

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 Skip Elkin
Deputy County Clerk Brian Wright

The Presiding Commissioner called the meeting to order at 9:31am.

Subject: Second Reading & Approval of a Budget Revision for Psychiatric Services

Commissioner Stamper stated that the Commission received a request for an additional \$12,000.00 this year from the Sheriff’s Department. He stated that the additional funding will expand psychiatric time provided at the jail. He noted that the funding will come from the Emergency fund.

Commissioner Miller asked if the item was based on history. She stated that the contract noted that the County would look at the history of such items, from contract-to-contract.

Commissioner Stamper responded affirmatively, noting that the contract renewal is now. He stated that the Sheriff’s Department felt that by next year, there would not be enough physician time in their budget allocation.

Commissioner Miller asked if the County percentage was higher than the national average (16%) for inmates needing psychiatric services.

Commissioner Elkin stated that according to Sheriff Boehm, the County’s percentage was approximately twenty-six percent.

Commissioner Stamper stated that the request was reasonable, noting that there did not seem to be any artificial growth. He stated that the Sheriff’s Department was still dealing with the units of service that it had in the past.

Commissioner Elkin moved to authorize a budget revision as follows:

ACCOUNT	AMOUNT (Decreasing)	AMOUNT (Increasing)
1123-86800 (Emergency Funds)	\$12,000.00	
1255-85620 (Other Medical)		\$12,000.00

Said budget revision is for additional monies needed for an increase in the Behavioral Health Concepts Contract (June 2001- December 2001).

Commissioner Miller seconded the motion.

There was no discussion or public comment.

The motion passed 3-0. **Order 273-2001**

Subject: Second Reading to Award a Bid for Asphalt Paving

Melinda Bobbitt, Purchasing Department Director was present on behalf of this item.

Melinda Bobbitt stated that the Purchasing Department received a request from the Public Works Department to issue a bid for Asphalt Paving. She stated that after completion of the bid evaluations, Purchasing and Public Works recommend award of bid 27-29MAY01 to APAC-Missouri for the Base bid for Asphalt Paving of Rangeline, and also award of the Add Alternate bid for Asphalt Paving of Rebel Drive and Abilene Drive. She noted that the bid from APAC was the only bid received for this item.

Commissioner Elkin moved to award bid 27-29MAY01 as follows:

FOR	TO
Base Bid for Asphalt Paving of Rangeline Road & Add Alternate bid for Asphalt Paving of Rebel Drive and Abilene Drive	APAC- Missouri Incorporated

Said bid is awarded per the attached recommendation of the Purchasing Department. It is further ordered that the Presiding Commissioner be hereby authorized to sign the agreements.

Commissioner Miller seconded the motion.

There was no discussion or public comment.

The motion passed 3-0. **Order 274-2001**

Subject: Second Reading & Approval of Boone Electric Cooperative Relocation of Poles on Richland Road Project

Commissioner Miller stated that the item was due to the County's re-alignment of the project. She stated that the original estimate was no longer valid, based on the scope. She noted that the change order was reasonable, due to the working relationship with Boone Electric Cooperative.

Commissioner Miller moved to approve the Amended Utility Relocation Agreement between Boone County and Boone Electric Cooperative, in the amount of \$64,290.20. Said agreement is to amend a utility relocation agreement for the Richland Road Project. It is further ordered that

Presiding Commissioner be hereby authorized to sign the agreement.

Commissioner Elkin seconded the motion.

There was no discussion or public comment.

The motion passed 3-0. **Order 275-2001**

Subject: Second Reading & Approval of Gans Road Change Order #5

Commissioner Miller stated that the Change Order was the result of wintering this project. She stated that the additional funding will be used to get the base of the road back in a condition for the Contractor to move forward with laying the hard surface.

Commissioner Miller moved to approve Change Order #5 for the Gans Road project, in the amount of \$20,440.00. It is further ordered that the Presiding Commissioner be hereby authorized to sign the Change Order.

Commissioner Elkin seconded the motion.

There was no discussion.

In public comment, Tom Moran (413 W. Walnut Street Columbia, MO) stated that he represents the Osage group of the Sierra Club. He stated that the Sierra Club stands firmly against any improvements to Gans Road. He noted that the road 'improvements' would have certain deleterious effects against Gans Creek. He further noted that the Creek is a state-outstanding water-natural resource.

Mr. Moran stated that the improvements are a sprawl-generation device. He stated that if the County chooses to discuss Smart Growth, it should choose to do so from the very beginning. He noted that this item is a prime example in which the County is taking the lead in generating further urban sprawl of the City of Columbia.

The motion passed 3-0. **Order 276-2001**

Subject: Second Reading & Approval of the VOCA Grant Renewal

Commissioner Stamper stated that the Kevin Crane had presented the item at Commission meeting on June 12, 2001. He stated that the grant was for the Victim of Crime Act.

Commissioner Stamper moved to approve the Victims of Crime Act (VOCA) grant renewal application, in the amount of \$57,153.00, and authorized the Presiding Commissioner to sign the renewal application.

Commissioner Miller seconded the motion.

There was no discussion or public comment.

The motion passed 3-0. **Order 277-2001**

Subject: Second Reading & Approval for a Road Naming Procedure (Old Barclay Creek Lane & Old Barclay Creek Road)

Commissioner Stamper stated that the Ryland Rhodes of the Planning and Building Department delivered a presentation on this item at the June 12, 2001 Commission meeting.

Commissioner Miller moved to approve the request to name two unnamed roadways that are currently private, non-county maintained roads to Old Barclay Creek Lane and Old Barclay Ridge Road, as described in the attached documentation.

Commissioner Elkin seconded the motion.

There was no discussion or public comment.

The motion passed 3-0. **Order 278-2001**

Subject: Second Reading & Approval of the CenterState Agreement

Commissioner Stamper stated that there had been some confusion regarding whether this item had been discussed previously. He stated that the item had been brought forward for discussion at the June 14, 2001 Commission meeting, noting that the contracts had not been approved by legal counsel. He noted the contracts had been approved by the City of Columbia.

Commissioner Miller stated that the contracts were originally received some time ago. She stated that the original contracts had language that "flew in the face" of statutes, in terms of the Auditor's relationship. She noted that the contracts were returned to John Patton for further legal review and to correct the contract language.

Commissioner Stamper stated that the contract had not been back through the auditor's office, since the revision.

Commissioner Miller stated that Mr. Patton knew what the auditor needed. She stated that as long as it had Mr. Patton's signature, the matter probably had the auditor's authorization.

Commissioner Stamper asked if all contracts still need to go through the auditor's office.

Commissioner Miller responded affirmatively, noting that it was the usual process of the County.

Commissioner Stamper stated that the intent of the Commission order should also note “pending auditor final approval”.

Commissioner Miller moved to approve the CenterState Agreement between Boone County and the City of Columbia, and authorize the Presiding Commissioner to sign the agreements.

Commissioner Elkin seconded the motion.

In discussion, Commissioner Stamper stated that this item reconfirms the County’s intent to participate with the City of Columbia, in the CenterState funding project. He stated that the new contract agrees to some different terms, but the same monetary amount.

In public comment, Tom Moran stated that the item comes down to a Smart Growth issue. He stated that the Commission is being complacent, along with the City of Columbia on this issue. He noted that the item will waste tax dollars on something that is neither wanted nor needed by the general public. He further noted that the item will not generate much tax revenue, adding that it will be a “revenue loss”.

Mr. Moran stated that the item will build new developments where they are not “really needed or wanted”. He stated that items such as these need to be carefully considered before they are undertaken. He noted the he would like to see a Fiscal Impact Analysis instigated on issues such as these, adding that it was too late for this matter.

Commissioner Stamper stated that Fiscal Impact Analysis did exist, including one for this item. He stated that this road is consistent with the Transportation Plan, noting that it was included on the master plan. He added that the Gans Road project was also included in the Transportation Plan.

Mr. Moran stated that the item was not wanted, needed, nor necessary for further economic development of the area. He stated that the item represents a economic “boondoggle” to the taxpayers of the City of Columbia and Boone County.

Commissioner Stamper stated he took exception to Mr. Moran’s comments, noting that evidence exists in the facts that counter his statements. He stated that the tax revenue that will be generated from this development is a significant increase to the community. He noted that those documents were available for review with the City of Columbia, through Bill Watkins’ office.

The motion passed 3-0. **Order 279-2001**

Subject: Second Reading & Approval of the Reassignment of the County’s Parking Program

Commissioner Miller stated that the Commissioners had conversations with the Recorder’s office, concerning reassignment of the parking duty responsibilities (monitoring). She stated that

it was discussed between the Commission, that Facilities Maintenance might be the most likely candidate to assign the duties. She noted that Facilities Maintenance was the best department to give these duties to, adding that it takes care of the parking lots and the department's employees are around those locations all day. She further noted that Janie Whelton (Facilities Maintenance) thought that she would have the time to maintain the records for this item.

