

TERM OF COMMISSION: March Session of the January Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center  
Commission Chambers

PRESENT WERE: Presiding Commissioner Kenneth M. Pearson  
District I Commissioner Karen M. Miller  
District II Commissioner Skip Elkin  
Director of Planning and Building Stan Shawver  
Deputy County Clerk Josh Norberg

The meeting was called to order at 7:00 p.m.

Commissioner Pearson stated normally our County Counselor John Patton is present at the Planning and Zoning meetings. Unfortunately, Mr. Patton was involved in a fatal accident over the weekend. Mr. Pearson requested a moment of silence in Mr. Patton's honor.

### **Planning and Zoning**

#### **1. Request by Payne Enterprises, Inc. on behalf of United Community Cathedral for a child development center on 22 acres located at 5210 S. South Cowan Rd., Columbia.**

Mr. Shawver stated the subject property is 22 acres located approximately ½ mile south of Columbia, on South Cowen Road. The property is zoned R-S (Residential Single-Family). There is R-S zoning to the north, south and west, with R-M (Residential Moderate Density) zoning to the east. This is all original 1973 zoning. The existing structure pre-dates county land-use regulations and was originally used as a nursing home. In 1976, a permit was granted to allow expansion of the facility.

The applicants are requesting a conditional use permit to operate a child development center within the existing structure, which is currently used as a church. Their proposal identifies two spaces for use as day-care rooms in the eastern wing of the structure. They are planning to initially serve approximately 20 children, building up over time to the 49 child limit they are certified for by the Missouri Department of Health & Senior Citizens.

The property is located inside the Columbia school district and the Boone County Fire Protection District. The Master Plan describes this area as being suitable for residential land use. Staff notified 79 property owners about this request.

The following criteria are the standards for approval of a conditional use permit, followed by staff analysis of how this application may meet those standards. Staff analysis of the request is based upon the application and public comments received following notification of the surrounding property owners.

(a) The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

If operated in conformance with existing county regulations, the use should comply with this criterion.

(b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

Currently, the church has a gravel parking area behind the west wing of the building. The driveway access that serves this parking area is a shared drive with the house to the west. There is an active dispute regarding the status of this drive that limits its use. This has caused the members of the church to use the street for parking. The on-street parking situation has caused considerable discontent and traffic congestion in the neighborhood. With this use, there is also the possibility of increased traffic congestion due to the dropping off and picking up of children. The flow of traffic needs to be organized with sufficient space for loading/unloading of children at the property. Improving the access to the parking area, expanding the parking area, and designing an improved path for traffic to flow around the building for loading/unloading would likely improve the ability of this site to support the proposed conditional use. If issues with parking and traffic congestion are resolved, the granting of the conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations. Public testimony may be more indicative on whether or not this criterion can be met.

(c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

The proposed use would not appear to have a negative impact on property values in the area if operated in compliance with county regulations. The church building predates most of the surrounding structures. Its deterioration due to disuse may be reversed by the presence of the church and the proposed child development center. This could conceivably lead to increased property values based on the improvement of a previously vacant and deteriorating structure. However, public testimony may be indicative as to whether this criterion is met.

(d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access and drainage.

Electric service and water services are currently available. This property has 5000 gallons per day of wastewater capacity reserved with the Boone County Regional Sewer District to meet its needs. This property has direct access onto South Cowan Road, a public road maintained by Boone County Public Works. There is an existing gravel parking area behind the west wing of the church for on-site parking.

(e) The establishment of a conditional use permit will not impede the normal and orderly

development and improvement of surrounding property for uses permitted in the zoning district.

Much of the surrounding property has already developed as single-family residential lots. The acreage owned by Payne Enterprises is largely undeveloped, with the exception of the church and a pair of accessory structures, but is limited by the location of existing infrastructure. Future development of this property will likely require the installation of additional infrastructure, particularly public roads, for use as residential property.

(f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

The circle drive serving the church building is a dust-free surface and can serve as a loading/unloading area. Making this circle drive one-way, identifying the entrance and exit, and the possible installation of a gravel shoulder to allow two lanes of traffic for loading/unloading at the front entrance to the church building would improve traffic circulation for this use. To prevent traffic congestion, additional access to the gravel parking lot behind the church should also be constructed.

(g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit.

A minimum of twenty parking spaces on a dust-free parking surface would be required for the proposed conditional use. The church use would also require a dust-free surface, and should be moving towards that level of surfacing on the existing parking area.

Staff recommends approval of this conditional use permit with the following conditions:

- 1) That a plan for improving access and parking around the church be developed and completed to the satisfaction of the Director of Boone County Planning & Building Inspection. The plan should be submitted within 60 days of approval of this conditional use permit by the County Commission, and a schedule for completion will be included in the plan.
- 2) That entrance and exit signs be placed at the western and eastern ends of the circle drive to clearly mark the direction that traffic should move through the drive.

### **Public Testimony**

The following spoke in favor of this request: John Payne, Damien Dean, Herman Ware, Tara Collier, Richard Henderson, Sheila Allen, Sheena Waggoner, Karren Austin, Mia Ferrell, John Dean III, Barbara Keith, Jaccara Ferrell.

Mr. Payne stated when he bought the property, it had been closed down in pretty bad shape. In

the last 5 years or so, he has spent several hundred thousand dollars on the property. It is currently being operated by United Community Cathedral. The child development center is a natural expansion of a Christian based group of people. He thinks it is a real plus to the neighborhood.

Mr. Dean, Associate Pastor, stated the building was in bad shape on the inside. He stated this project enjoys a lot of support within the church. He stated there are several subdivisions and trailer courts around the community that could use child development services. He stated if he can provide a safe environment to help parents with their children, he wants to do that.

Commissioner Miller asked if the center will be licensed by the State.

Mr. Dean stated it will be. He stated it is a "license-exempt" facility because it is a faith based group. He stated the facility will be part of the Missouri Child Care Network.

Commissioner Elkin asked how long it will take to reach their ultimate goal of accommodating 49 children.

Mr. Dean stated it will depend on how advertising goes and how staffing goes. He stated it will not be quickly because he does not want to overburden staff. He stated he expects some children from the surrounding trailer courts, which he believes is a transient neighborhood, so he is not sure how long it will take to reach 49 children. It will be based on the church's ability to meet the needs.

Commissioner Miller asked Mr. Payne to elaborate on the conflict regarding the driveway to the parking area.

Mr. Payne stated the house next to the facility was built and lived in by the person who built the facility. He sold the nursing home and subsequently sold the house. When he sold the house, he reserved an easement across the driveway to get in and out of the garages next to the house. He stated that easement remains and the owners of the house have the right to cross Mr. Payne's property to access the garages. In the past, some of the church members have blocked that access on Sundays.

Commissioner Pearson asked if the church was prepared to meet the requirement that the parking be improved.

Mr. Dean stated the church is prepared for that requirement. He stated there will be "No Parking" signs placed on the church's side of the road. He stated the gravel parking lot in the back will eventually be made into a dust-free surface. He stated he is hoping the paving will be started by the summer and finished as funds are available.

Mr. Ware stated he has been a member of this church for 17 years. He stated the church's record of accomplishing tasks is very good. He stated they have a great record of working with kids,

including working on back-to-school projects to get school supplies to children.

Ms. Collier stated she is a mother of three daughters and works for Columbia Public Schools as a school social worker. She stated she would entrust the kids that she works with as well as her own to any member of this church community. She feels there is a need for these kids to have appropriate day care.

Mr. Henderson stated he has been a member of the church for about 3 years. He stated this church builds people and value within people. He stated most of the community's concerns were small things during the building process and small things that would have been addressed had the church known about them. He stated the church wants to be an asset to the community. The vision for the church is to bring people together.

Ms. Allen stated she is a state probation/parole officer. She sometimes serves people who lack child care and use it as an excuse to not find a job. She doesn't think this day care will solve all of these problems, but she thinks it will help a lot of people.

Ms. Waggoner stated she would like to plea on behalf of the children. She stated children are our future. To instill values and hope and a vision for the future is what will be given to the children. She stated without hope, what would happen to the children?

Ms. Austin stated she has been in child care for 25 years. She stated there are kids all over the neighborhood and in the streets. She stated there is a real need for a child care center in the neighborhood.

Ms. Farrell stated she is a State of Missouri parole officer. She stated she wants to be an active part of the community. She stated this church wants to make a change in the community. The church has shown effort to work with the community on these problems.

