

TERM OF COMMISSION: August Session of the July Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center  
Room 338

PRESENT WERE: Presiding Commissioner Edward H. Robb  
District I Commissioner Karen M. Miller  
District II Commissioner Skip Elkin  
County Counselor CJ Dykhouse  
Director of Resource Management Stan Shawver  
Planner Uriah Mach  
Carl Edwards  
Zane Dodge  
Laura Lewis  
Lynne Robertson  
Dan Simon  
Larry Douglas  
Ruth Ann Douglas  
Deputy County Clerk Cameron Clarke

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

**Resource Management**

- 1. Request by Dubas LLC for a permit for a private airstrip on 506 acres, located at 10001 E Turner Farm Rd., Columbia.**

Planner Uriah Mach read the following memo:

The minutes for the Planning and Zoning Commission meeting of July 21, 2011 along with the Boone County Zoning Regulations and Subdivision Regulations are entered into the record of this meeting.

The subject property is located at the end of Turner Farm Road, approximately 2 ½ miles east of the city limits of Columbia. The subject property is 506 acres in size and is zoned A-1(Agriculture) and has A-1 zoning to the south, east, and west, with A-2(Agriculture) zoning to the north. This is all original 1973 zoning. Boone County Master Plan identifies this area as being suitable for rural residential and agricultural land uses. The East Area Plan indicates a similar preference for this area being suitable for agricultural land uses.

The applicant is requesting a conditional use permit to operate a private airstrip. Current design indicates that it will be a maximum of 2850 feet long, and initially a grass strip, but eventually made into an asphalt surface. There have been no prior

requests on this property.

The following criteria are the standards for approval of a conditional use permit, followed by staff analysis of how this application may meet those standards. Staff analysis of the request is based upon the application and public comments received following notification of the surrounding property owners.

(a) The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

If operated in conformance with existing federal, state, and local regulations, this use should not be detrimental to or endanger the public health, safety, comfort, or general welfare. Public testimony may be indicative as to whether this criterion is met.

(b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

While this use has the potential to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations, appropriate restrictions on intensity of this use and hours of operation should serve to mitigate those impacts. Public testimony may be indicative as to whether this criterion is met.

(c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

If operated in conformance with existing county regulations, the use should comply with this criterion. Public testimony may be indicative as to whether this criterion is met.

(d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access, and drainage.

All necessary facilities for this use are available, however maintaining full compliance with Boone County stormwater and land disturbance regulations are necessary to meet this criterion.

(e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

The establishment of this conditional use permit will not impede the normal and orderly development and improvement of surrounding properties. The limitations of the existing road and utility infrastructure will restrict development far more than

approval of this conditional use permit.

(f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

Access to this site is off of the end of Turner Farm Road. The request has indicated it is for the property owner's aircraft only, which serves to limit any additional traffic created by the presence of an airfield.

(g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit.

The proposal conforms to other applicable regulations of the A-1 zoning district.

Zoning analysis: This use, while unusual, is made functional by the fact of its isolation and insulation from surrounding properties. Neighboring property owners are the most impacted by this use, and their testimony will be most useful in determining the appropriateness of this request. The comparative proximity of this property to the Quinn property, which received a similar conditional use permit in 1992, shows that this use can work in this part of the county with minimal impacts. Additionally, the application has indicated that that it will not be used more than three days per week, with a maximum of ten operations per day. That would appear to be a reasonable limitation, and staff concurs with that limit.

Staff recommended approval of the request with the following conditions:

- 1) Private use only, no business operations.
- 2) No FAA approved flight school
- 3) No FAA approved repair facility
- 4) No FAA approved Charter/Air taxi services
- 5) Airfield must be unlit
- 6) May not be used more than three days per week, with a maximum 10 operations (take-off or landing) per day.
- 7) That development of the property must be done in compliance with all Boone County rules & regulations, such as building codes, zoning, stormwater, land disturbance, and subdivision regulations.

The Planning & Zoning Commission conducted a public hearing on this request during their July 21, 2011 regular meeting. There were six members of the commission present.

Following the public hearing, a motion was made to recommend approval of the request with the staff conditions. That motion passed with 5 "Yes" votes and one

“No” vote. The request comes forward with a recommendation for approval.

Carl Edwards was present on behalf of this item.

Commissioner Elkin asked Mr. Edwards how he intends to use the airstrip.

Mr. Edwards stated he is very proud to live here, and is very proud to own this piece of property. Mr. Edwards stated this farm is centrally located compared to other farms he owns in the area. Mr. Edwards stated he would like to have an airstrip to land his personal aircraft to look at neighboring properties. Mr. Edwards stated that if the runway was eventually paved, he would like to land and keep his aircraft on the property. Mr. Edwards stated he appreciates the support of his neighbors, and the help the County has provided in getting through this process. Mr. Edwards stated he intends to be at this property a long time, and be a good neighbor. Mr. Edwards stated he intends to let everyone know his future plans for the airstrip, and address any problems his neighbors might have.

Commissioner Miller asked Mr. Edwards if he could give an overview of the aircraft he owns, and the length required to land and take off.

Mr. Edwards stated he is currently flying an Aviat Husky to the property, which is a two seat airplane. Mr. Edwards stated he travels extensively for his job. Mr. Edwards stated for longer trips he uses a Citation CJ, which is the smallest jet he can get by with. Mr. Edwards stated he is type rated in this aircraft, and does not plan on being type rated in any other aircraft. Mr. Edwards stated being type rated is an extensive process. Mr. Edwards stated a Citation CJ would be the highest level of noise that would ever be flown into his airstrip. Mr. Edwards stated he doesn't even think people have noticed him flying his Aviat Husky around the property. Mr. Edwards stated he uses the Aviat Husky the most. Mr. Edwards stated he currently keeps his Citation CJ in Jefferson City.

Commissioner Miller asked Mr. Edwards if he is comfortable with the condition of only being able to use his airstrip three days per week, with a maximum of ten operations per day.

Mr. Edwards stated he was confused about the application. Mr. Edwards stated he does not plan to use the airstrip more than 30 times per week. Mr. Edwards stated it would be great if he could keep the amount of use down, but spread it out over more than three days.

Commissioner Miller stated this is what she was curious about, because Mr. Edwards comes and goes at different times during the week.

Mr. Edwards stated the reason this got brought up, is because it is how the FAA defines what an airport is. Mr. Edwards stated this amount of usage was included

because in general it won't be used more than that. Mr. Edwards stated he inadvertently defined his usage by those standards.

Commissioner Miller asked if the 30 trips per week couldn't be stretched out over all seven days.

Stan Shawver stated the FAA regulations say if you use a strip more than three days a week and more than ten landings or takeoffs per day, it is classified as an airport they must show on the aviation maps. Mr. Shawver stated this is a different regulation criterion for the FAA. Mr. Shawver stated Resource Management put this as a suggested condition to avoid that.

Commissioner Miller asked who would monitor if he was only taking off and landing ten times per day, three days per week.

Mr. Shawver stated this is only complaint driven, it is not monitored.

Mr. Edwards stated he has filled out the paperwork and spoke with the FAA so they can come do their inspection. Mr. Edwards stated the FAA told him the hardest part is approving this with the local government, and that their process is fairly simple. Mr. Edwards stated the FAA is currently furloughed. Mr. Edwards stated he plans to go through the FAA and have them remove the condition which would only allow him to fly three days a week with no more than ten take-offs or landings. This would then put his airstrip on the map. Mr. Edwards stated he has no problem keeping the frequency as low as the neighbors are okay with. Mr. Edwards stated it would be a full time job for him to fly three days per week.

Commissioner Elkin stated there are several private airstrips in Boone County, and they are shown on the sectional charts. Commissioner Elkin stated even though an airstrip can be defined as an airport, the map shows it as a private airstrip.

Commissioner Miller confirmed Mr. Edwards' intent to go through the FAA to get his airstrip listed as an airport, so the frequency restriction would not be a federal restriction. Commissioner Miller stated even if it was no longer a federal restriction, it would still be a County restriction.

Mr. Edwards stated in the future he would return and ask to remove the three day restriction.

