

TERM OF COMMISSION: March Session of the February 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 9:00a.m.

Commissioner Stamper stated that this meeting had been moved up to 9:00am in order to accommodate a discussion on the Fairgrounds.

**Subject: Fairgrounds**

Vicki Russell, president of the Fair Board introduced Billy Sapp, past president of the Fair Board and Scott Angel, treasurer of the Fair Board.

Commissioner Stamper stated that the Boone County Commission had met in work sessions to discuss the recommendation to acquire either a portion or all of the Fairgrounds. He stated that the question that needed to be discussed with the Fair Board was: how much could be acquired?

Commissioner Stamper moved to a map that demonstrated what was considered to be the vacant land around the Fairgrounds and the Fairgrounds property itself. He stated that the vacant property had been given one value and the core of the property had been given another.

Tom Schauwecker stated that the 67 acres (zoned C-G) was probably significantly different in value than the surrounding area. He stated that the 67 acres was in reference to the old hangar, runway, parking area, etc.

Commissioner Stamper stated that another question was: what kind of impact would a partial acquisition have for the Fair board? He stated that there was an impression (among people) that the Fair board financials would support a certain level of debt-service, but not the current level. He stated that they needed to know what the limits were and what could be done.

Billy Sapp stated that the 67 acres would cut the parking lot in two (sections). He stated that trying to separate the 67 acres would be difficult. He stated that there were 80 acres of the property that would be semi-landlocked. He stated that no matter the use of the area, it would be of benefit to have full use of the parking lot. He stated that if the County only owned a portion of the land; there would be issues surrounding who would use the land and when. He stated that there needed to be a common owner for this property.

Vicki Russell stated that the Fair board was having difficulties with Commissioner Stamper's question because there were so many different ways to handle the situation. She stated however that if a partial acquisition was the objective, then they could look at a variety of scenarios. She stated that the bottom line would be: what that would mean in dollars. She stated that the Fair Board was obviously facing a debt load that it could not manage. She stated that they had just recently managed to break even, and therefore if a profit were generated in the upcoming years; it would not come in big waves.

Vicki Russell stated that they needed to know if the County was considering a phased acquisition approach or if the County wanted to retain a portion of the Fairgrounds, while the Fair board tried to figure out what to do with the rest of it. She stated that there were no simple answers to these questions, however the Fair Board was willing to entertain suggestions. She stated that anything less than a full acquisition would be more complex.

Scott Angel stated that even a partial purchase would not alleviate the interest expense.

Commissioner Stamper stated that the dilemma for the County was that they had not been able to strike a chord of consensus. He stated that another dilemma was what to do with the green space.

Commissioner Stamper stated that the County did not have the funds for a full acquisition, and if a full acquisition were attempted, it would deplete the Healthcare Profitshare Fund. He stated that an acquisition could be made at \$1.5 or \$1.7 million that would bring the debt down to \$800,000-900,000. He stated that people still believed that this was a lot of debt load for people in the operation to carry.

Billy Sapp stated that the Fair board could run the operation if it were debt free. He stated that it was a little scary on their part to say that they could accept an \$800,000-900,000 debt load when they did not know if they could handle it.

Commissioner Stamper stated that one would assume that doing this would be better than doing nothing at all.

Commissioner Vogt stated that it made sense for the County to own the property, however the question was how to go about obtaining it. She stated that another question was, what the County would do about maintaining the structures (currently on the property) if it made a full acquisition. She stated that they had never heard what the other owners (of the structures) felt about the County making a full acquisition.

Billy Sapp stated that the concession stands were what Commissioner Vogt was making reference to in her question. He stated that the concession stands were built by individual organizations with the knowledge that anything built on that property belonged to the Fairgrounds.

A gentleman in the audience (associated with the Fairgrounds) stated that the Fair Board received a percentage of the gross profits to offset the insurance, etc. He stated that the organizations realized that these structures belonged to the Fairgrounds.

Commissioner Miller asked what kind of lease was had with Mr. Caudle for the wood working shop.

Billy Sapp stated that it was for five years.

Commissioner Miller stated that the purchase had great value and she believed that the County could come up with the money for the vacant space right now and go forward. She stated that there were many private-public partnerships out there that could help with this situation. She also noted that the County was looking for grants to help accommodate a purchase. However, she stated that the Healthcare Profitshare should not be depleted.

Commissioner Miller stated that the Fairgrounds had been an asset to Boone County and that the County should work towards ensuring that it could continue to be an asset. She stated however, that she would feel uncomfortable putting the organization back into the hands of the same individuals that had originally obtained the debt. She stated that all of these factors made her uncomfortable with a full acquisition at this point. She stated that she wanted to go out for bid for the lease of the facility.

Commissioner Miller stated that she was not sure that there was anyone out there that with that kind of expertise that would be willing to come forward and run that kind of an operation. She stated that there would have to be an understanding with whoever leased the facility, that the County Fair would be in operation for two weeks a year.

Commissioner Stamper stated that the city of Columbia was looking at recreational ice facilities and there were groups that were looking at performance ice facilities. He stated that this might be a way (in conjunction with a strategic plan) to move toward a positive impact or to generate some revenue. He stated that he had some discussions with the mayor of Columbia, and the city would be receiving bids based upon the aspect of a semi-pro hockey league. He stated that what they had seen in other communities was that once a sheet of ice was in place, it generated enough business to fund other offsets of the idea.

Commissioner Stamper stated that these kinds of opportunities were just becoming available, however they would not be available without the space.

Commissioner Vogt stated that everyone had looked at funding in different areas. She stated that the Department of Natural Resources would have 4.5 million available in August. She stated that she was unclear as to whether it was for developed or undeveloped land. She stated that the County should find out about these funds before they proceeded.

Commissioner Stamper stated that it could be possible to look at this situation (and other options) and then give the Fair board an update by the end of the week. Commissioner Stamper stated that one of the things that would help with this was an inventory of assets in the consideration of a purchase.

Scott Angel stated that it was all land and real estate with the exception of the horse stalls and tractors.

Commissioner Stamper stated that if a full acquisition was considered, then an inventory of assets was something would be helpful and necessary.

Commissioner Stamper stated they would try to develop a proposal for the Fair board to review later on in the week.

Vicki Russell thanked the Commission for their time.

**Subject: Renaming of Dewey Sharp Rd**

Ryland Rodes stated that the Planning and Building Inspection Department had a request to rename Dewey Sharp Rd to Sharp Rd. He gave the description and location of the road.

Ryland Rodes stated that the previous owners and persons for whom the road was named, Dewey and Josephine Sharp, sold the 51 acres to Delane and Katherine Sic. He stated that Mr. Sic had initiated the petition and had the support of the other property owners along the road. He stated that Mr. Sic had also spoken with Josephine Sharp (the only surviving previous owner) and she had voiced her support as well.

Commissioner Miller moved to approve a request to rename Dewey Sharp Road, a county maintained road, to Sharp Road. Said road being in Section 32, Township 47 North, Range 11 West; Said roadway begins on the west side of Clinkenbeard Road approximately 3/10 of a mile south of the intersection of State Highway H and Clinkenbeard Road and running in a westerly direction for approximately a 1/4 mile.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 93-99**

**Subject: New Matching Pension Plan-Pension Advisory Committee**

Commissioner Stamper welcomed Wendy S. Noren-County Clerk, Kay Murray-Treasurer, and Sheriff Ted Boehm to the chambers.

Kay Murray stated that all of the paperwork for the new matching pension plan was ready for the approval of the Commission. She stated that this resolution would establish the 401A that would establish the County's matching program in the amount of up to \$25 (with a starting date of July, 1999). She stated that the resolution would take effect on May 1, 1999 in order to allow time to roll the old pension plan into the new. She stated that the old pension had been approved and was ready for termination. She stated that they were aiming for selling the assets around the end of March.

Kay Murray stated that the numbers should be calculated and the forms ready to be handed out to the employees by April 15, 1999. She stated that the employees would have thirty days to either get the forms back to the bank in order to get a check or to roll the money into the new pension plan. She stated that the current employees would be able to put the money into the new plan and choose the investment method. She stated that it would be like PEBSCO. She stated that there would be quarterly statements. She stated that the employees would still put their money into the 457 and the County's money would go into the 401A.

Kay Murray stated that the resolution was ready for adoption and asked that the Commission include the actual County offices in the Commission order and not the names of the officeholders.

Commissioner Miller asked if the matching part, that started in July, would go into the 401A.

Kay Murray stated that it would.

Commissioner Miller asked if the employees would have the same investment choices as with PEBSCO.

Kay Murray stated that there were more options with this plan, however they were very similar to PEBSCO. She stated that a person from PEBSCO would come in and give employee training sessions.

Commissioner Miller asked if when this went into effect, the old committee would be dissolved. She asked if the IRS involvement would be finished.

Wendy S. Noren stated that the trustees would be used to filter paperwork. She stated that this plan was under the same law as the old one.

Commissioner Stamper asked if employees would be given an opportunity to enroll prior to May.

Wendy S. Noren stated that they would probably get that form on the 15<sup>th</sup> of April. She stated that they would start on the week of April 26 with the employee sessions. She stated that they wanted the employees to understand the tax implications of taking the money out of the plan.

Wendy S. Noren stated that Kay Murray had done a wonderful job with this plan.

Commissioner Stamper thanked Kay Murray and the committee for the work that they had done.

Commissioner Stamper moved to adopt the Resolution establishing a Defined Contribution Program as presented by the Pension Advisory Committee.

Commissioner Miller seconded the motion.

**Discussion:** Commissioner Stamper stated that Kay Murray would be the trustee and the Commission would appoint the other members of the committee.

The motion passed 3-0. **Order 94-99**

**Subject: Approval of an Intergovernmental Agreement with the city of Columbia for a Community Development Block Grant for Ozark Airlines**

Rick McDowell, REDI stated that they had a requirement from the Department of Economic Development to have an intergovernmental cooperative agreement between Boone County and the City of Columbia for the infrastructure funds for the Community Development Block Grant for the Ozark Airlines (locating itself at the Columbia Regional Airport).

Rick McDowell stated that the funds would be coming to the County and the improvement would be made on City property.

Commissioner Vogt asked if the request was for \$275,000.

Rick McDowell stated that it was for \$210,000.

Commissioner Miller stated that this was a very good use of Community Development Block Grant funds.

Commissioner Stamper moved to approve an Intergovernmental Cooperative Agreement as presented by REDI for the purposes of Community Development Block Grant funds for the Airport Improvement Project and authorize the Presiding Commissioner to sign the agreement pending its approval by County Counsel. And further order that it be forwarded to the City Council of Columbia for their consideration.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 95-99**

**Subject: Authorize an Emergency Purchase for the Boone County Jail**

Commissioner Stamper stated that there was a problem at the jail related to the venting of exhaust fumes and fresh air intake in the boiler room. He stated that this occurred when the County was replacing a hot water heater. He stated that the venting (stack) would have to be replaced. He stated that there had been significant evidence of carbon monoxide release.

Commissioner Stamper stated that the price was an engineer's recommendation.

Commissioner Stamper moved to authorize the Presiding Commissioner to sign an emergency purchase at the Boone County Jail related to the exhaust system.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 96-99**

**Subject: Change Order No. 4 of 67-02DEC98 Sidewalk/Johnson Bldg project**

Commissioner Stamper moved to approve Change Order No. 4 of 67-02DEC98 Sidewalk/Johnson Bldg project with Columbia Curb & Gutter in the amount of \$3,016 for services as outlined. And further ordered that the Presiding Commissioner be hereby authorized to sign the change order.

Commissioner Vogt seconded the motion.

Commissioner Stamper stated that there was a component of this bid that the City of Columbia had an option on. He stated that the City of Columbia chose to do this rather than give the contractor a price for it. He stated that the City of Columbia put it in a certain way and the County had to adjust it (in order to fix something) and then put it back in, in order to stay in compliance).

