

TERM OF COMMISSION: January Session of the January 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 Information Technology Julia Lutz
Boone County Counselor CJ Dykhouse
Boone County Juvenile Office Supervisor Angie Bezoni
Boone County Deputy County Clerk III Jodi Vanskike

Conference Call Information:

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

The meeting was called to order at 1:30PM and roll call was taken.

IT

1. First Reading: Request for Administrative Authority to Purchase Technology-Related Items for FY24

Director of IT Julia Lutz read the following memo:

The purpose of this request is to seek administrative authority for the Information Technology department to purchase technology-related items in FY2024 as follows; Part 1 – Request to extend authority for the IT Department to purchase from cooperative agreements for the fiscal year 2024. The department’s authority expired on 12/31/23. Samples of cooperative agreements include the State of Missouri’s CDW-G (Computer Discount Warehouse-Government), NACo (National Association of Counties), and NASPO ValuePoint. This request has been presented to and approved by the County Commission for the past 21 years. Part 2 – Request to extend

authority for the IT Department to use the “Unanticipated Emergency Hardware” funding (1170-92301) to replace existing technology items that fail and are not cost-effective to repair. This authority would cover equipment with a replacement cost of up to \$1,800 without additional Commission review. This allows for less interruption for our technology users, and reduces the number of “spare” items to be kept as backup equipment. This request has been made and approved for the previous 6 years. Part 3 - Request to extend authority for the IT Department to purchase new assets, as needed, where the item’s total purchase price is \$999.00 or less. These purchases should not have annual operating expenses or licenses. Monitors are the best example of this need. This request was first approved in 2018.

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.

Facilities Maintenance

2. First Reading: Approving an opt-out water meter form with Consolidated Water

Boone County Counselor CJ Dykhouse stated he received notification from Consolidated Water about County-owned real property with active water meters. Counselor Dykhouse stated the Commissions Administrative Assistant was able to get the addresses of the properties. Counselor Dykhouse stated, after she got the addresses, the information was sent to Facilities Maintenance so they could make sure it would be okay to have them pull the meter and avoid these charges. Counselor Dykhouse stated the recommendation is for the Commission to approve and Commissioner Kendrick to sign the forms so that it could be transmitted back to Consolidated Water.

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.

Purchasing

3. Second Reading: Contract C000709 (43-22DEC23) - Plumbing Services - Term and Supply – First Read 01.09.24

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve Contract C000709 (43-22DEC23) - Plumbing Services - Term and Supply with Harold G. Butser for Plumbing Services.

The terms of the Agreement are set out in the attached Contract and the Presiding Commissioner is authorized to sign the same.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #12-2024**

13th Judicial Court

4. First Reading: Budget Amendment Dept 1243 - FCI JCIP Grant

Boone County Juvenile Office Supervisor Angie Bezoni stated this grant is for their Fostering Court Improvement program. Ms. Bezoni stated they hold quarterly luncheons with the contracted attorneys. Ms. Bezoni stated the grant amount is \$750.00, which is used to pay for the lunches.

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.

Sheriff's Office

5. Second Reading: FY2023 JAG Agreement – First Read 01.09.24

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the Intergovernmental Agreement between the City of Columbia and the County of Boone for the FY2023 JAG grant.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #13-2024**

Boone County Counselor

6. Second Reading: Medical Examiner Contract 2024-2026 - First Read 01.09.24

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached Agreement between the Curators of the University of Missouri and Boone County for Medical Examiner services for the 2024-2026 time period.

The terms of the Agreement are set out in the attached and the Presiding Commissioner is authorized to sign said agreement.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #14-2024**

Community Services

7. Second Reading: Contingency Funding – Mary Lee Johnston Community Learning Center – First Read 01.09.24

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Agreement for Purchase of Services for Contingency Funding between the Boone County Children’s Service Board and Mary Lee Johnston Community Learning Center. It is further ordered the Presiding Commissioner is hereby authorized to sign said Agreement.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #15-2024**

P&Z

8. Second Reading: Request by Sandra Kay Whitesides to rezone from Agriculture-Residential (A-R) to Agriculture (A-2) on 16.1 acres located at 199 W. Akeman Bridge Road, Columbia. Appeal of a Recommendation for Denial by Planning and Zoning Commission – First Read 01.04.24

Commissioner Thompson questioned whether this is an appropriate mechanism to utilize a family transfer to achieve the goals. Commissioner Thompson stated this becomes an issue more of spot-zoning if they go about it this way. Commissioner Thompson stated it was agreed by the applicant that the staff recommendation put a thumb on the side of denial, but looking back at the votes, the engineer’s vote was in favor of the application. Commissioner Thompson stated, when looking back at the vote of the non-staff members of P&Z, the non-staff members were more aligned with denying the application than it would have been, had the staff member not voted.

Commissioner Kendrick stated it’s a pertinent part of the discussion on how this can continue to move, making sure this is conducive to the surroundings, development and infrastructure needs along with infrastructure that currently exists in the area.

Commissioner Thompson stated the concerns for P&Z were to be able to fully utilize the infrastructure that is already there.

Commissioner Aldred stated he’s sympathetic to the economic argument they heard at the first meeting, but he has some concerns and would like to ask some questions of Director Florea.

Commissioner Aldred, “Looking at how this would differ from a planned development, my understanding is currently if we were to go through with this, the property owner would be able to divide this into 2.5 acre lots. How does that work exactly? How many lots will they be able to put on this property?”

Director Florea, “Theoretically is different than realistically, but theoretically to divide this into 2.5 acre lots for family transfer, I would say seven.”

Commissioner Thompson, “That’s the theoretical. Mr. Butcher outlined the terrain very well. What does an alternative path look like for the applicant, if the vote of the Commission were to affirm P&Z’s position?”

Director Florea, “That would be a plan to develop the plat and the planned development can determine the intended density, properly identify the lots and that would all be part of the consideration moving forward to P&Z. There is no guesswork on where these lots would be, if they can be serviced, and the details are dealt with upfront as part of the process. That would give the Commission more surety that the infrastructure will be extended into the property, extension of the water line. We would look at sewer, ask the applicant to do a cost benefit analysis of the cost of connecting public sewer vs. onsite wastewater. Depending on that outcome, they could be required to connect to the public sewer.”

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby deny a request by Sandra Kay Whitesides to rezone from Agriculture-Residential (A-R) to Agriculture (A-2) on 16.1 acres located at 199 W. Akeman Bridge Road, Columbia.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #16-2024**

9. Second Reading: Request by Anna M. Bratton Revocable Trust to rezone from Agriculture (A-1) to Agriculture (A-2) on 10 acres located at 4483 E. Log Providence Road, Columbia. Appeal of a Recommendation for Denial by Planning and Zoning Commission – First Read 01.04.24

Commissioner Thompson stated to her this is a much easier case than the one they just dealt with. Commissioner Thompson stated this is an area with karst topography; the whole geological formation down there is not conducive to this kind of development. Commissioner Thompson stated the Commission must walk very carefully when they are allowing people to develop in that kind of area. Commissioner Thompson stated they are looking at an already impaired or sensitive watershed and there’s too much at risk to be able to move forward and grant this. Commissioner Thompson stated she appreciates the applicant’s wish to maintain that touch with her family history, in that area specifically is very strong. Commissioner Thompson stated she’s seen problems, even in her family-- her uncle owned the farm that they talked about dividing into four pieces and if her grandparents had done so, three of those pieces would have been sold. Commissioner Thompson stated, “that’s the reality of it. It doesn’t preserve the family history, it never does. You are relying on your kids or your grandkids or whomever, to keep that land in your family and you can’t rely on that to preserve your family history.”