Commissioner Robb stated he agreed that the restriction should be removed.

Commissioner Miller suggested wording the order so that it keeps the restriction pending FAA approval as an airport.

Commissioner Elkin stated it is not really an FAA restriction, it is just a

classification. Mr. Elkin stated the classification does not bind you to any numbers. Commissioner Elkin stated the only thing binding is the language of the conditional use permit.

Mr. Shawver stated there are 70-80 different conditional use permits listed in the zoning regulations. Mr. Shawver stated when Resource Management receives an application they have not seen before, or in a long time, the staff looks at potential concerns. Mr. Shawver stated there was a similar request in 1992. Mr. Shawver stated the owner of the other airstrip did quite a bit of flying. Mr. Shawver stated staff used the 1992 permit as a basis for this one. Mr. Shawver stated staff asks themselves what concerns they would have if they lived there. Mr. Shawver stated the conditions must be based on a worst case scenario, and are sometimes there to protect the applicant from themselves.

Commissioner Miller stated she agreed that the number of flights should be less than 30 per week, but should be spread out over seven days.

Commissioner Robb opened the public hearing over this item.

Zane Dodge was present to comment on this matter. Mr. Dodge stated he has property that joins with Mr. Edwards. Mr. Dodge stated he is also across the road from Dr. Quinn, who also owns an airstrip. Mr. Dodge stated he was present when Dr. Quinn made his application, and has unofficially monitored it because he is next door. Mr. Dodge stated he has no objections to the application. Mr. Dodge stated Mr. Edwards flight path will be over his barn, and he does not care. Mr. Dodge stated Dr. Quinn has been there for awhile, and it has worked out well.

Commissioner Robb asked Mr. Dodge if he has a problem with the 30 takeoffs and landings being spread out over the whole week.

Mr. Dodge stated he had no problem with this.

Laura Lewis was present to comment on this item. Ms. Lewis stated Mr. Edwards has been using this area to land for two years, but she has never heard him. Ms. Lewis stated she and her family have no objections to this request.

Lynne Robertson was present to comment on this item. Ms. Robertson stated her property is on the south side of Mr. Edwards' land. Ms. Robertson stated the approach would be directly over her land, and she has no problems with it. Ms. Robertson stated she has seen Mr. Edwards' plane in the air occasionally, and thought it was pretty cool. Ms. Robertson stated she has never heard the airplane.

Dan Simon, Mr. Edwards' attorney, was present to comment on this item. Mr. Simon stated Mr. Edwards was too shy to bring several things up, because he appreciates all the consideration that has already been given to him. Mr. Simon stated there are two

conditions that are somewhat bothersome. Mr. Simon stated the first was the prohibition against lighting. Mr. Simon stated it is not intended to light the runway, but if there is an evening landing, there could be wildlife on the runway. Mr. Simon stated there are runway lights than can be controlled from the aircraft. Mr. Simon stated Mr. Edwards would like to install these lights, but has not brought it up because he was told what is in the application cannot be changed. Mr. Simon stated he believes the Commission has the power and authority to impose whatever conditions they so choose. Mr. Simon stated pilot controlled lights that would only be on for a few minutes would greatly enhance safety. Mr. Simon stated the other condition he would like to change is the length of the runway. Mr. Simon stated at some point Mr. Edwards might like to extend the runway.

Commissioner Robb stated the Commission has spoken about the lighting situation. Commissioner Robb stated pilot controlled lighting would be preferred.

Mr. Simon stated there is no intention to have a permanently lit runway.

Mr. Edwards stated he would like the neighbors to be able to comment on runway lighting. Mr. Edwards stated he is new to this process. Mr. Edwards stated he is glad the frequency, lighting, and length of the runway have been brought up. Mr. Edwards stated if these conditions were removed, it would not change his intended use, or frequency of use. Mr. Edwards stated if he paves the runway, he could extend it to approximately 4000 feet without people noticing a difference. Mr. Edwards stated this would not impact his use, but would add a substantial margin of safety. Mr. Edwards stated he would like the Commission to consider this, otherwise he would return some day to discuss it.

Commissioner Elkin stated the Citation jet calls for a minimum of about 2800 feet of runway under ideal conditions. Commissioner Elkin stated 2800 feet is certainly adequate for a smaller airplane. Commissioner Elkin stated for safety reasons he would like to have a “not to exceed” runway length. Commissioner Elkin stated there are several different runway areas: blast areas, landing thresholds, and overrun areas. Commissioner Elkin stated you want to make sure you have adequate space, and not confine yourself to the minimum the aircraft manufacturer calls for.

Mr. Edwards stated he didn't realize the runway dimensions were stated in the conditional use permit.

Commissioner Elkin stated just because you have a runway zone does not mean it will be part of the runway.

Commissioner Miller asked Mr. Shawver if because the runway is not on the conditional use permit, if it is limited.

Mr. Shawver stated the application requirements state you are supposed to submit it

as a site plan.

Commissioner Miller stated if the length of the runway was changed, the stormwater site plan would also need to be changed.

Commissioner Elkin stated a runway corridor not to exceed 4000 feet would build in safety factors, and would not crunch property lines.

Mr. Edwards stated a runway of 4000 by 50 feet would help with safety.

Commissioner Elkin stated the lighting Mr. Simon spoke about is known as pilot controlled lighting. Commissioner Elkin stated the lighting uses the communication frequency to operate the lights by keying the mic several times. Commissioner Elkin stated all of the area airports have this installed.

Mr. Edwards stated they are designed to not be too bright so the pilots aren't blinded.

Commissioner Elkin stated the lights are set on a timer to turn off after so many minutes. Commissioner Elkin stated the lights are low intensity. Commissioner Elkin stated he would have no trouble allowing these lights because it is a safety issue. Commissioner Elkin stated the shorter the runway, the more power you need to take off, which creates additional noise.

Ms. Lewis stated she is a pilot. Ms. Lewis stated she would feel more comfortable if Mr. Edwards was allowed to install lights. Ms. Lewis stated she believes the neighbors wouldn't even see them. Ms. Lewis stated the lights lie close to the ground.

Commissioner Robb closed the public hearing over this item.

Commissioner Miller stated the Commission could impose the condition that "the airfield must be unlit, unless utilizing pilot controlled lighting". Commissioner Miller asked the County Counselor CJ Dykhouse how to change the runway length requirement when it is not a condition, but was submitted.

Mr. Dykhouse stated the Commission is sitting in a quasi-judicial capacity, making findings of fact and conclusions of law on the record that has been established. Mr. Dykhouse stated he believed the Commission could make a conclusion that the runway corridor should not exceed 4000 feet.

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby **approve** the request of Dubas LLC for a permit for a private airstrip on 506 acres, located at 10001 E Turner Farm Rd., Columbia, subject to the following conditions:



- Private use only, no business operations.
- No FAA approved flight school.
- No FAA approved repair facility.
- No FAA approved Charter/Air taxi services.
- Airfield lighting restricted to pilot activated lighting, set in accordance with landing area requirements.
- The maximum use will be 30 takeoffs and landings per week.
- The runway corridor shall not exceed 4000 feet in length, nor 50 feet in width.
- That development of the property must be done in compliance with all Boone County rules & regulations, such as building codes, zoning, stormwater, land disturbance, and subdivision regulations.
- Applicant is required to submit a revised plan detailing the new runway dimensions.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order 297-2011**

**2. Request by Larry and Ruth Ann Douglas to rezone from A-1 (Agriculture) to A-2 (Agriculture) on 12.0 acres located at 3750 E Highway 124, Hallsville.**

Planner Uriah Mach read the following memo:

The subject property is located approximately 1400 feet to the west of the intersection of west Highway 124 and Caldwell Road, 2 miles west of Hallsville. The property is identified as lot 1 of the administrative survey recorded in book 3400 page 102. The property is zoned A-1(Agriculture), with A-1 zoning to the south and west, with A-2(Agriculture) zoning to the north and east. The A-2 to the east was rezoned from A-1 in 1981, all of the other zonings are original 1973 zonings. The applicant is requesting a rezoning of 12 acres for purposes of land division by family transfer.