Commissioner Stamper stated that the project was about 70-80% complete.

The motion passed 3-0. **Order 97-99**

**Subject: Community/Social Service Agreements with Reality House and Harrisburg Preschool**

Commissioner Vogt moved to approve the Community/Social Service Agreements for the 1999 calendar year with Reality House for Adult Offender Residential Treatment program in the contract amount of \$14,004.50 and with the Harrisburg Preschool for Child Care Needs and Year-round Day Care for Indigent/Disadvantaged Children in the contract amount of \$11,000.00. And further order that the Presiding Commissioner be hereby authorized to sign the agreements.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 98-99**

**Subject: Consultant Services Agreement with SMS Builders for the Red Rock Rd Bridge Project**

Frank Abart stated that this agreement would not exceed \$9,000. He stated that it was about 70-80% completed (with the design work done on it). He stated that this was an agreement to complete the design and specification phase of the Red Rock Rd project. He stated that this road was currently closed due to the collapse of a structure. He stated that one of three culverts failed on the previous Friday. He stated that the Public Works Department was taking measures to keep the road open for another 2-3 months until they could move forward with the Red Rock Rd Bridge project.

Commissioner Vogt asked where on Red Rock Rd this project was located.

Frank Abart stated that it was about 2 mi east of Rte Y interchange. He stated that this project was in a low area and with three 6' diameter culvert pipes. He stated that one of them failed last Friday.

Commissioner Vogt asked when the road would be opened.

Frank Abart stated that he hoped to have it open to traffic by the end of the week.

Commissioner Stamper moved to approve the Consultant Services Agreement with SMS Builders in the amount of \$9,000 for services as outlined on the Red Rock Rd Bridge Project. And further authorize the Presiding Commissioner to sign the agreement.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 99A-99**

Commissioner Stamper called Chuck Nichols to clarify the emergency purchase at the jail.

Chuck Nichols stated that the purchase would involve the replacement of a flue. He stated that the purchase would cost around \$20,000 total.

**Subject: Agreement with Mitzel Scroggs for Architectural Services on the JJC Shop Bldg**

Commissioner Miller stated that last week they had a request to authorize Mitzel Scroggs to do architectural services on the JJC Shop Bldg. She stated that she met with Mr. Perry and they put together a course of action to handle this item.

Commissioner Miller moved to approve the Agreement between Boone County and Mitzel Scroggs for architectural services on the JJC Shop Bldg in the contract amount of \$6,900. And further authorize the Presiding Commissioner to sign the agreement.

Commissioner Vogt seconded the motion.

Discussion: Commissioner Miller asked the Commission's approval to allow David D'Eagle to look over the drawings in order to make sure that they were correct. She stated that she would bring those back at some point in order to ask for authorization.

The Commission agreed the Commissioner Miller's request.

The motion passed 3-0. **Order 100-99**

**Subject: Wetland Treatment Unit No. 4 (near McBaine, MO)**

Commissioner Stamper stated that they had request by Burns & McDonald for easements for the purposes of constructing a Wetland cell on (what was formerly known as) the Florea property. He stated that the City of Columbia had proposed and authorized the construction of a five-cell wetland on this site. He stated that there would be a major excavation. He stated that their purpose was to be able to cross the (MKT) trail and use it as a permanent easement (as needed) in the southwestern edge of the site. He stated that Commissioner Miller and Commissioner Vogt had requested insight on the flooding and entrapment of water. Commissioner Stamper stated that he had spoken to individuals on both of these subjects.

Commissioner Stamper stated that on the flooding issue, the City of Columbia was issued a FEMA permit. He stated that city officials also claimed that they planned to drain this area (significantly) underneath the trail. He stated that they did not expect any water trappings.

Commissioner Miller stated that she did not want to have a low area, walking trail that drew mosquitoes. She stated that perhaps they should have it in the agreement, that should the County experience any problems with this, then the City of Columbia would have to fog the area in order to take care of the problem.

Commissioner Vogt asked if Commissioner Stamper had testified before council. She also asked if the City of Columbia had proceeded despite his testimony.

Commissioner Stamper stated that this was correct.

Commissioner Vogt stated that she wanted to protect the trail and also to protect the interests of their citizens.

Commissioner Miller stated that she had spoken to Mr. Florea and told him that he had sold this area knowing that it would be out of his control and that this had come back to get him. She stated that she had found out that the City of Columbia had meetings with Mr. Florea all during this process.

Commissioner Stamper stated that he had discussed with Mr. Patterson the clause that would revert this property back to the County if it were acquired. He stated that the Commission should have a discussion with Mr. Florea about how this would occur.

The Commission agreed that they would send a letter stating that they were willing to provide easements for access as requested for construction purposes and a permanent easement, and to articulate their concerns about the wetland.

**Commissioner Reports**

*Commissioner Stamper*

Commissioner Stamper stated that Sheriff Boehm had requested that the Commission consider allowing him to take one of his Chrysler Intrepid and place it in the pool of vehicles to be auctioned, and then take one of the 1996 Crown Victoria out of the pool and use it in the Corrections division.

Commissioner Stamper stated that June Pitchford had stated that a Ford Thunderbird had been purchased from organization 1252 General Revenue monies. He stated that Sheriff Boehm wanted to exchange the Ford Thunderbird for one of the 1996 Crown Victoria as well.

Commissioner Miller stated that this made sense to her as well.

Commissioner Stamper moved to authorize Sheriff Boehm to exchange a 1994 Ford Thunderbird for a 1996 Crown Victoria and a Dodge Intrepid from the Corrections division for a 1996 Crown Victoria and that both of those vehicles (Ford Thunderbird and Dodge Intrepid) be included in the sale of vehicles.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 100A-99**

Commissioner Stamper stated that he had given the other members of Commission a map concerning the potential Wagon Trail Sanitary Sewer NID. He stated that he had attended a meeting last week where this NID had been presented. He stated that the way that it was presented, the NID would be too costly for the property owners. He stated that they had looked at this area and the possibility of getting some aid from the Department of Natural Resources funds and perhaps engaging the Department Economic Development.

Commissioner Stamper stated that he had been notified that Dennis Kastens, TCI (as of March 1, 1999) would no longer be the General Area Manager for Central MO. He stated that Gary Ball would be replacing Dennis Kastens on a temporary basis.

Commissioner Stamper stated that he and Dennis Kastens had a limited conversation about a franchise agreement. Commissioner Stamper stated that the Commission should set up a work session with John Patton to discuss this issue. He stated that there had always been a discussion as to whether the County Commission should be put on cable television.

Commissioner Stamper stated that Frank Abart would be bringing forward the University NID lot decision and possibly some finals this Thursday.

Commissioner Miller stated that Frank Abart had sent them an e-mail in reference as to what the cost increase would be to each property. She stated that it amount to about \$1200. She stated that she thought that this would reasonable.

Commissioner Stamper stated that they would discuss this issue further in the work session.

Commissioner Stamper stated that in a work session with Public Works, they had discussed a consultant services agreement and the problem with the Water districts on El Chaparral. He stated that on the Thursday agenda, they would discuss the University Estates certification and Road Acceptance Certificate, Bethany Dr Road Acceptance Certificate, upgrade of roads, and Adopt-a Road with Girl Scout Troop 582. He stated that he had a brief discussion with Frank Abart about his space needs. He stated that they decided that if the County was going to engage an architect for a space study, then the Public Works needs could be included in that discussion.



Commissioner Stamper stated that Public Works would have a safety audit inspection on Monday, March 22, 1999. He stated that Frank Abart would be on spring break during the week of the inspection.

Commissioner Stamper stated that there was a request from the *Missourians for Safety on the Road* for an endorsement of Proposition A. He stated that the Commission would bring this item back for the Thursday Agenda.

Commissioner Vogt and Commissioner Miller stated that they would endorse this item.

Commissioner Miller stated that there was a federal mandate that stated that the County would have to provide that kind of GPS system in the Joint Communications network. She stated that Proposition A would help offset those costs.

Commissioner Stamper stated that there was a resolution included in the request. He stated that they would bring the resolution back on Thursday.

Commissioner Vogt stated that she had been listening to KFRU earlier that morning and heard that the State legislature designed Proposition A so that it would charge wireless users less than 2¢ a day or 50¢ a month to have that safety factor available.

Commissioner Stamper stated for the record that Boone County had held a wonderful Mayors' Meeting the previous month. He suggested that a work session later this week was in order to discuss that meeting and the Fairgrounds issue.

*Commissioner Miller*

Commissioner Miller stated that they had received their first change order on the Reality House project. She stated that there were four other things that needed to occur in a change order, however those were still pending. She stated that there were numerous areas of work included in the first change order.

Commissioner Miller stated that most of the work on the project that was included in the change order had to do with structural changes. She stated that they had added a janitor's closet, etc. She stated that Mr. D'Eagle felt that the costs were very reasonable.

Commissioner Miller moved to authorize the District I Commissioner to sign Change Order No. 1 for Reality House in the amount of \$4,303.51.

Commissioner Vogt seconded the motion.

The motion passed 3-0. **Order 100B-99**

Commissioner Miller stated that she had been at the Jail to review the work that was being done there. She stated that they would pour concrete on the storage building on Wednesday. She stated that they were ready to pour concrete on the Reality House today. She stated that things were progressing very well.

Commissioner Miller stated that the Boone County Fire District (the Wildland fire team that went to Florida) was featured in *Wildland Firefighter*. She also stated that there was a movie that would be out in April that featured the voice of Shonda Murray (a member of the team).

Commissioner Miller reported that the Senior Board met with Jean Leonatti from CMAAA. She stated that she questioned the fact that CMAAA, in leaving the Senior Center had also left behind the money (nearly \$20,000) that the seniors had paid for paper products for home-bound meals. Commissioner Miller stated that Jean Leonatti had stated that she did not feel as though she were leaving anything behind because she did not feel that the seniors were not going to honor that commitment in the future. Commissioner Miller asked Commissioner Vogt to comment on the subject.

Commissioner Vogt stated that she had never received that kind of indication while she was serving on the Senior Board. She stated that there had never been any discussion about not supporting CMAAA. She stated that they had wanted more timely notice of when funds were needed.

Commissioner Miller stated that the Senior Board needed to deal with the misinformation surrounding that issue. She stated that she would like Commissioner Vogt to see if there was any documentation of the Senior Board’s plans for their money (for the upcoming year). She stated that this would help clarify things.

Commissioner Vogt stated that she would look for this information.

Commissioner Miller stated (in reference to phase II of the Jail Renovation Project) that the architect had sent a note stating that the staffing study would be finalized this week and the needs study was complete. She stated that the architect wanted to get the group together that had been working on phase I in order to determine a plan of action for phase II.

*Commissioner Vogt*

Commissioner Vogt stated that there was a meeting of the Hospital Board of Trustees. She stated that she was unable to stay because the Commission had not signed the Confidentiality clause. She stated for the record that the County Commission was requested to sign a confidentiality clause in order to be present during or participate in negotiations (for the purchase of Columbia Regional Hospital).

Commissioner Vogt stated that she had met with John Patton, County Counsel to discuss 2 parts of the confidentiality clause that made him hesitate in bringing it forward to the Commission for signature/approval. She stated that this had to do with information of the transaction. She stated that the Commission would hold a closed meeting to discuss this issue on Thursday.

Commissioner Vogt also reported that Boone Retirement Center in an auditing phase (auditing the last 13 months) in order to have actual figures for that period of time. She stated that she had met with Cindy Forbis, Director of Boone Retirement Center and Barton Boyle in order to talk about board activity and things that were going with Boone Retirement Center. She stated that they agreed to have meetings at least once a month in order to keep the Commission updated.

There was no public comment.

The meeting was adjourned at 10:20am.

Attest:

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Don Stamper  
Presiding Commissioner.

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Wendy S. Noren  
Clerk of the County Commission

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Karen M. Miller  
District I Commissioner

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Linda Vogt  
District II Commissioner