

TERM OF COMMISSION: June Session of the April Adjourned Term

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

PRESENT WERE: Presiding Commissioner Kip Kendrick
District I Commissioner Justin Aldred
District II Commissioner Janet Thompson
Director of Resource Management Bill Florea
Senior Buyer Liz Palazzolo
Sr. Accountant/Financial Analyst Heather Acton
Director of Emergency Management Chris Kelley
Boone County Deputy County Clerk Jodi Vanskike

Conference Call Information:

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

The meeting was called to order at 9:30am and roll call was taken.

P & Z

1. Consent Agenda

- A. Robinson Point Plat 1. A-2. S13-T46N-R12W. Chaddie & Brenda Robinson, owners. David Butcher, surveyor.**
- B. Kurt's Landing Plat 1. A-2. S18-T47N-R12W. Kurt Bormann, owner. David Butcher, surveyor.**
- C. CoMoWest Storage Plat 1. M-LP. S1-T48N-R14W. Robert W. Kilgore Jr, owner. Jay Gebhardt, surveyor.**
- D. Hartley Properties Subdivision Plat 2. A-R. S32-T50N-R11W. Bradley L. & Dawnde A. Irwin, owners. James Patchett, surveyor.**
- E. Koster Acres. Agriculture-Residential (A-R). S3-T50N-R11W. Kenneth & Beth Koster, Donnie L. Copenhagen Trust, owners. Jason D. Janes, Surveyor.**

Director of Resource Management Bill Florea read the following staff report:

The Planning and Zoning Commission reviewed the items on the consent agenda at its June 15, 2023, meeting and approved all items by consent. The plats, items A, B, C, D, and E, are recommended for receipt and acceptance.

A. Robinson Point Plat 1. A-2. S13-T46N-R12W. Chaddie & Brenda Robinson, owners. David Butcher, surveyor

The property is located on Hagans Drive, $\frac{3}{4}$ of a mile south of State Route Y, approximately 1.2 miles from the city limits of Ashland. The property is 9.91 acres in size and zoned Agriculture (A-2). The property is surrounded by A-2 zoning. This is all original 1973 zoning. There is a house, a garage, and a barn on the property. The barn was constructed across the common property line between the two five-acre tracts. This plat shifts that lot line, bringing the northern lot into compliance with the setback regulations and creating a 5.90-acre lot and a 3.45-acre lot.

Both lots have direct access onto Hagans Drive, a publicly-dedicated, publicly-maintained right-of-way. The applicant has submitted a request to waive the traffic study requirement.

The subject property is in Consolidated Public Water Service District #1 for water service, Boone Electric Cooperative for electrical service, and the Southern Boone County Fire Protection District.

An existing on-site wastewater system serves the home on lot 1. Any development on lot 2 will require the installation of an on-site wastewater system permit with Boone County Resource Management. The applicant has submitted a request to waive the wastewater cost-benefit analysis requirement.

The property scored 41 points on the rating system.

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

B. Kurt's Landing Plat 1. A-2. S18-T47N-R12W. Kurt Bormann, owner. David Butcher, surveyor.

The subject property is located on State Route N, approximately 750 feet to the west of the Village of Pierpont and approximately 3 miles to the southeast of the City of Columbia. The property is 11.17 acres in size and zoned Agriculture (A-2). The property is surrounded by A-2 zoning. This is all original 1973 zoning. This proposal divides the property into a 2.85-acre lot with a home, shed, and on-site wastewater system, and an 8.28-acre lot which is vacant.

Both lots have direct access onto State Route N, a publicly-dedicated, publicly-maintained right-of-way. The applicant has submitted a request to waive the traffic study requirement.

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

The existing house on lot 1 has an on-site wastewater system. Any development of Lot 2 will require an on-site wastewater permit from Boone County Resource Management. The applicant has submitted a request to waive the wastewater cost-benefit analysis requirement.

The property scored 55 points on the rating system.

