

TERM OF COMMISSION: May Session of the May Adjourned Term

PLACE OF MEETING: Boone County Government Center Commission Chambers

PRESENT WERE: Presiding Commissioner Don Stamper  
District I Commissioner Karen M. Miller  
District II Commissioner Linda Vogt  
Deputy County Clerk Michelle Malaby

The regular meeting of the County Commission was called to order at 9:33 a.m.

**SUBJECT: Good Government Day**

At the request of Commissioner Stamper, each person present for Good Government Day stated their name, age and where they receive their education. Present were youth aged 12 to 15 who are involved in the 4-H program. The youth attend school at Boone County R-VI Schools in Centralia, Boone County R-IV Schools in Hallsville, Boone County R-VIII Schools in Harrisburg, Southern Boone County R-1 Schools in Ashland, and Gentry Middle School, Jefferson Junior High School and West Junior High School in Columbia. Several students are home schooled. Working with the youth were Rebekah Brown, University Extension 4-H Youth Education Assistant, Scarlett Richardson, University Extension 4-H Youth Specialist, and Joanne Cowan, volunteer. County Commission Intern Lynn Duffey assisted the group.

Commissioner Stamper stated he is 42 and has been Presiding Commissioner for six years. One of his duties as Presiding Commissioner is to chair County Commission meetings. Most other duties are shared equally by the Commissioners. Before he was elected Presiding Commissioner he was a paramedic at University Hospital and Clinics. He administered their emergency health care programs and taught classes for emergency medical technicians and paramedics. He attended Ridgeway Elementary School, West Junior High School, Jefferson Junior High School and Hickman High School.

Commissioner Miller stated she is the southern, or District I, Commissioner. The communities she represents include Ashland, Hartsburg, McBaine, Rocheport, Englewood and Prathersville. Her district is a z-shaped area of the county which is difficult to describe without a map. She is running for a third term in office. She has served two, two year terms. A law was passed last year changing the terms of associate commissioners to four years. The longer term will benefit citizens because their representatives will not be running for re-election every other year. Prior to election as Associate Commissioner she owned a restaurant and lounge called the Establishment for eleven years. She comes from a farm background. She participated in the 4-H program by showing cattle until she was too old to continue. She moved to Boone County in 1979 from northeast Missouri.

Commissioner Vogt stated she is the northern, or District II Associate Commissioner. She serves Harrisburg, Hallsville, Centralia and Sturgeon and their surrounding areas. She has grandchildren who attend school in Harrisburg and at Millcreek Elementary in Columbia. She is running for a fourth term. Being a Commissioner in Boone County has been an experience. This is a growing community which should give young people opportunities for a nice livelihood and a good experience as adults. All the school systems are to be appreciated. They are progressive and should provide students with a good education. She enjoys being a commissioner in Boone County. She encourages those present to stay close to their government and participate.

Commissioner Stamper stated the Courthouse site was selected as the location of Boone County government in the early 1800's. There have been two Courthouses on the square. The Government Center was completed last year. Other agencies around the county are affiliated with county government. The County Commission makes decisions as a body, using majority rule. Commissioner Stamper reviewed the agenda before the commission today.

**SUBJECT: Variance from Adopt-A-Road Program for Gillespie Bridge Road**

Public Works Department Director Frank Abart stated Boone County Road Policy provides for an adopt-a-road program. An individual asked to participate in the program by removing litter from the newly constructed section of Gillespie Bridge Road from the bridge to Highway UU. They requested a variance from the requirement that they mow the area and control brush. The Road and Bridge Advisory Committee recommends approval.

Commissioner Vogt asked why did the Public Works Department and Planning and Building Inspection Department vote against the request?

Mr. Abart replied primarily because of a philosophy that if a variance is needed, the policy probably needs to be changed. In certain instances it is more realistic to grant a variance. He will probably vote against most requests for variances. As a result of this request, he will suggest revision of the policy.

In response to a question from Commissioner Vogt, Mr. Abart stated he is not opposed to this request, but believes the policy and procedures should be changed.

The group present for Good Government Day activities left the chambers.

Commissioner Miller commented it seems most adopt-a-road programs only involve litter control and moved that the County Commission of the County of Boone approve a variance from the adopt-a-road program policy for the section of Gillespie Bridge Road from the bridge to Highway UU to exclude mowing and brush control as recommended by the Road and Bridge Advisory Committee.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 294-96.**

**SUBJECT: Variance for Locust Grove Baptist Church Parking Lot**

Mr. Abart stated this request involves the driveway to the Locust Grove Baptist Church parking lot. Locust Grove Church Road is part of the road improvement program. Due to constraints of the area, a variance from the Road Policy--which requires a maximum of thirty feet for a driveway entrance--is necessary. The Design and Construction Division recommends the variance. Otherwise significant changes and acquisition of additional right-of-way will be necessary.

Commissioner Miller stated she would think this location would be grandfathered. She concurs with the philosophy of granting a variance so people do not expect the county to allow it such situations anywhere in the county. She believes the position of the new Manager of Design and Construction was to show that this practice is not the norm.

Commissioner Miller moved that the County Commission of the County of Boone approve a variance for the Locust Grove Baptist Church parking lot driveway as recommended by the Road and Bridge Advisory Committee.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 295-96.**

**SUBJECT: Variance for Columbia Gymnastics Parking Lot, Boone Industrial Park North**

Mr. Abart stated this request involves a situation identical to the last. Columbia Gymnastics is located on the end of a dead end street. They would like to expand and pave their parking area. Due to the logistics and confines of the area, there is not enough room to change the parking lot in order to comply with the road policy. The building is so close to the road it does not allow for a regular driveway entrance.

Commissioner Vogt moved that the County Commission of the County of Boone approve a variance for the Columbia Gymnastics parking lot driveway located on lot 6 of Boone Industrial Park North.

Commissioner Miller seconded the motion. Motion passed unanimously. **Order 296-96.**

Commissioner Vogt asked Mr. Abart if he plans to review this policy?

Mr. Abart replied probably not. The last two situations are exactly what the variance process is intended to address.

**SUBJECT: Award Bid 43-25APR96, Rock**

Purchasing Director Beckie Jackson read her May 13, 1996 memorandum to the commission.

Commissioner Stamper commented vendors contacted the commission concerning award of this bid. The commission discussed the issue in its staff meeting with Mr. Abart yesterday.

Mr. Abart commented he believes this is the most equitable method of award. Five vendors responded. Portions of the bid are being awarded to four vendors.

Commissioner Miller moved that the County Commission of the County of Boone award bid 43-25APR96, Rock, as follows:

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|--|--------------------------------|
| Pick Up Items 1 through 17                     | Medusa Aggregates              |
| Items 1 through 17 Delivered to Quadrant 1     | Central Quarries and Materials |
| Items 1 through 17 Delivered to Quadrant 2     | Mid-Missouri Limestone, Inc.   |
| Items 1 through 17 Delivered to Quadrant 3 & 4 | Boone Quarries                 |

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 297-96.**

**SUBJECT: Accept Uniform Subdivision Improvement Bond; Receive and Accept Prairie Meadow Estates Plat 7 and Guaranty and Collateral Pledge Agreement**

Planning and Building Inspection Department Planner Don Abell stated he just received word from County Counselor John Patton that a signature is missing on one of the documents. Prairie Meadow Estates Plat 7 is a four lot plat with county road frontage. They have to put in water line improvements, with a fire hydrant, and sewer line extension improvements. The estimated cost of is \$17,600. The developer deposited that amount in a certificate of deposit at Boone County National Bank. The guaranty and collateral pledge and performance bond documents have been signed by Mr. Satterlee of R & L Development. Mr. Patton advised that since Mr. Satterlee is a separate entity from the development company he should sign as surety **and** as president of the development company.

Commissioner Stamper stated he spoke with Mr. Satterlee this morning. Apparently Treasurer Kay Murray, at the point of depositing the funds, told Mr. Satterlee she thought the process was too difficult. Commissioner Stamper stated he needs to discuss the matter with her. He does not believe she realizes what the county deals with in these matters. The county does not have the teeth in its occupancy permit which the City of Columbia does. This is the only way the county can hold a developer responsible for necessary improvements. This situation is somewhat different in that Mr. Satterlee is the general contractor as well as the developer. Mr. Satterlee thought he was being treated differently.