The Boone County Master Plan identifies this area as suitable of agriculture and rural residential land uses. The Master Plan also identifies a “sufficiency of resources test” to be used in determining whether there are sufficient resources available to support the proposed uses.

The sufficiency of resources test can be broken up into three categories: utilities, transportation, and public safety.

Utilities: This property is served by Public Water Service District #4 for water service and Boone Electric Cooperative for electrical service. On-site wastewater systems will be used as permitted by the Columbia/Boone County Health Department.

Transportation: This property has direct access on to Highway 124, a state highway. Any new driveway accesses will have to be approved by the Missouri Department of Transportation.

Public Safety: This property is located in the Boone County Fire Protection District. The nearest fire station is in Hallsville approximately 2 miles to the east.

Zoning Analysis: This zoning request allows for the division of this property into lots as small as 2.5 acres. Existing services can provide sufficient infrastructure to support the requested zoning on this tract. Further development in this area will likely require additional infrastructure to support greater density in the long term.

The property scored 43 points on the rating system.

Staff recommended approval of this request.

The Planning & Zoning Commission conducted a public hearing on this request during their July 21, 2011 regular meeting. There were six members of the commission present.

Following the public hearing, a motion was made to recommend approval of the request. That motion received unanimous support and so comes forward with a recommendation for approval.

Larry Douglas was present on behalf of this item. Mr. Douglas stated he would like to donate some land to his daughter. Mr. Douglas stated he would donate less than ten acres. Mr. Douglas stated another driveway would possibly have to be constructed.

Commissioner Elkin asked if this is where the existing farm house is that was part of the Alexander farm house.

Mr. Douglas stated that was a separate parcel.

Commissioner Robb opened the public hearing over this item.

There was no public present to comment on this item.

Commissioner Robb closed the public hearing over this item.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby **approve** the request of Larry and Ruth Ann Douglas to rezone from A-1 (Agriculture) to A-2 (Agriculture) on 12.0 acres, more or less, located at 3750 E Highway 124, Hallsville.

Commissioner Elkin seconded the motion

The motion carried 3 to 0. **Order # 298-2011**

3. **Request by William B. McWilliams Revocable Trust for a revised review plan for Ivy Ridge Development on 2.51 acres, more or less, located at 7105 W Henderson Rd., Columbia.**

The subject property is located on Henderson Road, northwest of the Highway 40/Interstate 70 interchange. The applicant is seeking to revise an existing M-LP (Planned Light Industrial) review plan that covers 2.51 acres, and add additional space to the existing structures on the plan. This property was originally rezoned from R-S (Residential Single-Family) in June of 2004. It has original R-S zoning to the north & east, M-LP to the west, and original C-G (General Commercial) to the south. The M-LP to the west was rezoned in November of 2003 and the review plan was revised in June of 2005 and in November of 2008.

The purpose of this planned rezoning is to allow for building expansions to both existing structures.

The Master Plan designates this property as suitable for 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: This property is served by Consolidated Public Water District #1 & Boone Electric Cooperative. This rezoning will not noticeably increase demand on available public utilities. There is an existing hydrant on the property, and it is sufficient to meet the requirements of the Boone County Fire Protection District.

Transportation: Access to this property is via Henderson Road. The rezoning will not increase traffic to this site.

Public Safety: The Boone County Fire Protection District operates a station approximately 350 feet from this property. The rezoning will not increase the current public safety needs of the property.

Zoning Analysis: This rezoning request is consistent with the overall goal of the zoning regulations. The nature of the planned zoning districts is to limit development as described on the approved plan. When those limits have been reached and the property owner wishes to expand beyond that plan, revising the review plan and the final plan is the correct action.

Staff recommended approval of the request.

The Planning & Zoning Commission conducted a public hearing on this request during their July 21, 2011 regular meeting. There were six members of the commission present.

Following the public hearing, a motion was made to recommend approval of the request. That motion received unanimous support and so comes forward with a recommendation for approval.

There was no one present to speak on behalf of this item.

Commissioner Robb opened the public hearing over this item.

There was no public present to comment on this item.

Commissioner Robb closed the public hearing over this item.

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby **approve** the request by William B. McWilliams Revocable Trust for a revised review plan for Ivy Ridge Development on 2.51 acres, more or less, located at 7105 W Henderson Rd., Columbia.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order 299-2011**

4. **Rolling Creek Estates Plat 2. S 26-T46N-R12W. R-S. Lester and Roxanne Gilpin, owners. David T. Butcher, surveyor.**

Stan Shawver was present on behalf of this item. Mr. Shawver stated this is on Gilpin road. Mr. Shawver stated this is one lot with a house on it. Mr. Shawver stated they wanted to cut the lot size and adjoin it to another lot.

The Commission order for this item will be listed under item 7.

5. **Tutt Estates. S24-T-48N-R14W. A-2. George and Sara Tutt, owners. J. Daniel Brush, surveyor.**

Stan Shawver was present on behalf of this item. Mr. Shawver stated this is on Gillespie Bridge Road. Mr. Shawver stated this has been cut off of a larger piece of property.

The Commission order for this item will be listed under item 7

**6. Knapp. S30-T48N-R13W. A-2. Jo Ann Coats Hofeditz, owner. J. Daniel Brush, surveyor.**

Stan Shawver was present on behalf of this item. Mr. Shawver stated this is on Coats Lane. Mr. Shawver stated someone wants to buy this property, but it is separated from the rest of the farm by a road.

The Commission order for this item will be listed under item 7

**7. Parker. S9-T48N-R11W. R-M. Charles-Mona Trust, owner. J. Daniel Brush, surveyor.**

Stan Shawver was present on behalf of this item. Mr. Shawver stated this is near Cedar Creek. Mr. Shawver stated this property is the one that has a barn with three to four RV's parked around it.

Commissioner Miller moved 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 them:

- a. Rolling Creek Estates Plat 2. S 26-T46N-R12W. R-S. Lester and Roxanne Gilpin, owners. David T. Butcher, surveyor.
- b. Tutt Estates. S24-T-48N-R14W. A-2. George and Sara Tutt, owners. J. Daniel Brush, surveyor.
- c. Knapp. S30-T48N-R13W. A-2. Jo Ann Coats Hofeditz, owner. J. Daniel Brush, surveyor.
- d. Parker. S9-T48N-R11W. R-M. Charles-Mona Trust, owner. J. Daniel Brush, surveyor.

Commissioner Elkin seconded the motion.

The motion carried 3 to 0. **Order # 300-2011**

**8. Adopt findings for conditional use permit for Miller's Inc.**

Stan Shawver was present on behalf of this item. Mr. Shawver stated conditional use permits are quasi-judicial findings by the County Commission. Mr. Shawver stated the proper format for a record is that once a permit has been approved, findings of fact and conclusions of law are prepared from the record for the County Commission to accept. Mr. Shawver stated he prepares these.

Commissioner Elkin moved on this day the County Commission of the County of

Boone does hereby adopt the Findings of Fact and Conclusions of Law relative to a conditional use permit for Miller's, Inc. for a warehouse on 5.01 acres, located at 5925 S Hwy 63, Columbia.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order # 301-2011**

**9. Agreement with Public Water Supply District #9 (second reading, first read 7/28/2011)**

Stan Shawver was present on behalf of this item. Mr. Shawver stated this project is in conjunction with the Rolling Hills utility corridor project. Mr. Shawver stated the County is required to pay the engineering costs of this project because the County initiated the project.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the contract between Public Water Supply District No. 9 and Boone County, Missouri for preliminary engineering services for the Rolling Hills Road Improvement Project. The terms of this agreement are stipulated in the attached contract. It is further ordered the Presiding Commissioner is hereby authorized to sign said contract.

Commissioner Elkin seconded the motion.

The motion carried 3 to 0. **Order # 302-2011**

**Purchasing**

**10. Computer/Peripheral Surplus Disposal (first reading)**

Commissioner Elkin stated there is an attached list of computers/ peripherals to be disposed of.

Commissioner Robb 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 an appropriate order for approval.

