

TERM OF COMMISSION: December Session of the November Adjourned Term

PLACE OF MEETING: Boone County Commission Chambers

PRESENT WERE: Presiding Commissioner Don Stamper  
District II Commissioner Linda Vogt  
County Counselor John Patton  
Deputy County Clerk Ashley Williams

The regular meeting of the County Commission was called to order at 1:30 p.m.

**SUBJECT: Contract with Reality House**

Carroll Highbarger, Vice Chairman of Reality House, read a November 21, 1997 letter from Reality House Chairman Rusty Antel that requested a lease agreement between the County of Boone and Reality House for the former Juvenile Justice Center located at 1900 E. Prathersville Road. In order to occupy the facility, the renovations will be addressed by architect Stewart Scroggs will need to be completed. Mr. Highbarger said they were willing to pay \$5,000 in rent per month for the property after the renovations are completed and proposed a lease of 25 to 30 years. He said they would prepay \$100,000 in rent when the contract is signed and said that Mr. Scroggs would address the timetable for the completion of those renovations. Mr. Highbarger said the mission of Reality House focuses on providing an alternative to the state institutional prison system. He said they offer circuit judges a sentencing option for non-violent 17 to 25 year old males who without Reality House would be sent to the state prison. Placement in their program strikes a balance between punishment and treatment; punishment assured by a 90-day mandated 24-hour a day supervision.

Commissioner Stamper stated that the County Commission has worked in conjunction with other elected officials who serve a dual role as Reality House Board Members and elected officials to look at options for a private/public relationship for this program and future programs coming down the road.

Auditor June Pitchford said Commissioner Miller was interested in a provision for CPI indexing annually or periodic.

Commissioner Vogt explained this was the proposal for the relationship. She asked how they arrived at the \$5,000 per month rent.

Commissioner Stamper said they looked at the cost of the renovations, the period of time to retire the debt, the window of Reality House program and how it related to other county programs.

Ms. Pitchford said it was slightly less than fair market value, but at the same time, fair market value would incorporate a profit component that is not present in this type of a partnership.

Hank Waters, one of the founders of Reality House, said another discussion was of alternatives the County might have. So far there have been no costs associated with the building and this partnership would be a substantial improvement in that regard. Plus, he said, it had to do with available revenues that Reality House has. This is just a start, he said, because they were developing a network of corrections services and Reality House would be the central linchpin for that. Mr. Waters said this was more than just a contract to use that building.

Commissioner Vogt asked about the possibility of female integration.

Dennis Winfrey, executive director for Reality House introduced Stewart Scroggs and Don Mitzell, the architects for Reality House. He said they formulated a preliminary blue print of the renovations of the old JJC. Included is an expansion of four bedrooms that would allow them to make the building more wheelchair accessible and would allow additional rooms for females.

Court Administrator Bob Perry said the court is pleased with the effort being undertaken. He said Reality House had proven itself during its 25 plus years of service to the community. The court was involved in the initiation of the program and still were very supportive of it. Mr. Perry said a

recent study of probation practices found that in programs where offenders receive surveillance and participated in treatment, recidivism declined 20-30%. Another study said the level of criminal activity declined by 2/3 from before treatment to after treatment. Mr. Perry said the community should be complimented because it recognizes there must be more than just a system of incarceration and punishment. This alternative is going to benefit everyone, he said.

Commissioner Stamper introduced representatives of the architectural firm Mitzell, Scroggs and Associates. Don Mitzell submitted blue prints of the existing facility that outlined the proposed changes to be made during renovations and explained the changes. Mr. Mitzell said there would be 1,600 square feet added and the renovations were estimated to cost between \$400,000 to \$500,000, although he explained, that figure did not include the addition or site work.

Ms. Pitchford said the proposal for pre-paid rent would accelerate the recoupment of costs to the County.

Commissioner Vogt said Reality House had benefited the County for a long time and it was not inappropriate for County government to support their effort in this way.

Commissioner Stamper asked Ms. Pitchford to establish a budget for the project and to bring those things to the Commission incrementally as they unfold. He said one of the biggest buzz words in County government was private/public partnerships and that in the area of corrections they were headed for a lot of reform. In doing so, he said, the federal and state governments intend to put some local responsibility on counties that are equipped to manage those responsibilities. This partnership places Boone County in a position to do that. This is a step in the right direction, he said.

Commissioner Stamper moved that the County Commission of the County of Boone accept and endorse the proposal made by Reality House Board of Directors for the use and renovation of the former Juvenile Justice facility at 1900 E. Prathersville Road, Columbia, Missouri; and direct legal counsel to draft an agreement between Reality House and County of Boone for the use of such property and direct Commissioner Miller as capital projects liaison to meet with the architects and prepare the transference of the architectural agreement with Reality House to the County and to proceed with the draft designs, bid specifications and requested that the Auditor establish a budget for the program.

Commissioner Vogt seconded.

Ms. Pitchford asked if they wanted to include the CPI index in the motion.

Commissioner Stamper said it would need to be addressed, but how it was to be worded, he did not want to dictate today.

Motion passed unanimously. **Order 495-97.**

**SUBJECT: Video Conferences Policy**

Information Services Director Scott Monnig said this was a continuation of a discussion from a few weeks ago. Several years ago, he said, a satellite dish was donated to County government by Boone Electric for County use. We have used it internally and externally for video conferences, he said. He said they found the use was increasing and the County needs a policy to set forth County position on use of equipment and it's impact on the Information Services department.

Mr. Monnig submitted a proposed policy that had been modified after several discussions. One change, he said, it to only host C Band video conferences. The equipment, he said, can receive C Band and KU Band. Most are broadcast on C Band, and those conferences held on KU Band have proven difficult to receive. Mr. Monnig also included a \$50 charge for external agencies to host a conference. He explained that the University Extension currently charges \$50 for a half day of service and \$25 for use of a room. Boone Electric has not adopted a formal policy. There is a commitment made by Information Services when an organization hosts a video conference in Boone County. He said the primary focus for IS is the support of internal offices and when they are asked to do services for groups outside of County government, he said there was an

identifiable charge because it takes them away from their primary duty. The third issue, he said, was a request must be submitted on a Boone County Government Center Special Event Reservation Form with a few modifications to accommodate the needs of a video conference.

Mr. Monnig said they do not have a huge number of requests, but the requests are increasing and they wanted to address the issue now.

Commissioner Stamper questioned the need to reserve a conference a maximum of two months prior to the scheduled event date.

Mr. Monnig explained it is sometimes difficult to find host sites across the country and they sometimes need lead time to establish all the necessary conference sites.

Commissioner Vogt said she was still bothered with the issue of charging taxpayers for something that was theirs anyway, when Boone Electric donated the satellites. She asked if the \$50 was the cost to the department to set up the conference. She asked if that was a minimal cost or a figure pulled out of the air.

Mr. Monnig said he took the average hourly salary of the employee who normally sets up the conference - with one hour for set up and one hour for tear down. He said they also included a small amount for the equipment itself, to recover those costs. Mr. Monnig said that when IS staff is requested to take two hours of a day to do this service for an outside organization, then that was two hours of a day when they were not supporting internal offices, which he said, were their primary function.

Commissioner Vogt asked what other services the County charged for.

Commissioner Stamper clarified that people pay for anything that's out of the ordinary, like computer disks or lists.

Mr. Monnig said that when someone asks for lists, they are charged a flat hourly rate, plus materials, which would probably exceed this \$50 per instance fee. He said they charge for the dial-up project and the printing of tax bills, sales and receipts for the city of Centralia. Within IS, he said, there are several instances when outside agencies, even other governmental agencies are charged for similar services. He said in his mind it was a similar issue.

Commissioner Stamper moved that the County Commission of the County of Boone approve the Boone County Government Video Conference Policy as submitted.

Commissioner Vogt seconded. Motion passed unanimously. **Order 496-97.**

**SUBJECT: Consideration of Resolution to Oppose American Rivers Initiative**

Joe Gibbs, 1115 Club Meadows Drive, Columbia, said the Missouri Levee and Drainage District Association had asked him to bring a proposed resolution for non-support of American Heritage Rivers Initiatives to the Boone County Commission. Howard County has already come out in non-support. Mr. Gibbs said they are concerned in matters dealing with flood plains, rivers and levee districts as far as rebuilding, Corp of engineer programs, the Big Muddy program and government policy and administering of programs dealing flood plains. He said they were concerned that the initiative specifically leaves out transportation.