Commissioner Miller commented she discussed this issue with three developers last week. The conversation was in relation to a plat approved by the City of Columbia in 1976. The plat was not developed at that time. Now they want to develop it, but the City Council does not want to allow it. County plats expire after a certain time period. Requiring surety requires the developer to make improvements or let the plat die. The developers indicated they think it is a positive process.

Commissioner Miller moved that the County Commission of the County of Boone accept a Uniform Subdivision Improvement Bond and receive, accept, and authorize the Presiding Commissioner to sign Prairie Meadow Estates Plat 7 and the Guaranty and Collateral Pledge Agreement, pending signature of the documents by the President of R & L Development.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 298-96.**

**SUBJECT: Decision Regarding Disposal of Portable Car Wash**

Commissioner Miller stated she asked Ms. Jackson to determine if another department could use the portable car wash.

Ms. Jackson stated the Facilities Maintenance Department maintained this piece of equipment. They indicate it is in good condition and they could use it. One use would be to wash the siding at the north facility before it is painted. The equipment will need minor modification for their use. If transfer of the fixed asset is approved, she will advise the Public Works Department that the equipment is available. Ms. Jackson stated she philosophically disagrees with the trade proposed by the Sheriff's Department. She supports trading equipment for like equipment if it will provide a better price on the new equipment. The trade-in amount they were offered was less than half the purchase price. The Facilities Maintenance Department could benefit from use of the equipment.

Commissioner Vogt moved that the County Commission of the County of Boone reassign a Honda 8500 Portable Car Wash (Fixed Asset Tag 8040) from the Sheriff's Department to the Facilities Maintenance Department.

Commissioner Miller seconded the motion. Motion passed unanimously. **Order 299-96.**

**SUBJECT: Declare Election of Centralia Special Road District Commissioner**

Commissioner Vogt moved that the County Commission of the County of Boone declare Gary Riedel elected Commissioner of the Centralia Special Road District for a term of three years commencing April 2, 1996 pursuant to the provisions of 115.124 RSMo., 1994, in that the number of candidates for trustee of the Centralia Special Road District did not exceed the number of positions to be filled at the April 1996 election.

The Presiding Commissioner is authorized to sign the certificate of election.

Commissioner Miller seconded the motion. Motion passed unanimously. **Order 300-96.**

**SUBJECT: Lease of Agricultural Land**

Commissioner Miller moved that the County Commission of the County of Boone approve, and authorize the Presiding Commissioner to sign, the attached AGRICULTURAL LEASE with Guy L. and Doris Reno.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 301-96.**

**SUBJECT: Reports from Commissioners**

Commissioner Vogt reported a Section 8 housing hearing will be held in this room Thursday morning. It is an opportunity for the landlords discuss complaints with the ad hoc committee. An open house on the Long Range Plan will be held here on May 20. The Long Range Plan Steering Committee would like to have their committee reports placed on CD-ROM.

Commissioner Miller reported on the Boone Retirement Center Board Meeting last night. A new set of plans will be distributed to as many vendors as possible. There have been significant changes, most of which are inside the building. Many items will be bid as alternates.

Commissioner Vogt reported on a discussion of placing social service agencies in one location. A letter will be distributed to social service and other agencies to determine interest in the idea.

Commissioner Stamper reported a memorandum has been distributed to elected officials to determine their interest in attending the National Association of Counties Annual Conference.

Commissioner Stamper reported the County Commission has agreed to hire Margaret Samuels to replace Karen Filkins in the Commission Office effective May 28, 1996.

Commissioner Stamper reported the US Department of Justice requested authorization to hold hearings in the Commission Chambers effective July 12, 1996. He agreed to their request on a temporary basis.

Commissioner Stamper stated he will be absent on Thursday. He is taking a day off for personal reasons.

The meeting adjourned at 10:23 a.m.

Attest:

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Don Stamper  
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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Linda Vogt  
District II Commissioner