Commissioner Miller stated that the biggest concern of the Facilities Maintenance Department is to make sure good policies are established, regarding parking tags. She stated that part of the problem is that the County needs better support from all the County offices, regarding the return of parking tags with changeover in employees. She noted that the departments are supposed to retrieve the tags (ID tags and Gate cards), in order for the tags to be reissued. She further noted that currently the County is struggling with compliance.

Commissioner Miller stated that she would like to move the duties to Facilities Maintenance. She stated that the Commission should also re-evaluate the policies concerning parking, with some type of notification for these changes when a notice is sent-out concerning the the reassignment of duties to Facilities Maintenance. She noted that she would be willing to draft a letter of the new policy for the next Commission meeting

Commissioner Stamper stated that the matter had been a long-standing concern of Bettie Johnson, Recorder of Deeds. He noted the history of the County's parking program. He further noted that the County currently has over one hundred parking spaces under County authority and responsibility. He added that Ms. Johnson would need additional staffing for this program, if it was left in her department next year.

Commissioner Miller stated that the Commission needed to look at the membership of the committee and various other issues before a transition was made.

Commissioner Stamper moved to authorize the realignment of the Parking Authority, on behalf of Boone County, with assignment to the Facilities Maintenance department. It is further ordered that the liaison Commissioner for Facilities Maintenance develop a reformatted committee description and policy concerning parking for approval by the Commission prior to its implementation.

Commissioner Elkin seconded the motion.

There was no discussion or public comment.

The motion passed 3-0. **Order 280-2001**

Subject: Presentation on A Preservation Oriented Land Use Plan by the Boone County Smart Growth Coalition

Tom Vernon of the Smart Growth Coalition was present on behalf of this matter.

Commissioner Stamper stated that the Commission had a work session with representatives of the Smart Growth Coalition. He stated that at the work session, the Commission was presented with an outline regarding suggestions for a preservation oriented land use plan. He noted that the outline was favorably received by the Commission.

Tom Vernon stated that the Smart Growth Coalition currently consists of fourteen groups from the Columbia area. He stated that the coalition is concerned with issues of growth and the natural quality of the county. He noted that what gives Columbia and Boone County its character is its "rural atmosphere" (fields, farms, forests, and streams).

Mr. Vernon stated that the suggestions brought forward by the Coalition were meant as a way to preserve the "rural character" of the area, in the face of rapid physical growth and expansion. He stated that the suggestions were in part an outcome of the Boone County Vision project last year. He noted that the preservation of farm land, and the natural beauty of the County were popular issues of concern during those initial meetings.

Mr. Vernon stated that there are two general goals of the Coalition. He stated that one of the goals is the creation of a Boone County park system. The second goal is the development of methods for agriculture and farm lands in Boone County. He noted that the Coalition suggests that there be a program to identify and map priority lands (candidates) for future preservation. He further noted that these candidates are either particularly sensitive to environmental degradation, particularly beautiful, have an cultural/historical or wildlife significance, or are prime farm land.

Mr. Vernon stated that the second suggestion of the Coalition would be the creation of easements and land trusts that would tend to preserve environmental and agricultural lands. He stated that these could be land trusts in which easements would control future developments on particular pieces of land. He noted that systems could also be worked out to trade developmental rights, moving the rights from one land (where they would be denied) to another more compacted development.

Mr. Vernon stated that the third suggestion of the Coalition would be the creation of new zoning regulations that would encourage agriculture. He stated that "overlay zones" (used currently) could be also used for agricultural or historical purposes.

Commissioner Stamper stated that overlay zones are used in a limited aspect only.

Mr. Vernon stated that the current method of zoning does not do much to protect agriculture or the natural qualities of land in Boone County. He stated that there are important and difficult issues in these areas to solve, with respect to the interplay between individual rights and the responsibility of the County as a whole.

Mr. Vernon stated that the fourth suggestion of the Coalition would help the creation of a public

park systems, and agriculture would be to encourage in-field development. He stated that currently development tends to “go off in all directions, like an octopus model”. He noted that from an environmental and financial point-of-view, it makes more sense to encourage a more compact form of development. He further noted that this would help save some lands within the City of Columbia and in Boone County.

