

TERM OF COMMISSION: January Session of the January Adjourned Term

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

PRESENT WERE: Presiding Commission Daniel Atwill  
District I Commissioner Karen Miller  
District II Commissioner Janet Thompson  
Senior Buyer Amy Robbins  
Director Resource Management Stan Shawver  
Treasurer Nicole Galloway  
Deputy County Clerk Mike Yaquinto

The meeting was called to order at 1:31 p.m.

**Purchasing**

**1. Bid Opening 03-15JAN15 – Single Axle Dump Trucks**

The following bids were opened by the Commissioners:

Columbia Freightliner & Midwest Systems (CAN BUS)	\$101,641
Columbia Freightliner & Midwest Systems (NON CAN BUS)	\$ 98,353
Columbia Freightliner & Knapheide Equipment	\$102,786
Midway Sterling Western Star & Kranz of KC	\$102,535
MHC Kenworth – Columbia & Knapheide Equipment	\$ 95,978
MHC Kenworth – Columbia & Midwest Systems (CAN BUS)	\$ 94,833
MHC Kenworth – Columbia & Midwest Systems (NON CAN BUS)	\$ 91,545
Scheppers International & Knapheide Equipment	\$101,286
Scheppers International & Midwest Systems (CAN BUS)	\$100,141
Scheppers International & Midwest Systems (NON CAN BUS)	\$ 96,853
Midway Freightliner & Knapheide Equipment	\$100,074

Commissioner Atwill thanked those that bid on the project and said the bids would be returned to Purchasing for further evaluation.

**2. Bid Opening 04-15JAN15 – Tandem Axle Dump Trucks**

The following bids were opened by the Commissioners:

Midway Freightliner Inc & Knapheide Equipment	\$373,356
MHC Kenworth & Knapheide Equipment	\$374,982
MHC Kenworth & Midwest Systems	\$368,952
Columbia Freightliner & Midway Systems	\$369,774
Columbia Freightliner & Knapheide Equipment	\$375,804
Scheppers International & Midwest Systems	\$380,202
Scheppers International & Knapheide Equipment	\$386,232
Midway Sterling Western Star & Kranz of KC	\$385,041
Vanguard Truck Center & Knapheide Equipment	\$474,573

Commissioner Atwill thanked those that bid on the project and said the bids would be returned to Purchasing for further evaluation.

**3. First reading; Bid Award 53-02DEC14 – Shop Fluids Term & Supply**

Amy Robbins read the following memo:

53-02DEC14 – Shop Fluids Term & Supply opened on December 9, 2014. Five bids were received and Public Works recommends award to Champion Brands LLC for offering the lowest responsive bid for Boone County.

This is a term and supply contract and invoices will be paid from department 2040 –

Public Works Maintenance Operations, account 59050 – Engine Fluids. \$35,460.00 was budgeted for this contract in 2015.

There were no comments or questions.

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 appropriate order for approval.

**4. First reading; Cooperative Contract 16/2015 – Stump Grinding Services Term & Supply**

Amy Robbins read the following memo:

Purchasing requests permission to utilize the City of Columbia cooperative contract #16/2015 for Stump Grinding Services with Salter Lawn Services of Ashland, Missouri, to be used as needed by Facilities Maintenance and Public Works Department.

This is a term and supply contract with current term expiring November 30, 2015 and four (4) one-year renewal options available, to be exercised separately at discretion of the County. No requisitions or appropriations are pending at this time. Any expenditures by Facilities would come from Dept 6100 (Facilities & Grounds Maintenance), and Dept 1610 (Parks and Recreation), Account 60400 (Grounds Maintenance). FY 2015 budget is \$14,330.00 in Dept 6100 and \$26,060.00 in Dept 1610.

There were no comments or questions.

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

appropriate order for approval.

**5. Second reading; RFB #46-28OCT14 – Sale of Scrap Metal Term & Supply (1<sup>st</sup> read 1-13-15)**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby award bid 46-28OCT14 – Sale of Scrap Metal Term & Supply to Central Metals Recycling, LLC of Mexico, MO.

The terms of the bid award are stipulated in the attached Purchase Agreement. It is further ordered the Presiding Commissioner is hereby authorized to sign said Purchase Agreement.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #14-2015**

**6. Second reading; Contract Amendment Number One to 27-19JUN14 – Duplicating Services (1<sup>st</sup> read 1-13-15)**

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the attached Contract Amendment Number One to 27-19JUN14 – Duplicating Services.

The terms of this amendment are stipulated in the attached Contract Amendment Number One. It is further ordered the Presiding Commissioner is hereby authorized to sign said Contract Amendment Number One.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #15-2015**

**Treasurer**

**7. Second reading; Approval of Sale Resolution: 911 Center Bonds, Special Obligation Series 2015 (1<sup>st</sup> read 1-8-15)**

Nicole Galloway said she is requesting approval of a Sale Resolution to sell the bonds for the 911 Center. In attendance as well is Jeff White our Financial Advisor from Columbia Capital and Jim Caldwell, our Bond Counsel from Gilmore and Bell. The bonds will actually be sold on January 22 and on that date, we will have a 1<sup>st</sup> & 2<sup>nd</sup> reading for authorization to sell the bonds. This meeting today will act as a bridge to that sale so this is like a 1<sup>st</sup> reading on that sale. We will be going over the process so the Commission understands what will be in front of them next Thursday for approval.

Ms. Galloway said that Moody's has assigned the County a rating of Aa2 for these specific obligation bonds and gave the County an issuer rating of Aa1. The difference between the two is that the Aa2 rating is specific for these bonds based on the project and how it will be paid from the sales tax. The Aa1 rating is for Boone County government in general and is based on our strong financial policies, strong budgeting policies, fund balance and the stable economy in the area. The Aa1 rating is the 2<sup>nd</sup> highest rating in the state. Boone County is the 8<sup>th</sup> largest county by population size and we have the 2<sup>nd</sup> highest issuer rating, only behind St. Louis County here in the state and a higher rating than the state of Kansas. Jim Caldwell will talk about the resolution and the Commission Order for today.

Jim Caldwell said that in the past, Boone County, with regard to special obligation bonds, did negotiated underwritings with particular investment banking firms. This time, the County will be going through the process of a public offering. The order today will authorize the County to offer its bonds at a competitive sale, working with a financial advisor.

There has been drafted a Notice of Bond Sale. This describes the terms of the bonds so those that bid on the bonds will know the parameters they will have to meet and the Notice will go out to potential purchasers of the bonds.

Section 1 of the order authorizes this Notice of Sale to go to potential purchasers. Section 2 deals with the mechanics of the public sale. The Treasurers Office is authorized to receive either fax or electronic bids which will be one week from today with the idea that the winning bid will be selected and presented to Commission for approval on that same day.

Overall, this is a short resolution so we spent quite a bit of time working on a Preliminary Official Statement which is the document that will be used to offer the bonds. It is a fairly thick document where a good portion is the County's Financial Statements. Section 4 of the order authorizes this particular Preliminary Official Statement to be used in the offering of the bonds. This is a brief review of what the order does and said he will take any questions the Commission may have.

Commissioner Atwill asked what the total amount of the offering will be.

Mr. Caldwell said the order authorizes up to \$14 million and we will know the exact amount by the next meeting.

Ms. Galloway said this is a different process than those done before. In the past, it was a negotiated sale and we knew all the costs which were added together and it was easy to get one amount in advance. This time, with the competitive sale, we don't know the best deal until the bids are received. Next Thursday, all the costs will be available for a final total. It won't be higher than \$14 million.

Commissioner Thompson said it is important for people to understand why this mechanism was chosen and if Ms. Galloway could explain that.

Ms. Galloway said there are three different ways to sell debt. There is the Private Placement where the bonds are sold directly to a bank. This was done with the Boone County Hospital Re-funding Bonds. Next, there is the Negotiated Sale where you select an underwriter in advance and negotiate the terms of the debt. Lastly, is the Competitive Sale where bidding is opened for the bonds and the lowest bid is chosen. This is very straight forward financing. It is not complicated. It is for a 911 Emergency Call Center considered an important/necessary facility for government. It provides an essential service and is backed by a voter approved sales tax. The County has a high bond rating and the offering is easy for underwriters to understand. The one day bid will bring competitiveness and the best deal. It is a low risk debt.

Jeff White said that he advised the County to pursue the competitive sale. As an example that is very specific and local, we advised late last fall, on a small scale, less than \$5 million for the Columbia Library to re-finance existing debt this way. They had a rating like the County. In that competitive sale, we received six bids and the difference in interest rates from lowest to highest was .2%. This was a short deal with a very high rating on the general obligation bonds. So this is trying to take advantage because on any given day you don't know which underwriting firm is going to have the best cost of capital available to us.

We expect a similar turnout for the County bonds next week. As the Treasurer mentioned, it is a good time to be in the market. The 10 year Treasury Bonds today are below 1.8% and about 4 – 5 months ago, it was around 2.4%. Process wise, by the end of today, the Notice of Sale and Preliminary Official Statement, which is like our bid document, will be on the street and in the hands of every trading desk that works with municipal bonds tomorrow morning. It is expected we will get a few questions on the County and the offer over the next several days. On Thursday of next week, the bid period closes at 9:00 a.m. So, from 8:30 a.m. – 9:00 a.m., we will accept bids. Most bids these days come in electronically and go through a central bidding platform. At 9:00 a.m. sharp the process is closed and the web site does the math to determine the preliminary winning bidder.

The award is based on the lowest overall interest rate, called the True Interest Cost, which includes not only the interest rate but the underwriter fee. So, when the Treasurer said she did not know exactly the amount of the principle amount on the bonds, she truly did not know. We are going into the market with an offering of \$13,605,000 and the only thing I can promise you is that it will likely be different when we come back next week. After the bid period closes, we will finalize the transaction with the winning bidder. It will then go to the underwriter for signature and then over to Gilmore & Bell for final review. After that, we will be in front of the Commission with the final numbers and approval.

The County is doing everything right. The budget is balanced, there are strong cash reserves and no pension problems. All that is a reflection on why these bonds carry the 3<sup>rd</sup> highest rating you could possibly get.

Commissioner Miller asked if there is something the County could do to get a higher rating.

Mr. White said that based on the size of the County and that 40% of the score is on economic factors which you have no control over, several things could be tweaked, but relative to the economy, the rating is capped at this moment which is not a bad thing. Everything that you have control over you are doing great. It is fund balance, financial management, policy development and cash reserves. This was a very easy story to tell to those who will be bidding on the bonds.

There were no follow up questions and the Commissioners thanked Ms. Galloway, Mr. White and Mr. Caldwell for their presentation on the sale resolution.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the attached order authorizing the offering for sale of Special Obligation Bonds (Emergency Communications Center Project), Series 2015, of Boone County, Missouri; and authorizing and approving certain documents and actions in



connection with the issuance.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #16-2015**

## **Resource Management**

### **8. Annual Report - Planning & Inspections 2014**

Stan Shawver said what the Commissioners have received is the annual report of the Planning & Zoning Inspection Division of the Resource Management Department. The handout is a compilation of the statistical data of the actions of the P & Z Inspection Division over the past year.

The first section deals with the Planning Division. It shows how much land had been re-zoned in 2014. It details the various classifications of zoning applications that have been considered. In 2014, there were 153.23 acres that were re-zoned.

The next page is a comparison of the past five years which shows the level of activity over those years. These numbers fluctuate, it is not a continuous graph going up or down. It is based on the number of applications received and the success of those applications. Because land is re-zoned, it doesn't mean it would be developed. The changes in zoning are more to accommodate one particular use. We encourage people to have a minimal amount of land involved with their re-zoning request as is necessary to accommodate their changing needs. Also detailed is the number of subdivision plats processed and acres and number of lots involved. In 2014, there were 27 final plats consisting of 262 acres and 61 lots.

A notation is that there were 139 acres of preliminary plats filed totaling 300 lots.

Preliminary plats have a five year life span before they expire or become a final plat. Also, there were 39 administrative surveys, 18 family transfers, 24 land disturbance permits and six stormwater discharge permits. There is also a graphic representation showing the zoning activity for the previous five years and the acres re-zoned for those years as well as a comparison of 2013/2014 plats.

The next section is all statistical data for the Building Division for inspection activity in 2014. There were 886 building permits issued with an estimated construction value of \$66,699,294. Of the 886 permits issued, 215 of those were single family residential housing. The inspectors drove over 68,000 miles averaging 92 miles per day. There were 7,021 inspections performed. The average structure value was \$76,037.64. The average single family structure value was \$213,734.57 and there were 48 of those that were more than \$250,000.

Next, there is a pie chart showing the breakdown of residential and all construction between the northern and southern districts of the county and a comparison of this construction for 2013 vs. 2014.

There are two graphs showing the types of residential permits. The first graph shows the single family residential permits since 1980 and the second graph shows a comparison of the three different types of residential permits, Modular Home, Mobile Home and Single Family Home. The graph shows there are fewer Modular Home and Mobile Home permits than there were 15 years ago.

Lastly, Mr. Shawver said he provided last years statistical building report for comparison purposes.

There were no questions and the Commissioners thanked Mr. Shawver for the detailed report.

**Commission**

**9. 1<sup>st</sup> & 2<sup>nd</sup> reading; Organizational Use of the Government Center Conference Room 301 by the Missouri Department of Mental Health Dietetic Services Directors for February 25, 2015**

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the Organizational Use of the Government Center Conference Room 301 by the Missouri Department of Mental Health Dietetic Services Directors for February 25, 2015 from 9:00 a.m. to 2:00 p.m.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #17-2015**

**10. 1<sup>st</sup> & 2<sup>nd</sup> reading; Organizational Use of the Government Center Chambers by People's Visioning for January 17, 18, 24 and 25, 2015.**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the Organizational Use of the Government Center Chambers by People's Visioning for January 17, 18, 24 and 25, 2015 from 9:00 a.m. to 6:00 p.m.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #18-2015**

**11. 1<sup>st</sup> & 2<sup>nd</sup> reading; Approve Closed Session authorized per RSMo Sec 610.021 (3), (9) & (13) at 1:00PM on January 20, 2015**

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby authorize a closed meeting on Tuesday, January 20, 2015, at 1:00 p.m. The meeting will be held in Room 338 of the Roger B. Wilson Boone County Government Center at 801 E. Walnut, Columbia, Missouri, as authorized by RSMo 610.021(3), to discuss the hiring, firing, disciplining or promoting of particular employee by a public governmental body when personal information about the employee is discussed or recorded, RSMo 610.021(9), preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups and RSMo 610.021(13), to discuss individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #19-2015**

**12. Public comment**

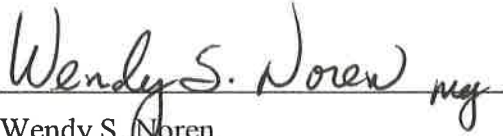
None

**13. Commissioner Reports**

None

The meeting adjourned at 2:13 p.m.

Attest:



Wendy S. Noren  
Clerk of the County Commission



Daniel K. Atwill  
Presiding Commissioner



Karen M. Miller  
District I Commissioner



Janet M. Thompson  
District II Commissioner

