

TERM OF COMMISSION: June Session of the May 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 regular meeting of the County Commission was called to order by Commissioner Stamper at 9:30a.m.

**Subject: Award Contract for GIS Conversion Project**

Commissioner Stamper welcomed Beckie Jackson-Purchasing Director, Bob Ormiston-Director of Information Technology and Ross Short-GIS.

Bob Ormiston stated that he (along with the GIS Technical Committee and the GIS Department) had reviewed the bids submitted for the request for qualifications to perform the GIS conversion. He stated that they recommended award to the Sanborn Map Company, Inc. He stated that their proposal was for 97 cents per parcel. He stated that there would be a trial project consisting of approximately 18 parcels with a value of \$1746. He stated that upon successful completion of that trial, the remaining parcels (34,100) would be forwarded for conversion. He stated that the cost for this would be approximately \$33,077 for a total of \$34,823. He stated that these network numbers represented the maximum scenario and that the actual number could be reduced. He stated that this would not require any modification of the budget.

Ross Short stated that the decision to use an outsource company was based on the fact that the cost per parcel--to convert the maps--was \$4-16 per parcel (this figure derived about five years ago). He stated that quotes for this project at present was about \$1-4 per parcel. He stated that the bid from Sanborn Map Company, Inc. came in lower than estimated. He stated that this would speed up the process of converting the Assessor's Office maps. He stated that they were now looking at a completion date of February/March of 2000 rather than August 2000 on the GIS project.

Ross Short stated that the GIS department was instituting a process for quality. He stated that payment would not be made until each map had passed through the quality control process.

Commissioner Stamper clarified that the County had been involved in a partnership with Boone Electric Cooperative and the City of Columbia to establish a graphic information system (computer digitizing of the County maps). He stated that the system would allow for layers to be put on each of the maps to show water lines, sewer lines, roads, easements, and a variety of other information. He stated that getting those base maps in place was an integral part of the project in order to make it possible to share information with the Water Districts and other public entities. He stated that the project had been going on for about three to four years.

Commissioner Miller moved to award the contract for the GIS Conversion Project to the Sanborn Map Company, Inc. as stated on the attached memorandum dated June 1, 1999 from the Purchasing Department in an amount not to exceed \$35,000. And further order that the Presiding Commissioner be hereby authorized to sign the agreement.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 223-99**

Commissioner Stamper asked Beckie Jackson about the rock bid.

Beckie Jackson stated that she heard that additional conversations were held that she had not been apprised of.

Commissioner Stamper asked if the Addendum for the rock bid was out.

Beckie Jackson stated that it was.

**Subject: Report on Fairgrounds Activities and Discussion of Survey and Recreation Masterplan**

Commissioner Stamper stated that Hardeep Bhular was present to discuss the survey results regarding the fairgrounds.

Commissioner Stamper stated that he was making a list of all the questions that were being asked regarding this topic. He stated that he thought it was important to give proper diligence to all of the questions that had been asked.

Commissioner Stamper proposed Tuesday, June 29<sup>th</sup> as the target date to bring final observations to the Commission for a vote on whether or not to acquire the fairgrounds. Commissioner Stamper stated that there would be public hearings and public work sessions held during the period until June 29<sup>th</sup>. He stated that there would also be several work sessions on the financing, appraisal, and a number of the questions. He stated that he had met with the bank and proposed this outline of events to them. He stated that their timeline was quite a bit different than this one. He stated that he expressed to the bank that he felt it was in everyone's best interest to go through all of these steps to ensure that all of the questions raised that had been raised.

Commissioner Stamper stated that Hardeep Bhular was involved in a survey that was done of constituents in the County concerning the fairgrounds issue. He stated that he had expressed an interest in working with the Commission on a recreation masterplan process. He stated that Hardeep Bhular was also an active member of the Fairgrounds Task Force.

Hardeep Bhular stated that the main instructor of the course that he would be discussing (at the University of MO) was David Vaught. He stated that this was semester was the second of two classes and was an advanced stage of Recreational Planning. He stated that the class was made up of certain select students that had to meet certain prerequisites plus additional project involvement with the use of contemporary technology. He stated that the students in this class would learn more about this technology and would work on a practically oriented project.

