

TERM OF COMMISSION: August Session of the July Adjourned Term

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

PRESENT WERE: Presiding Commission Dan Atwill
District I Commissioner Karen Miller
District II Commissioner Janet Thompson
Buyer Phil Fichter
Health Environmentalist Kris Vellema
Deputy County Clerk Mike Yaquinto

The meeting was called to order at 9:31 a.m.

Health Department

- 1. 1st & 2nd reading; Abatement of a property located at 6006 E. Robin Lane, parcel #12-313-11-01-064.00 01**

Kris Vellema said they received a complaint on this property. It had to be posted in the newspaper as the hearing notice that was sent out was not signed for. There has been no communication with the property owners. We have not received a bid yet from our contractor and as you can see from the photo, the trailer is full of trash and has been there for some time.

Commissioner Miller asked what is in front of the garage door.

Ms. Vellema said it appears to be a washer or dryer and is part of the abatement.

There were no further comments or questions.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 6006 E. Robin Lane, parcel #12-313-11-01-064.00 01.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #382-2016**

2. 1st & 2nd reading; Abatement of a property located at 744 Demaret Drive, parcel # 17-313-11-01-160.00 01

Kris Vellema said that the owner has signed for the notice sent out. Over the years, we have talked to the owner many times and they have been responsive, but for some reason that is not the case this time. The trash is just sitting out there.

Commissioner Miller said they had a neighborhood clean-up out there and wonders why they did not participate.

Commissioner Thompson said the young people did their best to clean it up. They really tried to get everyone engaged and if they could get the landlords out there to participate the neighborhood would be better. It just can't be a few as they can't do it themselves.

There were no further comments or questions.

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 744 Demaret Drive, parcel #17-313-11-01-160.00 01.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #383-2016**

- 3. 1st & 2nd reading; Abatement of a property located at 6501 S. West Way, parcel, #20-216-10-01-062.00 01**

Commissioner Atwill said he has been advised that this item has been resolved.

- 4. 1st & 2nd reading; Abatement of a property located at 5651 N. Tyler Drive, parcel #11-619-24-02-053.00 01**

Commissioner Atwill said he has been advised that this item has been resolved.

Purchasing

- 5. First reading; Contract Amendment #1 to 66/2010 for Radio Consulting Services**

Phil Fichter read the following memo:

Contract 66/2010 – *Radio Consulting Services* was approved by commission for award to David O. Dunford on August 26, 2014, commission order 402-2014. This amendment renews the contract for the following:

For the period August 1, 2016 – December 31, 2016
Professional Services at \$60/hour, not to exceed \$31,250
Reimbursable expenses not to exceed \$6,000

For the period January 1, 2017 – December 31, 2017

Professional Services at \$60/hour, not to exceed \$75,000

Reimbursable expenses not to exceed \$18,000

Invoices will be paid from department 2701 – Joint Communications Operations, account 71101 – Professional Services.

There were no comments or questions.

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 appropriate order for approval.

REDI

6. First reading; Dana Chapter 100 Project

Dave Griggs said he is the chair of the REDI Incentive Committee. This is a very unique project that will greatly benefit the community. Dana is to invest \$39 million in new manufacturing equipment and in doing so, will create 135 new jobs in addition to the current 89. These are career jobs, manufacturing jobs with good pay and fully benefited.

The Chapter 100 policy is extremely unique in that it requires a review of any impacting taxing entity. In this case, that is the Columbia Public Schools, Boone County Family Resources, Public Library Board, Boone County, the State of Missouri and the City of Columbia. This process, to my knowledge, is the only one in the State of Missouri that actually involves all the taxing entities.

In our meetings with the taxing entities, REDI and the County have received rave reviews from those people actually giving up a portion of their tax revenue for the project and

actually get to understand the huge benefit for all.

Following is a timeline overview on how the process evolved.

Bernie Andrews received some information on June 10th from the Department of Economic Development that they received on this project. On June 13th, the project consultant was sent an outline of our Chapter 100 policy. On June 16th, Bernie Andrews briefed REDI, Commissioner Miller and County Counselor, C. J. Dykhouse on the potential of the project. On June 23rd, Bernie Andrews and I had a conference call with the site consultant to learn about the scope of the project.

From June 23rd to July 18th, REDI, C.J. and I discussed specific questions with the site consultant and answered more specific questions concerning the Chapter 100 policy. On July 18th, we received a schedule of the equipment investment and how the company would depreciate any asset on a tax schedule. We presented that to the County Assessor to determine the breakdown for each taxing entity based on the projected life of the asset which is displayed on a spread sheet in the packets that the Commission has received.

A meeting was scheduled with our review panel and in a three week period, I met with principles of each taxing entity telling them we expect to receive a formal application which we did eventually receive. On August 4th, we met with the taxing entities along with County Collector, Brian McCollum and Dana outlining the next steps. The final meeting was on August 18th and we are here today to answer any questions on the project.

Commissioner Miller said she believes our process works well. Sometimes it is painful for the company as it is a very public process which includes everyone that is affected. When something comes to our table that is 100% supported by the people that have the most to lose or gain, we need to take this under serious consideration. The County, really, only has about 7% of the total tax burden as far as property tax, so we are a minor player here when you

look at the impact.

When you hear the schools, the city and others who have a larger property tax burden being very supportive, it gives me great comfort and that's why I support this and moving forward with the project along with the type of jobs we are so short of in this community.

Commissioner Thompson asked about the baseline concerning jobs numbers and will it be 135 plus or some other number.

Dave Griggs said after Commission approval, County Counsel and Dana will draft an agreement that states the terms as to what has to be done. If it is not done, then they lose the benefit of the tax abatement. This is very similar to the contract with ABC Labs. After the finalizing of the agreement, there will be an annual formal report from the company so the public can have a clear, validated idea concerning the jobs.

Commissioner Thompson said this will show they have met their obligation to the community because it is the jobs that are the essence of this. It shows a real commitment to the community. Those jobs are created for those families and that creates more.

Commissioner Atwill said as stated earlier, the jobs are the important factor in this and that the 135 new jobs will create an annual increase of payroll in the community of \$4.4 million.

Commissioner Miller asked if these will all be local jobs.

Scott Wright, Plant Manager, said these will all be local jobs.

Mr. Griggs said this was a fast track project and has special thanks to Tom Schauwecker, C. J. Dykhouse and Commissioner Miller.

To summarize, this will retain jobs in the community, create a new equipment investment of \$39 million, increase tax revenues and payrolls and finally, secure the future of the facility. So, we respectfully request your approval on this project.

Commissioner Thompson noted that this equipment is very hard to transfer and it is not going anywhere.

Mr. Wright said that the plant has been here for 28 years and of the original 50 hired back then, 22 of those employees still work in the facility. We have a very excited workforce. At one time we had over 400 employees before the automotive downturn and now we can see the future is bright and we thank everyone for this consideration.

Commissioner Atwill thanked everyone for their hard work in making this occur. Putting this together in the short timeline is quite remarkable.

Commissioner Atwill stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading on August 30th as requested by Mr. Griggs with appropriate order for approval.

Resource Management

7. Second reading; General Consultant Services Contract Amendment #1 with Engineering Surveys and Services (1st read 8-18-16)

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the attached Contract Amendment #1 to the General Consultant Services Agreement with Engineering Surveys and Services, LLC.

The terms of the amendment are stipulated in the attached Amendment. It is further ordered

the Presiding Commissioner is hereby authorized to sign said Contract Amendment #1 to the General Consultant Services Agreement.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #384-2016**

Commission

8. 1st & 2nd reading; Organizational Use of the Government Center Chambers by Renew Missouri for September 21, 2016

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the Organizational Use of the Government Center Chambers by Renew Missouri for September 21, 2016 from 5:00 p.m. to 9:00 p.m.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #385-2016**

9. 1st & 2nd reading; Organizational Use of the Government Center Chambers by the Boone County Democratic Central Committee for Oct. 13, Nov. 10 and Dec. 8, 2016

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the Organizational Use of the Government Center Chambers by the Boone County Democratic Central Committee for October 13, November 10 and December 8, 2016 from 6:45 p.m. to 9:00 p.m.

Commissioner Thompson seconded the motion

The motion carried 3 to 0. **Order #386-2016**

10. 1st & 2nd reading; Organizational Use of the Government Center Chambers by Missouri for Liberty for Oct. 10, Nov. 14 and Dec. 12, 2016

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the Organizational Use of the Government Center Chambers by Missouri for Liberty for October 10, November 14 and December 12, 2016 from 7:00 p.m. to 9:00 p.m.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #387-2016**

11. Public Comment

Mary Unnerstall said she owns property on Peabody Road, west of Hwy. 63. For perspective, the road on the east side of Hwy. 63 leads to Finger Lakes State Park. There is a problem, created by the County and known to Resource Management.

Historically, Peabody Road was 100 feet wide and was an easement on the property that was across from mine. Somewhere around 1982-84, the County accepted maintenance of Peabody Road.

Commissioner Miller said it could have been part of a special road district we acquired.

Ms. Unnerstall said she bought the property in 1988 and it had access from Peabody Road and then later, sometime after 2000, the County narrowed the road, therefore giving part of the easement back to the people across the street. I have approximately 20 feet of his property on my side of the road and I no longer have frontage. What happened is that no one cared as long as I had more than 20 acres, but my daughter and I divided the 60 acres into 10 acre plots and that is when the problem came in.

Determining access for the lots that we divided became a problem because that is when I became aware that was not my property any longer. It belongs to Mr. Potterfield. I asked him for access and he said \$10,000. I don't have \$10,000 and I offered him less, but more than ½ of the \$10,000 and he turned me down. There we left it. I can't sell the property, it is basically landlocked.

So, what I am doing with my portion of the 60 acres, three 10 acre lots, is that I am going to keep one and went to the bank to get a loan using the other two as collateral. The County was good with that, the bank was good with that, but the title company would not pass it. They said that Mr. Potterfield can put a fence up across my easement that I already have. Never mind I wanted the other two easements, they say he can do that. I don't know what to do about this.

Commissioner Miller said we don't know about it. We never heard about this. It is something that will take some research on our part to figure if we created the problem. There are many variables to this.

Ms. Unnerstall said her surveyor is Gene Basinger and he talks to your county surveyor. I have talked to Uriah over the course of the last two months and I asked if I could get a variance on my easement and he said no.

Commissioner Miller asked Ms. Unnestall to share her contact information so the Commission can get back to her with some information.

The Commissioners thanked Ms. Unnerstall for bringing this to their attention.

12. Commissioner Reports

Commissioner Thompson said she attended the Sequential Intercept Mapping workshop. We had Don Kamin and Steve Lamberti from Rochester, NY who facilitated the workshop for 40 people from various agencies in the county. We had representation from the City of Columbia, the Columbia Police Department, Boone County Sheriff's Department, the University, MEPC, Boone Hospital, the Family Health Center, various faith groups and other organizations as well working on this problem in the adult population.

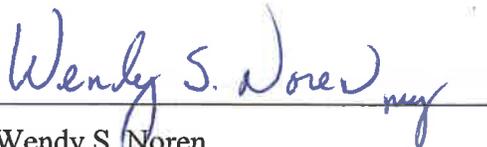
We have a high incidence of mental health issues and if we do not adequately address these issues, these people often become trapped in the criminal justice system. They re-offend at higher rates than others with similar problems. What this is about is that they first try to map out the resources that the community has at each potential place they might intercept with law enforcement. It is to see what resources might be re-directed or where resources are lacking to address these problems to help people with mental illness issues avert the criminal justice system.

Commissioner Miller asked if this will be available to her and Commissioner Atwill via a summary.

Commissioner Thompsons said a summary will be prepared detailing resources available and a highlighted version of what the group initially thought were next steps. Time constraints did not allow us to talk about housing and we have convened a future meeting to discuss this.

The meeting adjourned at 10:08 a.m.

Attest:



Wendy S. Noren
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Karen M. Miller
District I Commissioner



Janet M. Thompson
District II Commissioner