

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  
County Counselor John Patton  
Deputy County Clerk Ashley Williams

The regular meeting of the County Commission was called to order at 7:00 p.m.

**SUBJECT: Request by James Kekeris estate on behalf of Columbia Insurance Group, Inc. to rezone from A-1 (Agriculture) to C-GP (Planned Commercial) and to approve a review plan on 31 acres, more or less, located at 6301 E. Highway AB, Columbia**

Director of Planning and Building Inspections Stan Shawver reported that the property is located approximately 4 miles south of Columbia at the intersection of Highway 63 and State Highway AB. Access to this property is from state Highway AB. The site under consideration for change in zoning is zoned A-1 (Agriculture) as is all the surrounding property. There is a house and barn on the property at the present time. The co-applicants are proposing to develop this property as a commercial office. One new structure is proposed that will enclose 144,000 square feet of floor space. This property is located within the Columbia School District and the Boone County Fire Protection District (Highway AB is the dividing line). The nearest fire station is located 6 miles away on Highway WW. According to Consolidated Public Water District No. 1, there is a 2 inch water line serving this property. The Boone County Fire Protection District has advised that they will require a minimum 1,000 gallon per minute fire flow for a two hour period. This means that on site water storage will have to be provided for 120,000 gallons of water. The Fire district has ruled out use of the existing lake or other arrangement of dry hydrants. Natural drainage from this site is to the Three Creek State Forest. This will require that storm water must leave the property in the equivalent state of rainwater. Any wastewater discharge that leaves this property will also be required to be a very high quality. The A-1 zoning is the original zoning for this site. In 1987, a conditional use permit was issued for an animal training operation. The Master Plan designates this area as being suitable for agriculture, rural residential and undeveloped land uses. The proposed use is inconsistent with the plan. This site has 38 points on the Point Rating Scale. Staff notified 14 property owners concerning this request.

Jim Cunningham, Secretary/General Counsel of Columbia Insurance Group, 2102 White Gate Drive, Columbia; Ron Shy and Chad Sayre, both with Allstate Consultants, 3312 Lemone Industrial Blvd., Columbia approached the Commission.

Mr. Cunningham also introduced Gus Kekeris, personal representative of Jim Kekeris who passed away recently and Marvin Wright, Chairman - Board of Directors of Columbia Insurance Group.

Mr. Cunningham outlined Columbia Insurance Group's history with the County and said they have had a presence in Boone County for over 100 years and intend to have a presence for another 100 years. Mr. Cunningham explained that Columbia Insurance Group was in the insurance business and were not developers. He said it was not their goal to develop the property, sell it and then move out of state. What they are proposing, he said, is a new office site as responsible Boone Countians and neighbors. The office building will be visible, he said. The property was attractive because 10,000 cars go by the area each day. We want to present a professional image, Mr. Cunningham said, and construct a building that's environmentally safe and does more than just comply with minimum standards. Image is important to us, he said.

Actions speak louder than words, he said, and submitted pictures of the existing office building located in Columbia. He showed the green area the company created in order to enhance the building, give the employees a nice spot to eat lunch and to improve the neighborhood. The 75 acre tract fits Columbia Insurance Group's plans like a glove. The request, he said, is not to rezone the entire tract, just a 33 acre section. The pond will remain zoned A-1 as will the area towards Highway 63. The plan is to construct a two-story building with 70,000 square feet on each floor, making the entire structure 140,000 square feet. The top floor, Mr. Cunningham

explained, will be used for offices and the bottom floor will be used for storage, maybe a cafeteria and possible future expansion.

Mr. Cunningham said they wanted a building that is efficient, functional and will create an excellent first impression to people who see it. They want to do this project properly, he said, and contacted Allstate Consultants who helped identify three areas: preservation, conservation and protection. We want, he said, to preserve the green area. It is a nice setting and they have located the building a quarter of a mile off of Highway 63 so the building site will be back quite a ways. He said they also plan to landscape the area extensively. They have also proposed a plan that will catch and retain as much surface water on site. By conserving wastewater generated by the facility, those resources will be used to irrigate trees. We want to protect the environment, he said, and this development is as close to zero impact as you can have environmentally.

Mr. Cunningham said that he personally contacted each neighbor within 1,000 feet and made every attempt to locate and notify every neighbor within one mile of the project so that everyone was clear as to what the Columbia Insurance Group intended to do with the development. He said he also contacted the Greenbelt Coalition and the Sierra Club. They also held a neighborhood meeting where 20 neighbors showed up. They were very pleased with the turn out at that meeting and four issues were discussed there: wastewater treatment, surface water, green area and traffic.