Hardeep Bhular stated that there was a similar course which he teaches through the School of Natural Resources—Natural Resource 380—which involves developing a masterplan (strategic and operational) in a real life setting with an area of 400 to over 2000 acres. He stated that the class would have looked at another site if the situation with the fairgrounds had not arisen. He stated that students in the classroom will initially learn the finer techniques of the planning process would be collecting information concerning the site such as wildlife, soil, etc. He stated that the class would have to review very closely all of the necessary, recreational standards that professional associations and other organizations had put together in terms of what the standards [for a recreational site] should be. He stated that the class would also have to look at the information that had been collected on the County of Boone, the City of Columbia, and the recreational needs survey (Task Force). He stated that based on this information, the class would come up with a conceptual plan of what would be the best fit for this site.

Hardeep Bhular stated that based on need and site compatibility, the class would come up with a proposal. He stated that the proposal would be short of any technical, detailed information pertaining to the specifics of proposed facilities (swimming pool, ice arena, etc.). He stated that it would also be short of the exact cost and blueprints of the facility. He stated that this type of information is not part of this course.

Hardeep Bhular stated that the course would begin in the first part of the Fall semester and would end in December of 1999. He stated that the deadline for completion of the project was toward the last day of the semester. He stated that he did not have any detailed information about the cost of work (for the proposal). He stated that costs would pertain to materials, supplies, mats, film, photographs, computer work, transportation costs, etc.

Commissioner Stamper asked Hardeep Bhular to give some examples of local sites that came out of this project process.

Hardeep Bhular stated that the Natural Resource 380 class had developed plans for the MKT Nature Fitness Trail, Twin Creeks, Gans Creek, Davis Dale Property.

Commissioner Stamper asked how many students were involved in the class.

Hardeep Bhular stated that there were about 20 students involved in the recreational planning class. He stated that there were about 60 students in the Natural Resource 380 class that were broken up into groups. He stated that the groups collected all of the information and put it into a document that contained maps etc. He stated that the document was presented to a panel of experts composed of representatives of different agencies. He stated that the representatives are given a week to review the documents, after which time the students must present and defend their work to the panel of representatives.

Commissioner Stamper asked Hardeep Bhular to describe the level of staff and the professor involvement.

Hardeep Bhular stated that David Vaught had the primary (supervisory) responsibility of the recreational planning course. He stated that David Vaught was on the cutting edge of the infusion of Parks & Recreation graduates in the transportation department of MoDOT. He stated that David Vaught was a department specialist and the first ever hired (the position was created for him). He stated that David Vaught's primary work was to review and assess the impact of additional/new highway projects or realignment of roads on adjacent parks. He stated that David Vaught taught the prerequisite for the recreational planning course and was involved with developing plans for the Prairie Forks area (700 acres given to the University of MO, Department of Conservation by the family of Edward Jones).

Commissioner Vogt asked if the students involved in the course were all Parks & Recreation graduates.

Hardeep Bhular stated that the students in the recreational planning course were a combination of Parks & Recreation graduates and students of Natural Resources 380.

Commissioner Vogt asked if any of the proposals created by the students had been acted on.

Hardeep Bhular stated that some of the proposals had been used for actual sites. He stated that they [professors and students involved] took quite a bit of pride in the fact that many of the recommendations made by students were actually used by agencies (Conversation Department, Department of Natural Resources, etc.) He stated that right after the land was donated for Prairie Forks, the Natural Resource 380 class went out and did the masterplan for that site.

Commissioner Miller asked if there would be a possibility for the Fall semester class to deal with the overall masterplan, and then have the Natural Resource 380 class pick up the work from there in the second semester and do the operational and strategic planning to make a more usable document for Boone County.

Hardeep Bhular stated that this was a possibility, however he would have to speak with his colleagues about it.

Commissioner Stamper asked how much a plan of this nature would cost if it were performed by a group in the private sector.

