

TERM OF COMMISSION: November Session of the November 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  
 County Counsel John Patton  
 Deputy County Clerk Melanie Stapleton

The Presiding Commissioner called the meeting to order at 9:32am.

**Subject: Open Bids for 55-02NOV00 Fairway Meadows Sanitary Sewer Neighborhood Improvement District**

**The following bids were opened by the County Commission for the above project:**

		<b>Capital Railroad Contracting, Inc.</b>		<b>J.C. Industries, Inc.</b>		<b>Don Schneiders Excavating Co., Inc.</b>		<b>N-J Wilson Contracting, Inc.</b>		<b>Emery Sapp &amp; Sons, Inc.</b>	
Item Description	Quantity	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
8" diameter PVC per 'Linear Foot'	1339.11	\$ 21.00	\$ 28,121.31	\$ 32.95	\$ 44,123.67	\$ 19.60	\$ 26,246.56	\$ 19.70	\$ 26,380.47	\$ 36	\$ 48,262
8" Ductile Iron Pipe per "Linear Foot'	22	\$ 47.50	\$ 1,045.00	\$ 46.65	\$ 1,026.30	\$ 42.30	\$ 930.60	\$ 29.80	\$ 655.60	\$ 87	\$ 1,909
36" diameter PVC per 'Linear Foot'	120	\$ 69.00	\$ 8,280.00	\$ 62.25	\$ 7,470.00	\$ 69.80	\$ 8,376.00	\$ 63.00	\$ 7,560.00	\$ 128	\$ 15,360
Standard Manholes (6' deep) per 'Each'	7	\$ 1,050.00	\$ 7,350.00	\$ 1,480.00	\$ 10,360.00	\$ 2,000.00	\$ 14,000.00	\$ 1,228.50	\$ 8,599.50	\$ 1,735	\$ 12,142
Drop Manholes (6' deep) per 'Each'	2	\$ 1,600.00	\$ 3,200.00	\$ 1,650.00	\$ 3,300.00	\$ 2,340.00	\$ 4,680.00	\$ 1,297.40	\$ 2,594.80	\$ 2,600	\$ 5,200
Cleanouts per 'Each'	1	\$ 600.00	\$ 600.00	\$ 675.00	\$ 675.00	\$ 370.00	\$ 370.00	\$ 550.00	\$ 550.00	\$ 940	\$ 940
Extra Depth of Manholes per 'Vertical Foot'	16.29	\$ 105.00	\$ 1,710.45	\$ 175.00	\$ 2,850.75	\$ 235.00	\$ 3,828.15	\$ 100.00	\$ 1,629.00	\$ 137	\$ 2,232
Manhole Connections per 'Each'	3	\$ 900.00	\$ 2,700.00	\$ 600.00	\$ 1,800.00	\$ 910.00	\$ 2,730.00	\$ 525.00	\$ 1,575.00	\$ 650	\$ 1,950
6' diameter Manhole (10.8' deep) per 'Each'	1	\$ 2,050.00	\$ 2,050.00	\$ 2,815.00	\$ 2,815.00	\$ 3,025.00	\$ 3,025.00	\$ 2,280.50	\$ 2,280.50	\$ 2,150	\$ 2,150
Traffic Control per 'Lump Sum'	1	\$ 1,200.00	\$ 1,200.00	\$ 3,500.00	\$ 3,500.00	\$ 3,600.00	\$ 3,600.00	\$ 780.00	\$ 780.00	\$ 2,150	\$ 2,150
Asphalt Pavement Replacement per 'Square Yard'	25	\$ 57.00	\$ 1,425.00	\$ 45.00	\$ 1,125.00	\$ 40.00	\$ 1,000.00	\$ 45.00	\$ 1,125.00	\$ 83	\$ 2,069
8" Force Main and Appurtenances per 'Square Yard'	1135	\$ 12.00	\$ 13,620.00	\$ 30.15	\$ 34,220.25	\$ 20.90	\$ 23,721.50	\$ 16.11	\$ 18,284.85	\$ 31	\$ 34,618
Fairway Meadows East Lagoon Pump Station and Appurtenances (Gorman-Rupp) per 'Lump Sum'	1	\$ 139,000.00	\$ 139,000.00	\$ 142,744.00	\$ 142,744.00	\$ 176,247.00	\$ 176,247.00	\$ 156,610.23	\$ 156,610.23	\$ 122,980	\$ 122,980
Fairway Meadows East Lagoon Demolition per 'Lump Sum'	1	\$ 25,875.00	\$ 25,875.00	\$ 13,750.00	\$ 13,750.00	\$ 20,600.00	\$ 20,600.00	\$ 60,000.00	\$ 60,000.00	\$ 69,850	\$ 69,850
Silt Fence per 'Linear Foot'	630	\$ 6.00	\$ 3,780.00	\$ 3.00	\$ 1,890.00	\$ 4.70	\$ 2,961.00	\$ 3.40	\$ 2,142.00	\$ 3	\$ 1,890
Seeding & Mulching per 'Acre'	5.1	\$ 500.00	\$ 2,550.00	\$ 1,500.00	\$ 7,650.00	\$ 1,400.00	\$ 7,140.00	\$ 1,200.00	\$ 6,120.00	\$ 2,000	\$ 10,200
Subtotal Section 1			\$ 242,506.76		\$ 279,299.97		\$ 299,455.81		\$ 296,886.95		\$ 333,900
Item Description	Quantity	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
8" Diameter PVC per 'Linear Foot'	1128.44	\$ 24.50	\$ 27,646.78	\$ 32.95	\$ 37,182.10	\$ 19.60	\$ 22,117.42	\$ 18.70	\$ 21,101.83	\$ 32	\$ 36,449
8" Ductile Iron Pipe per 'Linear Foot'	73.39	\$ 58.00	\$ 4,256.62	\$ 46.65	\$ 3,423.64	\$ 42.50	\$ 3,119.08	\$ 29.80	\$ 2,187.02	\$ 61	\$ 4,462

