

TERM OF COMMISSION: June 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 Melanie Stapleton

The regular meeting of the County Commission was called to order at 1:30pm by the Presiding Commissioner.

**Subject: Discussion of 1998 Fairgrounds Appraisal**

Commissioner Stamper stated that Jack Blaylock completed an appraisal in 1998 on the Fairgrounds property. He stated that the County Commission asked Mr. Blaylock to attend a meeting in order to give them some thought/ideas on value and how certain conditions might affect the fairgrounds.

Commissioner Stamper welcomed Jack Blaylock to the Commission Chambers.

Jack Blaylock began by discussing the obligations of an appraiser as mandated by State law. He stated that his clients were the First National Bank and Trust and the Boone County Fair Board. He stated that he obtained permission (from both of those entities) to discuss the 1998 appraisal of the fairgrounds. He stated that if he had not obtained that permission he would be in violation of the rules of confidentiality.

Jack Blaylock stated that it would also be a conflict of interest if he were to provide the County Commission with an appraisal of the fairgrounds, since he had already provided an appraisal to the seller of the property.

Jack Blaylock stated that the first request for an appraisal of the fairgrounds came in 1993 from the Boone County National Bank and Trust. He stated that the request included a fee simple valuation, which would include all of the underlying interest in the real estate without any division of separate interest. He stated however that there had been a lease-hold interest put in place by Boone Electric Cooperative on the Coliseum and a leased-fee interest by the Boone County Fair Board. He stated that these two interests comprised the fee simple interest that he was asked to appraise and did appraise in 1993.

Jack Blaylock stated that in 1998, he was requested by the Boone County Fair Board to update the appraisal and provide a copy to First National Bank and Trust. He stated that they concluded the valuation on the entire property to be \$3,510,000. He stated that this figure was essentially the same as it had been in 1993. He stated that the appraisal did not take into account the separate interest of the lease-hold estate and the leased-fee estate before reporting the total value. He stated that the land was divided into two sectors, the first being the 68 acres (Boone County Fairgrounds), and the second being the 146 acres adjacent to the fairgrounds (referred to as vacant land). He stated that the vacant land was appraised at an estimated market value of \$510,000 and the Boone County Fairgrounds at \$3 million.

Jack Blaylock stated that he did have a copy of the lease-hold by Boone Electric Cooperative that covered a 5-6 day period over which the BEC has interest as the lessee in the Coliseum for any meetings that they might conduct. He stated that in the valuation, they looked primarily at the cost approach because this is what is referred to as a special purpose property. He stated that it was constructed, developed, and designed as an exhibition center for what is referred to as the Boone County Fair. He stated that in sound appraisal techniques, the cost approach, income approach, and a sales comparison approach would be applied.

Jack Blaylock explained that a cost approach is the development of the value of the land as the though it were vacant to which is added the value of the various improvements to the land (including buildings, road, parking lot, etc.). He stated that the income approach is the valuation

of the property based on the rights to receive the income that the property is capable of producing over whatever the prediction period is. He stated that the income is capitalized into an indication of value. He stated that the sales comparison approach is a valuation through comparing the property to other like properties which have sold in a recent period of time.

Jack Blaylock stated that in the 1998 appraisal, he performed a cost approach and an income approach. He stated that the sales comparison approach was only utilized to the extent of valuing the vacant land. He stated that they did not find any sales of exhibition centers that would enable him to do an estimate value through the sales comparison approach.

Jack Blaylock stated that the greatest reliability in this instance was the cost approach because the fairgrounds is a special purpose property, although the income approach well supports the conclusion to value which was drawn. He stated that in this income valuation, they only attributed income to the Coliseum itself. He referenced the page numbers in the appraisal that discussed the income approach. He stated that they recited in the appraisal some of the properties that were leased from which they were able to extract an estimated value for the Coliseum itself.

Jack Blaylock stated that it was estimated that the fair rental value of the Coliseum as being \$3.50 per square foot of the gross billing area which would produce and handle income of \$308,000 when applied to the 80,000 square foot area. He stated that the loft area was not included in the valuation. He stated that the income approach projected a \$2.7 million value. He stated that this would only apply to the 68 acres and the Coliseum without any consideration of additional income that might be earned from other building improvements or any type of activity that might be conducted.

