

TERM OF COMMISSION: December Session of the October 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
Boone County Counselor CJ Dykhouse
Senior Planner Thaddeus Yonke
Director of Information Technology Aron Gish
Director of Community Services Joanne Nelson
Director of Resource Management Bill Florea
Director of Purchasing Melinda Bobbitt
Director of Emergency Management Operations Chad Martin
Deputy County Clerk Jodi Vanskike

Public Present: Dave Griggs; Stacey Button; Carolyn Amparan - Sierra Club; James Pounds; Jess Bunch; Don Bormann surveyor; Tim Crockett, Crockett Engineering; Kevin Brown; Rachel Wise; Phillip Heller; Chris Sander; Kevin Schweikert, surveyor; Rich Germinder; Bill Fretwell.

Conference Call Information:

Number: 425-585-6224 Access Code: 802-162-168

The meeting was called to order at 7:00pm

Purchasing

1. First Reading: Amendment #1 to: 36-13SEP18 - Central Pantry with the Food Bank for Central & Northeast Missouri, Inc.

Director of Purchasing Melinda Bobbitt read the following memo.

This amendment adds a renewal total amount of \$49,999.98 which will allow The Food Bank for Central & Northeast Missouri, Inc. to provide food for another year ending December 31, 2021.

Invoices will be paid from department 2132 - Program Funding/Community Health Fund, account 71106 - Contracted Services. \$500,000 is budgeted for 2021.

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.

2. First Reading: 36-13SEP18 – Encouraging Healthy Habits at Columbia’s New Agriculture Park

Director of Purchasing Melinda Bobbitt read the following memo:

This amendment adds a renewal total amount of \$23,487.82, which will allow Columbia Center for Urban Agriculture to provide services for another year ending December 31, 2021. The services include providing health education, public awareness for information and referral on healthy eating and the new Agriculture Park.

Invoices will be paid from department 2130 - Community Health / Med (Hospital Lease), account 71100 - Outside Services. \$500,000 is budgeted for 2021.

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.

3. First Reading: 36-13SEP18 – VAC Basic Needs Program

Director of Purchasing Melinda Bobbitt read the following memo:
This amendment adds a renewal total amount of \$35,275 which will allow the Voluntary Action Center to provide services for another year ending December 31, 2021. The services include the provision of basic needs (employment attire, public transit fee/fare, car seats, corrective lenses, prescription medication, durable medical equipment, dental treatment, and general medical care) for low income residents of Boone County.

Invoices will be paid from department 2130 - Community Health / Med (Hospital Lease), account 71100 - Outside Services. \$500,000 is budgeted for 2021.

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.

4. First Reading: 36-13SEP18 – VAC Housing Program

Director of Purchasing Melinda Bobbitt read the following memo:
Attached for signature is contract amendment #1 to 36-13SEP18 - VAC Housing Program.

This amendment moves the Case Management services under Purchase Agreement 52-13DEC 18 to contract 36-13 SEP 18. In addition, it adds a renewal total amount of \$84,520.18, which will allow the Voluntary Action Center to provide services for another year, ending December 31, 2021. The services include service coordination and case management to help clients regain stability in their housing situations by moving into permanent housing or be assisted to remain in their current housing.

Invoices will be paid from department 2130 - Community Health/ Med (Hospital Lease), account 71100 - Outside Services. \$500,000 is budgeted for 2021.

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.

5. First Reading: Amendment #1 to: 16-30SEP20E – Mental Health for Essential Workers

Director of Purchasing Melinda Bobbitt read the following memo:

Attached for signature is contract amendment #1 to 16-30SEP20E - Mental Health for Essential Workers. This amendment adds a renewal total amount of \$40,120 which will allow HeartSpace Clinic of Columbia, Missouri to continue to provide services for another year ending December 31, 2021. The services include mental health support, crisis management and group support to those on the front lines of helping residents who are being impacted by COVID-19 fallout.

Invoices will be paid from department 2130 - Community Health / Med (Hospital Lease), account 71100 - Outside Services. \$500,000 is budgeted for 2021.

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: Amendment #1 to: 16-30SEP20E - Skills for Psychological Recovery (SPR) Treatment with The Curators of the University of Missouri - (Emergency Purchase Agreement for the COVID-19 Pandemic)

Director of Purchasing Melinda Bobbitt read the following memo:

Attached for signature is contract amendment #1 to 16-30SEP20E - Skills for Psychological Recovery (SPR) Treatment. This amendment adds a renewal total amount of \$40,000 which will allow the University of Missouri to continue to provide services for another year ending December 31, 2021. The services include SPR Treatment, which is a brief, 1-5 session evidence-based treatment for acute stress and anxiety.

Contract is with the Curators of the University of Missouri (on behalf of Debora Bell, Ph.D. and the Psychological Services Clinic) of Columbia, Missouri. Invoices will be paid from department 2130 - Community Health / Med (Hospital Lease), account 71100 - Outside Services. \$500,000 is budgeted for 2021.

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: Amendment #1 to: 36-13SEP18 - Senior Connect Program with Independent Living Center of Mid-Missouri, Inc.

Director of Purchasing Melinda Bobbitt read the following memo:

This amendment adds a renewal total amount of \$41,892.02 which will allow Independent Living Center of Mid-Missouri, Inc. to provide services for another year ending December 31,

2021. The services include providing seniors with services such as minor home repairs and one-time projects such as yard clean ups, putting in handrails, fixing gates or doors, or installing and repairing ramps.

Invoices will be paid from department 2132 - Program Funding/Community Health Fund, account 71106 - Contracted Services. \$500,000 is budgeted for 2021.

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.

8. First Reading: Amendment #1 to: 36-13SEP18 - Healthy Hometown – Southern Boone County

Director of Purchasing Melinda Bobbitt read the following memo:

This amendment adds a renewal total amount of \$49,939.71 which will allow Jefferson City Area Young Men’s Christian Association to provide services for another year ending December 31, 2021. The services include two programs that provide physical exercise, health education and best practices training to address chronic disease risk factors and promote healthy lifestyles. The Health Transformation Program is for adults transitioning from physical therapy into an ongoing healthy lifestyle of physical activity. Healthy Hometown Kids is an evidence-based program that teaches fourth and fifth grade children healthy habits related to physical activity, limiting screen time, and nutrition.

Invoices will be paid from department 2132 - Program Funding/Community Health Fund, account 71106 - Contracted Services. \$500,000 is budgeted for 2021.

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.

9. First Reading: Amendment #1 to: 36-13SEP18 - Behavioral Health Care Program

Director of Purchasing Melinda Bobbitt read the following memo:

This amendment adds a renewal total amount of \$129,288 which will allow Compass Health, Inc. to provide services for another year ending December 31, 2021. The program provides services to address behavioral health care intervention for adults aged 18 and older, by

increasing access to mental health services for the underserved and uninsured residents of Boone County.

Invoices will be paid from department 2132 - Program Funding/Community Health Fund, account 71106 - Contracted Services. \$500,000 is budgeted for 2021.

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.

10. First Reading: Amendment #1 to: 36-13SEP18 - Harbor House Emergency Shelter

Director of Purchasing Melinda Bobbitt read the following memo:
Attached for signature is contract amendment #1 to 36-13SEP18 - Harbor House Emergency Shelter.

This amendment adds a renewal total amount of \$54,993.79 which will allow The Salvation Army to provide services for another year ending December 31, 2021. The services include providing a 24-hour emergency shelter for homeless adults and families with children.

Invoices will be paid from department 2132 - Program Funding/Community Health Fund, account 71106 - Contracted Services. \$500,000 is budgeted for 2021.

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.

11. First Reading: Amendment #1 to: 36-13SEP18 -Outpatient Substance Use Treatment

Director of Purchasing Melinda Bobbitt read the following memo:
This amendment adds a renewal total amount of \$65,090, which will allow Phoenix Programs, Inc. to provide services for another year, ending December 31, 2021. The services include providing substance abuse treatment.

Invoices will be paid from department 2132 - Program Funding/Community Health Fund, account 71106 - Contracted Services. \$500,000 is budgeted for 2021.

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.

12. Second Reading: Monitor Surplus Transfer

Commissioner Parry moved now on this day, the County Commission of the County of Boone does hereby approve the request by the Purchasing Department to dispose of the attached list of surplus monitors by transfer to another Missouri public entity (City of Columbia).

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #616-2020**

13. Second Reading: 42-31DEC20C-COVID-19 Outpatient Testing for Jail Detainees and Staff

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve 42-31DEC20C-COVID-19 Outpatient Testing for Jail Detainees and Staff.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #617-2020**

14. Second Reading: Amendment #4 to contract C215091002 – AFIS Livescans and Maintenance for the Sheriff’s Department

Commissioner Parry moved now on this day, the County Commission of the County of Boone does hereby approve the attached Contract Amendment #4 to contract C215091002 for AFIS Livescans and Maintenance Services that was awarded March 6, 2018 (Commission Order 66-2018) is being amended to incorporate the 2021 extension for maintenance coverage for the Sheriff’s Department.

All other terms and conditions of the original agreement remain unchanged.

Invoices will be paid from the following codes:

1228 – GF Sheriff /Detention Services/60050 - Equipment Service Contract: \$5,370.00
2901 - Sheriff Operations – LE Sales Tax/60050 - Equipment Service Contract: \$700.00
2902 – Corrections Operations – LE Sales Tax/60050 – Equipment Service Contract:
\$6,981.00

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 Four.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0 **Order #618-2020**

15. Second Reading: Amendment #6: 66/2010 – Radio Consulting Services with David O. Dunford

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Contract Amendment #6 to contract 66/2010 – Radio Consulting Services which was approved by Commission for award to David O. Dunford on August 26, 2014, Commission Order 402-2014.

This amendment renews the contract for the period January 1, 2021 – December 31, 2021 for the following:

Professional Services at \$60.00/hour, not to exceed \$95,000 per contract period
Reimbursable expenses not to exceed \$18,000 per contract period

Invoices will be paid from department 2704 – Radio Network Operations, account 71101 – Professional Services. \$113,000 is budgeted for 2021.

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 Six.

Commissioner Parry seconded the motion.

The motion carried 3 to 0 **Order #619-2020**

Planning and Zoning

16. Request by James & Martina Pounds to rezone from A-1 (Agriculture) to A-2 (Agriculture) on 28.3 acres located at 5449 S Ben Williams Rd, Columbia.

Director of Resource Management Bill Florea gave the staff report on this request. The Planning and Zoning Commission held a public hearing on this item at its December 17, 2020 meeting. The Commission recommended denial on a vote of ten to zero, with one abstention. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are entered into the record of this meeting. The applicant filed a timely appeal of the P&Z recommendation.

The landowner, James Pounds, stated that he would like to take his 28.3 acres and divide them into 3 tracts, 9.43 acres each, stating his only intention is to build two more houses on the other two tracts. Commissioner Atwill asked what the minimum size of one tract is. Mr. Pounds responded with ten-acre tracts, but he wants to do three equal tracts at 9.43 acres each. Kevin Schweikert, surveyor, stated the north side adjacent to Mr. Pounds property is zoned A-1 and it's a 9.7-acre tract, and about a mile away toward the west is MLP zoning. Director of Resource Management Bill Florea stated the problem is that the minimum size of tracts are required to be 10 acres, so Mr. Pounds could potentially do two tracts. Commissioner Atwill advised Mr. Pounds that the problem he sees is, if he doesn't make him follow the minimum 10-acre tract rule, there will be other applicants wanting to do the same. Director Florea stated that 10 P & Z members have previously voted against this based on the character of the area, which has large lots, and not having the ability to control what happens with the lots. If the area is rezoned, in the future it could be potentially split up into two or three acre lots. Director Florea stated Mr. Pounds could withdraw his current proposal and submit for A2P zoning, which would accomplish what Mr. Pounds would like to accomplish but would be binding for him as the current owner and any future owners against splitting the lots up in the future. Mr. Pounds stated he would not withdraw his current proposal.

Commissioner Thompson moved now on this day the Boone County Commission denies the request by James & Martina Pounds to rezone from A-1 (Agriculture) to A-2 (Agriculture) on 28.3 acres located at 5449 S Ben Williams Rd, Columbia.

Commissioner Parry seconded the motion.

The motion carried 2 to 1 With Commissioner Parry voting no. **Order #620-2020**

17. Request by Special Olympics Missouri to rezone from C-G (General Commercial) to M-LP (Planned Light Industrial) and to approve a review plan on 11.23 acres located at 5491 E Bonne Femme Church Rd, Columbia

Director of Resource Management Bill Florea gave the staff report on this request. The Planning and Zoning Commission held a public hearing on this item at its December 17, 2020 meeting. The Commission recommend approval, with staff conditions, on a vote of eleven to zero. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are entered into the record of this meeting.

Tim Crockett, Crockett Engineering Consultants, stated the owners currently have a distillery at a different location in Columbia, MO and had at one time discussed moving the distillery to this property but, when that became an issue, it was removed from the list of uses for this site. Mr.

Crockett stated he and the property owner are okay with all the conditions Director Florea and the Planning Committee have presented. Mr. Crockett stated, at this time, they are looking for a bottling facility.

Commissioner Parry moved now on this day, the Boone County Commission does **approve** the request by Special Olympics Missouri to rezone from C-G (General Commercial) to M-LP (Planned Light Industrial) on 11.23 acres located at 5491 E Bonne Femme Church Rd, Columbia.

Review Plan:

Now on this day the Boone County Commission does **approve** the request by Special Olympics Missouri for a review plan on 11.23 acres located at 5491 E Bonne Femme Church Rd, Columbia, with the following conditions:

- 1) Distillery is to be removed from the list of allowed uses as it has not been shown that this use can be supported by the resources available to the site.
- 2) A dumpster location shall be shown on the graphic and the location shall have spill protection to the satisfaction of the Director of Resource Management.
- 3) Spill protection to the satisfaction of the Director of Resource Management shall be provided for the outdoor storage area.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #621-2020**

18. Request by Jess & Tammi Bunch to rezone from A-1 (Agriculture) to A-2 (Agriculture) on 23.6 acres located at 2810 N Rte Z, Columbia.

Director of Resource Management Bill Florea gave the staff report on this request. The Planning and Zoning Commission held a public hearing on this item at its December 17, 2020 meeting. The Commission recommended approval on a vote of eight to three. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are entered into the record of this meeting.

Don Bormann, surveyor, stated that he and Mr. Jess Bunch, owner, are present to discuss the proposal. Mr. Bormann stated there is A1 zoning on the South side of the property and states A2 zoning is a good transitional zoning. Mr. Bormann stated they looked at where he has his building on his ten acres and states it doesn't work very well. Mr. Bormann stated it was an 8-3 vote in favor of this proposal from the P & Z Commission to transition from A-1 to A-2. Mr. Bormann stated Mr. Bunch is wanting to do a several acre tract somewhere between three to five acres on the northwest corner but that there would only be two lots total.

Commissioner Parry moved now on this day the Boone County Commission **approves** the request by Jess & Tammi Bunch to rezone from A-1 (Agriculture) to A-2 (Agriculture) on 23.6 acres located at 2810 N Route Z, Columbia.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #622-2020**

19. Request by Butch's Investments LLC to rezone from A-1 (Agriculture) to M-LP (Planned Light Industrial) and to approve a review plan on 22.08 acres located at 5450 E Hwy 163, Columbia.

Director of Resource Management Bill Florea gave the staff report on this request. The Planning and Zoning Commission held a public hearing on this item at its December 17, 2020 meeting. The Commission recommended approval, with staff conditions, on a vote of nine to two. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are entered into the record of this meeting.

Commissioner Parry asked Senior Planner Thaddeus Yonke to show the arial view of the property where the tree buffer was located on the east side of the property. Commissioner Parry confirmed that the Planning and Zoning Committee thought trees would be planted along that area. Commissioner Parry asked if what was represented on the diagram were trees that had already been planted; Planner Yonke answered yes. Commissioner Parry asked the size of the existing building. Kevin Brown of Butch's Investments stated it was 4,000 square feet.

Commissioner Atwill opened the public hearing on the issue. Kevin Brown stated he put a contract on this property in July with the notion to get it rezoned. Mr. Brown stated he went through Planning and Zoning in September and was denied. Mr. Brown stated that he has scaled back his original plan, removing some buildings from the property. Mr. Brown also stated; that across the road from his property, are light industrial businesses that have been there for at least 25 years from what he has been told. Mr. Brown stated he set his buildings to the east of the asphalt along with putting them farther south in order to make them more discreet, as well as adding a $\frac{3}{4}$ acre pond on the south side of the 4,000 square foot building.

Rich Germinder, neighbor to this property, stated he bought his property in 2013 and did his due diligence before buying it. Mr. Germinder stated he bought a property zoned A-1 because of the limits of usage on the property and feels the surroundings should be taken into consideration as to why this area shouldn't be rezoned. Mr. Germinder stated this area is rural and the property is surrounded by large estate homes on ten-acre tracts or more. Mr. Germinder stated that the current plan Mr. Brown has submitted is about 70% of the original plan so while it can visually look about half the size, in reality it's still 70% of what he had previously done. Mr. Germinder stated improvements have been made from what was previously proposed, stating Mr. Brown moved his buildings to the east and eliminated one building, but when talking about 70% of what was previously proposed, we're still talking about it wrong. Mr. Germinder went on to say that what you are talking about is changing an A-1, currently undeveloped piece of property to a significant amount of development on a very limited piece of property.

Neighbor Bill Fretwell stated he was there to speak on behalf of eight of the neighbors. Mr. Fretwell stated that this arose from a Planning and Zoning meeting and the neighbors would like to have a more specific plan. Mr. Fretwell went on to say that Mr. Brown went ahead and put in a pond on the property, prior to getting it zoned, to improve his own property, moved material around, brought in additional fill and crossed over one of the neighbor's property with the trucks in order to do so. Mr. Fretwell stated, in his opinion, the process needs to be slowed down to protect the neighbors and the character of the neighborhood.

Neighbor Rachel Wise stated how one of her worries is her property value. Mrs. Wise stated with three big buildings on the property, it makes the area less appealing to those looking for big lots. Mrs. Wise also spoke about how the buildings are so big and will be visible for a very long time even though trees have been planted as a buffer. Mrs. Wise stated she is also concerned because three hundred parking spots are more than all the other area businesses combined and she is concerned about not having a turn lane on that road. Mrs. Wise states she has two teenage drivers at home traveling this road without shoulders and she worries that there will be too much traffic. Mrs. Wise finished with saying this area is the beginning of Rock Bridge State Park and should have its beauty preserved.

Neighbor Phillip Heller stated, while Mr. Brown's new plan is better than the old one, no mention of brick or stone façade has been mentioned. Mr. Heller went on to say that there are plenty of commercial properties available in the area, like by the Airport, in Ashland etc, that people could use for businesses. Mr. Heller finished by stating Mr. Brown is a nice guy, but the neighbors just don't think this is the right development for this area and that it will lower their property values, taking money out of homeowners pockets when they sell their property.

Mr. Brown responded to the neighbors, stating that he had looked at other properties but he and his wife really love this property and this is the one they want to do this project on. Mr. Brown stated he has already planted thirty red and yellow Maple trees as a buffer on the property. Mr. Brown states these maples are forty to fifty feet apart at the recommendation of the nursery. Mr. Brown stated his excavator did accidentally get on the neighbor's property, for which he apologized, and that he did not bring in any fill.

Commissioner Parry moved now on this day the Boone County Commission **approves** the request by Butch's Investments LLC to rezone from A-1 (Agriculture) to M-LP (Planned Light Industrial) on 22.08 acres located at 5450 E Hwy 163, Columbia.

Commissioner Atwill seconded the motion.

The motion passed 2 to 1 with Commissioner Thompson voting no.
Order #621-2020

And

Commissioner Parry moved now on this day the Boone County Commission **approves** the request by Butch’s Investments LLC for a review plan on 22.08 acres located at 5450 E Hwy 163, Columbia, with the following conditions:

- 1) The developer shall submit a landscape and buffering plan along the east property line from the right of way south distance of 680 feet for approval by the Director. The intent of the buffer is to provide a visual screen for the property to the east.
- 2) The developer shall submit a landscape plan for the north side of Building #1 for approval by the Director. The landscaping shall be installed concurrently with the construction of Building 1. The intent of the landscaping is to provide vegetation to soften the visual impact of the building.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #623-2020**

20. Ross Estates Plat 1. S11-T51N-R13W. A-2. Bryan & Leanne Ross, owners. Kevin Schweikert, surveyor

South Oak Subdivision, Lot 1 Replat. S20-T51N-R11W. A-2. Samuel & Anne Jennings, owners. Don Bormann, surveyor.

Timber Ridge Plat 1. S13-T47N-R13W. A-2. Richard & Tamela Wyatt, owners. Jay Gebhardt, surveyor.

Commissioner Parry moved now on this day the Boone County Commission does receive and accept the following subdivision plats and authorizes the Presiding Commissioner to sign them and directs the Clerk to insert the staff reports into the meeting minutes:

1. Ross Estates Plat 1. S11-T51N-R13W. A-2. Bryan & Leanne Ross, owners. Kevin Schweikert, surveyor
2. South Oak Subdivision, Lot 1 Replat. S20-T51N-R11W. A-2. Samuel & Anne Jennings, owners. Don Bormann, surveyor
3. Timber Ridge Plat 1. S13-T47N-R13W. A-2. Richard & Tamela Wyatt, owners. Jay Gebhardt, surveyor

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #624-2020**

21. Midway Crossing Phase 3 Preliminary Plat S1-T48N-R14W. R-S. Amicus Terra Development, owner, Jay Gebhardt, surveyor (Report only)

Director of Resource Management Bill Florea read the following memo:

The property is located north of and adjacent to Midway Crossing Plat 1.

All lots will have frontage on and direct access to Black Walnut Drive, an extension of an existing public road, or Amicus Drive, a new public road built by the developer, which will connect existing portions of Black Walnut Drive and White Cypress Drive.

Consolidated Water can supply water to provide domestic service and fire protection. Fire hydrants will be installed at locations specified by Boone County Fire Protection District and Consolidated.

Sewage treatment is provided by Boone County Regional Sewer District at the Midway Crossings plant. The owner has entered into a service agreement with the District.

Ely Drive is an existing county right of way that extends from US 40 to the north property line of this proposal. A County-maintained gravel road extends approximately 500-feet south from US 40 but does not reach this property. A traffic study was conducted in conjunction with the original preliminary plat for Midway Crossings, which included this property. The study recommends that Ely be improved to current county standards from this property to US 40. Completion of the recommended improvement will provide a second access to Midway Crossings for public safety purposes and to comply with the County Subdivision Regulations which require a second point of access for all subdivisions containing more than 100 RS zoned lots (Midway Crossings I, II, III contain 105).

The developer has submitted a request for a variance from the Boone County Roadway Regulations that would allow Ely to be constructed to a 26-foot-wide paved surface rather than the standard of 30-feet. The County Commission will consider the variance at a future date.

The property scored 88 points on the rating system.

The Planning and Zoning Commission approved the plat subject to the following condition:

1. The developer shall construct Ely to standards established in the Boone County Roadway Regulations unless a variance is granted by the County Commission.

22. Public hearing on re-adoption of the Building Codes

Commissioner Atwill opened the floor to public hearing. Carolyn Amparan from The Sierra

Club stated she was glad Director Florea was going to table the re-adoption of the building codes until he could look into the Sierra Clubs proposal further.

23. First Reading: Order to Re-Adopt the Boone county Building Code

Director of Resource Management Bill Florea stated he had received an email with some concerns regarding this topic at 5:01pm today and would like to table the subject until they can be addressed. Director Florea stated he will defer to Chief Building Inspector Dave Forward to analyze the email.

This item was tabled.

24. First Reading: Annual Consultant Services Agreement

Commissioner Atwill read the following statement:

Annual Consultant Services Agreement involves the following:

Allstate Consultants
Anderson Engineering Inc
Crockett Engineering Consultants, LLC
Howe Company LLC
PW Architects, Inc
SOA Inc

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.

Community Services

25. First Reading: Contract Amendment Number One Recovery Support and Reentry Opportunity Center

Director of Community Services Joanne Nelson stated this is a contract amendment in the amount of \$37,636.20 for peer support and case management beginning January 1, 2021 until December 31, 2021

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.

26. First Reading: Contract Amendment Number One Cradle to Career Alliance

Director of Community Services Joanne Nelson stated this is a contract amendment for January 1, 2021 thru December 31, 2021 for Cradle to Career Alliance.

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.

Counselor

27. First Reading: University of MO – Columbia Medical Examiner

County Counselor CJ Dykhouse spoke to how Boone County Government is required to have a Medical Examiner. This contract would extend from last year with a 2% raise from last contract for one year and then 3% raise after that.

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.

28. Request Administrative Authority to Purchase Technology Related Items for FY2021

Director of Information Technology Aron Gish read the following memo:

The purpose of this request is to seek administrative authority for the Information Technology Department to purchase technology-related items in FY2021 as follows;

Part 1 – Request to extend authority for the IT Department to purchase from cooperative contracts for the fiscal year 2021. The Department’s authority expires on 12/31/20. Samples of cooperative contracts include the State of Missouri’s CDW-G (Computer Discount Warehouse-Government), NACo (National Association of Counties) and NASPO ValuePoint. This request has been made and approved for each of the past 19 years.

Part 2 – Request to extend authority for the IT Department to use the “Unanticipated Emergency Hardware” funding (1170-92301) to replace existing technology items that fail and are not cost-effective to repair. This authority would cover equipment with a replacement cost of up to \$1,400 without additional Commission review. This allows for less interruption for our technology users and reduces the number of “spare” items needed to be kept as backup equipment. This request has been made and approved for the previous 3 years.

Part 3 - Request to extend authority for the IT Department to purchase new assets, as needed, where the item's total purchase price is \$500.00 or less. This cost would include any annual operating expense or license. Monitors are the best example of this need. This request was first made and approved in 2018.

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.

Emergency Management

29. First Reading: Contract Amendment #2 – CMCA Utility Assistance

Director of Emergency Management Operations Chad Martin stated the purpose of this Amendment was to increase the administration fees CMCA has incurred in managing the project.

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.

30. First and Second Reading: CARES Act Funding Agreement with City of Centralia

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached contract for CARES Act funding with City of Centralia. The terms of the agreement are set out in the attached.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #626-2020**

31. First and Second Reading: CARES Act Funding Agreement with The Children's School at Stephens College

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached contract for CARES Act funding with The Children's School at Stephens College. The terms of the agreement are set out in the attached.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #627-2020**

32. First and Second Reading: CARES Act Funding Agreement with Islamic School of Columbia Missouri

Commissioner Parry moved now on this day, the County Commission of the County of Boone does hereby approve the attached contract for CARES Act funding with Islamic School of Columbia Missouri. The terms of the agreement are set out in the attached.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #628-2020**

33. First and Second Reading: CARES Act Funding Agreement with Windsor Street Montessori School

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached contract for CARES Act funding with Windsor Street Montessori School. The terms of the agreement are set out in the attached.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #629-2020**

34. First and Second Reading: CARES Act Funding Agreement with Mizzou Academy

Commissioner Parry moved now on this day, the County Commission of the County of Boone does hereby approve the attached contract for CARES Act funding with Mizzou Academy. The terms of the agreement are set out in the attached.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #630-2020**

35. Second Reading: Amendment #1 for Administration of CARES Act Funding with City of Columbia for Small Business Assistance Program. (Topic tabled at 12.22.20 meeting)

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Contract Amendment #1 for Administration of CARES Act Funding with City of Columbia for Small Business Assistance Program. The terms of the agreement are set out in the attached.

It is further ordered the Presiding Commissioner is hereby authorized to sign said Contract Amendment Number One.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #625-2020**

Circuit Court

36. Second Reading: Missouri States Public Defender's Office Budget Amendment

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Missouri States Public Defender's Office Budget Amendment.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #631-2020**

37. Public hearing and First Reading of Revised Chapter 100 Policies

County Counselor CJ Dykhouse talked about how the revisions will update the investment thresh-holds that were last updated in 2005. Counselor Dykhouse stated what it doesn't change is the long-standing collaborative effort with the counties sister legal subdivision. Dave Griggs also spoke to how he thinks the most important part of the Chapter 100 Policy Amendment is the Introduction and Summary section:

INTRODUCTION AND SUMMARY

Boone County, Missouri offers new and existing businesses meeting certain investment and employment thresholds, and other criteria, the opportunity to receive real property tax abatements and business personal property tax abatements for up to ten (10) years. This is accomplished through the issuance of bonds under Chapter 100 of the Missouri Revised Statutes (RSMo Secs. 100.010-100.200). As of January 1, 2019, six (6) Boone County businesses have taken advantage of the program. The County's process has four (4) basic steps:

1. Confidential Initial Application. A company considering an investment anywhere in Boone County can notify the County of its interest through REDI. This preliminary notice does not name the actual company and it includes a general description of the project as well as proposed capital investment and employment levels (new and/or preserved). The County Commission's liaison Commissioner to REDI will review the information and, if he or she deems the project worthy of further exploration, will respond with a letter stating that Commissioner's intention to support an offer of incentives under the Chapter 100 program to the full Commission based on the general description provided and subject to meeting the requirements contained in the County's policy.

2. Closed Meeting(s) with County Commission. Should a specific location in Boone County be a "finalist" in the company's consideration for the investment, an appropriate number of closed meeting(s) with company representatives, the three County Commissioners, County Counselor, and REDI officials will be scheduled through REDI. The purpose of these meetings is to officially begin consideration of the abatement process by discussing the project in more detail including any infrastructure capacity constraints identified by the County, REDI, or the company. Any questions regarding the abatement program and process should be vetted during these discussions.

3. Public Application Process. After the company decides to formally request a Chapter 100 tax abatement in compliance with the County's policy, a formal public application is made through REDI to the County Commission. The application includes project details and proposed performance agreement metrics. A copy of the current application can be obtained through REDI. The County Commission, through REDI, will then forward the application to all directly affected taxing jurisdictions for review and recommendations. REDI will coordinate this process as outlined in the

County's policy. Should a majority of the impacted taxing jurisdictions recommend awarding the requested abatements, that recommendation will be forwarded to the Commission for final consideration after two (2) public hearings during which the Commission will receive public comment. The Commission may then vote to approve the abatement.

4. Final Documents. The County's bond counsel, in consultation with the County Counselor, will prepare necessary contracts with the applicant company to effectuate the abatement, including a Performance Agreement, for Commission approval. This step generally occurs near the end of the construction phase of the project.

38. Public Comment

Commissioner Atwill open and closed Public Comment.

39. Commissioner Reports

None.

Meeting adjourned at 9:51 p.m.

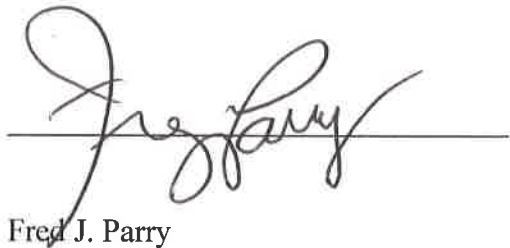
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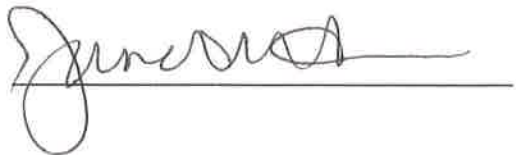
Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Fred J. Parry
District I Commissioner



Janet M. Thompson
District II Commissioner