

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 Skip Elkin
County Counsel John Patton
Deputy County Clerk Brian Wright

The Presiding Commissioner called the meeting to order at 1:35pm.

Subject: Purchasing Department

Melinda Bobbitt, Purchasing Department Director was present on behalf of these items.

A. Second Reading to Award a Bid for Public Works Furniture

Commissioner Elkin moved to award bid 16-18APR01 as follows:

FOR	TO
Public Works Furniture	Inside the Lines

Said bid is awarded per the attached recommendation of the Purchasing Department. It is further ordered that the Presiding Commissioner be hereby authorized to sign the agreements.

Commissioner Miller seconded the motion.

There was no discussion or public comment on the matter.

The motion passed 3-0. **Order 219-2001**

B. Second Reading to Award a Bid for Lien Search Services

Commissioner Elkin moved to award bid 23-02MAY01 as follows:

FOR	TO
Lien Search Services	Guaranty Land Title Inc.

Said bid is awarded per the attached recommendation of the Purchasing Department. It is further ordered that the Presiding Commissioner be hereby authorized to sign the agreements.

Commissioner Miller seconded the motion.

There was no discussion or public comment on the matter.

The motion passed 3-0. **Order 220-2001**

Subject: Public Works Department

A. Second Reading and Approval of the Revised Design Scope for Benson Road

John P. Watkins II, Public Works Department was present on behalf of this item.

John Watkins stated that he was returning before the Commission today, to address the request made by Commissioner Stamper at the previous meeting. (Regarding the response of any land owner and the Mayor of Sturgeon) Mr. Watkins stated that he spoke to William Tincher, land owner, regarding the S-curve and how it would effect his property. He noted that Mr. Tincher requested that his land be zoned as commercial.

Commissioner Stamper stated that he hoped Mr. Watkins informed Mr. Tincher that the County does not link Land Acquisition to Land-Use decisions.

John Watkins responded that he had informed Mr. Tincher of the County's position on the matter.

John Watkins stated he had also contacted Dean Connolly, the City of Sturgeon Street Superintendent and Jeff Stevens, retired Mayor of Sturgeon. He stated that both gentlemen agreed to the scope of the project. He noted that both were concerned about the drainage issue, on the eastside of the railroad tracks, where the County connects to the city. He further noted that the County will be addressing the drainage problems. Mr. Watkins stated that there was also a concern regarding the Fairgrounds entrance, noting the heavier amount of traffic the area receives.

Commissioner Stamper stated that there is a granting process that the City of Sturgeon could make an application for, to address those issues.

Commissioner Miller asked who is the current mayor of Sturgeon.

Commissioner Elkin responded that that it is Gene Kelly. He stated that the traffic points between the points on Benson Road were minimal, and noted the significant cost savings to the County the revised scope will provide.

Commissioner Stamper moved to approve the revised design scope for the Benson Road project, and authorize the Presiding Commissioner to sign any necessary documentation.

Commissioner Elkin seconded the motion.

In discussion, John Watkins asked if the Commission Order included the request for the inclusion of an alternate bid for an asphalt roadway instead of a chip & seal roadway.

Commissioner Stamper stated that the matter is up to the Public Works Department, noting that it was a suggestion on his behalf, not a requirement.

There was no public comment on this matter.

The motion passed 3-0. **Order 221-2001**

B. Second Reading and Approval of the Right of Way Vacation for Bellview Drive (North of Bethany Drive)

Commissioner Elkin stated that in the previous meeting, the possible concern with an owner being land-locked was raised. He noted that Stan Shawver, Planning and Building Director presented him with a map of the area that possibly shows an owner being land-locked.

John Patton stated that he wasn't sure if Commissioner Elkin had the right map for the area. Mr. Patton stated that he visited the area, and noted that there may be some discrepancies between the Commissioner Elkin's map and the location he inspected. He stated that it was his belief that the property in question is not land-locked.

Commissioner Miller asked if the item could be tabled until the next meeting, until more research can be done on the matter.

Commissioner Stamper answered affirmatively, and noted that he thought Commissioner Elkin's map was up-to-date.

C. Second Reading and Approval of Change Order #5 for the Bank Stabilization Project (Clay's Fork Road Bridge and Soft Pit Hill Road)

Commissioner Miller stated that the two projects mentioned in the Change Order needed immediate action, and could not wait until the next year's budget process. She stated that the County already had a contract with C.L. Richardson, dealing with bank stabilization projects. She noted that these two projects would be added to the contract.

Commissioner Miller moved to approve Change Order #5, for the Bank Stabilization Project for Clay's Fork Road Bridge and Soft Pit Hill Road, in the amount of \$18,482.25, and authorize the Presiding Commissioner to sign the Change Order.

Commissioner Elkin seconded the motion.

There was no discussion or public comment on the matter.

The motion passed 3-0. **Order 222-2001**

Subject: Second Reading and Approval of the Mid-Missouri Coalition/Advent Transfer Agreement

Phil Steinhaus, Manager for the Office of Community Services and Guri Wittstruck, Program Coordinator for Advent were present on behalf of this matter.

Commissioner Stamper stated that he requested Mr. Steinhaus be present on behalf of this matter today, due to lack of understanding of why this agreement was being executed during the first reading.

Phil Steinhaus stated that the Boone County Resource Mothers Program is targeted at pregnant and carrying teenagers in Boone County. He stated that the pregnant teenager is paired with a mentor. The mentor helps the teenager through the pregnancy, and through the first-year of the life of the child. He noted that originally, the program started with a three-year grant through the University Extension. After the grant funding ran-out, due to the effectiveness of the program (no repeat pregnancies, improved nutritional aspects for mother and child, improved parenting skills) a group of volunteers in Columbia, known as the Mid-Missouri Coalition on Adolescent Concerns, tried to keep the program going- by seeking grants from the City and County.

Phil Steinhaus stated that the program operated with two staff persons, for a period of two years. Mr. Steinhaus stated that as the program began to expand in Boone County, it became more complex, making it more difficult for volunteers to continue running the project. He noted that the Coalition began looking for another organization that could incorporate this program.

Phil Steinhaus stated that the board of Mid-Missouri Coalition on Adolescent Concerns met and negotiated with the board of Advent to move the program under Advent's control. He stated that the issue was brought before the Community Services Advisory Commission. He noted that at that time the matter was reviewed by the Commission, and a recommendation was made to the City Council and the County Commission to approve the transfer for the remainder of this year's contract to Advent Enterprises.

Phil Steinhaus stated that it was his belief that Advent brings many strengths to the program, noting their investment in technology and staff training.

Commissioner Miller stated that she thought the program is a good program, noting its prior successes in the community.

Phil Steinhaus stated that the program is an outcomes-based model, noting that the program collects data and measurements from the first day the teenager joins the program.

Commissioner Elkin asked how many mothers does the program currently help.

Guri Wittstruck responded that the program helps about fifty teenagers. She stated that with the program now merging with Advent, the program can now be split into a pregnant teen section and a parenting teen section.

Commissioner Stamper stated that his initial concern with this agreement was based on his belief that the program would become lost in Advent.

Guri Wittstruck stated that she did not think this would be a problem, noting that there is a good name recognition for the program for Advent.

Commissioner Stamper stated that one of the reasons that makes it a good program is because of its personal touch.

Commissioner Miller moved to approve the transfer of the Boone County Resource Mothers Program from the Mid-Missouri Coalition on Adolescent Concerns to Advent Enterprises, Inc, and authorize the Presiding Commissioner to sign the agreements.

Commissioner Elkin seconded the motion.

There was no discussion or public comment.

The motion passed 3-0. **Order 223-2001**

Subject: Second Reading and Approval of the Master License Agreement with ESRI

Commissioner Miller stated that the Agreement concerns the software used by the County GIS department. She noted that the software will be using the same grant that is currently pending approval with NACo. She further noted for the County to be in complete compliance with the grant, the County will need to sign the Master License Agreement.

Commissioner Miller moved to approve the Master License Agreement #2001MLA2451 between Boone County and Environmental Systems Research Institute, Inc. (ESRI), and authorize the Presiding Commissioner to sign the agreement.

Commissioner Elkin seconded the motion.

There was no discussion or public comment.

The motion passed 3-0. **Order 224-2001**

Subject: Acceptance of Spencer Hills Plat 2

Thad Yonke, Planning and Building Department was present on behalf of this item.

Commissioner Elkin stated that the Plat is a minor plat.

Commissioner Miller asked if this plat would also allow the Commission to accept the streets.

Thad Yonke answered affirmatively.

Commissioner Miller asked if the streets were ready to be accepted.

Thad Yonke stated that he had received notification from Public Works that the roads are acceptable, notification from the Sewer District that the sewers are acceptable. Mr. Yonke stated that he personally went out to the area yesterday and checked the fire hydrants, noting that they were all in. He stated that this plat is ready to be received and accepted, he noted that the other issues, such as other accesses, will not be involved with this issue.

Commissioner Stamper asked when will the other issues begin.

Thad Yonke stated that the Chow Property will become an issue when it is brought in for a development proposal. He stated that there are road stubs that would allow for a cross-connection, but noted that the issue has been in discussion for some time.

Commissioner Stamper asked if one of the problems for the County, created with this issue, was the increased amount of traffic on Clearview Road, noting no other point of access.

Thad Yonke stated that this is the last plat for the area, noting that the preliminary plat has platted-in additional lots to the North. He stated that those lots did not have sewer capacity at this time. He noted that the recommendation was that this would be the last plat platted for the area until another access point into the old subdivision is constructed.

Commissioner Stamper stated that he had viewed the site this afternoon, after receiving a call from a constituent, regarding alignments of the different points. He stated that there is a substantial amount of construction in the area, currently. He noted that the amount of traffic will be growing on Clearview Road relatively quickly, and that the second access point needs to be answered.

Commissioner Miller asked if these additions were included in the subdivision requirements.

Thad Yonke stated that when the discussions were entered in to earlier, because this plat maxed-out the sewer capacity that was available, it was deemed that that was a reasonable threshold to draw a line, until multiple infrastructure questions (sewer capacity and road access) were addressed.

Commissioner Stamper stated that this item is a plat, and noted that the County has not put any conditions on it. He stated that he will not vote for another plat in this area, until a second point of access is addressed for the area.

Commissioner Miller moved to receive and accept Spencer Hills Plat 2, and authorized the Presiding Commissioner to sign the document.

Commissioner Elkin seconded the motion.

In discussion, Commissioner Miller asked if there was a contract being worked on for the road improvements, for a three-year guarantee.

John Watkins answered affirmatively.

The motion passed 3-0. **Order 225-2001**

Subject: First Reading of the Assessor's Request to Extend Closing the Tax Rolls from 5/15-5/31 (RSMo 137.335)

Commissioner Miller stated Tom Schauwecker, Boone County Assessor, notified her that he would be away today, and requested that she bring the item forward.

Commissioner Stamper stated that the item had been first read into the public record, and requested that it be returned at the next meeting for further discussion and final approval.

Subject: First Reading of the Vandiver Extension Agreement

Commissioner Miller stated that the County received a proposed amendment to the existing agreement. She noted that she sent a copy of the Agreement to John Patton, asking if he had any problems or concerns with the agreement as currently stated.

Commissioner Miller stated that the County has already paid one year. She stated that next year the County will make two payments, in lieu of a payment this year, and the following year the County will make a balloon payment for the remaining amount. She noted that there will also be a \$20,000 interest payment, because the City had to move paying the entire payment up-front to the state-highway department, since the state has taken over the project.

John Patton stated that he did not understand the interest section of the agreement, and noted that even if the developer pulled-out of the project, the developer would still be paid its per rata share.

Commissioner Miller stated the interest concern should be addressed to allow like treatment for the County as with the developer.

Commissioner Stamper stated that the City will be taking-in funds it hadn't anticipated to front this project. He noted that the County will be paying the City back on a schedule that is not optimal from their perspective.

John Patton stated that those are not legal issues, but instead are functional issues.

Commissioner Miller stated that she would call Mr. Watkins and inform him that the County wants to amend the contract, in regards to the interest issue.

Commissioner Stamper stated that the item had been first read into the public record, and requested that it be returned at the next meeting for further discussion and final approval.

Subject: Discussion of the Amendment to the General Conditions to the Invensys Contract

Commissioner Stamper stated that Mr. Patton had some concerns in regards to the new amendments to the existing contract.

John Patton stated that that the contract dealt with the Temperature Control Project in the Courthouse. He noted that the contract wants the County to have the same equipment in the Courthouse and the County Government Center.

David Mink stated that the previous contract was approved previously by the Commission. He noted that work on the project has already begun in the Courthouse.

John Patton stated that he drew up a standard contract for this type of work, noting that Invensys signed the contract. He stated that he received an amendment to the contract afterwards. He noted that if Invensys had a problem with the contract, they should not have signed it. Mr. Patton recommended that the County sign the contract without the new amendment.

John Patton stated that he did not have a problem with the Invensys' additional amendment, except where the County is required to commit to equitably adjusting their compensation if the job takes too long (Article 12). Mr. Patton stated that since the work has already started (noting that it should take about two or three weeks) he had a problem on a sole-source contract, where work is occurring at a fixed fee, adjusting Invensys' compensation if they have problems.

Commissioner Miller stated that the County already has a contract with the Provider. She asked if the County had to sign the Amendment.

John Patton responded that the County did not have to sign the Amendment.

Commissioner Stamper moved to decline to commit to the Amendment to General Conditions, submitted by Invensys Building Systems, and resolves to stand-by the original contract.

Commissioner Elkin seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 226-2001**

Subject: Commissioner Reports

Commissioner Stamper

Meetings with City Mayors report

Commissioner Stamper stated that he met with the Mayor of Rocheport in April, and noted that the City is looking for ways to expand its City Hall. He stated that the City of Rocheport is interested in Grants, funded by the County. He stated that the Rocheport was seeking Historical Building Funding. He noted that an interest in sidewalks had been brought-up during the meeting. He further noted that a discussion concerning the mulching of tree limbs, asking if it is an issue to be addressed with the solid waste management.

Commissioner Elkin stated that the City of Columbia has a chipper-shredder, that it contracts to other communities. He noted that the issue would be addressed through Solid Waste Management.

Commissioner Stamper stated that he had a meeting with Junior Carter, Mayor of Harrisburg. He stated that Mr. Carter had asked if street work done with County grant funds had to be curbed and guttered. He noted that not all streets need to be curbed and guttered. He stated that City of Harrisburg hopes to convert the old fire station into a new City Hall. He noted that the City will need a water tower, adding that one has been ordered.

Commissioner Stamper stated that he had met with Ken Eftink, City Administrator for Ashland. He stated that the Ashland is doing about \$650,000 worth of Capital Improvements this year. He stated that a discussion concerning communications occurred. He noted that the communities are working together in their communications with the Commission.

Commissioner Stamper stated that he met with Lynn Barons, City Manager for the City of Centralia on April 20, 2001. He stated that there is a significant concern regarding their share of Sales Tax. He noted that there is a concern in Centralia over recreation funding, and communications (telephone and technology) issues.

Commissioner Miller asked if the Centralia has a program with GTE or Verizon.

Commissioner Stamper stated that Centralia does have the program, but noted that the system is more antiquated. Commissioner Stamper that Centralia has been in discussion with the County concerning the GIS system. He noted that a discussion about the Special Road District also occurred, concerning its fees and the feasibility of a revenue department fee office.

Commissioner Stamper noted previous mayoral meetings within the County, and acknowledged that they have been episodically attended. He suggested that the Commission do more regional work, noting he believed there was a value in bringing together these smaller communities.

Commissioner Miller stated that anytime the County has more communication with its smaller communities, it empowers them more.

Life Science Center Report

Commissioner Stamper stated that he had received a brochure from Brady Deacon from the University of Missouri. He stated that the item is a very big issue. He stated that the issue was big enough that he wanted Mr. Deacon to give a presentation to County government, inviting all elected officials and department heads. He noted that there is a lot of things happening on the University of Missouri campus, that he could not adequately summarize. He further noted that these issues will effect County government.

Senior Board Issues report

Commissioner Stamper stated that he met yesterday with the Senior Board. He stated that there is an effort in the community (not on the Senior Board) for a re-alignment with the CMAAA and the Senior groups. He noted that one of the possible goals could be the CMAA joining the Columbia Senior Center. He further noted that the Commission should embrace this idea, adding that this Chapter of the CMAAA is a “shining star” among other CMAAA in the state.

Commissioner Stamper stated that the Senior Board will be meeting in June with state government representatives to discuss issues such as University programs. He noted that the Senior Board needs members from Perche and Bourbon townships.

Commissioner Miller

Information Technology (IT) report

Commissioner Miller stated that the County is without an Information Technology Director. She stated that she and Kay Murray, Boone County Treasurer, are acting co-directors of the department. She stated that Ms. Murray is in charge of the mail-room.

Commissioner Miller stated that the co-directors meet weekly with the supervisory staff. She stated that a meeting occurs on Monday, outlining the week’s course of work. She noted that the directors receive a report on Friday, stating how much of that work was achieved. She further noted that plan is working out well. Commissioner Miller stated that she has a meeting with Word-Tec to finalize the Imaging Software contract.

Commissioner Miller stated that there is a meeting with ITAC on Tuesday. She stated that a discussion will occur addressing the search for a new Director.

Commissioner Miller stated that she met with Mike Robertson, Webmaster for the County’s website, regarding his meeting with members of the Web-Site Committee. She stated that Mr. Robertson is looking for any conflicts (short term, mid-term, and long term issues) before the group comes together.

Commissioner Miller stated that she had received a request by the Mental Health Board of Trustees regarding the creation of web-page that Boone County would host. She stated that the web-page would identify all the mental health resources available in Boone County. She noted that there is currently a void right now for this type of information. She noted that Mike Robertson stated the work would not be a problem for him.

Public Works report

Commissioner Miller stated that she has been meeting weekly with David Mink, regarding upcoming projects (Gans Road, the Richland Road bid opening, bank stabilization). She stated that the County is currently awaiting approval for Zumwalt Bridge from MODoT, due this week.

Commissioner Miller stated that David Nichols, Public Works Department, is working with the Stormwater groups, noting that works should take several months. She stated that the Fire District Training Facility is also working with Mr. Nichols on its activities.

Commissioner Miller stated that Commissioner Stamper had inquired about was the NID policy Discussion, requiring payments of delinquent taxes. She stated that there was no conclusion because Commissioner Stamper was not there. She noted that people are using it to circumvent the entire process, thereby killing it.

Commissioner Elkin stated that both he and Mr. Mink viewed Greer Road Bridge. He noted that it is a very old bridge.

David Mink stated that there is a farmer that uses the bridge that has complained that he is unable to move his tractors across the bridge, noting width and stream debris problems.

Commissioner Elkin added that the bridge is one of the County's many illegal dump-sites.

Commissioner Stamper stated that he would be happy to put the work on one of the County's lists, but noted that the road is not that frequently used, adding that the road is also gravel.

Commissioner Miller stated that it will be a budget issue next year.

Commissioner Stamper asked how much the problem would cost to fix.

Commissioner Miller stated that the project would cost between twenty to thirty thousand dollars.

Commissioner Elkin noted that a low-water crossing had also been a suggestion, when work would be done to the bridge.

Commissioner Miller stated that the leak at the Juvenile office has not been repaired. She stated that next step would to try and seal the leaks.

David Mink stated that Facility Maintenance is trying the low-cost approaches first.

Commissioner Elkin noted his concern with the leak-seal approach.

David Mink stated that Facility Maintenance raised the elevation of the fixed-wall, which should hopefully fix the problem.

Ken Roberts, Facility Maintenance Manager, stated that he had a second team look at the problem and noted that the County should try and seal the leak problems first.

Commissioner Miller stated that the mold issue at the jail continues to be a problem. She stated that a three-prong approach is being taken to address the problem. She stated that first, the County currently has a bid open for an air-filtering system. She noted that it was demonstrated to have a positive effect. Second, the County is working with the report from Malcutt-Winslow, to fix with the HVAC system. She noted that that is something that can be done in the budgetary process next year. Third, was the roof leak problems. She noted that once the roof leaks are stopped, then it should hopefully eliminate some of the mold problems.

There was no public comment.

The meeting adjourned at 2:25pm.

Attest:

Wendy S. Noren
Clerk of the County Commission

Don Stamper
Presiding Commissioner

Karen M. Miller
District I Commissioner

Skip Elkin
District II Commissioner