Mr. Dean III stated he came to Columbia from St. Louis. He stated he didn't have any goals before he came to the church. He began to dream and do things he thought he would never do. He stated he saw there was more to life than being on the street. If they can start to do this with children, we can give them a chance to grow and have a vision for a future. He stated it is more than just a day care or a building; it is a chance to save children and give them goals.

Ms. Keith stated she drives a long way to go to this church. She has always searched for a place like this. She stated it is hard to find a day care, and she would have loved to have a place like this in which to take her daughter.

Miss Farrell stated she doesn't want kids stealing and living in houses that are falling down.

Mr. Salston stated the parents have not been mentioned tonight. He stated most of the parents will probably come from the trailer parks. The church is about moving people from one dead spot to a spot of life. The church has many classes that give opportunities to parents. He stated the

church is about building and empowering people.

The following spoke in opposition to this request: Rebecca Ochoa-Jackson, Phillip Jackson, Michael Smith, Joan Smith, Teressa DeSmit, Randy Rippey, Vonna Hudson, John Ney, Cindy Wilkinson.

Ms. Ochoa-Jackson stated she lives next door to the building. She stated she wants to reiterate that the community does not have a problem with the church itself. They are pleased the church is there. The issue is the experience they have had with the church and its endeavors in the past, along with the church's association with Mr. Payne and all the acreage that is there.

Ms. Ochoa-Jackson stated there are several child care centers in the area that could accommodate these children.

She stated there are concerns about the use of the church building if the current occupants happen to move out. Mr. Payne still owns the building and the acreage surrounding it. She stated there was also a concern about the parking and the shared driveway. It took 8 months to complete the driveway improvements.

Commissioner Miller asked if it was fixed now.

Ms. Ochoa stated it was. She stated another concern is other capital building projects because there were thoughts of starting businesses in the barn on the back of the property. She stated there was also concern about the width of the road and having cars parked on both sides. This would not allow enough space to drive between the cars.

She stated there is not clarity on who owns it and who is she working with. She isn't sure if she should talk to Mr. Payne, or the church, or the contractor. She stated this has been a major problem.

She stated the sewer lines will be an issue since they run across the parking lot. She stated there is also a pond nearby that a child has gotten into.

Mr. Jackson stated the shared driveway is a big problem. He had to fix the driveway himself because it took 8 months for the church to work on it. He stated the only thing the community has to judge the church on is their past experience with them, and it hasn't been good. He stated every time he talks to Mr. Payne it is combative. Their concern is not with the church, it is dealing with Mr. Payne.

Mr. Smith stated there are 26 homes on the South Cowan loop, and 15 of those homeowners are here. He or his wife have also spoken to those who are not here, and no one they have spoken to are in favor of what is being proposed.

He stated there are six bodies of water and four swimming pools in the immediate area of the

church. He is concerned about the liability and who takes care of it if someone gets in that pool or one of the lakes. He is concerned about property values, noise pollution, and lights. He stated he is also concerned about what happens if the church moves.

Ms. Smith stated when she looks out her door, she can see the church and the dumpster that is overflowing. She stated she used to be a daycare licensing representative. She is concerned about the licensing requirements for the daycare since it is a church. She is very concerned that the standards are very low and they won't be regulated. She also believes the hours of operation are too flexible.

She is also very concerned about the ponds near the church. She stated this daycare center will definitely hurt her property values.

Ms. DeSmit stated she is fine with the church being there. She stated she home schools her children and she is always out on the street playing and doing activities. The traffic in the neighborhood would be too dangerous to let her children be out on the street by themselves. There are only two 5 year olds in the neighborhood, and there are other daycare centers in the area with openings, so there is no need for a daycare.

Her main concern is that the daycare center will hurt their property values. She stressed that she is a homeowner and the church only rents their property, and she doesn't think it is fair for the church to be able to move in and drive down their property values.

Mr. Rippey stated his main concern is the proximity to all of the ponds and swimming pools in the area. He thinks the liability that goes along with putting this daycare in is unfair.

Ms. Hudson stated she is concerned about the use of the extra acreage. If the church is restricted to the current building, do they have to come back for approval if they want to expand? She stated the permit does not need to be for the entire 22 acres. She is also concerned with the traffic flow and parking on Sundays.

Mr. Ney stated his daughter rides her bike around the loop all the time to go to friends' houses, and he would not let her do it if there was a daycare center in the church because of the traffic that it would bring into the neighborhood. He stated this daycare center is injurious to the enjoyment of his property. He is also worried about the property values in the neighborhood going down.

Ms. Wilkinson stated she is a Department of Family Services employee and she is concerned about the licensing and certification requirements for the facility. Religious-based daycare centers do not have the requirements that other centers have. She is also concerned about the future use of the land if the church were to leave.

Commissioner Pearson closed the public hearing. He stated he appreciates the concern of the property owners.

Commissioner Elkin stated he is not concerned about the liability issue. That liability is there whether there is a daycare there or not. The church can't control if kids are coming from other neighborhoods and getting into the ponds.

Commissioner Miller stated there will not be an opportunity for the children to get into the ponds. The playground will be in the back of the church and it will be fenced in. 5 year old children aren't going to be climbing fences.

Commissioner Elkin stated he also is not concerned about the traffic issue. There will be "No Parking" signs on the church's side of the road, there is a parking lot in the back, and the church has already agreed not to park in front of the Jackson's driveway. The daycare center also will not increase the traffic on the loop. The cars will simply pull into the circle drive and then leave. They will not be circling the loop. He stated churches inherently bring more traffic for weddings, funerals, classes, etc. A daycare isn't going to change the traffic patterns.

Commissioner Miller stated the hours of operation are restricted to 6:30 a.m. to 6:00 p.m. She stated she believes churches belong in neighborhoods. Daycares belong in neighborhoods. She stated she thinks all of the concerns of the community have been or are easily addressed. She stated the permit can be limited to the existing building.

Commissioner Pearson asked Mr. Shawver if the permit can be reviewed after year.

Mr. Shawver stated the commission can do that if it wishes.

Commissioner Miller stated she would like the church to submit their plan to improve access and parking within a certain amount of time.

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby **approve** the request by John Payne on behalf of United Community Cathedral for a permit for a Child Development Center, located at 5210 S. South Cowan Rd., Columbia, **with the following conditions:**

- A plan for improving access and parking around the church be developed and completed to the satisfaction of the Director of Boone County Planning & Building Inspection. The plan should be submitted within 60 days of approval of this conditional use permit: access and parking improvements are to be completed by 12/31/08.
- Entrance and exit signs be placed at the western and eastern ends of the circle driveway to clearly mark the direction that traffic should move through the driveway.
- "No Parking" signs are to be installed on the church side of Cowan Drive.
- Hours of operation are 6:30 a.m. until 6:00 p.m.



- Day Care facility is to be operated in the existing building.
- The age of clients served may range from 6 weeks to 5 years in age.
- Maximum number of children served restricted to 49.
- Staff will review permit in one year and provide a report to the County Commission.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 168-2008**

**2. Request by Leonard E. McDonald Estate, Linda Sutter Personal Representative, to rezone from R-S (Single Family Residential) to C-G (General Commercial) of 1.07 acres, more or less, located at 5103 N. Highway 763, Columbia.**

Mr. Shawver stated this property is located on the west side of Highway 763 approximately 1000 ft north of the intersection of Brown School Road and Highway 763. The site is immediately across from the municipal limits of the City of Columbia. The subject property is approximately 1.07 acres. The current zoning of this property is R-S (single family residential) as is the adjoining property to the south and west. Adjoining property to the north is zoned C-G (general commercial). Property across 763 to the east is inside the City Limits of Columbia and is zoned C-P (planned business district). The residential zonings are original 1973 zonings and the C-G to the north was rezoned in 1975. The subject property has a residential structure and outbuilding on it currently. For this property to be developed commercially a connection to a public sewer system would likely be required. Historically the planning department has had zoning violation problems with some of the residential properties along 763 that have been rezoned to C-G in the past. These problems have occurred when there was an existing residential structure on the rezoned property and the property adjoined other existing residential properties. Additionally, the master plan indicates that planned commercial type requests would be the appropriate commercial zoning category to seek if one wanted to change the zoning from the current R-S. It can be argued that there are significant changes happening in the area since the original zoning was set in 1973 and such changes can be one of the factors that justify rezonings. Highway 763 is in the process of being expanded into a 4 to 5 lane facility through this area. The previously residentially zoned property across 763 has been annexed into the city and given a C-P planned business zoning. Highway 763 is developing into a continuous commercial corridor. However, under a C-G zoning it is difficult to mitigate impacts from the commercial development to existing residential areas and for these reasons it would seem that if a commercial zoning is deemed appropriate for this site the C-GP (planned commercial) would seem more appropriate. While staff does recognize the significant changes to the area and feels some form of a rezoning may be appropriate we can not support a rezoning to C-G for the previously stated reasons. Staff recommends denial of the request.

