

TERM OF COMMISSION: March Session of the January Adjourned Term

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

PRESENT WERE: Presiding Commissioner Daniel K. Atwill
District I Commissioner Karen M. Miller
Director of Resource Management Stan Shawver
Hilary Kievit
Deputy County Clerk Cameron Clarke

District II Commissioner Skip Elkin was absent.

The meeting was called to order at 7:00 p.m.

Fairgrounds

1. Public Hearing on renaming the Boone County Fairgrounds

The public hearing was opened on this item.

No members of the public were present to comment on this item.

The public hearing was closed on this item.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby change the official name of the fairground property to the Central Missouri Event Center- Home of the Boone County Fair.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 163-2012**

Resource Management

2. Petition submitted by Northwood Baptist church (formerly Oakland Baptist Church) to vacate and replat Lot 29 Haystack Acres Addition as shown in Plat Book 30 Page 91 of Boone County Records.

Director of Resource Management Stan Shawver was present on behalf of this item. Mr. Shawver stated the board of the church has submitted an application to vacate lot 29. Mr. Shawver stated they previously had a petition to have other lots vacated, but did not include lot 29 at that time. Mr. Shawver stated they have decided it would be best to consolidate this lot with the other lots where the church is located. Mr. Shawver stated they have submitted a petition to vacate and replat. Mr. Shawver stated Haystack Acres

was platted prior to regulations requiring a replat exemption be listed on the plat. Mr. Shawver stated because of this, the subdivision regulations require the County Commission conduct a public hearing. Mr. Shawver stated they notify all property owners within 500 feet, and the Commission is to consider before the vacation is granted that it will not adversely affect the: character of the neighborhood, traffic conditions, circulation, property location, alignment and improvement of streets within and adjacent to the subdivision, property values, public utilities, and will not generally adversely affect the health, welfare, or safety of persons owning or possessing real estate within the subdivision to be vacated. Mr. Shawver stated the same standards apply for permission to replat. Mr. Shawver stated the first step is to vacate, and if the Commission won't grant the vacation then they won't proceed with the replat. Mr. Shawver stated there are therefore two public hearings required, and historically the County Commission has consolidated those into one hearing for the vacation and the replat.

Commissioner Atwill opened the public hearing on this item.

Hilary Kievit was present to discuss this item. Ms. Kievit stated her boyfriend lives in the neighborhood, and they're wondering what the purpose of the replat is.

Mr. Shawver stated he believes they want to be able to add on to the church, and there are setback regulations that say you can't cross the property line. Mr. Shawver stated by having a separate lot out there, if they decided to add on in that direction, they would be prohibited without doing this. Mr. Shawver stated he thinks they're thinking ahead. Mr. Shawver stated he has not heard any specific ideas about that, but he thinks it's a wise thing to do. Mr. Shawver stated several other churches have run into this situation.

Commissioner Miller stated Mr. Shawver gave Ms. Kievit a map so she can see how the property is laid out. Commissioner Miller asked Mr. Shawver when the church replatted the other lots.

Mr. Shawver stated about two years ago. Mr. Shawver stated on the map, the lot they wish to vacate is outlined in yellow. Mr. Shawver stated you can almost see where the lots were before. Mr. Shawver stated the parking lot on the east side would've been one lot, and the church was on the other two lots.

Commissioner Atwill closed the public hearing on this item.

Commissioner Miller stated she is surprised the church didn't do this the first time.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby **approve** the petition by Northwood Baptist Church (formerly Oakland Baptist Church) to vacate and replat Lot 29 Haystack Acres Addition as shown in Plat Book 30 Page 91 of Boone County Records
Said vacation is not to take place until the re-plat is approved.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 164-2012**

3. Request by Robert M. LeMone Marital Trust to approve a Final Development Plan for Concorde South Phase 3 on 75.6 acres, more or less, on property located at 5515 S Ponderosa St, Columbia.

Director of Resource Management Stan Shawver was present on behalf of this item. Mr. Shawver stated this is the final development plan on the LeMone property that was approved by the Commission last month. Mr. Shawver stated the property is located behind Public Works and the Magellan pipeline. Mr. Shawver stated he thinks the Commissioners are all familiar with the property. Mr. Shawver stated a public hearing was conducted last month on the review plan, and all the conditions that were placed on the review plan are reflected on the final development plan. Mr. Shawver stated it's ready to be approved by the County Commission.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the request by Robert M. LeMone Marital Trust to approve a Final Development Plan for Concorde South Phase 3 on 75.6 acres, more or less, on property located at 5515 S Ponderosa St, Columbia.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 165-2012**

4. Request by Randy and Kathleen Gibbs to approve a Final Development Plan for Lot 1A Ponderosa Subdivision Phase 2 on 1.93 acres, more or less, on property located at 5481 S Ponderosa St, Columbia.

Director of Resource Management Stan Shawver was present on behalf of this item. Mr. Shawver stated we might as well do this request as well as the Cunningham request at the same time. Mr. Shawver stated the Cunningham request is included on this one final development plan. Mr. Shawver stated these are the rezoning request and review plans from last month that go along with the LeMone property. Mr. Shawver stated the final development plan reflects both properties. Mr. Shawver stated a public hearing was conducted on this last month and the rezonings were granted. Mr. Shawver stated this encompasses all of the requirements and restrictions on the review plan.

Commissioner Miller confirmed this gives the County the right of way of we need.

Mr. Shawver stated yes.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the request by Randy and Kathleen Gibbs to approve a Final Development Plan for Lot 1A Ponderosa Subdivision Phase 2 on 1.93 acres, more or less,

on property located at 5481 S Ponderosa St, Columbia.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 166-2012**

5. Request by Harold and Wanda Cunningham to approve a Final Development Plan for Lots 2A and 3 Ponderosa Subdivision Phase 2 on 3.12 acres, more or less, on property located at 5495 S Ponderosa St. Columbia.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the request by Harold and Wanda Cunningham to approve a Final Development Plan for Lots 2A and 3 Ponderosa Subdivision Phase 2 on 3.12 acres, more or less, on property located at 5495 S Ponderosa St. Columbia.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 167-2012**

6. Eibel Plat 2. S25-T50N-R14W. A-2. Donna Eibel, owner. Donald E. Bormann, surveyor.

Director of Resource Management Stan Shawver was present on behalf of this item. Mr. Shawver stated this is a one lot subdivision located on Route E just north of Bethlehem Road in northwest Boone County. Mr. Shawver stated it's a 3.47 acre tract zoned A-2. Mr. Shawver stated the Planning and Zoning Commission approved the plan, and it's ready to be received and accepted by the County Commission with an authorization for the Presiding Commissioner to sign the plat.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby receive and accept the following subdivision plat and authorize the presiding commissioner to sign it:

Eibel Plat 2. S25-T50N-R14W. A-2. Donna Eibel, owner. Donald E. Bormann, surveyor.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 168-2012**

7. Agreement with MODOT for Meyer Industrial Drive Extension (first reading)

Commissioner Miller stated this is the funding the County is receiving from MODOT to help with the extension of Meyer Industrial Drive. Commissioner Miller stated this allows the County to adopt this agreement and create a budget amendment for finalizing our contract on this whole process.

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

8. Proposal for consultant services with Allstate Consultants, Inc. (first reading)

Director of Resource Management Stan Shawver was present on behalf of this item. Mr. Shawver stated his department solicited a proposal for engineering services for the Gibbs Road project. Mr. Shawver stated it was paved not long ago and there have been major breakdowns in the pavement. Mr. Shawver stated it is scheduled for a full depth reclamation, and the engineering staff thought it would be best to have an engineering evaluation of the substrata before any work is done. Mr. Shawver stated the department has the ability to approve consultant agreements up to \$30,000, and Allstate has submitted a list of fees for services that will not exceed \$44,144.

Commissioner Miller stated this sounds like a reasonable process to go through since we're having problems with that road.

Commissioner Atwill asked what the likely results are.

Mr. Shawver stated we hope they are able to define some specific areas that possibly have drainage issues that can be dug out.

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

9. Budget amendment to account for revenue and expenses associated with the City portion of the Seal Coat operation (first reading)

Director of Resource Management Stan Shawver was present on behalf of this item. Mr. Shawver stated this is for one of several joint pavement preservation projects with the city. Mr. Shawver stated this will cover Gans Road, Oakland Gravel Road, Old Miller's Road, and Prathersville Road. Mr. Shawver stated this is to cover the portion that will come in from the city to reimburse the County.

Commissioner Atwill stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading after the 10 day hold required for budget amendments with an appropriate order for approval.

GIS

10. Settlement and Release Agreement with Sanborn Map Company (second reading, first read 3/20/2012)

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the settlement and release agreement between The Sanborn Map Company, Inc. and Boone County, Missouri. The terms of this agreement are stipulated in the attached contract. It is further ordered the Presiding Commissioner is hereby authorized to sign said agreement.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 169-2012**

Commission

11. Board appointments (first and second reading)

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby appoint/ reappoint the following:

Name	Board	Period
Thomas Nelson	Industrial Development Authority	Effective: 3/27/2012 Expires: 3/27/2018
Bob Drainer	Industrial Development Authority	Effective: 3/27/2012 Expires: 3/27/2018
Kris Bezenek	Building Code Board of Appeals	Effective: 3/27/2012 Expires: 3/27/2017
Frank Thomas	Board of Adjustment	Effective: 3/27/2012 Expires: 3/27/2016
Greg Miller	Energy & Environment Commission	Effective: 3/27/2012 Expires: 3/27/2015

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order # 170-2012**

12. Public Comment

13. Commissioner Reports

Commissioner Miller congratulated Commissioner Atwill on having no opponents in the upcoming election. Commissioner Miller stated the directors appreciate some stability. Commissioner Miller stated six people are running in the north, and one in the south, which means there will be seven interview processes for the directors to go through. Commissioner Miller stated she wonders what issues the candidates will say we're not doing right, or we need to change. Commissioner Miller stated they usually focus on IT, Road & Bridge, or Planning.

Commissioner Atwill thanked Commissioner Miller for her compliment, and said he's looking forward to seeing the events unfold. Commissioner Atwill stated he hopes it's not too disruptive for our staff.

The meeting adjourned at 7:19 p.m.

Attest:

Wendy S. Noren
Clerk of the County Commission

Daniel K. Atwill
Presiding Commissioner

Karen M. Miller
District I Commissioner

Skip Elkin
District II Commissioner