TERM OF COMMISSION: September Session of the July Adjourned Term

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

Boone County Commission Chambers

PRESENT WERE: Presiding Commissioner Dan Atwill

District I Commissioner Justin Aldred

District II Commissioner Janet Thompson

Director of Resource Management Bill Florea

Boone County Counselor CJ Dykhouse

Deputy Boone County Clerk Jodi Vanskike

Public: Tyler Asche – Simon & Struemph Engineering, Chris Campbell – Local Resident

Conference Call Information:

Number: 425-585-6224 Access Code: 802-162-168

The meeting was called to order at 7:00pm.

P & Z

1. Petition to Vacate Lots 54 and 55 of Clearview Subdivision Plat No. 7 as shown in Plat Book 12 Page 29 of the Boone County Records and the right of way for E. Autumn Court that lies between the two lots. (Open Public Hearing)

Director of Resource Management Bill Florea read the following staff report: The Boone County Subdivision Regulations and Zoning Regulations are entered into the record of this meeting.

Petitions have been submitted by Kendra Nigh and Chad Davidson to vacate Lot 55 of Clearview Subdivision Plat No. 7 and by John Foster to vacate Lot 54 of Clearview Subdivision Plat No. 7 as recorded in Plat Book 12 Page 29 of Boone County Records. Both requests include vacation of the right of way for E. Autumn Court. If the vacations are approved, half of the right of way for E. Autumn Court will be replatted into the adjacent lot.

Clearview Subdivision Plat No. 7 was platted in March 1978. The right of way for E. Autumn Court was created to provide future access to Tract 1 of Survey 717-580, hereafter Tract 1, to the north. The roadway was not constructed and remains unbuilt.

The owner of Tract 1 has submitted a preliminary plat for its development. That plat does not utilize E. Autumn Court for access. If platted as proposed, construction of E. Autumn Court will be unnecessary, and the right of way will be surplus.

In accordance with Boone County Subdivision Regulations Section 1.8, the County Commission is required to conduct a public hearing prior to granting permission to vacate and replat a subdivision or portion thereof. Before granting permission, the Commission must find that the action will not adversely affect the character of the neighborhood, traffic conditions, circulation, the proper location, alignment and improvement of streets and roads within and adjacent to the subdivision, property values within the subdivision, public utility facilities and services and will not generally adversely affect the health, welfare or safety of persons owning or possessing real estate within the subdivision.

The character of the area is a residential neighborhood. The proposed vacation and replat will have no impact on that character. In fact, the vacation is proposed, in part, to facilitate development of Tract 1 as a residential subdivision. The topography of Tract 1 makes extension of E. Autumn Court undesirable. Vacation of the E. Autumn Court right of way eliminates the requirement for the developer of Tract 1 to build and extend the roadway onto the property.

Granting the vacation request will not adversely affect current or future traffic conditions, circulation, location and alignment of streets within and adjacent to the subdivision. The preliminary plat for Tract 1 shows residential lots to be platted around a cul-de-sac for Harold Court, and additional lots platted along the Clearview Drive frontage.

The current circulation pattern is adequate for the needs of the area. North-south streets N Autumn Drive and Clearview Drive interconnect with east-west streets Sackets Road and Hackberry Blvd to provide a modified grid. The average block length within that grid is about 901 feet which is less than the maximum block length established by the Boone County Subdivision Regulations which, is 1,320 feet. Access to Tract 1 is also available via Clearview Drive and Harold Court.

The requested vacation will have no effect on public utility facilities and services. There is no platted utility easement along the E. Autumn Court right of way. A well-developed utility network exists in the Clearview neighborhood. Tract 1 is the only undeveloped property that could be affected by the proposed vacations. It has access to existing utilities along Clearview Drive and Harold Court.

The proposed vacation will not generally adversely affect the health, welfare or safety of persons owning or possessing real estate within the subdivision.

Staff recommends approval of the vacation requests subject to the following conditions:

- 1. Said vacations are not effective until the lots and right of way proposed to be vacated have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations.
- 2. The subdivision plat(s) that effectuate the vacations shall apportion the right of way for E. Autumn court equally to Lot 54 and Lot 55.

Commissioner Atwill opened the public hearing.

Tyler Asche stated this item is pretty straight forward, vacating the property and splitting it equally between Lots 54 and 55 giving the residents more property.

Commissioner Atwill closed the public hearing.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the request by Kendra Nigh and Chad Davidson to vacate Lot 55 of Clearview Subdivision Plat No. 7 as shown on Plat Book 12 Page 29 of Boone County Records and by John Foster to vacate Lot 54 of Clearview Subdivision Plat No. 7 as recorded in Plat Book 12 Page 29 of Boone County Records, and to vacate the right of way for E. Autumn Court as dedicated on Clearview Subdivision Plat No. 7 recorded in Plat Book 12 Page 29 of Boone County Records; all subject to the following conditions:

- 1. Said vacations are not effective until the lots and right of way, proposed to be vacated, have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations.
- 2. The subdivision plat(s) that effectuate the vacations shall apportion the right of way for E. Autumn court equally to Lot 54 and Lot 55 or as depicted on the preliminary plat for 561 Subdivision submitted to Boone County Resource Management September 26, 2022.

Commissioner Thompson seconded the motion. The motion carried 3 to 0. Order #460-2022

2. Request by Uptown Investments to approve a Final Development Plan for The Cedars on 65.5 acres located at 2350 N Whitewater & 2480 N Slickrock Dr, Columbia (Pending A-RP zoning).

Director of Resource Management Bill Florea read the following staff report: The Planning and Zoning Commission reviewed this request at its September 15, 2022 meeting and approved the final plan on a vote of 6-0. The minutes of that meeting are incorporated into the record of this meeting.

This property adjoins the City of Columbia to the west and is located approximately 1000 feet north of the intersection of St. Charles Road and Whitewater Drive. The property consists of a 36.30-acre and a 29.20-acre tract.

The current zoning is A-2 (Agriculture) which is the original zoning. Adjacent zoning is as follows:

- West: City of Columbia and the site of Battle High School and a city park;
- North A-2;
- East R-SP (planned residential single family) rezoned in 2014;
- South A-RP (planned agriculture-residential) rezoned in 1999.

The approved review plan shows 52 residential lots with seven common lots and one not-for-development transfer to an adjoining lot. The rezoning and review plan were approved by the County Commission in August 2022 under order 412-2022. The property scored 78 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval:

- All the required information is accurately portrayed on the Plan
- The Final Plan conforms to the approved Review Plan
- The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Final Plan

Three conditions were placed on this plan under County Commission order 412-2022:

- 1. Draft covenants and provisions for maintenance of the common lots must be provided reviewed and approved prior to any submission of any Final Plats for this development.
- 2. The sidewalk/pedestrian facilities are a specific provision of this plan and are required regardless of lot size.
- 3. The transportation per lot fee of \$2,990 or other amount set by the County Commission will be paid with the submission of each Final Plat of the development.

After review, staff has found that the proposal meets the approval criteria for a Final Plan. The conditions have specific triggers that will come with the platting process.

Staff recommended approval of the Final Plan.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the request by Uptown Investments to approve a Final Development Plan for The Cedars on 65.5 acres located at 2350 N Whitewater & 2480 N Slickrock Dr, Columbia.

Commissioner Aldred seconded the motion. The motion carried 3 to 0. Order #461-2022

3. Request by Butch's Investments to approve a Final Development Plan for Butch's Investments 163 on 22.08 acres located at 5450 E Highway 163, Columbia. (Pending M-LP zoning)

Director of Resource Management Bill Florea read the following staff report: The Planning and Zoning Commission reviewed this request at its September 15, 2022 meeting and approved the final plan on a vote of 6-0.

The property is located on the south side of Route 163, approximately 1300 feet west of US Highway 63. It is 22.09 acres in size and zoned A-1 (Agriculture) and has a pending M-LP (Planned Light Industrial) rezoning. There is A-1 property to the south, east, and northwest, REC-P (Planned Recreation) to the west, and M-L (Light Industrial) zoning to the north and northeast.

The zoning history for the property is:

- 2016, a Planned Light Industrial (M-LP) rezoning request was denied by the Planning & Zoning Commission;
- September 2020 an M-LP (Planned Light Industrial) rezoning request was denied by the Planning and Zoning Commission
- December 2020 an M-LP rezoning request with a reconfigured Review Plan was recommended for approval by the Planning and Zoning Commission and approved by the County Commission, Order 623B-2020;
- July 2022, a revised review plan was recommended for approval by P&Z and approved by the County Commission, Order number 360-2022.

The applicant has submitted a final plan for the proposal. This final plan locks in the requested M-LP zoning and allows the property to be divided and developed in a manner consistent with the approved review plan.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval:

- All the required information is accurately portrayed on the Plan
- The Final Plan conforms to the approved Review Plan
- The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Final Plan

After review of the submitted Final Plan, staff has found that the plan meets these three criteria and is ready for approval by the Planning & Zoning Commission.

Staff recommended approval of the final plan.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the request by Butch's Investments to approve a Final Development Plan for Butch's Investments 163 on 22.08 acres located at 5450 E Highway 163, Columbia.

Commissioner Thompson seconded the motion. The motion carried 3 to 0. Order #462-2022

4. Schotte Lane Subdivision. A-2. S6-T48N-R13W. Leeta Dell Cunningham Family Revocable Trust, owner. Kevin Schweikert, surveyor.

Director of Resource Management Bill Florea read the following staff report: The Planning & Zoning Commission reviewed the following plats at its September 15, 2022 meeting and approved them on a unanimous vote. Director Florea asked that the Commission waive the reading of the staff reports and authorize the Clerk to insert them into the meeting minutes as though read verbatim. Staff recommends that you receive and accept the plats of Schotte Lane Subdivision, Baumgartner Subdivision, and Stone Estates Plat 1 and authorize the Presiding Commissioner to sign them.

The subject property is located at the intersection of Schotte Lane and West Jacobs Lane, just over a mile away from the municipal boundaries of the City of Columbia. The proposal seeks to create a 5.03-acre one lot subdivision from a parent parcel of 80 acres. The proposed subdivision lot is zoned A-2 and surrounded by A-2 zoning to the south, east, and north across West Jacobs Lane. Single Family Residential R-S zoning and Moderate Density Residential R-M zoning is present to the west of the proposed lot on the other side of north Schotte Lane. The A-2 zoning is original 1973 zoning. The R-S and R-M zoning was a rezoning action approved in 1976 under County Commission Order 76-14.

The proposed subdivision lot has direct access onto Schotte Lane and West Jacobs Lane. No driveway access exists to serve the proposed lot. The plat dedicates Right of Way along both Schotte Lane and West Jacobs Lane. The applicant has submitted a written request to waive the traffic study requirement.

Consolidated Water provides water service for the area. A 2-inch water main is currently present on the property. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 9, is just under a mile away.

The applicant proposes utilizing an onsite wastewater lagoon that will be permitted by the Director of Resource Management. The applicant has submitted a written request to waive the sewer cost/benefit analysis requirement.

The property scored 44 points on the rating system.

Staff recommended approval of the plat and granting the requested waivers.

This item is included in the plat order.

5. Baumgartner Subdivision. A-2. S12-T49N-R14W. Steven & Elizabeth Baumgarter & Eric & Kristen Taylor, owners. Kevin Schweikert, surveyor.

Director of Resource Management Bill Florea read the following staff report: The subject property is located off of north Nature Lane, about 5 miles to the northwest of the boundary of the City of Columbia. The property is located within a A-2 zoning district and surrounded by A-2 zoning on all sides. The A-2 zoning is original 1973 zoning. The proposal is to create a 2.50-acre lot after right of way dedication out of a parent parcel of 43.88 acres. An existing residential dwelling and barn are present on the property and reside on the land proposed to be subdivided.

The proposed subdivision lot has road frontage along North Nature Lane, a Boone County maintained roadway. The subdivision plat shows a dedication of road right of way equal to 33' halfwidth. A driveway off North Nature Lane currently serves the existing house. The applicant has provided a written request to receive a waiver from the traffic study requirement.

Consolidated Water provides water service for the area. An existing 6-inch water line is present along north Nature Lane. Boone Electric provides electric for the area. The Boone County Fire Protection District provides fire protection. The nearest station, Station 13, is about 3 and a half miles away.

An existing conventional septic system serves the house. The proposal also included a wastewater plan to show where a potential lagoon would go on the property should the septic system fail or need replacements. The applicant has provided a written request to receive a waiver from the sewer cost benefit analysis.

The applicant received a variance for the existing house within the 50' building setback for the A-2 zoning district under case number 2022-005 from the Board of Adjustment with a "as is, where is" condition.

The property scored 30 points on the rating system.

Staff recommended approval of the plat and granting of the requested waivers.

This item is included in the plat order.

6. Stone Estates Plat 1. A-2. S34-T50N-R14W. Megan Stone & Gregory Morton, owners. Jay Gebhardt, surveyor.

Director of Resource Management Bill Florea read the following staff report: The subject property is located on Sweringen Road, approximately 900 feet to the east of the intersection of Sweringen Road, State Route J, and Conrad Road. The parent parcel is 19.64 acres in size with a house and accessory buildings present on the property. The property is zoned A-2(Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

The proposed plat divides the parent parcel into one 8.55-acre lot and a 10.54-acre lot (containing the existing home and accessory buildings).

Both proposed lots have direct road frontage on to Sweringen Road, a publicly dedicated and publicly maintained right-of-way. The applicant has requested a waiver to the traffic study requirement.

The subject property is located in Consolidated Public Water Service District #1, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

The existing house has an on-site wastewater system and any development of the smaller lot will require an on-site system built under permit with Boone County. The applicant has submitted a request to waive the wastewater cost-benefit analysis requirement.

The property scored 41 points on the rating system.

Staff recommended approval of the plat and granting the requested waivers.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby receive and accept the following subdivision plats and authorizes the presiding commissioner to sign them:

- 1. Schotte Lane Subdivision. A-2. S6-T48N-R13W. Leeta Dell Cunningham Family Revocable Trust, owner. Kevin Schweikert, surveyor.
- 2. Baumgartner Subdivision. A-2. S12-T49N-R14W. Steven & Elizabeth Baumgarter & Eric & Kristen Taylor, owners. Kevin Schweikert, surveyor.
- 3. Stone Estates Plat 1. A-2. S34-T50N-R14W. Megan Stone & Gregory Morton, owners. Jay Gebhardt, surveyor.

Commissioner Thompson seconded the motion. The motion carried 3 to 0. Order #463-2022

Prosecuting Attorney's Office

7. First Reading: Amendment #001 Victims of Crime Act (VOCA) Contract Amendment

Boone County Counselor CJ Dykhouse stated this is a renewal of a long-standing grant contract the Prosecutor's Office has had with the State of Missouri. Counselor Dykhouse stated this grant will bring \$155,000.00 state dollars to the County to fund the Victim Specialist, Victim Assistant and part-time Case Specialist positions.

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

Road & Bridge

8. First Reading: Approving temporary MOU with Local 955 regarding new Road & Bridge hires with a valid Commercial Driver's License (CDL)

Boone County Counselor CJ Dykhouse stated normally for this item they would wait until the negotiation process was complete, but an agreement has been reached with the Local 955 on the handling of new hires who possess a commercial drivers license. Counselor Dykhouse stated Road & Bridge Director Greg Edington has received applications from three qualified applicants who already possess a CDL and Director Edington doesn't want to wait to offer them positions and would like to get them on board before the winter weather arrives.

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

Facilities Maintenance

9. Second Reading: Facilities Maintenance – Request for Extended Training Period for New Hire (First Read 09.20.22)

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the request for an extended training period for new employee for Position 382, Senior Facilities Maintenance Technician, through December 16, 2022. This request was made pursuant to Commission Order 147-2005, which requires Commission approval for any training period in excess of 80 hours.

Commissioner Thompson seconded the motion. The motion carried 3 to 0. Order #464-2022

Human Resources

10. Second Reading: Request to transfer above the Authorized Transfer Salary, position 860 Lead Emergency Telecommunicator (First Read 09.20.22)

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the request to transfer above the authorized transfer salary for position number 860, Lead Emergency Telecommunicator, and does hereby authorize an appropriation of \$21.50 an hour for the salary of said position.

Commissioner Aldred seconded the motion. The motion carried 3 to 0. Order #465-2022

11. Second Reading: Request to hire above the Authorized Transfer Salary, position 863 Shift Supervisor, Boone County Joint Communications (First Read 09.20.22)

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the request to transfer above the Authorized Transfer Salary for position number 863, Shift Supervisor, Joint Communications, and does hereby authorize an appropriation of \$24.78 an hour for the salary of said position.

Commissioner Thompson seconded the motion. The motion carried 3 to 0. Order #466-2022

Purchasing

12. Second Reading: Cooperative Contract: C000487 (NASPO Coop 00318) – Public Safety Communication Products, Services and Solutions (Base Stations/Repeaters) with Daniels Electronics Ltd. dba Codan Radio Communications. Joint Communications is seeking to utilize the NASPO cooperative Term & Supply contract on an as-needed basis to purchase Radio Base Stations/Repeaters. (First Read 09.20.22)

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve an agreement with Daniels Electronics Ltd. dba Codan Radio Communications for Public Safety Communication Products, Services and Solutions (Base Stations/Repeaters). The terms of the agreement are set out in the attached contract and the Presiding Commissioner is authorized to sign the same.

Commissioner Aldred seconded the motion. The motion carried 3 to 0. Order #467-2022

13. Second Reading: Surplus Disposal – Heron Art Sculpture – Located outside the Commission Chambers of the Government Center (First Read 09.20.22)

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the Purchasing Office's request to dispose of the Heron Art Sculpture, asset tag 17465, by auction on the GovDeals Auction web site with a minimum bid of \$625.

Commissioner Thompson seconded the motion. The motion carried 3 to 0. Order #468-2022

Sheriff's Office

14. Second Reading: Linn County K-9 Maintenance Training Services Agreement (First Read 09.20.22)

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached K-9 Maintenance Training Services Agreement between Boone County and the following:

- Linn County Sheriff's Office

The terms of the Agreement are set out in the attached and the Presiding Commissioner is authorized to sign said Agreement.

Commissioner Aldred seconded the motion. The motion carried 3 to 0. Order #469-2022

Resource Management

15. Second Reading: Easement Request from Ameren Missouri - Boone County's North Facility Parcel (First Read 09.20.22)

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the Temporary Construction Easement and Pipeline Easement to allow construction of a 12" natural gas steel line by Ameren Missouri (Columbia Transmission Project, Phase 3).

Commissioner Thompson seconded the motion. The motion carried 3 to 0. Order #470-2022

Commission

7. Second Reading: 2022 Boone County Tax Rates (First Read 09.15.22)

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby set the 2022 tax rates per hundred dollars of assessed valuation for county purposes as follows:

County of Boone

General Revenue

Common Road and Bridge

Total \$0.2820 \$0.1200 \$0.0500

Group Homes	\$0.1120
County-wide Surtax on Subclass III Property	\$0.6100

Now be it further ordered that the County Commission, having received reports from the various political subdivisions, so sets their tax rates per hundred dollars of assessed valuation as instructed for the year 2021:

State of Missouri		\$0.0300
Columbia Public Schools	Total	\$5.6661
Incidental Fund		\$1.4969
Teachers Fund		\$3.0973
Debt Service		\$0.9719
Capital Projects		\$0.1000
Southern Boone County R-I Schools	Total	\$5.7901
Incidental Fund		\$3.9857
Teachers Fund		\$0.0000
Debt Service		\$1.8044
Capital Projects		\$0.0000
Hallsville R-IV Schools	Total	\$4.9554
Incidental Fund		\$3.6854
Teachers Fund		\$0.0000
Debt Service		\$1.1100
Capital Projects		\$0.1600
Sturgeon R-V Schools	Total	\$5.0991
Incidental Fund		\$3.8291
Teachers Fund		\$0.0000
Debt Service		\$1.2700
Capital Projects		\$0.0000
Centralia R-VI Schools	Total	\$4.3134
Incidental Fund		\$3.4234
Teachers Fund		\$0.0000
Debt Service		\$0.8900
Capital Projects		\$0.0000
Harrisburg R-VIII Schools	Total	\$5.2540
Incidental Fund		\$3.9918
Teachers Fund		\$0.0000
Debt Service		\$1.2622
Capital Projects		\$0.0000
New Franklin R-I Schools	Total	\$5.2496
Incidental Fund		\$4.4266
Teachers Fund		\$0.0000
Debt Service		\$0.8230
Capital Projects		\$0.0000
Fayette R-III Schools	Total	\$4.9962
Incidental Fund		\$4.2200

Teachers Fund Debt Service Capital Projects North Callaway R-I Schools Incidental Fund Teachers Fund Debt Service Capital Projects	\$0.0000 \$0.7762 \$0.0000 Total \$4.6776 \$3.7735 \$0.0000 \$0.9041 \$0.0000
City of Ashland City of Centralia General Revenue Parks & Recreation City of Columbia City of Hallsville Town of Harrisburg City of Rocheport City of Sturgeon Village of Hartsburg Boone County Fire Protection District General Revenue Debt Service Southern Bo. Co. Fire Protect. District General Revenue Debt Service	General Revenue \$0.2404 Total \$0.9322 \$0.6439 \$0.2883 General Revenue \$0.4032 General Revenue \$0.5399 General Revenue \$0.3538 General Revenue \$0.2639 General Revenue \$0.5336 General Revenue \$0.5905 Total \$0.8842 \$0.6342 \$0.2500 Total \$0.4926 \$0.3279 \$0.1647
Columbia/BoCo Library District	General Revenue \$0.3022
Centralia Library District	General Revenue \$0.5293
Callahan Watershed Subdistrict	General Revenue \$0.0872

Commissioner Aldred seconded the motion. The motion carried 3 to 0. Order #471-2022

8. Second Reading: Amend Commission Order 411-2022 to correct scrivener's error (First Read 09.20.22)

Commissioner Aldred moved now on this day, the County Commission of the County of Boone takes up the rezoning request of DF Clark & Sons LLC, to rezone from C-G (General Commercial) to M-LP (Planned Light Industrial) on 7.83 acres located at 1570 N. Route J, Columbia. Commissioner Atwill moved to approve the rezoning. Commissioner Aldred seconded. Further discussion. Question called. Motion failed and as a result the rezoning request is denied.

Commissioner Thompson seconded the motion. The motion carried 3 to 0. Order #411-2022

9. Public Comment

Property Owner Chris Campbell had some questions for Director of Resource Management Bill Florea regarding next steps for his property. Mr. Florea stated Mr. Campbell can call and request a meeting to discuss it further.

10. Commissioner Reports

None

Attest:

Brianna L. Lennon

Clerk of the County Commission

Daniel K. Atwill

Presiding Commissioner

Justin Aldred

District I Commissioner

Janet M. Thompson

District II Commissioner