Mr. Vernon stated that the final suggestion of the Coalition would be a collaboration between the County Government. He stated that the Commission has been willing to collaborate with the Smart Growth Coalition, but added that on occasion other political entities in county (Columbia, Hallsville, etc.) have not been as willing to collaborate. He noted that if these entities ever have any interest in the Coalition’s plans, those government bodies will have to become involved.

Mr. Vernon stated that the Coalition’s next step will be to take these ideas and suggestions to the outer cities in the county, and discover what type of support there is for these issues. He noted that this has not been discussed by the steering committee of the Smart Growth Coalition

Commissioner Miller stated that the Commission was invited to meet with the Soil and Water Conservation District several weeks ago. She stated that Soil and Water, on a state level, is working on a farm land preservation funding package. She noted that a local board member (Kevin Martz) serves on the committee. She further noted that she had informed Mr. Martz of the Commission’s meeting with the Smart Growth Coalition, adding that each of these groups is working on some type of land use preservation issues.

Commissioner Miller stated that the exciting aspect of this issue is that many organizations (such as Farm Bureau) that normally would not work together, are developing similar ideas on this matter. She stated that all the groups appear to have the same view on the matter. She noted that if the numerous groups remain open-minded on various issues, a successful compromise can be achieved. She further noted that the Coalition should also consider having discussions with these groups also.

Commissioner Stamper stated that this issue will receive a lot of debate and discussion in the near future. He stated that currently no one knows for certain what the agreement will look like when it is finished, but added that the Commission was enthusiastic to participate on the matter. He noted that almost everyday, each of Commissioners communicates with a farmer in the community that states he or she does not want to be forced-out of the farming business, or give up land for development. He further noted that he agreed with Mr. Vernon’s comment that the community is growing in a “chaotic manner”.

Commissioner Elkin stated that he thought it was a good idea that the coalition was reaching out to the outer parts out the community. He stated that those cities will continue to grow at a phenomenal rate.

Commissioner Stamper asked when was the next Smart Growth Coalition meeting.

Mr. Vernon stated that the next meeting is July 11, 2001.

Commissioner Stamper stated that on June 26, 2001 at 3:00pm in the Commission Chambers, the Commission has requested the members of University of Missouri- Life Sciences department to deliver a presentation to all County elected officials (including mayors). Commissioner Stamper asked if a representative of the Coalition would also consider attending the presentation. He noted that the Life Sciences is an area with the potential for “explosive growth”. He further noted the spin-off growth has a potential impact on the community.

There was no public comment on this matter.

Subject: Commissioner Reports*Commissioner Stamper**REDI Board Retreat report*

Commissioner Stamper stated that he attended the REDI Board Retreat last week. He stated that the process the Board followed was to clarify the future-focus for the economic growth of Columbia-Boone County, prioritize the areas of future economic growth, and define REDI’s role in achieving growth in priority areas. He noted the REDI Board also revisited REDI’s role in the future of growth.

Commissioner Stamper stated that the Board was a divided group. He stated that the group came to no final decisions. He noted that the facilitator took the Board through exploring who the stakeholders were and identifying what the future of development was in the community. He further noted that other items of discussions included types of jobs, resources necessary, where the Board should see growth, and REDI’s role in these matters.

Commissioner Stamper stated that opinions varied on what REDI’s role should be. He stated that some members on the board believed in working with a more focused-limited type of growth. He noted that other members believed REDI’s role should continue in the more traditional method. He further noted that other members of the board believe REDI’s role should be in the job development format.

Commissioner Stamper stated that the matter was left unresolved for future retreats. He stated that another retreat has been planned for later this year. He noted that at the next meeting, issues such as the mission statement will be focused on. He further noted that he would circulate a copy of the documentation from the retreat for the Commissioners to review.

2001 HOBY Missouri East Leadership Seminar report

Commissioner Stamper stated that he was invited to participate in the Hugh O’Brien Youth Leadership Seminar over the weekend. He stated that this was the first time the event was held in Columbia. He noted that 300 juniors and seniors (divided into a East and West section) from the across the state of Missouri were in attendance. He further noted that numerous people from Columbia/Boone County were involved in the event.

Commissioner Stamper stated that the foundation was created to stimulate and encourage youth leadership. He stated that the meeting dealt with such topics as “Education in America”, “Leadership in Writing”, and “Leading your Community to a Better Tomorrow with Volunteerism”. He noted that he participated on a panel with several other elected officials in the community concerning “Ensuring the Future- What’s It Going to Take? (Concerning Government)”. He noted that the children asked many difficult questions of the panel.

