

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 II Commissioner Linda Vogt  
Deputy County Clerk Ashley Williams

The regular meeting of the County Commission was called to order at 1:30 p.m.

**SUBJECT: Order of Final Costs and Order of Assessment for New Haven NID**

Neighborhood Improvement District Coordinator Andy Lister reported that the County Commission had accepted roads within the New Haven NID for County maintenance and that final costs have been certified by the County Auditor. The petition estimate was \$236,774 and the unit price contract awarded to Frech Paving Company was in the amount of \$190,275.73. One change order, he said, increased the contract price by \$6,000 to \$196,275.73 making the actual hard construction cost \$213,144.01. The maximum allowable cost for this project is \$295,967.50, or 125% of the petition estimate. The actual final project cost as certified by the Boone County Auditor is \$241,313.43. As called for in the petition, the final project cost shall be split equally on a lot/tract basis among the 52 lot/tracts. This results in an assessment of \$4,640.64 on each of the 52 lots in the NID.

In response to a question from Commissioner Vogt, Mr. Lister said that Bearfield was the first NID that ran over it's original estimated cost, making New Haven NID the second at a little over 2% over the costs of the estimates.

Commissioner Stamper explained that Neighborhood Improvement Districts give a neighborhood the opportunity to define a district to come together to make road improvements. These figures represent the final project costs and property owners will pay increased property taxes over a ten year period.

Commissioner Vogt moved that the County Commission of the County of Boone hereby compute the final costs of the road improvement project for the New Haven Neighborhood Improvement District to be \$241,313.43.

The County Commission does hereby apportion the costs of said project equally by lot/tract of property within said district according to the provisions of 67.463.2 RSMo. (1993 Supp.) and petition approved by said Commission.

The County Commission further orders special assessments against the property described on the attached sheets and in the attached amounts and orders the Clerk to proceed with the notification and collection of said assessments pursuant to the statutory provisions of 67.463 RSMo. The special assessments shall take effect October 16, 1997.

Commissioner Stamper seconded.

Commissioner Stamper reported that Commissioner Miller is attending a meeting on behalf of the County and would not be present today.

Motion passed unanimously. **Order 437-97.**

**SUBJECT: Request for Funding by the Southern Boone County Senior Center**

President of the Southern Boone County Seniors Anita Sapp and 32 members in support of a funding request for the Southern Boone County Senior Center approached the Commission.

Ms. Sapp explained that in January of 1997 the Seniors didn't have too many plans, except for a desire to build a new facility. She said they had come a long way in the past 9 or 10 months and then Ms. Sapp read the following letter:

We, the general membership of the Southern Boone County Senior Center, appreciate the interest in the Center demonstrated by the County Commission. We know that in serving all interested seniors who live in the southern Boone County area that we assume a special responsibility for their health and wellness.

It is now necessary, with a growing membership in this part of the County, that we do our part in providing healthful recreational and social services that meet the needs of our seniors. Many of them have lost their spouses and are in need of our recreational, cultural, and social services.

Our request is not for program needs, we can meet those needs, if we have an adequate building. For that reason, we are requesting the sum of \$111,500 thereby making a new building possible. By way of explanation we expect to receive approximately \$75,000 for the sale of our existing building, have already paid for the lot for the new building (\$28,000) and expect to receive approximately \$35,500 in contributions from our general membership and the community at large. Support has been wonderful but the projected short fall is the amount reference above - \$111,500.

We sincerely hope that the Commission will recognize the merit and value of a grant in this amount. We believe that our request is in keeping with the goals and objectives of the Commission in fairly and equitably distributing available monies currently held by the county.

As the volunteer and unpaid Director/President of the Senior Center I have been authorized to prepare this proposal and to submit it.

Ms. Sapp submitted floor plans for the building and the parking lot and said that the lot was bigger than the plan they started with. She said that the foundation was in and because the architect had added an additional 10 feet onto the building and 15 more parking places, their original estimate of \$225,000 had increased to \$250,000. Ms. Sapp said they were also needed new appliances, a cost that was not figured into their cost estimate and told the Commissioners if they saw fit, the organization would take another \$25,000. And, she said, we'll feed you dessert every Wednesday.

Commissioner Stamper told the group that the Southern Boone County Senior Center was now one of the few places in the County where he could be accused of singing. He said he had sung Happy Birthday and Happy Anniversary twice yesterday and a lot of the members had come up to him later and advised him to keep his day job. Commissioner Stamper asked Ms. Sapp to describe the services that the Center provides.

Ms. Sapp said that last week they served two family bereavement dinners. They play cards on Mondays, have a card party the second Saturday of every month, and a dance (they rent the American Legion building) every fourth Saturday of the month. Ms. Sapp said the daily activities include working puzzles, quilting, a monthly anniversary and birthday dinner. She said the Senior Center members were willing to help in anyway that the community would ask them for help. She said the building would be 5,000 square feet and they hoped to have it completed within a year.

