

TERM OF COMMISSION: October 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 Melanie Stapleton

The regular meeting of the County Commission was called to order at 1:38p.m. by Commissioner Stamper.

SUBJECT: Sanitary Sewer NID Priorities-Thomas Ratermann

Commissioner Stamper stated that all of these subject matters on today's agenda came from a work session that he had with Tom Ratermann, Boone County Regional Sewer District and Frank Abart, Director of Public Works.

Tom Ratermann spoke on the nine different Neighborhood Improvement projects and presented a written report for the record.

He stated that projects 1,2,4,and 6 are in the watershed districts. There will be an engineering study done for treatment for in that area.

Tom Ratermann stated that project 9 consists of four lots and one of the properties is in non-compliance. The property owners is requesting that the Commission raise the priority of this particular project. He stated that the Commission has sort of an informal policy of first in, first out. The owner is requesting that this policy be reconsidered for this instance.

Commissioner Miller stated that she did not think that this could be done in the case of a sewer. She stated that there is no final treatment spot for sewers therefore she felt that this something that department could work with Mr. Worley to identify the critical areas that have treatment and prioritize in that way. She further noted that in the case of sewers there are a lot more complications to deal with.

Commissioner Vogt stated that perhaps the County should get a list of the complications that could take a longer period of time and prioritize based upon those. She stated that she still felt that the County should abide by the first-come, first-serve, but she stated that she understood that there were reasons why certain things could not be accomplished and therefore these could be integrated into a policy.

Commissioner Stamper asked if they were to prioritize those projects that were pending criminal action, would this be enough to establish a policy.

Commissioner Vogt stated that it would.

Commissioner Miller stated that there should be work done towards creating a list of problems that are foreseen with NIDs that could move them to a slower priority. But she felt that they could go ahead and prioritize project 9 today.

Commissioner Stamper stated that in the work session, there was also some discussion concerning the ease of completion. He stated that one thing they had discussed was the low-interest loan program. He stated that for example, these four homes might not choose to form a NID, but rather go to their individual lenders together to have a sewer project completed. Commissioner Stamper stated that when this program (low-interest loan) was in place that would give the Commission a little more flexibility.

Commissioner Stamper further noted that project 9, according to Bob Alderson, a simple one to complete. Commissioner Stamper stated that there was not a lot of engineering involved. He stated that one thing the Commission wanted to accomplish today was the request to change the

priority on project 9 known as the Hollrah property. Commissioner Stamper stated that neither he nor Tom Ratermann felt that this would significantly affect any of the other projects.

Commissioner Stamper stated that what he felt the other Commissioners were saying was that they would like to have a list of things that would slow down the projects.

Commissioner Stamper moved to authorize the establishment of the request for a Neighborhood Improvement District on the Hollrah property consisting of four lots with interconnection to the Boone County Regional Sewer District Treatment Facility. And further order that it be made a top priority based upon the pending litigation.

Commissioner Miller seconded the motion.

Discussion: Commissioner Vogt stated that then by ordering this, the Commission is stating that anything that is pending litigation will be a top priority.

Commissioner Stamper stated that anything pending litigation would be considered one of the top priorities.

The motion passed 3-0. **Order 495A-98**

Subject: Contract between Boone County and Regional Sewer District

Tom Ratermann stated that the County of Boone had applied for a Department of Economic Development Infrastructure grant to extend a sanitary sewer in ABC Labs. He stated that the Department of Economic Development preferred that Boone County be the contracting agent with both the design engineer and the construction contractor.

Tom Ratterman stated that therefore Boone County needed a contract with the sewer district wherein the sewer district agrees to take the system for ownership, operation, and maintenance once it is complete. The sewer district would also agree to cover any engineering, construction, or other incidental costs that were not covered by grant.

Tom Rattermann stated that the Agreement was approved by the County Auditor, County Counsel, and the Sewer District Board of Trustees. He stated that the document needed the signature of the Presiding Commissioner.

Commissioner Vogt asked if this was an extension of Pin Oakes.

Tom Ratermann stated that it was.

Commissioner Vogt moved to authorize an Agreement between Boone County and the Boone County Regional Sewer District, a common sewer district organized under chapter 204 RSMo, to use Community Development Block Grant Funds for the improvement of Sanitary Sewer Services in the area of Fairway Meadows Subdivision and property owned by ABC Labs, Inc.

Pursuant to this order, the Presiding Commissioner is hereby authorized to sign all contract documents for said agreement.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 495B-98**

Subject: Contract between Boone County and Allstate

Tom Ratermann stated that there was some design work and construction inspection involved with this project. He stated that the Fairway Meadows East pump station would be moved about 500' east and a sanitary sewer line would be extended up to ABC Labs' existing lagoon.

Tom Ratermann stated that the magnitude of the contract was a total of \$42,815. \$26,815 would be for design and 9,000 would be reimbursed under the grant. Construction and inspection would cost 16,000 of which 12,000 would be reimbursed under the grant. He stated that this document had been approved by the County Auditor and County Counsel and needed the signature of the Presiding Commissioner.

Commissioner Stamper moved to authorize an Agreement between Boone County and Allstate Consultants, P.C. for the performance of Engineering Services for the project known as: Fairway Meadows East Pump Station and ABC Labs Sanitary Sewer Extension.

Pursuant to this order, the Presiding Commissioner is hereby authorized to sign all contract documents for said agreement.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 496-98**

Subject: State Revolving Fund

Tom Ratermann stated that about two years ago, Commissioner Stamper signed a loan application with the Missouri Department of Natural Resources State Revolving Fund to borrow funds for wastewater projects. He stated that the intention of the loan was to provide a low-interest loan program for homes with on-site sewage problems that are so far away from any treatment system that it is not feasible for them to be connected to public sewers.

Tom Ratermann stated that to be eligible for the loan, the loan application had to be renewed every two years. He stated that the deadline was November 15, 1998. The document also need to be sign by Presiding Commissioner. He further noted that the document did not obligate the Commission, but rather kept Boone County on the funding list.

Tom Ratermann also stated that there have been meetings between the Treasurer, Auditor, Sewer District, DNR, City/County Health Department and some local banks in order to figure out how to get the low-interest loan program started.

Commissioner Miller stated that she that this is a wonderful opportunity.

Commissioner Stamper further stated that Boone County was the first in the state to attempt such a program.

Commissioner Miller moved to authorize the Presiding Commissioner to sign the loan application to allow Boone County to stay on the list for On-site System Loans through their individual banks.

Commissioner Vogt seconded the motion.

Commissioner Vogt asked if we an idea of anyone who wanted to use this program.

Commissioner Stamper stated that any system that was found in non-compliance could be offered this program as a financing alternative.

Tom Ratermann stated that some interest had been shown by an organization called Show-Me Clean Streams. He stated that he thought they will probably take an active role in finding people for the program.

The motion passed 3-0. **Order 497-98**

Subject: Lease County Property to Boone County Fire District for Training Facilities

Commissioner Miller stated that this item had come before the Commission in April. She stated that she had some concerns about the lack of a clause in the lease for termination just in case the County found itself in need of the land.

Commissioner Miller stated that John Patton then worked with the Fire District to formulate a clause that would allow the County (in an unexpected circumstance) to get the land back. She noted that the lease had been signed by the Fire District and needed the approval of the Commission.

Commissioner Vogt asked if this property was located on Oakland.

Commissioner Miller stated that it was.

Commissioner Vogt asked if the County was giving the Fire District the opportunity build some buildings, but in the event that they needed more—they would have to come back before the Commission.

Commissioner Miller stated that she felt the lease agreement covered the County very well and the Fire District agreed to lease based on the fact that you never know what will occur in the future.

Commissioner Stamper asked about a section in the lease that stated the landlord shall deliver the land to the tenant on a certain date. He wanted to know if the date was today.

Commissioner Miller stated that it was.

Commissioner Miller moved to authorize the Presiding Commissioner to sign the Ground Lease for Training Facilities with the Boone County Fire Protection District.

Commissioner Vogt seconded the motion.

Discussion: Commissioner Vogt asked who the chairman was.

Commissioner Stamper stated that it was Will Smith of the Assessor's Office.

The motion passed 3-0. **Order 498-98**

Commissioner Reports

Commissioner Stamper

Commissioner Stamper spoke with Mr. Massey and he stated that the Pin Oakes project was about 75%-80% finished.

Commissioner Stamper received a call from the City of Wilpin about someone who had installed a new treatment system without any permit. He stated that he had contacted Mr. Worley and the Prosecuting Attorney's Office to notify them of the situation.

Commissioner Stamper stated that he received a request from someone who is doing the rock work in the Heights Chapparral Subdivision for some assistance from the County with spreading the rock. They wanted to know if the County would be interested in having the crew bring in the final grade. Commissioner Stamper stated that Frank Abart declined.

Commissioner Vogt

Commissioner Vogt stated that she received a call from woman whose daughter owns a piece of property in the Heights Chapparral area. She stated that one of her neighbors had poured concrete in the middle of the road, blocking her daughter's property. Commissioner Vogt stated that she sent Frank Abart out to look at the situation.

Commissioner Miller

Commissioner Miller stated that she had been working on the budget that was not yet finalized.

There was no public comment.

The meeting adjourned at 2:10p.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