

TERM OF COMMISSION: September Session of the July Adjourned Term

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

PRESENT WERE: District I Commissioner Fred Parry  
District II Commissioner Janet Thompson  
Chief Deputy Treasurer Christy Johnson  
County Counselor CJ Dykhouse  
Director Purchasing Melinda Bobbitt  
Deputy County Clerk Michelle Thompson

The meeting was called to order at 1:30 p.m.

**County Counselor**

**1. First Reading; Approving a Permanent Access Easement for East 280, LLC**

CJ Dykhouse explained this easement is the last of the easements related to the development agreement the County entered into with East 280, LLC, the developer of the building that now houses Hawthorne Bank. This easement would reflect the “as built” for the accessible ramp and stairwell in front of the building. This specifically excludes the placement of any promotional signage within the scope of the easement.

There were no comments or questions from the Commission.

Commissioner Parry 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**

**2. First Reading; Purchase Agreement: 59-31DEC19C – Mural for the 2020 Boone**

## **County Bicentennial Celebration**

Melinda Bobbitt read the following memo:

Attached for signature is a non-bid professional services contract, # 59-31DEC19C - *Mural for the 2020 Boone County Bicentennial Celebration.*

Artist/educator Stacy Self of WildysWorld! LC will be creating a large mural in the shape of Boone County that depicts 200 years of Boone County history. The entire space will be divided into pieces, each representing distinct geographic sections of the County. For each piece, Vendor shall seek community input about what is unique and important about that area. Based on that input, Vendor shall design the artwork and then the community will be invited to return and paint its portion of the mural. After all pieces are complete, Vendor will join to form the "map" of Boone County, which will be on display during 2020 in the Boone County History & Culture Center. At the close of the Bicentennial Year, the pieces will be given to the communities that created them, where they will be displayed for posterity.

Total cost of agreement is \$15,300.00 and will be paid from department 1190 - Non-Departmental, account 84010 - Reception/Meetings.

There were no comments or questions from the Commission.

Commissioner Parry 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.

**3. First Reading; Sole Source Approval: 147-123119SS – Software License and**

### Services for KNOWiNK Pollpads

Melinda Bobbitt read the following memo:

Attached for signature and approval is Sole Source Request Form from the Boone County Clerk, # 147-123119SS for Software License and Services for KNOWiNK Pollpads. This software is installed on 300 devices and allows the poll workers to check voters into each polling place efficiently and quickly.

Vendor is KNOWiNK of St. Louis, Missouri. Cost of software and license is \$42,500 annually and the contract is for a three-year term. Invoice for \$42,500 for 2019 will be paid from department 2300 - Election Services, account 70050 - Software Service Contract. \$42,500 is budgeted.

The intent to purchase as sole source was advertised in the Columbia Missourian and Columbia Tribune on June 23, 2019.

There were no comments or questions from the Commission.

Commissioner Parry 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.

#### 4. **First Reading; Surplus Disposal: Portable Radios**

Melinda Bobbitt read the following memo:

The Purchasing Department requests permission to dispose of the following list of surplus equipment by auction on GovDeals or by destruction for whatever is

not suitable for auction.

	Asset #	Description	Make & Model	Department	Condition of Asset	
1	10570	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	
2	11767	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	
3	10850	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	
4	11770	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	
5	10853	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	
6	10847	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	
7	10849	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	
8	11768	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	
9	13169	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	
10	13166	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	

11	13167	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	
12	12288	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	
13	12281	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	
14	13164	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	
15	13188	PORTABLE RADIO	MOTOROLA HT1000	SHERIFF	POOR	

There were no comments or questions from the Commission.

Commissioner Parry 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.

#### 5. **First Reading; Surplus Disposal: Voting Equipment**

Melinda Bobbitt read the following memo:

The Boone County Clerk requests permission to dispose of voting equipment by trade from our bid/contract *08-04APR19 - Voting Systems* with Election Systems and Software. Trade-in allowances is \$253,250.00.

Attached is the list of equipment with the County fixed asset tag.

There were no comments or questions from the Commission.

Commissioner Parry 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.

**Treasurer**

**6. First & Second Reading; 2019 Tax Sale Surplus: Laura Elizabeth Zimmerman Kump, parcel #12-703-00-06-131.00**

Christy Johnson said this a request for the release of tax excess to the Boone County Collector so that Ms. Kump can redeem her house. The Collector and Counsel have reviewed all the information.

There were no comments or questions from the Commission.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the disposition of surplus, per attached summary order description via assignment to the Boone County Collector, assignee of the owner of record, in the amount of \$36,758.05.

It is further ordered the Boone County Commissioners are hereby authorized to sign said summary order.

Commissioner Parry seconded the motion.

The motion carried 2 to 0. **Order #393-2019**

**Commission**

**7. Public Comment**

Jana Stephens presented a Power Point presentation to the Commission. That presentation is included at the end of these minutes.

Commissioner Parry said the Commission struggles with ways to protect rural quality of life as the City grows. It is something that is dealt with a lot. Something the Commission always hears about is property rights; what people can and cannot do with their property. There is a constant battle with the issue, and he is very much in support of a West Area Plan. As far as the Commission has heard, the City has not taken any positive steps toward a plan. Stephens' request will need to be sent to the Resource Management Office and the Counselor's Office so the Commission can be informed on what their legal rights are in terms of slowing things down. He really appreciates the time and effort put into this presentation.

Commissioner Thompson asked that Stephens also send a letter to the Commission with a formal request to temporarily table the Perche Ridge Subdivision pending a West Area Plan. It has been really difficult to try and get the two entities to come together to make those plans. There are people at the City that say yes, it needs to be done, but overcoming whatever it is that is holding it back makes it difficult. She suggested that Stephens reiterate her request to the City Council.

Stephens said she was of the understanding that the County and City Planning & Zoning Commissions were going to start having conversations as a first step toward developing a West Area Plan.

Commissioner Parry said he didn't think that is where the conversation should start.

Commissioner Thompson said it needs to be a directive.

Dee Dokken was also present to speak on this item.

Dokken said she has been following this issue and has encouraged City Council to bring it up and the City had asked for a report. Her impression is that a majority is in support of a plan. Staff at P & Z in Columbia are saying it is going to be 18 months and they would see if Boone County P & Z wants to do extra meetings for the issue. She doesn't feel like the issue is in danger of not being done. However, she doesn't know when the City will actually say yes.

Commissioner Parry said he heard this morning it was going to take 18 to 24 months to get it where it needs to be. So, that seems to be consistent with her information.

Commissioner Thompson said the plan in the east area has worked so well. It really needs to be done in the south as well as the west. These area plans needed to be in place 30 years ago.

Dokken said she was at the City meeting when the sewer connection was approved. The City seems to be in the same position as the County in that they are waiting for the other entity to start it up.

Andrew Seeff was also present to speak on this item.

Seeff said he was also at the City Council meeting. The presentation by Mr. Crockett led some to vote in favor because of the way it was presented. It was presented as though it was going to be an environmental detriment if the City did not extend the sewer. It was presented as though this was going to happen and it would be better with the sewer.

Commissioner Thompson said development follows the sewer. Sewer doesn't follow development typically.

Seeff said this seems to be Mr. Crockett's way of getting what he wants; the way he presents



things.

There were no more comments from the public.

Commissioner Thompson thanked everyone for coming to speak on this issue and wished them good luck. The Commission is hoping plans come through for the south and the west as they are desperately needed.

**8. Commission Reports**

None

The meeting adjourned at 2:02 p.m.

Attest:



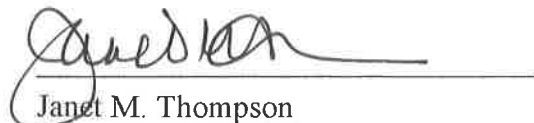
Brianna L. Lennon  
Clerk of the County Commission



Daniel K. Atwill  
Presiding Commissioner

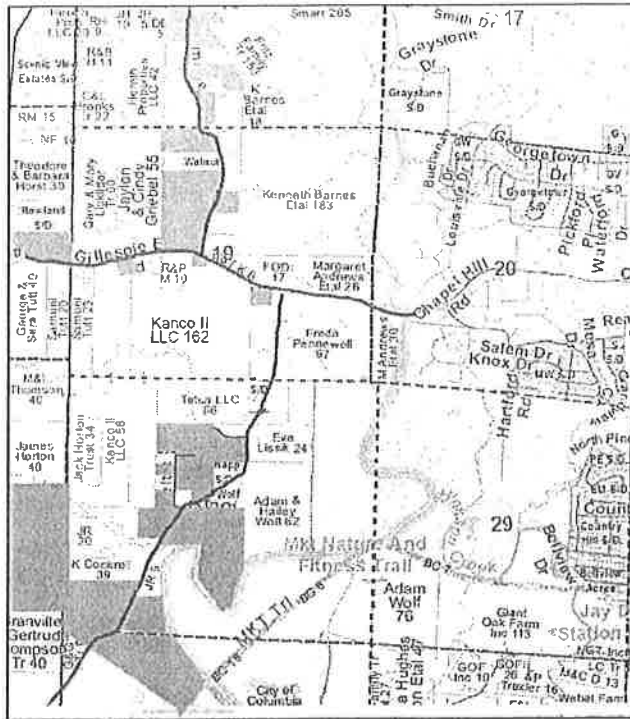


Fred J. Parry  
District I Commissioner



Janet M. Thompson  
District II Commissioner





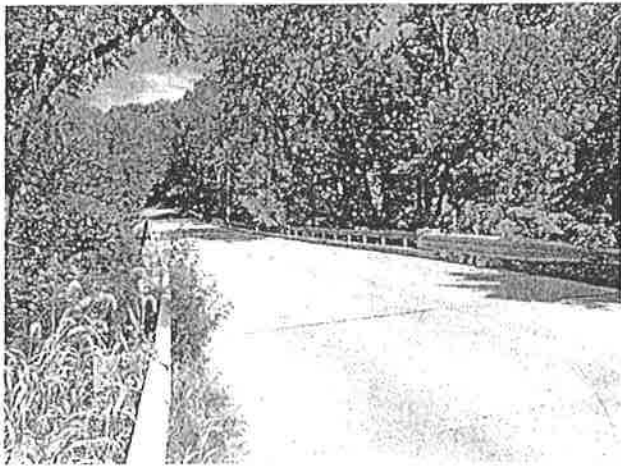
## The Perche Hills Neighborhood Coalition

Represents:

- 73 adult residents
- 35 households
- 401 acres
- Along Gillespie Bridge Rd, Coats Ln, Johnmeyer Ln, Celtic Dr, Druid Ln, and Normandy Ln

1

## In Support of a Joint West Area Plan

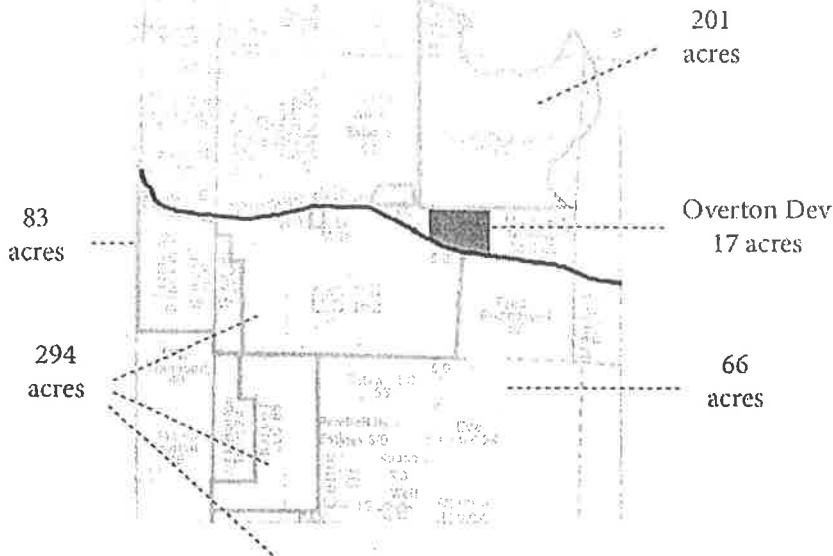


Retaining Everyone's Quality of Life

2

# 661 Acres on the Brink of Irreversible Development Calls for Thoughtful Planning

 = Letters of Support for Overton Development



3



## Overton Supporters & LLC Development Land in Waiting

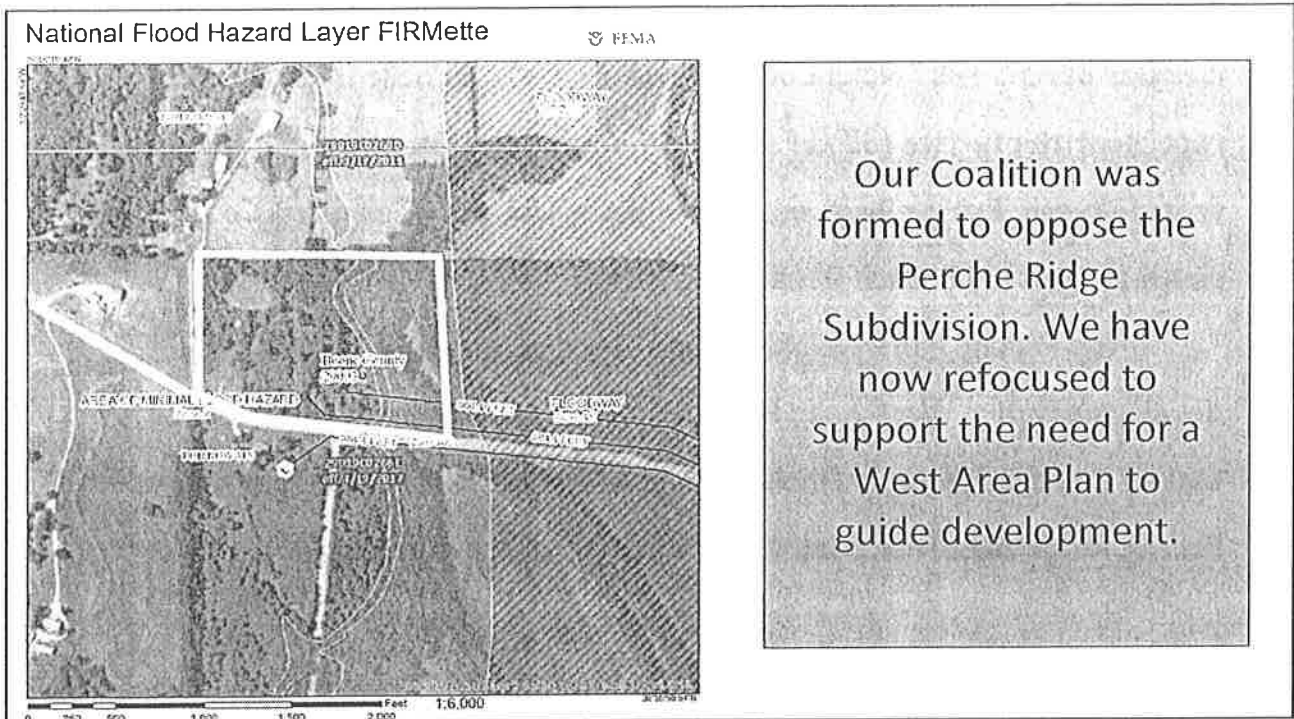
- Orange boundaries include:
- Overton Development letters of support
  - LLC land awaiting development
  - 661 acres with noteworthy areas of 100-year floodplain

Red/blue Crosshatch = Floodway

Blue = 100-year Floodplain

Gold = 500-year Floodplain

4



Our Coalition was formed to oppose the Perche Ridge Subdivision. We have now refocused to support the need for a West Area Plan to guide development.

5

**AN OPPORTUNITY  
TO PLAN FOR  
DEVELOPMENT**

- Withhold final Overton Plat approval pending a joint West Area Plan
- Begin the process for creating a NEW County Master Plan
- Prevent irreversible, unplanned development

6

**Slide #1:** Good Afternoon. My name is Jana Stephens, and I live at 6401 West Druid Lane in Boone County. I speak for the seventy-three (73) member Perche Hills Neighborhood Coalition, shown here in green. We represent thirty-five (35) of the sixty-seven (67) households in the area from Gillespie Bridge Road west to Highway UU, and then along Coats Lane south to Grocery Branch Road.

The Perche Hill's Neighborhood Coalition strongly supports the development of a West Area Plan, and we respectfully request that the County Commission table final approval of developer Fred Overton's proposed Perche Ridge Subdivision until the West Area Plan is in place.

**Slide #2:** Quality of life enhances the economic marketability of a community. In response to a recent question I proposed to Aurora Dairy, a spokesperson stated the availability of green spaces was a determining factor in their having chosen Columbia for the site of their second milk plant.

**Slide #3:** The Overton tract is shown in solid red; the black line is Gillespie Bridge Road. Mr. Overton presented six letters of support to the County Planning and Zoning Commission, and the properties of these letter writers are outlined in orange. Moving east to west: the landowner adjacent to Mr. Overton's seventeen acres provided the first letter; the second came from a developer who lives on Johnmeyer Lane. The owner of Kanco wrote the third letter of support, and the fourth was from the family who sold their land to Kanco—the orange rectangle of their remaining 1.9 acres perches at the north of Kanco's holdings. Moving to the west, the fifth and sixth letters

came from members of the same family who own adjoining acreage and have long wished to sell their farmland for development.

**Slide #4:** This overlay map shows the six hundred sixty-one (661) acres owned by Overton supporters and by one other LLC. These are as if dominoes, lined up and poised to fall to unplanned development. The map also includes floodways and hundred-year floodplains to demonstrate the considerable degree of potential flooding on these holdings.

If his final plat is approved, Mr. Overton will have jumped the natural Perche Creek barrier of western Boone County, to construct the first high-density subdivision west of Perche Creek, and we are concerned that others will quickly follow. We ask you to withhold final approval of his proposed Perche Ridge Subdivision until the West Area Plan is in place.

**Slide #5:** Mr. Overton's land is outlined in yellow, with the blue representing hundred-year floodplain. Because of the floodplain, thirty-four (34) houses and streets will occupy perhaps eleven (11) of the seventeen (17) acres. The small lake on the northeast will become a street, and the land along the eastern border will be filled to raise the seven lots that lie within or border the floodplain. The runoff from the raised land and the loss of the lake for water containment will surely cause increased flooding on Gillespie Bridge Road, impacting both current and new residents.

Gillespie Bridge Road is classified as a minor arterial route, and Boone County traffic counts show more than twenty-six hundred (2600) vehicles per day traverse it. The increased flooding of this principal road surely makes Mr. Overton's projected subdivision an example of unconsidered, imprudent growth. This type of expansion is now permitted by the Boone County Master Plan, but a new plan for development is long overdue, one that

will allow County Commissioners to consider more factors than whether the developer has met minimum criteria, allowing for your discretion to consider impact on the larger area.

**Slide #6:** Again, the seventy-three (73) members of the Perche Hills Neighborhood Coalition respectfully requests the County Commission to table final approval for Mr. Overton's proposed Perche Ridge Subdivision until the West Area Plan is in place. Additionally, we request a temporary suspension of action on any pending applications for development in the Gillespie Bridge-Coats Lane corridor.

Please do not allow Mr. Overton's intended development to become an irreversible and influential precedent; we ask you to circumvent contractor-driven, unplanned development of these six hundred sixty-one (661) acres. . To lose the rural corridor of the lands surrounding Gillespie Bridge Road to large-scale, sprawling subdivisions would be a loss for all citizens of Boone County.



Jana Stephens  
6401 W. Druid Lane  
Columbia MO 65203

September 16, 2019

To: Boone County Commissioners Dan Atwill, Fred Parry, and Janet Thompson  
From: Perche Hills Neighborhood Coalition

On behalf of the seventy-three members (73) of the Perche Hills Neighborhood Coalition, I request a temporary tabling of the final plat of Fred Overton's "Perche Ridge Subdivision," pending development and implementation of a West Area Plan.

Thank you for your consideration.

Sincerely,

Jana Stephens