

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 Melanie Stapleton

The meeting was called to order by the Presiding Commissioner at 1:30pm.

Subject: Presentation of Management Recommendations for the Boone County Section 8 Housing Program

Commissioner Vogt stated that the County has been having investigating its agreement with the Human Development Corporation for the Section 8 Housing Program. She stated that only a small amount of information could be located regarding the arrangement. She noted, however that the Human Development Corporation has had this arrangement with the County for approximately 28 years.

Commissioner Vogt stated that Boone County collects and distributes the funds for the Section 8 Housing programs for seven other counties as well as itself. She stated however that Boone County could establish a system wherein it handles only the Section 8 Housing program this itself and not the other counties.

Commissioner Vogt stated that the County put out a request for proposals for any agency or County that would be willing to handle Boone County's Section 8 Housing program. She stated that the County appointed a committee of David Franta, Phil Steinhaus and Les Wagner to review the proposals and offer a recommendation to the County Commission. She noted that Beckie Jackson, Boone County Purchasing Director worked with the committee.

Beckie Jackson stated that the County accepted proposals in March 2000 from two agencies: the Columbia Housing Authority and the Missouri Counties Human Development Corporation. She stated that a great deal of time was spent seeking information on the Section 8 Housing program as it exists.

Phil Steinhaus thanked Beckie Jackson and the other committee members for their help in putting together a recommendation.

Phil Steinhaus presented the following report on behalf of the Section 8 Housing Evaluation Committee:

To: The Honorable Don Stamper, Presiding Commissioner
The Honorable Karen Miller, District I Commissioner
The Honorable Linda Vogt, District II Commissioner

From: Section 8 Evaluation Committee:
David Franta, Rebecca Jackson, Phil Steinhaus, Les Wagner

Date: September 18, 2000

RE: Evaluation Committee Recommendations

Having reviewed the proposals submitted from the Central Missouri Counties Human Development Corporation and the Columbia Housing Authority for the administration of the Boone County Section 8 Program, our committee is able to provide the following information for your consideration.

Qualifications of Applicant Agencies

Both agencies are qualified to administer this program according to the Department of Housing and Urban Development.

Advantages and Disadvantages of Each Applicant Agency

1. Columbia Housing Authority (CHA)

Advantages

- + Would consolidate the administration of both the City and County Section 8 Programs;
- + CHA Board is composed of Boone County residents and would provide more local oversight of the program;
- + Would provide for a smoother transition for clients moving between the two programs;
- + Would allow for a single "one-stop" for persons seeking Section 8 assistance;
- + Agency offers other services that may be needed by Section 8 clients.
- + Would allow for the Columbia Housing Authority to coordinate other public housing assistance for persons unable to be placed in Section 8 housing due to a waiting list or other factors.

Disadvantages

- There would be a necessary transition period as the administration of the program changes from the Human Development Corporation to the Columbia Housing Authority.

2. Central Missouri Counties Human Development Corporation (CMCHDC)

Advantages

- + No transition period for clients;
- + Agency offers other services that may be needed by Section 8 clients.

Disadvantages

- CMCHDC Board is composed of residents from the multiple counties they serve, thus providing less local oversight of the program.

Additional Considerations/Recommendations

Regardless of which agency is chosen to administer the County Section 8 Program, our committee recommends that a Section 8 Citizen's Advisory Board be set up to provide additional local oversight and program evaluation on an on-going basis.

The Citizen's Advisory Board's main functions would be:

- To ensure that the program was operated efficiently and effectively; and
- To make recommendations to the Boone County Commission with regard to issuing future contracts for administration.

This committee could be composed of local program stakeholders and others with related program expertise. Possible stakeholders and related persons include landlords, tenants, social service agency representatives; persons knowledgeable of building codes and rental property standards; a County liaison, etc.

Committee Conclusions

There are advantages and disadvantages connected with choosing either agency to administer the County's Section 8 Program. The Boone County Commission should weigh these factors in the decision making process and consider establishing a Citizen's Advisory Board to provide program oversight and evaluation.

Thank you for the opportunity to provide input on the administration of this important service to our citizens.

Commissioner Stamper stated that the County Commission would hold a work session to discuss these recommendations and the future of the Section 8 Housing program.

Commissioner Vogt stated for the public record that she and Beckie Jackson, Purchasing Director held numerous meetings regarding the Section 8 Housing program. She also noted that reports were given on the public record. She stated that one of the main issues that brought this investigation forward was lack of quality control or an evaluation process of the program's services, which are provided by federal funds.

Beckie Jackson noted that there are no formal program evaluations specifically for the Section 8 Housing program. She stated however that the Columbia Housing Authority had met one of the five aspects of the evaluation of housing units. She stated that the Columbia Housing Authority has tried to implement a client satisfaction/landlord satisfaction annual or bi-annual program wherein agencies that are administering housing programs can be evaluated or have the opportunity for evaluation.

Commissioner Miller asked what the process is for someone (landlord/tenant/public) that has complaints about the system.

Commissioner Vogt stated that landlords turn their complaints into the agency, who then turns the complaint over to a specially appointed, 26-member board comprised of 8 different counties. Commissioner Vogt noted that she served on the board in the past. She noted that she felt as though the board's goals were never really accomplished. She stated that this was another reason that she encouraged the County Commission to review the Section 8 Housing program.

Les Wagner stated that the local component of evaluation (recommended by the Section 8 Housing review committee) would increase the responsive to the people served.

Commissioner Vogt introduced Doris Chiles, Director of the Columbia Housing Authority.

Commissioner Vogt asked Doris Chiles about how long the transition period would last if the County were to switch to another agency to administer the Section 8 Housing program.

Doris Chiles stated that this would depend on the avenue of change. She stated that if Boone

County were to withdraw from its consortium with the other seven counties and then have the other seven counties form their own agency, the transition could take a very long time. She stated that a minimum of six months would be required.

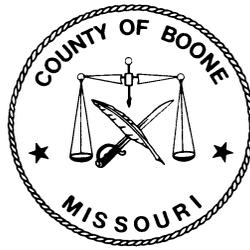
Commissioner Stamper stated that if the County were to switch to a different agency, then they would probably want to have an aggressive schedule. He asked Doris Chiles if this would pose any problems.

Doris Chiles stated that the goal transition/completion date would have to be focused on the beginning of the fiscal year for the Section 8 Housing program. She also noted that the County would want to consider meeting in a work session with the HUD finance office.

Commissioner Stamper thanked Commissioner Vogt and the committee for their work regarding the Section 8 Housing program. He stated that the County Commission would schedule a work session to identify the steps that need to be taken from this point.

Subject: Pin Oak Final Assessment

John Watkins, Project Development Manager presented the following report:



**Boone County Public Works
Memorandum**

Date: September 19, 2000

To: Don Stamper, Presiding Commissioner
Karen Miller, District I
Linda Vogt, District II

From: John P. Watkins II

Subject: Pin Oak Final Assessment – Supplemental Assessment (Lowering Cost)

Due to an error in tabulating the final costs, I would like to respectfully request that the Commission approve the Resolution ordering supplemental assessments on this project.

The error was due to this project exceeding the 125% Project Cost. Costs that are normally included within the project cost were deemed invalid due to construction costs exceeding the 125%.

The total cost to the owner has been lowered \$145.71 per property.

Thanks

Commissioner Miller asked how the error was detected.

John Watkins stated that the Information Technology Department is working to develop a program to track the NID program costs. He stated that it was discovered that certain costs that had been included were not actually project costs and could not be charged to the property owners.

Commissioner Vogt moved to authorize a

RESOLUTION ORDERING SUPPLEMENTAL ASSESSMENT LOWERING FINAL POST BONDING ASSESSMENT AGAINST PROPERTIES BENEFITTED IN PIN OAK NEIGHBORHOOD IMPROVEMENT DISTRICT

WHEREAS, the County Commission of Boone County, Missouri previously entered an order of final assessment for the Pin Oak Sanitary Sewer Neighborhood Improvement District on July 25, 2000, pursuant to § 67.463, RSMo, and

WHEREAS, the County intends to order supplemental assessment against certain properties benefitted by the improvement proportionately in order to correct an error in the final bonded assessments by lowering said assessments pursuant to § 67.467.1, RSMo.

NOW THEREFORE BE IT RESOLVED AND ORDERED by the County Commission of Boone County, Missouri as follows:

1. It has been determined that the properties listed in the final assessment roll and assessed for the proportionate bonded costs of improvements for the Pin Oak Sanitary Sewer Neighborhood Improvement District at \$8,457.51 per lot or tract was in error and should be reduced to \$8,311.80 per lot or tract by supplemental assessment.

2. It is therefore ordered that a supplemental assessment be made against each property listed in the attached post bonding supplemental assessment roll in the sum of \$8,311.80 per lot or tract identified, which shall be due in ten substantial equal annual installments and collected the same as general property taxes, with the first payment due on or before December 31, 2000, and subject to late fees which may be applicable to delinquent property taxes.

3. It is further ordered that the attached post bonding supplemental assessment roll be maintained as an official public record with notice of the supplemental assessments to be given to all interested parties by recording this order in the land records of Boone County, Missouri.

SO RESOLVED AND ORDERED this 21st day of September, 2000 by the County Commission of Boone County, Missouri.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 377-2000**

Subject: Clearview Plat #7/Autumn Drive

Commissioner Stamper stated that this area is a blending of a new subdivision with an old one. He stated that Public Works met with the developer and engineer involved to discuss the options. He stated that one of the options is to form a cost share arrangement for the concrete streets, pipes and concrete rip/rap. He stated that the developer would perform all of the work to County standards. He stated that it is his recommendation to authorize the Public Works Department to proceed with the cost share improvements.

Commissioner Miller stated that she supported the goal of the efforts. She stated that this activity would eliminate the low-water crossing. She requested that the County meet with the existing landowners on Autumn Drive (closest to the ditch).

Commissioner Vogt stated that she is also in support of the project.

Commissioner Stamper moved to authorize the Public Works Department to negotiate final agreement between the County and the developer for improvement to be known as Clearview Plat #7/Autumn Drive, a shared project, in amount not to exceed \$13,000 and authorize the Presiding Commissioner to sign said agreement and initiate work with the requirement that the County meet with landowners prior to a final commitment.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 377A-2000**

Subject: Approve the Amendment to the Cooperative Agreement for the Establishment and Operation of the Geographic Information System

Ross Short, GIS Manager stated that this is an amendment to an established agreement between the City of Columbia, Boone Electric and Boone County. He stated that the amendment is necessary in order for the Consortium to purchase a piece of hardware (server). He stated that the server would allow the GIS data to be linked (through fiber optics) to all three entities. He stated that the server would be a centralized repository for data.

Ross Short stated that John Patton's only concern was the three-year maintenance plan. Ross Short stated however that if the Consortium is still in existence after three years, they could sit down and address the issue at that time.

Commissioner Miller moved to approve the Amendment to Cooperative Agreement for the establishment and operation of Geographic Information System between Boone County, Boone Electric Cooperative and the City of Columbia and authorize the Presiding Commissioner to sign the document.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 378-2000**

Subject: Request to hire a temporary receptionist in the Prosecuting Attorney's Office

Commissioner Stamper stated that information on this matter had been provided in a previous discussion and a memorandum forwarded from the Prosecuting Attorney's Office.

Commissioner Vogt moved to approve the request to hire a temporary Receptionist in the Prosecuting Attorney's Office at the rate of pay of \$8.23/hr.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 379-2000**

Subject: Authorize a Budget Revision for replacement of traffic counters

Commissioner Stamper stated that this budget revision is to reallocate \$1592 from Class 2 to

Class 9 to accommodate the purchase of two replacement traffic counters.

Commissioner Stamper moved to authorize a budget revision as follows:

AMOUNT	(increasing) ACCOUNT	(decreasing) ACCOUNT
\$1200		2045-23001 Printing
\$392		2045-60050 Equipment Service Contract
\$1592	2045-92300 Replacement Machinery & Equipment	

Said revision is to cover the cost of two replacement, traffic counters.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 380-2000**

Subject: Amend 2000 Property Tax rates

Commissioner Stamper noted that these changes were submitted for approval by the County Clerk's Office.

Commissioner Vogt moved to amend the 2000 tax rates per hundred dollars of assessed valuation county purposes as presented by the County Clerk's Office.

Commissioner Miller seconded the motion.

Discussion: Commissioner Vogt noted that the amendment reflected an increase in the Sturgeon Incidental Fund by .02 from 2.7300 to 2.7500, which resulted in an increase overall for the Sturgeon R-V Schools from 4.0000 to 4.0200.

