

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 Keith Schnarre
District I Commissioner Karen M. Miller
District II Commissioner Skip Elkin
Deputy County Clerk Helen Sheehan

The meeting was called to order at 1:32 p.m.

Subject: Authorize Presiding Commissioner to sign closing documents for property located at 101 N. 7th Street and 609 E. Walnut

John Patton, County Counselor, was present on behalf of this item.

John Patton stated the closing on this property is this afternoon and an order would need to be done authorizing the Presiding Commissioner to sign the closing documents.

Commissioner Elkin moved to authorize the Presiding Commissioner to sign the closing documents and lease for property located at 101 N. 7th Street and 609 E. Walnut.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 139-2005**

Subject: Regional Economic Development Inc. (REDI) – First Reading of Chapter 100 Incentives Policy

Bernie Andrews, Regional Economic Development Director and Dave Griggs, Incentives Subcommittee Chair, Paul Land, Subcommittee member, were present on behalf of this item.

JULY-SEPTEMBER 2002

A Canadian auto parts manufacturer considered Columbia as a location for a new manufacturing operation that would employ 200 people. The company located in another Missouri community that offered incentives, but indicated that had city and county leaders been able to offer virtually any sort of incentive, the company would have chosen Columbia as their new location.

AUGUST 2002

REDI received a Request For Information (RFI) from a consulting firm on Project Rain. Project Rain was a \$125,000,000 pharmaceutical manufacturing project that would employ 240 people, with more than 95 of the positions requiring college degrees. Columbia was only one of four cities in Missouri to receive the RFI and met all key objectives except "an incentive package responsive to Project RAIN's level of investment, quality of jobs, project specific needs and growth". Columbia was immediately eliminated from consideration due to our "no incentive" position.

FALL 2002

A national real estate brokerage firm asked REDI to provide information on suitable sites for a \$100,000,000 pharmaceutical operation. Although Columbia was eliminated from consideration, the request further reinforced that Columbia has garnered some attention as a potential location for large life science related projects.

NOVEMBER 2002

REDI Chair Dave Griggs convened a REDI Board Retreat to discuss the issue of incentives and educate the Board on what incentive programs are available in Missouri and which communities use them. The retreat attendees heard presentations from economic developers from other Missouri communities and a Kansas City law firm that specializes in incentive programs. As a result of the retreat, a REDI Incentives Subcommittee was formed to study the various incentive options and make a determination whether any of these programs may be helpful to Columbia/Boone County's economic development efforts.

DECEMBER 2002 -DECEMBER 2003

Incentives Subcommittee Chair Dave Griggs and Subcommittee members Charlie Digges, Jr., Paul Land, Richard Mendenhall, and Joe Moseley, as well as REDI staff, met to discuss incentive issues. The group looked at Enterprise Zones, Tax Increment Financing (TIF), Chapter 353 Tax Abatement, Chapter 100 Revenue Bonds and other incentive options as allowed by Missouri State Statutes.

MAY 2003

The City of Columbia released the findings of a citizen survey that asked a variety of questions. When asked about incentives, 65 percent of Columbia residents said they were either very supportive or somewhat supportive of using incentives to attract new businesses or to retain existing business.

DECEMBER 2003

The REDI Board received the Incentives White Paper from the Incentives Subcommittee. The recommendation from the subcommittee was that Chapter 100 Revenue Bonds were a good fit for Columbia/Boone County for reasons outlined in the Incentives White Paper. The REDI Board approved the Incentives White Paper and recommended that the Incentives Subcommittee present the paper to the Columbia Public Schools, City of Columbia and County of Boone. The proposal was also shared with selected plant

managers of existing area manufacturing firms. Overall, plant managers were favorable of the program, and some felt that their company would possibly utilize the program to better compete for expansion opportunities within their corporations.

DECEMBER 2003

The Incentives White Paper was presented to the Boone County Commissioners in a work session. The Commission recommended that REDI forward the document to the City and the school system for review.

FEBRUARY 2004

The Incentives White Paper was presented to Columbia City Council in a work session. The Council recommended that REDI forward the document to the school system for review.

MAY 2004

The Incentives White Paper was presented to Columbia Board of Education.

AUGUST 2004

The REDI Incentives Subcommittee reviewed written Chapter 100 Revenue Bond policies from other Missouri communities including St. Louis, Kansas City, Platte County, Liberty, Warrensburg, Lincoln County and Clay County. The Incentives Subcommittee compiled a draft policy integrating the best aspects of those policies.