In response to questions from Commissioner Stamper, Ms. Sapp said that her husband and son are the contractors for the project and that her husband has made arrangements with other builders who have agreed to help with the project. She said their total budget was \$250,000 and after their new membership drive they had 70 members.

Commissioner Stamper said that one of the concerns when investing public money was to make sure the project was dedicated forever to public use. He asked how the title for the building would be held.

Ms. Sapp said that the Southern Boone County Senior Center title is held by that corporation and submitted a copy of the by-laws.

Commissioner Stamper asked what would happen if the need for a senior center in Boone County ever went away.

Ms. Sapp responded that she hadn't wanted to think that far into the future.

Commissioner Stamper asked if Ms. Sapp felt comfortable that the current building would sell.

Commissioner Vogt explained that specific bidding procedures would have to be followed because the Hospital Profit Share money was public money and the County had a legal responsibility to make sure there was a fair bidding procedure followed for the use of those funds and that prevailing wage would be paid. She also said that given the nature of the projects that had been brought before the Commission, volunteer labor would be used and the Commission would need to establish some criteria regarding volunteer donations.

Commissioner Stamper assured the Senior Center members that the discussion today just involved details that the Commission would work out later. He said that for today's purposes, the Commission was interested in the Senior Center members' goals and how they planned to accomplish them.

Ms. Sapp said that everyone in the Chamber today had been attending the business meetings, and before they started the project they rarely had enough people at a meeting to have a quorum. Since the project has started, she said, everyone has been more than supportive.

Jane Flink, publisher of the Southern Boone County Journal, said that local business owners value the contributions made by the senior citizens in the area. The other thing in their favor, she said, is how hard they have worked to raise money. She said she had gotten caught one time doing some cooking she hadn't intended to do, but the Journal was sponsoring an election forum. The senior center members offered to help with the food. That night, she said, when they got to the senior center building, three of the ladies said they were very tired. Within a two day period they had provided food for two funerals and a dinner. This is the kind of service the seniors give back to their community, she said. Once a month they provide a wonderful lunch to the entire community and Ms. Flink said the community wanted to help in anyway possible because it was a worthwhile project that would help all of southern Boone County.

Commissioner Stamper said that when the Commission first envisioned the use of the profit share money, they felt the dollars needed to go to work in the community for the health, well-being and fitness of the citizens, because the money had come from hospital profit share. In a ten year period, he said, the County had received \$6 million in funds. \$750,000 of that had gone to building a health clinic in Centralia and a similar amount has been earmarked for a new Boone County/Columbia Health Department building. \$750,000 has also been set aside for another clinic in Ashland and in fact, he said, the land had already been acquired for that facility.

Now, he said, the Commission is beginning to venture into projects that are not traditional health care issues. This is the last request, he said, before the Commission will sit at the table and look at all of the projects that have been presented. The Senior Center, he said, is a perfect application for the hospital profit share funds, as are the other project proposals that had come before the Commission. Some of his favorite jobs, he said, are not sitting behind the Commission Chambers desk, but the opportunity to get out into the community, like he was yesterday. He said that often times a community underestimates the value of their senior citizens. Commissioner Stamper said that they were the ones responsible for shepherding over time and said that they had left the community a precious jewel for future generations and that he appreciated what they had left. He said the Commission hoped to reach a decision regarding the projects by late October, although the funding would be available for the 1998 budget year. All of the relationships, he said, would be contractual. The check isn't in the mail, he said, but the Commission will try to notify the requesters by the end of the month.

Commissioner Vogt said that it takes all of us to make a whole and she thanked the group for their work in southern Boone County.

**SUBJECT: Compensation for Assistant Prosecuting Attorney**

Commissioner Stamper moved that the County Commission of the County of Boone approve the compensation (\$30,929.60) fixed by the Prosecuting Attorney for Assistant Prosecuting Attorney of Boone County, Missouri, Connie M. Sullivan.

Commissioner Vogt seconded. Motion passed unanimously. **Order 438-97.**

**SUBJECT: Policy for Use of Commission Chambers**

Information Services Director Scott Monnig said that Commissioner Miller had asked him to speak with the Commission about the issue of providing the Chambers and other rooms to organizations hosting video conferences. To date, he said, there have been ten video conferences held in this facility, some for in-County groups and some for outside organizations. When the process first started, he said, he did not think through the ramifications for the Information Services department and today he wanted to bring the costs associated with the conferences to the Commission's attention.

Mr. Monnig cited staff time involved in setting up the television, VCR, cable hookup and tuning of the satellite receiver. The process works well, and they can accommodate a large group. Unless the request involves displaying the video conference on the large screen, there is no charge for use of the room or the equipment. Mr. Monnig said that it usually takes an hour to an hour and a half of staff time to set up and break down the video conference and he has established a cost of \$20 per hour for staff services. When the large screen is used, the department rents a projection unit for \$100 and that charge is passed on to the user. The replacement costs for the t.v. and VCR is \$400 and \$200 respectively, he said, and suggested that replacement costs might be passed on to the users of the equipment.

Commissioner Stamper said in summary, a cost of \$40 to \$50, plus any outside rental and equipment surcharge fee of \$5 to \$10 would be justified for teleconferencing activities. He then asked Mr. Monnig if those charges would apply to outside groups only or would in-County groups be charged as well?

Mr. Monnig replied that the charges would definitely apply to outside groups, although for some of the projects there are revenue accounts set up and the costs for those could be charged back to the departments that utilize those services. Currently, he said, there is no charge for other information service type of activities and suggested that if a charge is appropriate for video conferencing, they might want to look at other similar services within the Information Services Department.

Commissioner Stamper said he did not see a need to charge internal groups, just external ones.

Commissioner Vogt said that someone would have to convince her that there's a need to charge any organization to use facilities and equipment that belongs to the people of the County. She said if the issue involved people from outside Boone County, then she might be convinced. However, the equipment and personnel is here for the people who pay the taxes to support those services. She said that the costs presented were not very compelling: an hour and a half worth of work on an occasional basis. Commissioner Vogt asked if there had been any problems with the system so far.

Commissioner Stamper said that they had had some attitudinal problems from outside organizations.

Mr. Monnig said that from his perspective there have been some groups who have asked to host video conferences in County facilities. Those requests have been accommodated, but the groups have not been easy to work with. The groups, he said, have been quite demanding for services for which they pay nothing directly. Mr. Monnig said he understood Commissioner Vogt's point regarding taxpayers, but said that his staff has experienced difficulty with a group of groups. The department, he said, has accomplished what those groups have asked and that they have not had to turn anybody away. From his staff's perspective, Mr. Monnig said, there have been expectations placed upon them that did not seem appropriate.

Commissioner Stamper added, or reasonable.

Commissioner Vogt suggested that they identify what services are available to organizations requiring staff support.

Commissioner Stamper said that any group who wants to use the Commission Chamber can schedule it through the Commission office and use it for free. His question was, if the County

begins to incur additional costs then should there be a charge for that use. Commissioner Stamper said he could argue this question from either side.

County Collector Pat Lensmeyer approached the Commission and asked that any changes in policy regarding the use of County rooms be in writing so every department has the same information. Right now, she said, it's a gray area and she was asking for clarification.

Commissioner Stamper agreed that a policy could apply to any County space and that a policy gets down to a definition of the County's principle mission. He said that when outside groups hosted video conferencing events it took Mr. Monnig's department outside of its principle mission. It takes them away from their desk and assigns them to another duty for "X" amount of time, he said.

Mr. Monnig compared the requirements placed on his departments to those placed on housekeeping. The rooms, he said, are cleaned whether there is an event or not, if a conference is scheduled, however, then his department has requirements placed on it that are not normally there.

Linda Sloan, Administrative Assistant to the Commission office, said that in the past the rooms have been utilized as is. She said that she has never offered the television, VCR or overhead to outside agencies, unless either she or one of the Commissioners is on the board. She said she does not bring in extra tables or chairs and that with teleconferencing they've had to bring in County equipment and there have been instances of groups abusing the use of the room.

Commissioner Vogt said it was important to her that county government be user friendly. Everything belongs to the taxpayers, she said. If we need to adjust our use policy, she said, to consider video conferencing and the equipment, then the policy should accommodate the uses for all of the buildings.

Commissioner Stamper suggested checking with other counties and cities to see how they handle use of public rooms.

Commissioner Vogt said that she was aware that other public agencies charge for the use of space, but that charge was not totally appropriate because the space is public and the people have paid for it on the front end.

Commissioner Stamper asked if they have that debate, to hold it somewhere else and not today. He then asked Mr. Monnig and Ms. Sloan to draft a policy within the next two weeks and to research other county policies for use above and beyond a room.

**SUBJECT: Department of Natural Resources Contract for Geographic Information Services**

Mr. Monnig said that more monumentation is needed than is available in northern Boone County. Knowing more points on the earth will help tie down the current maps to the real world. The Department of Natural Resources is responsible for this statewide and they will fund 2/3 of the cost, leaving public entities responsible for 1/3 of the costs. The GIS technical committee had met with a local vendor on a cost estimate for the same services, but the local vendor's estimated costs were 50% of the costs the County would be obligated to pay DNR.

Commissioner Stamper moved that the County Commission of the County of Boone approve a contract between the County of Boone and the Department of Natural Resources for monumentation services at a cost to the County for \$30,000 and authorize the Presiding Commissioner to sign the contract and purchase requisition.

Commissioner Vogt seconded. Motion passed unanimously. **Order 439-97.**

**SUBJECT: Reports from Commissioners**

Commissioner Vogt reported that she had met with the Clean Streams Organization.

The meeting adjourned at 2:27 p.m.

Attest:

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Wendy S. Noren  
Clerk of the County Commission

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Don Stamper  
Presiding Commissioner

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Karen M. Miller  
District I Commissioner

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Linda Vogt  
District II Commissioner