

TERM OF COMMISSION: January Session of the October Adjourned Term

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

PRESENT WERE: Presiding Commissioner Dan Atwill
District I Commissioner Karen Miller
District II Commissioner Janet Thompson
County Counselor CJ Dykhouse
Director, Resource Management Stan Shawver
Director, Information Technology Aron Gish
Deputy County Clerk Mike Yaquinto

The meeting was called to order at 7:00 p.m.

Resource Management

1. Request by CenturyTel of Missouri LLC for a transmission facility including up to 10 satellite dishes on .50 acres, located at 1570 N Taliesin Way, Columbia.

Commissioner Atwill moved that the meeting is open for Public Hearing:

Stan Shawver read the following staff report:

The minutes for the Planning and Zoning Commission meeting of December 20, 2012 along with the Boone County Zoning Regulations and Subdivision Regulations are entered into the record of this meeting.

The subject property is located at 1570 Taliesin Way, approximately 1 ½ miles from the city limits of the City of Columbia. The applicant has submitted a request to construct a transmission/antenna facility at this location. The property is ½ acre in size, and the proposal includes a site plan that describes the layout of the site with the position of the ten antennas. Currently, the location has a building used for maintaining Century Tel's communication equipment. The property is zoned C-G (General Commercial), and has C-G zoning to the north, south, and west, with A-

2(Agriculture) zoning to the east. This is all original 1973 zoning. The proposal is for the construction of up to ten dish antennas on the property to supplement the existing antennas on the Century Tel building in downtown Columbia.

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

Staff analysis of the request is based upon the application and public comments received following notification of the surrounding property owners.

(a) The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare. If operated in conformance with existing county regulations, the use should comply with this criterion.

(b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

Much of the surrounding property is undeveloped, with a farm to the northeast and commercial structures to the south. The antenna facility will not have much additional activity once constructed and given the comparatively short height of the antennas, they should not have a significant impact on the look of the area. Per the submitted photos in the application, staff would recommend increasing the vegetative screening on the east side of the property along Schotte Lane to make it sight-proof.

(c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

The application meets this criterion as per the zoning ordinance Section 15B section 4,

subsection (e). However, this is a purely technical analysis as constructed by the regulations. Public testimony may better reflect any impacts on property values.

(d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access and drainage.

The use has limited needs with respect to utility infrastructure and so the site has adequate facilities to support the proposal.

(e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

This area is zoned C-G, with general commercial uses permitted. The nature of the site and its location with respect to infrastructure will likely have a greater negative impact on the area development than the proposal. However, public testimony may be indicative as to whether this criterion is met.

(f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

The proposed use is a minimal traffic generator and should not hinder traffic or cause congestion on public streets.

(g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit.

The proposal conforms to other applicable regulations of the C-G zoning district.

Public necessity will be best determined by public testimony before the Planning & Zoning Commission and the County Commission.

Staff recommends approval of this conditional use permit with the following condition:

- 1) That screening along the east side of the property, along Schotte Lane and outside the proposed fence, be increased and maintained to conceal the site from the road.

The Planning & Zoning Commission conducted a public hearing on this request during their December 20, 2012 regular meeting. There were eight members of the commission present during this hearing.

Following the public hearing, a motion was made to recommend approval of the request with the following condition:

- That screening along the east side of the property, along Schotte Lane and outside the proposed fence, be increased and maintained to conceal the site from the road.

That motion carried and so the application comes forward with a recommendation for approval.

Commissioner Atwill asked if there was anyone that wanted to speak for or against this item.

Steve Epstein from Century Tel said that he is available for any questions any time.

There were no further comments or questions.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the request by CenturyTel of Missouri LLC for a transmission facility including up to 10 satellite dishes on .50 acres, located at 1570 N Taliesin Way, Columbia with the following condition:

- That screening along the east side of the property, along Schotte Lane and outside the proposed fence, be increased and maintained to conceal the site from the road.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #1-2013**

2. Henderson Hills. S36-T-46N-R13W. A-2. Cheryl Kay Henderson, owner. Curtis E. Basinger, surveyor.

Stan Shawver reviewed the plat map with the Commissioners describing the request. He further asked the Presiding Commissioner to sign the plat.

There were no further comments or questions.

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby receive and accept the following subdivision plat:

Henderson Hills. S36-T-46N-R13W. A-2. Cheryl Kay Henderson, owner.
Curtis E. Basinger, surveyor.

It is further ordered the Presiding Commissioner is hereby authorized to sign said plat.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #2-2013**

3. Second reading; 2013 General Consultant Agreements for: CM Engineering; HDR Engineering, Inc; Scroggs Architecture P.C.; Allstate Consultants LLC; Crockett Engineering Consultants; Engineering Surveys and Services, LLC (1st reading 12-27-12)

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the 2013 General Consultant Agreements for: CM Engineering, HDR Engineering, Inc., Scroggs Architecture P.C., Allstate Consultants LLC, Crockett Engineering Consultants, and Engineering Surveys and Services, LLC. It is further ordered the Presiding Commissioner is hereby authorized to sign the attached General Consultant Services Agreements.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #3-2013**

Purchasing

4. Second reading; Bid 59-05DEC12 – Spreader & Snow Plow (1st reading 12-27-12)

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby award bid 59-05DEC12 – Spreader and Snow Plow as follows:

Knapheide Truck Equipment of Jefferson City, MO

(1) Spreader: Snow EX Vee Pro Poly/Electric: SP6000 \$3,757.00

Maxwell Trailers of Columbia, MO

(1) Poly Snow Plow for Toyota Tacoma: Western SUBG8 \$4,050.00

(1) Hitch-Mount (Tailgate) Ice Melt Spreader: Buyers Salt Dogg:
TGSUVPROA \$920.00

It is further ordered the Presiding Commissioner is hereby authorized to sign said contracts.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #4-2013**

5. Second reading; Utilize Missouri Dept. of Transportation’s cooperative contract #3-110721RJ to purchase one (1) 10’ Reversible Snow Plow from Henke Manufacturing Corp. Disposal of Snow Plow – Fixed Asset Tag #10194 (1st reading 12-27-12)

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the utilization of the Missouri Department of Transportation’s cooperative contract #3-110721RJ to purchase one (1) 10’ Reversible Snow Plow from Henke Manufacturing Corporation of Leavenworth, KS and approves Public Works to dispose of the following Snow Plow:

<u>Description</u>	<u>Fixed Asset Tag</u>
1995 Good Roads GR120M Snow Plow Serial # 2673-A	10194

The terms of this agreement are stipulated in the attached Purchase Agreement.

It is further ordered the Presiding Commissioner is hereby authorized to sign said Purchase Agreement.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #5-2013**

6. Second reading: Utilize Missouri Dept. of Transportation's cooperative contract #3 121101RJ to purchase four (4) 2013 Chevrolet Silverados from Putnam Chevrolet Corporation of California, MO and to dispose of four (4) trucks. (1st reading 12-27-12)

Commissioner Atwill moved on this day the County Commission of the County of Boone does

hereby approve the utilization of the Missouri Department of Transportation's cooperative contract #3-121101RJ to purchase four (4) 2013 Chevrolet Silverados from Putnam Chevrolet Corporation of California, MO. and approves Public Works to dispose of the following four (4) trucks:

<u>Description</u>	<u>Fixed Asset Tag</u>
2003 GMC 1500 ½ T Ext Cab 4WD	14031
2003 GMC 1500 ½ T 4WD	14032
2007 Chev 2500 Ext Cab 4WD	16229
2007 Chev 2500 Ext Cab 4WD	16230

The terms of this agreement are stipulated in the attached Purchase Agreement.

It is further ordered the Presiding Commissioner is hereby authorized to sign said Purchase Agreement.

Commissioner Atwill seconded the motion.

The motion carried 3 to 0. **Order #6-2013**

Information Technology

7. First reading; Administrative Authority to Purchase Laptop Computers, Personal Computers, Peripherals and Printers from Cooperative Contracts for FY2013

Aron Gish spoke on this item stating that this is the annual reading requesting the administrative authority for him to purchase, on competitively bid state or national contracts, laptop computers, personal computers, peripherals and printers. All these purchases would be within budget.

The only change this year is the additional administrative authority to use "Unanticipated Emergency Hardware" funding to make purchases for the items mentioned at a cost of no more than \$1,300 replacement cost. The advantage to this process is less down time and fewer spare items needed for back-up.

Commissioner Miller noted this was discussed in the previous work session with Aron.

Mr. Gish also stated that the replacement cost \$1,300 was originally \$1,000, but when considering the replacement of laptop computers, the amount was increased to \$1,300. He also stated this applied to only existing assets. No new assets would be added.

Commissioner Miller said this is a valuable process for the County to order off National Contracts. Information Technology can order as needed.

There were no further comments or questions.

Commissioner Atwill stated this is a first reading and requested the Deputy County Clerk

to schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

Commission

8. 2013 Holidays (1st and 2nd reading)

Commissioner Atwill stated that the Order as written is to be modified

Commissioner Atwill moved Now on this day the County Commission of the County of Boone does hereby adopt the following list of state holidays for FY2013.

Tuesday, January 1, 2013	New Year's Day
Monday, January 21, 2013	Martin Luther King, Jr. Day
Tuesday, February 12, 2013	Lincoln Day
Monday, February 18, 2013	Washington's Birthday
Wednesday, May 8, 2013	Truman Day
Monday, May 27, 2013	Memorial Day
Thursday, July 4, 2013	Independence Day
Monday, September 2, 2013	Labor Day
Monday, October 14, 2013	Columbus Day
Monday, November 11, 2013	Veterans Day
Thursday, November 28, 2013	Thanksgiving Day
Friday, November 29, 2013	Thanksgiving Day After
Wednesday, December 25, 2013	Christmas Day

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #7-2013**

9. Approve Closed Session authorized per RSMo Sec 610.021 (3) (13) at 2:00PM on Jan. 4th, 2013 (1st & 2nd reading)

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby authorize a closed meeting on Friday, January 4, 2013, at 2:00 p.m. The meeting will be held in Room 338 of the Roger B. Wilson Boone County Government Center at 801 E. Walnut, Columbia, Missouri, as authorized by RSMo 610.021(3) to discuss hiring, firing, disciplining or promoting of particular employee by a public governmental body when personal information about the employee is discussed or recorded, and RSMo 610.021(13) to discuss individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #8-2013**

15. Public Comment


None

16. Commissioner Reports

None

The meeting adjourned at 7:20 p.m.

Attest:



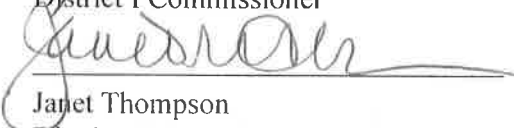
Wendy S. Noren
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Karen M. Miller
District I Commissioner



Janet Thompson
District II Commissioner