

TERM OF COMMISSION: September Session of the July Adjourned Term

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

PRESENT WERE: Presiding Commissioner Daniel K. Atwill  
District II Commissioner Skip Elkin  
Boone County Collector Pat Lensmeyer  
Director of Resource Management Stan Shawver  
Director of Human Resources Betty Dickneite  
Deputy County Clerk Cameron Clarke

District I Commissioner Karen M. Miller was absent.

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

### **Circuit Court**

**1. Budget revision for microphones (first reading)**

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

**2. Budget amendment to increase revenue and expenditures for the Probation Services grant (first reading)**

Commissioner Atwill stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading after the 10 day hold required for budget amendments with an appropriate order for approval.

**3. Budget amendment to increase revenue and expenditures for the Intensive Intervention grant (first reading)**

Commissioner Atwill stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading after the 10 day hold required for budget amendments with an appropriate order for approval.

### **Collector**

**4. 2012 Tax Sale Surplus Report (first and second reading)**

Boone County Collector Pat Lensmeyer was present on behalf of this item. Ms. Lensmeyer stated this is an entry into the public record, as opposed to a public hearing. Ms. Lensmeyer stated this year we started with 347 properties subject to the delinquent

tax sale. Ms. Lensmeyer stated we advertised a little over 150 of them, and we actually sold seven on the day of the tax sale. Ms. Lensmeyer stated for the properties where the bid is higher than the taxes, the amount over is considered surplus. Ms. Lensmeyer stated this is the surplus report, and this money is turned over to the County Treasurer to be held for the benefit of the owner. Ms. Lensmeyer stated if it's unclaimed, it goes to the school fund after three years. Ms. Lensmeyer stated of the seven properties, there was \$23,207.67 in surplus, and the report breaks it up by property. Ms. Lensmeyer stated in Boone County we're very fortunate that most people pay their taxes, and we work really hard to get them paid so we don't have to sell many properties. Ms. Lensmeyer stated if you look at what we do versus other counties of comparable size or smaller, they have hundreds more that go to tax sale.

Commissioner Atwill asked if the owners have any redemption rights.

Ms. Lensmeyer stated they can redeem for one year.

Commissioner Atwill confirmed the buyer holds the property knowing that.

Ms. Lensmeyer stated yes, they can begin the process to get a Collector's deed no more than 120 days prior to one year from the sale. Ms. Lensmeyer stated through a lien search they notify anyone that has a legal interest in the property that there is a redemption period. Ms. Lensmeyer stated if the owner does not redeem prior to the end of the one year, they can get a Collector's deed, and that effectively transfers ownership. Ms. Lensmeyer stated if they don't get their Collector's deed, the owner can redeem up until the deed is issued. Ms. Lensmeyer stated the buyer has to take the initiative to get the deed. Ms. Lensmeyer stated if it's unredeemed, the owner still owns the property.

Commissioner Atwill asked who has possession during that period.

Ms. Lensmeyer stated the owner does. Ms. Lensmeyer stated there is a section in the law that says if the purchaser makes improvements prior to the first year anniversary, it's at risk. Ms. Lensmeyer stated we sell after two years in Boone County. Ms. Lensmeyer stated the law allows it from one to three years. Ms. Lensmeyer stated she sells after two in case of a bankruptcy or something in probate. Ms. Lensmeyer stated she has sold on occasion after one year if there is reason to. Ms. Lensmeyer gave examples of when she would sell after a year.

Commissioner Atwill who pays the tax for the twelve months the purchaser is waiting to be able to title the property.

Ms. Lensmeyer stated if the purchaser pays the subsequent years taxes and the owner redeems it, the purchaser gets their money back plus eight percent interest. Ms. Lensmeyer stated there can be no delinquent taxes when a Collector's deed is issued. Ms. Lensmeyer stated if the purchaser does not acquire the deed, there could be a delinquent tax bill involved. Ms. Lensmeyer stated it's an investment for the bidders, but

it gets the taxes paid and keeps the property in a taxes paid status.

Commissioner Atwill asked what percentage of people redeem.

Ms. Lensmeyer stated since we sell so few, it's not very many.

Commissioner Elkin stated the two properties on Oakbrook are the two nuisance weed lots we did last week or the week before.

Ms. Lensmeyer stated the special assessment on there is the 2010 and 2011 nuisance abatements.

Commissioner Atwill moved on this day the County Commission of the County of Boone does hereby acknowledge the 2012 Tax Sale Surplus Report presented by the Boone County Collector in the amount of \$23,207.67.

Commissioner Elkin seconded the motion.

The motion carried 2 to 0. **Order # 431-2012**

## **Resource Management**

### **5. Missouri Soybean Association Findings of Fact and Conclusions of Law (first and second reading)**

Director of Resource Management Stan Shawver was present on behalf of this item. Mr. Shawver stated last week you approved the conditional use permit for the Missouri Soybean Association so they could amend their previous permit. Mr. Shawver stated this will allow them to put the second building on the property. Mr. Shawver stated we always prepare findings of fact and conclusions of law for all conditional use permits. Mr. Shawver stated on legal counsel's advice, for anything with a possibility of litigation we prepare very extensive findings; for run of the mill ones like this we prepare a template like what is in front of you.

Commissioner Elkin stated he spoke with a neighbor out there and was informed the lighting issue has been taken care of.

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby adopt the Findings of Fact and Conclusions of Law relative to a conditional use permit for the Missouri Soybean Association for an agri-business on 98.36 acres located at 5601 S Rangeline Rd., Columbia.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 432-2012**

## **Human Resources**

### **6. Job Classification Committee Recommendations (first reading)**

Director of Human Resources Betty Dickneite was present on behalf of this item. Ms. Dickneite read the following memo:

The Job Classification Committee met on September 5th, 2012 to review and discuss a request to upgrade the Lead Surveyor position on pay range 39 to a “County Surveyor” position on pay range 44. The Job Classification Committee members unanimously agreed to bring forward the following recommendations to the Commission:

**Establish a “County Surveyor” position classification (class code 3013) on pay range 44 and deactivate the Lead Surveyor classification (class code 3012) on pay range 39.**

**Pay range 44 has a minimum of \$38,612, midpoint of \$48,265, and a maximum of \$57,918.**

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

## **Commission**

### **7. Budget revision to pay for realtor fees associated with the lease on 609 Walnut (first reading)**

Commissioner Elkin stated he thinks this was very appropriate.

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

### **8. Approve Closed Session authorized per RSMo 610.021(1) at 3:00 pm on 9/7/2012 (first and second reading)**

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby authorize a closed meeting on Friday, September 7, 2012, at 3:00 p.m. The meeting will be held in Room 338 of the Roger B. Wilson Boone County Government Center at 801 E. Walnut, Columbia, Missouri, as authorized by 610.021(1) RSMo. to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 433-2012**

**9. Public Comment**

**10. Commissioner Reports**

The meeting adjourned at 1:46 p.m.

Attest:

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Daniel K. Atwill  
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