SEPTEMBER 2004

A first draft of the Chapter 100 Revenue Bond Policy was submitted to the Incentives Review Team, which included representatives of the taxing jurisdictions. The policy was discussed at a meeting that included all the representatives of the Incentives Review Team. Several changes to the policy were recommended.

OCTOBER 2004

After making changes discussed by the Incentives Review Team, REDI retained the services of Bond Counsel Nancy Lear of Gilmore and Bell, LLC to review the policy. After the policy was reviewed, it was again shared with the representatives of the Incentives Review Team and additional comments were solicited. Comments were received from one of the taxing jurisdictions, and those comments were incorporated into the policy. When no other comments were received from the other communities or taxing entities, the Incentives Subcommittee presented the Chapter 100 Revenue Bond Policy and Application to the REDI Board.

NOVEMBER 2004

The REDI Board of Directors reviewed and approved the Chapter 100 Revenue Bond Policy and Application and directed the REDI staff and REDI Incentives Subcommittee to present the policy to the Boone County Commission and the various cities in Boone County. Members of the Incentives Subcommittee presented the policy to the Boone

County Commission at a work session.

DECEMBER 2004

Members of the REDI Incentives Subcommittee and REDI staff presented the Chapter 100 Revenue Bond Policy and Application to the Centralia Board of Alderman and the Centralia R- VI School Board.

JANUARY 2005

In three separate presentations, members of the REDI Incentives Subcommittee and REDI staff presented the Chapter 100 Revenue Bond Policy and Application to the Ashland Board of Alderman, the Hallsville Board of Alderman and the Ashland School Board, Southern Boone County Fire Protection District and other taxing entities. At a later meeting, the Centralia Board of Alderman approved the Chapter 100 Revenue Bond Policy.

MARCH 2005

After a 2-2 vote by the Hallsville Board of Alderman, the Hallsville mayor broke the tie with a "no" vote. Therefore, the Chapter 100 Revenue Bond Policy was not approved in Hallsville. The Ashland Board of Alderman voted unanimously in favor of the Chapter 100 Revenue Bond Policy.

The Commission requested REDI present this to other entities.

A change will be made and remove the word "PILOT" and it will be replaced with "grant payment". This affects the school funding formula.

Commissioner Schnarre asked if the City of Columbia has made a decision on this. Mr. Griggs stated it is scheduled for their next meeting.

Commissioner Schnarre asked if Sturgeon has been contacted about this. Mr. Andrews stated he has met with the Mayor of Sturgeon.

Commissioner Schnarre asked about how the Columbia School Board felt about this policy. Elton Fay, School Board member, stated the Board is divided.

Commissioner Miller stated she supports this policy to attract life sciences to Columbia and Boone County but is reluctant to proceed not knowing how the City of Columbia feels about it.

Commissioner Elkin asked what concerns the Columbia School Board had. Mr. Fay stated the school district is concerned about tax abatement.

Commissioner Elkin stated Hallsville feels they do not believe they have the infrastructure for this policy.

Mr. Griggs stated this policy is designed so no one loses. This policy is restrictive compared to other entities. Columbia and Boone County have an amazing story to tell but is prevented from doing so because of a lack of incentives.

Commissioner Schnarre stated the second reading of this item will be after the City Council considers this item. The Commission is in favor of this but has concerns about the City's view.

Subject: Purchasing Department

Melinda Bobbitt, Purchasing Department Director, was present on behalf of these items.

A. Second Reading and Award of Bid 08-08MAR05 (Tires – Heavy Duty Trucks and Large Equipment)

Commissioner Miller moved to award bid 08-08MAR05 for Tires – Heavy Duty Trucks and Large Equipment to Cross-Midwest Tire.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 140-2005**

B. Second Reading and Award of Bid 14-25FEB05 (Model Year 2005 Cargo Van)

Commissioner Elkin moved to award bid 14-25FEB05 for Model Year 2005 Cargo Van to Roberts Auto Plaza, Inc.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 141-2005**

C. Second Reading and Award of Bid 16-08MAR05 (Street Signs Term and Supply)

Commissioner Miller moved to award bid 16-08MAR05 for Street Signs Term and Supply to J & A Traffic Products.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 142-2005**

D. Second Reading and Approval of Request to Dispose of Surplus Property

Commissioner Elkin moved to authorize the disposal of surplus equipment as listed on the March 2, 2005 memo from the Purchasing Department.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 143-2005**

E. Second Reading and Approval of Request to Dispose of Vehicles

Commissioner Miller moved to authorize the disposal of Sheriff's Vehicles as listed on the March 22, 2005 memo from the Purchasing Department.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 144-2005**

F. Rescind Commission Order 125-2005 (Bid 78-23NOV04 – Shop Fluids Term and Supply)

Melinda Bobbitt stated The Purchasing Department is requesting to rescind commission order 125-2005 for the cancellation of contracts from bid 78-23NOV04 – Shop Fluids Term and Supply.

