

TERM OF COMMISSION: October Session of the October 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  
Director of Purchasing Melinda Bobbitt  
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. Request by Black & White Construction to approve a Final Development Plan for Ravenwood Plat 1, Lot 121 located at 1549 N Corbet Drive, Columbia.**
- B. Ravenwood Plat 1, Lot 121. R-SP. S1-T48N-R14W. Black & White Construction LLC, owner. Christopher Sander, surveyor.**
- C. Midway Little General Plat 1. C-G. S6-T48N-R13W. Ambica Investments LLC, owner. James Patchett, surveyor.**
- D. Zullo Point Plat 1. A-2. S14-T47N-R13W. Sean P. Zullo, Leslie C. Zullo and S. Paul Zullo and Bonnie Lou Crane Revocable Trust, owners. David Butcher, surveyor.**

- E. **Prenger Estates. A-2. S31-T51N-R11W. Daryl & Sandra Prenger, owners. Kevin Schweikert, surveyor.**
- F. **Edwards Acres Plat 1. A-2. S9-T46N-R12W. Bruce Bauer, owner. James Jeffries, surveyor.**
- G. **Rees Subdivision. A-2. S26-T51N-R14W. David Rees Trust, owner. Steven Proctor, surveyor.**
- H. **Kyd's Corner Plat 1. A-2. S30-T49N-R13W. Thomas-Carol Kyd, owners. James Patchett, surveyor.**

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

The Planning and Zoning Commission reviewed agenda items 1-5 at its September 21, 2023, meeting. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

Regarding item 1, the consent agenda: the final plan, item A, was approved by consent and is recommended for Commission approval. The listed plats, items B-H, were approved and are presented for Commission receipt and acceptance.

- A. Request by Black & White Construction to approve a Final Development Plan for Ravenwood Plat 1, Lot 121 located at 1549 N Corbet Drive, Columbia.

The property is located on Corbet Drive, north of the intersection with Renshaw Drive. The property is zoned Planned Residential Single-Family (R-SP). The zoning for this lot was revised by the review plan approved in June 2023. That plan contemplates modification of an individual lot front yard setback in the Ravenwood development to permit a partially completed home to finish construction.

The current final plan finalizes the modifications to the front yard setback and utility easement along Corbet Drive to 15 feet from 25 feet and 20 feet, respectively.

The property scored 73 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify three criteria for approval:

- All the required information is accurately portrayed on the Plan.
- The Final Plan conforms to the approved Review Plan.
- The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Final Plan.

Staff review of the final plan shows that it meets these criteria for approval.

Staff recommended **approval** of the final plan.

- B. Ravenwood Plat 1, Lot 121. R-SP. S1-T48N-R14W. Black & White Construction LLC, owner. Christopher Sander, surveyor.

The property is located on Corbet Drive, north of the intersection with Renshaw Drive. The property is zoned Planned Residential Single-Family (R-SP). The purpose of the plat is to maintain consistency with the approved final plan.

The lot has direct access to Corbet Drive, a publicly dedicated, publicly maintained right-of-way. The applicant has submitted a request to waive the traffic study requirement.

The property is served by Consolidated Public Water Supply District #1, the Boone Electric Cooperative, Boone County Fire Protection District, and the Regional Sewer District.

The property scored 73 points on the rating system.

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

- C. Midway Little General Plat 1. C-G. S6-T48N-R13W. Ambica Investments LLC, owner. James Patchett, surveyor.

The property is located on the northeast side of US 40 approximately 60 feet east of the intersection of Ivy Lane and US 40. This area of the subdivision contains a consolidation of properties amassed over the years into a single 3.51-acre lot zoned General Commercial (C-G). The surrounding properties are zoned as follows:

- North – Agriculture 2 (A-2)
- Northeast – A-2
- East – A-2 & C-G
- Southeast – C-G
- South – C-G
- Southwest – C-G & Agriculture Residential (A-R)
- West – C-G
- Northwest – A-2

All the zoning is original 1973 zoning. This proposal is for a multi-use plat that contains the existing Little General Convenience Store and a non-compliant wastewater lagoon that is to be decommissioned. The intent is to construct a new convenience store and subsurface wastewater system while the existing store remains open and then to remove the existing store to relocate the new pump islands.

The property has access to US 40, a publicly dedicated, publicly maintained right-of-way. Any modification to the drive connections will have to meet the standards of MoDOT. The applicant

has submitted a request to waive the traffic study requirement and Staff concurs with this request.

The property is served by Consolidated Public Water Service District #1, Boone Electric Cooperative, and the Boone County Fire Protection District with Station 9 being the closest at 1200 feet. Fire hydrants are required for the new building construction. City of Columbia level fire flows are available. The district wants to work with the property owner to install a new 12-inch main across the property.

The new engineered on-site wastewater system must be installed to serve the new structure as well as temporarily serve the original building. The applicant has provided a cost-benefit analysis for central sewer. There is a central sewer in the area and while connection is not being required at this time connection may be required in the future. The property scored 83 points on the rating system.

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

D. Zullo Point Plat 1. A-2. S14-T47N-R13W. Sean P. Zullo, Leslie C. Zullo and S. Paul Zullo and Bonnie Lou Crane Revocable Trust, owners. David Butcher, surveyor.

The property is located off W High Point Lane east of the intersection with Stanley Poe Road. It is zoned Agriculture 2 (A-2), and A-2 zoning surrounds the east, west, and south boundaries. North across High Point Lane is zoned Agriculture-Residential (A-R). The proposed minor subdivision seeks to create two lots. An existing dwelling and conventional septic wastewater system exist on proposed lot 2.

Both lots have direct road frontage along W High Point Lane, a publicly maintained roadway. An existing driveway serves the dwelling located on Lot 2. The applicants have not submitted a request for traffic study. However, a two-lot minor plat will have negligible impact on the existing road infrastructure. Granting of a waiver to the traffic study is appropriate in this case.

The subject property is located within Consolidated Water Supply District #1 service area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection in the area. The nearest station, Station 8, is 2.3 miles away.

An existing onsite wastewater system serves the dwelling on Lot 2. The applicants have submitted an onsite wastewater plan to utilize wastewater lagoons for future development. The applicants have not submitted a request to waive the sewer cost benefit analysis requirement. However, the nearest existing sewer line operated by the Boone County Regional Sewer District is at or near full capacity. Future development will likely require the use of an onsite wastewater system. Final determination of the use of an onsite system will be made by the Director of Resource Management at the time of the building permit application. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The Boone County Board of Adjustment granted a variance under case #2023-007 to allow for the existing home to encroach within the 50' minimum front yard area for an A-2 zoning district outlined in Section 10 of the Boone County Zoning Ordinance.

The proposal scored 47 points on the rating system.

Staff recommended approval of the plat and granting of waivers.

E. Prenger Estates. A-2. S31-T51N-R11W. Daryl & Sandra Prenger, owners. Kevin Schweikert, surveyor.

The property is located off Little Creek Road, about three-fourths of a mile from the intersection of Little Creek Road and Highway 124. The proposal is for a one-lot, five-acre subdivision. The zoning is Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides.

The subject property has direct road frontage along Little Creek Road, a publicly maintained roadway. The applicants have not submitted a written request for a waiver to the traffic impact study. However, a one-lot minor plat is unlikely to have significant impacts to the existing transportation infrastructure. Granting of a waiver to the traffic impact study is appropriate in this case.

The subject property is located within Public Water Supply District #4. Boone Electric provides power service to the area. The Boone County Fire Protection District provides fire protection in the area. The nearest station, Station 3, is 4.8 miles away.

The applicants have submitted an onsite wastewater plan showing an intended lagoon location. Soils data indicates that the intended location shown on the wastewater site plan will support a wastewater lagoon. The applicants have not submitted a waiver for the sewer cost benefit analysis. However, a one-lot minor plat is unlikely to be feasible to support a public sewer facility. Granting of a waiver to the sewer cost benefit analysis is appropriate in this case.

There is a significant regulatory stream buffer and FEMA-designated floodplain area on the proposed subdivision lot. The onsite wastewater plan shows that a single-family dwelling and onsite wastewater system should fit on the northeast portion of the lot outside of the environmentally sensitive areas. Staff informed the surveyor responsible for preparing the subdivision plat that with limited buildable area on the lot, there may be a need to utilize an engineered onsite wastewater system.

The proposal scored 28 points on the rating system.

Staff recommended approval of the plat and granting of waivers.

F. Edwards Acres Plat 1. A-2. S9-T46N-R12W. Bruce Bauer, owner. James Jeffries, surveyor.

The property is located at the intersection of State Route DD and Edwards Road. The proposal is a two-lot subdivision plat with a 2.86-acre lot and a 5.01-acre lot. A corresponding administrative survey accompanies the plat for the 10.52-acre remainder of the parent parcel. The zoning is Agriculture 2 (A-2) and is surrounded by A-2 on the south, east, and west. To the north across Edwards Road is zoned Agriculture 1 (A-1).

The subject property has direct road access to Edwards Road, a publicly maintained roadway. The applicant has submitted a request for a waiver of the traffic impact study. The creation of a two-lot minor subdivision is likely to have minimal impact to the existing transportation infrastructure. Granting a waiver to the traffic impact study is appropriate in this case.

The subject property is in the Consolidated Public Water Supply District. Boone Electric provides power. The Southern Boone County Fire Protection District provides fire protection. The nearest station, Station 17, is 2.4 miles away.

The applicants have submitted an onsite wastewater exhibit showing potential locations for wastewater lagoons. The applicant has submitted a request for a waiver to the sewer cost benefit analysis. A public sanitary sewer is not available in the area, and creation of a two-lot minor plat will likely not be viable for a public sanitary sewer. Granting a waiver to the sewer cost benefit is appropriate in this case.

The proposal scored 51 points on the rating system.  
Staff recommended approval of the request and granting of waivers

G. Rees Subdivision. A-2. S26-T51N-R14W. David Rees Trust, owner. Steven Proctor, surveyor.

The property is located on Ridge Road, near the boundary of Boone County with Randolph County. It is approximately 18.48 acres in size and this proposal divides it into two lots, one at 9.04 acres and the other at 9.44 acres. The zoning is Agriculture (A-2) with the surrounding property also zoned A-2 except to the northwest, where it lies adjacent to the boundary with Randolph County. The property is otherwise undeveloped with a large pond and some stream buffer on the larger lot.

The subject property has direct access to Ridge Road, 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 Public Water Service District #10, the Boone Electric service area, and the Boone County Fire Protection District.

The lots are proposed to use on-site systems for wastewater treatment. The applicant has submitted a request to waive the wastewater treatment cost-benefit analysis requirement.

The property scored 15 points on the rating system.

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

H. Kyd's Corner Plat 1. A-2. S30-T49N-R13W. Thomas-Carol Kyd, owners. James Patchett, surveyor.

The subject property is located on Hatton Chapel Road at Thunder Lane, approximately 2 ½ miles northwest of the city limits of Columbia. It is zoned Agriculture (A-2) and is surrounded by A-2 zoning. There is a home and wastewater system on the property. This proposal consolidates two survey tracts into a single platted lot of 7.18 acres.

The subject property has direct access to Hatton Chapel Road, a public road. The applicant has submitted a request to waive the traffic study requirement.

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

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

The property is in a Missouri Department of Natural Resources-designated area of karst topography.

The property scored **43** points on the rating system.

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

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

Attachment A:

- A. Final Development Plan for Ravenwood Plat 1, Lot 121;
- B. Ravenwood Plat 1, Lot 121;
- C. Midway Little General Plat 1;
- D. Zullo Point Plat 1;
- E. Prenger Estates;
- F. Edwards Acres Plat 1;
- G. Rees Subdivision;
- H. Kyd's Corner Plat 1.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #437-2023**

2. **First and Second Reading: A petition to vacate Tract C as shown by Lot Line Adjustment Survey recorded in Book 4659, Page 38 of the Boone County Records and Tract D, E, and F of Perche Loop Subdivision as recorded in Plat Book 10, Page 152 of the Boone County Records. Denise Lamonda, owner. (Open Public Hearing)**

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

A petition has been submitted Denise Lamonda to vacate Tract C as shown by Lot Line Adjustment Survey recorded in Book 4659, Page 38 of the Boone County Records and Tract D, E, and F of Perche Loop Subdivision as recorded in Plat Book 10, Page 152 of the Boone County Records.

Perche Loop Subdivision was platted in October of 1971. It is the intent of the petitioners to reconfigure the tracts that they own, both those currently platted and unplatted, into a replat consisting of three platted lots. Each resulting lot will be larger than 20-acres. The tracts are accessed by a private driveway easement and will remain so.

In accordance with Boone County Subdivision Regulations Section 1.8, the County Commission is required to conduct a public hearing prior to granting permission to vacate and replat a subdivision. Before granting permission, the Commission must find that the action will not adversely affect the character of the neighborhood, traffic conditions, circulation, the proper location, alignment and improvement of streets and roads within and adjacent to the subdivision, property values within the subdivision, public utility facilities and services, and will not generally adversely affect the health, welfare, or safety of persons owning or possessing real estate within the subdivision.

**Character:** The original character of the area was large non-rectilinear tracts. The tracts were served by a private easement off of Lewis Lane, a dead-end gravel public road. The driving surface of the private access is proposed to remain unchanged. Replatting the property will resolve some non-compliance issues such as the on-site wastewater systems not being contained on the same lot as the home they serve.

**Traffic:** Granting the vacation request will not adversely affect future traffic conditions, circulation, or location and alignment of streets within and adjacent to the subdivision. The result will have no net effect on traffic and circulation in the area as it doesn't change access at all.

**Utilities and Property Values:** Perche Loop Subdivision is served by on-site individual wastewater and wells or Consolidated Public Water District #1 domestic water. Major lines and fire flows are not present. Boone Electric provides power. This request should have no effect on utilities nor property values.



Public Health, Safety, and Welfare: The vacation will not adversely affect public health, safety, and welfare. Since there is no net increase in density, there is no net change to fire and other emergency services.

The proposed concept is not detrimental to the character of the neighborhood, will not adversely affect future traffic conditions, circulation, location and alignment of streets within and adjacent to the subdivision, or adversely impact property values within the subdivision. There is no adverse effect on the public health and safety. Therefore, Staff recommends approval of this request subject to the following condition:

1. Said vacation is not effective until the lots proposed to be vacated have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations and said plat is recorded in the Records of Boone County, Missouri.

Commissioner Kendrick opened and closed the public hearing.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the request by Denise Lamonda to vacate Tract C as shown by Lot Line Adjustment Survey recorded in Book 4659, Page 38 of the Boone County Records and Tract D, E, and F of Perche Loop Subdivision as recorded in Plat Book 10, Page 152 of the Boone County Records, subject to the following condition:

1. Said vacation is not effective until the lots have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #438-2023**

3. **First and Second Reading: Request by Frederick Schmidt to rezone from Agriculture (A-2) and Planned General Commercial (C-GP) to C-GP and to approve a Revised Review Plan on 3.47 acres located at 601 N Hwy UU, Columbia. (Open Public Hearing)**

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

The property is located on State Route UU, less than one-half mile south of the intersection of Van Horn Tavern Road and State Route UU. It is approximately 9.6 acres in size and has a house, garage, warehouse, and showroom present. The property is split-zoned Agriculture (A-2) and Planned General Commercial (CG-P). The adjacent zoning is A-2 to the north, south, and west, with Agriculture (A-1) and Planned Light Industrial (M-LP) to the east. The A-2 is original 1973 zoning, the adjacent M-LP was rezoned in 1988, and the existing C-GP on the subject property was rezoned in 1989. This property was rezoned and had a C-GP review plan approved by the County Commission in December of 2021. It has since been further revised with a new review plan in April of 2022.

Schmidt Billiards rezoned approximately one-fourth acres of A-2 to C-GP in 1989. The business has now reached a point where expansion is necessary. The December 2021 request expanded the C-GP zoning on the property to support proposed buildings and expansion. The April 2022 request modified the boundary of the C-GP zoning to better serve the desired expansion on the property. This request modifies the proposed buildings to focus more intently on a new structure for use with the business rather than modifying existing buildings.

The Boone County Master Plan identifies this area as being suitable for residential land uses. The sufficiency of resources test was used to evaluate this request.

Utilities: The subject property is in Consolidated Public Water Service District #1 and the Boone Electric Cooperative service area. Consolidated is already working with the applicant to provide fire protection to this property for the proposed buildings.

Transportation: The property has access on State Route UU, a publicly dedicated, publicly maintained right of way.

Public Safety: The property is in the Boone County Fire Protection District, with the station on Henderson Road being closest for service.

Zoning Analysis: This use has been present for over 30 years at this location. Its presence has been subtle and successful. The surrounding zoning, while mostly agricultural, has not suffered any ill effects for the business's presence.

The December 2021 review plan was designed to be specific for this business and is consistent with the subtlety of the current business presence. The April 2022 revised plan does not change the character of the request, simply changing its shape to better serve the property owner. The April plan contemplated additions to existing buildings. This current revised plan replaces the additions with a new structure.

The property scored 45 points on the rating system.

Staff recommended approval of the rezoning request and revised review plan.

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 request by Frederick Schmidt to rezone from Agriculture (A-2) and Planned General Commercial (C-GP) to C-GP on 3.47 acres located at 601 N Hwy UU, Columbia.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #439-2023**

AND

Now on this day, the County Commission of the County of Boone does hereby approve a Revised Review Plan for Schmidt Billiards 2023 Expansion, zoned C-GP on 3.47 acres located at 601 N Hwy UU, Columbia.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #440-2023**

**4. First and Second Reading: Request by CoMo West Storage, LLC, on behalf of Robert Kilgore Jr, to rezone to Planned Light Industrial (MP) and to approve a Revised Review Plan on 6.7 acres located at 7190 W Henderson Road, Columbia. (Open Public Hearing)**

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

The property is 6.76 acres located between Highway 40 and Henderson Road. It was rezoned to Planned Light Industrial (M-LP) earlier this year. The surrounding zoning is as follows:

- South across Highway 40 – Planned Single Family Residential (R-SP)
- East – General Commercial (C-G)
- North across Henderson Road – Planned General Commercial (C-GP) and M-LP
- West – Residential Single Family (R-S)

The proposal seeks to modify the final development plan approved for the property. The revised review plan proposes modifying the number of storage buildings, their size, and their location on the property. The only proposed use of the property, self-storage, is not changed from the previous plan.

The Boone County Master Plan designates this area as being suitable for residential use. The sufficiency of resources test was used to analyze this request.

Utilities: Boone Electric provides power. The plan notes that existing overhead electric lines will be relocated along the frontage with Highway 40. Consolidated Water supplies water service. An eight-inch water line was installed on the opposite side of Henderson Road. The installation of the eight-inch line provides commercial level fire flows.

The Boone County Regional Sewer District provides sanitary sewer in the area. The review plan notes that no sanitary sewer will be extended to the property. No office or other public area requiring a bathroom is being proposed as part of the plan. There will be no plumbing fixtures in the buildings so connection to a wastewater system is not required.

Transportation: The property will be served by two entrances off Henderson Road, a publicly maintained road. No access off Highway 40 is proposed. One entrance will serve as the primary entrance for customers to enter the facility. The secondary entrance will serve as emergency

access for the Boone County Fire Protection District. The phasing plan shows that both entrances will be completed as part of the first phase of development.

**Public Safety:** The Boone County Fire Protection District provides fire protection in this area. The nearest station, Station 9, is just over a quarter of a mile away. A single hydrant is located on the property and two additional hydrants are located across Henderson Road. A dedicated entrance with a Fire District-approved lock will be constructed to allow first responders access in the event of an emergency. The applicants have provided fire access details demonstrating equipment can maneuver without obstruction within the development. The Fire District has indicated to staff that they are satisfied with the fire protection demonstrated on the plan.

**Zoning Analysis:** The revised review plan meets the sufficiency of resources test. There are adequate utilities and transportation resources to serve the development. The applicant has provided satisfactory evidence to the Fire District that infrastructure is in place for first responders in the event of an emergency.

The proposal scored 63 points on the point rating system. Staff notified 55 property owners of the request.

Staff recommended approval of the revised review plan and rezoning request.

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 request by CoMo West Storage, LLC to rezone to Planned Light Industrial (M-LP) on 6.7 acres located at 7190 W Henderson Road, Columbia.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #441-2023**

AND

Now on this day the County Commission of the County of Boone does hereby approve a Revised Review Plan for CoMo West Storage, zoned Planned Light Industrial (M-LP) on 6.7 acres located at 7190 W Henderson Road, Columbia.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #442-2023**

- 5. First and Second Reading: Request by Happy Hollows, LLC, on behalf of RML Investment Properties, to rezone from General Commercial (C-G) to Planned General Industrial (M-GP) and to approve a Review Plan for Concorde South Lot 9 on 3 acres located at 5150 E Meyer Industrial Drive, Columbia. (Open Public Hearing)**

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

The property is located approximately 300 feet southwest of the intersection of Meyer Industrial Drive and Tom Bass Road. It is three acres in size, and zoned General Commercial (C-G). The surrounding property is zoned as follows:

- North – C-G
- Northeast – C-G
- East – C-G & Planned Industrial (M-LP)
- Southeast – Light Industrial (M-L)
- South – M-L
- Southwest – Planned General Industrial (M-GP)
- West – M-GP
- Northwest – M-LP

Many of these zonings are the result of rezoning as, historically, zoning has been dynamic in this area.

The proposal is to rezone the subject property from C-G to M-GP and to obtain approval for a contractor's business consisting of a couple of proposed buildings with some proposed future additions, a paved parking and loading area, and a dust-free laydown area that must be, at a minimum, the equivalent of chip & seal surface. A water quality and detention area is proposed on the current lot. The lot is currently vacant.

The sufficiency of resources test was used to analyze this request.

**Utilities:** The property is in Consolidated Public Water Supply District #1; there are two hydrants across Meyer Industrial Drive that can provide commercial fire flow. Development of the future buildings or additions will determine if additional hydrants and line extensions are required. The site is currently served by an 8" watermain. The property is in the Boone Electric Cooperative service area, and the Boone County Fire Protection District. Wastewater service will be from a BCRSD facility that serves the development. Sewer capacity is limited for this area and the remaining capacity must serve all the existing platted lots. 225 gpd of sewer has been allocated to this project, which is about 10 percent of the remaining capacity.

**Transportation:** The property has direct access to a publicly maintained commercial roadway.

**Public Safety:** The property is in the Boone County Fire Protection District with the closest station being Station 15 on an adjoining lot, approximately 500 feet away by roadway.

**Zoning Analysis:** This proposal adjusts the boundary between the commercial and industrial portions of the area. The proposal of exposed outdoor material storage areas should not be a problem to adjoining properties due to the commercial and industrial expectations of the development of the area. The proposal is not out of character with the area.

The property scored **78** points on the rating system.

Staff recommended **approval**.

Commissioner Kendrick opened and closed the public hearing.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the request by Happy Hollows, LLC, on behalf of RML Investment Properties, to rezone from General Commercial (C-G) to Planned General Industrial (M-GP) on three acres located at 5150 E Meyer Industrial Drive, Columbia.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #443-2023**

AND

Now on this day, the County Commission of the County of Boone does hereby approve a Revised Review Plan for Concorde South Lot 9 PID Review Plan, zoned Planned General Industrial (MGP) on three acres located at 5150 E Meyer Industrial Drive, Columbia.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #444-2023**

## **Purchasing**

- 6. First Reading: Award of Amendment #1 to Contract C000587 from Co-operative Contract CC221938006 for Mailing Equipment, Supplies & Maintenance with Pitney Bowes of Stamford, Connecticut for a New Inserter (Relay 7000 System) for the Boone County IT Department – Mail Services**

Senior Buyer Liz Palazzolo read the following memo:

Purchasing requests permission for approval of Amendment #1 to Contract C000587, which is cooperative contract CC221938006 for Mailing Equipment, Supplies, & Maintenance with Pitney Bowes, Inc. of Stamford, Conn. Amendment #1 adds the purchase of two (2) Relay 7000 Inserter systems, including system set-up and operator training. The original contract was established April 20, 2023, via Commission Order #190-2023.

The total purchase amount is \$144,103.78. It will be broken into the following coding:

- 1194 – General Fund – IT Mail Services/92300 – Replacement Machinery & Equipment: \$48,034.59

- 2110 – Collector Tax Maintenance Fund Activity/92300 – Replacement Machinery & Equipment: \$48,034.59
- 2010 – Assessment/92300 – Replacement Machinery & Equipment: \$48,034.60

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.

**7. First Reading: Request for Proposal Award Recommendation: C000680 (Bid 29-03AUG23) – Consultant Services for Salary Plan with McGrath Consulting Group, Inc.**

Director of Purchasing Melinda Bobbitt read the following memo:

Request for Proposal 29-03A UG23 - Consultant Services for Salary Plan closed on August 3, 2023. Six proposal responses were received.

The evaluation committee consisted of:

Angela Wehmeyer, Director of Human Resources  
Jenna Redel, Boone County Treasurer  
CJ Dykhouse, Legal Counsel

Recommendation for award is to McGrath Consulting Group, Inc. of Jamestown, Tenn., per the attached Evaluation Report.

Award is as follows:

Compensation and Classification/Salary Plan \$39,258.00

Benefits Add-on \$4,500.00

Travel Expenses - not to exceed - only billed if incurred \$2,000.00

Total: \$45,758.00

Additional Work Options, if needed:

Job Descriptions Documents \$195.00 per document

Pay Grade Review for New Position/Position Changes \$195.00 per document

Hourly Rates for Project Work Outside Scope:

Principal \$250.00

Senior Consultant \$200.00

Consultant \$150.00

Invoices will be paid from Department 1192 -Recruitment & Retention, Account 71101 Professional Services. \$60,000.00 is budgeted.

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. First Reading: Award of Contract C000663 from RFP 18-09JUN23 for an Electronic Poll Book System with KNOWiNK LLC of St. Louis, Missouri for the Boone County Clerk's Office**

Senior Buyer Liz Palazzolo read the following memo:

Request for Proposal 18-09JUN23 solicited proposals for an Electronic Poll Books System for the Boone County Clerk's Office. Only one proposal was received. The proposal from KNOWiNK LLC of St. Louis, Mo., has been reviewed by the Boone County Clerk with support from the Purchasing Department.

Two rounds of negotiation were conducted with the sole offeror. Their Best and Final Offer responses have been evaluated and accepted along with the initial proposal. It is noted that the Boone County Clerk's Office has chosen to award the Electronic Poll Books System for the Cradlepoint/WiFi option without the iPad Buy-Back.

The proposal has been recommended for contract award and is considered the "lowest and best" proposal. It is noted for the Commission and the record that the RFP was advertised, posted, and available for download from the County's electronic bidding platform in an effort to obtain competitive proposals. Only one proposal was received; a rebid would not likely result in obtaining more offers.

The initial contract period will run from October 01, 2023, through September 30, 2024. There are four (4) one-year renewal options available.

Payments will reference the following codes:

- 2320 – Election Equipment Replacement Fund Activity/23810 – Untagged Hardware & Software: \$210,000.00.
- 2300 – Election Services Fund Operations/70050 -Software Service Contract: \$9,562.50.

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.

**9. Second Reading: Budget Amendment for Department 1118 - New Office Furniture – First Read 09.19.23 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 attached Budget Amendment for Department 1118 for new office furniture.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #445-2023**

### **Resource Management**

**10. Second Reading: Dept 1720/1711 - Budget Revision - Cover Class 7 – First Read 09.28.23**

Commissioner Kendrick opened and closed the public hearing.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Revision for Department 1720/1711 to cover Class 7.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #445-2023**

### **Road & Bridge**

**11. Second Reading: Budget Revision for Department 2040 - Cover Class 9 – First Read 09.28.23**

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 attached Budget Revision for Department 2040 to Cover Class 9.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #447-2023**

### **Boone County Facilities Maintenance**

**12. Second Reading: Budget Amendment for Department 2705 - Cover Classes 6 & 7 – Geothermal System at ECC – First Read 09.21.23 Open Public Hearing**

Commissioner Kendrick opened and closed the public hearing.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Amendment for Department 2705 to cover Classes 6 & 7.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #448-2023**

**Boone County Sheriff's Office**

**13. Second Reading: Budget Amendment – Department 1253 – State Cyber Crime Grant (SCCG) 2023-2024 Award – First Read 09.21.23 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 attached Budget Amendment for Department 1253 for the 2023-2024 State Cyber Crime Grant award.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #449-2023**

**Boone County Juvenile Office**

**14. Second Reading: Budget Amendment Department 1243 - DYS Probation Services Grant – First Read 09.21.23 Open Public Hearing**

Commissioner Kendrick opened and closed the public hearing.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Amendment for Department 1243.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #450-2023**

**Boone County Auditor**

**15. Second Reading: Budget Amendment - Department 1340 - Establish 2023 Budget - First Read 09.21.23 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 attached Budget Amendment for Department 1340.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #451-2023**

**Commission**

**16. First and Second Reading: Organizational Use of the Boone County Government Center Commission Chambers - Community Remembrance Project of Boone County**

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 Government Center Commission Chambers by Community Remembrance Project of Boone County on Thursday, October 19, 2023, from 3:00 p.m. to 6:00 p.m. for CRP-BC Community Education and Engagement Event.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #452-2023**

17. Public Comment

None

18. Commissioner Reports

Commissioner Aldred stated this week is Walt Domanski's 35<sup>th</sup> year with the US Exercise Tiger Foundation (USTF).

Attest:

  
\_\_\_\_\_

Kip Kendrick

Presiding Commissioner

  
\_\_\_\_\_

Brianna L. Lennon

Clerk of the County Commission

  
\_\_\_\_\_

Justin Aldred

District I Commissioner



Janet M. Thompson

District II Commissioner