Hardeep Bhular stated that he would estimate that it would cost from \$60,000 to over \$100,000. He stated that the last Boone County masterplan cost around \$65,000. He estimated that it would cost about \$20-40,000 for a masterplan for one site.

Commissioner Stamper stated that he wanted to move to a discussion of the survey and its results. He stated that the survey was reported to the Commission by the Task Force in March 1999.

Commissioner Stamper interrupted his comments to welcome former Southern District Judge Carolyn (Lathrop) Webster.

Hardeep Bhular stated that he was a member of the Task Force and the Task Force was given a charge by the Commission. He stated that the amount of effort, energy, time, and dedication was extremely impressive to him. He stated that the members took the task very seriously and the final recommendation submitted to the Commission was a reflection of that. He stated that there was a lot information gathered and many groups gave input at the actual meetings. He stated that every meeting was open to the public and many people came and gave valuable comments.

Hardeep Bhular stated that the Task Force also felt that in addition to the information that they had gathered, the rest of the County (excluding the City of Columbia) should also have an opportunity to have some input into the decision-making process. He stated that the Task Force decided to conduct a survey of the Boone County citizens (except Columbia because it had performed its own recreational needs survey).

He stated that this survey was put together by a group on campus. He stated that the population number for the (mail-out) survey was 2000. He stated that they received almost 700 responses which was a valid sample (statistically speaking).

Hardeep Bhular stated that 71% of the respondents stated that they would use recreational facilities located at the Boone County Fairgrounds site. He stated that the most preferred (top 5) recreational site activities were indoor aquatic center, indoor ice-skating complex, recreation/community center, water park, trails, horse-training center. He stated that respondents felt that they would be willing to pay for those types of uses.

Commissioner Stamper stated that there were a series of questions that dealt with the development of a Boone County Parks Commission.

Hardeep Bhular stated that there was an overwhelming response to the question of whether Boone County should acquire the fairgrounds.

Commissioner Stamper stated that there was a question that asked if Boone County should have a Parks Commission. He stated that 46% stated that there should be, while 20% stated that there should not be a Parks Commission, and 31% had no opinion. He stated that 77% believed that there should continue to be a Boone County Fair, while 6% believed that there should not be a Boone County Fair. He stated that 55% responded that Boone County should be involved in some capacity in the ownership of the Boone County Fair site. He stated that of that percentage (55%), 31% stated that a joint venture between Boone County and a private developer would be best. He stated that the preferences for ownership were as follows: 14%-sole ownership by Boone County, 6%-a joint venture between the Boone County Fair Board and Boone County, and 4%-a joint venture between Boone County and the City of Columbia would be best. He stated that overall 6% responded that private ownership alone would be best for the site.

Commissioner Stamper stated that demographic and geographic information was also addressed in the survey.

Commissioner Miller stated that it was common knowledge that the rural people value the fairgrounds and that they feel that there is a need to continue the Boone County Fair as it has been known over the years. She stated that they also feel that there is a need to continue to have their young people to compete, build character, have challenges and goals, and learn what it takes to compete today. She stated that she believed that the majority of rural people feel as though Boone County should be involved some way. She stated that the sentiment of the urban population was unknown because this was not addressed in the survey. She stated that the people who had grown up with youth programs and 4-H were supportive. She stated that the survey helped the Commission to find out that there is rural support [for County ownership]. She stated that it also helped them find out that there is support for a Parks Commission. She stated that the survey would be a valuable tool for the person that would put together the masterplan (should the County decide to purchase the fairgrounds property).

Commissioner Stamper stated that at the time of the Task Force recreational needs survey, the City of Columbia was also giving thought to performing a recreational needs survey. He stated that a request was made to do a joint County/City of Columbia recreational needs survey, however this offer was declined by the City of Columbia Task Force.

Commissioner Vogt stated that it was a surprise to her to get calls from the public wanting input in the Boone County Fair because she believed that a good deal of the public already believed that Boone County was involved in the fair. She stated that a lot of people did not differentiate between the County government having great involvement [in the fair] and it being a group comprised of the public. She stated that when the information was gathered from the survey, it was addressing a lot of people that may already believe that they have public rights to the fairgrounds.

