

TERM OF COMMISSION: May Session of the April Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Commissioner's Office Room

PRESENT WERE: Presiding Commissioner Ken Pearson
District I Commissioner Karen Miller
District II Commissioner Skip Elkin
Director of Planning and Zoning Stan Shawver
Deputy County Clerk Kerry Patton

The meeting was called to order at 9:30 a.m.

Planning and Zoning

Mr. Stan Shawver, Director was present on behalf of these items.

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1. Petition submitted by Paul & Deanna Schneider and Dale Parker & Paula Stokes to vacate and re-plat lots 94 and 107 of The Woodlands Plat 4B.

Mr. Shawver reported this petition is to vacate and replat two lots into a cul-de-sac. This will allow a bus or car turnaround instead of using existing driveways.

Paulus and Brenda Lawson 4575 E. Raccoon Ridge
Paul Schneider 4650 E. Raccoon Ridge

Commissioner Miller wanted clarification as to who is going to pay for the cul-de-sac. She wanted to make sure it would not be the tax payers.

Mr. Shawver replied the property owners will be responsible for building the cul-de-sac. Once the cul-de-sac has passed the County standards, the County will maintain it as they would any other county road.

Commissioner Elkin moved now on this day the County Commission of the County of Boone does hereby approve the petition by Paul & Deanna Schneider and Dale Parker & Paula Stokes to vacate and re-plat lots 94 and 107 of The Woodlands Plat 4B Subdivision. Said vacation is not to take place until the re-plat is approved

Commissioner Miller seconded the motion

There was no discussion and no public comment.

The motion passed 3-0 **Order 220-2007**

2. Petition submitted by Larry & Wilma Baker to vacate and re-plat Lot 3 of Kirsten Acres and lots 7, 8, 14, 15 and 16 of Valley Park Subdivision.

Mr. Shawver stated Mr. Baker has acquired Lot 3 of Kirsten Acres and lots 7, 8, 14, 15 and 16 of Valley Park Subdivision. He would like to vacate those lots so he can replat them in conjunction with a planned development of a higher density subdivision.

Commissioner Miller asked if there was a deed restriction on lot 3?

Mr. Shawver answered there are no deed restrictions. The only restrictions are those which are standard, no commercial views, no junk cars etc.

Commissioner Miller clarified if we vacate and replat Mr. Baker will have to go through rezoning due to the fact density has already been maxed out.

Mr. Shawver agreed. Mr. Baker will have to accomplish several things including build the roads to county standards, change the right of way, create a waste water system to mention a few.

Commissioner Pearson asked for anyone who was in favor to please come forward.

Bryan Dollar, 1204 Rogers Columbia and Larry Baker 14370 Old # 7, Columbia

Mr. Dollar said he came in front of the Commission years ago. At that time the owners of the adjoining properties had a list of concerns and they addressed each of them. There are many benefits when we vacate and replat. The Roads will have to come up to County standards. At this time they are not maintained by the County. At this time the sewer system is collection. This change will allow them to hook into City sewer. When all of the improvements are completed it would be cost prohibited to leave the lots at 2 ½ Acres.

Mr. Baker said prior to today, the main concern was regarding Zach Road. The plan will be to eliminate any further traffic on the road.

Commissioner Pearson asked if anyone was in opposition to please come forward.

Kristi and Jared Phillippe, 7901 N Zach Road, Columbia

Ms. Phillippe explained her main concern was traffic on Zach Road. She felt better since it has been address. Her other concern is decreased property value.

Cindy and Vicki Palmer, 8150 N. Plain View, Columbia

Ms. Palmer expressed concerns about adding 60 more homes to the area. Will there be a tree buffer between the existing homes and the new ones. They would like to remind the Commissioners when Settlers Ridge was built, they tore down all of the trees and did not sell all of the lots.

Commissioner Miller explained as owner of the property, Mr. Baker has the right to remove or add any trees he needs.

Maurice Duran, 4869 Hwy HH, Columbia

Mr. Duran stated he purchased lot 2 with the understanding the lots behind him would not be developed. Now they want to divide that lot into multiple lots.

Kelby Johnson, 7700 N Gabe Road, Columbia

Mr. Johnson stated he moved to the county to raise his family. These lots started out with 2 ½ acres and they would like to see the lots stay the same. He feels Mr. Baker is only out to make money and does not understand the implications of adding 60 more homes to a small amount of land. Not only will there be additional traffic, but with Zach road being redirected all of the traffic will come out on Gabe road.

Commissioner Elkin explained he had received several calls from concerned property owners who all agree they would prefer the lots stay the original 2 ½ acres as it was originally planned.

Commissioner Miller reminded everyone of the positive things that would come out of vacating and re-plating such as roads and sewers.

Commissioner Pearson agreed to the desire to have better roads, but not at the expense of increasing the density.

Commissioner Miller moved now on this day the County Commission of the County of Boone does hereby approve the petition by Larry & Wilma Baker to vacate and re-plat Lot 3 of Kirsten Acres and lots 7, 8, 14, 15 and 16 of Valley Park Subdivision. Said vacation is not to take place until the re-plat is approved.

