

TERM OF COMMISSION: February Session of the January Adjourned Term

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

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

The public hearing was called to order at 9:18 a.m.

**Subject: Public Hearing for Good Time Acres Neighborhood Improvement District**

John Watkins, Public Works Project Development Manager, was present on behalf of this item.

Commissioner Miller noted this district includes Hoedown Drive and Square Circle. This is a hearing to determine whether the Commission will give the notice to proceed with the neighborhood improvement district, which will allow for the property owners to pay off the improvements over a 10 year period. All are equal payments except for two and those two are half payments.

Commissioner Miller opened the floor for a public hearing.

Nathan Odle, partner with NJE LLC, 3315 Berrywood Drive Suite 101, Columbia, was present in favor of the neighborhood improvement district.

Mr. Odle stated NJE LLC worked with John Watkins to propose this neighborhood improvement district because they want to improve the neighborhood. Currently the street is in bad disrepair and the neighborhood has gone down hill. They have been doing their own efforts to bring the neighborhood up to standards and try to improve the area. The neighborhood was run down and beginning to see crime.

NJE LLC has made the decision to not renew some of the leases and begin renovations to many of their units, some beginning this week. Mr. Odle cannot speak for the other property owners in the neighborhood but the whole idea is to bring the neighborhood back up and they believe that will add value to the area. If someone looks at the properties that face Route K. They are nice properties. This neighborhood has been kind of a black eye on the area. They are trying to bring it up to standards and make things more presentable.

Mr. Odle stated he believes adjacent property owners have a lot to gain as well and this is why they requested they be included as a half share. Although they may not feel they are directly affected because they are directly off of Route K they believe those properties will receive benefits such as increased property value because of the road improvements.

If the road improvements do not proceed, then it will be difficult justifying the renovations of their property. NJE LLC is willing to pay their full share to bring the street back up and give people a nice place to live.

Joe Perkins, 5791 S. Route K, Columbia, was present in opposition to the neighborhood improvement district.

Mr. Perkins stated his house sits on the corner of Route K and Hoedown Drive. He does not have anything to do with Hoedown Drive except that it runs along the side of his property. He is not against progress but does not believe that he should have to pay in this neighborhood improvement district. He also believes that Hoedown Drive, when originally built, was built to county specifications. He does not understand why the County did not take over the maintenance of Hoedown Drive. He believes the road was built in 1973 or 1974 and the road has always been a good road.

Commissioner Miller asked if Mr. Perkins' property was a commercial property. Mr. Perkins stated no.

Commissioner Elkin asked Mr. Perkins if he had any access to Hoedown Drive. Mr. Perkins noted he does not use Hoedown Drive because he has no access to the road.

John Watkins stated the reason that the corner lots received half assessments is because they did not have direct access to Hoedown Drive. There is nothing that says those property owners cannot have access to the road. If those property owners were to get a driveway permit they would be able to get one.

Mr. Perkins stated he has no need for a driveway access on to Hoedown.

Mr. Watkins stated Mr. Perkins may not have a need for access to Hoedown Drive but he may sell his property and the next owner may want that access. This is the point of view they tried to use and make it fair by only having half assessments.

There was discussion about the other corner properties.

Commissioner Miller stated if the corner properties did not have the half assessment then the other property owners would be paying an additional \$513 over the 10 year period.

Mr. Odle asked if all residents signed the petition. Mr. Watkins stated Mr. Bock is the other corner lot that received half assessment and he signed the petition.

There was discussion about the property owners who did not sign the petition.

Mr. Watkins stated anyone that has a driveway right now on to Hoedown Drive was given

the full assessment. For those who currently do not have a driveway on to Hoedown but could were given half assessment.

There was no further public comment.

The public hearing was adjourned at 9:29 a.m.

Attest:

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Wendy S. Noren  
Clerk of the County Commission

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Keith Schnarre  
Presiding Commissioner

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Karen M. Miller  
District I Commissioner

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Skip Elkin  
District II Commissioner