Commissioner Vogt stated that she had been doing some surveying of her own with some Internet information that she received regarding publicly-owned fairgrounds. She stated that she found the most interesting situations wherein people were working in public-private partnerships, Extension, etc. She stated that this information and any other that could be gathered was good information for the public.

Commissioner Stamper asked if there were any other questions for Hardeep Bhular. There were no other questions.

Hardeep Bhular stated that after the survey data was collected and reviewed, the final recommendation made to the Commission by the Task Force was that the Commission should acquire the fairgrounds and the adjoining land.

Commissioner Vogt stated that all of the Commissioners served on committee within the community. She stated that she stated that a lot of committee work that she did had to do with Community Partnership, Caring Communities, etc. She stated that one of the themes for the last several years has been: we have a wonderful resource in the University of MO and the community should better utilize this resource. She stated that should County government act on this opportunity, then they might also have the opportunity to actualize the use of this resource. She stated that when County government begins to work better with resources in the community, then this improves the level to which other agencies have that same opportunity.

The Commission thanked Hardeep Bhular for coming.

Commissioner Stamper stated that he wanted to go back to the question of process. He stated that they would take some public comment on this topic. He asked the Commission if they had any thought on how to proceed from this point.

Commissioner Vogt stated that she believed that two public hearings was a good idea. She stated that one could be to have the public come in and express their opinion, while the other could deal with budget information, etc.

Commissioner Miller stated that she preferred three public hearings in order to give the all the residents in the County access within their region.

Commissioner Stamper stated that he also preferred three public hearings.

The Commission discussed the possible locations for the public hearings.

Scott Orr, (get his address off of the public hearing sheet) asked to be recognized.

The Commission recognized Mr. Orr.

Scott Orr asked if the decision had been made to make the final decision regarding the fairgrounds on June 29, 1999.

Commissioner Stamper stated that this was the date that had been proposed.

Scott Orr suggested that since this discussion had been going on for a year, and there were still some critical issues to be discussed, that to force this decision into a tight time frame is not prudent and should be extended. He asked why this decision could not be put off for 90 days.

Commissioner Stamper stated that his analysis was based on the ability to answer all of the questions that are raised by June 29<sup>th</sup>.

Scott Orr stated that the notice and dissemination of the three public hearings alone would take longer than three weeks. He stated that there seemed to be an unrealistic, forced agenda to that date unless there was a reason for it.

Commissioner Vogt stated that there was not anything that was pushing the Commission to make a decision [by that date]. She stated that unlike some other people in the community, the Commission had been working on this issue for almost a year. She stated that they wanted to make sure that everyone had the information that they needed, however she noted that the Commission normally set its own guidelines for itself in terms of time. She stated that the Commission had changed its time [limits] because they had been asked to. She stated that a government disposing of its issues in an expeditious fashion also held value.

Commissioner Stamper stated that his reasoning for wanting to make a decision on June 29<sup>th</sup> was \$600 a day of interest. He stated that 90 days would be a significant impact to someone else's money. He stated that this date did not have to be stretched this long in order to do due diligence to this issue.

Scott Orr stated that the value of the money would be the same no matter who owned the property.

Commissioner Vogt stated that a government entity was able to acquire a loan at a lower rate of interest than an individual.

Commissioner Stamper stated that he believed Mr. Orr was referring to the date of acquisition.

Scott Orr stated that regardless of the figure, there would be a substantial daily interest figure ad infinitum, if the property was purchased.

Commissioner Vogt stated that they were looking at financing options and talking with the Treasurer about those types of things.

Scott Orr stated that as a private citizen it was his fault that this had been going on for so long and no one had done anything about it. He stated that if public hearings had been held on this issue, it was his fault that he did not attend. He stated that if the decision had been made to hold public hearings, then the Commission should give a reasonable time to advertise, disseminate, and not hold them in the prime vacation period. He stated that the one thing that the Commission could do was not put themselves in the position of being accused of forcing something and making it appear that a decision had already been determined. He stated that he did not believe that a decision had been determined. He stated that he believed that the Commission was open-minded and did want the appropriate input.

Scott Orr stated that even for a private purchase, three weeks would be an unreasonable amount of time. He stated that the Commission did not know whom they were negotiating with.

Commissioner Stamper stated that the Commission did know whom they were negotiating. He stated that he had been negotiating with both parties.

Scott Orr stated that Commissioner Stamper was in between two parties that had a dispute and the only way to get both parties in concert was if he was willing to bail both parties out. He stated that if the Commission was going to give this its due diligence and do it with an arms-length approach in a fair and public way (with public money), then the way to do that would be to say "I will wait until there is one owner and one owner only, with time to negotiate where I can have an option for a six-month period of time and then I will do my due diligence as a public official."

Commissioner Vogt stated that the Commission had been researching this issue and working with the Task Force (who held open meetings) and asked people to come to discuss recreational needs. She stated that the Commission had been looking at future and financial information. She stated that her responsibility was to decide whether or not the land purchase was an opportunity for the people of Boone County.

Commissioner Vogt stated that people do not seem to care if millions of dollars are spent on jails, however they seem to have a huge concern about spending a couple of million dollars to provide recreational use to young people that might keep them out of the jails. She stated that it was not a hardship on County government to set three public hearings between this date and June 29<sup>th</sup>. She stated that if there were going to be a public hearings, then it was her opinion (since people are discussing this issue right now) that the time to do it is now.

Scott Orr stated that the public hearings should be done with some degree of promptness. He stated that he hoped that the decision should not be forced on June 29<sup>th</sup>. He asked, why not have the public hearings as quickly as possible and then list on the agenda that the decision will be made as to whether or not to make a decision on June 29<sup>th</sup>?

Scott Orr asked how many public hearings had been held on the financial aspect of the issue.

Commissioner Stamper stated that the Commission had not held any public hearings on the issue. He stated that the Task Force held repeated public sessions. He stated that the issue had come forward with a recommendation and the Commission (from that point on) had been working on the financing. He stated that he had backed away from the financing with the idea [request by BCCGG] that the acquisition decision would not be made for thirty days-sixty days. He stated that June 29<sup>th</sup> date was thirty days from the postponement request.

Scott Orr stated that as long as the Commission would entertain the idea of postponing the decision from June 29<sup>th</sup> if just cause presented itself, then that was fine.

The Commission agreed that they would do that.

Larry Grossman, 3205 West Creek Circle thanked the Commission for the opportunity to make comments and for the delay in making a decision. He stated that more time would be of increased benefit. He stated that the opportunity had been presented to consider another appraisal (non-County expense). He stated that it was doubtful that this would be done by the time the Commission was ready to make a decision.

Larry Grossman stated that the Boone County Citizens for Good Government had been criticized for waiting until the last minute to discuss this issue. He stated that the BCCGG had a lot of confidence in the Commission. He stated that there were three proposals submitted to the Task Force and one of those included purchasing all of the property. He stated that all of the proposals included discussion of all of the property being purchased by the County. He stated that Commissioner Miller and Lieutenant Governor Roger Wilson both opposed any acquisition that would have a negative effect on the operation of the fairgrounds. He stated that it had only recently been found that there would most likely be a negative effect to the Boone County budget (at a minimum of \$50,000 a year). He stated that there were also negative information regarding the Coliseum. He stated that these were the reasons why the BCCGG was coming forward at this time.

Larry Grossman stated that he would like the Commission to expand their discussions to cover the following things: inclusion the State Parks or the Department of Conservation, investigate a purchase without the Coliseum, purchase the land but agree that the best use would be offer it for sale to the public.

Commissioner Stamper asked if Larry Grossman would agree that it would be important to know what the masterplan of the site would be important to know before one began discharging portions of it.

Larry Grossman stated that since the masterplan would not cover expenses or operational costs, then he did not think it would be prudent to purchase a building that has a huge expense, with the idea that someday "we will have a plan of how it is going to be used."