Rod Stevens and Linda Sutter were present on behalf of this item.

Mr. Stevens stated Mr. McDonald bought the property in 1986 and owned it until his death in 2007. Mr. McDonald's daughter, Ms. Sutter, is trying to liquidate his assets. She asked for the best way to do that, and was told that rezoning this property to C-G and selling it would be the best way. Ms. Sutter stated she has not spoken to any potential buyers.

Mr. Stevens stated Hwy. 763 is undergoing major changes and is becoming a major commercial thoroughfare. The properties near Ms. Sutter's have already been rezoned to C-G, and Ms. Sutter is requesting the same treatment. He stated he has not heard of any opposition to this request.

Commissioner Miller moved on this day, the County Commission of the County of Boone does hereby **approve** the request by the **Leonard E. McDonald Estate, Linda Sutter Personal Representative, to rezone from R-S (Single Family Residential) to C-G (General Commercial) of 1.07 acres, more or less, located at 5103 N. Highway 763, Columbia.**

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 169-2008**

**3. Petition submitted by Smithview Development LLC and Miriam Khalil to vacate and re-plat Lot 54 and Lot 55 of Clearview Subdivision Plat 7 and a portion of East Autumn Court and a section of Clearview Drive.**

Ron Lueck and Tom Smith were present on behalf of this item.

Mr. Lueck stated this request is to have the County quit-claim a portion of Clearview Drive in order to plat 6 lots that front Clearview Drive. It will also vacate and re-plat Lot 54 and 55 of Clearview Subdivision Plat 7 and a portion of East Autumn Court to be returned to the property owners of Lot 13 and 14. He stated the remaining portion of the land will eventually be developed into more lots, with a portion of Harold Court extending down into the property and ending with a cul de sac.

Commissioner Pearson asked for comments in favor and in opposition to this petition.

The following spoke in opposition to this petition: Rhonda Thacker, Ethan Balkin, David and Crystal Cook, Harold Bradley.

Rhonda Thacker, 484 Sacketts Rd., Columbia, stated she was concerned about adding more housing in the area until there is a road that leads out of the subdivision. She stated this area has been flooded in before when water covered the 3 roads that lead out of it. She is worried about emergency crews being able to access the subdivision. She wanted to know how many homes

will be built on these lots and if these homes will be multi-family homes.

Ethan Balkin, 540 E. Sacketts Rd., Columbia, stated he was wondering whether the vacation of a portion of Clearview Drive will add to or take away from the land he owns. He stated he has installed a privacy fence in his back yard and is concerned that if a multi-story building is built close to his house, he would be looking out his window and into the house next door.

Commissioner Elkin stated the right of way and the setback requirements would cause the house to be built farther back than his house, so if he looked out his window he would only see driveways and not another house.

Mr. Balkin stated his fence does not go to the edge of his property and he has trees behind his fence. He is concerned that when they are building the new homes, they will come right up to his trees and possibly remove them.

Commissioner Elkin stated they can't do that. He stated if the trees are on your property and they come and remove them, you can file a civil case against them.

David and Crystal Cook, 576 E. Clearview Dr., Columbia, stated they are concerned about traffic being heavy already, and multi-family homes will only increase that. They are also concerned about drainage problems that already exist being compounded by additional construction.

Harold Bradley, stated he lives down the hill from the lots in question. He stated he has storm water that is constantly flowing through his front yard. In the winter, he has a solid block of ice in his yard. He stated there is a large drainage ditch that flows through the property in question and it dumps all of the water in his yard. He is concerned that building on these lots will severely increase the drainage problem he already has. He wants assurance that this won't happen.