Standard Manholes (6' deep) per 'Each'	4	\$ 1,050.00	\$ 4,200.00	\$ 1,480.00	\$ 5,920.00	\$ 2,000.00	\$ 8,000.00	\$ 1,228.50	\$ 4,914.00	1,735	6,940
Drop Manholes (6' deep) per 'Each'	1	\$ 1,600.00	\$ 1,600.00	\$ 1,650.00	\$ 1,650.00	\$ 2,345.00	\$ 2,345.00	\$ 1,616.40	\$ 1,616.40	2,600	2,600
Manhole Connections per 'Each'	1	\$ 500.00	\$ 500.00	\$ 600.00	\$ 600.00	\$ 910.00	\$ 910.00	\$ 525.00	\$ 525.00	650	650
Silt Fence per 'Linear Foot'	100	\$ 6.00	\$ 600.00	\$ 3.00	\$ 300.00	\$ 4.70	\$ 470.00	\$ 3.40	\$ 340.00	3	300
Seeding and Mulching per 'Acre'	0.5	\$ 800.00	\$ 400.00	\$ 1,500.00	\$ 750.00	\$ 1,400.00	\$ 700.00	\$ 2,000.00	\$ 1,000.00	2,000	1,000
Subtotal Section 2			\$ 39,203.40		\$ 49,825.74		\$ 37,661.50		\$ 31,684.25		52,401
Total Section 1 and 2			\$ 281,710.16		\$ 329,125.72		\$ 337,117.31		\$ 328,571.20		386,300
Fairway Meadows east Lagoon Pump Station and Appurtenances (Twin Pac Flygt) per 'Lump Sum'	1		No bid		No Bid		\$ 3,000.00		No Bid		No Bid
Fairway Meadows East Smith & Loveless Meeting All Specifications & Requirements	1		\$ (17,000.00)		\$ 8,500.00		\$ (8,000.00)		\$ 12,000.00		5,000
8: Totalizing Flowmeter w/ Elec, MH, Sealed Lid, Drain	1		\$ 7,500.00		\$ 6,500.00		\$ 9,950.00		\$ 13,137.50		5,100
Acknowledgment of Addendum			Yes		Yes		Yes		Yes		Yes
Addendum One Form			Yes		Yes		Yes		Yes		Yes
Addendum Two Form			Yes		Yes		Yes		Yes		Yes
Bid Bond Enclosed			Yes		Yes		Yes		Yes		Yes

Commissioner Stamper stated that the above bids would be referred to the Purchasing Department for review. He stated that the Purchasing Department would issue a recommendation for award of the bid to the County Commission at a later date.

**Subject: Section 8 Budget Revision to HUD**

Barbara Johnson and Anita Sanderson were present on behalf of this agenda item.