Larry Grossman stated that they were very appreciative of the work that Commissioner Stamper had done. He stated that it had been discovered that the facility could not be turned over to the Fair board in order to make it work, and this was good input.

Larry Grossman stated that he also hoped that the Commission would seek some input in what the value of the building would be if it were sold for highest and best use, and what expenses would be involved in creating additional properties that the fair might have need for.

Larry Grossman stated that the competitive role of the County in other operations had been previously discussed. He stated that he asked Commissioner Vogt: if a horse show would come into the Chambers (Commissioner Miller: he said Chambers do you think that he meant to say Coliseum) after it had been shut down to minimal use and offered \$10-20,000 for the use of the facility (although she stated publicly that she did not feel that the County should be in the business of competing against private industry that pays taxes on the property), would it not be difficult to turn down an influx of dollars.

Commissioner Stamper stated that a better example was the hot-air balloon competition--an event that no other facility in Boone County could host.

Larry Grossman stated that if no other facility in Boone County would host the event, then no one would complain. He stated that if this was the criteria that would be used, then he would not be opposed to that.

Commissioner Stamper stated that if Mr. Grossman would also allow the criteria to include whether or not the existing facilities that could accommodate [this kind of event] were booked.

Larry Grossman stated that he would.

Commissioner Vogt stated that she had given thought to Mr. Grossman's question. She stated that the way she viewed it, no government should compete with private enterprise. She stated that the Commission's intention should be to ensure that it was not standing in the way of bringing tourism dollars to its cities. She stated that the City of Columbia had a tourism department that worked to bring events into the city. She stated it would be valuable for the County to work with that department and form a partnership with them. She stated that she thought it would be a simple thing to ensure the public that the County was not competing with the people who supplied it with the tax dollars in order to provide the same space.

Larry Grossman asked if the Commission would consider including a criterion by which the County could enter into that type of arrangement.

Commissioner Stamper stated that policy would be an important part of this issue.

Commissioner Vogt stated that she did have a discussion with Lorah Steiner about the joint tourism idea, however this was the first time that she had ever voiced that idea publicly. She stated that she felt that as the Commission moved through this issue, a lot of other concerns would be addressed.

Commissioner Miller stated that she was still against using General Revenue funds for this purchase. She stated that she hoped that if the purchase were made and the facility brought to minimal use, then the minimal use policy would allow the facility to pay for itself. She stated that if the Fair Board were still in charge, they would be able to operate the facility. She stated that the fair actually made a profit about \$200,000 a year, however keeping the Fair Board in place was not an option that the County was considering.

Commissioner Stamper stated that the Commission had given full consideration to acquiring part of the land and had even considered re-surveying the land at a cost of \$25-30,000 in order to tie in the land around the Coliseum. He stated that no one was willing to sell at that point.

Larry Grossman stated that what the BCCGG was actually calling into question with the purchase, was the Coliseum and a little of the surrounding land. He stated that they were not speaking of the 146 acres that the BCCGG believed was a good investment. He stated that the purchase of some commercial land would also add continuance to the commercial operation. He stated that the question was whether or not the County should go ahead and purchase the Coliseum (which has been such a financial burden). He stated that he hoped that the County would consider breaking off the Coliseum or offering it for sale, after the purchase if necessary.

Commissioner Vogt asked what Mr. Grossman would think about the County purchasing the facility and then shutting it down, but allowing Boone Electric or the Fair Board (or whoever wanted to use it) to pay for the cost of the utilities.

Larry Grossman stated that it was his understanding that the utilities could not be shut down.

Commissioner Stamper stated that the utilities could be fixed so that the building would not get too hot in the summer or freeze in the winter.

Larry Grossman stated that there were also several encumbrances that the County would be agreeing to with the purchase. He stated that the encumbrances included: the Fair Board's 10-day a year use of the facility and the 44-year lease with Boone Electric Cooperative. He stated that he would encourage the County to try to negotiate out of those encumbrances; otherwise the County would own a building that it could not do anything with (except use it for the fair/exposition business or hold it for future development) if its goals for the property did not come to fruition.

