

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 M. Miller  
District II Commissioner Skip Elkin  
Deputy County Clerk Shawna Victor

The meeting was called to order at 1:33 p.m.

**Subject: Purchasing Department**

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

**A. Open Bid 47-07JUL05 (North Boone County Bridge Projects)**

*S & C Bridge and Concrete, Inc.*

- Worstell Lane Bridge - \$109,187.00
- Perche Church Road Bridge - \$93,771.60
- Patton Road Bridge - \$86,089.60
- Total - \$289,048.20

*APAC, Missouri*

- Worstell Lane Bridge - \$100,731.75
- Perche Church Road Bridge - \$97,303.70
- Patton Road Bridge - \$86,955.70
- Total - \$284,991.15

*Widel, Inc.*

- Worstell Lane Bridge - \$94,505.00
- Perche Church Road Bridge - \$88,167.00
- Patton Road Bridge - \$80,230.00
- Total - \$262,902.00

*Emery Sapp and Son, Inc.*

- Worstell Lane Bridge - \$123,615.50
- Perche Church Road Bridge - \$104,074.65
- Patton Road Bridge - \$92,918.90
- Total - \$320,609.05

*Boone Construction Company*

- Worstell Lane Bridge - \$112,462.00
- Perche Church Road Bridge - \$95,354.00
- Patton Road Bridge - \$86,929.00
- Total - \$294,745.00

*Houf Contractors, Inc.*

- Worstell Lane Bridge - \$122,030.00
- Perche Church Road Bridge - \$114,971.00
- Patton Road Bridge - \$106,156.00
- Total - \$343,157.00

Don Abell, Design and Construction Manager, stated the budgeted amount for this was \$240,000.

Commissioner Schnarre noted the bids received will be forwarded to the department for review and brought back to the Commission at a later date with a recommendation for award.

**B. Open Bid 48-07JUL05 (South Boone County Bridge Projects)**

*APAC, Missouri*

- High Point Lane Bridge - \$106,986.03
- Ellis School Road Bridge - \$88,009.84
- Martin Lane Bridge - \$98,900.60
- Crump Lane Bridge - \$83,563.71
- Total - \$377,460.18

*Widel, Inc.*

- High Point Lane Bridge - \$105,502.00
- Ellis School Road Bridge - \$86,171.00
- Martin Lane Bridge - \$88,821.00
- Crump Lane Bridge - \$76,889.00
- Total - \$355,383.00

*Emery Sapp and Sons, Inc.*

- High Point Lane Bridge - \$131,218.10
- Ellis School Road Bridge - \$98,277.65
- Martin Lane Bridge - \$107,306.50
- Crump Lane Bridge - \$98,011.00
- Total - \$434,813.25

*Boone Construction Company*

- High Point Lane Bridge - \$106,740.00
- Ellis School Road Bridge - \$87,220.25
- Martin Lane Bridge - \$94,229.50
- Crump Lane Bridge - \$86,795.50
- Total - \$374,985.50

Don Abell, Design and Construction Manager, stated the budgeted amount for this was \$330,000.

Commissioner Schnarre noted the bids received will be forwarded to the department for review and brought back to the Commission at a later date with a recommendation for award.

**C. First Reading of Bid 39-16JUN05 (Jury Accommodations Term and Supply)**

Melinda Bobbitt stated The Bid for Jury Accommodations Term and Supply closed on June 16, 2005. Four bids were received. Upon completion of the bid evaluation, Boone County Court Administration and the Purchasing Department recommend award for the lowest and best bids in the following order. Three contracts will be in place in the event one of the hotels is unable to accommodate a jury at the time requested by the County.

Primary Provider: Ramada Inn  
Secondary Provider: Holiday Inn Select  
Tertiary Provider: Stoney Creek Inn

The contract will run through June 30, 2006. There are no purchase requisitions attached, as this is a Term and Supply contract. The contract will be paid out of Department 1230-Jury Services & Court Costs, Account Number 84000-Food/Lodging Juries. There is a remaining balance of \$19,362 in the account at this time.

Kathy Lloyd, Court Administrator, stated there was debate about the low bidder. Jurors have had issues with the low bidder. If these problems continue, they may come back to Commission about possibly changing the status.

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: Collector's Office**

Patricia S. Lensmeyer, Boone County Collector, was present on behalf of this item.

**A. Second Reading and Approval of Tax Collection Agreement with the City of Ashland**

Commissioner Miller moved to approve the Tax Collection Agreement with the City of Ashland.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 278-2005**

**B. First Reading of Tax Collection Agreement with City of Sturgeon**

Patricia Lensmeyer stated this agreement is unique from the other Tax Collection Agreements. As the City of Sturgeon did not certify the tax rates for 2004, the County will never be able to collect delinquent taxes for that year.

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: Public Works – First Reading of Budget Revision**

Don Abell, Design and Construction Manager, was present on behalf of this item.

Don Abell stated this is a request for a budget revision to transfer \$2,816 between Class 9 accounts. This will be used to purchase a networkable version of ArcView so all employees can utilize the software.

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: First Reading of Chapter 100 Incentive Policy**

Bernie Andrews, Regional Economic Development Inc. President; David Meyer, REDI Marketing Director; David Griggs, Co-Chair of REDI Incentive Subcommittee; and Vicki Dunscombe, REDI Chairperson, were present on behalf of this item.

David Griggs stated this is a revised policy from what has been previously presented to the Commission. This policy is geared to the retention and expansion of existing companies in Boone County. The primary reason for bringing this to the Commission today is that there have been some economic conditions that have caused some of the local manufacturers to be challenged by their parent companies to expand or compete for lines that will be closed in other communities or potentially the employers would have to leave Boone County because their line has been absorbed by other locations. There are two or three companies that have contacted REDI about the possible use of this program.

Commissioner Schnarre stated this policy would be for a minimum \$7.5 million expansion. Mr. Griggs stated that is correct. The original policy that was drafted had a \$7.5 million threshold to qualify for consideration for existing companies and a \$15 million threshold for new companies. This policy only addresses existing companies.

Commissioner Schnarre stated the incentive is 50%. Mr. Griggs stated the maximum incentive is 50%.

Mr. Griggs stated Chapter 100 bonds have been used in Boone County but that has been in the past. This program has been long established and used throughout the State.

Commissioner Miller stated each business that would want to expand would have to go to REDI, identify their expansion plan, and note their expansion is over \$7.5 million and that they want to use Chapter 100 bonds. She asked how REDI would determine the amount required to do the expansion. Bernie Andrews stated there is a detailed application as a part of the policy. The level of abatement has to be justified by the company. For example, Boone County having higher property taxes or higher electricity costs. REDI will share the information with the effected taxing entities and the application so the taxing entities can review and provide comments back to REDI. Each project would be reviewed individually by the Commission.

Commissioner Miller stated the process would include receiving input from the County, cities, fire districts, and other taxing entities. Mr. Andrews stated it is in the application that the taxing entities will receive information from the application and put in writing their response that will go to the Commission for their final decision.

David Meyer stated a review process has been established. In working on this process, the Fire Protection District, Columbia Public School District, Southern Boone County Fire, Ashland School Board, Centralia School Board, Hallsville School Board, the County Assessor and other local taxing entities were included in the discussion on how a review process would be established. He believes it is critical that any taxing entity that could be affected by this should have input and understand what is being proposed by the companies.

Commissioner Miller stated in serving on the REDI board and in discussions with many

local company executives, they are concerned with how business practices have changed over the years. When she was on the REDI board she supported there be some sort of policy established.

Mr. Griggs stated this is one of the easiest policies to control and manage.

Mr. Andrews noted there are approximately 5,000 manufacturing jobs in Boone County but 80% of those jobs are at four plants.

Mr. Meyer stated the review process was put in place because, for example, a company wants to expand and that would create a major burden on the Fire Protection District. This expansion could possibly mean a new fire station would have to be built, new equipment purchased and personnel hired. They wanted to have a program to allow everyone the opportunity to understand what the project would entail and the impact.

Commissioner Elkin asked if this is for real and personal property. Mr. Griggs stated that is correct. The recommendation is for up to 50% of the personal property taxes. Chapter 100 allows for abatement of either personal or real property taxes.

Patricia S. Lensmeyer, Boone County Collector, expressed concerns about the need for clarifying what taxing entities would be involved in the review process. All taxing entities should be protected if the Commission moves forward with this policy. The State Statute only states cities, counties and school boards be involved in the review process. She believes there needs to be clarification to all for all taxing entities since the County does collect taxes for all taxing entities.

Wendy S. Noren, Boone County Clerk, expressed concerns about this policy. She believes there is no difference between this policy and tax increment financing (TIF).

She does not believe the application is detailed enough.

If the company defaults on the loan, Ms. Noren stated the County's bond rating would be affected by this.

She questioned if money is given to buy personal property such as computer equipment who will inventory this equipment.

Ms. Noren also is concerned with this being done on the applicant's time table.

There was discussion about concerns brought forward by Ms. Noren.

The Commission requested REDI look into the concerns brought forward and requested changes be made to the policy before this is approved by the Commission.

**Commissioner Reports**

There were no Commissioner Reports.

**Public Comment**

There was no public comment.

The meeting adjourned at 2:48 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