Anita Sanderson stated that the Human Development Corporation needed to obtain the County Commission's approval of the documents before them in order for the agency to receive funds to operate the HUD programs.

Barbara Johnson stated that the amounts on the documents presented were revisions to the previous documents submitted last December. She noted that HUD received funds for 15, new units and therefore needed to adjust the budget to reflect that addition.

Commissioner Vogt moved to authorize the Presiding Commissioner to sign the revised FY01 budgets and requisition for the payments for the Certificate and Voucher projects effective December 1, 2000 and the Form HUD-50071 (Certification for Contracts, Grants, Loan and Cooperative Agreements) and the Standard Form SFLLL (Disclosure of Lobbying per Notice PIH 98-59).

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 447-2000**

**Subject: Request for Letter of Support**

Lois Shelton, director of the Boone County Council on Aging stated that the agency is applying for a grant (approximately \$220,000) for assistance in the rural areas of Boone County. She stated that this grant requires letters of support which show that the agency has a track record of using resources wisely and serving the community well.

Commissioner Stamper asked what the grant would allow the agency to do.

Lois Shelton stated that the grant would allow the agency to provide a full-time salary and part-time salaries for a employees in Centralia, Ashland, and Rocheport. She stated that the agency would also be able to place its information in the Referral System, which is the resource database for all of Boone county.

Commissioner Miller stated that this grant reflects the goal of the Board of Directors of the Boone County Council on Aging, which is to become the main referral source for those kinds of needs.

Commissioner Vogt stated that she supported having *one* agency that could tell people where to go to obtain assistance for their various needs.

Commissioner Miller moved to authorize the County Commission to write a Letter of Support on behalf of the Boone County Council on Aging for the BCCA Rural Elders Initiative.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 448-2000**

**Subject: Developer's Request to pave Oberlin Valley Road**

David Nichols stated that the Public Works Department has been asked (by the developer) to pave an existing County road, Oberlin Valley Road. He stated that there are a number of issues that must be addressed before that could happen. He stated the summary he provided to the County Commission gave a brief history of the road, the developer's request and the procedure/criteria that must be fulfilled prior to the paving of the road. He stated that he worked with County Counsel John Patton to establish the procedure/criteria. The background of the request is presented below:

David Nichols provided the following memorandum:

*To: County Commission  
From: David Nichols  
Through: David Mink  
Subject: Oberlin Valley Road*

*Oberlin Valley Road was accepted for county maintenance in 1991 as 24' wide gravel surfaced road with a 32' wide roadbed with earthen shoulders and is roughly 1270' in length. DDM Investment Company has inquired to Public Works about the process to pay the cost to pave this road as a collector minor. It has become apparent that this process is not covered in our regulation manual for this situation. I have consulted with John Patton about this and his suggested process is provided on the attached document to the developer. Mr. Mink suggested that Public Works present this letter at a commission meeting in order to provide the commission the opportunity for open discussion with Public Works and the developer. Mr. Patton felt this was also appropriate because this will set precedence for future requests of this nature. I can discuss further with you should you have any questions.*

Commissioner Stamper also noted that this is road is in an existing subdivision that was developed to a gravel road standard. He stated that the road is adjacent to Obermiller Rd, which the county

improved a couple of years ago. He stated that it is the developer's desire to pave the roads in the subdivision to the County's standard in order to make the property more marketable. He stated that once the roads are improved to the County's standard, the roads would be accepted by the County.

David Nichols stated that the County has received similar requests in the past. He stated however that there was not a procedure in place that ensured that the proper criteria and appropriate controls were in place. He stated that the developer has done a good job of addressing this road in the event that it becomes a part of a NID or a major thoroughfare.

Commissioner Vogt stated that the County's policy on NIDs does not allow for them to be used by developers.

David Nichols stated that the administrative costs of this request would need to be added into the final total.

Commissioner Stamper moved to authorize the Public Works Department to engage in final discussions with the developers involved with Oberlin Valley Road for the purpose of bringing the road to a public standard for acceptance. The Public Works Department will work with Legal Counsel to develop an appropriate agreement using the procedure outlined in the attached document.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 449-2000**

**Subject: Variance Request for Harold Ct from the Road & Bridge Advisory Commission**

David Nichols, Project Engineer stated that this request involved accepting four driveways as built on Harold Ct. He stated that the Road & Bridge Department met on November 2<sup>nd</sup> regarding the request for the variance. He stated that the Road & Bridge Advisory Committee recommended denial of the initial request, however there was an amended request that that the developer and the Public Works Department work together to formulate an acceptable agreement.

David Nichols stated that he sent a letter to the developer on November 7<sup>th</sup> regarding a workable compromise. He stated that the compromise involved separating the back of the curb from the driveway, installing an expansion joint and working with a piece of the road that could potentially be in the compromise line for these four driveways.

Commissioner Miller moved to accept the amended variance for Harold Ct driveways 400, 410, 420, and 430 as presented (on the attached documentation).

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 450-2000**

**Subject: Order Adopting Civil Case Court Surcharge**

Commissioner Stamper stated that the County Commission worked with the Circuit Clerk and the County Treasurer concerning the issue of additional funding as authorized by State Statutes for domestic violence shelters.

Commissioner Stamper moved to adopt the attached Order Adopting the Civil Case Court Surcharge.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 451-2000**

**Subject: Request by Robert L. Kinkead on behalf of Rex L. Kelly to rezone 22.38 acres, more or less, from A-2 (Agriculture) to M-LP (Planned Industrial) located at 7841 E ABC Ln, Columbia**

Commissioner Vogt stated that she met with Mr. Kelly several times regarding his request. She stated that Mr. Kelly was present today with a new plan for his piece of property.

Stan Shawver briefly reviewed for the County Commission the changes in the rezoning request.

Commissioner Stamper stated that this request initially came forward as a planned commercial, but now however it seems to have included everything in the general commercial zoning district.

Stan Shawver stated that Mr. Kelly's request now includes the R-M zoning as well.

Rex Kelly stated that it was explained to him that he should "ask for as much as he could think of and everything that could be a possible use."

Commissioner Vogt stated that she recommended that option to Mr. Kelly because he was not certain of everything that he would want to do with the property.

Commissioner Stamper stated that the County Commission would need additional time to review the revised request.

Commissioner Miller concurred with Commissioner Stamper. She stated that the County Commission would also want to review the concerns that were brought forward when the County Commission reviewed the original request.

Commissioner Stamper requested that the Planning and Building Inspection offer recommendations on the revised request.

The County Commission agreed to schedule a work session to discuss the request further.

**Public Comment**

Commissioner Stamper called for public comment to accommodate a gentleman in the audience.

Jay Turner stated that he has lived in the Boone County area all of this life. He noted that he has witnessed the transition of roads from gravel to chip/seal to paved. He stated that he has been a citizen of Boone County under many different County Commissions and Road & Bridge Departments. He stated that this Commission and the Road & Bridge Department has worked very hard to take good care of the roads and to keep them free of brush.

Jay Turner stated that he was present today to express his appreciation for the work that the County Commission and the Road & Bridge Department perform on Boone County roads. He noted that he has worked with the Road & Bridge Department and held various discussions with the County Commission regarding various County roads. He thanked the County Commission for their attentiveness and accessibility. He also congratulated the County Commission on getting the ½ cent tax passed in order to accommodate road improvements.

Jay Turner acknowledged Commissioner Vogt's impending retirement. He expressed his appreciation for her service and dedication to the citizens of Boone County. He stated that Commissioner Vogt would be greatly missed.

Jay Turner stated that he also appreciated the relationship that the Boone County Commission has with Boone Electric Cooperative. He stated that the County Commission has always recognized the value of Boone Electric Cooperative's employees

Commissioner Vogt stated that she found Mr. Turner's comments to be very gratifying. She stated that when she became a County Commissioner in 1991, the rock budget was \$250,000. She stated that the County Commission has already spent \$1.23 million on rock alone this year. She stated that the only way that this could have occurred was through the support of the citizens of Boone County. She stated that in her estimation of things, this County would never be able to go back to a property tax to support that infrastructure (roads).

Commissioner Vogt stated for the public record that regardless of what she is doing in her life after this year, she would work hard for the renewal of the ½ cent road tax.

Commissioner Vogt stated that she knows how hard it is to be a member of the County Commission. She stated that comments like the ones given by Mr. Turner encouraged the County Commission to work even harder. She stated that it is the leadership of the Boone County Commission and the Road & Bridge Department that make the improvements possible.

The County Commission thanked Jay Turner for his comments.

