

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 II Commissioner Linda Vogt  
Deputy County Clerk Michelle Malaby

The New Haven Meadows Neighborhood Improvement District Public Hearing was called to order at 5:30 p.m.

Neighborhood Improvement District Coordinator Andy Lister reviewed his memorandum to the County Commission dated September 10, 1996, a map of New Haven Meadows subdivision roads and a cross section of proposed drainage pipes, summarizing proposed improvements and the estimated cost of the project.

Commissioner Stamper opened the public hearing.

Tom Mendenhall, 2009 Woodhollow Drive, Columbia, stated he owns property in the subdivision. He supports this project and hopes the county can proceed with repairs as soon as possible.

Robert Graves, 5705 Mexico Gravel Road, stated he owns eight duplexes in the subdivision. He is very much in support of this project. It is needed not only for the property owner, but also for the tenants who live there. The improvements will increase property values.

Ben Londeree, 2601 Chapel Wood Terrace, stated he and his wife own seven duplexes on Santa Anna. They did not sign the petition. They are strongly opposed to the allocation of expenses. Santa Anna does not require a great deal of repair. They are being asked to pay for most of the work which is being made elsewhere in the subdivision. Another, more important reason they are opposed relates to the per lot assessment method. The public school there is treated as one lot. The school has as much frontage as eight lots. The road in front of the school is in the worst condition and probably generates the majority of traffic. Mr. Londeree stated he understands the need for project and supports the idea, but is vehemently opposed to the allocation of expenses. Mr. Londeree stated he has not sought legal advise, but that remains a possibility because he does not think this is fair.

Commissioner Stamper stated the school property is not included within the boundaries of the neighborhood improvement district. They will not pay any of the cost.

James M. Reynolds, 215 E. El Cortez, Columbia, stated he owns four properties in the development. Mr. Reynolds stated he originally signed the petition. He would like to see the petition he signed. He does not know that he was misled, but he is now opposed to the improvements based on the cost. Mr. Reynolds stated he only received two notices in the mail, not four. It is difficult to access two of his properties using Santa Barbara. It is not difficult to access the two properties on Roseta. He does not have problems renting the properties, even with the shape the streets are in. If the improvements are made, he has already figured out an increase in rent schedule which will more than justify the repairs. Somebody will pay for the improvements, but it will not be him. He would like his name removed from the petition if possible.

Commissioner Stamper replied that is not possible.

At Commissioner Stamper's request, Mr. Lister reviewed payment options.

Fern Ray, 1101 Torrey Pines Drive, Columbia, stated she owns one duplex on Santa Barbara. She supports the project one hundred percent. They have waited long enough.

John Payne, 10951 E. I-70 Drive NE, Columbia, stated he does not think anyone is against the idea of improving streets. They are in bad shape. The repair is expensive. He realizes the school does not pay real estate taxes, but school buses and garbage trucks are the heaviest vehicles using

the streets. The school should be a good neighbor and participate in the project. Mr. Payne stated he also owns property in Clearview Neighborhood Improvement District. It is hard to believe these repairs would be more expensive than the repairs made there.

Commissioner Stamper replied the cost estimates are based on what is necessary to bring the streets to county standards for maintenance. Most projects cost less than the estimated amount.

Mr. Lister noted the greatest enemy of any road is water. There are a lot of hairline cracks in the road. The solution is use of petromat. All cracks beyond the petromat will be sealed.

In response to a question from Commissioner Vogt, Mr. Lister replied statute and county policy require property owners of two thirds, by area, sign a petition requesting the improvement. The county approached the school district about participation. They declined to participate. If the school district had been included in the district, the project would have been abandoned.

Commissioner Stamper stated it is also questionable whether the county could tax bill another governmental entity.

Commissioner Vogt stated it would also be a matter of increasing the taxes the public pays to support the school district.

Mr. Reynolds asked to comment.

Commissioner Stamper stated he is not taking additional comment at this time. Comment should be given during the public hearing. Commissioner Stamper remarked on the history of neighborhood improvement districts and the benefit of using them to solve problems such as those in New Haven Meadows. Even though some people in the district are opposed to the project, it needs to be done. He is proud to have the opportunity to give notice to proceed. Commissioner Stamper moved that the County Commission of the County of Boone order that the proposed removal, repair and construction of roads in the New Haven Meadows Neighborhood Improvement District be approved and orders the project coordinator to proceed with the project as outlined in paving plans and specifications on file in the office of the Boone County Clerk. Said plans and specifications may be amended as needed by the County Commission.

The County Commission does hereby authorize the Treasurer to finance the project through the issuance of temporary notes and general obligation bonds.

The County Commission does hereby adopt the following resolution:

**RESOLUTION OF THE COUNTY COMMISSION OF BOONE COUNTY, MISSOURI, DETERMINING ITS INTENT TO REIMBURSE ITSELF FOR CERTAIN CAPITAL EXPENDITURES IN CONNECTION WITH NEW HAVEN MEADOWS NEIGHBORHOOD IMPROVEMENT DISTRICT, PROJECT NUMBER 9301.**

**RESOLVED**, Boone County, Missouri (the "County") expects to make capital expenditures (the "Expenditures") in connection with New Haven Meadows Neighborhood Improvement District, Project Number 9301, (the "Project") on and after the date hereof, and intends to reimburse itself for the Expenditures with the proceeds of neighborhood improvement district bonds or other obligations to be issued by the County (the "Obligations").

**FURTHER RESOLVED**, the maximum principal amount of Obligations expected to be issued for the Project is \$295,967.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 481-96.**

In response to a question from Mr. Mendenhall, Mr. Lister replied they hope to complete the project this year. If the weather does not cooperate, it will be completed next Spring.

The meeting adjourned at 6:01 p.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