

TERM OF COMMISSION: October Session of the October Adjourned Term

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

PRESENT WERE: Presiding Commission Daniel Atwill
District I Commissioner Karen Miller
Director Resource Management Stan Shawver
County Counselor C. J. Dykhouse
Deputy County Clerk Mike Yaquinto

The meeting was called to order at 7:02 p.m.

Resource Management

1. Request by Frank W. Glenn and John D. Glenn to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) 10 acres, more or less, located at 11553 E Judy School Rd., Columbia.

Stan Shawver read the following Staff Report:

The minutes for the Planning and Zoning Commission meeting of October 17, 2013, along with the Boone County Zoning Regulations and Subdivision Regulations are entered into the record of this meeting.

The subject property is located on Judy School Road, near the intersection of Glendale Drive, approximately 5 miles to the east of the city limits of Columbia. The parent property is 117.5 acres in size and zoned A-1(Agriculture). The property is vacant and surrounded by A-1 zoning. This is all original 1973 zoning.

The applicants are seeking to rezone a 10 acre portion of the property to A-1P(Planned Agriculture). The rezoning will create a 7.5 acre not-for-development area and a 2.5 acre

lot for subdivision and development.

The Boone County Master Plan has indicated that this property is suitable for rural residential and agricultural land uses. The master plan also designates a sufficiency of resources test for the approval of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning.

Utilities: The subject property is located in Public Water Service District #9, which has domestic flows available to the property. Boone Electric can provide electrical service and an on-site system inspected by the Columbia/Boone County Health Department will provide wastewater treatment.

Transportation: The property is located at on Judy School Road, a publicly-dedicated and maintained right-of-way.

Public Safety: The property is located in the Boone County Fire Protection District, who maintains a station near Lake of the Woods, approximately 5 miles to the west.

Zoning Analysis: This request is a classic example of the advantages of planned A-1 over A-2 rezoning requests. It allows for smaller lots, but preserves the overall density of the area. By not platting the not-for-development area, it also allows for a revised plan to reconfigure that area more easily should additional smaller lots be created in future rezonings.

The property scored 26 points on the rating system.

Staff recommended approval of the rezoning and the review plan.

The Planning & Zoning Commission conducted a public hearing on this request during

their October 17, 2013 regular meeting. There were eight members of the commission present during the meeting.

Following the public hearing, motions were made to approve the rezoning and the review plan.

Both motions carried and so the application comes forward with recommendations for approval.

The Commissioners had no questions on the Staff Report and Commissioner Atwill opened the Public Hearing and asked for anyone that would like to speak on behalf of this request.

Kevin Schweikert, from Brush and Associates said that the reason to transact this small piece of property for re-zoning to A-1 is to provide further opportunities as indicated in the Staff Report. Mr. Schweikert then said he would answer any questions that the Commission might have.

Commissioner Miller noted that this type of transaction has occurred before.

Stan Shawver said it has and one instance is the property on Glendale where the horse operation is.

There were no further questions for Mr. Schweikert and Commissioner Atwill asked if there was anyone else present that would like to speak on behalf or in opposition of this request. There were no other speakers and Commissioner Atwill closed the Public Hearing.

Commissioner Miller moved on this day the County Commission of the County of

Boone does hereby approve the request by Frank W. Glenn and John D. Glenn to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) 10 acres, more or less, located at 11553 E Judy School Rd., Columbia.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order #483-2013**

2. Request by Frank W. Glenn and John D. Glenn to approve a Review Plan on 10 acres, more or less, located at 11553 E Judy School Rd., Columbia.

Stan Shawver said that the review plan has been submitted to Commission for review.

There were no questions or comments.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the request by Frank W. Glenn and John D. Glenn for a Review Plan for Judy School development on 10 acres, more or less, located at 11553 E Judy School Rd., Columbia.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order #484-2013**

3. Petition submitted by Chad and Carina Hrdina for permission to vacate and replat Lots 1 and 2, of Ambrose Points subdivision, as shown in Plat Book 46, Page 20 of Boone County Records.

Stan Shawver said that this is a request to vacate lots 1 and 2 of the Ambrose Points subdivision for the purpose of building a house. The point where the house is to be built

is on the line of lots 1 and 2 so the request is to vacate and then re-plat. This can be done in accordance with regulation 1.8.1.3 which also calls for a Public Hearing before vacation.

Commissioner Atwill asked if there is anyone present that would like to speak on behalf of this request.

There were no speakers.

Commissioner Atwill said since there are no speakers, there is no need for a Public Hearing.

Commissioner Miller asked if there should be someone present to speak before the Commission makes a decision.

Mr. Shawver said someone should be here to explain their request especially if there is someone in opposition so they can respond. There is no explanation why some representative is not here.

Commissioner Miller requested a vote to table this request.

Commissioner Atwill seconded the request.

The request to table carried 2 to 0.

4. Receive and accept the following subdivision plats

- **Tower Estates Plat 8. S4-T47N-R12W. R-S. Payne Enterprises, Inc. owner. Ronald G. Lueck, surveyor.**

- **Deep Hollow. S29-T50N-R13W. A-2. Andrew and Jessica Gray, owners. Steven. R. Proctor, surveyor.**

- **Slate Plat 2. S16-T48N-R14W. A-2. Archie and Betty Slate, owners. J. Daniel Brush, surveyor.**

- **Underwood. S11-T50N-R12W. Timothy and Teresa Underwood, owners. Michael L. Klasing, surveyor.**

(over, more plats)

- **Whitworth Hills Plat 2. S30-T46N-R12W. Tompkins Homes and Development, Inc., owner. David T. Butcher, surveyor.**

Mr. Shawver said that the Planning and Zoning Commission approved the plat requests as they complied with all the regulations. The Tower Estates plat is the old retirement home as discussed in a previous Commission meeting, Deep Hollow is by Hwy. YY, Slate is by Hwy. O, Underwood is near Hwy. U and Whitworth Hills is by Cedar Tree Lane. Resource Management is requesting the Presiding Commissioner receive and accept these plat requests.

There were no comments or questions.

Commissioner Miller moved on this day the County Commission of the County of Boone does receive and accept the following subdivision plats and authorize the Presiding Commissioner to sign them:

- Tower Estates Plat 8. S4-T47N-R12W. R-S. Payne Enterprises, Inc. owner. Ronald G. Lueck, surveyor.
- Deep Hollow. S29-T50N-R13W. A-2. Andrew and Jessica Gray, owners. Steven. R. Proctor, surveyor.
- Slate Plat 2. S16-T48N-R14W. A-2. Archie and Betty Slate, owners. J. Daniel Brush, surveyor.
- Underwood. S11-T50N-R12W. Timothy and Teresa Underwood, owners. Michael L. Klasing, surveyor.

- Whitworth Hills Plat 2. S30-T46N-R12W. Tompkins Homes and Development, Inc., owner. David T. Butcher, surveyor.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order #485-2013**

5. First reading; Right of Use Agreement with Boone County Regional Sewer District

Commissioner Miller said this is the land used to access Clearview Plant and since the plant is being taken out, they need another strip. This is just confirmation in case there is a complaint about the Sewer District on the property.

Mr. Shawver said they will be running some utility lines through there and the Sewer District wanted to make sure there is documentation that allows them to be there in case there are questions asked.

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.

6. First reading; Budget Revision to add licenses for the AutoCad

Mr. Shawver said this request came from the Information Technology Department. When I/T was doing a review of all the software the County uses, there was a concern that we were not properly licensed, using multiple licenses for AutoCad which does an annual update. It was found that there were licenses going back to 2005. They were not maintained and brought up-to-date.

Mr. Shawver also said that any questions need to go through the AutoCad authorized vendor. The County has used two different vendors over the years to acquire the software. Even getting information from these vendors was a challenge. Aron Gish and Ryan Irish worked on this for about six months before they felt they had a handle on the situation and what was needed to get the County current. They negotiated with the vendors to get us current for the number of licenses that was needed.

Commissioner Miller said that it was a matter of what Design and Construction had compared to what we had here in the offices. It was just a matter of making sure everyone had the same software licenses.

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.

7. First reading; Budget Revision to purchase monitors

Mr. Shawver said that a monitor failed and I/T was going to replace it from the budget which allotted \$250 for the replacement. While looking for a replacement, I/T found a sale special offering monitors for \$99. Since this was a short lived sale and the price was not guaranteed for a longer period of time, it was deemed appropriate for I/T to purchase additional monitors at this low price.

There were no 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.

Purchasing

8. Second reading; Contract Amendment Number One – 51-16NOV10, Carpet Cleaning Term & Supply (1st reading 10-24-13)

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve Contract Amendment Number One; 51-16NOV10 Carpet Cleaning Term and Supply. The amendment adds carpet cleaning for the Juvenile Justice Center. The terms of this amendment are stipulated in the attached Contract Amendment Number One. It is further ordered the Presiding Commissioner is hereby authorized to sign said Contract Amendment Number One.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order #486-2013**

9. Second reading; Rescind previous approval of surplus disposal for 2007 Chevrolet 2500, asset tag 16229, on Commission Order 6-2013 and dispose of 2000 Chevrolet 2WD, asset tag 12458 (1st reading 10-24-13)

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby rescind previous approval of surplus disposal for a 2007 Chevrolet 2500, asset tag 16229, on Commission Order 6-2013 and approve request for disposal of a 2000 Chevrolet 2WD, asset tag 12458. It is further ordered the Presiding Commissioner is hereby authorized to sign the Request for Disposal form.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order #487-2013**

Circuit Clerk

10. Second reading; Budget Revision to purchase a refurbished digital microfilm reader/printer (1st reading 10-24-13)

Commissioner Atwill moved on this day the County Commission of the County of Boone does hereby approve the following budget revision for the Circuit Clerk to purchase a refurbished digital reader/printer.

Department	Account	Department Name	Account Name	Decrease \$	Increase \$
1221	23000	Circuit Clerk	Supplies	4,604	
1221	92000	Circuit Clerk	Replacement Office Equip		4,604

Commissioner Miller seconded the motion.

The motion carried 2 to 0. **Order #488-2013**

11. Second reading; Budget Revision to purchase three (3) scanners for Electronic Filing (1st reading 10-24-13)

Commissioner Atwill moved on this day the County Commission of the County of Boone does hereby approve the following budget revision for the Circuit Clerk to purchase three (3) additional scanners in preparation for Electronic Filing.

Department	Account	Department Name	Account Name	Decrease \$	Increase \$
1221	92301	Circuit Clerk	Replace Computer Hardware	2,001	
1221	91000	Circuit Clerk	Office Equipment		2,001
1221	23000	Circuit Clerk	Supplies	50	
1221	91000	Circuit Clerk	Office Equipment		50

Commissioner Miller seconded the motion.

The motion carried 2 to 0. **Order #489-2013**

Commission

12. 1st & 2nd reading; Maintenance done by Air Systems, LLC at the CMEC

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve maintenance repairs done by Air Systems, LLC at the Central Missouri Events Center in the amount of \$145.13 per attached description.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order #490-2013**

13. Public Comment

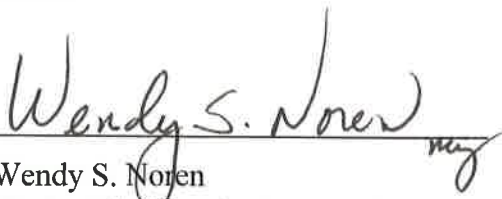
None

14. Commissioner Reports

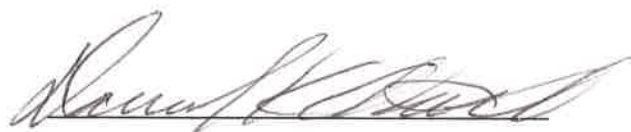
None

The meeting adjourned at 7:25 p.m.

Attest:



Wendy S. Noren
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Karen M. Miller
District I Commissioner



Janet M. Thompson
District II Commissioner