

- TERM OF COMMISSION: June Session of the April Adjourned Term
- PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Chambers
- PRESENT WERE: Presiding Commissioner Dan Atwill
District I Commissioner Fred Parry
District II Commissioner Janet Thompson
Director Resource Management Bill Florea
Planner Uriah Mach
Deputy County Clerk Michelle Thompson

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

**Conference Call Information:
Number: 425-585-6224 Access Code: 802-162-168**

ACCESS TO COMMISSION CHAMBERS WILL BE MINIMIZED TO NO MORE THAN 10 PEOPLE AT ONE TIME, THIS INCLUDES COMMISSIONERS, STAFF AND SPEAKERS. SPEAKERS WILL BE CYCLED IN AND OUT

Resource Management

1. Public hearing for a request by Virginia Dooley to rezone from C-GP (Planned General Commercial) to R-S (Single-Family Residential) on 5.41 acres, located at 4558 W Gibbs Rd, Columbia

Bill Florea read the following staff report:

The property is located on Gibbs Road, approximately 500 feet north of the intersection with I-70 Drive NW. It is currently occupied by a structure that was built as a single-family dwelling, was later used as a duplex, and then was used as an office with residence above. The owner desires to rezone the property to R-S (Single-Family Residential) and then use the entire building as a single-family home.

Zoning and development history for the property:

- 1973 original zoning is R-M (Moderate Density Residential)
- 2006 rezoning to C-GP (Planned Commercial)
- 2007 a Revised Review Plan was approved, which has expired
- 2008 a building permit to allow conversion of the basement to office space to operate a graphic design company was completed

Adjacent zoning:

- North R-S and a single lot zoned A-R
- East, south, and west the zoning is the original R-M zoning

Zoning Analysis: The Master Plan designates this property as suitable for residential land use.

The proposed rezoning complies with the Master Plan and the existing pattern of development. A remodeling permit will be required to convert the basement back from an office into residential use. Once the remodeling is completed, inspected, and approved, a Certificate of Occupancy can be issued.

The property scored 73 points on the rating system. 30 property owners were notified of this request.

Staff recommends approval of the rezoning.

The Planning & Zoning Commission held a public hearing on this request. There was no public present to speak on the request. The Planning & Zoning Commission voted to approve this request on an 8 to 0 vote.

There were no comments or questions from the Commission.

Virginia Dooley, the applicant, was present to speak on this item.

Dooley explained that she had purchased the property knowing that there used to be a business in part of it, but now it is causing some issues with certain paperwork. She would like to rezone to residential.

There were no comments or questions from the Commission.

Commissioner Atwill opened the public hearing.

There was no one present from the public to speak on this item.

Commissioner Atwill closed the public hearing.

Commissioner Parry moved now on this day the County Commission of the County of Boone does hereby approve the request by Virginia Dooley to rezone from C-GP (Planned General Commercial) to R-S (Single-Family Residential) on 5.41 acres, located at 4558 W. Gibbs Road, Columbia, Missouri.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. Order #284-2020

2. Plat Acceptance:

- **Bellaridge Subdivision Plat 3. S34-T46N-R12W. A-R. Bryan and Leslie Crump, owners. Anthony Derboven, surveyor.**

- **Champetra Lake North Shore Section Two Replat. S13-T45N-R12W. A-R. David and Veronica Marian, owners. Keith Brickey, surveyor.**

- **B & B. S36-T47N-R13W. A-2. Black Dog Consulting and Development LLC, owner. Curtis E. Basinger, surveyor.**

Bill Florea said Bellaridge Plat 3 is located at the west quadrant of the intersection of State Route A and Old 63, approximately 1.5 miles south of the Ashland city limits. The property is zoned A-R and the proposal replats the 5-acre lot into two 2.5-acre lots.

Champetra Lake North Shore Section Two replat is located on North Shore Drive, approximately 6 ½ miles south of Ashland. The lot is zoned A-R. This plat consolidates pieces of three separately platted lots into a single tract of ground to allow for the construction of an accessory building in a location that would previously has been across property lines.

B & B Subdivision is located on Andrew Sapp Road, approximately 5 miles to the northwest of the City of Ashland. The property is approximately 38.8 acres in size and is zoned A-2. This proposal splits a 5-acre lot from the parent parcel. This 5-acre lot is undeveloped. The remainder of the property is of a size not to require any further survey action.

There were no comments or questions from the Commission.

All Plats Done On One Order

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby receive and accept the following subdivision plats and authorizes the Presiding Commissioner to sign them:

- Bellaridge Subdivision Plat 3. S34-T46N-R12W. A-R. Bryan and Leslie Crump, owners. Anthony Derboven, surveyor.
- Champetra Lake North Shore Section Two Replat. S13-T45N-R12W. David and Veronica Marian, owners. Keith Brickey, surveyor.
- B & B. S36-T47N-R13W. A-2. Black Dog Consulting and Development LLC, owners. Curtis E. Basinger, surveyor.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #285-2020**

3. Bellaridge Subdivision Plat 4 Preliminary Plat. S34-T46N-R12W. A-R. Bryan and Leslie Crump, owners. Anthony Derboven, surveyor (report only).

Bill Florea read the following staff report:

The subject property is located at State Route A's intersection with US Highway 63, approximately 1.5 miles south of the Ashland city limits. The property is zoned A-R and has A-R zoning to the north, west, and south with A-2 zoning to the east. The parent parcel is 93.5 acres in size and has some agricultural accessory buildings present on the west side of the property along Old Highway 63. This proposal creates 10 lots ranging from 5.12 acres to 2.5 acres in size and a new public road off Old Highway 63.

Lots 15 and 18 have frontage on Old Highway 63. Lots 16 and 17 have frontage on the new public road. Lots 19-22 have frontage on Highway 63 and the new public road. Lots 23 and 24 have frontage on the new public road. Lots 15 and 18 will have access on Old Highway 63, and lots 16, 17, and 19-24 will have access on the new public road. The applicant has requested a waiver to the traffic study requirement.

The property is in the Consolidated Water service area. All lots will have water lines on them. Hydrants will need to be installed at maximum spacings of 500 feet in order to provide fire protection for all lots. Fire hydrant installation is being coordinated between the developers of Bellaridge, Consolidated Water, and the Southern Boone Fire Protection District.

The lots are proposed to use on-site wastewater systems, as permitted by the Columbia/Boone County Health Department. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The property scored 83 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers.

There were no comments or questions from the Commission.

4. Public Hearing & Second Reading; Budget Amendment: Account for additional grant funding for the Bonne Femme Watershed Project (1st read 6-18-20)

Commissioner Atwill opened the public hearing.

There was no one present from the public to speak on this item.

Commissioner Atwill closed the public hearing.

Commissioner Parry moved now on this day, the County Commission of the County of Boone does hereby acknowledge the following budget amendment from Resource Management to account for the additional funding provided by the DNR 319 grant for the Greater Bonne Femme Watershed project.

Department	Account	Department Name	Account Name	Decrease \$	Increase \$
2142	3411	DNR 319 Greater Bonne Femme	Federal Grant Reimburse		59,811
2142	23001	DNR 319 Greater Bonne Femme	Printing		2,400
2142	71100	DNR 319 Greater Bonne Femme	Outside Services		1,211
2142	71101	DNR 319 Greater Bonne Femme	Professional Services		37,800
2142	71202	DNR 319 Greater Bonne Femme	Contractor Costs		16,200
2142	84010	DNR 319 Greater Bonne Femme	Reception/Meetings		1,100

2142	86300	DNR319 Greater Bonne Femme	Testing		1,100
					119,622

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #286-2020**

Emergency Management Operations

5. Public Hearing & Second Reading; Budget Amendment: Account for remaining expenses for LEPC Budget for Fiscal Year 07/01/19 – 06/30/20 (1st read 6-18-20)

Commissioner Atwill opened the public hearing.

There was no one present from the public to speak on this item.

Commissioner Atwill closed the public hearing.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby acknowledge the following budget amendment from Emergency Management Operations to budget for the remaining expenses for the LEPC Budget Fiscal Year 07/01/19-06/30/20.

Department	Account	Department Name	Account Name	Decrease \$	Increase \$
2101	23050	LEPC/CEPF	Other Supplies		4,700
2101	70050	LEPC/CEPF	Software Service Contract		300
2101	84300	LEPC/CEPF	Advertising		150
					5,150

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #287-2020**

Purchasing

- 6. Second Reading; Contract Amendment One: 20-07NOV19 – Technical Assistance for the 9-Element Plan for the Greater Bonne Femme Watershed Project (1st read 6-25-20)**

Commissioner Parry moved now on this day, the County Commission of the County of Boone does hereby approve the attached Contract Amendment Number One to Contract 20-07NOV19 – Technical Assistance for the 9-Element Plan for the Greater Bonne Femme Watershed Project.

Terms of the amendment are stipulated in the attached Amendment. It is further ordered the Presiding Commissioner is hereby authorized to sign said Contract Amendment Number One.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #288-2020**

- 7. Second Reading; Cooperative Contract: CS202251002 – State of Missouri Office of Administration – for Furniture Solutions with Related Accessories and Services (1st read 6-25-20)**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the utilization of the State of Missouri Office of Administration Cooperative Contract CS202251002 for Furniture Solutions with Related Accessories and Services with Bradford Systems Corporation of Besenville, Illinois.

Terms of the cooperative contract are stipulated in the attached Agreement. It is further ordered the Presiding Commissioner is hereby authorized to sign said Purchase Agreement.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #289-2020**

8. Second Reading; Emergency Purchase Agreement: 16-30SEP20E – Skills for Psychological Recovery (SPR) Treatment with the University of Missouri (1st read 6-25-20)

Commissioner Parry moved now on this day, the County Commission of the County of Boone does hereby award Contract 16-30SEP20E – Skills for Psychological Recovery (SPR) Treatment with the University of Missouri.

Terms of the award are stipulated in the attached Agreement. It is further ordered the Presiding Commissioner is hereby authorized to sign said Agreement.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #290-2020**

Commission

9. First & Second Reading; Application for Organizational Use of Boone County Courthouse Plaza: Common Sense Columbia

Commissioner Thompson said this is a request to use the Plaza for part of the 4th of July celebration to show support for veterans and law enforcement.

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 Organizational Use of the Boone County Courthouse Plaza by Common Sense Columbia on July 4, 2020 from 8:00 am to 11:00 am.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #291-2020**

10. Public Comment

None

11. Commission Reports

None

The meeting adjourned at 7:14 p.m.

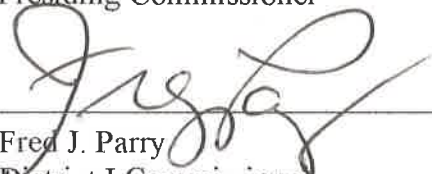
Attest:



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