

TERM OF COMMISSION: September Session of the July Adjourned Term

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

PRESENT WERE:

Presiding Commissioner Daniel Atwill
District I Commissioner Karen Miller
District II Commissioner Janet Thompson
County Counsel C. J. Dykhouse
Director Resource Management Stan Shawver
Deputy County Clerk Mike Yaquinto

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

Resource Management

- 1. Public Hearing and request by Kevin R. and Carla J. Pudenz and K & C Rental Properties LLC to rezone from A-1 (Agriculture) to A-2 (Agriculture) on 34.85 acres, more or less, located at 9400 W Coyote Hill Rd., Harrisburg.**

Stan Shawver read the following staff report:

This request was considered by the Planning & Zoning Commission during their September 17, 2015 meeting.

The minutes for the Planning and Zoning Commission meeting of September 17, 2015, along with the Boone County Zoning Regulations and Subdivision Regulations are entered into the record of this meeting.

The subject property is located to the west of the intersection of Coyote Hill Road and Ridge Road, approximately 1 mile to the north of the City of Harrisburg. 34.85 acres of

property, in three separate tracts, are covered by this request. There is currently a modular home and an accessory structure present on one of the tracts. The property is currently zoned A-1(Agriculture), and has A-1 zoning to the south, A-2(Agriculture) zoning to the north and east and the County line to the west.

The proposal is to rezone these tracts from A-1 to A-2 for purposes of dividing the tract with the modular home and accessory structure into a lot smaller than 10 acres.

The Boone County Master Plan identifies this area as being suitable for agriculture and rural residential land uses. The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. The sufficiency of resources test provides a “gatekeeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Utilities: The subject property is located in Public Water Service District #10, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

Transportation: The property has direct access on to Coyote Hill Road and Ridge Road, both publicly-dedicated, publicly-maintained rights-of-way.

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

Zoning Analysis: The amount of development to the north and east of the subject property indicates that existing infrastructure limitations are a greater restriction than the existing zoning. While smaller lots may be created, the limited infrastructure will likely prevent the available A-2 density from being fully utilized and changing the overall rural

residential character of the area.

The property scored 23 points on the rating system.

Staff recommended approval of the request.

The Planning & Zoning Commission conducted a public hearing on this request during their September 17, 2015 regular meeting. There were eight members of the commission present during the meeting.

Following the public hearing, a motion was made to recommend approval of the rezoning request. The motion to approve received unanimous support.

Are there any questions about the staff report?

The Commissioners had no questions at this time.

Commissioner Atwill opened the public hearing and asked if there is anyone present that would like to speak on behalf of this request.

Steve Proctor said he is a professional land surveyor representing the applicant. The main purpose for doing this is that the rental has not been very profitable lately and they want to sell it with minimal acreage. They want to retain as much land for pasture and hay as well as the machine shed. The only thing they want to do is sell off the 2.5 acres.

Commissioner Atwill asked if there is anyone else present that would like to speak to this request. There were no additional speakers and Commissioner Atwill closed the public hearing.

There were no comments or questions from the Commission.

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the request by Kevin R. and Carla J. Pudenz and K & C Rental Properties LLC to rezone from A-1 (Agriculture) to A-2 (Agriculture) on 34.85 acres, more or less, located at 9400 W Coyote Hill Rd., Harrisburg.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #446-2015**

2. **Scenic Heights Plat 1. S15-T47N-R13W. A-2. Phillip and Brice Hanberry, owners. David T. Butcher, surveyor.**

Stan Shawver said this is a one lot plat, zoned A-2 on three different lots. The P&Z Commission approved this and it is ready to be received and accepted by the Commission.

There were no comments or questions.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby receive and accept the following subdivision plat and authorize the Presiding Commissioner to sign it:

- **Scenic Heights Plat 1. S15-T47N-R13W. A-2. Phillip and Brice Hanberry, owners. David T. Butcher, surveyor.**

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #447-2015**

13th Judicial Circuit

3. Public hearing and second reading; Budget Amendment to increase revenue and Expenditures for the DMC Grant (1st read 9-17-15)

Commissioner Atwill opened the public hearing and asked if there is anyone present that would like to speak on the budget amendment. There were no speakers and Commissioner Atwill closed the public hearing.

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby acknowledge the following budget amendment for the 13th Judicial Circuit Court to increase revenue and expenditures for the DMC Grant to fund training and travel for the Teen Court panel.

Department	Account	Department Name	Account Name	Decrease \$	Increase \$
1243	3451	Judicial Grants	State Reimb. – Grant		1,006
1243	23050	Judicial Grants	Other Supplies		252
1243	71100	Judicial Grants	Outside Services		754

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #448-2015**

Sheriff's Department

4. Second reading; Budget Revision for expansion tank needed for water heater install (1st read 9-24-15)

Commissioner Miller moved on this day the County Commission of the County of Boone

does hereby approve the following budget revision for the Sheriff's Department for the purchase and installation of an expansion tank for the existing and new water heaters.

Department	Account	Department Name	Account Name	Decrease \$	Increase \$
1123	86800	Emergency & Contingency	Emergency	3,381	
1256	92200	Sheriff/Corr Bldg HK/Maintenance	Repl. Buildings & Improv		3,381

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #449-2015**

Purchasing

- 5. **Second reading; Bid Award 50-25AUG15 – Telephone Business Handsets (1st read 9-24-15)**

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby award bid 50-25AUG15 – Telephone Business Handsets to Synergy Telcom, Inc.

The terms of the bid award are stipulated in the attached Purchase Agreement. It is further ordered the Presiding Commissioner is hereby authorized to sign said Purchase Agreement.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #450-2015**

- 6. **Second reading; Contact Amendment Number Two to 36-22JUN15, Water Heaters for the Boone County Sheriff (1st read 9-24-15)**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the attached Contract Amendment Number Two to 36-22JUN15 – Water Heaters for the Boone County Sheriff.

The terms of this amendment are stipulated in the attached Contract Amendment. It is further ordered the Presiding Commissioner is hereby authorized to sign said Contract Amendment Number Two.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #451-2015**

7. Second reading; Bid Award 55-03SEP15 – Radio Tower Design, Engineering and Fabrication Services for Battle School Project (1st read 9-24-15)

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby award bid 55-03SEP15 – Radio Tower Design, Engineering and Fabrication Services for Battle School Project to Sabre Communications Corporation of Sioux City, Iowa.

The terms of the bid award are stipulated in the attached Purchase Agreement. It is further ordered the Presiding Commissioner is hereby authorized to sign said Purchase Agreement.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #452-2015**

Health Department

8. Second reading; Small Onsite Wastewater System Fees (1st read 9-24-15)

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby set the fees associated with Small On-Site Wastewater Systems as contemplated in Section 4.11 of Boone County's Code of Health Regulations as follows:

- Construction permits for existing systems: \$335.00
- New construction permits: \$335.00
- Existing system evaluation \$ 30.00

The Commission notes that the fees as set out above are anticipated to cover 49% of the County's costs in administering the County's Small On-Site Wastewater program per the attached estimate prepared by the City/County Health Department, which is incorporated herein by reference. These fees shall have an effective date of January 1, 2016.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #453-2015**

Commission

9. First reading; Adoption of the Boone County Hazard Mitigation Plan 2015

Susan Galeota said she is with the Mid Missouri Regional Planning Commission and was the lead planner for the Boone County Hazard Mitigation plan which was conducted under contract with SEMA. We had participation from 19 jurisdictions in the county which included all the major communities, the county itself, the six school districts and Columbia College, Stephens College and the University of Missouri. We had fantastic participation.

The required update is every five years for this type of plan and this time we turned it into an All Hazards Plan, working with the Emergency Management Agency. That is not what is required. Only a Natural Hazard Plan is required, but everything is going to All Hazard Plan so we did that. This made for a more lengthy process. This was done off a planning grant from FEMA that was a 25% match which was a \$6,667 match that the county had to come up with and which could be done with in-kind participation and we got over that amount. This is really great because anyone that is an elected official that participates is not counted

This is a really good plan and we got notice of approval just today from FEMA. The letter was signed on September 18th. This is now the official plan. They changed the process and required an adoption resolution from one of the communities and back in July Harrisburg did that.

Commissioner Miller asked if this process is required to get the funding.

Ms. Galeota said that is correct. This has been the plan since 2003 and FEMA decided that there should be planning ahead of time before they gave out funding for mitigation making sure this was well thought out. If we get a disaster declaration in the state of Missouri, there is mitigation funding that comes in on top of the disaster recovery funding. There is also the HMGP, Hazard Mitigation Grant Plan program funds and the entire state of Missouri is eligible due to the storms in the spring.

Terry Cassil, current Acting Director of SEMA and soon to be Boone County Director of Emergency Management said this is a job well done and the people at SEMA say the same thing. The state wide Mitigation Officer has also said this is a well done plan.

There were no further comments or questions.

Commissioner Atwill stated this is a first reading and requested the Deputy County Clerk to

schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

10. 1st & 2nd reading; Organizational Use of the Government Center Conference Room 301 by the Department of Mental Health

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the Organizational Use of the Government Center Conference Room 301 by the Department of Mental Health for December 2, 2015 from 9:00 a.m. to 2:00 p.m.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #454-2015**

11. Public Comment

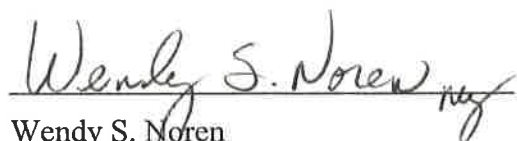
None

12. Commissioner Reports

None

The meeting adjourned at 7:24 p.m.

Attest:


Wendy S. Noren
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Karen M. Miller
District I Commissioner



Janet M. Thompson
District II Commissioner