John Patton recommends that we investigate the Magnuson Moss Warranty Act for the Castrol TranSynd Synthetic Transmission Fluid. He believes Allison may not be able to void our transmission warranties for using a generic transmission fluid. He recommends that we buy that one line item off contract until we conclude our research.

Commissioner Elkin moved to rescind Commission Order 125-2005. Said order cancelled the contracts with McCollister & Company and MFA Oil Company for bid 78-23NOV04 (Shop Fluids Term and Supply).

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 145-2005**

G. First Reading of Bid 22-17MAR05 (Model year 2005 Light Duty Truck)

Melinda Bobbitt stated the Bid for a Model Year 2005 Light Duty Truck closed on March 17, 2005. Five bids were received. The low bidder, Jay Wolfe, did not submit a bid in conformity with the bid specifications and was determined to be non-responsive. Therefore, Purchasing and the Public Works Department recommend awarding to the next low bid, Lou Fusz Chevrolet.

Total cost of the contract is \$12,875.00 to be paid out of department 6100-Facilities and Grounds Maintenance, Account 92400-Replacement Auto/Trucks. The Purchasing Department requests approval to trade-in one (1) 1993 Ford F150 Pickup VIN# 1FTEF15Y0PNB00296. The budgeted amount for this purchase was \$15,000.00.

Commissioner Elkin asked why no local vendors submitted a bid. Mrs. Bobbitt stated she did not know the answer but would investigate the issue.

Commissioner Schnarre 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 award.

H. First Reading of Bid 21-10MAR05 (Motor Grader)

Melinda Bobbitt stated the Bid for a Motor Grader closed on March 10, 2005. Three bids were received. Purchasing and the Public Work's department recommend award to Tri-State Construction Equipment Co. for submitting the low bid. As noted in the attached memo from Public Works (see memo dated March 28, 2005), one of the trade-in motor graders developed rear-end failure after the bid closed. Therefore, Public Works wishes to deduct the amount of the repair from the proposed trade-in amount.

Total cost of the contract is \$139,825.00 to be paid out of department 2040 - PW Maintenance Operations, account number 92400 - Replacement Auto/Trucks. The Purchasing Department requests approval for trade-in of one (1) 1995 Gallion 850B S/N 202350 and one (1) 1995 Gallion 850B S/N 202349. The budgeted amount for this purchase is \$170,000.00.

Public Works Department has submitted a recommendation for award memo from the Purchasing Department, a letter from Tri-State Construction Equipment outlining the repair cost, a letter from Tri-State Construction outlining the buy-back option, and a copy of the bid tabulation for your review.

Commissioner Schnarre 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 award.

Subject: Public Works

A. Second Reading and Approval of Agreement with Missouri Highways and Transportation Commission for environmental study for future State Route 740 extension project

Commissioner Elkin moved to approve the Missouri Highways and Transportation Commission Cost Participation Agreement for environmental study for the proposed extension of State Route 740.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 146-2005**

B. First Reading of General Consultant Service Agreements

- **Farnsworth Group**
- **Terracon**
- **A Civil Group**
- **Harrington and Cortelyou, Inc.**
- **Simon Oswald Associates**
- **EFK Moen, LLC**
- **Peckham & Wright Architects**

Commissioner Schnarre stated these are general consultant service agreements are done on an annual basis. These firms are pre-approved for projects in which the department may need consultant services.

Commissioner Schnarre 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.

Subject: Personnel Advisory Committee – Second Reading and Approval of Two-Week Training Period for New Employees policy

Commissioner Miller stated this policy was brought forward by the Personnel Advisory Committee to clarify a long standing practice.

