

TERM OF COMMISSION: February 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 Skip Elkin  
Deputy County Clerk Melanie Stapleton

The Presiding Commissioner called the meeting to order 9:30am.

**Subject: Amendment to the Resolution for 55-02NOV00 Fairway Meadows East Pump Station and ABC Labs Sanitary Sewer Extension**

Tom Ratermann stated that the County Commission awarded this bid about a month ago. He stated that the Boone County Regional Sewer District's portion of this project is funded through the State Revolving Fund, which means that the Missouri Department of Natural Resources must concur with the contract award. He stated that the MO DNR did not concur with the alternate deduct on the award. He stated that he was present to submit an amended resolution for a contract award for the base bid only.

Tom Ratermann stated however that MO DNR informed his that once the base bid is awarded, a change order could be done for the other piece of equipment (that was covered in the alternate deduct).

Commissioner Stamper asked what was wrong with the original set of specifications.

Tom Ratermann stated that the base bid was for a Gorman Rupp pump station. He stated that an alternate was provided for a Smith and Loveless pump station that was a \$17,000 deduct. He stated that he believed the Smith and Loveless was an equivalent piece of equipment and represented significant savings for the Boone County Regional Sewer District.

Tom Ratermann stated that his plan now would be to have the County Commission accept the amended resolution for the base bid only, and then do a change order for the pump station.

Commissioner Stamper stated that it did not make sense to him that MO DNR would approve the pump station through a change order and not through the original setup.

Tom Ratermann stated that he did not understand the logic behind this either. He stated that part of it might have been related to the way the contract documents were setup. He stated that as long as the bid came in under the project budget, the bid had to be made based on the base bid. He stated that there was also something in the contract document that said if any change orders were proposed by the contractor, then the cost of the savings had to be passed on to the owner.

Commissioner Elkin reiterated Commissioner Stamper's comments that this rationale did not make sense.

Commissioner Stamper asked Stan Shawver, Planning and Building Inspection Department for his input.

Stan Shawver stated that the Boone County Regional Sewer District did examine the equipment closely. He stated that there are some people that do not care for the Smith and Loveless equipment and that is what it appeared to be about.

Tom Ratermann stated that MO DNR would have to approve the change order later.

Commissioner Stamper asked if part of MO DNR's concern was that there was no plan on the pump station.

Tom Ratermann stated that this was part of it. He stated that the manufacturer's submission on the pump station did not have as much detail as what was in the plans and specifications that were put out to bid.

Commissioner Stamper asked for the preference of the County Commission.

Commissioner Elkin stated that if Boone County Regional Sewer District resubmits, then the redesign would be available. He stated that even if the change order were not accepted, the base bid would still be in place.

Commissioner Stamper stated that, for his liking, there were too many last minute switchouts and changes. He stated that there is a pattern occurring here. He stated that his temptation was to force the work to be done, before the amended resolution was approved. He stated however that this would result in holding up the project. He stated that more careful consideration should be given to these kinds of matters in the future.

Commissioner Elkin moved to adopt the Amended Resolution for 55-02NOV00 Fairway Meadows East Pump Station and ABC Labs Sanitary Sewer Extension and authorize the Presiding Commissioner to sign the document.

Commissioner Stamper seconded the motion.

Discussion: There was no public present to comment on this matter.

The motion passed 2-0. **Order 45-2001**

**Subject: Consideration of the State Revolving Fund Loan Application**

Tom Ratermann stated that in 1997, the County Commission received voter approval for 5.5

million of General Obligation bonds for sanitary sewer improvement districts. He stated that in 1996 and 1998, the County Commission applied for a state Revolving Fund loan for onsite systems.

Tom Ratermann stated that he was present today to request approval to reapply for the same loan. He stated that this would make the County eligible for 5.5 million worth of loans and 2.2 million, which would be project specific for areas such as South Rte K NID, Hillcreek Subdivision, Old Village Rd, Hackberry Blvd. He stated that this would not obligate the County to pursue the loans, however it would put Boone County on the qualifying list.

Commissioner Stamper stated that this is a good program that the County has made sufficient use of in the past.

Commissioner Elkin moved to authorize the submission of a State Revolving Fund loan application to the Missouri Department of Natural Resources for the South Rte K and Hackberry Sanitary Sewer Neighborhood Improvement Districts. The Presiding Commission is hereby authorized to sign the application.

Commissioner Stamper seconded the motion.

There was no discussion.

The motion passed 2-0. **Order 46-2001**

**Subject: Annual Planning and Building Inspection Department**

Stan Shawver stated that he was present to submit the Annual 2000 Planning and Building Inspection Report. He stated that this report helps answers some of the questions about how fast the County is growing and how the Planning and Building Inspection Department spends its time.

Stan Shawver stated that in the year 2000, the County rezoned 326 acres vs. 325 acres in 1999. He stated that the first section of the report details the zoning applications, amount of land rezoned, and the change in categories of zoning. He stated that the report "does not bear out" the comments that the County Commission often hears that "everything is getting rezoned." He stated that the report illustrated that most of the land goes to fairly low zoning density.

Stan Shawver stated that the 43 final plats, which comprised 579 acres of land, were processed. He stated that the graphs show a comparison over the last five years.

Commissioner Stamper noted that the acreage fluctuates over the (5) years, but the activity and volume is pretty stable.

Stan Shawver stated that the other part of the report is the building activity. He stated that this

reflects the growth of the community and how much construction is taking place. He presented a handout showing the number of construction permits handed out and a breakdown of the kinds of building permit and the location (such as Ashland, Centralia, and Hallsville). He stated that there were over 6000 building structure inspections in 2000. He stated that the average structure value of all the permits issued was \$93,000. He stated that the average value of the site built homes was \$130,000. He stated that there were also 38 homes that had a value of over \$200,000.

Stan Shawver stated that categories that the Planning and Building Inspection Department breaks down into construction types are based on census data. He stated that at one point, the Census Bureau collected all of the building statistics. He stated that the Census Bureau has since stopped collected data in that manner, however the national publication for construction liked the format of data collection, that they used it for their report as well.

Stan Shawver stated that the overall building construction (307 single-family houses) were site built houses. He stated that there were 74 modular houses.

Stan Shawver stated that other sections in the report include graphs showing distribution. He stated that this year the construction in the Commissioner districts were about even in residential construction.

Stan Shawver stated that the report includes a map of the County. He stated that each dash represented a civil township. He stated that the two marks include the number of residential and all types of construction permits. He stated that the District I (Southern) and District II (Northern) boundary between the two districts is not a straight line and is difficult to track.

Stan Shawver stated that the last section is information from 1999 and comparison data from 1998.

Commissioner Stamper stated that he thought Centralia would be growing a lot faster.

Stan Shawver stated that Centralia is running out of space to grow.

Stan Shawver stated he believed that the Hallsville numbers would be larger for 2001.

Stan Shawver stated that the interest rate dropped another ½ % yesterday. He stated that typically in election years construction increases, however this was not the case in 2000. He stated that the interest rate inched up in 2000 and also there was a lot of bad weather, which may have limited the construction.

Commissioner Elkin stated that this was a good report that provided very helpful information.

Commissioner Elkin moved to accept the Annual Planning and Building Inspection Department Report for the year 2000 submitted by Stan Shawver, Director of Planning and Building Inspection.

Commissioner Stamper seconded the motion.

There was no discussion.

The motion passed 2-0. **Order 47-2001**

**Subject: First Reading of Easements concerning the establishment of a Gas Turbine station**

Commissioner Stamper stated that the city of Columbia has been in discussions with Ameren UE concerning the construction of a gas turbine structure on old Rte B. He stated that in order to construct the facility, AmerenUE needs to increase the size of a line to a 12’ steel gas line. He stated that AmerenUE will need to come across County property at the area known as the North Facility (which is located at Prathersville and Hwy 63). He stated that AmerenUE has prepared easement documents for the County to review.

Commissioner Stamper stated that he was presenting a first reading of the documents today and submitting them for County Commission and Legal Counsel review. He stated that the easements would be taken up on Monday, February 5<sup>th</sup>. He stated that this activity would be a public investment that would allow peak electric generation in the community.

**Subject: Budget Revision to cover cellular phones, vehicle repairs and legal fees**

Commissioner Stamper moved to authorize a budget revision as follows:

<b>AMOUNT</b>	<b>(increasing) ACCOUNT</b>	<b>(decreasing) ACCOUNT</b>
\$1,000		1121-10100 Salary & Wages
\$900		1121-10200 FICA
\$500		1121-23000 Office Supplies
\$200		1121-23001 Printing
\$600		1121-37230 Travel
\$100		1121-83100 Awards
\$200		1121-84010 Receptions/meetings
\$300		1121-84400 Public Notices
\$100	1121-48050 Cellular	
\$1,800	1121-59100 Vehicle Repairs	
\$1,900	1121-71101 Legal Services	

Said revision is to cover the cost of Classes 4, 5, 6, and 7 (cellular telephones, vehicle repairs, and legal services).

Commissioner Elkin seconded the motion.

There was no discussion.

The motion passed 2-0. **Order 49-2001**

**Subject: Reappointment to the Community Services Advisory Commission**

Commissioner Stamper moved to reappoint Scott Cristal to a three-year term on the Community Services Advisory Commission. Said term will be retroactive to January 1, 2001 and will expire on December 31, 2004.

Commissioner Elkin seconded the motion.

There was no discussion.

The motion passed 2-0. **Order 50-2001**

**Subject: City of Columbia Annexations**

Commissioner Stamper stated that the County received notification of three voluntary annexations. He submitted the following for the public record:

-198.08 acres of land owned by Robert, Marvin, and Jane Sapp located on the west side of Scott's Blvd and on the north side of State Route KK (Thornbrook Subdivision)

-5.0 acres of land located on the north side of Mexico Gravel Rd, east of Benedict Rd, owned by Gary L. and Norma Baker (contiguous to the city of Columbia landfill)

-1.02 acres of land located on the south side of Old Plank Rd, across from Tessa Way (350 E Old Plan Rd), owned by Janet Colleen Oglesbay.

## **Commissioner Reports**

### *Commissioner Stamper*

#### *Report on the Progress of the Community Recreation Center*

Commissioner Stamper stated that a report and video were available for viewing if anyone wanted to see them. He stated that the report identified that things were progressing nicely and the bids came in lower than expected.

#### *Fiscal Year 2000 Missouri Registry Annual Report: Registry of Confirmed Abandoned or Uncontrolled Hazardous Waste Disposal Sites in Missouri and Hazardous Waste Remedial Fund Statement*

Commissioner Stamper submitted the report for the public record.

*Memorandum of Understanding*

Commissioner Stamper stated that for some months now the Public Works staff and Legal Counsel have been meeting with the Local 1274 to adopt the Memorandum of Understanding for the Public Works employees that are members of the union. He stated that the County Commission usually reviews the existing agreement and then reviews and negotiates any changes that it would like to make. He stated that there was a whole series of meetings and negotiations to come up with the final product.

Commissioner Stamper stated that this document was being presented for the public record today. He stated that it would be brought back for final approval on Monday, February 5<sup>th</sup>. He described the changes as minimal. He stated that he had a document available for viewing that listed the changes in the document.

*Report on Columbia/Boone County Health Department*

Commissioner Stamper stated that he met yesterday with City Manager Ray Beck on the proposed Nowell's location for the new facility. He stated that the current status is that the city of Columbia is seeking appraisals on the property, which can be a very lengthy process. He stated that the appraisals should be back in early February or late March.

Commissioner Stamper stated that he discussed the possibility of a joint venture on the new facility. He stated that there was no final agreement reached, however they agree on a 50/50 share in the acquisition cost and the previously arrived at agreement on the development cost or the condominium arrangement for space. He stated that it would be necessary for the County Commission to articulate a preference on arrangements and a financial outline. He asked that this discussion be placed on the Monday, February 5<sup>th</sup> agenda in conjunction with a discussion on the Boone Retirement Center.

Commissioner Stamper stated that he thinks the proposed new facility is a good idea and an affordable solution.

Commissioner Stamper asked if there was any comment on this report.

There was no comment.

Commissioner Stamper reminded everyone that the County Commission would only meet once next week (Monday, February 5<sup>th</sup>). He stated that from Wednesday, February 7<sup>th</sup> through Friday, February 9<sup>th</sup>, the County Commission would be attending its annual training.

*Commissioner Miller*

Commissioner Miller was absent. Commissioner Stamper explained that Commissioner Miller was away on business.

*Commissioner Elkin*

*Regional Planning Commission*

Commissioner Elkin noted that he met with the Regional Planning Commission. He stated that on Monday, February 5<sup>th</sup>, the RPC would be holding their Economic Development committee meeting in Rocheport. He stated that there would be presentations from the United States Department of Commerce, Economic Development Administration, and Columbia representative from the Comprehensive Development Strategy committee.

There was no public comment.

The meeting 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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Skip Elkin  
District II Commissioner