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

C. CoMoWest Storage Plat 1. M-LP. S1-T48N-R14W. Robert W. Kilgore Jr, owner. Jay Gebhardt, surveyor.

The subject property is located between Highway 40 and Henderson Road. The property is 6.76 acres after dedication of right-of-way. The property was rezoned to Planned Manufacture Light Industrial (M-LP) from a split zoned Residential Single Family (R-S), Agriculture-Residential (A-R), and General Commercial (C-G) under County Commission order #251-2023. The surrounding zoning is as follows:

- South - Planned Single Family Residential (R-SP)
- East – C-G
- North – Light Industrial (M-L), M-LP, and Planned Commercial (C-GP).
- West – R-S

The property has direct road frontage onto Henderson Road, a publicly-dedicated, publicly-maintained road. The approved planned development under County Commission order #251-2023 will have two driveway entrances onto Henderson Road. The applicant has not submitted a waiver to the traffic study requirement. However, the nature of the approved development plan which permits self-storage units without any employees should have a minimal impact to traffic. Granting a waiver to the traffic study is appropriate in this case.

Consolidated Public Water Supply District #1 provides water service for the area. Boone Electric provides electrical service. Boone County Fire Protection District provides fire protection for the area. The nearest station, station #9, is less than a mile away.

The previously approved planned development for the property will utilize storage units without an office. The current development plan for the property will not generate any wastewater. Granting of a waiver to the sewer cost-benefit analysis is appropriate in this case.

A variance was granted to plat a lot that does not meet the minimum depth of 250' as required by Table A of Appendix B of the Boone County Subdivision Regulations. The variance was

granted at the April 27, 2023, meeting of the Boone County Board of Adjustment under case #2023-004.

The property scored 63 points on the rating system.

Staff recommended approval of the plat and granting of waivers.

D. Hartley Properties Subdivision Plat 2. A-R. S32-T50N-R11W. Bradley L. & Dawnde A. Irwin, owners. James Patchett, surveyor.

The subject property is located on the east side of Flynt Lane, approximately 650 feet northeast of the crossroads of Mount Zion Church Road, Hartley Road, and Flynt Lane. The subdivision merges former lots 5 and 6 of Hartley Properties Tract D Subdivision, which have an approval for a Plat Vacation from the County Commission. This vacation will go into effect when this Re-Plat is recorded. The new lot will be 1.41-acres in area. The property is zoned Agriculture – Residential (A-R), as are all the surrounding properties. All the zoning is original 1973 zoning.

Access to the lot is from Flynt Lane, a publicly-dedicated, publicly-maintained right-of-way. Additionally, there is a public right-of-way that was created by the original plat along the southern lot line that has never had a roadway surface constructed. The applicant has submitted a request to waive the traffic study requirement and staff concurs with this request.

The subject property is in Public Water Service District #9 for water service, Boone Electric Cooperative for electrical service, and the Boone County Fire Protection District, the closest station being 5 miles away in Hallsville. There is no central sewer anywhere close to the property; an on-site engineered system is proposed for the lot and a variance from the Board of Adjustment was granted to plat a lot less than 2.5-acres while proposing on-site wastewater. A waiver for a cost-benefit analysis for central sewer has been requested and staff concurs.

The property scored 28 points on the rating system.

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

E. Koster Acres. Agriculture-Residential (A-R). S3-T50N-R11W. Kenneth & Beth Koster, Donnie L. Copenhaver Trust, owners. Jason D. Janes, Surveyor.

The subject property is located approximately ¼ of a mile south of the intersection of State Route Z and Kroeger Road and 3 ½ miles south of Centralia. The properties involved are zoned Agriculture-Residential (A-R) and Agriculture (A-1). The surrounding zoning is as follows:

North – A-R and A-1
South – A-R and A-1
East – A-1
West – A-R

This proposal expands an existing 1-acre tract to the 2.5-acre minimum lot size for on-site wastewater. The lot has a house and lagoon present on site.

The property has existing access onto State Route Z, a publicly-maintained, publicly-dedicated right-of-way. The applicant has submitted a request to waive the traffic study requirement.

The subject property is in Public Water Service District #4 for water service, Boone Electric Cooperative service area for electrical service, and the Boone County Fire Protection District.

The existing home has an on-site wastewater system. The applicant has submitted a request to waive the wastewater cost-benefit analysis requirement.

The property scored 41 points on the rating system.

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

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby receive and accept the plats, items A, B, C, D, and E, as listed in the attached consent agenda (Attachment A), and authorize the Clerk to insert the associated staff reports into the minutes of this meeting.

Attachment A:

- A. Robinson Point Plat 1. A-2. S13-T46N-R12W. Chaddie & Brenda Robinson, owners. David Butcher, surveyor.
- B. Kurt's Landing Plat 1. A-2. S18-T47N-R12W. Kurt Bormann, owner. David Butcher, surveyor.
- C. CoMoWest Storage Plat 1. M-LP. S1-T48N-R14W. Robert W. Kilgore Jr, owner. Jay Gebhardt, surveyor.
- D. Hartley Properties Subdivision Plat 2. A-R. S32-T50N-R11W. Bradley L. & Dawnde A. Irwin, owners. James Patchett, surveyor.
- E. Koster Acres. Agriculture-Residential (A-R). S3-T50N-R11W. Kenneth & Beth Koster, Donnie L. Copenhaver Trust, owners. Jason D. Janes, Surveyor.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #286-2023**

2. First Reading: Request by Black & White Construction to rezone to Planned Single-Family Residential and to approve a Revised Review Plan for Ravenwood Plat No 1, Lot 121 located at 1549 N Corbet Drive, Columbia. Open Public Hearing

Director of Resource Management Bill Florea read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its June 15, 2023, meeting and voted to recommend approval on a vote of 8 to 1. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are entered into the record of this meeting.

The property is located on Corbet Drive, north of the intersection with Renshaw Drive. The zoning is Planned Residential Single-Family (R-SP) under the Ravenwood Final Plan. This proposal is to modify the front yard setback for this specific lot to allow completion of a partially built home.

The location of the foundation for the house was based on incorrect assumptions regarding the location of the front property line. The result is an encroachment into the front setback and utility easement. Once the problem was identified, construction was halted until specific information on the location of the home and the utilities on site could be confirmed. A survey of the site identified the home between 16.3 feet and 18.89 feet from the front property line. This location is in violation of the 25-foot front setback and the 20-foot utility easement.

A Planned Development can modify setbacks of the base zoning district and propose different utility easement widths; only the development's perimeter setback is mandatory under the Boone County Zoning Ordinance. A 25-foot perimeter setback around the entirety of Ravenwood is present and will not be altered by this rezoning and revised review plan. A replat of the lot will revise the 20-foot utility easement. This proposal authorizes those changes and completion of the home. Approving this request will reduce the front setback from 25 feet to 15 feet and reduce the utility easement from 20 feet to 15 feet.

The Boone County Master Plan identifies this area as suitable for residential land uses. The sufficiency of resources test was used to analyze the original request for the Ravenwood Planned Residential Development. This request has no impact on the available resources. However, detailed utility locations were made to determine whether the reduced width of the utility easement will have a significant impact on existing infrastructure within the easement.

The survey work completed as part of this revised review plan shows that the existing utilities will be contained within the reduced utility easement. The electric line is approximately 3.2 feet from the structure, the water line is 11.4 feet from the structure, telecommunication line is 5.6 feet from the structure, the underground gas line is 14.9 feet from the structure, and sewer runs from the south side of the home.

Transportation: This lot has direct access onto Corbet Drive, a publicly-dedicated, publicly-maintained road.

Public Safety: The property is approximately ½ mile to the west of the Midway Boone County Fire Protection District Station.

Stormwater: The proposal is subject to the requirements of the Boone County Stormwater Regulations.

Zoning Analysis: The proposal is in an area described by the Boone County Master Plan as suitable for residential use. This design allows for completion of the home in its current location with the completion of the planned rezoning process and approval of a replat of this lot. Errors of this nature, made during the construction phase, are not easily resolved. A planned development allows a closer examination of the nature of the site and potential impacts of the resolution and provides a transparent decision process.