Commissioner Miller moved to approve the “Two-Week Training Period for New Employees” as recommended by the Personnel Advisory Committee.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 147-2005**

Subject: Assessor’s Office – Second Reading and Approval of Budget Revision

Commissioner Elkin moved to approve the following budget revision:

DEPARTMENT ACCOUNT AND TITLE	AMOUNT DECREASE	AMOUNT INCREASE
2010-23000: Assessor’s Office – Office Supplies	\$450.00	
2010-92100: Assessor’s Office – Replacement Furniture and Fixtures		\$450.00

Said budget revision is for the purchase of an office chair.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 148-2005**

Subject: GIS Department – Second Reading and Approval of GIS Fee Schedule

Commissioner Miller moved to approve the 2005 GIS and Digital Data Price List.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 149-2005**

Subject: Planning and Zoning

Stan Shawver, Planning and Zoning Director, was present on behalf of these items.

Stan Shawver stated the County Commission approved two Conditional Use Permits at their March 29, 2005 meeting.

A. Adopt Findings of Fact and Conclusion of Law and Decision for the Conditional Use Permit request by Gary and Alice Weil on behalf of Cingular Wireless for a transmission facility including a 180' tower on 115.05 acres, located at 1111 E. Oakland Church Rd., Columbia

Commissioner Miller moved to adopt Findings of Fact and Conclusion of Law and Decision for the Conditional Use Permit request by Gary and Alice Weil on behalf of Cingular Wireless for a transmission facility including a 180' tower on 115.05 acres, located at 1111 E. Oakland Church Rd., Columbia.

Commissioner Schnarre seconded the motion.

There was no discussion and no public comment.

The motion passed 2-1 as follows: Commissioner Schnarre – Aye, Commissioner Miller – Aye, Commissioner Elkin – Nay. **Order 150-2005**

B. Adopt Findings of Fact and Conclusion of Law and Decision for the Conditional Use Permit request by Carl and Marjorie Thomas and Ralph and Rosalee Higgins on behalf of Capital Quarries and APAC Missouri, Inc., for a temporary asphalt plant on 100 acres located at 23300 S. Hwy 63, Hartsburg

Commissioner Miller moved to adopt Findings of Fact and Conclusion of Law and Decision for the Conditional Use Permit request by Carl and Marjorie Thomas and Ralph and Rosalee Higgins on behalf of Capital Quarries and APAC Missouri, Inc., for a temporary asphalt plant on 100 acres located at 23300 S. Hwy 63, Hartsburg.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 151-2005**

Subject: Authorize Use of County Facilities – Alzheimer's Association Memory Walk

Commissioner Elkin moved to authorize the use of the Courtyard Square on October 2, 2005 from 11:30 a.m. to 3:00 p.m. for the Alzheimer's Association Memory Walk.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 152-2005**

Commissioner Reports

Commissioner Schnarre

No reports at this time.

Commissioner Miller

Commissioner Miller stated she and Commissioner Schnarre attended a meeting for joint discussions about land use and infrastructure with the City of Ashland

Commissioner Elkin

No reports at this time.

Public Comment

Ray Nichols, 16681 N. Highway 124, Centralia, and Elton Fay, legal counsel for Laurel Davison, 2351 N. Dozier's Station Road, were present to discuss the pending road vacation of the old Hallsville-Centralia Road.

Commissioner Elkin stated the neighbors were instructed to agree on an easement. This has not been done. Mr. Nichols has provided everything the Commission requested and believes the Commission should moved forward with the vacation of the road.

Mr. Nichols requested the Commission move forward with this so the court case can proceed. The court will not do anything until the Commission makes a decision.

Commissioner Schnarre asked if John Patton, County Counselor, has made comments on this issue.

Commissioner Elkin asked both parties if they agree or disagree with the vacation.

Mr. Fay stated the surveyor his client hired has not been able to work.

Commissioner Elkin stated it is the boundary line that is in dispute.

If this road is vacated then Mr. Fay's client may not have access to her property.

Commissioner Miller asked why another surveyor had not been hired to complete the work.

Commissioner Schnarre stated the Commission would address this issue at the adjourned

term meeting on Monday, April 4, 2005.

Commissioner Miller requested Mr. Patton be contacted to request his opinion on this issue.

There was no further public comment.

The meeting adjourned at 2:22 p.m.

Attest:

Wendy S. Noren
Clerk of the County Commission

Keith Schnarre
Presiding Commissioner

Karen M. Miller
District I Commissioner

Skip Elkin
District II Commissioner