**Subject: Budget Revision for Commission Office**

Commissioner Vogt stated that this budget revision is year-end cleanup of the budget.

Commissioner Vogt moved to authorize a Budget Revision as follows:

<b>AMOUNT</b>	<b>(increasing) ACCOUNT</b>	<b>(decreasing) ACCOUNT</b>
\$490	1121-23000 Office Supplies	
\$200	1121-23001 Printing	
\$300	1121-23050 Supplies	
\$1010	1121-23850 Equipment & Tools	
\$2000		1121-10100 Salary and Wages

Said revision is to pay bills outstanding in the categories noted above.

Commissioner Miller seconded the motion.

Discussion: Commissioner Vogt noted that the County Commission had a position vacancy in its office for quite awhile.

The motion passed 3-0. **Order 452-2000**

**Subject: Approve of 9.12 million in Industrial Revenue Bonds by the Industrial Development Authority of Boone County**

Commissioner Vogt moved to approve the issuance of \$9.12 million in Industrial Revenue Bonds by the Industrial Development Authority of Boone County, Missouri for the Boone Retirement Center Project and authorize the signing of the documents.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 446-2000**

### **Commissioner Reports**

#### *Commissioner Stamper*

Commissioner Stamper stated that the County Commission held a work session yesterday on the Law Enforcement tax. He stated that a law enforcement tax has been identified as a key method of making improvements at the Boone County Jail and Courthouse as well as providing additional enforcement officers. He stated that the list of details and unresolved items was narrowed down during the work session. He noted that the County Commission would continue to work on the issue with a possible tax coming forward sometime in 2001

Commissioner Stamper stated for the public record that the art displayed in the Commission Chambers at present belonged to Regional Aids Interfaith Network (RAIN) and would be sold later this week as part of their art and wine auction.

Commissioner Stamper stated for the public record that today is his younger brother's birthday. He wished his younger brother a happy birthday for the public record.

Commissioner Stamper noted that the official state of mourning for the death of Governor Mel Carnahan would end at midnight tomorrow. He stated that the Facilities Maintenance staff would return the flags to full staff on the first work day following the conclusion of the mourning period.

Commissioner Stamper stated that he would give a report to the Muleskinners group this coming Friday. He stated that the Muleskinners group has requested an update on the County's future priorities.

Commissioner Stamper stated that the County Commission had a discussion yesterday regarding the possibility of a surtax or fee on land development. He requested that County Counsel John Patton re-initiate his research on the area of land development fees. He stated that the County might want to move forward with some legislative action on that issue in 2001. He stated that the extension of Smiley Lane and Sanderson Lane was mentioned specifically during the discussion yesterday. He stated that the County would like the authority to pass on a portion of the cost of the remaining, undeveloped land to the developers as the development takes place.

Commissioner Miller stated that she would like to have the development of outer roads included in the County Counsel's research.

#### *Commissioner Miller*

Commissioner Miller reported on the findings by the Regional Planning Commission Transportation Advisory Committee as to the values of Boone Countians and where public dollars ought to be spent within the State system. She stated that the findings were as follows: Economic purposes-11%, Safety-27%, Connectivity and balance of all modes of transportation-25%, Public Concern-6%, Environment-7%, and Preservation-7%.

Commissioner Miller stated that these percentages came out of the advertised public hearing sponsored by the Regional Planning Commission. She stated that every Boone County citizen present during the public hearing received a package of 50 pennies in order to cast their votes for priorities. She stated that this system has been used all over the State.

Commissioner Miller noted that the Mental Health Board met yesterday. She stated that Sheriff Boehm presented the Boone County Jail Inmate population mental health information to the Mental Health Board. She stated that Major Brewer would be scheduling a time on the Commission agenda to give the report for the public record.

Commissioner Miller stated that she also met with Ashland's Economic Development committee yesterday. She stated that the meeting was well attended by the Missouri Department of Natural

Resources technical staff. She stated that there was a proposal offered by the Columbia Regional Airport Board that the city of Ashland, Columbia, and Boone County would review together the development of the area surrounding the airport.

*Commissioner Vogt did not give reports.*

There was no further public comment.

The meeting adjourned at 10:25am.

Attest:

---

Wendy S. Noren  
Clerk of the County Commission

---

Don Stamper  
Presiding Commissioner

---

Karen M. Miller  
District I Commissioner

---

Linda Vogt  
District II Commissioner