and invoices will be paid from department 2045 – PW – Design and Construction, account 23001 – Road and Bridge Fund.

Commissioner Atwill stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available Commission meeting with an appropriate order for approval.

**Auditor****4. Budget amendment to amend budget for cash transfer from the General Fund to the Collector Agency Funds (second reading, first read 11/29/2011)**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the following budget amendment to amend the budget for a cash transfer from the General Fund to the Collector Agency Funds:

Department	Account	Department Name	Account Name	Decrease \$	Increase \$
1190	83921	Non-Departmental	OTO: To Agency/Trust fund		43,829.00
7450	3913	Tax Collection	OTI: From General Fund		35,443.00
7420	3913	Surtax	OTI: From General Fund		8,386.00

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 510-2011**

**Circuit Court****5. Accept award for STOP VAWA grant (second reading, first read 12/8/2011)**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby accept the STOP Violence Against Women grant award from the Department of Public Safety for the 13<sup>th</sup> Judicial Circuit Court.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 511-2011**

**GIS**

**6. Budget revision to upgrade the Cybernetics miSAN (second reading, first read  
12/8/2011)**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the following budget revision to cover the unanticipated additional costs to complete FY 2011 IT project #105:

Department	Account	Department Name	Account Name	Decrease \$	Increase \$
2010	86800	Assessment	Emergency	2,600.00	
2010	91301	Assessment	Computer Hardware	2,550.00	
2010	92301	Assessment	Replacement Computer Hdwr		5,150.00
1170	91301	IT	Computer Hardware	2,550.00	
1170	92301	IT	Replacement Computer Hdwr		2,550.00

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 512-2011**

**Commission**

**7. Public Hearing on Proposed FY 2012 Budget**

There was no public present to comment on this item.

**8. Accept grant to purchase a thermal camera (first and second reading)**

Ed Siegmund from the Regional Planning Commission was present on behalf of this item. Mr. Siegmund stated this is a grant award to the area Regional Homeland Security Oversight Committee. Mr. Siegmund stated RHSOC applied for a grant to purchase thermal cameras for all of the counties in the 13 county region. Mr. Siegmund stated the grant has been awarded.

Commissioner Miller asked what the requirements are for accepting a piece of equipment purchased with RHSOC money.

Mr. Siegmund stated there will be an agreement with the County that requires the Sheriff's Department to report to RHSOC every year for five years.

Commissioner Miller asked if there is a requirement to loan the camera to another County in an emergency.

Mr. Siegmund stated yes, this language will be specified once the camera is purchased.

Commissioner Miller stated the idea is to beef up the region.

Mr. Siegmund stated equipment in Region F has been transported to the boot heel and Joplin. Mr. Siegmund stated the Homeland Security Response Teams will work together.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby accept a grant for a thermal camera valued at \$3,805.00 from the Region F Homeland Security Oversight Committee (RHSOC).

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 513-2011**

#### **9. 2012 Holidays (first reading)**

Commissioner Miller stated the County always follows the state holidays. Commissioner Miller stated this list is a list of the state holidays for 2012. Commissioner Miller stated the Governor usually declares the Friday after Thanksgiving a holiday except for the last two years. Commissioner Miller stated last year a New Years Holiday was switched out for the day after Thanksgiving because they were closing the County on the Friday before the end of the year, and the Collector, Recorder, and Assessor couldn't be closed. Commissioner Miller stated this year the County followed the state holidays and the Friday after Thanksgiving was not a holiday. Commissioner Miller stated there has been a lot of communication from employees and elected officials who want the Commission to look at this. Commissioner Miller stated she heard there were no customers on the Friday after Thanksgiving this year. Commissioner Miller stated she would like the Commission order on Thursday to have a caveat that the Commission will ask the PAC to look at the effectiveness of being open the Friday after Thanksgiving. Commissioner Miller stated this should be looked at because of the employee requests. Commissioner Miller stated when the economy picks up she imagines the Governor will do this again. Commissioner Miller stated if you don't have any customers, it might be more costly to stay open.

Commissioner Atwill stated he has heard similar inquiries and requests. Commissioner Atwill stated he was about to conclude that it is more expensive and less effective to be open the day after Thanksgiving than can be justified.

Commissioner Miller stated she wants to make sure there are no unintended consequences.

Commissioner Atwill stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available Commission meeting with an appropriate order for approval.

**10. Amendment to Memorandum of Understanding with Laborers' Local 773 (second reading, first read 12/8/2011)**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the amendment to the memorandum of understanding between Laborers' Local Union 773 and Boone County, Missouri to allow employees who are over the maximum of their pay range to participate in the budgeted 2% merit pool. The terms of this agreement are stipulated in the attached amendment. It is further ordered the Presiding Commissioner is hereby authorized to sign said amendment.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 514-2011**

**11. Public Comment**

**12. Commissioner Reports**

Commissioner Miller reported they went to the Farm Bureau Christmas dinner last night and it was very nice. Commissioner Miller stated they had a good attendance of their board, and appreciated hearing about the fairgrounds and the budget. Commissioner Miller stated the more they keep people informed, the easier it is for them to know when they need to respond to the Commission. Commissioner Miller stated they appreciate that the roads have improved over the years.

Commissioner Atwill reported during the recess the Commissioners attended the presentation of the new president of the University of Missouri, Tim Wolfe. Commissioner Atwill stated he is a former Columbia resident and went to school here. Commissioner Atwill stated he appears to be an outstanding selection.

Commissioner Miller stated it was a well kept secret.

The meeting adjourned at 11:15 a.m.

Attest:

---

Daniel K. Atwill  
Presiding Commissioner

---

Wendy S. Noren  
Clerk of the County Commission

Karen M. Miller  
District I Commissioner

---

Skip Elkin  
District II Commissioner