Mr. Gibbs said their position is to include transportation in strong language to make sure barge traffic is not abandoned on the river. He said they were concerned of maintaining the channel and the bank because the river might be allowed to meander uncontrolled. If the river were allowed to meander it would undercut wells, roads and would threaten bridges. He said Boone County has sufficient river frontage that at a later date inevitably barge traffic will be a form of transportation that should not be written off. He said there had been so much opposition that any action had been delayed several months.

Commissioner Stamper said he read it differently. That it was not a river discussion, but a community by community discussion based upon application. If, for example, Rocheport adopted it, they couldn't stop barges coming from Booneville. He said he did not see it as such a threat.

Mr. Gibbs said that in order for a community, or in this case the state of Missouri, to get the Missouri River designated as a project area, there would have to be broad support. The reason the association is approaching it is to stymie or weaken that broad support by saying, here are counties who do not want it and for these reasons.

Commissioner Vogt said she agreed with Commissioner Stamper. She said she did not see the threat that Mr. Gibbs sees.

Mr. Gibbs said that specifically the barge traffic, it doesn't talk about it, but it doesn't talk about supporting barge traffic, either. He said they wanted to push for a strong transportation presence.

Commissioner Stamper said that Mr. Gibbs was asking the Commission to adopt a position that would prohibit the County encouraging Rocheport to pursue funding under a program to reestablish their original river port. This will enable funding for projects that are historical preservation. He said he was not willing to run into a cave and say he was never coming out. Commissioner Stamper said he did not see the threat that Mr. Gibbs' organization seemed to think was there.

Mr. Gibbs said the program will make every effort to restore the river to the way it was during Lewis and Clark times. If the river is allowed to meander, he said, present day barge traffic will not be able to operate on it. He had seen generations and livelihoods of work just administered away simply because the government said no, we're not going to fix your levee anymore.

Commissioner Vogt said the County Commission had always been supportive of the levees in Boone County. She said if she thought they were threatened she might have a different opinion, but right now she could not see the threat.

Mr. Gibbs said if you do away with barge traffic, channelization and bank stabilization, the levees will be gone.

Commissioner Stamper said he could see nothing in the documentation that said that would happen and he thanked Mr. Gibbs for bringing their attention to this matter.

**SUBJECT: Project Approval for Southern Hills Road**

Public Works Director Frank Abart said that this was the pilot project for a private pay chip/seal in conjunction with a new policy developed this fall that allows property owners to upgrade a road that might not otherwise be considered eligible.

Commissioner Vogt moved that the County Commission of the County of Boone approve the pilot project for the private pay chip/seal of Southern Hills Drive.

Commissioner Stamper seconded. Motion passed unanimously. **Order 497-97.**

**SUBJECT: Change Order for Boone Retirement Center Roof**

Commissioner Stamper moved that the County Commission of the County of Boone authorize Change Order No. 1 for the Boone Retirement Center roof; no additional compensation shall be paid for the installation of the roof at the request of the contractor in order to minimize the movement of the existing roof top HVAC equipment.

Commissioner Vogt seconded. Motion passed unanimously. **Order 498-97.**

**SUBJECT: Award Bid 48-29OCT97, Personal Computer Equipment and Software**

Purchasing Director Beckie Jackson said that as part of the bid recommendation they were recommending to reject the entire bid presented by Gateway 2000 Major Accounts, Inc. They took exception to County standards terms and conditions and have had problems with this vendor and do not feel it is in the best interest of the County to go further with consideration of their response. She also asked that section 4.7.1/4.7.2, File Server and Add Alternates be rejected as the state of Missouri has notified the Circuit Court that they will provide this equipment to the County at no charge. Ms. Jackson recommended under section 4.7.3/4.7.4, Personal Computers and Add Alternates, rejection of all systems submitted utilizing a third party maintenance provider. This form of maintenance, she said, is not in the best interest of Boone County. She listed the bids that would be rejected if the recommendation is approved. She also asked to reject all bids that do not meet the minimum technical specifications.

Ms. Jackson referred to her memo dated December 2, 1997 for the award recommendations.

Commissioner Stamper asked Ms. Jackson to elaborate on Gateway's problem.

Ms. Jackson said that Gateway took exception to the terms that would allow the County to terminate for non-performance. If they were to order the hardware, the County has to give them as long as they need in order to deliver the equipment. It was her understanding that a few years ago the County ordered from this contractor and they delivered two or three and fought back and forth to get the rest of the equipment delivered. The County finally had to discontinue their order to rebid the project.

County Counselor John Patton said that it's not that Gateway couldn't deliver, they wouldn't deliver.

Commissioner Stamper said you could go to Kansas City tomorrow and buy what you want to buy just like that. He expressed his concerns about spending \$5,000 for the 25 units.

Commissioner Vogt moved that the County Commission of the County of Boone accept the recommendations of the Purchasing Department as follows: Bid 48-29OCT97, Personal Computer Equipment and Software Sections 4.7.3, 4.7.4.1 and 4.7.4.2 to Computerland for \$1,626.00 per computer; Section 4.7.5 to Data Pro for \$195.00 per unit; Section 4.7.6, 12 Page Per Minute LaserJet Printer to Data Expert for \$1,060.00; Section 4.7.7, Ethernet Switch to Micro Warehouse, Inc. at \$2,299.00; Section 4.7.8, Network Adapter to Tangent Computer, Inc. as having submitted the lowest and best bids meeting the bid specifications.

Commissioner Stamper seconded. He said he was concerned that the bid specifications were written too tightly.

Motion passed unanimously. **Order 499-97.**

#### **SUBJECT: Update on Phase II of the Courthouse Plaza**

Stan Elmore presented the Commission with a Final Engineers Report on Boone County Plaza - Phase II dated December 4, 1997. The summary showed the costs to date. He asked for approval of Change Order #2. Only two of the items, he said, were over \$5,000. One was the flagpole at a cost of \$6,600 which has been included in the \$11,309.47 in the Main Entrance to the Courthouse section. The stairs at the northwest corner of the of the west parking lot was an item of \$9,029, it was a bid item, pre-priced and the Commission approved that item. The other items, he said, are all under \$5,000.

Commissioner Stamper said that most of this had already been authorized, this was just a summary.

Mr. Elmore agreed.

Commissioner Stamper asked to discuss First Born, which was not part of the original plan, nor was the artwork and plaques related to that. The stairs, he said, was a come lately in the design project. Much of it, he said, came after the project design. He asked if some of this had already been paid.

Mr. Elmore replied that none of this, well, this is working off the contract as originally written.

Commissioner Vogt asked if these were all things that required change orders.

Commissioner Stamper said they required changes in scope. He said the Commission had acted on these before in a variety of ways by authorizing First Born to be installed. He said they had taken these things up before and have had estimates laid before them before. In a couple of places, he said, they went over the estimates like \$1,300 on the alley.

Mr. Elmore said the alley was a unit price project so there was less pavement, but between the pavement and building was filled with concrete, a little more than they had expected.

Commissioner Vogt said she knew there was discussion for more wall tiles and asked if that would come at a different time.

Commissioner Stamper said the tiles would be paid for by the people that bought them and the County would pay the installation. It could be calculated into the fee, so it should be at least a break even project, he said. The cost is \$1,700 to put up 2,000 tiles, he asked.

Mr. Elmore said he thought the County got a check for \$50,000.

Commissioner Stamper moved that the County Commission of the County of Boone accept the final engineers report on the Boone County Plaza - Phase II and authorize the Presiding Commissioner to initiate the necessary paperwork to pay all outstanding bills and close out the courthouse square project.

Commissioner Vogt seconded.

Commissioner Stamper said one of the reasons to move for closure is that the Treasurer needs to perform an audit for economic development and wanted that done by the end of December.

Commissioner Vogt asked about the funds unpaid and undesigned work that will be by supplemental contract. She asked if there was more to come.

Mr. Elmore said they have yet to find a grate that would accept the water as it overflows.

Motion passed unanimously. **Order 500-97.**

**SUBJECT: Reports from Commissioners**

Commissioner Vogt reported that she had a wonderful day with Bonnie Osborn and Jennifer Odom as they toured the northern part of Boone County. They ate lunch at the Pinnacles Store.

Commissioner Stamper asked if they had the bologna. He said he always has a bologna sandwich when he eats there.

The meeting adjourned at 2:50 p.m.

Attest:

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Wendy S. Noren  
Clerk of the County Commission

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Don Stamper  
Presiding Commissioner

ABSENT  

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Karen M. Miller  
District I Commissioner

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Linda Vogt  
District II Commissioner