The motion passed 3-0. **Order 381-2000**

Subject: Approve Change Order No. 1 of 41.05JUN00 Hauling of Chip/Seal Operations

Commissioner Stamper moved to approve Change Order NO. 1 of 41-05JUN0 Hauling of chip/Seal operations with Turner Paving and Construction Company in the contract amount of \$30,000 and authorize the Presiding Commissioner to sign the document.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 382-2000**

Subject: Approve Change Order No. 1 of the St Charles Road Improvement Project-Phase II

Commissioner Vogt moved to approve Change Order No. 1 of the St Charles Road Improvement Project-Phase II with Emery Sapp and Sons, Inc. in the contract amount of \$17,421 and authorize the Presiding Commissioner to sign the document.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 383-2000**

Subject: First Reading of a \$878,000 Budget Amendment for the Public Works Department

Commissioner Stamper read a budget amendment into the public record as follows:

AMOUNT	(increasing) ACCOUNT
\$285,000 (\$50,000-Chip/Seal Hauling Bid) (\$80,000-Asphalt Overlay) (\$125,000-El Chaparral Change Order)	2040-71100 Outside Services
\$58,000	2040-26200 Rock
\$100,000	2040-86800 Emergency
\$305,000 (\$175,000-Gans Rd) (\$130,000-Gibbs)	2045-71100 Outside Services
\$130,000	2045-86800 Emergency

Said amendment for the completion of projects in the Public Works Department.

Commissioner Stamper stated that this budget amendment would be returned to the agenda for a public hearing for approval following the ten-day waiting period for public comment.

Subject: Public Health Fees

Stephanie Browning, Director of the Health Department stated that the Columbia City Council voted to approve an amendment to the City Ordinance Chapter 5 for an increase in certain Public Health Fees. She stated that the city would like to have the County’s endorsement of the adjustment in fees. She noted that no one would be denied services however if they are unable to pay. She stated that the Health Department would accept the amount that the person had at the time of service and then allow payments to be made for the remainder.

Commissioner Stamper stated that the County accept comments on the adjustments through September 29th. He stated that the item would return to the public agenda during a Commission meeting near that date (September 28th).

Commissioner Vogt asked where the collected fees would go.

Stephanie Browning stated that those fees collected from those residents outside the city limits residents would go to the County and those from inside the city limits of Columbia would go to the city of Columbia.

Commissioner Miller stated that the fee adjustment sounded reasonable. She stated that it would be a good idea to receive comments from the public.

A copy of the fee schedule with the adjustments is available in the County Clerk’s Office.

Commissioner Reports

Commissioner Miller

Commissioner Miller reported that employees of the Textron Company devoted 2,000 hours of

their time for Habitat for Humanity. She stated that the employees were able to build two, very nice homes. She stated that the company reported that the effort had a very positive, lasting impact on the working relationship of the employees.

Commissioner Vogt reiterated Commissioner Miller's comments.

Commissioner Vogt

Commissioner Vogt stated that John Patton requested a closed session pursuant to Section 610.021 (1,9) RSMo. for next Tuesday morning.

Commissioner Miller moved to authorize a closed session at 10:00am on Tuesday, September 26, 2000 in the Commission Chambers of the Boone County Government Center County, 801 E. Walnut, Columbia, MO. The tentative agenda for the meeting includes a discussion of legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys as authorized by Section 610.021 (1) RSMo. and a discussion of preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups as authorized by Section 610.021 (9) RSMo.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 383A-2000**

Commissioner Vogt reported that the homebound meal programs in the state have been working with member of the Missouri Legislature (Joe Maxwell, Steve Gaw, and Roger Wilson). She stated that the result was a gain of about \$450,000 in federal reserves.

Commissioner Vogt reported that there was an issue regarding the County-funded, respite and homemaker/personal care services. She stated that the issue was that it was difficult to address the use of funding since Boone County's fiscal year is different than the State and the City of Columbia. She stated that she has worked with Phil Steinhaus to find ways to handle those funds in question. She stated that hopefully during the County budget process, an idea about how to better serve the County's clients would come forward.

Commissioner Vogt stated that it might be a good idea to consider funneling some of the County's money into the Boone County Council on Aging and make this a repository for those funds that go to support seniors.

There was no public comment.

The meeting adjourned at 2:20pm.

Attest:

Don Stamper
Presiding Commissioner

Wendy S. Noren
Clerk of the County Commission

Karen M. Miller
District I Commissioner

Linda Vogt
District II Commissioner