

TERM OF COMMISSION: July Session of the July Adjourned Term

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

PRESENT WERE: Presiding Commissioner Keith Schnarre  
District I Commissioner Karen Miller  
District II Commissioner Skip Elkin  
Deputy County Clerk Kerry Patton

The meeting was called to order at 1:30 p.m.

**Purchasing**

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

**A. Bid Opening: 60-13JUL06 Micro-Surfacing**

	Missouri Petroleum Products	Donaldson Construction Co
Mirco Surfacing	\$ 41,949.00	\$ 41,238.00
Scratch	1,020.00	986.00
Alt	737.50	725.00

Commissioner Schnarre thanked the Purchasing Department.

**B. Second Reading 46-29JUN06 Boone Industrial Park**

Commissioner Elkin moved now on this day the County Commission of the County of Boone does hereby award Bid 46-29JUN06 Boone Industrial Park Road Improvement Project to Lehman Construction, LLC. It is further ordered that the Presiding Commissioner is hereby authorized to sign said contracts.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 280-2006**

**C. Second Reading 45-29JUN06 Lake of the Woods Pavement & Drainage**

Commissioner Elkin moved now on this day the County Commission of the County of Boone does hereby award Bid 45-29JUN06 Lake of the Woods Pavement & Drainage Improvements to Steve & Associates, Inc. It is further ordered that the Presiding Commissioner be hereby authorized to sign said contracts.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 281-2006**

**D. Second Reading 22-28MAR06 Street Name Signs**

Commissioner Miller moved now on this day the County Commission of the County of Boone does hereby award Bid 22-28MAR06 Street Name Signs to Kelpé's Signs. It is further ordered that the Presiding Commissioner be hereby authorized to sign said contracts.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 282-2006**

**2. Public Works**

David Mink, Director of Public Works, was present on behalf of these items.

**A. Second Reading All State Construction**

Commissioner Miller moved now on this day the County Commission of the County of Boone does hereby approve the Consultant Services with Allstate Consultants, P.C. for the State Route K Improvement at Scott Blvd Project. It is further ordered that the Presiding Commissioner be 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 283-2006**

**B. Variances**

Mr. Mink stated there were several variances brought to the Road and Bridge Advisory Committee. The first one was from A Civil Group for a proposed Providence Heights Plat excess length cul-de-sac. He stated he advises that this variance be tabled until the Planning and Zoning Commission can act on it.

Mr. Mink stated the second variance is for Hemme Construction and Golf View Gardens

Lot 14, point of curvature setback of 30'. Through an admitted mistake in citing the building, the building ended up closer to the corner than they anticipated. It resulted in a driveway that is closer to the corner than regulations allow. Looking at the situation, it is on a cul-de-sac with very few homes on it; it is on the side where you are seeing the cars coming out rather than going into the street. The Road and Bridge Advisory Committee felt like that variance should be granted.

Mr. Mink stated the third one is for Addison Ridge Estates, proposing a grass shoulder instead of a paved shoulder. The Road and Bridge Advisory Committee approved that as well.

Commissioner Miller asked where this was and why they need a variance.

A representative from David Brush & Associates stated the reason for the variance was the right of way for this road was already in place and it was originally set up for quite a few more lots than this. In order to make it feasible to have this long of a street for that few number of lots, they thought narrowing the paved surface and keeping the shoulder as a grass shoulder instead of paved would lower the costs.

Commissioner Miller asked if the lots are limited by what is on the plat, and can't be narrowed and shortened and sold?

The representative from Brush & Associates stated he did not think they had been replatted yet. He stated his understanding is the lots have been vacated, but the right of way is in place.

Mr. Mink stated Thad Yonke, Planning and Building, indicated in the minutes that this was a kind of retrofitting of something that already existed. They are proposing this as a way to rectify a problem that existed. The smallest lot size would be 5 acres and the largest would be 13. The Road and Bridge Advisory Committee felt like with lots of this size, parking on the street would not occur and the grass shoulder would give emergency vehicles a place to go around.

Commissioner Elkin moved now on this day the County Commission of the County of Boone does hereby approve the following variance requests:

- Proposal from Hemme Construction for Arratt Court, Golf View Gardens Lot 14, requesting variance from Roadway Regulations Appendix B, Section 1.2 (drawing 410.01A) to accept variance of driveway setback of 22' rather than 30' from point of curvature
- Proposal from Brush & Associates for proposed Addison Ridge Estates, requesting variance from Roadway Regulations Appendix B, Standard drawing 110.01 to allow grass/gravel shoulder not the required concrete or asphalt.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 284-2006**

### **C. Driveway Sight Variance**

Mr. Mink stated there are large trees at the proposed driveway entrance. Those trees block the vision of vehicles trying to pull out on the road, and oncoming vehicles cannot see those vehicles. The Road and Bridge Advisory Committee recommended denial of that variance and asked that the Public Works Department go back and recheck it. He stated the department went back and the inspectors still thought there was an issue with sight distance. If the trees are to remain in place, it will require a variance.

Commissioner Schnarre stated these are mature trees near the road and it is a lightly traveled road, but it does not meet regulations.

Commissioner Miller stated she understands that it does not meet regulations, but that is what the variance process is for. She stated since they have cleared out all the underbrush, she cannot see taking out all of those oak trees.

Commissioner Elkin stated he went up there this morning and these pictures do not do it justice. They have cleared all of the grass and the lower branches, and he stated he didn't see a problem with it at all.

Mr. Mink stated the inspectors said the vision was intermittent. You had to be in the right spot to be able to see properly.