Juvenile Justice Center (JJC) Outcome Study report

Commissioner Stamper stated that he received a copy of the JJC Outcome study several days ago. He stated that the study focused on a period from 1990-1999, at the Boone County JJC. He noted that the study comments on the impact the JJC is having on the community.

City of Columbia Voluntary Annexation report

Commissioner Stamper stated that the Commission had been notified by the City of Columbia on the City’s voluntary annexation issues. He stated that 417 acres of land had been voluntarily annexed, adding that the area had multiple owners. He noted that the area is located just east of the city limits, on both sides (North and South) of I-70. He further noted that the document has been submitted into the public record.

Commissioner Miller

Group Homes report

Commissioner Miller stated that the Boone County Group Homes & Family Support Board was invited on tour of the Group Homes facilities last month. She stated that tour consisted of visiting where Group Homes were located, whether the home is owned or rented, and the condition of the homes. She noted that one of the topics the Board is discussing is finding a way to purchase one of the rental buildings that are currently being utilized so it can be designated a Section 8 home. She further noted that the Section 8 voucher would stay with the home instead of following people. She added that this would help the clientele.

Commissioner Miller stated that if purchasing one of the rental properties is not a possibility the Board also considered the possibility of building a building, if the financing worked out. She stated that the requests were growing dramatically, adding that currently there is no way Group Homes could meet all the request being submitted by all the members of the community. She noted that Group Homes is continuing to be requested for funds to build a new training facility at the Sheltered Workshop.

Commissioner Miller stated that the funds that go to Group Homes go to an individual plan, with an individual making the final decisions. She stated that instead of an individual following buildings or programs, the person chooses where they will work and live. She noted that if there were any individuals on a waiting list, the Board would be willing to work with them to try and finance their needs (ultimately helping the shelter). She further noted that as of yet, no individuals have requested this.

Public Works report

Commissioner Miller stated that the Dee Woods Road bid opening is July 3, 2001. She stated that Gans Road has a hard surface, and is almost ready for pavement. She noted that the County is getting close to finalizing the road.

Commissioner Miller stated that Rangeline Road approved the contractor today.

Commissioner Stamper asked if work on Rangeline Road would begin soon.

Commissioner Miller responded affirmatively. She stated that the bids were opened last week for Coats Lane Bridge. She noted that the item came in under budget. She further noted that the Chip & Seal and Dust Control are in the process of being prepared. She noted that it should start within the next few weeks.

Commissioner Miller stated that Facilities Maintenance finally resolved the leak in the Juvenile Court classroom. She stated that the problem was due to a root wad in the drain. She noted that the tree was removed to remedy the problem.

Commissioner Miller stated that the painting in the courthouse has been completed. She stated that the leak in the ceiling in the Commission Chambers has also been repaired. She added that the trail is in good shape for the ride tomorrow.

Commissioner Miller stated that in her opinion Ken Roberts, Facilities Maintenance Manager, is doing a phenomenal job. She stated that the Commission should recognize his efforts. She noted that Mr. Roberts has the opportunity to meet with all the elected officials and other persons that use the building. She further noted that communications seem to be better now with Facility Maintenance.

Airport Advisory Board report

Commissioner Miller stated that the Airport Advisory Board held it election recently. She stated that BJ Hunter is the Chair, Bob Taylor is the Vice-Chair, and Rick Shanker is the Secretary. She noted that there is a lot of work being done at the airport with continued service. She further noted that the airport may also encourage other service, as well. She added that the work being done is being provided by federal funding (with a small local share).

Southern Boone County Fire District report

Commissioner Miller stated that she met with the Southern Boone County Fire District. She stated that the Fire District never received a Quit-Claim deed from the county. She noted that the County does have a signed Quit-Claim deed for the property. She asked if the County had a process to record the Quit-Claim deed before sending the Fire District a copy of it. Commissioner Stamper recommend that Commissioner Miller speak to legal counsel on the matter.

Commissioner Elkin

Commissioner Elkin did not give reports today.

There was no public comment.

The meeting adjourned at 10:14am.

Attest:

Wendy S. Noren
Clerk of the County Commission

Don Stamper
Presiding Commissioner

Karen M. Miller
District I Commissioner

Skip Elkin
District II Commissioner