

TERM OF COMMISSION: March Session of the February 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 Melanie Stapleton  
County Counsel John Patton

This meeting was called to order by the Presiding Commissioner at 1:30pm.

**Subject: Prathersville Sanitary Sewer NID**

Commissioner Stamper stated that he attended a meeting with Tom Ratermann of the Boone County Regional Sewer District, a representative of the Department of Natural Resources, a representative of the Department of Economic Development, and Jerry Worley of the Public Health Department. He stated that they discussed an area near Prathersville Rd that was a classic example of some of the sewer problems that Boone County was struggling to correct. Commissioner Stamper stated that he had asked Tom Ratermann to attend this Commission meeting in order to brief the County Commission on that area.

Tom Ratermann demonstrated on a map where the area of discussion was located. He stated that there was a sewer on the south side of Prathersville Rd. He stated that they were proposing to tie into the existing (sewer) line across Prathersville Rd up to a rear property line, turn west, and then north. He stated that this would serve Randy's Market, a car wash, and two residential properties to the north of it (and this is where the gravity line would stop).

Tom Ratermann stated that they would also run a line to pick of Panhandle Eastern's pipeline and two other residences. He stated that they were actually trying to serve the neighborhood on the west side of Wagon Trail Rd; he stated that they believed that they could drain all 15 of those properties by gravity to a central pump station that would ultimately be sewer district owned, operated, and maintained. He stated that this sewer would pump back and drain by gravity onto Gaslight Acres.

Tom Ratermann stated that the impetus behind this project was that some of the properties near this area were rental with duplexes located on them. He stated that one of the tenants had made a complaint (that went all the way to EPA). He stated that the EPA had called the Department of Natural Resources who then contacted Jerry Worley. Tom Ratermann stated that Jerry Worley had then contacted him, and requested that he and John Watkins go out and view the site.

Tom Ratermann stated that he and John Watkins believed that the cost estimate would allow them to serve 19 parcels (with 22 easements needed). He stated that construction cost would be about \$195,000. He stated that with engineering, surveying, administrative costs, and easements acquisitions the total cost would be around \$257,000. He stated that the NID statutes allowed them to exceed that price by 25% if needed. He stated that the cost averaged out to about \$13,000 per property (and around \$16,000 with the 25% extra). He stated that in looking at housing stock on Wagon Trail Rd, the cost of the service would be a high percentage of the value of the property.

Commissioner Stamper stated that there could be a couple of properties that were not worth as much as the service.

Tom Ratermann stated that the Boone County Regional Sewer District recognized that fact and this was why they had gotten all of the other organizations {present at the meeting referred to by Commissioner Stamper} involved. He stated that there was now a joint committee for reviewing these projects. He stated that a pre-application had to be submitted for a project, and then it was reviewed to see if the project would be eligible for grant funds. He stated that if the project was eligible, then the committee would request a full application and it was at this time that an income

survey would be completed in order to determine if there were enough low to moderate income residents to qualify for the grants. He stated that the pre-application would have to come through the County Commission (the Department of Economic Development only gave grants to counties and cities).

Tom Ratermann stated that they hoped to have the application finished in the next 30-45 days and routed to the proper departments.

Commissioner Vogt asked exactly where (point of location) the city of Columbia's sewer service stopped at present.

Tom Ratermann stated that it served Gregory Heights (to the east). He stated that Smiley Lane and Hwy 763 was as close (in sewer service) as the city of Columbia came to the project location. He also stated that Boone Industrial Park was served by a sewer district facility (which was scheduled for removal when the city of Columbia extended service into this area).

Commissioner Vogt asked if they had a timeline for the extension.

Tom Ratermann stated that this sewer was in the Cowbranch watershed district. He stated that it had been decided that they were going to put a pump station into Cowbranch watershed and pump south to Bearcreek. He stated that they had hired a consultant engineer that he (Tom Ratermann) would be meeting with during the following week. He stated that it would probably be 1.5-2 yrs before the pump station would actually be built.