Commissioner Elkin moved now on this day the County Commission of the County of Boone does hereby approve the following variance request:

Proposal from Eibel Properties on behalf of Nick Schwandt, 18181 Barnett School Road for variance of Roadway Regulation Appendix B, Section 1.5, drawing 410.01C, (driveway site distance) large oak trees prevent proper visibility.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 285-2006**

### **3. Prosecuting Attorney – Appointments**

Commissioner Miller moved now on this day the County Commission of the County of Boone does hereby appoint Andrew Scholz and Breck Burges as Assistant Prosecuting Attorney's for the County of Boone.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 286-2006**

**4. Application for the Issuance of Chapter 100 Revenue Bonds by Analytical Bio-Chemistry Labs Inc. (ABC Labs)**

David Griggs, REDI, was present on behalf of this item.

Mr. Griggs expressed his thanks to Tom Schauwecker and Patricia Lensmeyer for their help in verifying the figures for the application. A packet was provided for the Commissioners to review.

**Byron Hill, ABC Labs 3712 Woodrail on the Green, Columbia**

Mr. Hill stated they experienced positive growth last year. They have added 60 employees in the last twelve months and have expanded their facilities to accommodate these new employees'. Their new facility at Discovery Ridge will be a positive move.

Construction cost will be 15 million.

Commissioner Miller asked for Mr. Hill to explain what other competing offers were made to ABC Labs.

Mr. Hill explained they had received several offers from Gainesville, Florida for \$100,000 per professional employee they would bring to their sight. Omaha, Nebraska; Rochester, New York; and several others. Each of them offered incentives and bonuses if ABC Labs would relocate to their area.

Mr. Hill stated their decision was not based on money. They like the area and are doing everything they can to stay in Columbia.

Commissioner Elkin asked about the 60 new employees. A year ago they had stated they would be adding new jobs and wanted to clarify if the 60 new employees where part of that equation.

Mr. Hill responded they are part of the original number of approximately 250 employees

through 2010.

Commissioner Schnarre asked for public comments.

Patricia Lensmeyer spoke of surtax which is imposed on Commercial Real-estate Property. She stated she has no idea how many communities in the state are looking for Chapter 100 incentives, but what she does know is the issue of the surtax. All taxing entities in Boone County get a portion of that. She stated ABC Labs agreed under this proposal to set that surtax portion of the 50% abatement aside, and they will be paying the surtax in addition to 50% of the taxes that would have been collected. She stated she doesn't think this is happening anywhere else in the state, and she thinks it is worth noting that ABC Labs is a very good partner and she appreciates that it is an issue and we are ready to get that resolved.

J.C. Headly, Columbia Public Schools

Mr. Headly stated the district cast a vote of "yes" on this proposal, but with some concerns. He stated the district administration did a financial impact analysis of the proposal. There is a considerable amount of uncertainty associated with these types of things. He stated the district looked at the project in two ways: how many students would be coming to the area, and where those students would go to school. They broke it down into average cost per student and marginal/incremental cost per student.

Mr. Headly stated if you look at it through the marginal/incremental cost if the students were spread out among several schools, it would end up costing about \$600 per student. If all the new students were concentrated in one or two schools, the cost would go up to about \$6,000 to \$7,000 per student. Essentially, if the students are spread out, the financial impact will be minimally negative and likely positive.

Mr. Headly stated he thinks this could end up being a positive thing for the district and the community, but he wanted to let everyone know what the possible impacts could be.

Melissa Carr, Director of Daniel Boone Regional Library.

Ms. Carr stated the Library appreciated the fact that this was such an inclusive process and that all the taxing entities were provided the opportunity to look at the application, and provide input and talk about what was going to happen. She stated the concerns for the library really deal with future projects. The cumulative effect of multiple projects like this could have an impact on future library services. The other concern is the legislative action that still needs to take place so that when future projects come along, all the entities continue to be included.

Tom Adkins

Mr. Adkins stated he thinks this is a great example of the Commission and the private sector working together to get a result that is best for Boone County. He stated we need to be working together on these things because there are so many advantages if we do. A lot of communities have fights over turf, and this is a great example of people working together.

Commissioner Schnarre closed the public hearing.

Commissioner Miller asked if we approved this, what are the future steps.

David Meyer, REDI, stated the next step would be to engage the bond council to begin preparing the documents. It would also allow ABC Labs to finalize their financing. That is where the next steps would go. He stated the bond documents would come back for final approval before the Commission.

Commissioner Miller stated once the building is in place is there some kind of reporting process with all the taxing entities.

Mr. Meyer stated there will be agreements with ABC Labs to make contributions back on the payments. He stated he doesn't recall if there is an actual annual meeting.

Mr. Schauwecker stated there is a 2 year requirement for the Assessor to report all abated properties in Boone County and the impact thereof.

Commissioner Miller stated she was thinking more about this specific project.

Commissioner Schnarre stated we can make that part of the motion.

Commissioner Elkin stated when we go through this process we may have to tweak some areas.

Commissioner Schnarre stated the commission order will be prepared with assistance from all the parties to ensure everything is covered, and the order will be read at the next meeting.

**5. Second Reading – Budget Amendment Polling Place Access**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the following budget amendment for the HAVA Improvements Polling Place Access.

<b>Department Account and Title</b>	<b>Amount of Increase</b>
2312-03411 Federal Grant Reimb	\$8274.00
2312-2300 Election Supplies	\$8372.00

Grant revenue plus YTD interest earned.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 287-2008**

**6. Commissioner Reports**

There were no commissioner reports.

**7. Public Comment**

There was no public comment.

The meeting adjourned at 2:15 p.m.

Attest:

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Wendy S. Noren  
Clerk of the County Commission

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Keith Schnarre  
Presiding Commissioner

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Karen M. Miller  
District I Commissioner

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Skip Elkin  
District II Commissioner