The motion died for lack of second.

Commissioner Elkin moved now on this day the County Commission of the County of Boone does hereby deny Larry & Wilma Baker to vacate and re-plat Lot 3 of Kirsten Acres and lots 7, 8, 14, 15 and 16 of Valley Park Subdivision

Commissioner Pearson seconded the motion.

The motion passed 2-1 **Order 221-2007**

2. Purchasing

Heather Turner, Purchasing was present on behalf of these items.

A. Breedlove & Oak Groves School Road Paving 34-17MAY07

Commissioner Elkin moved now on this day the County Commission of the County of Boone does hereby award bid 34-17MAY07 – Breedlove & Oak Groves School Road paving to APAC Missouri , Inc. It is further ordered the Presiding Commission is hereby authorized to sign said contract

Commissioner Miller seconded the motion

There was no discussion and no public comment.

The motion passed 3-0 **Order 222-2007**

B. Dry Storage Building Maintenance Improvements 35-17MAY07

Commissioner Miller moved now on this day the County Commission of the County of Boone does hereby award bid 35-17MAY07 – Dry Storage Building Maintenance Improvements to Huebert Builders, Inc. It is further ordered the Presiding Commission is hereby authorized to sign said contract.

Commissioner Elkin seconded the motion

There was no discussion and no public comment.

The motion passed 3-0 **Order 223-2007**

C. Street Name Signs Term & Supply 30-15MAY07

Ms. Turner reported the bid for Street Name Signs for the Public Works Department closed on May 15, 2007. Seven bids were received. Purchasing and the Public Works Department recommend award to the 2nd lowest bidder, Signs & Blanks, Ltd. The low bidder proposed a delivery time of 30-45 calendar days, whereas the 2nd low bidder proposed a delivery time of 14 calendar days. All references contacted indicated satisfaction with the products received.

This Term & Supply contract will be paid out of Department 2040-PW Maintenance Operations, Account Number 26600-Street/Traffic/Construction Signs. The budgeted amount for FY 2006 is \$65,000.00.

There was no discussion and no public comment.

Commissioner Pearson stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available meeting with an appropriate order

for approval.

D. Door Style Industrial Dishwasher 27-15MAY07

Ms. Turner stated the bid for a Door Style Industrial Dishwasher closed on May 15, 2007. Three bids were received. Purchasing and Corrections recommend award to American Energy Restaurant Equipment, LLC for submitting the low bid.

Total cost of the contract is \$8,862.00 to be paid out of department 1255 - Corrections, account number 92300 –Replacement Machinery/Equipment. The budgeted amount for this purchase was \$11,500.00.

There was no discussion and no public comment.

Commissioner Pearson stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available meeting with an appropriate order for approval.

4. Budget Revision – Architect services for renovations

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the following budget revision for Architect services on renovations to 609 E. Walnut and 101 N. 7th Street.

Department Name and Account Number	Amount of Decrease	Amount of Increase
1123-86800 – Emergency	\$17,685.00	
1190-71121 – Architect/Engineering Fees		\$17,685.00

Commissioner Elkin seconded the motion

There was no discussion and no public comment.

The motion passed 3-0 **Order 224-2007**

5. Installation of Alternative Onsite Sewer System/Pullen – Bonne Femme Grant

Commissioner Miller moved now on this day the County Commission of the County of Boone does hereby approve the Cost-Share agreement for Installation of Alternative Onsite Sewer System and System maintenance with Finn and Sarah Pullen. It is further ordered the Presiding Commissioner is hereby authorized to sign said agreement.

Commissioner Elkin seconded the motion

There was no discussion and no public comment.

The motion passed 3-0 **Order 225-2007**

6. Authorization to use County Facilities

Commissioner Elkin moved now on this day the County Commission of the County of Boone does hereby approve the use of the County Chambers on June 13, 2007 between 5:00 p.m. and 6:30 p.m. for a listening session with Judy Baker.

Commissioner Miller seconded the motion

There was no discussion and no public comment.

The motion passed 3-0 **Order 225-2007**

7. Peckham and Wright

Commissioner Miller moved now on this day the County Commission of the County of Boone does hereby **approve** the proposal for Consultant Services with Peckham & Wright Architects, Inc, for the renovations to 609 E Walnut & 101 N. 7th Street, Columbia. It is further ordered the Presiding Commissioner is hereby authorized to sign said agreement.

Commissioner Elkin seconded the motion

There was no discussion and no public comment.

The motion passed 3-0 **Order 226-2007**

8. Commissioner Reports

There were no Commissioner Reports

9. Public Comment

There was no public comment.

The meeting adjourned at 10:35 a.m.

Attest:

Wendy S. Noren
Clerk of the County Commission

Ken Pearson
Presiding Commissioner

Karen M. Miller
District I Commissioner

Skip Elkin
District II Commissioner