

TERM OF COMMISSION: May Session of the April 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 Public Works Derin Campbell
Public Works Infrastructure Manager John Watkins
County Counselor CJ Dykhouse
Deputy County Clerk Joshua Norberg

The meeting was called to order at 5:30 p.m.

Public Works

1. Public Hearing for Lakewood Estates, Lakewood Villas and Valley Creek Neighborhood Improvement District

Mr. Watkins stated this is the public's opportunity to tell the Commission why the NID should go forward or why they are against the NID. He asked the public to come forward one at a time and state your name and where you live and what you think about the project. He stated this is the only time for the public to be heard on behalf of or in opposition to the project.

Commissioner Pearson stated he would like Mr. Watkins to describe what is involved with the project.

Mr. Watkins stated the plan is to take all of the private roads that are currently out there and completely remove the existing roadways, recreate the base and put in a new roadway system. He stated we will also put in a new storm drain system and add more storm drains. It will be a complete rebuild of the roads that are now private. Once the roads are built, they will be maintained by the County from that point forward. They will also have snow removal and all the details that go with it. The plan is to build concrete curb and gutter streets with an asphalt surface so it will be easier to maintain and repair in the years to come. He stated we will be looking at two different alternatives for the base product so people can get in and out during construction. He stated he knows getting access to the homes during construction will be a problem, so we will try to do the best we can so everyone can get into their driveways. He stated there will also be some work going between the yards for storm drainage pipe placement. We feel that this is a very good project. He stated he has been working on this project since 1999, so he is glad to finally see it come to the table.

Commissioner Elkin asked Mr. Watkins to explain what the process will be from here if this is approved tonight.

Mr. Watkins stated if everything goes well tonight and the Commission agrees, he will ask them to give him the order of notice to proceed, which will allow the Auditor to set up a fund and allow him to start on plans. He stated once the plans are put together, we will have to do a little bit of surveying. We will need to get additional easements from the neighborhood association. He stated we will then put the plans out for bid. Once the bids are received, construction would start probably by the middle of the summer, and if everything goes well we should be done by late fall this year. He stated we are looking at the 24' streets, so there will be some parking issues we will have to address, but the goal is to get this done by the fall. Depending on the time frame, the property owners may not get a bill this year. Typically if it is not completed by October there will not be a chance to settle bonds and the first bill would not be until 2010. It will be paid over a 10 year period if the property owner chooses to bond. If they do not want to bond, they can pay up front if they choose to, but once you agree to bond you are locked in for the 10 years.

Commissioner Miller stated every NID we have done that has the kind of traffic and problems that this has, the property values have really moved up from a selling perspective. She stated it really makes a difference in your quality of life.

Mr. Watkins stated another first is the fact that the County is contributing to this project. This is the first time the County has acknowledged that there is a problem out there and there is a public use and they have felt obligated to pay a portion of the cost as stated in the petition.

Commissioner Pearson opened the public hearing and asked for comments on behalf of this project.

Teena Gater, 5605 Pinehurst Ln., Columbia

Ms. Gater stated she thinks this will definitely raise property values. She stated people are constantly dodging holes with their cars and someone will eventually fall in one if we don't do something about them. She stated she is definitely in favor of this project.

Maybil Craig, 1611 Lakewood Dr., Columbia

Ms. Craig stated she didn't intend to speak, but she wanted to make sure someone spoke for it in case someone was against it. She stated the streets are in very bad shape. She stated we did okay until they cut the streets through and all the heavy vehicles started coming through. She stated her neighbor can't even pull out of her driveway, so she has to swerve over into her neighbor's driveway to pull out.

Sarah Melchurch

Ms. Melchurch stated she is the current manager for Lakewood Estates Home Association. She stated she has worked with that property for over 5 years. She stated she would like to read a letter into the record from Sarah Mounter, one of the Association's board members:

"I, Sarah A. Mounter, representing Assessor Number: 17-212-03-01-047.00 (S3-T48-R12 as

described by General Warranty Deed recorded in Book 1425, Page 166, being Lot 2 of the Plat of Tract 8 of Lakewood Estates as shown on Plat recorded in Plat Book 11, Page 164, Boone County Records) am writing in support of the Neighborhood Improvement District (NID) proposed for Lakewood Estates, Lakewood Villas, Valley Creek, Boone County, Missouri.

I have owned and lived in Lakewood Estates for almost eleven years. I have watched the streets deteriorate in these years. As a member of the Lakewood Estates board, I worked diligently to collect the necessary signatures for both iterations of the petition.

My home is my largest investment, and I want to preserve and enhance this investment by seeing the NID completed. I, again, express my strong support of the proposed NID. Thank you for your prompt consideration of this matter.”

Ms. Melchurch stated Ms. Mounter has previously had an appraiser come to assess the value of her home and she was very disappointed that her home had increased in value very little over a 10 year period. She stated the appraiser told her it was basically because of the streets.

Karen Vinson, 1615 Lakewood Dr., Columbia

Ms. Vinson stated she wanted to thank the Commission for hearing their pleas for help. She stated there are two major holes at the end of her driveway. One is 4' x 2' x 1'; the other is not quite that large, but it is extremely dangerous. She stated she has grandchildren that cannot play in the front yard because she is afraid someone driving by might hit one of the holes and throw a rock. She stated she is here to ask for the County's help. She stated she appreciates Mr. Watkins' work on this over the years.

