

TERM OF COMMISSION: November Session of the October 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
Deputy County Clerk Shawna Victor

The meeting was called to order at 1:32 p.m.

Subject: Planning and Building Inspections

A. Building Code Amendment Public Hearing

Stan Shawver, Planning and Building Inspection Director, was present on behalf of this item.

Stan Shawver stated this is the second hearing for the adoption of Appendix D of the 1995 CABO (Council of American Building Officials), which covers swimming pools, spas and hot tubs.

Commissioner Miller stated this was overlooked in 1995 and has just recently come to the attention of the department. It has been brought to the County's attention that there are serious concerns about this.

Commissioner Schnarre stated at the last public hearing, it was suggested to have a 90 day compliance requirement.

Mr. Shawver stated it is up to the Commission about having any time limit for compliance. There is a 30 day compliance for zoning regulations. He believes the 90 day requirement would be adequate.

Commissioner Miller stated her only concern is that winter is approaching and it is not fence building weather. She does not want to put people in a bad situation if the weather does not cooperate and then those people would not be in compliance with the regulation.

Commissioner Schnarre opened the public hearing.

Annie Pope, Executive Director of the Columbia Home Builders Association, stated this is a good regulation to have but is concerned with this being retroactive since it was not adopted in the past. HBA would like to see existing swimming pools, hot tubs and spas be grandfathered.

Ms. Pope stated public policy is only made because of a dispute between neighbors.

Commissioner Miller stated safety overrides the issue of retroactivity. It is correct that a dispute between neighbors is driving this but the person building the swimming pool had promised to put a fence up and this has yet to be done. Any problems with existing swimming pools, hot tubs and or spas will be complaint driven and handled at that time.

The County has the authority to make this retroactive because of the safety issue.

Ms. Pope suggested there should be a long window for compliance of existing swimming pools, hot tubs and spas.

Angela Anderson, 1251 S. Cedar Grove Boulevard, Columbia, stated she agrees this should be adopted and it should be retroactive. With this being retroactive, it will ensure the safety of the citizens of the County.

She believes the permitting policy should be reviewed also. People are granted one year to put in a swimming pool. It should really only take 30 days. Also, swimming pools are considered accessory buildings so they fall under those regulations. She believes the Commission should adopt a policy for swimming pools that would address set back issues but also when swimming pools are drained it does not run off on to someone else's property.

Commissioner Schnarre closed the public hearing.

Commissioner Miller asked what would have to be done to address the swimming pool issue by itself and not as an accessory structure. Mr. Shawver stated swimming pools are covered under two areas; one it is specifically listed as an accessory structure in the zoning regulations and two the building code regulations define it as everything such as the concrete pad and pool.

Commissioner Miller asked if the concrete pad has to meet the 30 foot set back. Mr. Shawver stated the pool itself but not the pad.

Commissioner Miller asked about the year to build a fence. Mr. Shawver stated the building code says a building permit is issued for six months. If no construction activity occurs in that six months then the permit is void. Once construction starts, the permit is good indefinitely as long as activity continues.

Commissioner Miller stated these regulations should be discussed further at their next 3C meeting.

Mr. Shawver stated the focus should be on the specific proposal right now.

Commissioner Schnarre stated this is the second of three public hearings for the proposed Building Code Amendment. There will be one more public hearing at the next Commission meeting on November 22, 2005. The amendment will be approved after the final public hearing.

B. Receive and Accept Memar Road Subdivision Plat

Thad Yonke, Boone County Senior Planner, was present on behalf of this item.

Thad Yonke stated this is a one lot subdivision near Harrisburg.

Commissioner Miller moved to receive and accept Memar Road Subdivision Plat.

Commissioner Schnarre seconded the motion.

There was no discussion and no public comment.

The motion passed 2-0. **Order 447-2005**

Subject: Purchasing Department – First Reading of Bid 75-08NOV05 (Smith Hatchery Road Culvert Replacement Project)

Heather Turner, Purchasing Department Buyer, was present on behalf of this item.

Heather Turner stated the bid for Smith Hatcher Road Culvert Replacement Project closed on November 8, 2005. Seven bids were received. Purchasing and the Public Work's department recommend award to Muenks Brothers Construction Co., Inc. for submitting the low bid.

Total cost of contract is \$49,692.80 with a 10% contingency of \$4,969.28 for a total Purchase Order amount of \$54,662.08. This contract will be paid out of department 2045 – Design and Construction, account number 71100 – Outside Services. The original budget was \$70,000.00.

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: Public Works – First Reading of Adopt-A-Roadway Request

Don Abell, Design and Construction Manager, was present on behalf of this item.

Don Abell stated the department received an application from Stonepoint Quarter Horses to adopt 1.5 miles of Sweringen Road from Route E to the west. This is for litter control.

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: Second Reading and Approval of Order for Abatement of Trash and Rat Harborage Nuisance (5900 W. Hatton Chapel)

Commissioner Miller moved to approve the order for Abatement of Trash and Rat Harborage Nuisance for 5900 W. Hatton Chapel Road, Columbia.

Commissioner Schnarre seconded the motion.

There was no discussion and no public comment.

The motion passed 2-0. **Order 448-2005**

Subject: Authorize Closed Session (610.021.3 and 13 RSMo.)

Commissioner Miller moved to authorize a closed session on Monday, November 21, 2005 at 10:00 a.m. The meeting will be held in Room 220 of the Roger B. Wilson Boone County Government Center at 801 E Walnut, Columbia, Missouri, as authorized by 610.021(3) RSMo. to discuss hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded and by 610.021(13) RSMo. to discuss individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment.

Commissioner Schnarre seconded the motion.

There was no discussion and no public comment.

The motion passed 2-0. **Order 449-2005**

Subject: First Reading of Budget Revision (Non-Departmental)

Commissioner Miller stated this is a budget revision, for a total of \$1,610, to pay for utilities for the Guaranty Land Title Building.

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: Presentation of Proposed FY2006 Budget

June Pitchford, Boone County Auditor, was present on behalf of this item.

June Pitchford reviewed the layout of the budget book.

- Budget Message: This reviews the planning process; goals for personnel, Public Works, Information Technology, Law Enforcement and Judicial, and Elections; local economic indicators; revenue assumptions and projections; expenditure assumptions and projections; capital planning and budgeting; impact of capital expenditures on the annual operating budget; fund balances; and long-term debt
- General Information: This section includes information on the County's structure and organization, how the budgeting system works; overview description of special revenue and other funds; overview and description of other funds; fiscal and budget policies; summary of long-term debt; and a glossary of budget terms.
- Fund Statements: This section reviews the proposed FY2006 fund statements; and a comparison of fund statements from FY1997 actual to proposed FY2006.
- Financial Summaries: This section shows a comparison of revenues and expenditures of all government funds from FY1997 actual to proposed FY2006; the breakdown of where the money comes from and is spent for all government funds; a breakdown of where the money comes from and is spent for the general fund, road and bridge fund, law enforcement services fund; sales tax growth rate since FY1989
- Capital Expenditure Highlights: This reviews the capital expenditures for FY2006, their funding source and past expenditures to FY1994; a summary of capital expenditures for all funds, type of replacement and function; summary of personnel by function and a comparison for the last 10 years.

Mrs. Pitchford gave the following budget highlights:

Commissioner Reports

There were no Commissioner Reports.

Public Comment

There was no public comment.

The meeting adjourned at 2:43 p.m.

Attest:

Keith Schnarre
Presiding Commissioner

Wendy S. Noren
Clerk of the County Commission

Karen M. Miller
District I Commissioner

Skip Elkin
District II Commissioner