Commissioner Miller asked if it would be acceptable to allow for the fair as long as they accepted that there could be changes in what is usable, such as changing the Coliseum into an indoor soccer arena for example.

Larry Grossman stated that this would be better than what is being proposed today, however he stated that it was BCCGG's opinion that the County should not buy the Coliseum until there is a plan in whereby it would be financially prudent to do so.

Commissioner Miller stated that in response to the question "should the County make this purchase?", that she wholeheartedly supported the fair being held (there) from now to perpetuity. She stated that she strongly believed in fairs, 4-H, and youth groups. She stated that she agreed that there should be some change in the use policy of the buildings.

Commissioner Stamper stated that the centerpiece of the BCCGG's concern for this issue is the public-private competition.

Larry Grossman stated that this was a concern early on that was satisfied during the meeting with Commissioner Stamper.

Commissioner Stamper asked if the BCCGG was going to be as deeply involved in the community recreation issue.

Larry Grossman stated that the BCCGG had not broached this subject yet. He stated that the City of Columbia had done some planning and would acknowledge the level of expenditure that it would take to do something like that.

Commissioner Miller stated that she believed that the BCCGG held the County to a different standard than the City. She gave the example of the City of Columbia purchasing the old fairgrounds property. She stated that this property had old buildings on it and the City of Columbia did not hold public hearings on this subject or put it to a vote. She stated that they bought it because it was an opportunity. She stated that she continued to hear comments on the radio to the effect that this issue needed to be put to a vote. She

stated that there was not time for that and opportunities of this nature only came along so often. She stated that everyone should be held to the same standard.

Larry Grossman stated that the BCCGG board only recently made the decision to begin taking a stand on issues. He stated that in the past they had only dealt with candidates. He stated that the organization had not been actively involved in issues, however they hoped to become more involved.

Commissioner Miller asked it was possible to get a list of the BCCGG board members.

Larry Grossman stated that the BCCGG would probably not release its membership list for direct mail purposes, however he stated that the board list was probably available.

Commissioner Miller stated that she would like to have a copy of that list.

Commissioner Stamper stated that the BCCGG raised the question of whether the County would be interested in pursuing an appraisal if members of the BCCGG were willing to pay for it. He stated that the cost was between \$750-1,000 for a good appraisal. He stated that if this is an interest of the BCCGG, the Commission would appreciate knowing that sometime this week.

Commissioner Vogt stated that there was a discussion in a work session regarding the 1998 appraisal of the fairgrounds. She stated that the Commission decided to have the person that performed the appraisal to attend a meeting in order to discuss the appraisal and/or give that person direction to answer any other questions that the Commission might have. She stated that Dan Judy came to the Commission office yesterday with an appraisal that he had performed (she stated that he had not submitted this to the Fair Board because he found out about the appraisal that Jack Blaylock was performing). She stated that the appraisal done by Dan Judy and the one performed by Jack Blaylock were within \$10,000 of each other.

Commissioner Vogt stated that she felt more confident that the 1998 appraisal was a good one and if there were more questions to be asked, then the Commission could ask those as well.

Larry Grossman asked if Information Technology was true that the Fair Board would have to give permission for an appraisal to be performed.

Commissioner Stamper stated that he did not believe that an appraiser would appraise a property without permission of the property owner.

Larry Grossman asked if the BCCGG would have that permission.

Commissioner Stamper stated that if the BCCGG wanted to do that, then the County would need to know.

Scott Orr stated that he would answer any questions that the Commission had concerning his interests in the issue. He stated that if the County let the property go to foreclosure and the leases came after the deed-of-trust, then the deed-of-trust would wash out things like: which owner you are dealing with, what the conflicts and interests are, etc.

Commissioner Stamper stated that if the property went to foreclosure, then the value would go up because there would be real estate developer interests, commercial interests, bank, etc. He stated that the property could be sold at the Courthouse steps for more than the liens.