Deborah Luchenbill, 1706 Aspen Cir., Columbia

Ms. Luchenbill stated she is in favor of the NID. As people have mentioned already, the roads are in terrible shape. She stated she has owned her property for about 4 ½ years and there has been a dramatic deterioration in that time alone, so she can't imagine how it has been over a longer period. She stated the holes are not just a hazard for cars, but also for people with dogs or children. She stated she is concerned about her property value as well as the drainage. When it rains, the water collects and takes at least a week to go away.

Georgiana Pitts, 5616 Pinehurst Ln., Columbia

Ms. Pitts stated she has lived at this location since about 2003, and this has been an ongoing problem and it has been discussed a lot. She stated she is completely in favor of it. The road conditions are not getting any better and the cost is rising, so it is time to do something.

Bruce Bishop, 5571/3 Pinehurst Ln., Columbia

Mr. Bishop stated he and his wife bought this duplex because they have four kids who are or will

be attending the University. He stated he is for this, but he has a question about the ability to park on the street after this project is done. He would like to know whether that will be allowed.

Mr. Campbell stated with a 24' wide street, and a 6" curb on each side leaves a road surface of about 23'. With a car on one or both sides of the street takes up to 14' and leaves only 6' or 7' for a car to drive through. He stated it will be a challenge to allow people to park on the side. He stated he can't speak for the fire department, but they probably will not like it either.

Commissioner Miller asked if they park on the street now.

Commissioner Elkin stated they do on one side.

Mr. Campbell stated snow removal will be another challenge to parking on the street.

Commissioner Miller stated it shouldn't make a difference if they already have that width and they are already parking there.

Commissioner Elkin stated they don't have the curbs.

Mr. Watkins stated typically the way we have looked at it in the past at Public Works is that is the reason we have a 32' standard. You can park on both sides with a 32' road. If you go down to 28' you are allowed parking on one side. If you drop down to 24' you don't allow parking. He stated that does cause a problem.

Mr. Campbell stated the fire department vehicles are 8' or 8 ½' wide. If you get one of those trucks in there it is difficult to turn it around.

Mr. Watkins stated the Commission will be the final call on that, but typically our recommendation would be to not allow parking for the safety purposes. He stated due to this being a rehab of an older development, it is put in the Commission's hands to make that decision.

Commissioner Elkin stated he can meet with the neighborhood association again and talk about it. He stated if we did allow parking, we would have to have cooperation with the homeowners to stay off the roads if we have a chance of snow, and things like that.

Commissioner Pearson stated these are issues that can be discussed at a later date.

Roger Martin, 1708 Aspen Cir., Columbia

Mr. Martin stated he is in favor of the NID. He stated one thing that bothers him is the payment. He stated his understanding has been that when it came due he would have the option to pay it over ten years or pay the whole thing off up front. He stated Mr. Watkins stated if they choose to bond then you don't have a choice to pay it up front.

Mr. Watkins stated there will be two opportunities to pay it off in full. After the project is completed, he will send everyone a notice of the cost of the construction and give the owner an opportunity to pay it off up front. At that time, you can pay it off or hold onto it to make your decision. He stated once we get to the position that the Treasurer is ready to sell the bonds, he will give a 30-45 day notice that you must pay off the NID by a certain date in order not to be included in the bonding group. He stated there will be two opportunities to pay it off in full up front. If you choose not to do that, then you will be included in the bonding and you will be locked in for the 10-year payments.

Mr. Martin asked if there was a chance that the estimated cost would go down at all.

Mr. Watkins stated the potential is there. We are going to design this in house to save money, so we are doing everything we can to get you the lowest price that we can. He stated it is our due diligence to do everything we can to make this the most cost effective.

Commissioner asked for further comments on behalf of this project.

There were no further comments on behalf.

Commissioner Pearson asked for comments in opposition to this project.

There were no comments in opposition.

Commissioner Pearson closed the public hearing.

Commissioner Elkin stated there is a property at 5566 and 5568 Pinehurst Lane owned by Scott and Sandra Brower. They are included in the NID and after further investigation, we thought that the road in front of their unit was not County maintained, but we found that in 1999 there was an agreement where the County accepted the road for maintenance. He stated he met with the board regarding this and because they do have a side yard that abuts Vail Ct., there should be some contribution from them even though their frontage is County maintained. What the board agreed to do was to assess them a 25% assessment in lieu of a full assessment because of the limited amount of frontage that they had. He stated he has a letter that he wrote them back in April that he would like to enter into the record.

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby approve the attached order authorizing project number 9644, Lakewood Estates, Lakewood Villas and Valley Creek Neighborhood Improvement District improvements to be made and authorizing the County Commission of Boone County, Missouri, to obtain financing, reimburse itself and record with the Recorder of Deeds.

Commissioner Miller seconded the motion.

Mr. Dykhouse suggested Commissioner Elkin add to his motion the assessment change just discussed. It changes what is included in the petition, so the order should be modified.

Commissioner Elkin amended his movement to include the language change.

Commissioner Miller accepted the amendment.

Commissioner Miller stated she would like to congratulate Commissioner Elkin. He has spent an inordinate amount of time trying to make this happen working with 3 neighborhoods. Getting everybody to agree takes a lot of effort. She stated we should recognize the effort he has put into it.

The motion passed 3-0 **Order 213-2009**

2. Commissioner Reports

There were no commissioner reports.

3. Public Comment

There was no public comment.

The meeting adjourned at 6:04 p.m.

Attest:

Kenneth M. Pearson
Presiding Commissioner

Wendy S. Noren
Clerk of the County Commission

Karen M. Miller
District I Commissioner

Skip Elkin
District II Commissioner