**11. Cooperative Contract 71/2010 – Miscellaneous Electrical Services with Mid Missouri Electric (second reading, first read 7/28/2011)**

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby approve the utilization of the City of Columbia cooperative contract 71/2010 Miscellaneous Electrical Services with Mid Missouri Electric. It is further ordered the Presiding Commissioner is hereby authorized to sign said

contract.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order # 303-2011**

**12. Bid award to Champion Brands LLC. for bid 30-29JUN11 – Shop Fluids Term and Supply (second reading, first read 7/28/2011)**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby award bid 30-29JUN11 – Shop Fluids Term and Supply to Champion Brands LLC. It is further ordered the Presiding Commissioner is hereby authorized to sign said contract.

Commissioner Elkin seconded the motion.

The motion carried 3 to 0. **Order # 304-2011**

**13. Bid award to Hach Company for bid 31-06JUN11 – Portable Water Samplers (second reading, first read 7/28/2011)**

Mr. Dykhouse stated the neatest thing about the way the County is going about this is the way Storm Water Coordinator Georganne Bowman is separating the services from the assets, to make sure the County owns the assets.

Commissioner Miller stated it was a good idea.

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby award bid 31-06JUN11 – Portable Water Samplers to Hach Company. It is further ordered the Presiding Commissioner is hereby authorized to sign said contract.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order # 305-2011**

**14. Amendment number one – MM58 – Bituminous Material (second reading, first read 7/28/2011)**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby amend agreement MM58 – Bituminous Material with Missouri Petroleum. It is further ordered the Presiding Commissioner is hereby authorized to sign said amendment.

Commissioner Elkin seconded the motion.

The motion carried 3 to 0. **Order # 306-2011**

**Auditor**

**15. Replacement of flush valves at fairground (first and second reading)**

Commissioner Elkin stated this order authorizes payment for the replacement of some flush valves at the Boone County Fairgrounds per the lease agreement. Commissioner Elkin stated there is an insurance claim pending on this. Commissioner Elkin stated this basically reimburses the payment that was made for the purchase of the flush valves. Commissioner Elkin stated they had to be ordered before the Boone County Fair.

Mr. Dykhouse stated Commissioner Elkin donated a flush valve.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby authorize payment of \$3,733.80 for replacement of flush valves at the Boone County Fairground facilities. This expense is properly an expense of the Boone County Fair, Inc., under paragraph #5 of its Lease and License Agreement with the County, and is also the subject of a pending insurance claim. If the County is able to obtain reimbursement from either source appropriate accounting entries will be made at that time. The timely replacement of the subject valves was deemed necessary for the fairgrounds facilities to accommodate the scheduled Boone County fair.

Commissioner Elkin seconded the motion.

The motion carried 3 to 0. **Order # 307-2011**

**Commission**

**16. Cooperative agreement between the University of Missouri and Boone County for sponsorship of the Show-Me State Games (first reading)**

Commissioner Miller stated this agreement is part of the County's yearly budget. Commissioner Elkin stated this is part of the yearly appropriation, and is for the Show-Me State games. Commissioner Elkin stated this is for 2011's games.

Commissioner Robb 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 an appropriate order for approval.

**17. Agreement between the Central Missouri Humane Society and Boone County for animal shelter services (first reading)**



Commissioner Miller stated this is the yearly contract the County has with the Central Missouri Humane Society for \$10,260.00. Commissioner Miller stated this is for animals that are picked up in the County.

Commissioner Robb 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 an appropriate order for approval.

**18. Appointment of Richard Shanker to the Building Code Commission (first and second reading)**

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby reappoint Richard Shanker to the Building Code Commission.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order # 308-2011**

**19. Public Comment**

**20. Commissioner Reports**

The meeting adjourned at 8:20 p.m.

Attest:

\_\_\_\_\_  
Edward H. Robb  
Presiding Commissioner

\_\_\_\_\_  
Wendy S. Noren  
Clerk of the County Commission

\_\_\_\_\_  
Karen M. Miller  
District I Commissioner

\_\_\_\_\_  
Skip Elkin

District II Commissioner