Scott Orr stated that this was more reason to let the property go to foreclosure. He stated that it was his contention was that the value of the land and the improvements was \$1 million. He stated that the foreclosure process would wipe out encumbrances while a deed in lieu would not. He stated that the finances on the old fairgrounds were substantially different and Ron and Vicky Shy made a substantial contribution to the City of Columbia. He stated that this property was "a good deal." He stated that there was no invasion on General Revenue. He stated that this purchase was not a good deal. He stated that this deal is like "a Hearnes Center without a basketball team; it literally may have negative value because it costs so much to own." He stated that the facility would have to be lighted, heated, maintained. He stated that it would have to be secured and preparations made for deferred maintenance, depreciation, and eventually demolition costs.

Commissioner Stamper stated that the facility may also be converted to something that would benefit the youth and people of Boone County.

Commissioner Stamper explained that the Treasurer had worked out a funding strategy that (the Commission would report to the public in the future) that would be fed by the Healthcare Profitshare and proceeds from the property. He stated that a zero-impact on the General Revenue fund could be built.

Scott Orr asked it if was the role of County Government to speculate on business and buying commercial property.

Commissioner Stamper stated that the role of County Government was the same as the City of Columbia's in Cosmos Park or anything having to do with greenspace or a place for people to recreate.

Scott Orr stated that the City of Columbia owned Cosmos Park. He stated that they had the opportunity to either keep or sell it. He stated that the commission was obligating the taxpayer for a future General Revenue invasion.

Scott Orr asked the Commission to show him a plan.

Commissioner Stamper stated that they would do this before June 29<sup>th</sup>.

The Commission agreed to June 29<sup>th</sup> as the target date and to hold three public hearings. They decide the sites/dates at a later date and release them at a later date.

**Subject: Cost Allocation Plan for Boone County, MO (1998 Actual)**

Commissioner Stamper stated that Barbara Morris, Prosecuting Attorney's Office had submitted the Cost Allocation Plan (1998 Actual).

Barbara Morris stated that this was an annual item. She stated that the federal government allowed them to be reimbursed for indirect costs. She stated that the plan (for the costs) must be devised by an outside entity. She stated that DMG devised the plan for the County this year and in past years.

Commissioner Vogt moved to approve the Cost Allocation Plan for Boone County, MO (1998 Actual) and authorize the Presiding Commissioner to sign the document.

Commissioner Stamper seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 224-99**

Commissioner Stamper stated that he was late for a meeting in Jefferson City and therefore would need to leave the Commission meeting early.

**Subject: Courthouse Space Needs Discussion**

This agenda item was tabled.

**Subject: Letter from the Conservation Fund**

Commissioner Vogt stated that this letter was in regards to the Civil War Heritage of Boone County. She stated that there was a site near Harrisburg where Civil War reenactments are often held. She stated that the letter offered a book, *The Civil War Battlefield Guide*, and full color maps of the battle sites in the Missouri.

Commissioner Vogt submitted the letter and attachments for the public record.

**Subject: Letter from the Missouri Board on Geographic Names**

Commissioner Miller stated that this letter referenced a bluff area near Huntsville, MO. She stated that the Missouri Board had identified a name for this area—Big Manitou Bluffs. She stated that the Missouri Board had sent along a formal document that asked the County to state their agreement or disagreement with the name.

Commissioner Vogt asked if there should be a waiting period in order to allow the public to give comments regarding the selection of a name for the area.

Commissioner Vogt submitted the information related to the naming of this area for the public record and stated that the Commission would bring this item back to the agenda in three to four weeks.

**Commissioner Reports**

*Commissioner Vogt*

Commissioner Vogt had gave no report.

*Commissioner Miller*

Commissioner Miller gave no report.

*Commissioner Stamper*

Commissioner Stamper had to leave the meeting early.

**Public Comment**

A person in the audience asked when the sites and dates for the public hearings would be decided.

Commissioner Vogt stated that they would be decided this week and announced to the public.

The meeting was adjourned at 11:15am.

Attest:

\_\_\_\_\_  
Don Stamper  
Presiding Commissioner

\_\_\_\_\_  
Wendy S. Noren  
Clerk of the County Commission

\_\_\_\_\_  
Karen M. Miller  
District I Commissioner

\_\_\_\_\_  
Linda Vogt  
District II Commissioner