Jack Blaylock stated that what was not done in the appraisal was consideration of the lease-hold value of Boone Electric Cooperative (this was not requested). He did however offer some consideration to the County Commission of that interest (by BEC). He stated that the BEC lease called for use of the Coliseum either 5-6 days a year. He stated that he believed that BEC believed that they had use of the property for six days a year. He stated that if value were given to the lease-hold interest, then the property owner would be denied fair rental value of the property during that period. He stated that the rent loss that the property owner would suffer would be about \$5000 a year. He stated that the lease extended for an additional 44 years.

Jack Blaylock stated that the present value of the right to receive \$5000 for 44 years is approximately \$55,000. He stated that the BEC lease would have at least that value and that amount of loss to owner of the property. He stated that as a practical matter, the building could probably not be made ready for occupancy on the same day that the building would need to be used or be used the same day or next day following BEC's occupation of the building. He stated that in all likelihood the property would lose three times the amount.

Jack Blaylock stated that had the appraisal included a lease-hold value, that amount (three times \$55,000) would have been a reasonable deduction from the \$3 million.

Commissioner Stamper asked Jack Blaylock to explain fee simple interest.

Jack Blaylock stated that fee simple interest is all of the underlying interest in the real estate (everything that would go with the property owner). He stated that the Boone County Fair Board did not own all of those rights, but rather only the leased-fee interest which is subject to the lease to BEC. He stated that therefore their (BEC) interest is a lease-hold interest and the Boone County Fair Board has a leased-fee interest. He stated that the two of those comprise the fee simple interest.

Commissioner Stamper asked if he was correct in assuming that had the appraisal include the BEC lease as a factor, the deduct would have been somewhere in the neighborhood of \$165,000.

Jack Blaylock stated that this was correct.

Commissioner Stamper asked if the same figure could be used to establish the value of the lease and any potential buyout of that lease.

Jack Blaylock stated that if you try to measure of the value to receive those rights only, that would be the correct mathematical calculation based on the market information that was employed in the appraisal. He stated that whether the owner of the lease-hold estate would look upon this in the same fashion was unknown, since there could be other considerations on the part of the lease-holder who is entering into the agreement.

Commissioner Vogt asked if the activities that previously occurred on the property were the only ones used for an appraisal. She asked if projections could be made for future use or what possible uses.

Jack Blaylock stated that when an appraisal is performed, the highest and best use of the property is considered. He stated that the appraisal would consider what [use options] would produce the highest and best value. He stated that the appraisal also considered the restrictions that were on the property. He stated that this property, as improved, "kind of cast the dice" as to what could be the highest and best use. He stated that he thought that the highest and best use (under competent management) was an exhibition center. He stated that alternative uses could be considered and given value because the Coliseum could be converted into a variety of uses. He stated that some of those uses were discussed in the appraisal. He stated that the other buildings would need considerable modification before they could be put to other productive uses.

Jack Blaylock stated that the land area itself, with the zoning that was in place, could be developed into a number of other uses. He stated that the growth that is being experienced in northeastern Columbia and the outlying sector of rural Boone County (Hwy 63 north of Home Depot, north of Prathersville Rd, Rte B, etc.) would indicate that other commercial endeavors would be in order on that land.

Commissioner Stamper asked if Jack Blaylock's firm would be in a position to perform another appraisal for the County Commission is asked.

Jack Blaylock stated that this would be a conflict of interest on the part of his firm.

Commissioner Miller asked what approach was used on the vacant land.

Jack Blaylock stated that the sales comparison approach was used on the vacant land.

Commissioner Miller asked how the sales had been since the appraisal and if there had been any change in sales significant enough to be taken into consideration.

Jack Blaylock stated that there had been a continued increase in the demand for property in northern Columbia and that trends were on the incline. He stated that he would guess that the land would produce at least the value stated in the appraisal and probably a greater value.

Larry Grossman asked if an appraisal were to be performed for him (as a possible purchaser of the property), would the amount of income per year be estimated at \$303,000.

Jack Blaylock stated that he would estimate that amount under the highest and best use as an exhibition center and with competent management in place. He stated that under single occupancy and renting to someone on a permanent basis (under a subjective decision) that would not be correct.

Vicki Russell, president of the Fair Board asked if the building had been used as a manufacturing company over a long period of time, would that have made a difference in the value of the land.

Jack Blaylock stated that this would probably have a more positive effect in the value. He stated that in the valuation of this income approach, the appraisal did not attribute any income possibility to the other building improvements or to other portions of the land (but only ascribed what the Coliseum would be capable of producing).

Jack Blaylock stated that if the building improvements that are there were under a different use and the lease to BEC were not in existence and all of the property was zoned for commercial use, then the property would probably produce a higher value.

Vicki Russell asked if BEC only used the facility for six days as stated in the lease (she stated that the preparation days and clean-up were already included in the six days that BEC used the Coliseum) then the loss rent value would remain at \$55,000.

Jack Blaylock stated that this was correct.

Jack Blaylock stated (in response to a question by Mr. Grossman) that it would be detrimental if it were concluded that the only use for the Coliseum was industrial (purposes) with a single tenant occupancy and the BEC lease.

Larry Grossman asked if there was a lot of demand for fairground property.

Jack Blaylock stated that there were not a lot of fairground properties that were for sale. He stated that the only two fairground properties that he knew of were the old (Boone County) fairground properties that sold in a trade for the current Boone County Fairground.

Jack Blaylock stated that there would be some negative effect on the value of the Coliseum if it were concluded that the building would be sold for single use.

Commissioner Vogt asked if the old fairground property was reviewed during the appraisal of the current Boone County Fairground considering that it [old property] is a like property that sold recently.

Jack Blaylock stated that the sale of the old fairground property was not considered in the appraisal primarily because of the location of the old property. He stated that he performed the sale/exchange involving the two properties and knowing the highest and best use of the acreage [old property] on Ash and Clinkscals in a highly developed area; it would have been like comparing apples and oranges.

Jack Blaylock stated that the location of the current Boone County Fairground made a more desirable tract than the Ash and Clinkscals property assuming its [old property] use had been as an exhibition center.

The County Commission thanked Jack Blaylock for attending the meeting to answer their questions.

**Subject: Approval to reapply for the VOCA Grant**

Bonnie Adkins, Prosecuting Attorney's Office and Elizabeth Wilson, Crime Victim Specialist were present to request approval to apply for the \$53,363.28 in VOCA grant funds from the Missouri Department of Public Safety.

Bonnie Adkins stated that the funds would be used to pay for Elizabeth Wilson's salary and health benefits. She stated that this year they would also request funds for supplies and travel.

Elizabeth Wilson stated that a new feature of the Victim Response Team program was the production of a survival pack for the individuals that came from out of town to testify at trials. She stated that they would also be requesting three pagers to give to the families of the victims so that they could be contacted quickly.

The Commission concurred that both of those ideas were wonderful.

Elizabeth Wilson stated that in the future, they hoped to provide a handbook for the victim's families in order to help them understand what goes on during a trial and some of the stages that a survivor of a violent crime or the family of a crime victim goes through.

Commissioner Vogt moved to approve the request by the Boone County Prosecuting Attorney's Office to apply for a VOCA Grant in the amount of \$53,363.28 and authorize the Presiding Commissioner to sign any related documentation.

Commissioner Miller seconded the motion.

Discussion: Commissioner Vogt asked how many people had been managed in the last year.

Bonnie Adkins stated that in the present grant period, there had been about 1500 so far. She stated that it was estimated that about 2000 would be served. She stated that of those 2000, about 1000 were victims of domestic violence.

The motion passed 3-0. **Order 234-99**

### **Commissioner Reports**

Commissioner Stamper

Commissioner Stamper stated that he had placed some draft documents before the other members of the Commission. He stated that the budget contained in the document was different from the budget that the Commission had originally discussed. He stated that the document also contained a list of the events/contracts (potential revenue) that had already been made for use of the Boone County Fairgrounds in 99/00.

Commissioner Stamper stated that revenue for the 2000 year was anticipated at \$13,900 at existing lease levels. He stated that there was some concern that the lease levels are not fair market value.

Commissioner Stamper stated that he would also like the Commission to look at the revenue options as stated in the documents. He stated that outside the rents and contract, another revenue option was the leasing of the horse barns. He stated that the horse barns could be leased to a private vendor (horse riding instructor, equestrian, etc.) with a potential revenue opportunity of \$20-60,000 per year.

Commissioner Miller asked how many stalls were at the fairgrounds.

Commissioner Stamper stated that he would get that information to Commissioner Miller.

Commissioner Stamper stated that the lease of the Coliseum and the horse barns together to a private vendor was also a revenue option. He stated that there were some issues that would have to be addressed for that option. He stated that potential vendors would have to be identified, Boone Electric Cooperative and Boone County Fair Board leases would have to be discussed, and the value versus return on rent would also have to be discussed. He stated that he did not know what the potential revenue could be for the operation of the Coliseum along with the horse barns.

Commissioner Stamper stated that another revenue option would be the sale or lease of non-recreation/commercial property. He stated that if a masterplan were drawn up for the site, it would be best if there were certain portions of the property that served a commercial purpose rather than only recreational. He stated that the values of land in the area are between \$13-20,000 an acre (purchased land).

Commissioner Stamper stated that the budget that he drafted included the listing of some personnel. The personnel that he included in the budget were laborer and a half-time project/facility manager. He stated that under Class 2,3,4,5,6,7, and 8 (of his document), there were projections of cost for future operation of the facility (based on Y2K bookings). He stated that there would be some overhead involved. He stated that he did not have an insurance figure in the budget yet because he is still waiting on an estimate from a local firm and information from MARCIT. He stated that he also did not have a number in the budget for debt service.

Commissioner Stamper stated that the documents also included a very rough, future use policy. He stated that this was very preliminary outline. He stated that the use policy stated that as of January 1, 2000, Boone County would operate the fairgrounds with the following terms:

- (1) Primary responsibility for oversight of the facility would rest with the Boone County Commission
- (2) The daily operations and maintenance would be handled by the Boone County Facilities Maintenance staff
- (3) Boone County will honor pre-existing contract by either direct staff support or subcontract support to present those events
- (4) Boone County will not accept additional bookings unless the facility is the only one that can handle the request. Requests that are received from the local or State Convention & Visitors Bureau to host an outside event or (and only if) all the facilities who could host the event are booked and unable to handle the request.
- 5) All uses unless covered by previous contract or agreement will pay for full cost of utilities and staffing.

Commissioner Stamper stated that this was only a beginning for the use policy. He stated however that he wanted to bring them forward for discussion.

Commissioner Vogt asked if there is a figure for the cost of utilities and staffing for a day.

Commissioner Stamper stated that the cost to operate the facility in its current configuration is about \$800 a day.

Commissioner Miller stated that her preference--if the Commission were to proceed with a purchase-- to keep the facility open and find a private vendor to lease the facility. She stated that she received a request that if the County decreased the facility to a minimal use, then fair market value of the lease should be paid for use of the facility for an event.

Commissioner Vogt stated that since this facility would be owned by the public, the fourth specification on the draft use policy might be the protective measure that is needed to protect private enterprise. She stated that more policies similar to this might need to be added. She stated that her concern was: how do we know we can find someone to privately manage the facility? She stated that she did not think that the facility could be purchased under that assumption.

Commissioner Miller stated that she agreed with Commissioner Vogt's last statement.

Commissioner Vogt stated that it would be much better to have policies in place about the use of the facility prior to a purchase. She stated that there was also the situation that the facility would be publicly owned. She stated that people were allowed to use the Government Center.

Commissioner Miller stated that there was no charge for using the Government Center.

Commissioner Vogt stated that there was however a use policy in place for the Government Center.

Commissioner Miller stated that she felt that the fees for use (fairgrounds) should be fair market value.

Commissioner Stamper stated that you have to be careful however because there was the matter of collusion.

Commissioner Stamper stated that it would be hard for him to come to the Commission with an expense or revenue budget without knowing what the scope of the facility would be. He stated that no matter the scope however, he believed that the facility could be used to benefit the County.

Commissioner Stamper stated that he heard from the business community that they would rather not have government competing with private enterprise. He stated that now he was beginning to

hear mixed messages from all of those groups that used the facility over time to the effect that they would not know what to do if the facility were taken away. He stated that Midway was hard to book and the Hearn Center was constantly booked. He stated that he was beginning to get several different messages from the community on how this ought to be handled

Commissioner Stamper stated that he was distracted (by these mixed messages) from working on a recreational masterplan and letting that direct the future use of the facility. He stated that it was an intriguing idea that the Daniel Boone Regional library could lease this space during its renovation.

Commissioner Stamper stated that if he was going to build a revenue and expense budget, then he needed to have a target.

Commissioner Vogt stated that she would like to have an opportunity to review this and listen to the comments at the public hearing.

Commissioner Vogt wanted to know if there was a listing of the costs of operation (to the public) of the other County buildings (Government Center, Courthouse, Jail, Johnson Bldg, etc.) per day.

Commissioner Stamper stated that these figures should be easy to arrive at.

Commissioner Stamper stated that he would work on this document further and provide another copy to the Commission.

*Commissioner Miller*

Commissioner Miller reported that she attended a Regional Planning Commission meeting in Jefferson City with the representatives from Hwy District 5. She stated that the representatives gave an overview of the big projects that are going on in their particular areas. She stated that they also discussed the ways to improve rural input in MoDOT.

Commissioner Miller stated that she also found out there are a lot of Transportation Enhancement funds available in the district. She stated that the deadline [to apply for the funds] is September 15.

Commissioner Vogt and Commissioner Miller discussed cities in Boone County that could use the funds. The cities that were discussed were Sturgeon and Harrisburg.

Commissioner Miller stated that Mr. Lenger made a comment about the roads not being inventoried anymore. She stated that they asked that the County be sure and notify them of new road that were taken on. She stated that she wanted to make sure that this had been done since the last count. She stated that this was something that should be done every year.

Commissioner Miller stated that the RPC was also purchasing traffic counters and lending them to the counties. She stated that they use MoDOT funds for these purchases.

Commissioner Vogt asked if Boone County would be in line for the traffic counters.

Commissioner Miller stated that the Regional Planning Commission would be in line for the traffic counters and then Boone County could borrow the traffic counters from the RPC.

Commissioner Miller stated that on August 17<sup>th</sup>, there would be a MIS hearing on the Hwy 740 project. She stated that the plans would be introduced at this time and the public would be asked to give comments on the project. She stated that there needed to be a meeting set up with Mr. Hungerbeeler, Mr. Haden, and the County Commission.

*Commissioner Stamper*

Commissioner Stamper reported that he received a number of phone calls concerning the condition of Creasy Springs Rd due to the rain. He stated that the contractors would be handling those problems.

*Commissioner Vogt*

Commissioner Vogt reported that she had a conversation with Don Bormann of the Pinnacles Park Board. She stated that they were ready to pay the County back the \$8000 that was borrowed for the property that was added to the park.

Commissioner Vogt stated that they requested that they not have to pay the interest. She stated that she would discuss this with John Patton.

Commissioner Stamper stated that he would like to have a presentation at the park so that he could see how it is advancing.

Commissioner Vogt reported that the Boone Retirement Center Board was in the process of constructing a utility shed on the property. She stated that they are inviting the architect and the financing investment firm to speak with them on July 8<sup>th</sup>.

**Public Comment**

Larry Grossman stated that he thought there was going to be a discussion on some alternatives for purchasing the fairgrounds with the intent to sell or use the property in another manner.

Commissioner Stamper stated that this was on the list of options. He welcomed any thoughts that Mr. Grossman had on the subject.

Larry Grossman stated that it had been demonstrated by the discussions today that there is an enormous value in some of the buildings as a commercial operation. He stated that at the same time the issues of who would be allowed to use the buildings and the cost of such were causing problems. He suggested that these discussions would be going on for years. He stated that costs would continue to go up and this situation might end up the same way as the old fairgrounds.

Larry Grossman encouraged the Commission to look at the enormous value and the dollars that they wanted to spend. He also encouraged the Commission to negotiate out of the lease with Boone Electric Cooperative prior to the time an agreement for purchase is entered into. He encouraged the Commission not to offer the Fair Board the building for ten days a year in a written document. He stated that the use of the fairgrounds would be appropriate, but not to offer the use of the building to the fairgrounds for ten days exclusively because that would limit other possible uses for the building. He cited the example of the Daniel Boone Regional Library. He stated that Boone County's hands would be tied forever on the uses of the building during that time period.

Larry Grossman stated that if at some point the County Commission decided to offer that property for sale, the money could be used for a lot of good purposes. He stated that the money could be used to construct an outdoor arena.

Larry Grossman encouraged the County Commission to purchase the property and immediately put it up for sale.

Commissioner Stamper stated that he had heard this suggestion before and appreciated it. He stated that he had held a discussion with the Fair Board this morning about this issue. He stated that during this discussion he stated that any agreement constructed between Boone County and the Fair Board would have to provide the County with the latitude to dispose of that asset (the Coliseum), or any other asset in the future if a higher or greater use came into existence. He stated that he believed that the Fair Board would agree to this and not bind the County in any agreement that could be constructed. He stated that he also believed that the Fair Board would give a greater degree of latitude than Boone Electric Cooperative.

Commissioner Stamper stated that he also had discussions with Bob Alderson and the Boone Electric Cooperative Board. He stated that they were very civic-minded and ultimately agreed with the vision that has been created that the facility could be maintained for the types of uses that



had been outlined for the future. He stated that if the current lease were to come into question and the lease had to be renegotiated, he believed in his heart that BEC would do this.

Commissioner Stamper stated that a lot of meaningful discussion had been created by Mr. Grossman's (and the Boone County Citizens for Good Government) comments. He stated that to decide on the front end of discussions, that the Coliseum has no value in a recreational application could be short-sighted. He stated that a masterplan would reveal whether there is some future recreational application for the facility or whether it should be put to a higher and better use.

Larry Grossman asked if it would be the intent of the Commission to attempt to negotiate out of the lease with BEC prior to making an offer to the Fair Board.

Commissioner Stamper stated that he could not separate the lease completely from a number of other issues. He stated that he had heard the statement that a non-encumbered facility would be better for the County than an encumbered facility. He stated that there were some other issues that would also need to be a part of this discussion. He stated that he agreed that if there was a way to have a facility that was not encumbered, then it would be better for the County.

Commissioner Vogt stated that Boone Electric Cooperative was a public operation similar to the County. She stated that it made sense to look at any angle it could to look at any angle that would help everyone work together. She stated that she believed that if there was any way that BEC could benefit the property and the public, then this would be their goal.

Larry Grossman asked if there was general agreement that the Fair Board would not be offered a contractual arrangement by which they would be able to use the Coliseum every year forever.

Commissioner Miller stated that she had discussions about that issue. She stated that the land that could be of use may change from year to year. She stated everyone on the Fair Board has been open to a flexible arrangement.

Commissioner Vogt stated that it seemed to her that Mr. Grossman wanted the Commission to make a decision right now. She stated that she wished that she had the decision for him right now, however there was another public hearing that needed to be held. She stated that the input from the public during the last two public hearings had been very valuable. She stated that she would rather not give a decision or state what the Commission might do until a final decision is made.

Commissioner Vogt stated that she was leaning toward the idea that if the Fair Board used the property, then it should pay for the cost of the facility just like any other group. She stated that BEC was a separate issue because they had a concrete lease. She stated that in the future she might feel that the Fair Board should use the property free of charge, however at this present time, she felt that they should pay for the cost of the facility.

Commissioner Stamper stated that Larry Groomsman was beginning to see something that people who only sat in the chairs of the Commission normally see and that was that the Commission generally leads by consensus. He stated that most of the time it was alright to have an idea, however unless one Commissioner or (more often) two Commissioners went along with the idea, then it would not work.

Commissioner Stamper stated that the issues raised by the Boone County Citizens for Good Government about the County placing additional firm and hard contingencies on the property had been heard. He stated that the Commission also heard the call to be careful about binding the facility for a certain amount of time a year. He stated that the Fair Board would probably come in and stated that they do not need to have full and exclusive use of the facility to make the purchase work. He stated that this was an idea that had been passed among members of the Fair Board. He stated that the Fair Board wanted a place to hold the Boone County Fair and unless some bigger or greater use was to come along, they would have that opportunity.

Commissioner Stamper stated that the County Commission was divided on how much or whether to charge the Fair Board anything for the use of the facility. He stated that the Commission had heard the call for caution, but how this would be manifested had not yet been determined.

Commissioner Stamper asked if there was anyone else that wished to make comments.

There was no one else that wished to speak.

The meeting was adjourned at 3:00pm.

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