Commissioner Miller stated that having served as the on-site liaison to the Public Health Department, she knew that the area needed a solution and a health solution as well. She stated that she appreciated the work that the Boone County Regional Sewer District and Public Works had put into trying to find a solution.

Tom Ratermann stated that Jerry Worley would probably state that this was one of the worst public health problems from on-site sewage disposal in Boone County.

Tom Ratermann stated that the next step was the pre-application to the Department of Economic Development, Community Development Block Grants, and the Department of Agriculture (rural development).

Commissioner Miller stated that Commissioner Vogt had brought up a discussion about a tract at Pin Oak that was being developed into five tracts, but still being paid for as one portion in the NID. She asked if there was a way to modify the legislation in order to: 1) identify any land within a NID and (2) to have the owners pay the same, equal share (whether or not the structure was changed, replat or otherwise) and (3) have the money put into a pool to offset some of the administrative overhead for projects that were pre-engineered, but never developed.

Commissioner Vogt stated that the problem at Pin Oak was that there was a property owner that had platted some land (a house and a shed) and had to pay for both lots (by the insistence of the County). She stated that this property owner was now watching one of his neighbors plat a lot and build four houses on it, while only paying for one lot.

John Patton stated that he thought that they had discussed revising the roll of properties and increasing the number of lots (since the final assessment was not completed yet).

Commissioner Miller stated they needed a policy for the next instance of this.

John Patton stated that the problem that the County would run into, was if the property owner subdivided after the final assessment roll was established. He stated that it was more of a practical difficulty than a legal difficulty.

Commissioner Vogt stated that Commissioner Miller's statement about having a pool of funds was a good solution.

John Patton stated that it was not structured this way legislatively right now.

Commissioner Miller stated that this was why she was bringing up the issue, in order to have some language established.

Commissioner Stamper suggested that the idea be discussed with Donna Simmons, Legislative Consultant for Boone County.

**Subject: Close-out of the University Estates NID**

Commissioner Stamper stated that the Commission had discussed in a work session a petition received from Mr. Nichols. He stated that they were in concurrence with the intent of the petition. He stated that the Commission wanted to make some adjustments before the money was allocated in order to accommodate the request of the petition.

Frank Abart asked if the Commission wanted to proceed with the 34 lots instead of the 35 lots.

Commissioner Stamper stated that this was correct.

John Watkins stated that he was attending this meeting in order to present the total cost of the petition estimate. He stated that the estimate had come in at \$179,500. He stated that the unit price contract was awarded to APAC, Inc. in the amount of \$119,693.13. He stated that there were two change orders for a total of \$129,315.53. He stated that the maximum allowable cost for this project was \$224,000. He stated that the actual final cost (certified by the Auditor) was \$137,529.71 (which amounted to \$4,044.99 per each property paying one equal share on 34 lots).

Commissioner Stamper congratulated John Watkins on the project cost coming in below estimate.

Commissioner Miller stated (in reference to the decision to have 34 lots instead of 35) that a vast majority of the homeowners in this area petitioned the Commission and agreed that Mr. Nichols should only be assessed one lot.

Commissioner Vogt stated that the residents of the Neighborhood Improvement District really did have the opportunity to make some of their own choices. She stated that the 34-lot decision was the choice of the NID and one that she agreed with.

Commissioner Stamper moved to compute the final cost of the road improvement project for the University Estates Neighborhood Improvement District as certified by the Auditor to be \$137,529.71.

The County Commission does hereby apportion the cost of said project equally by lot/tract of property within said district according to the provisions of 67.463.2 RSMo. (1993Supp.) and petition approved by said Commission.

The County Commission further orders special assessments against the property described on the attached sheets and in the attached amounts and orders the Clerk to proceed with the notification and collection of said assessments pursuant to the statutory provisions of 67.463 RSMo. The special assessments shall take effective March 19, 1999.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 101-99**

**Subject: University Estates Roadway Maintenance Acceptance Certificate**

Frank Abart stated that this item was cleanup from the paperwork regarding the University Estates NID. He stated that this was a maintenance acceptance certificate to formally accept the roadways for maintenance (as paved roads).

Commissioner Stamper moved to approve the Roadway Maintenance Acceptance Certificate for the University Estates Neighborhood Improvement District-Campus Drive, Hillside Drive and Hilltop Drive as presented by the Public Works Director. And further order that the Presiding Commissioner be hereby authorized to sign the certificate.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 102-99**

**Subject: Adopt-a-Road with Girl Scout Troop 582**

Frank Abart stated that the Public Works had received a request from Girl Scout Troop to adopt a section of roadway in the Midway area for trash pickup. He stated that the department concurred with the request.

Commissioner Miller moved to authorize Rollingwood Blvd and Trails West Blvd to be adopted by Girl Scout Troop 582 for the purpose of picking up trash and debris as part of the Adopt-a-Road program and in compliance with the current regulations.

Commissioner Stamper seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 103-99**

**Subject: New Postage Machine for the Mailroom**

Kay Murray stated that the Mail department had experienced a lot of growth. She stated that they had gone from 30,000 to 54,000 pieces of mail per month. She stated that there had been more on-going, big mailings.

Kay Murray stated that she and Eric Metzdorf had attended a seminar to view the latest equipment. She presented a proposal that listed the features of the Pitney Bowes postage machine. She stated that the County would always have a meter rental from Pitney Bowes because it was the only company that offered this service. She stated that they would only have two pieces rather than all of the equipment that was presently in the mailroom.

Commissioner Miller asked if the employees in the mailroom were scheduled enough hours to accommodate all of the features and things that the new machine would allow the County to track. She also wanted to know the exact size of the machine since this machine would not fit into the current mailroom and there might be a need to move it to another building.

Eric Metzdorf stated that this machine was about the same length as the old one, however it was wider and stuck out to the left side. He stated that if it were to be placed in that room, going in the other direction, it would block the interoffice mail slots.

Kay Murray stated that this machine would be helpful in saving time especially since Eric Metzdorf, who would be running the machine, was capable of doing all of those things anyway and knew how to run the machine.

Commissioner Stamper asked Kay Murray which option she felt was more appropriate: a lease agreement or an outright purchase.

Kay Murray stated that she would like the County to utilize a lease agreement and keep an eye on the agreement. She stated that she felt that this would be better in terms of the maintenance and upkeep. Kay Murray also stated that it was becoming apparent that the County needed to have a person pick up its mail from the Post Office and then sort it in-house, rather than having the postman bring it in.

Commissioner Stamper asked Kay Murray what action she would like the Commission to go forward with today.

Kay Murray stated that she was supposed to have acted on the lease agreement by the 15<sup>th</sup> of March.

Commissioner Stamper moved to that the Postage Committee be authorized to complete final negotiations on the lease of a replacement mail machine for the County government and prepare the final paperwork to be submitted to the Commission and have the space (needed for the machine) reviewed.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 104-99**

**Subject: Resolution to endorse Proposition A**

Commissioner Stamper presented the following Resolution:

**MISSOURIANS for SAFETY ON THE ROAD  
PROCLAMATION**

**WHEREAS**, Our County supports safe travels for all Missourians, and

**WHEREAS**, Proposition A will provide safer travel on all Missouri roads, and

**WHEREAS**, Proposition A will help law enforcement entities throughout Missouri identify and locate emergencies on our highways, and

**WHEREAS**, Proposition A will be paid for by a modest monthly fee applicable only to wireless phone customers, and

**NOW, THEREFORE, BE IT RESOLVED**, that our county is on record in support of:

**PROPOSITION A**

And urge all Missourians to support the issue when it appears on the statewide ballot on April 6, 1999; and

**BE IT FURTHER RESOLVED**, that our county hereby gives permission to the Missourians for Safety on the Road to publicize our county's support of this measure on all ads, brochures and campaign materials; and

**IN WITNESS WHEREOF**, I have herein to set my hand and caused to be affixed the Seal of Boone County, this eighteenth day of March 1999.

