

**CERTIFIED COPY OF ORDER**

STATE OF MISSOURI }  
 County of Boone } ea.

July Session of the July Adjourned

Term. 2007

In the County Commission of said county, on the

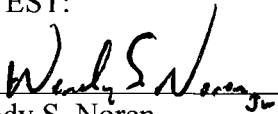
31<sup>st</sup> day of July 20 07

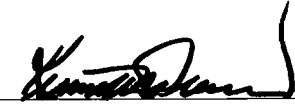
the following, among other proceedings, were had, viz:

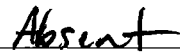
Now on this day the County Commission of the County of Boone does hereby approve the request by Forrest Cunningham to rezone from A-1 (Agriculture) to C-GP (Planned Commercial) on .90 acres located at 13555 N. Frink Rd., Hallsville.

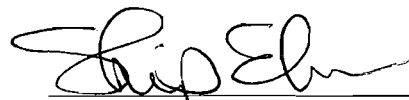
Done this 31<sup>st</sup> day of July, 2007.

ATTEST:

  
 Wendy S. Noren  
 Clerk of the County Commission

  
 Kenneth M. Pearson  
 Presiding Commissioner

  
 Karen M. Miller  
 District I Commissioner

  
 Skip Elkin  
 District II Commissioner

Rezoning Request  
Cunningham Performance – C-GP Rezoning & Review Plan  
Staff Report  
18 July 2007

The property is located approximately 200 feet to the southwest of the city limits of Hallsville, on the west side of Frink Road. The subject tract is approximately 42 acres, of which .90 acres is described by this rezoning. The current zoning of this property is A-1 (Agriculture). The property has A-R (Agriculture-Residential) zoning to the east, A-2 (Agriculture) zoning to the north, and A-1 zoning to the south and west. This is original 1973 zoning. This site is located in the Boone Electric Cooperative service area and is in the Public Water Service District #4 service area. It is located in the Hallsville school district. Staff notified 9 property owners about this request. This proposal scored 57 points on the point rating system.

The review plan describes the existing structures on the property to the west of the home, approximately 115 feet to the south of the northern property line. The .90 acres being rezoned to C-GP (Planned General Commercial) is to resolve a zoning violation regarding the operation of an automobile repair shop. Under this rezoning, automobile repair, farm implement repair, and agricultural uses are the only approved uses in this area. The applicants designated only one of the structures in the area being rezoned as being used for the actual repair work, and the other structures for agricultural use only. At this time, there are no identified areas for expansion, new structures, or signage in the area being rezoned. The City of Hallsville, in an effort to keep Frink Road's width consistent as they annex properties along it, have requested that a 33 foot half-width be dedicated by separate document as part of this process.

The Master Plan designates this property as suitable for agricultural and rural residential land uses. The Master Plan also identifies a "sufficiency of resources" test for determining whether there are sufficient resources available for the needs of the proposal.

The resources necessary to serve the proposed development can be broken down into 3 general categories; utilities, transportation, and public safety services.

**Utilities:** Public water is provided by Public Water Service District #4. The existing infrastructure is capable of providing domestic service and fire protection can be provided with a main extension onto the property for a single fire hydrant. Boone Electric can provide sufficient electric service to the site. The City/County Health Department has approved the design of an engineered system for the disposal of wastewater on site, and there is a plan on file describing the disposal of vehicular waste products such as oil and coolant.

**Transportation:** Access to the site is provided by Frink Road. Frink is a paved road and is capable of providing access to the property. As there is no subdivision involved in this proposal, the existing transportation infrastructure can support this proposal.

Public Safety: The nearest fire station is in Hallsville, approximately 1.75 miles away. The existing road network provides access for emergency service providers.

Based on the nature of this request for a spot zoning, staff recommends denial of this request.

If approved, staff requests the following: that a 33' strip from the parent parcel along Frink road is dedicated by separate document to the county for use as right-of-way.

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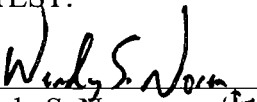
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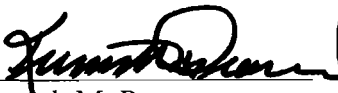
Now on this day the County Commission of the County of Boone does hereby approve the request by Forrest Cunningham to approve the Review Plan for Cunningham performance Planned Development on .90 acre located at 13555 N. Frink Rd., Hallsville, with the following condition:

1. A 33' strip from the parent parcel along Frink road is dedicated by separate document to the county for use as right-of-way.

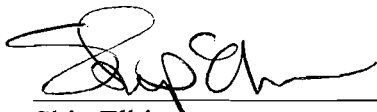
Done this 31<sup>st</sup> day of July, 2007.

ATTEST:

  
 Wendy S. Noren  
 Clerk of the County Commission

  
 Kenneth M. Pearson  
 Presiding Commissioner

  
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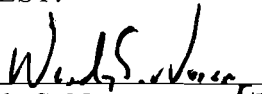
In the County Commission of said county, on the 31<sup>st</sup> day of July 20 07


the following, among other proceedings, were had, viz:

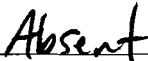
Now on this day the County Commission of the County of Boone does hereby approve the request by Anthony Holmes and Sharon Hageman to revise an approved Review Plan for Maximum Media Planned Development located at 4700 W. Gibbs Rd., Columbia.


Done this 31<sup>st</sup> day of July, 2007.

ATTEST:

  
Wendy S. Noren  
Clerk of the County Commission

  
Kenneth M. Pearson  
Presiding Commissioner

  
Karen M. Miller  
District I Commissioner

  
Skip Elkin  
District II Commissioner

Maximum Media Revised Review Plan  
CG-P Zoning  
Staff Report  
July 19, 2007

The property is located on Gibbs Road approximately 500-feet north of the intersection with I-70 Drive NW. It is currently occupied by a structure that was built as a single family dwelling. In 2006 the property was rezoned to CG-P and a Review Plan and Final Development was approved. The basement of the structure is being converted to office space for operation of a graphic design company. The upper floor will remain residential. The applicant is seeking a modification to the approved development plan that will change the location of the parking area.

The proposed changes will have no measurable impact to the site or to surrounding properties. All conditions placed on the previous approvals remain in effect and are printed on the Revised Review Plan.

Staff recommends approval of the Revised Review Plan.

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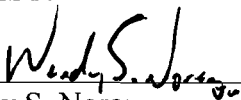
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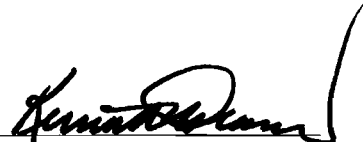
Now on this day the County Commission of the County of Boone does hereby receive and accept the following subdivision plats and authorize the Presiding Commissioner to sign said plats:

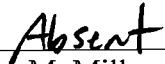
- Gustofson Acres. S34-T46N-R12W. A-R. Gus and Wendy Gustofson, owners. Curtis E. Basinger, surveyor.
- Grandview Estates Plat 1A. S19-T50N-R11W. James D and Nancy A Brush, owners. J. Daniel Brush, surveyor.
- Longhorn Acres. S29-T51N-R12W. A-2. Teresa Robinson and Diane Painter, owners. Brian David Dollar, surveyor.
- Shadowridge Block 3. S8-T46N-R12W. A-2. Miller Properties LLC, owner. Michael L. Klassing, surveyor.

Done this 31<sup>st</sup> day of July, 2007.

ATTEST:

  
 Wendy S. Noren  
 Clerk of the County Commission

  
 Kenneth M. Pearson  
 Presiding Commissioner

  
 Karen M. Miller  
 District I Commissioner

  
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 District II Commissioner

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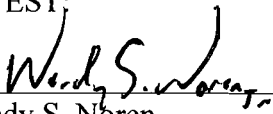
the following, among other proceedings, were had, viz:


Now on this day the County Commission of the County of Boone does hereby approve the following budget amendment:

Department	Account	Department Name	Account Name	Decrease	Increase
2312	23005	Polling Place Access Grant	Election Supplies		\$2,510.00
2312	03411	Polling Place Access Grant	Federal Grant Reimb		\$2,510.00
2312	86900	Polling Place Access Grant	Miscellaneous		\$102.00

Done this 31<sup>st</sup> day of July, 2007.

ATTEST:

  
 Wendy S. Noren  
 Clerk of the County Commission

  
 Kenneth M. Pearson  
 Presiding Commissioner

Absent  
 Karen M. Miller  
 District I Commissioner

  
 Skip Elkin  
 District II Commissioner



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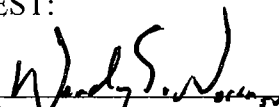
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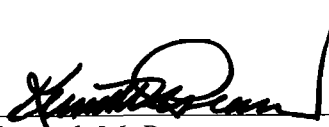
In the County Commission of said county, on the 31<sup>st</sup> day of July 20 07  
the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby approve the Purchasing Policy Manual revision allowing the County Commission to approve bid award recommendations during the first reading for bids that have been publicly opened in Commission meetings.

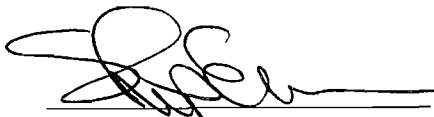
Done this 31<sup>st</sup> day of July, 2007.

ATTEST:

  
Wendy S. Noren  
Clerk of the County Commission

  
Kenneth M. Pearson  
Presiding Commissioner

Absent  
Karen M. Miller  
District I Commissioner

  
Skip Elkin  
District II Commissioner

# Boone County Purchasing

Melinda Bobbitt, CPPB  
Director



601 E. Walnut, 2nd Floor  
Columbia, MO 65201  
Phone: (573) 886-4391  
Fax: (573) 886-4390

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TO: Boone County Commission  
FROM: Melinda Bobbitt, CPPB  
DATE: July 26, 2007  
RE: Purchasing Policy Manual Revision – Approval of Contracts

Attached for your review is a revised section from the Purchasing Policy Manual for approval of contracts from bids that are opened in commission meetings. Currently, our practice has been to award contracts following two presentations of contract award in two separate commission meetings. I've added paragraph number five to the Competitive Sealed Bidding section which will allow the County Commission to approve bid award recommendations during the first reading for bids that have been publicly opened in Commission meetings.

ATTACHMENT: *Purchasing Policy Manual – Competitive Sealed Bidding Section 3-101*

## Part A--Methods of Source Selection

### **§3-101 Competitive Sealed Bidding.**

(1) *Conditions for Use.* All contracts of the County shall be awarded by competitive sealed bidding except as otherwise provided in Sections 3-102 (Competitive Sealed Proposals), 3-103 (Contracting for Designated Professional Service), 3-104 (Small Purchases), 3-105 (Sole Source Procurement), 3-106 (Emergency Procurements), or 5-401 (Public Announcement and Selection Process) of this Policy.

(2) *Invitation for Bids and Request for Bids.* An Invitation for Bids and Request for Bids shall be issued and shall include specifications, and all contractual terms and conditions applicable to the procurement.

(3) *Public Notice.* All public notices of the Invitation for Bids and Request for Bids shall be given a reasonable time, not less than fifteen (15) calendar days prior to the date set forth therein for the opening of bids. When time is of the essence, the Purchasing Director has the discretion to shorten the minimum time the bid is left open, with an opening date of 3 days from time of issue to allow for an emergency faxed bid. Such notice may include publication in a newspaper of general circulation of at least five hundred copies per issue a reasonable time prior to bid opening. (50.660 RSMo). The public notice shall state the place, date, and time of bid opening.

(4) *Bid Opening.* Bids shall be opened publicly in the presence of one or more witnesses at the time and place designated in the Invitation for Bids or Request for Bids. The amount of each bid, and such other relevant information as the purchasing agent deems appropriate, together with the name of each bidder shall be recorded; the record and each bid shall be open to public inspection in accordance with Section 1-301 (Public Access to Procurement Information). Bids are generally opened in the Purchasing department except for bids greater than \$250,000 and Road Project bids generated by the Public Works department. The County Commission prefers these be opened in a scheduled Commission meeting.

(5) *Bid Award Recommendations.* The Purchasing Department shall present bid award recommendations in two scheduled commission meetings for all contract awards except for bid award recommendations for bids opened in scheduled Commission meetings which may be approved by County Commission during the first reading following the public bid opening.

*Policy Revision: July 31, 2007, commission order #: -2007*

(6) *Bid Acceptance and Bid Evaluation.* Bids shall be unconditionally accepted without alteration or correction, except as authorized in this Policy. Bids shall be evaluated based on the requirements set forth in the Invitation for Bids or Request for Bids, which may include criteria to determine acceptability such as inspection, testing, quality, workmanship, delivery, and suitability for a particular purpose. Those criteria that will affect the bid price and be considered in evaluation for award shall be objectively measurable, such as discounts, transportation costs, and total or life cycle costs. The Invitation for Bids or Request for Bids will set forth the evaluation criteria to be used.