

**TERM OF COMMISSION:** April Session of the February Adjourned Term

**PLACE OF MEETING:** Boone County Government Center Commission Chambers

**PRESENT WERE:** Presiding Commissioner Don Stamper  
District I Commissioner Karen M. Miller  
District II Commissioner Linda Vogt  
Deputy County Clerk Michelle Malaby

The regular meeting of the County Commission was called to order at 9:32 a.m.

**SUBJECT: Open Bid 50-18APR95 Gillespie Bridge Road Improvement**

Pat Ryan of Henry Sapp and Sons stated the specifications said bids were to be submitted in the specification book. The bid from Richardson and Bass has not been submitted in that manner. Mr. Ryan asked that the issue be addressed before the bids are opened.

Responses were opened as follows:

Company	Location	Base Bid	Water Main	Bid Bond
Richardson and Bass	Columbia, MO	\$842,458.66	\$107,577.50	Yes
Emery Sapp & Sons	Columbia, MO	\$703,349.65	\$59,415	Yes
C.L. Richardson	Ashland, MO	\$802,292.75	\$74,296	Yes

**SUBJECT: Speed Limits: Bethany Drive, Bellview Drive, University Estates Subdivision**

Commissioner Miller moved that the County Commission of the County of Boone establish a 20 mile per hour speed limit in University Estates Subdivision, affecting Hill Top Drive, Hill Side Drive and Campus Drive; and establish a 25 mile per hour speed limit on Bethany Drive and Bellview Drive.

Commissioner Vogt seconded the motion. Motion passed unanimously. Order 215-95.

**SUBJECT: Discuss Call Back Pay Policy**

Human Resources Director Mark Stone stated the goal of the policy is to create consistency on how employees are compensated if they are called back to work. Mr. Stone read the proposed policy. The policy will impact the Facilities Maintenance Department most. The Sheriff’s Department and Public Works Department have provisions for compensating employees when they are called back to work. This policy is in line with the Sheriff’s Department procedure. The cost of implementing the policy is estimated at \$925 per year.

Commissioner Stamper asked if the policy was reviewed by the Personnel Advisory Committee?

Mr. Stone stated he advised them a policy was being developed.

Commissioner Miller moved that the County Commission of the County of Boone adopt the attached Call Back Pay Policy as presented.

Commissioner Vogt seconded the motion. Motion passed unanimously. Order 216-95.

**SUBJECT: Request to Use Courthouse Plaza**

Commissioner Vogt moved that the County Commission of the County of Boone authorize use of the Courthouse Plaza by RAIN, Regional AIDS Interfaith Network, for the RAIN Salute to Life Walk on April 29, 1995 from 7:00 a.m. to 10:00 a.m.

Commissioner Miller seconded the motion. Motion passed unanimously. Order 217-95.

**SUBJECT: City of Centralia Request for Funds for E-911 System Recording Equipment**

Commissioner Stamper stated the City of Centralia requests \$6,000 from the funds collected for the E-911 system in order to purchase recording equipment. He requested, but has not received, comments from Joint Communications and Information Center Director Mike Sanford.

Commissioner Vogt spoke in support of the request. It is an appropriate use of the funding. The City of Centralia does not request assistance from the County very often.

Commissioner Stamper suggested the Commission obtain Mr. Sanford's opinion and ask Mr. Patton about the legality of using the funds in the manner requested before taking action.

**SUBJECT: Adopt Revisions to Subdivision Regulations**

Director of Planning and Building Inspection Stan Shawver presented a document which he stated contains all requested changes.

Commissioner Stamper requested public comment.

John Page, 2701 Woodberry Court, stated builders and developers are not opposed to improving standards in County subdivisions. They are opposed to the document before the Commission. At a past meeting, it was stated several things in the document would be deleted.

Kas Carlson, 1110 Willow Creek, stated they were told there would be exemptions for approval of tract splits and changes in the provision for conveyance of land between neighbors. He agrees the master plan should be included, but the County does not really have a final master plan. On page 16, they discussed that the provision which begins--if in the Director's judgment--might be moved to the preliminary rather than final plat stage. They discussed how few certified traffic engineers there are and how hard it will be to have a certified traffic engineer prepare the traffic analysis.

Commissioner Stamper stated the wording has been changed to allow the County Engineer perform the analysis in some cases and a qualified, registered engineer retained by the developer, in others.

Mr. Carlson stated he is leery of the cost of the survey being passed on to the developer.

In response to a question from Mr. Carlson, Commissioner Stamper stated cul-de-sac length is addressed on page 40. The length can be greater, with Commission approval, if necessitated by topography.

Mr. Carlson requested more consideration be given to the document and that more public hearings be held.

Commissioner Stamper stated Mr. Carlson expressed concern with tract division and exchanges between landowners and asked Director Shawver to address the matter.

Director Shawver stated Mr. Patton used language which the City of Columbia uses to deal with tract splits and adjacent tract splits. He fed the language into the definition of a subdivision. Director Shawver read the pertinent regulation. Mr. Patton tried to boil down several pages of Columbia regulations which were not all applicable.

Mr. Carlson stated that varies from the discussion at the work session Commissioner Stamper had with developers. Developers are trying to change that City of Columbia regulation.

Commissioner Miller asked wouldn't the land be surveyed in order to split a tract?

Mr. Carlson agreed a survey should be done.

Commissioner Miller stated the regulation is about as innocuous as it can be.

Director Shawver stated rather than the survey going through the administrative survey process, they will look at it as a tract split and sign off on it.

Mr. Carlson stated he may have misread that regulation.

Commissioner Stamper stated he feels badly that people attending the work sessions thought one Commissioner could bind the Commission. He tried to point out he would bring comments back to the Commission. Commissioner Stamper stated he believes he did a good job stating the preferences of developers to the Commission.

Commissioner Vogt stated in regard to the statement made that the County does not have a master plan, the County does have a plan. It is required by statute. It is old, so it is being updated. The regulation in question is not new. It has not been cumbersome in the past.

Mr. Carlson asked if a piece of land is zoned as a developer wants to use it, but the master plan disagrees with that use, could that be used against the developer.

The Commission did not see anyway that it could.

Commissioner Stamper stated regarding preliminary versus final plat requirements, he is about as confused as anyone as to what people want.

Director Shawver stated his understanding from Mr. Carlson's comments, is he is concerned about identifying public infrastructure that would be involved in a development agreement. The idea was to identify public infrastructure as early as possible. Rather than putting that in as a preliminary plat requirement, Mr. Patton choose to place the wording in the final plat section. Director Shawver read the relevant section of the regulations. Director Shawver stated it is his intent that staff identify infrastructure as early as possible. Preferably in the concept review stage.

Mr. Carlson stated there has been trouble getting representatives together for the concept review. It is difficult to spend a great deal of money to be tripped up by something that should be discovered in the preliminary plat phase.

Director Shawver stated in the past, there has not been a standard of what is necessary for a concept review. Developers would come in with virtually nothing in hand. Utility companies were frustrated with the vagueness of plans and indicated they would not come until there was something to look at. As a result, some very concrete requirements were developed for the concept review.

Mr. Page asked will the County constantly review the regulations?

Commissioner Stamper replied yes, there is a built-in review process. The regulations can be changed with one public hearing.

Director Shawver stated written comment was received last week expressing concern about the provision that municipalities have right of standing in subdivision plat approval. If the Planning and Zoning Commission approves a plat, a municipality, by resolution, can ask the County Commission to deny the plat if it is within one mile of municipal limits. A majority vote by the County Commission is then necessary to approve the plat. That is a statutory requirement. It has been in the subdivision regulations since 1973.

Commissioner Stamper the goal in revising the regulations was to set a new standard for subdivisions, to ensure that if growth is to occur, there will be adequate infrastructure. He is proud of the process the Commission went through to revise the regulations. Commissioner Stamper moved that the County Commission of the County of Boone adopt the attached Boone County, Missouri Land Use Regulations, Chapter 1, Subdivision Regulations.

Commissioner Miller seconded the motion.

Commissioner Vogt stated she hopes the document helps manage growth in the County and helps the Commission manage public funding of that growth.

Commissioner Miller stated the regulations should eliminate developments created outside the regulations. That is where problems have occurred. The problem has not been with people who develop land for a living, but with those who develop land on a lark.

Motion passed unanimously. Order 218-95.

Commissioner Stamper left the Commission Chambers at 10:23 a.m.

**SUBJECT: Award Bid Number 39-04APR95, Tool Boxes,  
Bid Number 40-04APR95, Compactor Tamper,  
Bid Number 41-04APR95, Vibratory Roller,  
Bid Number 42-04APR95, Vibratory Plate Compactor,  
Bid Number 43-04APR95, Pumps and Hoses  
Bid Number 44-04APR95, Bituminous Materials**

Assistant Public Works Department Frank Abart distributed written award recommendations.

Commissioner Vogt moved that the County Commission of the County of Boone award bid number 39-04APR95, Tool Boxes, to Knapheide Truck Equipment of Jefferson City, Missouri in the amount of \$785.

Commissioner Miller seconded the motion. Motion passed unanimously. Order 219-95.

Commissioner Vogt moved that the County Commission of the County of Boone award bid number 40-04APR95, Compactor Tamper, to GM Supply Company in the amount of \$4,086.

Commissioner Miller seconded the motion. Motion passed unanimously. Order 220-95.

Commissioner Vogt moved that the County Commission of the County of Boone award bid number 41-04APR95, Single Drum Vibratory Roller, to H. M. Dinsler, in the amount of \$8,165.

Commissioner Miller seconded the motion. Motion passed unanimously. Order 221-95.

Commissioner Vogt moved that the County Commission of the County of Boone award bid number 42-04APR95, Vibratory Plate Compactor, to GM Supply Company in the amount of \$2,980.

Commissioner Miller seconded the motion. Motion passed unanimously. Order 222-95.

Mr. Abart recommended award to the sole bidder, Allied Construction Equipment, Inc., stating this equipment is very specialized. The equipment must withstand extremely high temperatures.

Commissioner Vogt moved that the County Commission of the County of Boone award Bid Number 43-04APR95, Pumps and Hoses, to Allied Construction Equipment, Inc. in the amount of \$18,636.

Commissioner Miller seconded the motion. Motion passed unanimously. Order 223-95.

Commissioner Vogt moved that the County Commission of the County of Boone award item two of Bid Number 44-04APR95, Bituminous Materials, to Coastal Refining. All other items of Bid Number 44-04APR95, Bituminous Materials, are awarded to Koch Materials.

Commissioner Stamper returned to the Commission Chambers at 10:38 a.m.

Commissioner Miller seconded the motion. Motion passed unanimously. Order 224-95.

**SUBJECT: Discuss Suspension of Hospital Lease Negotiations**

Commissioner Stamper stated since the Commission originally discussed this issue, the hospital trustees have discussed strategy in a closed session. He advised the trustees the Commission is concerned with any negotiations which would revise the lease to require a for profit status for the hospital or a 30 year extension of the lease. The trustees scheduled a meeting on April 24, 1995, at which they intend to decide their direction. He would like to address a letter to the trustees which outlines the Commission's concerns and the Commission's role in lease negotiations.

The Commission agreed.

**SUBJECT: The Trust for Public Land Request for Letter of Support**

Commissioner Stamper stated he met with representatives of The Trust for Public Land, an organization which conserves land for the people, to discuss the possibility of acquiring the Philips tract. They now request the Commission write a letter to the Congressional delegation in Washington, DC in support of The Trust for Public Land's efforts to acquire a piece of land in southern Boone County which is adjacent to the Columbia Regional Airport. The parcel is 450 acres in size. The purchase price is \$725,000.

Commissioner Miller stated she thought this group put up funding until public funding is available.

Commissioner Stamper stated that is correct. They are seeking a commitment from the federal government to attach the land to the Mark Twain National Forest.

Following discussion, Commissioner Stamper moved that the County Commission of the County of Boone authorize individual letters be addressed to the Missouri Congressional delegation in support of the effort of The Trust For Public Land to acquire 450 acres of land, the location of which is indicated on the attached Subject Location/Area Map, in the Cedar Creek Ranger District of the Mark Twain National Forest.

Commissioner Miller seconded the motion. Motion passed unanimously. Order 225-95.

**SUBJECT: Award Contract and Issue Notice to Proceed, Construction of McBaine Levee**

Commissioner Stamper stated Crockett Engineering Consultants recommends the County delay issuing the notice to proceed due to the rain the County is receiving. If notice to proceed were given now, it would result in a loss of days on the project. Commissioner Stamper moved that the County Commission of the County of Boone award a contract for construction of the levee at McBaine to Emery Sapp and Sons. The Presiding Commissioner is authorized to give notice to proceed by signing the notice.

Commissioner Miller seconded the motion. Motion passed unanimously. Order 226-95.

**SUBJECT: Reports from Commissioners**

Commissioner Miller reported on her meeting with the Director of the Facilities Maintenance Department concerning the Government Center. A letter will be issued to Department Heads and Officeholders outlining who to call for housekeeping, repairs or other work. The Director is the only individual in the Department who will have a grand master key. Facilities Maintenance will have a key to a key box which will contain a ring of keys to the main doors of each office except the Treasurer, Collector and Recorder, who request their cleaning be done while they are open.

Commissioner Stamper requested permission to address letters to property owners adjacent to the Government Center to the north to request they notify the Commission of any intention to sell their property.

Commissioner Miller agreed, stating opportunities to purchase property come up rarely.

Commissioner Stamper stated Judge Conley has expressed concern with who is parking on the controlled lot on the Courthouse square. He also expressed concern with the lighting of other

parking lots. He requested the Commission allow the court en banc to control who parks on the Courthouse lot. Commissioner Stamper stated it is his perception relinquishing control of the lot is not acceptable to the Commission, but he wanted to make sure of that before he wrote Judge Conley to express appreciation for his comments and request he outline who he believes should be parking on the controlled lot so the Commission can consider the matter.

Commissioner Miller and Commissioner Vogt agreed with Commissioner Stamper.

Commissioner Stamper stated the Prosecuting Attorney's office requests authorization to plant a tree on the Courthouse Square on April 25th in a ceremony recognizing crime victims. Trees are scheduled to be planted around the amphitheater. This could be the first tree.

Commissioner Miller questioned what type of tree do they intend to plant. Will the trees be the same or different?

Commissioner Stamper stated he has no idea. He thinks they will all be different. A tree is a tree.

Commissioner Miller replied some trees get big. Some stay small. It should be considered.

Commissioner Stamper stated he discussed it with the architect and the construction manager. There was not a great concern with the type of tree to be planted.

Commissioner Stamper stated in discussions on the feasibility of selecting a consultant to look at health care issues in the community and determine if a consolidated effort should be made, the hospital trustees, the University of Missouri and Boone County have agreed to jointly fund the project. He and the other representatives will meet with two consultants on Friday. Commissioner Stamper asked Commissioner Miller and Commissioner Vogt if they object to his actions. In regard to the expense, he cannot imagine it would cost the County more than \$10,000 to \$15,000.

Commissioner Vogt stated the Commission made review of community health care a priority for 1995. This is a step in that direction. She was thinking the County's share would be less than \$20,000.

Commissioner Stamper stated if consolidation proves to be feasible, you could engage in something that could be costly, but would ultimately lead to a better structure. He will try to keep the Commissioners informed.

Commissioner Miller stated she is not uncomfortable with the proposal.

The meeting adjourned at 10:51 a.m.

Attest:

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Don Stamper  
Presiding Commissioner

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Wendy S. Noren  
Clerk of the County Commission

\_\_\_\_\_  
Karen M. Miller  
District I Commissioner

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Linda Vogt  
District II Commissioner