Commissioner Vogt seconded the motion.

Discussion: Commissioner Stamper stated that this would be good for joint communications

Commissioner Miller stated that she had attempted to use 911 on a cellular phone during an emergency situation and it did not work. She also stated that this measure would help offset some of the costs of an emergency communications system that the County would eventually be required to install.

The motion passed 3-0. **Order 105-99**

**Subject: Authorize a Closed Session**

Commissioner Miller moved to authorize a closed meeting immediately following the regularly scheduled session as authorized by Section 610.021 (1) RSMo to discuss legal actions, causes of action, or litigation involving a public governmental body and any confidential or privileged communication a public governmental body or its representatives and attorneys and also Section 610.021 (2) to discuss the leasing, purchase, or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 105A-99**

**Commissioner Reports**

*Commissioner Vogt*

Commissioner Vogt stated that she received a call from a woman in Sturgeon who reported that she had to place a long distance call in order to report a crime to the Sheriff's Department. Commissioner Vogt stated that the woman had questioned why the County had not considered establishing "800" numbers for law enforcement and those kinds of offices that the constituency would need to call.

Commissioner Stamper stated that this was a good question.

Commissioner Vogt agreed and stated that this was something that the County should consider.

Commissioner Stamper asked Commissioner Vogt if she would have Beckie Jackson, Director of Purchasing to look into that possibility.

Commissioner Vogt stated that she would.

Commissioner Vogt reported that the individual that normally mowed the property at Bluffcreek wanted to know if he was supposed to continue mowing it. Commissioner Vogt asked if this was something that should be a part of the new board's responsibility.

Commissioner Stamper and Commissioner Miller stated that it should be.

Commissioner Vogt reported that she went on road tour with Rosie James. She stated that Rosie James was planning to overlay Harvester Rd in the next month or so. She stated that Rosie James had concerns about the city of Columbia annexing all the way around that road.

Commissioner Stamper stated that he had made an inquiry to Mr. Beck about that and he had never received an answer. He stated that he would speak with Mr. Beck again before the Commission addressed Rosie James' concerns.

Frank Abart stated that the city of Columbia had not annexed all the way around the road. He stated that the County was still responsible for the road and therefore should probably maintain it and put an overlay on it that would last another five years.

Commissioner Vogt reported that Boone Retirement Center made a profit of \$11,000 last month and their census was at 100 (and there is a capacity of only 117).

Commissioner Vogt asked if she had the authority, based on the previous discussion concerning the Pin Oak Sanitary Sewer NID, to call Mr. Broderick and tell him that the County would be reassessing all of the properties.

John Patton asked if this individual had filed his plat and if it the plat had been approved.

Commissioner Vogt stated that she would tell the individual, if the plat is approved, then the properties will be reassessed.

*Commissioner Stamper*

Commissioner Stamper stated that he received an e-mail about the annual NACo convention in St. Louis. He stated that there was an inquiry made as to how the conference would be handled (financially) this year. He stated that the Commission should give this some thought.

Commissioner Stamper stated that the County received notice that the FAA was doing a determination of no-hazard to an air navigation facility located near Centralia. He stated that the facility was a 1200' radio tower and the FAA had determined that there was no hinderance to air navigation.

Commissioner Stamper reported that the city of Columbia was advertising for the position of Emergency Communications and Management Administrator. He stated that they had narrowed it down to five individuals.

Commissioner Stamper reported that TCI had sent out a notice of its intent to expand its digital cable program. He submitted the notice for the public record.

Commissioner Stamper stated that the County had received notification from the Department of Natural Resources that the Samuel E. Hackman Building in Hartsburg had been placed on the National Register of Historic Places list on December 10, 1998.

Commissioner Stamper stated that the County received a \$5,341.36 check from FEMA for part of the fourth quarter billing for emergency preparedness services.

*Commissioner Miller*

Commissioner Miller gave no report.

There was no public comment.

The meeting was adjourned at 2:20pm.

Attest:

\_\_\_\_\_  
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