

TERM OF COMMISSION: May Session of the May 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  
County Counselor John Patton  
Deputy County Clerk Ashley Williams

The adjourned term meeting of the County Commission was called to order at 9:34 a.m.

**SUBJECT: Petition for the Vacation of a Road - Part of Campus Drive and University Estates**

Mr. David Piest, Registered License Surveyor with the Public Works Department submitted a petition for the vacation of a public road in a subdivision. He described the road as: All that part of Campus Drive north of the line created by extending the property line between lots 24 and 37, as recorded on July 18, 1972 in book 10, page 189, in a westerly direction until it intersects the west boundary of the Campus Drive easement. At the present time, he said, there are efforts being made to also vacate the three lots that surround the roadway. The lots are owned by the same individual. As a result of this action, the Public Works staff recommends the Commission delay action till May 27, 1997 when the petition for the vacation and all of the appropriate documentation will be presented to the Commission. It would also give Public Works a chance to develop an adequate turnaround at the end of the road.

Commissioner Stamper asked Mr. Piest to define the logic behind the petition.

Mr. Piest said that the road exists only on paper and the owners want to incorporate the lot into one large lot. Because the area is a proposed Neighborhood Improvement District (NID), Mr. Piest checked with Andy Lister, coordinator of the NID program, who said the proposed vacation would not conflict with the NID efforts.

Mr. Piest reminded the Commission that this type of a road vacation does not require a second reading and action may be taken at any time after the first reading.

Commissioner Stamper moved that the County Commission of the County of Boone acknowledge the receipt of a petition for part of Campus Drive in University Estates and that the request for the vacation of the road not be acted on until the request for the vacation of the adjacent lots is concluded.

Commissioner Miller seconded. Motion passed unanimously. **Order 176-97.**

**SUBJECT: Change Order for Locust Grove Church Road**

Design and Construction Director Tom Ratermann explained that Change Order #4 on Locust Grove Church Road was to help minimize the disturbance near two trees on property adjacent to the road. He said that the County had committed to preserve the two trees in the acquisition by constructing a retaining wall. The change is at the request of the property owner. Mr. Ratermann said that the retaining wall was a masonry block wall with a grid that extends back into the soil they are trying to retain. If they use crushed rock instead of soil, as a tie-in with the dirt, they could reduce the distance needed to dig around the trees by 1 1/2 to 2 feet.

Commissioner Miller said she wanted to save the trees, but was curious if this change would minimize damage to them.

Mr. Ratermann said that the landscaper was optimistic that the trees would survive. He reminded the Commission that at the time they came to terms on the acquisition agreement, there was not a final design for a retaining wall. They committed to a retaining wall, not to a change in the type of backfill.

Commissioner Miller moved that the County Commission of the County of Boone approve and authorize the Presiding Commissioner to sign Change Order #4 on Locust Grove Church Road, Contract Number 84-15AUG96 in the unit price amount of \$5,438.34.

Commissioner Vogt seconded. Motion passed unanimously. **Order 177-97.**

**SUBJECT: Centre Pointe Discussion**

Commissioner Stamper said he wanted the Commissioners to engage in a free flowing discussion regarding the Centre Point request for rezoning. He said that much work had gone into evaluating the merit of the proposal, some in joint activity and some in individual activity.

He outlined the four points the Commissioners had studied.

1. The property in question is environmentally sensitive. No matter what is zoned there, the environmental issues will have to be addressed.
2. There is a potential impact to the city airport and there are differences in the way that area is viewed.
3. There has been a strong call from the citizens of Boone County for the need for balanced economic growth within the County.
4. This proposal has created an opportunity to approach the area around the airport with a master plan initiative that would allow the County to establish types of uses, to define the area as potential industrial/commercial growth and to establish set backs, green space, parking and to have a special emphasis on any development in the area.

Commissioner Stamper said that these ideas were developed through several discussions with individuals and groups. He cautioned that there had been no vote taken and no position taken as to whether or not the rezoning would be approved. He said he believed a better spirit of working together is possible.

Commissioner Miller said that the timing on this issue is perfect because the local ASCS office has been approved to do a SALT project in the area of the proposed development. Whatever regulations or conditions the Commission could decide to place would ensure that everyone building in the drainage area would be treated the same in order to minimize damage to the area. The strongest opposition, she said, came from people concerned with storm water runoff. She reiterated that this was the perfect time for the Commission to identify what they feel is reasonable for the whole area and maybe to do some joint planning before going back to the cities of Columbia and Ashland and to work around their boundaries. She said the Commission should lead the pack.

Commissioner Vogt said that the request deserves a good amount of attention. She said that they had heard from all spectrums: from a desire for economic growth to a call for doing nothing. She agreed with Commissioner Miller that there were a lot of issues coming together and the County and cities involved should use those issues to their advantage. Whether or not the development is built, she said, this issue could become the impetus that would cause the Commissioners to look clearly at the needs of the County. The Commission had determined that storm water was a priority and this project alone was an example of that priority.

Commissioner Vogt said that the cities and County could work together to come up with a solution and that this would not be the last request that would require those entities to work together. Strict guidelines under a current comprehensive plan would help provide choices that would carry the County into the future.

Commissioner Stamper noted a fifth point to their discussion.

5. The bottom line, he said, it to make sure that any terms and conditions will work and that they'll be functional and meaningful. The question now is how to move forward.

Commissioner Miller suggested that a group be formed that included staffs from both Planning and Zoning bodies along with an individual with a neutral interest to mediate the situation and to bring the focus and the facts forward.

Commissioner Vogt suggested a second meeting with the Columbia City Council to create a plan for proceeding. She said she was not opposed to the technical experts supplying the information, but felt that the policy makers needed to start the discussion and provide an outline.

Commissioner Stamper suggested that a Commissioner meet with Columbia city manager Ray Beck for his ideas on proceeding. He said he felt they owed Mr. Levy a reasonable response and wanted the Commission to move in a timely, yet specific way. He also said he wanted to push for a philosophical discussion in a joint session between the Commission and the Columbia City Council.

Commissioner Vogt said she felt they needed to have a meeting with the service providers of that area.

Director of Planning and Building Inspections Stan Shawver said that those issues were more of an infrastructure problem. He said that proposals needed to be in place, the services pro-rated and then the service providers could meet with the policy makers to see if they could accommodate those changes.

Commissioner Stamper asked if they were comfortable for calling a meeting between the joint bodies. The Commission would pursue coming to terms with the city and other providers on the initiative of the master plan in the area defined around the airport to determine infrastructure, planning and conditions needed to support any type of industrial or commercial growth. He also asked that a member of the Commission meet with City Manager Ray Beck and City of Columbia Mayor Darwin Hindman to push for a joint session to hear policy maker's concerns and thoughts on the rezoning issue of Centre Pointe.

**SUBJECT: Enter into an Agreement for a Guarantee and Collateral Pledge for Bonded Improvements for the Remaining Road Construction on Trikalla Drive**

Commissioner Stamper asked that this issue be held until the next regularly scheduled meeting.

**SUBJECT: Reports from Commissioners**

Commissioner Stamper read a note of appreciation from Project Face to Face, sponsored by the Regional AIDS Interfaith Network. He also presented a gift from the organization, a framed and matted copy of the Project Face to Face poster. Commissioner Stamper also commented on the RAIN parade held the weekend before and the anniversary celebration for Rock Bridge Park.

Commissioner Stamper reminded everyone he would be reading a proclamation for Employee Health and Fitness Month at 5 p.m. this evening on the courthouse square.

The meeting adjourned at 10:25 a.m.

Attest:

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Don Stamper  
Presiding Commissioner

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Wendy S. Noren  
Clerk of the County Commission

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Karen M. Miller  
District I Commissioner

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Linda Vogt  
District II Commissioner