

TERM OF COMMISSION: October Session of the August 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  
County Counselor John Patton  
Deputy County Clerk Melanie Stapleton

The regular meeting of the County Commission was called to order at 2:35p.m. by Commissioner Miller.

**Subject: Open Bids on Reality House Project-Commissioner Karen Miller**

Commissioner Miller opened a bid from Prost Builders, Inc. in Jefferson City. The bid was for \$654,000. Alternate Number 1-\$146,000, Alternate Number 2-\$13,000, and Alternate Number 3-\$178,000. There was a bid bond and anti-collusion agreement. Addendum 1 and 2 were acknowledged.

Commissioner Vogt opened a bid from Circal of Jefferson City. There was a bid bond and non-collusive affidavit. Addendum 1 and 2 were acknowledged. The base bid was for \$589,900. Alternate number 1-\$131,000, Alternate number 2-\$6,800, and Alternate number 3-\$156,000.

Commissioner Stamper opened a bid from Crawford Construction of Columbia, MO. There was a bid bond and a qualifications statement. The base bid was \$564,000. Alternate number 1-\$134,000, Alternate number 2-\$9,000, and Alternate number 3-\$59,000. Addendum 1 and 2 were acknowledged. The anti-collusive statement was included.

Commissioner Miller opened a bid from Coil Construction. The base bid was \$696,800. Alternate number 1-\$153,200, Alternate number 2-\$8,855, and Alternate number 3-\$178,400. Addendum 1 and 2 were attached. There was a bid bond and an anti-collusive statement.

Commissioner Vogt opened a bid from McAfee Construction of Columbia, MO. There was a bid bond and a non-collusive affidavit. Addendum 1 and 2 were acknowledged. The bid was \$618,208. Alternate number 1-\$153,565, Alternate number 2-\$7,539, and Alternate number 3-\$177,272.

Commissioner Miller opened a bid from Larkin Construction. The base bid was \$716,200. Alternate number 1-\$157,720, Alternate number 2-\$17,050, Alternate number 3-\$187,670. There was a \$40,000 cashier's check instead of a bid bond. Addendum 1 and 2 were acknowledged. There was also a non-collusive statement.

Commissioner Stamper opened a bid from Hubert Builders of Columbia, MO. Addendum 1 and 2 were acknowledged. The base bid was \$613,200. Alternate number 1-\$148,700, Alternate number 2-\$7,800, Alternate number 3-\$167,200. There was a non-collusive affidavit, bid bond, and contractor's qualifications.

Commissioner Stamper opened a bid from Kidwell Construction Co. from Kingdom City, MO. The base bid was \$606,900. Addendum 1 and 2 were acknowledged. Alternate number 1-\$138,000, Alternate 2-\$6,900, and Alternate number 3-\$174,000. There was a bid bond and an anti-collusion statement.

Commissioner Stamper asked Commissioner Miller to refresh the Commission's memory as to what the budget was for this project.

Commissioner Miller stated that the budget range for the base bid- 534,350 to \$611,400. The Alternate number 1-\$227,500 to \$260,125. Alternate number 2-\$13,500 to \$14,500. Alternate number 3-\$250,000 to \$285,700.

Commissioner Miller stated that she felt as though they had done pretty well on the bids.

Commissioner Stamper stated these documents would be referred to the Purchasing Department, Architect, and the liaison Commissioner who would review them to find the lowest and best (in their opinion) bid. He stated that any questions could be referred to the Purchasing Department or the Architect-Mitzel Scroggs & Associates.

Commissioner Stamper apologized for being late. He stated that he was supposed attend a press conference at Rock Bridge Elementary School, but had to leave (in order to get to this meeting) before he had a chance to speak.

**Subject: Release of Bond for Sewer Improvements for Oberlin Valley Plat 3**

Thad Yonke stated that in June of this year, Oberlin Valley Plat 3 was brought forward for the Commission to approve pending some improvements. He stated that at that time some bonds were provided in the form of a CD for \$27,824.50. He stated that the bond was approved and accepted.

Thad Yonke stated that Planning and Zoning has received a letter from the Sewer District that indicating that the improvements were substantially complete. Therefore a request for release was being brought to the Commission for their approval.

Commissioner Miller moved to authorize a Release of Bond for Sewer Improvements for Oberlin Valley Plat 3.

Commissioner Vogt seconded the motion.

There was no discussion.

**The motion passed 3-0. Order 505-98**

**Subject: Accept Bonding Documents and Final Plat for Forest Park Plat 2-Thad Yonke**

Thad Yonke stated that the bonding documents covered the road improvements that remained before Boone County could accept the road. He stated that the total for the improvements was \$1,480. He stated that these documents needed to be accepted along with acceptance of the final plat.

Commissioner Vogt asked where Forest Park was located.

Thad Yonke stated that it was located near Finger Lakes State Park.

Commissioner Vogt moved to accept the Certificate of Deposit Number 000488479 in the amount of \$1480 and the Bonding Documents for the remaining road improvements for Forest Park Plat 2. And further order the acceptance of the Final Plat of Forest Park Plat 2.

Pursuant to this order, the Presiding Commissioner is hereby authorized to sign all related documents to said plat.

Commissioner Miller seconded the motion.

There was no discussion.

**The motion passed 3-0. Order 505A-98**

**Subject: Accept the Resignation of Michael Tarka from the Energy and Environment Commission**

Commissioner Stamper moved to accept the resignation of Michael Tarka from the Energy and Environment Commission.

Commissioner Vogt seconded the motion.

Discussion: Commissioner Stamper asked the staff to make the necessary arrangements to post the position.

The motion passed 3-0. **Order 507-98**

**Subject: Accept the Forfeiture**

Commissioner Stamper moved to accept Fred Giesler's forfeiture of his commission on the Energy and Environment Commission.

Commissioner Miller seconded the motion.

Discussion: Commissioner Stamper stated that Fred Giesler had a long tenure of service in Boone County.

The motion passed 3-0. **Order 508-98**

**Subject: Re-Amended 1998 tax rates**

Commissioner Stamper stated that the action reflected a change to the Callahan Watershed District from .10 to .09.

Commissioner Stamper moved to set the 1998 tax rates per hundred dollars of assessed valuation as previously submitted by the County Clerk with the exception of the Callahan Watershed District which had been adjusted as previously stated.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 506-98**

**Subject: Petition for Remonstrance**

Commissioner Stamper stated that he had visited with Brenda and Dale Watson who are very concerned about the request for a vacation of Wilbert Lane. He told them that this issue would be taken up on Nov 2<sup>nd</sup>.

Commissioner Stamper stated that the Watsons had come in to speak with him and had presented a petition. He stated that he advised them to be present at the November 2<sup>nd</sup> meeting to speak on this subject.

Commissioner Stamper stated that the Watsons asked that the petition be submitted for the public record. Commissioner Stamper submitted the petition and asked the Deputy County Clerk to put the item on the agenda for the November 2<sup>nd</sup> Adjourned Term meeting.

**Commissioner Reports**

*Presiding Commissioner Stamper*

Commissioner Stamper stated that he had come from a press conference attended by the Columbia Public School System, and State Representative Chuck Graham. The conference was called to announce that to express the intent of the State to place a stoplight at Hwy K and Hwy 163 intersection. He stated that the project was currently under preliminary engineering work and will be up for bid by contractors in late spring of next year. The project should be accomplished by late summer to early fall.

Commissioner Stamper stated that he had a neighborhood meeting with Country Farms. He stated that they had a variety of questions about the commercial zoning on the McClatchey/Stevenson/Mitchell land that was going into the city. Commissioner Stamper stated that they would be forwarding a list of concerns. He told them that the Commission would express those concerns to the City Council.

Commissioner Stamper stated that they had also discussed the Vawter School Rd vs. Scott Blvd vs. Nifong Blvd. He stated that they discussed the name of that road and the complexity of changing the name of that road at Old Mill Creek Rd. He stated that the Commission has discussed before the possibility of proposing a name change from Vawter School Rd to Nifong making it consistent to the intersection of Scott and maintaining historical designation to that road as Vawter School Road.

Commissioner Stamper stated that the cities of Columbia and Centralia had both renamed a street to make a consistent pattern and then titled it historically Vawter School Road.

Commissioner Stamper stated that he wanted to express this idea to the citizens that live along that road and get their opinions on it. He further noted that it was perfect time to reconfigure and reopen the roadway.

Commissioner Stamper asked Commissioner Miller to check with her liaison at the Post office to determine the complexities of this sort of name change.

Commissioner Vogt stated that the name of the road should be changed to make it consistent. However she did not know which name should be used. She asked Commissioner Stamper if he were suggesting that Nifong be used because it crossed Hwy 63 and was a longer stretch.

Commissioner Stamper answered affirmatively. He also noted that this was the part of the road that Boone County had jurisdiction over.

Commissioner Vogt stated that she agreed with the name change, but noted that this sort of thing is often very confusing.

Commissioner Stamper stated with the approval of the other Commissioners, he would ask that a letter be sent to the property owners on Vawter School Rd, the adjacent owners on Scott Blvd and Old Mill Creek Rd that has the Commission's signature and states the intent to propose a name change.

Commissioner Stamper also noted that the Vawter School Road Improvements Project was coming along well and would not have to be wintered.

Commissioner Stamper stated that he had received a request from the Prosecuting Attorney's Office for a closed meeting. He stated that this office had a long time employee that they wanted to promote to the top of her range. Commissioner Stamper asked the other Commissioners how they felt about that.

Commissioner Vogt stated that she had some sympathy for a department that wanted to keep an employee.

Commissioner Stamper asked the Deputy County Clerk to schedule a closed session on the following Tuesday to discuss personnel issues.

*Commissioner Vogt*

Commissioner Vogt stated that at the Hwy 63 Dedication ceremony yesterday some of the local people were discussing Hwy 124. They stated that when you turn off Hwy 63 onto Hwy 124 it is hard to tell where the road is. She stated that she spoke with John Glascock about getting some sort of lighting for this turnoff.

Commissioner Vogt stated that she had received a call from a property owner in a subdivision near Lake of the Woods. She stated that the property owner wanted to donate a portion of the land for a County park.

Commissioner Vogt stated that she told the property owner that the County did not have a Parks Department or the funds to support parks. She told the property owner that she would report his intended donation to the County.

Commissioner Vogt also stated that she felt when something like this occurred, the County came one step closer to a Parks Department or Parks Commission for the County. She stated that she would like the Commission to keep these kinds of donations and small pockets of land that people would like to dedicate to public use in mind.

Commissioner Vogt stated that she told the property owner that the subject would be discussed again. However, she did inform him that at present, the County had did not have a way to support a park. Commissioner Vogt stated however, if she had misinformed the property owner about the County's position, she would like to have some feedback from the other Commissioners.

Commissioner Stamper stated that he thought there was nothing wrong with taking land into inventory, however to commit to its development as a park would create a dilemma.

Commissioner Stamper asked about the County's regulations on weeds.

Commissioner Miller stated that there were noxious and nuisance regulations in place that would require that the land be maintained.

Commissioner Stamper stated that therefore he understand Commissioner Vogt's caution in accepting the land.

Commissioner Vogt stated that she just wanted the Commission to be cognizant of the property. She further noted that there were some discussions going on that would help the County make a determination about accepting the property.

*Commissioner Miller*

Commissioner Miller reported that she attended a Missouri Association of Counties Meeting. She stated that the number one priority of the MAC for the year would be to support full-funding the Juvenile Appropriations Bill. The other priorities of MAC were:

the opposition of any sales tax which is outside the sales for any other governmental entity, oppose the government liability/sovereign immunity issue, clarify non-state revenue (in order to avoid lawsuit), oppose any special funds that are outside the budgetary process, work on more control over the right-of-ways.

Commissioner Miller stated that MAC was also trying to put together a Consent Bill that provides agreement between the cap in the bidding process and the statutes. She also noted that MAC looked to support legislation for housing the Public Defender by the State if the Public Defender chooses to move outside of County facilities.

Commissioner Miller stated that the Joint Center for Sustainable Communities report had been released. She stated that Columbia, Boone County was listed in the report. She stated that the report talked about growth and some of the things that needed to be done in this area. She stated that there was also an award program and she wanted to submit what was being done with Ashland as a result from the Centerpoint. She stated that she would write up a scenario and submit it to the Commission.

Commissioner Miller stated that she also attended the Public Liabilities seminar that was put together by the insurance trust. Commissioner Miller gave each Commissioner a hand-out that she had prepared of the possible Y2K problems. She stated that there were a number of things that Boone County needed to work on in order to effectively address this problem.

Commissioner Miller stated that she wanted to ask the support of the Commission in putting together a team from the Public Works, Facilities Maintenance, and Sheriff's Department to do an inventory of the County to see what risks are present and how they can be addressed.

Commissioner Stamper and Commissioner Vogt stated that they thought this was a good idea.

Commissioner Miller stated that she had a meeting with president of the Missouri Association of Council of Governments. She stated that they had offered their services to host a dinner meeting to give information about putting together a Rural Planning Commission. She noted that a lot of state programs are funded through the RPCs, and it does cause problems that there is not an RPC here.

Commissioner Vogt stated that when the solid waste district was formed; they worked with the State and the State did suggest that there be a plan to formulate an RPC.

Commissioner Miller stated that two months ago she had brought forward and asked for the Commission's support to join the Missouri Transportation Development Council which she was director of by way of MAC. She stated that she was asked (by the Council) to enlist the enrollment of all counties.

Commissioner Miller stated that the Council wanted to push for future transportation funding to be able to participate in the 15-year plan.

Commissioner Stamper and Commissioner Vogt stated that they had no objection to this proposal.

Commissioner Miller stated that she received a call from a resident (Ernest Smith) that lived near McBaine. She stated that this farmer was buying a farm and wanted to annex it into the City of McBaine. She stated that she informed the resident that his property included a bridge that required a great deal of upkeep that the City of McBaine might not be able to provide.

Commissioner Miller stated that the GIS Assistant had given notice (of resignation) today. She stated that this person had received a job paying more money and the entailed more of the things that she wanted in a job.

Commissioner Miller answered a question that Commissioner Stamper had asked earlier about the prevailing wage on the jail. She reported that the bricklayer/stone masons would be the only category affected by this. She stated that the architect was going to evaluate the situation to estimate its impact.

Commissioner Stamper stated that he had spoken with someone who had stated that there had been a significant increase in the prevailing wage.

Commissioner Vogt wanted to know how this affected the County.

Commissioner Stamper stated the bid that was currently out (for Jail project) would be carried out using a higher wage. Therefore, the contract would cost more.

Commissioner Vogt stated the she felt the government should have to pay prevailing wage.

Commissioner Stamper stated that this was true, however he had simply wanted more information on the subject.

There was no public comment.

The meeting adjourned at 4:10p.m.

Attest:

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Wendy S. Noren  
Clerk of the County Commission

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Don Stamper  
Presiding Commissioner

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Karen M. Miller  
District I Commissioner

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Linda Vogt  
District II Commissioner