Mr. Lueck stated all of the homes are planned to be single family homes. The terrain is very hilly, and the land will be graded to try to alleviate some of the drainage problems. He stated the driveways will be sloped toward Clearview Drive so as to not increase the flow of water to the drainage ditch.

Mr. Smith stated he is only planning on completing the initial 6 lots right now, and the 7<sup>th</sup> lot will be split and re-platted at a later time.

Commissioner Elkin stated he supports single family homes going in, especially when compared to putting in multi-family homes. However, he stated he is very concerned about the stormwater drainage problem. He is very hesitant to allow more homes to be built which will cause more water to flow down the hill onto other property owners.

Commissioner Miller stated she is also concerned about drainage problems. She stated she is okay with allowing the first six lots to be built since they will not dramatically affect the drainage down the hill, but she is not comfortable with approving the development of the 7<sup>th</sup> lot without

correcting the drainage problem.

Commissioner Miller asked Mr. Shawver if the stormwater regulations require the problems to be corrected post-construction.

Mr. Shawver stated the current regulations do not require that. However, there are regulations being revised that will include that stipulation, but they are still in the process of being worked out.

Commissioner Elkin stated he will not approve any plat that does not address the drainage problem on Lot 7.

Commissioner Pearson stated he does not have a problem allowing the first 6 lots to be approved right now and waiting on the 7<sup>th</sup> lot.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby **approve** the petition by Smithview Development LLC and Miriam Khalil to vacate and re-plat a section of Clearview Drive.

Said vacation is not to take place until the re-plat is approved.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 170-2008**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby table the petition by Smithview Development LLC and Miriam Khalil to vacate and re-plat the Lot 54 and Lot 55 of Clearview Subdivision Plat 7 and a portion of East Autumn Drive.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 171-2008**

**4. Martha's Grove Plat 2. S3-T47N-R12W. R-SP. Martha L. Straub Trust, owner. Mathew P. Thomas, surveyor.**  
**Windy Knob Estates Plat 2. S14-T45N-R12W. Thomas R. Walsh, owner. Curtis E. Basinger, surveyor.**

Commissioner Miller moved on this day, the County Commission of the County of Boone does hereby receive and accept the following subdivision plats and authorize the presiding

commissioner to sign them:

Martha's Grove Plat 2. S3-T47N-R12W. R-SP. Martha L. Straub Trust, owner. Mathew P. Thomas, surveyor.

Windy Knob Estates Plat 2. S14-T45N-R12W. Thomas R. Walsh, owner. Curtis E. Basinger, surveyor.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 172-2008**

### **Purchasing**

#### **5. C207037001 – Facsimile Transceivers, Maintenance and Supplies (first read on 3/27/08)**

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby approve the utilization of the State of Missouri cooperative contract for Facsimile Transceivers, Maintenance and Supplies with Schriefer's Office Equipment of Jefferson City, Missouri. It is further ordered the Presiding Commissioner 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 173-2008**

#### **6. 06-26FEB08 – Embroidery of Corrections Uniforms Term & Supply (first read on 3/27/08)**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby award bid 06-26FEB08 – Embroidery of Corrections Uniforms Term & Supply to Screenprint Plus. It is further ordered the Presiding Commissioner 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 174-2008**

### **Miscellaneous**

**7. Family Health Center Lease Payment**

Commissioner Pearson moved on this day the County Commission of the County of Boone does hereby approve a payment plan with Family Health Center whereby the accumulated payment shortage of \$31,455 arising from the 2003 Community Health Center Lease between the County and the Family Health Center is repaid to the County over the remaining 135 months of the lease, resulting in an additional \$233 /month. No interest will be charged on the accumulated amount owed to the County. The new monthly lease payment will be \$6,802 (\$6,569 monthly lease payment plus \$233 catch-up payment = \$6,802), effective April 2008.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 175-2008**

**8. Appointment – Building Code Commission**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby appoint Jay Creasy to the Building Code Commission for a term beginning April 1, 2008, and ending March 31, 2010.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 176-2008**

**9. Commissioner Reports**

There were no commissioner reports

**10. Public Comment**

There was no public comment.

The meeting adjourned at 11:15 p.m.

Attest:

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Ken Pearson  
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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Skip Elkin  
District II Commissioner