Commissioner Aldred added the roads in that area have just one connection, and he knows it’s not a significant increase in population or density, but it is an issue for all zoning in that area. Commissioner Thompson added, “We would be just adding more and more to the mess.”

Commissioner Kendrick added the karst topography and the sensitive watershed in its current condition would make this a poor decision on our part. Commissioner Kendrick stated the Commission certainly respects the applicant’s request and wishes to do it, but he isn’t interested in dividing this lot further down and adding to the issues.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby deny a request by Anna M. Bratton Revocable Trust to rezone from Agriculture (A-1) to Agriculture (A-2) on 10 acres located at 4483 E. Log Providence Road, Columbia.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #17-2024**

10. Second Reading: Request by 40-J Development, LLC to rezone to Planned Light-Industrial (M-LP) and to approve a Review Plan on 180.71 acres located at 2200 N. Route J, Columbia – First Read 01.04.24

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a request by 40-J Development, LLC to rezone to Planned Light-Industrial (M-LP) on 180.71 acres located at 2200 N. Route J.

And

Now on this day, the County Commission of the County of Boone does hereby approve a request by 40-J Development LLC to approve a Revised Review Plan for 40 and J Development on 180.71 acres located at 2200 N Route J, subject to the following conditions:

Phase 2

- 1) Improvements to the US Highway 40 – Route J intersection must be constructed prior to any building permits for any structures for Phase 2 building are issued. The improvements to this intersection are to include:
 - i) Eastbound Right-Turn Lane on Highway 40 at Route J.
 - ii) Westbound Right-Turn Lane on Highway 40 at Route J.
 - iii) Separate Westbound Left-Turn Lane on Highway 40 at Route J.
- 2) The following improvements are required to be constructed when the corresponding access is created:
 - i) Separate Westbound Left-Turn Lane on Highway 40 at Midway USA drive. (This is already shown on the plan)
 - ii) Separate Eastbound Right-Turn Lane on Highway 40 at Midway USA drive. (This is already shown on the plan)
 - iii) Separate Northbound Right-Turn Lane on Route J at Midway USA north drive. (This is already shown on the plan)

- 3) If not already provided, the access connections of Phase 2 must be provided when permits for more than 600,000 square feet of building area for the entire property have been issued.
- 4) Lighting shall be shielded and oriented inward and downward to minimize glare and light trespass.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #18-2024**

11. Second Reading: Request by T-Vine Enterprises to rezone from Agriculture (A-2) to Planned Moderate-Density Residential (R-MP) and to approve a Review Plan and Preliminary Plat on 1.08 acres located at 7901 N. Glen Meadows Dr., Columbia – First Read 01.04.24

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve a request by T-Vine Enterprises to rezone from Agriculture (A-2) to Planned Moderate-Density Residential (R-MP) on 1.08 acres located at 7901 N. Glen Meadows Dr., Columbia.

And

Now on this day, the County Commission of the County of Boone does hereby approve a request by T-Vine Enterprises to approve a Review Plan and Preliminary Plat on 1.08 acres located at 7901 N. Glen Meadows Dr., Columbia, subject to the following condition:

1. That future phases of Settlers Ridge will require a complete reassessment of traffic impacts prior to review of new development plans for the remaining property.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #19-2024**

Resource Management

12. Second Reading: County Farm Parcel - Culvert Lining Project Authorization – First Read 01.09.24

Commissioner Aldred moved on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the Work Access Authorization to allow lining of the existing twin 72” CMP culverts at the Cow Branch Crossing of North Roger Wilson Memorial Drive.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #20-2024**

Commission

13. Proclamation Honoring Martin Luther King Day

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby enter into the record, a Proclamation honoring the Reverend Dr. Martin Luther King, Jr. and recognizing Monday, January 15, 2024, as Martin Luther King Jr. Day.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #21-2024**


14. Public Comment

None

15. Commissioner Reports

None

Attest:



Kip Kendrick
Presiding Commissioner



Brianna L. Lennon
Clerk of the County Commission



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner