

**TERM OF COMMISSION:** May Session of the April Adjourned Term

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

**PRESENT WERE:** Presiding Commissioner Keith Schnarre  
District I Commissioner Karen M. Miller  
District II Commissioner Skip Elkin  
Deputy County Clerk Shawna Victor

The meeting was called to order at 1:30 p.m.

**Subject: Central Missouri Counties Human Development Corporation – Authorize  
Presiding Commissioner to sign Voucher for Payments of Annual Contributions and  
Operating Statements for Year-end close of Section 8 Program**

Barbara Johnson, Central Missouri Counties Human Development Corporation, was present on behalf of this item.

Barbara Johnson stated this is the year end closing statement that is required by HUD to be submitted 45 days after the year end, which was March 31.

Commissioner Miller moved to authorize the Presiding Commissioner to sign the Voucher Payment of Annual Contributions and Operating Statement – Year End Statements for HUD for the Central Missouri Counties Human Development Corporation.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 200-2005**

**Subject: Purchasing Department – First Reading of Bid 34-26APR05 (Ready Mix  
Concrete/Cement – Term and Supply)**

Melinda Bobbitt, Purchasing Department Director, was present on behalf of this item.

Melinda Bobbitt stated the Bid for the Concrete/Cement Term and Supply closed on April 26, 2005. Two bids were received. Purchasing and the Public Work's department recommend award to Central Concrete as the primary contractor and Columbia Ready Mix as the secondary contractor.

This Term & Supply contract will be paid out of department 2040 - PW Maintenance Operations, account number 26000 - Road and Bridge Fund. The original budget is for

\$120,000.

Commissioner Schnarre 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 award.

**Subject: Planning and Zoning**

Stan Shawver, Planning and Building Inspections Director, was present on behalf of these items.

**A. Second Reading and Approval of Building Code Enforcement Agreement with Pierpont**

Commissioner Miller moved to approve the Building Code Enforcement Agreement with the Village of Pierpont.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 201-2005**

**B. First Reading of Budget Revisions**

Stan Shawver stated both budget revisions are for office furniture for the two new employees. The first revision is for the Bonne Femme Watershed employee in the amount of \$4,850. This will be reimbursed by the State.

The second revision is for the Planner in the amount of \$1,000.

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

**Subject: Assessor's Office**

Tom Schauwecker, Boone County Assessor, was present on behalf of these items.

**A. First Reading of Request for Permission to Extend the Closing of Tax Rolls from May 15, 2005 to May 31, 2005**

Tom Schauwecker stated per State Statute 137.335 RSMo. the County Commission is enabled to extend the closing of the County tax rolls from May 15 to May 31. This will

allow for his office to handle changes. He plans on sending approximately 40,000 change notices next week.

Commissioner Schnarre 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. First Reading of Revision Personnel Classification**

Tom Schauwecker requested this item be withdrawn for Commission consideration and he will bring his request to the appropriate classification committee.

**Subject: Appointments to Boards/Commissions**

- A. Judicial and Law Enforcement Task Force**
- B. Building Code Board of Appeals**
- C. Mental Health Board of Trustees**

Commissioner Elkin moved to approve the following appointments:

Name (Township)	Board/Commission	Term Expiration
Jared P. Vessel (Missouri)	Judicial and Law Enforcement Task Force	April 10, 2008
Donald E. Bobbitt (Centralia)	Building Code Board of Appeals	December 31, 2007 (Interim)
Daffany J. Hood (Rocky Fork)	Mental Health Board of Trustees	January 31, 2006 (Interim)

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 202-2005**

**Subject: Discussion – Hiring of Architect for Space Needs**

David Shorr, Space Needs Committee Chairman, was present on behalf of this item.

David Shorr stated the purpose for this is to give the Commission an update and recommend they begin the process of hiring an architect or architects to address the committee's recommendations. The Space Needs Committee has been meeting since October 2004. All the buildings under discussion have been toured. They have interviewed all office holders and administrators in the Courthouse and Government Center.

Earlier this year, the Committee reached a conclusion that both the County Government and County Judicial Systems were at a space deficit and the deficit was not exaggerated. The Committee spent the last three months evaluating recommendations to the Commission and has reached conclusions on two of three proposed resolutions that will be in the final report to the Commission. The three resolutions will be for the Courthouse and Judicial System, the Government Center, and interim action and implementation concepts. The resolutions for the Government Center and Courthouse are complete. The Committee hopes to have the final resolution complete in two meetings.

The Committee will recommend choosing Option M of the architect's original report for the Government Center. The Committee has also made recommendations for revisions that would modify some of the space considerations. The resolution also calls for the County's Planning and Building Inspection Department to be moved to the newly acquired Guaranty Land Title building. In both the Government Center and Guaranty Land Title building revisions are necessary that require the services of a skilled consultant. This is not something the Space Needs Committee can do.

The Committee also has concerns with moving quickly regarding a portion of the improvements in the Government Center, particularly the third floor and addressing certain bond funds that might have a short time frame for expenditure without penalty. Accordingly, the Committee recommends the Commission begin the process to engage an architect for the Government Center to make the necessary revisions and to address the Guaranty Land Title building immediately. The Committee believes the time frame for this is critical and delay awaiting a formal document unnecessary.

In addition, the Committee's Courthouse recommendation is very broad. It is broad for several reasons and these reasons include acquisition of land by the County, a broader examination be required looking to a later time frame, such as 2040, and more detailed analysis that does not limit the creativity of the architects. The architect's review was limited when the last review was done to either building upward or an addition. Now there is a larger parcel to deal with. There is one suggestion from the committee to examine the current Judge's parking lot. There have also been discussions about 7<sup>th</sup> Street.

The Committee's recommendations are broad enough that it would allow the architect or master planner to have broad opportunity to come to a conclusion that is broader than the original design discussion.

The Committee recommends a new master plan be developed for the Courthouse and adjacent property bound by Ash, Walnut, 6<sup>th</sup> and 7<sup>th</sup>. They believe space demand for the Courthouse is so critical that a long range master plan is necessary.

As it relates to the Courthouse, the Committee recognizes that no request to citizens should be made without a well planned and thought out strategy with appropriate

architecture drawings for community discussion.

It is recommended to the Commission that an architect be hired to develop a master plan for the Courthouse that includes the recommendations presented by the Committee. There is no need to delay in this regard to await the final report.

Mr. Shorr anticipates the final report will be ready for a Commission meeting in July assuming a final resolution can be made in May. He requests the Commission hire an architect to clean up Option M for the Government Center, make appropriate recommendations for the Guaranty Land Title building and hire an architect to develop the master plan for the Courthouse consistent with the specified guidelines from the Committee.

Commissioner Miller stated until there is an interim solution for the Courts she does not want anything done to the Guaranty Land Title building. She does not see any need to move the Planning and Building Inspection Department.

Also, Commissioner Miller does not want to hire another architect but believes it would be beneficial to extend the contract of the current architect since they have already done a study of the area.

Commissioner Elkin agreed with extending the contract of the current architect.

Commissioner Schnarre stated there were some discussions about having a single architect for the whole project. He believes the two current architects are in good working relation with the County.

Mr. Shorr stated there was no negative comment about the architects in the discussion process.

Commissioner Schnarre stated there are changes to the project and before the County can consider going to the people then all options should be laid out.

Mr. Shorr noted from a personal perspective, that the property that has been acquired is a significant part for the community. In his opinion, this is why the Committee began looking at this as an addition to the Courthouse by 2040 instead of the original 2010 plan. There was also discussion about whether to go vertical on the Courthouse annex building or horizontal. All discussion conclude with this project being done in phases.

Commissioner Schnarre stated this will be discussed further by the Commission.

Kathy Lloyd, Court Administrator, stated she would prefer that the same architect be retained for the project.

**Commissioner Reports**

*Commissioner Schnarre*

*Airport Advisory Committee*

Commissioner Schnarre stated he attended the Airport Advisory Committee meeting. They have hired a marketing firm to help increase the number of people who use the airport.

*Commissioner Miller*

*Mid-Missouri Regional Planning Commission*

Commissioner Miller stated she attended the Mid-Missouri Regional Planning Commission executive committee meeting. They are working with DNR to identify brown fields, such as locations of old gas stations. They requested this be done in Boone County. She believes this would benefit the County to have this information.

There was no objection by the Commission to this request.

*Extension Council*

Commissioner Miller stated the Extension Council had concerns University funding in the legislature.

*Commissioner Elkin*

No reports at this time.

**Public Comment**

There was no public comment.

The meeting adjourned at 1:55 p.m.

Attest:

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Keith Schnarre  
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