He said that they were fortunate that the insurance industry is environmentally friendly . We don't have a lot of discharges that are environmentally unfriendly, he said. There will be no showers, no laundry, although they do have a dishwasher that is seldom used. What they are proposing is to install a treatment system with a recirculating sand filter. Mr. Cunningham assured the Commission that the system was one of the best available today. He said the system would release wastewater that was five parts per million suspended particulate. Excluding irrigation water, the current office uses 7,600 to 8,800 cubic feet of water and by comparison, a family of four uses 1,000 cubic feet of water per month. The water usage will be six to eight times of that of a family of four. Mr. Cunningham said that his lagoon at home, built to county standards, releases wastewater through the overflow pipe at 35 to 75 parts per million suspended particulate. So, he said, while the office uses 6 to 8 times as much water, the system is between 7 to 14 times more efficient. The environmental impact will be no less than that of a family of four.

Mr. Cunningham said that he was not aware of any governmental system that is as efficient as what they were proposing. He said that a concern had been mentioned that the system might not be governmentally monitored. Mr. Cunningham said they did not have a problem with the Department of Natural Resources looking at their system, but said that Columbia Insurance Group has a lot of systems - electrical, telephone, etc. He said it was in their financial best interest to keep those systems running efficiently. Effluent coming from the recirculating sand filter system will be piped through underground pipes to a drip system that will water the trees. If the filter is not maintained, the pipes will plug up. The point, he said, is that they have a financial incentive to maintain the wastewater system. No sewage will leave the site any less pure than normal runoff, he said.

Surface water from the building forward, he said, will drain into the existing pond. The water that comes off of the back lots will go into a retention basin. They want to pump the surface water to the trees. Again, he said, no water will leave the property less pure than ordinary preconstruction runoff.

Mr. Cunningham addressed the issue of green area by saying that the rest of the property will remain A-1 zoning. The building set back a quarter of a mile will also preserve that space and they plan to landscape extensively in the rezoned area.

Regarding the issue of traffic, Mr. Cunningham said they have 150 employees that translate into 106 cars a day on the lot. Columbia Insurance Group, he said, offers their employees a flex time program that allows employees to set their own hours as long as they work 40 hours a week between the hours of 7:30 a.m. and 9:30 p.m.

That benefit, he said, has been ranked number one by Columbia Insurance employees. It allows them to meet daycare demands and doctors appointments and has become a highly prized program. The current flex program, he said, will serve to stagger traffic over a 2 1/2 hour arrival

and departure time and should serve to not unduly complicate traffic at the intersection. He said that he firmly believed that the additional traffic will not strain the intersection beyond its limits. A deceleration lane for people making an east turn will help traffic considerably and he said they would be working with the Missouri department of Transportation to address any concerns they may have. He said he believed their use is exactly the low type density and impact use as is desired for the 63 Corridor.

Mr. Cunningham then began to address the conditions attached to their rezoning request by the Boone County Planning & Zoning Commission.

Commissioner Stamper suggested that Mr. Cunningham did not need to spend a lot of time criticizing or bringing attention to the conditions that had been attached to the request and said that the Commission had held a work session today and were ready to discuss those conditions.

Mr. Cunningham said that he understood the concerns about development in this particular area and knew that the County was grappling for a set of conditions that will protect the area, but said that some of those conditions they could not live with.

Mr. Cunningham said that they could not work with the requirement for acceleration and deceleration lanes in both directions, on Highway 63 at the AB intersection. He explained that almost all of their traffic comes from the direction of Columbia. He also said they could not abandon their flex time program.

Mr. Cunningham said that it was not a problem to adhere to all recommendations of the Boone County Fire Protection District. He was concerned with the wording of the conditions placed on wastewater. The current wording he says "...any wastewater leaving the property shall be at least equal to the purity of rainwater." He said that condition was not technologically achievable. Once a raindrop hits the ground it picks up dirt and it was his understanding from the Planning & Zoning Commission that the condition would be amended to allow for preconstruction biological loading runoff. The stormwater requirements were not a problem, he said, but said that the set back requirements were. The restrictions were written for property not even subject of the request. The landscaping conditions were also a problem, he said. One of the keystones of the project are for visibility and Mr. Cunningham said that they would submit a landscape plan and would maintain the green area as consistent with past actions. Once the requirement for evergreens is lifted then the requirement to maintain those trees is no longer applicable.

Mr. Cunningham said that they planned to construct a ground contact landscaped sign similar to the one in front of their offices now. The sign, he said, will be placed in the land zoned C-PG. The sign is tentatively planned to 120 square feet, but conditions of a sign will be governed by the state billboard law. Mr. Cunningham said that the conditions of lighting was also acceptable.

Commissioner Miller asked to see a copy of the current sign.

Mr. Cunningham apologized that he did not have a picture of the current internally lit sign, but said he would get the Commission a copy of the sign. The current sign is 90 square feet and while they believe that a 120 square foot sign would be adequate, he said it was difficult to know how much would be needed until they had a chance to stand back and look at it.

Commissioner Vogt asked if the sign would be landscaped and if it would show on the final plan.

Mr. Cunningham said that because the sign would be located on commercial land adjacent to a primary highway, they would be governed by the state. He said they would be glad to bring the plans to the Commission when they became available.

Commissioner Miller said she was concerned with the 2 inch water supply line. She asked what amount of water would be required to support the building with the number of employees today and if the barn should be turned into a recreational facility are there plans for expansion of the water supply.

Mr. Cunningham said that right now they use about 8,800 cubic feet of water per month. He said there were a couple of wells on the property and it would be their preference to use those over

using County water. He said he has not seen any evidence that a 2 inch line will not be sufficient. Certainly, he said, there isn't enough water for fighting a fire, but they will contain water on site in a tank. They have discussed using the barn as a work out facility or assembly room and will use it for storage. They do not plan to begin construction for another two to five years.

Mr. Shy said that the water district had informed them there was adequate water supply for domestic and office use. Anything they would do in the way of irrigation would be done with the wells. He reiterated that they would put in a storage tank of water for fire protection.

Commissioner Miller said again that a 2 inch line seemed small for commercial use and she wanted to be sure the issue was being addressed.

Commissioner Stamper asked if they had done a traffic study.

Mr. Shy said the traffic study had been completed and was then amended when the state installed the deceleration lane which changed the site distance on the southbound lane. He said the study should be finished within the next week.

Mr. Cunningham said that the safety of the employees and neighbors was of major importance to them.

Commissioner Stamper said the Commission wanted to make sure that a cognitive level study is done of traffic and is reported to the public record and that its recommendations are followed. He asked Mr. Cunningham what would happen to wastewater and water supply if they built another building for expansion purposes.

Mr. Cunningham said that the current office is 58,000 square feet and the new building will have 140,000 square feet. He said there was little likelihood they would do exceed those space needs in the next 15-20 years. Mr. Cunningham explained that the company has been located in Columbia for over 100 years and writes a lot of insurance in the area. The new building will house the Columbia branch and the home office. As the business grows, the growth will be seen in the branches. The facility should hold them for a long, long time, he said.

Mr. Cunningham said they had no plans for the commercial property other than to construct a sign. He said they had worked with tenants before, but found it was a relief when they got the tenants out of the building and had room for their own expansion. He said he did not see the building would be used for anything other than what they were proposing this evening.

Commissioner Stamper asked the timing of the occupancy of the property.

Mr. Cunningham said there had been some discussion of moving some of the executive offices directly. He said there could be some offices in the current residential home that exists on the property within a year and a half. He said they understood this wouldn't be a slam dunk rezoning request and that until the issue was sorted out and closed, they would let the dust settle and then work from there.

Commissioner Miller asked if the water supply condition was approved and the use of the barn changes to a recreational facility, how would that be addressed by the water district.

Mr. Shawver said that the Commission was looking at a review plan with proposed uses and if they wanted to attach conditions regarding water improvements, they would want to be specific about those conditions. The water district, he said, will look at their needs in their decision to upgrade the lines. Mr. Shawver said that Mr. Cunningham had identified the present water usage, quantified it clearly and that the water district has said to his staff on several occasions that the 2 inch line will more than serve the water usage needs for the structure they are proposing. He said that the water district has been apprised of potential changes and are comfortable with their ability to supply water.

Mr. Shy said that on the other side of the highway the water district has a 6 inch water line. It would be possible, he said, to bore under the highway and tie in with that line, but at the time of review they didn't feel that was necessary.