The specific location of this request, where there is no development allowed on the opposite side of the street and a limited number of neighboring lots, reduces the potential for impact to the neighborhood.

The utility providers were given a chance to review this proposal; staff did not find any strong opposition to the proposal. It should be noted that once the Final Plan is approved, a replat for this lot will be required to alter the utility easement and building line.

The property scored 73 points on the rating system.

Staff recommends approval of the rezoning and the revised review plan.

Commissioner Kendrick opened and closed the public hearing.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

Emergency Management

3. First Reading: Outdoor Warning Siren Placement Agreement – City of Columbia Gans Creek Road

Director of Emergency Management Chris Kelley stated this contract is between the City of Columbia and the County of Boone to place an outdoor warning siren on Gans Creek Road. Director Kelley stated no constituents responded about this location for a public hearing, so he is asking for the Commission to give him consent to enter into an agreement with the City of Columbia to place this siren on Gans Creek Road.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

4. First Reading: Outdoor Warning Siren Placement Agreement – Boone County Fire Protection District Station #8 Route K

Director of Emergency Management Chris Kelley stated this contract is with the Boone County Fire Protection District to add a new siren to the property on Route K. Director Kelley stated there were no hearing requests on this location.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

5. First and Second Reading: Emergency Management Performance Grant

Director of Emergency Management Chris Kelley stated this is an application for FY2023 for the Emergency Management Performance Grant. Director Kelley stated this grant is through State Emergency Management Agency and Missouri Department of Public Safety. Director Kelley stated they are asking for half the pay of three full time employees in the OEM Department and half of the siren maintenance costs. Director Kelley stated there is a 50% match from the State for the three FTE salaries and a 50% match for the siren maintenance to maintain the 93 sirens currently in service.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Emergency Management Performance Grant Application.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #287-2023**

6. First and Second Reading: Emergency Management Director Letter of Employment

Director of Emergency Management Chris Kelley stated this request came from the SEMA Director. Director Kelley stated this request will indicate that he is the Director of Emergency Management for Boone County on SEMA's webpage. Director Kelley stated the County already has an order appointing him as Director, but SEMA is requesting another order in which the Commission is confirming this fact.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached Emergency Management Director Letter of Appointment and authorizes the Presiding Commissioner to sign the same.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #288-2023**

Purchasing

7. **First Reading: Approval of Sole Source 169-123123SS for DocPath Software Subscriptions with the CodPath Corporation for the Boone County IT Department**

Senior Buyer Liz Palazzolo read the following memo:

Attached for signature and approval is Sole Source Request Form # 169-123 123 SS for Doc Path Software Subscriptions from Doc Path Corporation of Suwanee, Ga. The Purchasing Department requests approval of Single Feasible Source 169-123 123SS, which is being established on behalf of the Boone County Information Technology Department. The sole source form is attached for Commission approval. The County previously approved Sole Source 146-123 I 19SS for Doc Path software for version 5.5 via Commission Order 213-2019 dated 05/21/2019. This new sole source is for version 6. This is document technology software the County uses to create County forms, such as tax bills and personal property tax declarations. The purchase includes the license with ongoing support and maintenance.

The single feasible source has been advertised in both the Missouriian and the Columbia Tribune. No other vendors have come forward to indicate that they are able to provide it. A contract will be written based on this Sole Source and presented for Commission approval at a later date. Payments will be paid using this Department/Object coding with budgeted amounts:

- 1172-General Fund IT Hardware & Software/70050 -Software Services Contract: \$5,500.00

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

8. **Second Reading: Award of RFB 09-23MAY23 for the Boone County Jail Chiller Replacement (C000642) to Environmental Engineering, Inc. for the Boone County Sheriff's Office and the Boone County Facilities Maintenance Department – First Read 06.22.23**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the Award of Contract C000642 from RFB 09-23MAY23 for the Boone County Jail Chiller Replacement project for the Boone County Facilities Maintenance Department and the Boone County Sheriff's Office to Environmental Engineering, Inc. of Jefferson City, Mo.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #289-2023**

Auditor

9. First Reading: Budget Revision – Dept 6106 – Replace Stolen Trailer

Sr. Accountant/Financial Analyst Heather Acton stated a tractor was stolen from Facilities Maintenance in 2022 and it was replaced in 2023. Ms. Acton stated this will establish a budget for the trailer. Ms. Acton stated funds from savings and the general liability insurance premiums, along with other unused claims, were used to replace it.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

**10. Second Reading: Budget Revision - Dept 2711 Consulting Fees – First Read
06.22.23**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the Budget Revision for Department 2711 for consulting fees.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #290-2023**

**11. Second Reading: Budget Revision - Dept 1121 - Cover Hire Over FHR – First Read
06.22.23**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the Budget Revision for Department 1121 to cover hiring costs over FHR.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #291-2023**

Facilities Maintenance**12. Second Reading: Budget Amendment Dept 6220 to Cover Class 6 – First Read
06.13.23 Open Public Hearing**

Commissioner Kendrick opened and closed the public hearing.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the Budget Amendment for Department 6220 to cover class 6.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #292-2023**

Health Department

**13. Second Reading: Ashland Animal Control Cooperative Agreement – First Read
06.22.23**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Animal Control Agreement between Boone County and the City of Ashland.

The terms of the Agreement are set out in the attached and the Presiding Commissioner is authorized to sign said Agreement.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #293-2023**

Community Services

**14. Second Reading: Strategic Innovation Opportunity – Heart of Missouri United
Way – First Read 06.22.23**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached Agreement for Purchase of Services between the Boone County Community Services Department and Heart of Missouri United Way.

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 #294-2023**

**15. Second Reading: Contract Amendment Number One – Great Futures Start Here –
First Read 06.22.23**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Contract Amendment Number One between the Boone County Community Services Department and Boys and Girls Clubs of the Columbia Area.

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

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #295-2023**

Commission


16. Public Comment

None

17. Commissioner Reports

Commissioner Thompson stated, last night, she attended the community meeting to address public safety issues and violence within our community. Commissioner Thompson stated it was very well-attended by community members and there was much discussion about root causes for the community violence that we are seeing. Commissioner Thompson stated Jill Schlude was running the show and did a great job of helping people to understand some of the challenges that law enforcement meet. Commissioner Thompson stated one issue discussed was the need to train law enforcement, which is something about which Sheriff Dewayne Carey is passionate. Commissioner Thompson stated Sheriff Carey puts his money where his mouth is and he makes sure his officers are CIT trained and he was one of the individuals who pushed to get CIT to be part of the curriculum at the Police Academy. Commissioner Thompson stated having people trained so they can help de-escalate situations is huge. Commissioner Thompson stated the other piece people don't understand is something our Chief Juvenile Officer Ruth McClusky talked about earlier this year, which is that one of the biggest problems in our community is kids with guns. Commissioner Thompson stated you must be of a certain age to buy a gun, but there is no age requirement for possessing a gun. Commissioner Thompson stated when law enforcement happens upon a car with juveniles that have guns, there is nothing they can do about it. Commissioner Thompson stated this is something the Chief Juvenile Officer and law enforcement have acknowledged is a huge problem. Commissioner Thompson stated it is like an onion, it is not a situation in which one solution takes care of everything. Commissioner Thompson stated one piece of the puzzle is having a co-response model and another is access to services and housing. Commissioner Thompson stated we have to share data and we have to work together to be able to have a cohesive approach to make sure we do not drop someone. Commissioner Thompson stated Dan Hanneken was at the community meeting and he is one of the best people in this community keeping the people he is entrusted with on a good path. Commissioner Thompson stated Dan makes sure they do not fall off because we have forgotten something like transportation or job preparation. Commissioner Thompson stated it was a really good meeting and she was glad they did it.

Attest:



Kip Kendrick

Presiding Commissioner



Brianna L. Lennon
Clerk of the County Commission



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner