

TERM OF COMMISSION: June Session of the April Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Conference Room 301 / Conference Call

PRESENT WERE: Presiding Commissioner Daniel Atwill
District I Commissioner Justin Aldred
District II Commissioner Janet Thompson
Director of Resource Management Bill Florea
Chief Engineer Resource Management Jeff McCann
Senior Buyer Liz Palazzolo
Buyer Robert Wilson
Director of Joint Communications Chad Martin
Deputy County Clerk Jodi Vanskike

Conference Call Information:

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

Public: Tyree Byndom – Urban University

The meeting was called to order at 9:30am.

P & Z:

- 1. Request by Danny Hill to approve a Final Development Plan for Lot 4 Concorde South Plat 2 on 1.82 acres located at 4775 E Meyer Industrial Drive, Columbia.**

Director of Resource Management Bill Florea requested the following memo be placed in the record: The Planning and Zoning Commission reviewed this request at its May 20, 2021 meeting and voted to recommend approval on a unanimous vote. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are entered into the record of this meeting. The property is 1.82 acres in size and located approximately 1/4 mile south of Columbia, on Meyer Industrial Drive. The property is zoned M-GP (Planned General Industrial). There is M-LP (Planned Light Industrial) & M-L zoning to the north, with M-GP zoning to the east, south and west. The M-LP was rezoned in 2012. The M-GP was also rezoned in 2012. The M-L is original 1973 zoning. The property is currently vacant. The property is in the Columbia school district and the Boone County Fire Protection District. The property scored 83 points on the rating system. The approved Review Plan is for a building with office and warehouse uses and includes a future expansion to the building. The revised review plan was approved by the County Commission on April 27, 2021 (order 174-2021) with no conditions. The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan, identifies 3 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

After a review of the submitted Final Plan, staff have concluded the following regarding this Final Plan and the three criteria for approval:

- 1) All required information is accurately portrayed on the Plan.

Staff believes this criterion has been met.

- 2) The Final Plan conforms to the approved Review Plan.

Staff has determined that the submitted Final Plan conforms to the approved Review Plan. This criterion has been met.

- 3) The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Final Plan.

The County Commission imposed no conditions on this Final Plan; therefore, this criterion has been met.

Based on the review of the Final Plan, staff recommended approval of the final plan.

Commissioner Aldred moved now on this day the County Commission of the County of Boone does approve the request by Danny Hill to approve a Final Development Plan for Lot 4 Concorde South Plat 2 on 1.82 acres located at 4775 E Meyer Industrial Drive, Columbia.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #232-2021**

2. **Trade Winds Park, Plat 1-B, S12-T48N-R12W. M-L. Martin Equipment of Illinois, owner. David Borden, surveyor.**

Director of Resource Management Bill Florea requested the following memo be placed in the record: The property is located at the southwest corner of the intersection of Trade Winds Parkway and I-70 Dr SE. The 11.37-acre lot is zoned M-L (Light Industrial). Property to the north across I-70 is zoned A-2 (agriculture). Property to the east, south and west is zoned M-L. This proposal splits Lot 3 of Trade Winds Park Plat No 1 into two lots: proposed Lot 3A of 7.37-acres and proposed Lot 3B of 4.00-acres.

The lot has frontage on both I-70 Dr SE and Trade Winds Parkway. Vehicular access is permitted only on Trade Winds Parkway. The applicant has requested a waiver to the traffic study requirement.

Public Water Service District #9 provides water service to these lots. The property is located inside the Boone County Fire Protection District service area.

The subject property has wastewater service provided by the Boone County Regional Sewer District.

The original approval of this plat was subject to the following conditions:

1. That it is understood that modifications to the plat may be required to comply with both the City & County Regulations and that a sign-off from the city prior to recording will be needed.
2. Issues regarding sewer and road placement issues shall be resolved to the satisfaction of the Director of Planning, Boone County Public Works, and Boone County Regional Sewer District.
3. Appropriate cross-references to existing easements be placed upon the graphic.
4. That it is recognized that the existing preliminary plat is still expected to represent the replatting of the larger lots into smaller ones.

The plat must proceed through the City of Columbia's approval process prior to approval by the County Commission. It is our understanding that this has been done.

The property scored 78 points on the rating system.

Staff recommended approval of the plat with the following conditions:

1. That it is understood that modifications to the plat may be required to comply with both the City & County Regulations and that a sign-off from the city prior to recording will be needed.

All plats were grouped in one order.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby receive and accept the following subdivision plats and authorizes the Presiding Commissioner to sign them:

1. Trade Winds Park, Plat 1-B. S12-T48N-R12W. M-L. Martin Equipment of Illinois, owner. David Borden, surveyor.
2. Montague Subdivision. S7-T49N-R12W. A-2. James Montague, owner. Donald Bormann, surveyor.
3. Bellaridge Subdivision Plat 5. S34-T46N-R12W. A-R. Bryan & Leslie Crump, owners. Anthony Derboven, surveyor.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #233-2021**

3. **Montague Subdivision. S7-T49N-R12W. A-2. James Montague, owner. Donald Bormann, surveyor.**

Director of Resource Management Bill Florea requested the following memo be placed in the record: The property is located on the south side of Calvert Hill Road approximately 350 feet east of the intersection of Calvert Hill Road and Wagon Trail Road. The zoning is A-2 (agriculture). All the surrounding property is also zoned A-2, and this zoning is original 1973 zoning. This subdivision will create two platted lots from three existing lots. Proposed Lot 1 is 5.24-acres and contains a house, shed, and existing wastewater system. Proposed Lot 2 is 7.06-acres and contains a mobile home and its associated wastewater system. Both proposed lots have direct frontage on and access to Calvert Hill Road. The applicant has requested a waiver to the traffic study requirement and the cost/benefit analysis for provision of central sewer. Staff concurs with the waiver requests.

Public Water Service District #4 provides water service to these lots. The property is located inside the Boone County Fire Protection District service area. Hydrants are not required for this development. On-site wastewater exists on each lot. Any replacement system will need to be approved by the Health Department.

The property scored 54 points on the rating system.

Staff recommended approval of the plat and waiver requests.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby receive and accept the following subdivision plats and authorizes the Presiding Commissioner to sign them:

1. Trade Winds Park, Plat 1-B. S12-T48N-R12W. M-L. Martin Equipment of Illinois, owner. David Borden, surveyor.
2. Montague Subdivision. S7-T49N-R12W. A-2. James Montague, owner. Donald Bormann, surveyor.
3. Bellaridge Subdivision Plat 5. S34-T46N-R12W. A-R. Bryan & Leslie Crump, owners. Anthony Derboven, surveyor.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #233-2021**

4. **Bellaridge Subdivision Plat 5. S34-T46N-R12W. A-R. Bryan & Leslie Crump, owners. Anthony Derboven, surveyor.**

Director of Resource Management Bill Florea requested the following memo be placed in the record: The property is located at the eastern corner of the intersection of State Route A and Old Highway 63, approximately 2 miles south of the city limits of Ashland. The 60.96-acre tract is split zoned A-R (Agriculture-Residential) and A-2 (Agriculture). This proposal creates one 6.41-acre lot and one 5-acre lot from a 31.80-acre survey tract. The remainder of the 60.96 acres has been divided by a 15.70 administrative survey (zoned A-2), and a 12-acre administrative survey.

The proposed lots have direct access on to Old Highway 63, a publicly maintained roadway. The applicant has requested a waiver to the traffic study requirement.

The subject property is in the Consolidated Water Service and Boone Electric Cooperative service areas, and the Southern Boone County Fire Protection District.

On-site wastewater systems are proposed for both lots, consistent with the rest of the development. The applicant has already submitted a cost-benefit analysis for the development area.

The property scored 58 points on the rating system.

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

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby receive and accept the following subdivision plats and authorizes the Presiding Commissioner to sign them:

1. Trade Winds Park, Plat 1-B. S12-T48N-R12W. M-L. Martin Equipment of Illinois, owner. David Borden, surveyor.
2. Montague Subdivision. S7-T49N-R12W. A-2. James Montague, owner. Donald Bormann, surveyor.
3. Bellaridge Subdivision Plat 5. S34-T46N-R12W. A-R. Bryan & Leslie Crump, owners. Anthony Derboven, surveyor.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #233-2021**

Joint Communications

5. **First Reading: First Amendment to extend tower and ground space license agreement at Scott Blvd radio site**

Director of Joint Communications Chad Martin stated the two different tower sites being presented today are for renewals of lease agreements for operation of the public safety equipment on two different US Cellular owned towers. Director Martin stated these agreements have been in place for several years and US Cellular is accommodating the County with a nominal renewal fee. Director Martin stated these are budgeted annually and comes out of Department 2704, Account 71500.

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.

6. **First Reading: First Amendment to extend tower and ground space license agreement at Centralia radio site**

Director of Joint Communications Chad Martin stated this item is the same as Item Number 5.

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.

Resource Management

7. Second Reading: Adopt-a-Road Applications – Approve applications for Wilhite Road and St Charles Road (First Read 05.27.21)

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the applications for the Adopt-a-Road Program for the following sections of roadway:

1. Wilhite Road – From Route E to Route J – Thomas Livestock and Land Stewardship
2. St Charles Road – From Route Z to County Line – Thomas Livestock and Land Stewardship

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #234-2021**

8. Second Reading: Hartsburg Bottom Bridge – Budget Amendment Public Hearing (First Read 05.18.21)

Commissioner Atwill 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 following budget amendment to increase revenue and expenditures for the construction of BRO grant-funded project Hartsburg Bottom Bridge BR4010004.

Department	Account	Department Name	Account Name	Decrease \$	Increase \$
2082	3411	R&B RM Engineering	Federal Grant Reimburse		324,723
2082	71201	R&B RM Engineering	Construction Costs		324,723

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #235-2021**

Purchasing

9. First Reading: Co-Op Contract CC201981001 Law Enforcement Safety Equip/Gear & Supplies with Galls for Boone County

Senior Buyer Liz Palazzolo read the following memo: Purchasing requests permission to use contract CC201981001 – Law Enforcement Safety Equipment/Gear and Supplies established by the State of Missouri Office of Administration with Galls LLC of Lexington, Kentucky as a cooperative contract. This contract is the second of four that the County wishes to use for Law Enforcement Safety Equipment/Gear and Supplies that will be set up as a Countywide Term and Supply contract, but will be primarily used by the Sheriff's Office and the Office of Emergency Management. A wide variety of equipment and gear is available. The contract with Galls LLC provides Apparel Outerwear and Restraint Gear.

The contract period runs June 01, 2021 through April 30, 2022. There are two (1) one-year renewal options available.

This is a Countywide Term and Supply contract.

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. First Reading: Cooperative Contract: 60521CO0530 - Dump Trucks

Buyer Robert Wilson read the following memo: Road & Bridge requests permission to utilize the MODOT cooperative contract *60521CO530 – Dump Trucks* to purchase one (1) 2022 Freightliner 114SD from Premier Truck Group of Columbia, MO.

Cost of the purchase is \$112,772.02 and will be paid from department 2040 – RB Road Maintenance and account 92400 – Replacement Autos/Trucks.

This is a replacement purchase and the 2021 budgeted amount was \$115,000.00. Estimated sale value is \$15,000.00.

The Purchasing department requests permission to dispose of the following surplus by sale:
1996 International 2574 Road Tractor
Fixed asset tag 10398

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.

11. Second Reading: Contract for Constructing Bridge No. 40100041 - Hartsburg Bottom Bridge (First Read 03.16.21)

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the construction contract for the Hartsburg Bottom Road Bridge No. 40100041 BRO-8010(19) over Hart Creek which opened on March 12, 2021 with four bids received, authorize the

Presiding Commissioner to sign the Contract Agreement, and authorize the Chief Engineer to sign the Notice To Proceed at the Preconstruction Meeting.

Resource Management recommended award by lowest responsive bid to Don Schnieders Excavating Company, Inc. on March 23, 2021 and the Missouri DOT/Federal Highway Administration concurred on April 27, 2021. The cost of the contract is \$795,202.39. There will be a 10% contingency of \$79,520.24 added for a Purchase Order total of \$874,722.63, which will be paid from department 2082 – R & B RM Engineering, account 71201 – Construction Costs.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #236-2021**

12. Second Reading: Co-Op Contract Award CC201981003 Law Enforcement Safety Equipment Gear & Supplies Boone County (First Read 05.27.21)

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the Purchasing Departments request to use contract CC201981003 – Law Enforcement Safety Equipment/Gear and Supplies, which was established by the State of Missouri Office of Administration with NRoute Enterprises LLC of Ozark, Missouri as a Cooperative Contract.

The contract period runs June 01, 2021 through April 30, 2022. There are two (1) one-year renewal options available.

This is a Countywide Term and Supply contract.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #237-2021**

Commission

13. First and Second Reading: Order relating to the wearing of face masks on Boone County Government property

County Counselor CJ Dykhuse stated the order today is to implement the Commission's intention to move toward a recommended face mask model for vaccinated individuals. Counselor Dykhuse stated this order was drafted with the help of the County HR Director Jenna Redel.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby repeal Commission Order 213-2021 and adopts in its place this new Order relating to the wearing of face masks on Boone County Government Property. The County Commission hereby recommends that all persons who have not completed their COVID-19 vaccination process and who are 10 years of age or older who enter the Roger B. Wilson Boone County Government Center (801 E. Walnut St.) and/or the Boone County Annex

(623 E. Ash St.) wear a clean face mask and that they continue to wear a clean face mask when in any public areas of the Government Center and County Annex. Such public areas shall include the lobby, atrium, stairwells, elevator, bathrooms, and walkways. Offices and Departments within the Government Center and Annex may make other determinations for requirements within their individual offices and departments.

For purposes of this Order a "Face Mask" means a covering made of cloth, fabric, or other soft or permeable material, without holes, that covers only the nose and mouth and surrounding areas of the lower face.

This Order shall be in effect immediately upon its adoption and shall remain in effect until further Order of the County Commission.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #238-2021**

14. Public Comment

Tyree Byndom stated during the year 2020, he did some research based on Boone County and a way to move forward, and he found that there are 3,500 Boone County municipalities in the United States. Mr. Byndom stated of those 3,500, roughly 5% have a strategic plan. Mr. Byndom stated he has created a team that can produce a plan that not only works for the County but works for individual cities, along with organizations and individuals. Mr. Byndom states the plan he has come up with costs \$25,000.00 and he has spoken with the City of Columbia, which is interested in it and he is requesting to be able to present formally to the County Commission during a Commission Meeting.

15. Commissioner Reports

Commissioner Aldred stated that on Memorial Day, he laid the County Commission wreath at the Veterans' Memorial at the Courthouse Columns. Commissioner Aldred stated with him were Susan Haynes and Walter Demanski of the United States Exercise Tiger Foundation and stated that several groups were honored.

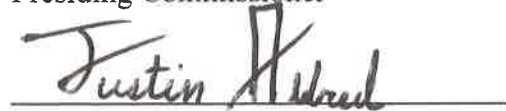
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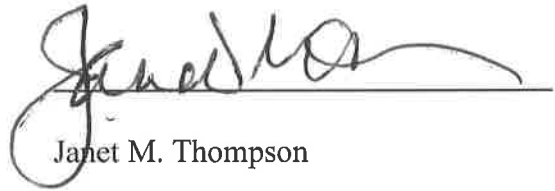
Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Justin Aldred
District I Commissioner

A handwritten signature in black ink, appearing to read "Janet M. Thompson", is written over a horizontal line.

Janet M. Thompson

District II Commissioner