

TERM OF COMMISSION: December Session of the November Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Commission Chambers

PRESENT WERE: Presiding Commissioner Don Stamper
District I Commissioner Karen M. Miller
District II Commissioner Skip Elkin
Planning and Zoning Director Stan Shawver
County Counselor John Patton
Deputy County Clerk Shawna Victor

The meeting was called to order at 7:01 p.m.

Subject: Planning and Zoning

Commissioner Stamper noted that during Planning and Zoning session, the Commission will receive a report from staff and then the Commission will have the opportunity to ask staff any questions. The Commission will then move to a presentation from the applicant or agent of the applicant on behalf of their request. After that, the Commission will convene a public hearing where any testimony in favor of or in opposition to will be welcome. Following the public hearing, the Commission will discuss the issue and then vote on the issue.

Stan Shawver, Director of the Planning and Building Inspection Department, stated that the Boone County Zoning Regulations and the Subdivision Regulations are entered into the record. (note - the file copy is retained in the Planning and Building Inspection Department).

A. Approve the request by David and Teresa Carlos for an Animal Boarding and Training Facility and for a privately operated outdoor recreational facility on 10.95 acres, located at 11403 W Highway 40, Rocheport

Stan Shawver stated this site is located on Highway 40, approximately 3 ½ miles east of Rocheport. The property is zoned A-1 (Agriculture), as is property to the north and east. The land located to the west and south of this site is zoned A-2. There are two houses on the property. One is occupied by the applicants. The application indicates that the other house is being used as an entertainment house as part of their business. There are also two barns, a hen house and a tack house on the property. This application has two parts. The first part is a permit for an animal training and boarding facility. The second part is for a privately operated outdoor recreational facility. This site is within the Boone Electric and Consolidated Public Water District No. 1 service area. It also lies within the Columbia Public School District. The master plan designates this area as being suitable for agriculture and rural residential land uses. The original zoning for this area is A-1. There

have been no previous requests submitted for this property. The staff sees the proposed uses as being compatible with the neighborhood, and recommends approval.

Staff recommends approval of the animal training and boarding facility with the following conditions:

- Driveway and parking area to have a dust free surface within six months of approval of permit.

Staff recommends approval of the privately operated outdoor recreational facility with the following conditions:

- Hours restricted to 9 P.M. weekdays, 10 P.M. weekends.

As a final note, while this property fronts on Highway 40 on the south side, "old" Highway 40 is located along the north boundary of the property. This is a concrete surface roadway. The Commission may wish to permit this roadway to be used by the applicants in meeting the parking requirements for the site. Such use should be contingent upon the applicants demonstrating that they have title to this area and is no longer considered to be State right-of-way.

The Planning and Zoning Commission conducted a public hearing on these requests at the December 19, 2002 and made a motion to recommend approval of the animal training and boarding facility with the condition that the driveway and parking area have a dust free surface within six months of approval. This motion received unanimous support from all members present. The Planning and Zoning Commission made a motion to recommend approval of the privately operated outdoor recreational facility with the following conditions:

- Lighting directed inward and downward,
- No amplified music,
- Boundary fences in good repair,
- Hours restricted to 9:00 p.m., and
- Limit use of party house to a shelter house function only.

This motion received unanimous support also.

Commissioner Elkin asked Mr. Shawver if the Missouri Department of Transportation ever relinquishes the old highway back to the original landowners. Mr. Shawver stated he researched this but could not find any information. He noted the Carlos' have indicated they have title to the land.

There were no further questions of staff.

David and Teresa Carlos, 11403 W Highway 40, Rocheport, were present on behalf of these requests.

Teresa Carlos stated they had planned to pave the parking area because they see it as unsafe for children.

Commissioner Stamper asked the applicants if they were in agreement with all the conditions set forth by the Planning and Zoning Commission. The applicants stated they agree.

There were no further questions of the applicants.

Commissioner Stamper opened a public hearing on these requests.

There was no one wishing to testify on these requests.

Commissioner Stamper closed the public hearing.

There was no discussion by the Commission on these requests.

Commissioner Elkin moved to approve the request by David and Teresa Carlos for an Animal Boarding and Training Facility on 10.95 acres, located at 11403 W Highway 40, Rocheport, with the following condition:

- Driveway and parking area to have a dust free surface within six months of approval of permit.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 550-2002**

Commissioner Elkin moved to approve the request by David and Teresa Carlos for an Outdoor Recreational Facility on 10.95 acres, located at 11403 W Highway 40, Rocheport, with the following conditions:

- Lighting directed inward and downward,
- No amplified music,
- Boundary fences in good repair,
- Hours restricted to 9:00 p.m., and
- Limit use of party house to a shelter house function only.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 551-2002**

B. Approve the request by Benevolent Association Christian Church on behalf of GAP Properties LLC to rezone Tract 1 – 3.80 acres, and Tract 2 – 3.84 acres from A-1 (Agriculture) to R-M/PRD (Moderate Density Residential/Planned Residential Development), and to rezone Tract 3 – 9.08 acres from A-1 to C-GP (Planned Commercial) and to approve a *Review Plan* on property located at 4300 S Bearfield Rd., Columbia

Mr. Shawver stated this property is located on the east side of Bearfield Road approximately 1400 feet south of the intersection of Nifong/ Route AC and Bearfield Road. The site is adjacent to the municipal limits of the City of Columbia to the north. The property is zoned A-1 (agriculture). Property to the north is in the City of Columbia, property to the west across Bearfield Road is zoned A-2 (agriculture), to the south property is zoned A-1, to the east property is zoned R-M (moderate density residential). All the county zoning designations are all the original 1973 zonings.

The property is currently a site with multiple structures that were originally part of the institutional use of the property. This proposal is for three different planned districts. Two R-M/PRD planned residential districts, one comprising 3.80-acres and one comprising 3.84-acres and a C-GP planned commercial district comprising 9.08-acres. The requests are intended to legitimize the uses of the building now that the buildings are no longer part of a single institutional use. The approximately 17-acres encompassed by the requests is part of an overall 61.5-acre parent parcel. The remaining property will remain zoned A-1. On one of the proposed R-M/PRD requests there are 6 existing single-family/group homes that are proposed to be converted to duplexes or remodeled into more suitable single family units. The second R-M/PRD request contains a single large building that was constructed as a dormitory/assisted living unit that is proposed to be converted into an 18 unit apartment building. The C-GP request contains 3 large structures that are proposed to be limited to the permitted uses of a C-O (office commercial district) with the inclusion of a daycare as a private school. The internal circulation drive is to remain private.

Wastewater service to the existing structures is from a connection to the City of Columbia and the City will remain the sewer service provider. It is our understanding that the property is not required to annex for service to remain for the existing buildings. Any new structures will likely trigger a requirement to annex. New structures are not allowed under the proposal without coming back for a new approval for a revised review and revised final plan. Building permits to remodel or restore buildings on the site are required but cannot be issued until the final development plan is approved. Water service and fire hydrants will be required for this development. A combination of Consolidated Water District #1 and the City of Columbia provide water service and details will have to be

worked out with each. The site is in a Boone Electric & City service area details will need to be worked out with each. The site is in the Boone County Fire Protection District, and the Columbia Public School District. In any rezoning request it is incumbent upon the applicant to show that the requested zoning is more appropriate than the existing zoning.

Additionally, the Master Plan calls for the use of a “Sufficiency of Resources Test” when considering the rezoning of land. The purpose of the test is to determine whether there are sufficient resources available to support the proposed zoning, or whether services could be made available in an efficient manner. The resources necessary to serve the proposed development can be broken down into 3 general categories; utilities, transportation and public safety services.

Utilities: All necessary utilities can be provided in an efficient manner. The details just have to be worked with the providers.

Transportation: The existing public road network in the area should be sufficient to handle the proposed traffic.

Public Safety Services: The property is in the Boone County Fire Protection District. There is a district fire station located within 5 road miles of this site.

The *master plan* designates this area as being suitable for residential land uses. Both the existing and proposed zonings are consistent with the *master plan*. This site has 68 points on the point rating system.

Staff recommends approval of the Rezoning Request and Review Plan with the Review Plan subject to the following 2 conditions:

1. That it is recognized that no additional structures are allowed on the site without going back through the process and receiving approval of a revised review and revised final plan.
2. That it is recognized that uses of the existing structures is limited to those uses proposed on the face of the review plan and that any modification of the uses will require going back through the process and receiving approval of a revised review and revised final plan.

The Planning and Zoning Commission conducted a public hearing on these requests at the December 19, 2002 and made a motion to recommend approval of the rezoning requests and of the *Review Plan* with the staff recommended conditions.

There were no questions of staff on these requests.

George Pfenenger, 810 Cherry Street, Columbia, and Chris Sander, Crockett Engineering,

2608 N. Stadium Blvd, Columbia, were present on behalf of these requests.

George Pfenenger stated on December 12, 2002, he held a meeting for residents within a 1,000 foot radius of the property. There were a few residents that did attend the meeting and he believes those who did attend were supportive of this request.

There were no further questions of the applicants.

Commissioner Stamper opened a public hearing on these requests.

There was no one wishing to testify on these requests.

Commissioner Stamper closed the public hearing.

There was no discussion by the Commission on these requests.

Commissioner Miller moved to approve the request by Benevolent Association Christian Church on behalf of GAP Properties LLC to rezone the following property located at 4300 S Bearfield Road, Columbia:

- **Tract 1** – 3.80 acres and **Tract 2** – 3.84 acres from A-1 (Agriculture) to R-M/PRD (Moderate Density Residential/Planned Residential Development)
- **Tract 3** – 9.08 acres from A-1 (Agriculture) to C-GP (Planned Commercial)

Commissioner Elkin seconded the motion.

Commissioner Miller stated she is happy to see these requests because she thinks this property was going downhill, it needed someone to take interest in it, and believes this will be an asset for the community.

Commissioner Elkin asked if this would be bringing the property to the correct zoning for what it has been used for in the past. Mr. Shawver stated that was correct.

There was no further discussion and no public comment.

The motion passed 3-0. **Order 552-2002**

Commissioner Miller moved to approve the request by Benevolent Association Christian Church on behalf of GAP Properties LLC for a *Review Plan* on property located at 4300 S Bearfield Road, Columbia, with the following conditions:

- That it is recognized that no additional structures are allowed on the site without going back through the process and receiving approval of a revised review plan and revised final plan.

- That it is recognized that uses of existing structures is limited to those uses proposed on the face of the review plan and that any modifications of the uses will require going back through the process and receiving approval of a revised review plan and revised final plan.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 553-2002**

C. Approve Final Development Plan for the Ridge at Hart Creek located at 4201 E. Christian School Road, Hartsburg

Mr. Shawver stated the Commission approved the *Review Plan* for this development earlier in the summer. The original conditions the Planning and Zoning Commission placed on the *Review Plan* were endorsed by the County Commission. As a formality, unless there is a change, the Planning and Zoning Chair and Secretary have the authority to sign off on the Final Development Plan. Traditionally, Mr. Shawver has in the past brought Final Development Plans forward to the County Commission for a Commission Order approving the Final Development Plan so the rezoning will take effect.

Commissioner Miller moved to approve the Final Development Plan for the Ridge at Hart Creek, located at 4201 E. Christian School Road, Hartsburg.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 554-2002**

D. Receive and Accept the following plats:

i. Big Timber Plat 1

Mr. Shawver stated the County Commission previously held a number of hearings on the vacation and re-plat of this property. The Planning and Zoning Commission approved this plat.

Commissioner Miller moved to receive and accept Big Timber Plat 1.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 555-2002**

ii. Country Farms Plat 12

Mr. Shawver stated the County Commission held the vacation and re-plat public hearing at the December 2, 2002 meeting. The Planning and Zoning Commission approved this plat.

Commissioner Elkin moved to receive and accept Country Farms Plat 12.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 556-2002**

Subject: First Read of Special Warranty Deed for Atkins Donation

Commissioner Stamper stated the County has received the following letter from Tom and Linda Atkins addressed to the City of Columbia and Boone County:

Dear Commissioners and Members of the City Council:

With pleasure, I am delivering with this letter a deed executed by my wife Linda and I, gifting out MC zoned 80 acre tract of land adjacent to the Fairgrounds property with a one-half undivided interest to Boone County and a one-half undivided interest to the City of Columbia. I am delivering this deed of gift on condition that it is officially accepted by the County and City and recorded prior to the end of this calendar year and on condition that you provide me with a copy of the recorded deed promptly after recordation.

Although there will be no legal obligation on the part of the County and City to do so, I am under the impression that this land will be used for recreational purposes for the benefit of the public and that my family's name will be associated with use of the land in some appropriate manner. I know you committed to follow through with my understanding in that regard.

Signed
Thomas E. Atkins, III

Commissioner Stamper stated the appropriate Special Warranty Deed has been attached to the letter. In doing so, the Commission has identified an approximate value of this land to be \$2 million. The range on the value of land has been established at \$28,000 to \$32,600 per acre.

There was no public comment on this item.

Commissioner Stamper stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available meeting with an appropriate order for approval which will also identify the value of the land, identify the coliseum building and recreational development at the fairgrounds be named in association with the Atkins Family.

Subject: Court Administration – Second Reading and Approval of Budget Revision

Commissioner Elkin moved to approve the following budget revision:

DEPARTMENT ACCOUNT AND TITLE	AMOUNT DECREASE	AMOUNT INCREASE
1123-86800: Emergency	\$17,600.00	
1230-84600: Jury Services – Court Costs		\$12,500.00
1230-71100: Jury Services – Outside Services		\$5,100.00

Said budget revision is to cover remaining court costs and jury services checks for 2002.

Commissioner Miler seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 557-2002**

Subject: Planning and Building Inspections

A. Second Reading and Approval of Budget Revision for Building Inspections

DEPARTMENT ACCOUNT AND TITLE	AMOUNT DECREASE	AMOUNT INCREASE
1720-22500: Building Codes – Publications	\$3,000.00	
1720-23020: Building Codes – Film	\$100.00	
1720-23050: Building Codes – Other Supplies	\$150.00	
1720-37200: Building Codes – Seminars	\$700.00	

1720-37220: Building Codes – Travel	\$400.00	
1720-84300: Building Codes – Advertising	\$199.00	
1720-84400: Building Codes – Public Notice	\$149.00	
1720-92400: Building Codes – Replacement Trucks	\$8,200.00	
1123-86800: Emergency and Contingency	\$5,930.00	
1720-10110: Building Codes – Overtime		\$17,490.00
1720-10200: Building Codes – FICA		\$1,338.00

Said budget revision is for overtime expenses in the Building Codes Department.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 558-2002**

B. Second Reading and Approval of Budget Revision for Planning

Commissioner Miller moved to approve the following budget revision:

DEPARTMENT ACCOUNT AND TITLE	AMOUNT DECREASE	AMOUNT INCREASE
1710-23850: Planning – Minor Equipment	\$20.00	
1710-23050: Planning – Other Supplies	\$100.00	
1710-23020: Planning – Film	\$205.00	
1710-23001: Planning – Printing	\$275.00	
1710-22500: Planning – Subscriptions	\$300.00	
1710-37200: Planning – Seminars	\$1,700.00	
1710-71100: Planning – Outside Services	\$600.00	

1710-71101: Planning – Professional Services	\$1,000.00	
1710-84300: Planning – Advertising	\$100.00	
1123-86800: Emergency and Contingency	\$3,900.00	
1710-10100: Planning – Overtime		\$7,600.00
1710-10200: Planning – FICA		\$600.00

Said budget revision is for overtime expenses in the Planning Department.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 559-2002**

Subject: Public Works – Second Reading to Accept Easements

Commissioner Miller moved to accept the list of easements as listed in the documentation from the Boone County Public Works Department.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 560-2002**

Subject: Assessor's Office – Second Reading and Approval of Budget Revision

Commissioner Elkin moved to approve the following budget revision:

DEPARTMENT ACCOUNT AND TITLE	AMOUNT DECREASE	AMOUNT INCREASE
2010-37210: Assessment – Training/Schools	\$2,465.00	
2010-92300: Assessment – Replacement Machinery/Equipment		\$409.00
2010-91302: Assessment – Software		\$594.00

2010-92301: Assessment – Replacement Computer Hardware		\$1,462.00
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Said budget revision is to cover the cost of a replacement broken digital camera, broken printer and the purchase of software.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 561-2002**

Subject: Information Technology – First Reading of Budget Revision

Michael Mallicoat, Information Technology Director, was present on behalf of this item.

Commissioner Miller stated this budget revision is for end of the year items that had not been ordered earlier in the year.

Michael Mallicoat stated this request is for a budget revision for the Information Technology Department, which includes:

- \$3,300 PerSort AS/400 **new** software to produce required reports by the USPS for discounted bulk mailing; Minimum of 5 years' life expectancy; \$1,500 maintenance not included in FY03 budget. This software was used by the department on a trial basis in 2002.
- \$4,920 InfoPrint Designer AS/400 **replacement** software for designing forms overlays on the AS/400 (replaces Elixir, which has \$3,300 in FY03 budget). Minimum of 5 years' life expectancy; \$738 maintenance not included in FY03 budget. This is used for bulk mailings.
- \$5,000 Abstract AS/400 **new** software to provide programmers with reference lists, logic flow and other documentation automatically, which would reduce programmer analysis time required on projects; Minimum of 5 years' life expectancy; \$500 maintenance (Pathfinder) included in FY03 budget
- \$2,261.42 Microsoft Visio **new** software for automatic documentation of program logic; interfaces directly to Abstract; Minimum of 5 years' life expectancy; Permanent license; No maintenance required; \$0 maintenance included in FY03 budget
- \$3,400 Broderick's SpoolOrganizer new software to set up and automatically

manage print spool files on the AS/400; Minimum 5 years' life expectancy; \$340 maintenance not included in FY03 budget

Third, Mr. Mallicoat is requesting permission to use the \$8,000 budgeted for AS/400 disk drives for a hot-spare file server with a tape backup auto-loader. This request can wait until the end of 2003. We are currently running out of backup space on a single backup tape on our main file server, and in order to complete backups successfully and unattended in the middle of the night, an automation solution is needed.

Commissioner Miller asked if there is currently someone coming in to change the tapes at night now. Mr. Mallicoat stated currently the department is keeping the size of file server files to just below the threshold of the tapes so there is not a need to have someone come in at night.

Commissioner Miller asked if the file sizes can be kept at this threshold next year. Mr. Mallicoat stated this cannot be done for the entire year because there is a need to expand what is stored on the file server.

Commissioner Miller asked if the County owns Pathfinder. Mr. Mallicoat stated the County does not own this; it was used on a trail basis.

Commissioner Miller stated from her perspective, the 2003 budget is complete and Mr. Mallicoat will have to find the funds for maintenance within the department's budget. Mr. Mallicoat stated he understands this.

Commissioner Elkin asked if all these programs are for Mail Services. Mr. Mallicoat stated no.

Commissioner Miller stated these are items that have been discussed and will provide opportunity to do a better job of tracking items and to help the layout for the programmers in the department.

There was discussion about the Abstract program.

Commissioner Stamper noted his discontent with this request.

There was no further discussion on this item.

Commissioner Stamper stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available meeting.

Subject: Second Reading and Approval of Contract for Medical Examiner Services with Curators of the University of Missouri

Commissioner Stamper moved to approve the contract with the Curators of the University of Missouri for a medical examiner pending the approval of the 2003 Budget by the Boone County Commission.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 562-2002**

Commissioner Stamper stated there have been discussions regarding the Medical Examiner aspect. It is the County’s choice along with the University to do a Request for Proposal (RFP) on what is known as the Morgue Services for this contract. He requested Mr. Patton to notify Fountain Enterprises of the Commission’s intent not to renew the current contract per the terms but extend the contract for the period of time it will take to complete the RFP and to express to Fountain Enterprises they are welcome to submit a proposal.

Mr. Patton asked if this is for Morgue Services only. Commissioner Stamper stated this is for Death Investigator and Morgue Services.

Mr. Patton noted the contract just approved by the Commission is different from previous contracts in that it requires the University to agree on Death Investigator and Morgue Services. Commissioner Stamper stated this was intentional.

There was no further discussion on this item.

Subject: Clerk’s Office – Second Reading and Approval of Budget Revision

Commissioner Miller moved to approve the following budget revision:

DEPARTMENT ACCOUNT AND TITLE	AMOUNT DECREASE	AMOUNT INCREASE
1196-10100: Records Management – Salaries	\$2,600.00	
1196-10500: Records Management – 401a Match	\$530.00	
1196-10200: Records Management – FICA	\$200.00	
1196-23000: Records Management – Materials/Supplies	\$500.00	

1196-71100: Records Management – Outside Services		\$3,380.00
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Said budget revision is to cover microfilm expense not reimbursed by the Local Records Grant.

Commission Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 563-2002**

Subject: Adopt Legal Description for Commission Redistricting and Township Names

Commissioner Miller stated this item was discussed at the December 26, 2002 Commission Meeting. All Commissioners agreed to adopt Option 2 as presented by the County Clerk and the new Township names would be Katy, Rock Bridge, and Three Creeks.

Commissioner Miller moved to:

1. Add three townships to Boone County, Missouri to be named Three Creeks, Rock Bridge and Katy
2. Revise the boundary between Missouri and Columbia Township
3. Adopt the following legal descriptions for the 10 townships in Boone County

BOURBON TOWNSHIP

Beginning at the northeast corner of township fifty-one of range eleven, west, the northwest corner of Boone County, Missouri, said County described by Section 46.059 RSMo; thence east with the line between townships fifty-one and fifty-two to the northeast corner of township fifty-one of range twelve, west; thence south with the line between ranges eleven and twelve, west to the southeast corner of said township fifty-one of range twelve, west; thence west with the line between townships fifty and fifty-one to the west line of said County; thence northeast to the beginning.

CEDAR TOWNSHIP

Beginning on the line between Boone and Callaway Counties in the middle of the main channel of Cedar Creek, at the crossing of the centerline of State Highway Route Y; thence down said creek in the middle of the main channel thereof, to its southern intersection with the range line between ranges eleven and twelve; thence south with said

range line to the middle of the main channel of the Missouri River; thence up said river, in the middle of the main channel thereof to the prolongation of the south line of section twenty-six of township forty-six of range thirteen, west; thence east with said prolongation and said section line to the centerline of the railroad right-of-way, the Katy Trail State Park ; thence with said centerline of said right-of-way to the centerline of State Highway Route M as said route M intersects from the northeast; thence northeasterly with said centerline of Route M to the junction thereof with the centerline of Missouri State Highway Route Y; thence with the centerline of said route Y to the beginning;

CENTRALIA TOWNSHIP

Beginning on the north line of Boone County, Missouri, said County is described by section 46.059 RSMo., at the northeast corner of township fifty-one of range twelve, west; thence east with the north line of said County, between townships fifty-one and fifty-two to the northeast corner of section two of township fifty-one of range eleven, west; thence south with the subdivisional lines to the southeast corner of section thirty-five of township fifty-one of range twelve, west; thence west with the line between townships fifty and fifty-one to the southwest corner of township fifty-one of range eleven, west; thence north with the line between ranges eleven and twelve, west to the beginning.

COLUMBIA TOWNSHIP

Beginning at the intersection of the line between Boone and Callaway Counties and the subdivisional line between sections fourteen and twenty-three of township forty-nine of range eleven, west; thence south with said county line to the intersection of the middle of the main channel of Cedar Creek and the township line between townships forty-seven and forty-eight; thence along said township line to its intersection with the centerline of Missouri State Route 163; thence north with the centerline of said route 163 to its intersection with the centerline of Worley Street ; thence east with said centerline of Worley Street to the junction of the centerline of Rodgers Street; thence east with said centerline of Rodgers Street to the centerline of Nichols Street; thence with the centerline of Nichols Street to the centerline of Hinkson Avenue; thence with the centerline of Hinkson Avenue to the centerline of College Avenue; thence with centerline of College Avenue to the centerline of Business Loop 70 East; thence with the centerline of said Business Loop 70 East to the centerline of the City of Columbia's Colt Railroad line; thence northeast with the centerline of said Railroad line to the centerline of U.S. Highway I-70; thence with said centerline of U.S. Highway I-70 to the centerline of Missouri State Route 763; thence with said centerline of Route 763 to the north line of section nineteen of township forty-nine of range twelve, west; thence east a with the subdivisional lines to the beginning.

KATY TOWNSHIP

Beginning on the west line of Boone County where said west line intersects the south line

of section eighteen of township forty-nine of range fourteen, west; thence east with the subdivisional lines to the southeast corner of section thirteen of township forty-nine of range fourteen, west, on the west line of section eighteen of township forty-nine of range thirteen, west; thence south to the southwest corner of section eighteen of township forty-nine of range thirteen, west; thence with the subdivisional lines to the intersection of the south line of section fifteen of township forty-nine of range thirteen, west, with the middle of the main channel of Perche Creek; thence south with the meanders of middle of the main channel of Perche Creek to the intersection with the south line of section thirty-one of township forty-eight of range thirteen, west; thence west with the line between townships forty-eight and forty-seven to the west line of Boone County in the middle of the main channel of the Missouri River; thence with the west lines of Boone County to the beginning.

MISSOURI TOWNSHIP

Beginning at the intersection of the south line of section fifteen of township forty-nine of range thirteen, west, with the middle of the main channel of Perche Creek; thence east with the subdivisional lines to the intersection of the centerline of U.S. Highway Route 63; thence with said centerline of said route 63 to the junction with the centerline of Missouri State Route 763; thence with said centerline of said route 763 to the centerline of U.S. Highway I-70; thence with said centerline of said I-70 to its intersection with the centerline of the City of Columbia Colt Railroad line; thence with said centerline of said railroad line to the centerline of Business Loop 70 east; thence with the centerline of said Business Loop 70 east to the centerline of Paris Road; thence with said centerline of Paris Road to the centerline of College Avenue; thence with said centerline of College Avenue to the centerline of Hinkson Avenue; thence with said centerline of Hinkson Avenue to the centerline of Nichols Street; thence with said centerline of Nichols Street to the centerline of Rodgers Street; thence with said centerline of Rodgers Street to the junction with the centerline of Worley Street; thence with the centerline of said Worley Street to the centerline of Missouri State Highway route 163; thence with said centerline of said route 163 to the south line of section thirty-six of township forty-eight of range thirteen, west; thence west with the subdivisional lines to the intersection of the south line of section thirty-one of township forty-eight of range thirteen, west, and the middle of the main channel of Perche Creek; thence with the meanders of the middle of the main channel of Perche Creek to the beginning.

PERCHE TOWNSHIP

Beginning on the west line of Boone County, said County is described by section 46.059 RSMo., at the intersection of said west line and the line between townships fifty and fifty-one of range twelve, west; thence east with the line between townships fifty and fifty-one to the northeast corner of section two of township fifty of range thirteen, west; thence south with the subdivisional lines to the southeast corner of section thirty-five of township fifty of range thirteen, west; thence east with the line between townships fifty and forty-

nine to the northeast corner of section two of township forty-nine of range thirteen, west; thence south with the subdivisional lines to the southeast corner of section fourteen of township forty-nine of range thirteen, west; thence west with the subdivisional lines to the southwest corner of section eighteen of township forty-nine of range thirteen, west; then north with the west line of said section eighteen to the southeast corner of section thirteen of township forty-nine of range fourteen, west; thence west with the subdivisional lines to the intersection of the south line of section eighteen of township forty-nine of range fourteen, west, with the west line of Boone County; thence northeasterly to the beginning.

ROCK BRIDGE TOWNSHIP

Beginning on the west line of Boone County, and the west prolongation of the township line between township forty-seven and forty-eight of range fourteen, west, Boone County is described by section 46.059 RSMo; thence east with the line between townships forty-seven and forty-eight to the intersection with the centerline for U. S. Highway 63; thence southerly with said centerline of U.S. Highway 63 to the intersection of Missouri State Route 163; thence west to the junction of the centerline of Missouri State Route N; thence with said centerline of said route N to the line between township forty-six and forty-seven of range thirteen, west; thence with said township line to the middle of the main channel of the Missouri River, the west line of Boone County; thence with said west line of said county to the beginning.

ROCKY FORK TOWNSHIP

Beginning at the northwest corner of section one of township fifty of range thirteen, west; thence east with the line between townships fifty and fifty-one to the east line of Boone County at the northeast corner of section two of township fifty of range eleven, west, Boone County is described by section 46.059 RSMo; thence with the east lines of Boone County:

south with the subdivisional lines to the southeast corner of section thirty-five of township fifty of range eleven, west;

west with the subdivisional lines to the intersection of the south line of section thirty-four of township fifty of range eleven, west, with the middle of the main channel of Cedar Creek; and

south with the middle of the main channel and east line of the Boone County to the intersection of said east line with the south line of section fourteen of township forty-nine of range eleven, west;

thence west with the subdivisional lines to the southwest corner of section eighteen of township forty-nine of range eleven, west; thence north with the line between ranges eleven and twelve, west, to the southeast corner of section thirteen of township forty-nine

of range twelve, west; thence west with the subdivisional lines to the southwest corner of section eighteen of township forty-nine of range twelve, west; thence north with the line between ranges twelve and thirteen to the southeast corner of section thirteen of township forty-nine of range thirteen, west; thence west to the southwest corner of section thirteen of township forty-nine of range thirteen, west; thence north with the subdivisional lines to the northwest corner of section one of township forty-nine of range thirteen, west; thence on the line between townships forty-nine and fifty to the southwest corner of section thirty-six of township fifty of range thirteen, west, thence north with the subdivisional lines to the beginning.

THREE CREEKS TOWNSHIP

Beginning in the middle of the main channel of Cedar Creek on the township line between townships forty-seven and forty-eight; thence down said creek, in the middle of the main channel thereof, to its intersection with the centerline of Missouri State Highway Route Y; thence with the centerline of said route Y to the junction with Missouri State Highway Route M; thence with the centerline of said route M to the intersection of the prolongation of said centerline of route M, as it approaches from the northeast, with the centerline of the railroad right-of-way, the Katy Trail State Park; thence with said centerline of the railroad right-of-way to the south line of section twenty-six of township forty-six of range thirteen, west; thence with said section line and a west prolongation to the middle of the main channel of the Missouri River; thence up said river, in the middle of the main channel thereof, to its intersection with the township line between townships forty-six and forty-seven; thence with said township line to the centerline of Missouri State Highway Route N; thence with the centerline of said route N to its junction with the centerline of Missouri State Highway Route 163; thence easterly with the centerline of said route 163 to its intersection with the centerline of said Highway 63; thence with the centerline of U. S. Highway 63 to its intersection with the township line between townships forty-seven and forty-eight; thence with said township line to the beginning.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 564-2002**

Commissioner Elkin moved to approve the following:

Effective with the election to be held for Associate Commissioner of District 1 in November 2004 and the term of office to start January 1, 2005 said district shall be composed of the following townships of the County of Boone:

Missouri
Katy

Rock Bridge
Three Creeks
Cedar

The population for District 1 according to the 2000 census is 65,308.

Effective with the election to be held for Associate Commissioner of District 2 in November 2004 and the term of office to start January 1, 2005 said district shall be composed of the following townships of the County of Boone:

Columbia
Rocky Fork
Centralia
Bourbon
Perche

The population for District 2 according to the 2000 census is 70,146.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 565-2002**

Subject: First Reading of Personnel Advisory Committee Recommendation

Betty Dickneite, Human Resources Director, was present on behalf of this item.

Betty Dickneite stated the Personnel Advisory Committee made a motion to recommend the approval to amend the current personnel procedures to allow individual officeholders the ability to hire and promote existing employees up to the mid-point if they should desire to do so, without administrative approval, if funded. There were 8 YES votes, 6 NO votes, and one member absent. This has been previously brought forward to the Commission and at that time, the Commission tabled this item until the Commission approved the budget.

Commissioner Miller stated the budget is for only 90% and not budgeting to the mid-point. She believes this is premature to approve this recommendation.

Commissioner Elkin stated he believes the 90% is appropriate at this time. He would not support this recommendation.

Commissioner Stamper moved to decline the recommendation from the Personnel Advisory Committee to amend the current personnel procedures to allow individual

officeholders the ability to hire and promote existing employees up to the mid-point if they should desire to do so, without administrative approval, if funded.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 566-2002**

Subject: First Reading of Policies

A. Commissioner Mileage Policy

Commissioner Miller stated the following policy is to clarify the mileage rate and would also tie into the IRS rate:

The Boone County Commission adopted procedures pursuant to Chapter 50.333.10 RSMo with the 1998 budget cycle which allows for a monthly stipend for mileage reimbursement. As part of the responsibility of the Commission regular meetings with constituents and other local government officials take place outside the county office. The monthly stipend shall cover local mileage only. This stipend is based on the Presiding Commissioner traveling approximately 472 miles/pay period and the Associate Commissioners 320 miles/pay period. The yearly rate of the stipend per mile traveled will be based on the IRS rate. Local mileage shall be considered to be anything inside of the Boone County border.

Non-local mileage shall include travel to and from meetings necessary for official county business outside Boone County and shall be reimbursed at the standard IRS rate. Reimbursement will be paid by utilizing the standard county form.

There was no further discussion on this item.

Commissioner Stamper stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available meeting with an appropriate order for approval.

B. Commission Agenda Policy

Commissioner Stamper stated in late 2001 the County Commission adjusted the process for Commission Agendas to allow for more public input. This adjustment changed the agendas from a single reading requirement to a two reading requirement for most action items that are brought forward to the Commission. A trial period was established and this process seemed to be working well for the Commission. The Commission went to a first and second reading format for most action items and the Commission reserves the right to

adjust that process to meet emergent needs.

This is a first reading of the Agenda Policy includes first and second readings for all action items with this exception of consent agenda items, such as appointments, discussion items, and reports by the Commissioners.

Commissioner Stamper believes this procedure has worked well for the Commission.

There was no further discussion on this item.

Commissioner Stamper stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available meeting with an appropriate order for approval.

Commissioner Reports

Commissioner Stamper

Health Facility

Commissioner Stamper reviewed the Health Facility Total Allocation Costs. The following will be the portion responsible by the County:

- Exterior: \$787,653
- Unit 1: \$896,777 (Health Department)
- Unit 2: \$1,179,556 (Family Health Center)
- **Total for Exterior, Unit 1 and Unit 2**: \$2,863,986
- Furnishings for Unit 1: \$142,500
- Furnishings for Unit 2: \$500,000**
- Percent for Art Programs: \$28,639
- **Total for Furnishings and Percent for Art Programs**: \$171,139
- **Grand Total**: \$3,035,125

(** Paid for by Boone Hospital Center Contribution)

He noted the Exterior, Unit 1 and Unit 2 costs are construction cost estimates and may come in lower or higher than what is reflected. This is an approximate cost of \$83 to \$84 per square foot.

Commissioner Stamper stated \$950,000 was set aside from the sale of Boone Retirement Center and approximately \$140,000 left over from the purchase of the building out of the encumbered funds.

Commissioner Stamper stated there have been discussions of refinancing some existing

debt held by the County. The total debt to date is \$7,485,125 for the Health Facility, Boone County Government Center, JJC, Johnson Building, and Refinanced existing debt. There are additional challenges for the Family Health Center and Presiding Commissioner-Elect Schnarre will be working on this.

The Family Health Center is proposing to expand from the current 9,600 square feet to over 18,000 square feet.

Commissioner Stamper requested Mr. Patton to draft an agreement between the County and the Family Health Center that would identify that the Family Health Center will pay rent that will go toward debt service amounts. Mr. Patton stated the Family Health Center should draft the agreement and the lease should include discussions with bond counsel.

Commissioner Stamper asked if a letter of intent or letter of understanding should be drafted on behalf of the Commission to the Family Health Center. Commissioner Miller stated she believed this would help.

Commissioner Stamper requested a letter of intent or letter of understanding be drafted and the lease be relative to what bond counsel would recommend.

No matter how this is financed, there are sufficient resources to make the Family Health Center work and Commissioner Stamper is encouraged about the space plans resulting in good health care.

Commissioner Miller stated she believes something should be drafted to recap the work that has been done on this issue so Commissioner-Elect Schnarre is aware of what has happened.

Commissioner Miller

Joint Center for Sustainable Communities

Commissioner Miller stated the Joint Center for Sustainable Communities, which is a joint effort between the U.S. Conference of Mayors and the National Association of Counties, has been looking at the value of different parts of TEA-21. Boone County/Columbia was chosen as one of their highlights for the Metro Regional Transportation Solutions for the 21st Century. This is using transportation enhancement funds and the MKT Trail.

Southern Boone County Fire Protection District

Commissioner Miller stated she attended the Southern Boone County Fire Protection District in early December. They are working on a bond issue for April 2003 election. This would build two stations, one located at the Airport and the other station off Old

Highway 63. The bond issue would also buy trucks for the district.

Commissioner Elkin

No reports at this time.

There was no public comment.

The meeting adjourned at 8:05 p.m.

Attest:

Don Stamper
Presiding Commissioner

Wendy S. Noren
Clerk of the County Commission

Karen M. Miller
District I Commissioner

Skip Elkin
District II Commissioner