Commissioner Miller said she did not want changes in the use of the barn to affect the water pressure of the neighbors. She said she wanted it completely understood that should the usage have a negative effect on water pressure that Columbia Insurance Group would feel the brunt, knowing they would have to make those improvements. She said she wanted to protect the pressure in the neighborhood.

Commissioner Vogt asked about the possibility of a cafeteria and if that type of a facility wouldn't stress the water provided through a 2 inch line.

Mr. Cunningham explained that in a cafeteria set up they would probably have the meals catered. He said that meals would not be prepared on site and he hoped that eventually the problem would solve itself as more food becomes available in that area.

Commissioner Vogt said she was not satisfied with Mr. Cunningham's answer to Commissioner Miller's question and asked if a cafeteria was put in the facility or if the barn was used for recreational purposes, wouldn't they have to come back through the process because those items were not on the proposed plan reviewed this evening.

Mr. Shawver said the property would be zoned planned commercial and those two facilities would be allowable unless restricted by the Commission. He said that if they wanted to convert the barn to a racquetball court or an indoor pool, that would be permitted unless restricted by the Commission. If you want to control the use, he said, then they would need to restrict the use. If they were looking for a way to ensure neighbors do not have a loss of water service, then there needed to be a condition stating the neighbors would not have a loss of water service.

Commissioner Vogt asked about the proposed retention basin.

Mr. Shy said they had made testimony that there would be a retention basin to catch all the runoff from the parking lot, although the basin was not shown on the map.

Commissioner Stamper asked Mr. Cunningham and his associates to ponder the following conditions during the public testimony: use be restricted to office because the property is located at the edge of the infrastructure; a traffic study be submitted to the public record; change the wording in the acceleration/deceleration lanes in both directions on Highway 63 at the AB intersection prior to occupancy of any new construction allowing them to use the existing structures, but any new construction would require that traffic study recommendations be acted upon before occupancy; strike recommendation number b; clarify the terminology on wastewater to make it the equivalent of natural biological runoff; strike the setbacks; require a landscape plan instead of specific landscaping requirements; replace the sign wordage with that of a 120" square foot sign recognizing the state statues might supersede those requirements.

Commissioner Stamper convened a public hearing.

Albert Price, 107 Bingham Road, Columbia, said he was in favor of the request to make Columbia Insurance Group neighbors to property that his three sons own. He said they would be downstream neighbors and he favored this development over other possibilities and felt this was an excellent use of the property. He said he was in favor of rezoning and of their plan and that the Commission had established some good precautions.

Ferd Lightner, 9302 David Allen Road, two miles from the project, said he was very much in favor of the project and thought it would benefit the area. He said that Columbia Insurance Group has had a history of living up to their agreements and that he had been on the board of directors for 18 years and knows they will live up to what they say they will do. He asked the Commission to approve the request based on what they had heard tonight.

Bunky Wright responded to the question of growth. He said it had taken 125 years to get to the point where they were today and hoped in another 125 years he could come back to revamp. What they were proposing, he said, was sufficient and adequate for the foreseeable future. The company, he said, is extremely concerned with the image of the company and they would not

construct anything on highway 63 that anyone in the room wouldn't be proud of. Mr. Wright said it would be a nice addition to greet people traveling from the south.

Will Houston, 5614 Brandy Wine Creek Road, said he was one mile from the recommended development. He said he is not a member of their board and doesn't even have any of their insurance, so he was not biased. He said he was in favor of the project and the project was far superior to any other development that might occur at that corner. He said the project was a real boon to the neighborhood and the 63 corridor.

Hiram Watson spoke on behalf of his mother, Mildred Watson, who owns 92 acres across from the Deer Park store. He said they were in favor of the proposal, but did not want to see a requirement imposing trees around the perimeter. The pasture is much nicer and the company has already indicated they will landscape, he said. Mr. Watson said they were happy to have Columbia Insurance Group as a neighbor, rather than a field of duplexes.

Tom Cobb, owner of the Deer Park Store, said that the rezoning would be providing him with wonderful, upscale neighbors. He said he was planning on remodeling his store and this commercial development would give him something to look forward to. He said the proposed development was much better than a hog farm, truck depot or couple of lagoons. Mr. Cobb said he was in support of the request.

Janet Pauley, 7851 E Highway E, said she lived a mile and a half east of where the insurance company wanted to build. She said she felt they were sincere in what they were proposing and would make good neighbors. Ms. Pauley said she was in support of the request.

Commissioner Stamper closed the public hearing.

Mr. Cunningham said they had no objection to restricting the land under the rezoning request to office use, but did not want to see it imposed on the C-GP property.

Commissioner Stamper said that would not be the case.

Mr. Cunningham addressed the issue of traffic control safety and said the existing requirement has language requiring acceleration/deceleration lanes in both directions.

Commissioner Miller said the condition she would like to propose would be to require a traffic study and needed improvements acceptable with Missouri Department of Transportation and paid for by the developer; all needed improvements on Highway 63 and Highway AB intersection will be in place prior to occupancy of any new construction.

Mr. Cunningham agreed that condition would not be a problem.

Mr. Cunningham addressed the concern of water supply and asked if they were to turn the dirt floor barn into a large physical fitness facility, they would have to acquire building permits that would require them to demonstrate an adequate flow of water. He said they were not sure what they would do with the barn and if they had to bore across 63 to access water that would probably be sufficient to change their minds. Probably, he said, if they would have to obtain building permits, that would satisfy some of the Commission's concerns.

Under the heading of wastewater, he said, what they wanted to see was the standard of purity equal or average predevelopment biological loading. That means the water wouldn't get any dirtier than it is right now, on the average. Nothing would be lost, he said, and asked for the same condition on stormwater runoff.

Mr. Cunningham clarified the landscaping requirement to mean that developers should submit an acceptable landscape plan as part of the final development plan. That requirement, he said, would apply to the rezoned property.

For signs, he said, the existing requirement would be changed to 120 square feet.

Commissioner Stamper said he realized there would be room to debate with the state and that the company would be required to meet those standards.

Mr. Cunningham said he was concerned because they plucked the 120 square foot figure out of the air and it is possible the sign might need to be bigger than that. He asked if there would be some flexibility with that wording.

Commissioner Stamper said he was reluctant to let the sign be larger, but recognized it could be called a billboard.

County Counselor John Patton said the state rules would govern on that tract of property.

Commissioner Stamper said then he was just teasing himself if he thought they had a lot to do with those requirements. Mr. Patton agreed.

Mr. Cunningham reiterated that if the sign is on the C-G property then the state will control all requirements. He also said they had no problems with the lighting requirements and asked if there would be any additional hearings.

Mr. Shawver said that if the conditions placed by Planning and Zoning Commission are revised by the County Commission, then it will go back to a full hearing at Planning and Zoning and back to the County Commission. He said that Planning and Zoning will review the final development plan based on the imposed conditions.

Mr. Patton explained the procedure was to ensure there was compliance.

Commissioner Miller moved that the County Commission of the County of Boone approve a request by James Kekeris estate on behalf of Columbia Insurance Group, Inc. to rezone from A-1 (Agriculture) to C-GP (Planned Commercial) and to approve a review plan on 31 acres, more or less, located at 6301 E. Highway AB, Columbia with the following conditions:

1. Traffic Control/Safety: require a traffic study and needed improvements acceptable by Missouri Department of Transportation and paid for by the developer; all needed improvements on Highway 63 and Highway AB intersection will be required to be in place prior to occupancy of any new construction.
2. Water Supply: in order to ensure adequate flow for fire protection the developer will adhere to all the recommendations of the Boone County Fire Protection District.
3. Wastewater:
  - a. Design, construction and operation to be approved by Missouri Department of Natural Resources.
  - b. Unless wastewater is removed to an off site treatment system, the quality of any wastewater leaving the property shall be at least equal to the average pre-construction biological loading.
4. Stormwater Runoff:
  - a. Developer to conduct a study to quantify current, pre-construction run off levels.
  - b. Developer to design and construct a storm water run off control system to ensure that run off levels do not exceed pre-construction levels either during or after construction. Design requirements shall be based on a 10 year storm.
  - c. Developer responsible for ensuring that all run off, during and after construction shall be at least equal to average pre-construction biological loading.
5. Landscaping: Developer to submit acceptable landscaping plan for the tract under consideration.
6. Lighting: All lighting, including that for signs, shall be directed inward and downward in order to minimize light pollution in the neighborhood and safety concerns from both the highways and the approach path of Columbia Regional Airport.
7. Use: Restrict 31 acre tract under consideration to office use only.

Commissioner Stamper asked if Commissioner Miller intended to also restrict the use of the barn.

Commissioner Miller amended her motion to exclude the barn.

Mr. Shawver said they needed to quantify that final zoning would not take affect until the approval of the final development plan.

Commissioner Miller amended her motion including that final zoning not occur until the approval of the final development plan.

Mr. Cunningham questioned the potential use for the existing residence and asked that the office restriction be limited to all new construction.

Mr. Shawver suggested amending the motion to state that the existing residence to be used as residential or office use only.

Commissioner Miller amended her motion to state that the existing residence be used as residential or office use only.

Commissioner Stamper seconded.

He explained that the motion on the table would allow the current house to be used as a residence or an office space and would exempt the barn from the office use only restriction.

Mr. Shy asked if the office building would be precluded from storing records and asked if the house can be used for office space.

Commissioner Stamper assured him that they could store records and the house can be used for office space under the conditions of the motion.

Mr. Cunningham asked that the wording for storm water runoff be pre-construction biological loading.

Commissioner Miller's final motion reads as follows:

Commissioner Miller moved that the County Commission of the County of Boone approve a request by James Keckeris estate on behalf of Columbia Insurance Group, Inc. to rezone from A-1 (Agriculture) to C-GP (Planned Commercial) and to approve a review plan on 31 acres, more or less, located at 6301 E. Highway AB, Columbia with the following conditions:

1. Traffic Control/Safety: require a traffic study and needed improvements acceptable by Missouri Department of Transportation and paid for by the developer; all needed improvements on Highway 63 and Highway AB intersection will be required to be in place prior to occupancy of any new construction.
2. Water Supply: in order to ensure adequate flow for fire protection the developer will adhere to all the recommendations of the Boone County Fire Protection District.
3. Wastewater:
  - a. Design, construction and operation to be approved by Missouri Department of Natural Resources.
  - b. Unless wastewater is removed to an off site treatment system, the quality of any wastewater leaving the property shall be at least equal to the average pre-construction biological loading.
4. Stormwater Runoff:
  - a. Developer to conduct a study to quantify current, pre-construction run off levels.
  - b. Developer to design and construct a storm water run off control system to ensure that run off levels do not exceed pre-construction levels either during or after construction. Design requirements shall be based on a 10 year storm.

c. Developer responsible for ensuring that all run off, during and after construction shall be at least equal to average pre-construction biological loading.

5. Landscaping: Developer to submit acceptable landscaping plan for the tract under consideration.

6. Lighting: All lighting, including that for signs, shall be directed inward and downward in order to minimize light pollution in the neighborhood and safety concerns from both the highways and the approach path of Columbia Regional Airport.

7. Use: Restrict 31 acre tract under consideration to office use only; excluding the barn and allowing the existing residence to be used as a residence or office;

final zoning to take affect upon the approval of the final development plan.

Motion passed unanimously. **Order 446-97.**

**SUBJECT: Valley Creek PRD - replat of lots 78, 90 and 91. S32-T48N-R12W. R-M. James V. Patchett, surveyor**

Commissioner Miller took the gavel for the remainder of the meeting and Commissioner Stamper left for another meeting.

Commissioner Vogt moved that the County Commission of the County of Boone approve the Valley Creek PRD replat of lot 78. S32-T48N-R12W. R-M. James V. Patchett, surveyor and authorize the Presiding Commissioner to sign.

Commissioner Miller seconded. Motion passed unanimously. **Order 447-97.**

Commissioner Vogt moved that the County Commission of the County of Boone approve the Valley Creek PRD replat of lot 90. S32-T48N-R12W. R-M. James V. Patchett, surveyor and authorize the Presiding Commissioner to sign.

Commissioner Miller seconded. Motion passed unanimously. **Order 448-97.**

Commissioner Vogt moved that the County Commission of the County of Boone approve the Valley Creek PRD replat of lot 91. S32-T48N-R12W. R-M. James V. Patchett, surveyor and authorize the Presiding Commissioner to sign.

Commissioner Miller seconded. Motion passed unanimously. **Order 449-97.**

**SUBJECT: Permit for Organization Use of Courthouse Grounds by the Central Missouri Food Bank**

Commissioner Vogt moved that the County Commission of the County of Boone approve a permit for organization use of courthouse grounds by the Central Missouri Food Bank for their 1997 Thanksgiving Hunger Walk (Registration) on November 2, 1997 from 1 p.m. until 2 p.m.

Commissioner Miller seconded. Motion passed unanimously. **Order 450-97.**

**SUBJECT: Reports from Commissioners**

There were no reports.

The meeting adjourned at 8:20 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