

TERM OF COMMISSION: May Session of the April 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  
Budget Administrator Kelle Westcott  
Senior Accountant Jacob Flowers  
Director of Resource Management Bill Florea  
Director of Emergency Management Chris Kelley  
Boone County Deputy Clerk III Jodi Vanskike

**Conference Call Information:**

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

The meeting was called to order at 9:30 a.m. and roll call was taken.

**Commission**

**1. Proclamation Recognizing International Compost Week**

Commissioner Aldred read the following Proclamation:

Whereas, composting is a proven method of returning organic resources to the soil; of conserving water during extreme drought or flooding; of decreasing erosion; and of decreasing dependence on artificial chemical fertilizers; and

- Whereas, composting is an effective means of reducing, reusing, and recycling waste and, since organic materials make up approximately 30% of the material going to landfills, composting is becoming one of the primary methods communities use to reach waste diversion goals; and
- Whereas, materials such as yard trimmings, vegetable cuttings, food scraps, biosolids, manures, and hay shavings can all be composted and converted into the beneficial product known as compost; and
- Whereas, composting creates local green jobs and infrastructure for cities and states that implement composting programs; and
- Whereas, by using compost for public works projects, communities and their local governments, highway departments, soil conservation services, extension offices, and public works professionals can have a significant impact on clean water, soil quality, climate change, and landfill diversion; and
- Whereas, composting empowers communities to manage their own waste, create job opportunities, and support healthy soils with locally made compost; and
- Whereas, the Compost Research & Education Foundation has declared May 4-10, 2025, as International Compost Awareness Week, a publicity and educational initiative to showcase compost production and demonstrate compost use; and
- Whereas, the 2025 theme is “Sustainable Communities Begin with Compost!” which highlights composting in all kinds of communities at any scale – from backyard home composter, to community composters, to large-scale facilities to all those who recognize the many benefits of using compost on our soils – and recognizes composting as an essential element in developing a sustainable resources management plan for any community.
- Therefore, the Boone County Commission, in recognition of the efforts of the Compost Research & Education Foundation, extension agents, soil conservation stewards, landscapers, farmers, recyclers, public workers, gardeners, plant growers, and all composters everywhere, hereby proclaim the week of May 4-10, 2025, as International Compost Awareness Week.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby enter into the record a proclamation recognizing May 4-10, 2025, as International Compost Awareness Week.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #244-2025**

**Boone County Employee Recognition Committee**

**2. Employee of the 4<sup>th</sup> Quarter 2024 recognition**

Kelle Westcott presented the Employee of the 4<sup>th</sup> Quarter nominations and winner.

**Auditor**

**3. First Reading: Budget Amendment - Dept 6220 to Cover Fund 622**

Senior Accountant Jacob Flowers stated this is an amendment to cover the cost of concrete services for the Family Health Center. Mr. Flowers stated a journal entry will be done to move cash to fund 622 from the General Fund and will also be required to keep the fund balance above zero.

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**

**4. Second Reading: Surplus Disposal – First Read 05.01.25**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached Surplus Disposal as requested by the Purchasing Department.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #245-2025**

**5. Second Reading: Computer Disposal – First Read 05.01.25**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Computer Disposal as requested by the Purchasing Department.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #246-2025**

**6. Second Reading: Award of Contract C000989, from Cooperative Contract 111424-PRC for Auction Services with Related Solutions, with PropertyRoom.com for the Boone County Sheriff's Office – First Read 05.01.25**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the award of County Contract C000989, awarded from cooperative contract 111424-PRC, with PropertyRoom.com of Frederick, Maryland, for the Boone County Sheriff's Office. The contract is set out in the attached and the Presiding Commissioner is authorized to sign the same.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #247-2025**

**Boone County Sheriff's Office**

**7. Second Reading: Budget Amendment - Department 1253 – MOICAC Task Force Grant Funds – First Read 04.22.25 Open Public Hearing**

Commissioner Kendrick 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 Budget Amendment for Department 1253 for the MOICAC Task Force Grant Funds.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #248-2025**

**P&Z**

**8. Second Reading: Request by Kenneth W. and Dawn M. Lancaster to Vacate and Replat Tracts 3, 4, and 5 of McGlasson Subdivision, Recorded in Book 11, Page 299 in the Records of the Boone County Recorder of Deeds – First Read 04.29.25**

Director Florea stated the plat is in process and will go to P&Z a week from Thursday. He anticipates approval.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a request by Kenneth W. and Dawn M. Lancaster to vacate and replat Tracts 3, 4, and 5 of McGlasson Subdivision, recorded in Book 11, Page 299 in the records of the Boone County Recorder of Deeds, subject to the following conditions:

1. Said vacation is not effective until the lot and right-of-way proposed to be vacated have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations and said plat is recorded in the Records of Boone County, Missouri.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #249-2025**

9. **Second Reading: Request by West Creek Properties LLC to Rezone to Planned Two-Family Residential (R-DP) and to Approve a Revised Review Plan and Preliminary Plat for Lot C-1 Newtown Subdivision on 1.51 Acres Located at 6850 S. Coneflower Ave., Columbia – First Read 04.29.25**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve a request by West Creek Properties, LLC to rezone to Planned Two-Family Residential (R-DP) on 1.51 acres located at 6850 S. Coneflower Ave., Columbia.

And

Now on this day, the County Commission of the County of Boone does hereby approve a request by West Creek Properties, LLC to approve a Revised Review Plan and Preliminary Plat for Lot C-1 Newtown Subdivision on 1.51 acres located at 6850 S. Coneflower Ave., Columbia, subject to the following conditions:

1. Draft covenants/trust agreement must be finalized to the satisfaction of the Director of Resource Management prior to any acceptance of a Final Plan for this development for any future P&Z Commission agenda.
2. The note on sheet 2 “Common Area Maintenance” shall be altered to replace the words “concurrently with” with “prior to” in order to make the review plan consistent with condition 1 above.
3. The covenants/trust agreement must contain at a minimum but is not limited to:
  - a. Provisions for the proper and continuous maintenance and supervision of said common land by a trustee and payment for such maintenance and supervision by means of annual or more frequent assessments against lots and provision for assessment secured by assessment liens enforceable by foreclosure. The finalized version is to be concurrently recorded with the associated Final Plat.  
(Subdivision Regulations Appendix B 1.4 Common Land)
  - b. Provisions for snow removal from the private drive on Lot C100.
  - c. Provide specifications and cross section proposed for construction of the private drive.
  - d. Provisions for generalized maintenance of the private drive and the development sign on Lot C100 including funding and frequency.
  - e. Provision for major maintenance/replacement/reconstruction of the private drive, including funding and frequency.
  - f. Provisions to guarantee repair of damage due to utility work.
  - g. Dispute resolution for when owners disagree about issues related to the maintenance or funding related to the common lots C100 and C101.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #250-2025**

Director of Resource Management Bill Florea stated there was a press release on the Boone County Master Plan that went out last week which announced the final stage of the process. Director Florea stated there was a major milestone last month where P&Z voted to recommend approval of the plan with two minor revisions, based on comments from the public hearings. Director Florea stated one was a mapping anomaly that was brought to their attention and the second was some language. Director Florea stated their approval kicked off another comment period so that additional comments can be collected on the final draft.

### **Emergency Management**

#### **10. Second Reading: Placement of Tornado Siren at North Brown Station Road and Spiva Crossing – First Read 04.29.25**

Director of Emergency Management Chris Kelley stated Commander One Software will enable them to sound the sirens with computer assistance as the National Weather Service issues tornado warnings for Boone County. Director Kelley stated, with the new technology, the sirens will sound within the warned area, whereas right now a human has to sound the sirens based on the National Weather Service warnings.

Director Kelley stated he wanted to thank the Commission for authorizing funding for two sandbagging machines in Hartsburg. Director Kelley stated, traditionally, when the Missouri River floods in Boone County, Emergency Management assists with sandbag operations. Now, with the new machines, they can do 1,200 sandbags an hour.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby acknowledge and approve that the Boone County Office of Emergency Management received permission from Boone County Resource Management to place an Outdoor Warning Siren within the Boone County right-of-way at North Brown Station Road and Spiva Crossing.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #251-2025**

#### **11. Second Reading: Placement of Tornado Siren at 2180 Fenton Road – First Read 04.29.25**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby acknowledge and approve that the Boone County Office of Emergency Management received permission from Boone County Resource Management to place an Outdoor Warning Siren within the Boone County right-of-way at 2180 Fenton Road.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #252-2025**

**12. Second Reading: Placement of Tornado Siren at 7060 Kircher Road – First Read  
04.29.25**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby acknowledge and approve that the Boone County Office of Emergency Management received permission from Resource Management to place an Outdoor Warning Siren within the Boone County right-of-way at 7060 Kircher Road.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #253-2025**

**13. Second Reading: Placement of Tornado Siren at 4620 Roemer Road – First Read  
04.29.25**

Commissioner Aldred stated he would like to thank everyone who came for public testimony on April 29. Commissioner Aldred stated the neighborhood stood up, stated they would sue the County if they provided this service, and everyone clapped. Commissioner Aldred stated he received an email which he would like to read.

Commissioner Aldred read the following: “Good morning. I live on Roemer Road near one of the proposed siren sites and I am opposed to the siren. The advocacy appears to be marginal at best and only lightly studied to begin with. I would rather take my chances being sucked up by a tornado than to be subject to more of these unsightly, obtrusive, outdated and unwanted siren poles. Thank you for your work and please consider the many who are opposed. Signed, Micheal M. Watson, MD.” Commissioner Aldred stated his conclusion from this is that the neighborhood will never be convinced this is a benefit and therefore he moves:

Now on this day, the County Commission of the County of Boone does hereby deny the request for an Outdoor Warning Siren Placement at 4620 Roemer Road. Done this 6<sup>th</sup> day of May, 2025.

Commissioner Kendrick stated there is a motion on the table for denial.

Commissioner Thompson stated she will second that to bring it to conversation with Commission.

Commissioner Kendrick stated he will now open it up for discussion for a call into question. Commissioner Thompson asked Director Kelley, “Are you confident in the data supporting the need for the siren in this particular area?” Director Kelley stated, “yes ma’am.” Commissioner Thompson asked, “Are you also confident there is no reasonable alternative to the placement of this siren in that area?” Director Kelley stated, “to get optimal coverage of Obermiller, Creasy

Springs and Roemer Road, there is not a better place.” Commissioner Thompson stated, “there was a lot of discussion at the last meeting and, as Commissioner Aldred stated, there is a lot of antipathy placed about the placement of these sirens.” Commissioner Thompson stated part of the discussion was what was considered by a lot of the folks here as over-coverage of sirens in Boone County. Commissioner Thompson stated she has had the privilege of serving at the state and national level with the Missouri Association of Counties (MAC) and National Association of Counties (NaCO), where she serves as Vice Chair on the Justice and Public Safety Steering Committee. Commissioner Thompson stated, at state and national conferences, when siren coverage in Boone County is discussed, other county officials are jealous. Commissioner Thompson stated people who live in those counties are jealous of what Boone County has. Commissioner Thompson stated, in those counties, they do not have the kind of coverage Boone County has and they do not have that kind of mechanism of keeping their constituents safe. Commissioner Thompson stated it is not a purposeful decision not to have the coverage; it is because they do not have what we have in Boone County, which is a voter-approved tax that allows us to be able to put in place things like the program Director Kelley mentioned earlier and the sirens. Commissioner Thompson stated it is not that Joplin does not want to have tornado sirens. Tulsa and Oklahoma City likely do not have a lot of tornado sirens because they are expensive and it is a technology that changes so you really do need to update. What we are doing here in Boone County is updating that technology. Commissioner Thompson stated, to say that we are over covered is like saying, when the technology for seatbelts changed from a lap belt to also a shoulder harness, that that was over doing it.

Commissioner Thompson stated she looks at this request with an eye to what we have done in the past. One past request for placement of a siren came a few years ago from a person who lived at the corner of Oakland Gravel and Oakland Church Road. Commissioner Thompson stated this lady has a horse farm where she teaches riding lessons. The proposed siren site was on the nearby church property, which was only separated from her property by Oakland Church Road. Commissioner Thompson stated the citizen was concerned because, when the siren goes off, there would be kids on horses and the horses in the pastures will go through fences. Commissioner Thompson stated they began talking to her because there was a lack of coverage in that area. Commissioner Thompson stated she told the citizen what Director Kelley just talked to us about, and they discussed when the monthly warning sirens go off, which is on the first Wednesday of the month at noon for three minutes. Commissioner Thompson stated she asked the lady if she could refrain from teaching riding lessons on the first Wednesday of the month at noon. Commissioner Thompson stated she suggested that, at noon when the sirens first start going off, she not have all the horses in the pasture when they hear it for the first time, but rather condition them to it. Commissioner Thompson stated the citizen agreed to it, the siren went up, and now she feels protected. Commissioner Thompson stated she keeps thinking about that, in light of two other situations. Commissioner Thompson stated, in her time living in Boone County, since 1959, she has seen a lot of weather, that the weather has gotten worse, and it is not just in May anymore that we have tornados. Commissioner Thompson stated she remembers a time when she was at a horse show going on at Midway. She got a call to come to the horse show office, as she had a phone call from her mother. Her mother told her there was bad weather heading toward Boone County and



she needed to head home. Commissioner Thompson stated she lives very close to Oakland Church Road, which did not have that siren in the mid 1990's. Commissioner Thompson stated there was no warning signal where she lived. Commissioner Thompson stated the tornado that came through that day took the roof off her hay barn, which is about a football field length from her house, and put it across the lake. Commissioner Thompson stated the only thing they heard was the sound of the train. Commissioner Thompson stated on this last Easter Sunday, she heard the tornado warning siren from Oakland Church Road; the difference between that day and the day in May in the 1990's was stark. Commissioner Thompson stated she thinks they have to be consistent, and she understands the antipathy to having that sound, but they have to think about safety. Commissioner Thompson stated they have to think about safety, not only for the people here today, but for all the people in that area. Commissioner Thompson stated she believes Director Kelley has done his work, so he is confident in the data and he is confident there is no other place to get the kind of coverage needed to keep that neighborhood safe. She understands some disagree with that, but this is scientifically accumulated data, and therefore when a vote is asked for, she will vote in support of the warning siren placement.

Commissioner Aldred added that the Boone County Office of Emergency Management is the best Boone County could ask for, and as close as you can get to immaculate. Commissioner Aldred stated the value of the work they put in and the work they do for the community around the clock is near immeasurable, and he would like to publicly thank them for everything they have put into this process.

Commissioner Kendrick stated it is important to note this is part of the process, the ability to petition your government, guaranteed by the First Amendment. Commissioner Kendrick stated there is only one other county, from his understanding, where they allow public comment in this situation, which is typically an administrative by right process to place sirens in the County right-of-way. Commissioner Kendrick stated this is a process added to our policy in 2023. Commissioner Kendrick stated the ability to petition the government is critical, it is what keeps us buying into democracy, it is what keeps us having faith in the system, that people can be heard and listened to. Commissioner Kendrick stated the focus has been on Roemer Road and the opposition has been on Roemer Rd, but the coverage area also includes North Creasy Springs and Obermiller Road. The Commission has received letters of support submitted from those areas outside of the coverage area. Commissioner Kendrick stated this siren will provide new coverage for the areas of higher growth. Commissioner Kendrick stated, with the understanding that this is not just about the coverage area, if a motion to deny, which will be under consideration shortly, were to be carried forward and approved, it would become a challenge for Director Kelley. Commissioner Kendrick stated they would then task Director Kelley with bringing them ways to ensure coverage for Obermiller and North Creasy Springs. Commissioner Kendrick stated we know that it becomes complicated, but they will ask him, in his role as a public servant and the Emergency Management Director, to bring them possible alternatives to provide those families with the coverage they need. Commissioner Kendrick stated he knows there was talk of technology and technology certainly is important. Commissioner Kendrick stated he gets the notifications on his phone with alerts for tornado warnings, and they are alarming, which is important so they catch his attention.

Commissioner Kendrick stated he grew up in rural Missouri where, if he was inside, something was wrong. Commissioner Kendrick stated he wants his son outside all the time exploring things and he does not want him to have a phone. Commissioner Kendrick stated, when his son was outside on Easter Sunday and he heard the sirens go off, he ran inside to alert him because he knew what to do. Commissioner Kendrick stated his son got the dog on her leash to take her downstairs and they got supplies together to take with them. Even if he is a half-mile or mile away from home, if he hears the tornado siren, he knows to come back to the house or get to safety because they have prepped and prepared for situations like this. For as long as they can help it, a cell phone will not be there for him and outdoor warning sirens will continue to serve a purpose even as technology improves.

Commissioner Thompson stated there are areas in Boone County where her cellphone does not work. When she heard the sirens on Easter Sunday, it made her heart rate go down in a way because she knew she needed to get to the basement, she knew what she needed to do. Back in the 1990's, she would not have had that warning.

Commissioner Kendrick stated the motion before the Commission is a motion made by Commissioner Aldred, seconded by Commissioner Thompson, to deny the request for an outdoor warning siren placed at 4620 Roemer Road. All those in favor of the motion to deny say aye. Commissioner Aldred and Commissioner Kendrick stated aye. Those opposed say no. Commissioner Thompson stated no. There is a two vote in favor of a motion to deny the request.

The motion carried 2 to 0. **Order #254-2025**

## **Commission**

### **14. Public Comment**

No public comment forms were submitted.

### **15. Commissioner Reports**

Commissioner Kendrick stated he wants to wish Director Kelley a happy 50<sup>th</sup> birthday over the weekend.

Attest:

  
\_\_\_\_\_  
Kip Kendrick  
Presiding Commissioner



Brianna L. Lennon  
Clerk of the County Commission



Justin Aldred  
District I Commissioner



Janet M. Thompson  
District II Commissioner

Kip Kendrick, Presiding Commissioner  
Justin Aldred, District I Commissioner  
Janet M. Thompson, District II Commissioner



Roger B. Wilson  
Boone County Government Center  
801 E. Walnut St., Rm 333  
Columbia, MO 65201-7732  
(573) 886-4305 • (573) 886-4311

## Boone County Commission

Media Contact:  
Bill Florea, Director  
Boone County Resource Management  
Phone: (573) 886-4330  
Email: [bflorea@boonecountymo.org](mailto:bflorea@boonecountymo.org)

**For Immediate Release**

### Boone County Planning & Zoning Commission Recommends Approval of Draft Master Plan

*Boone County Commission to host final public hearing on May 27*

**COLUMBIA, Mo. (May 1, 2025)** - The final draft of the Boone County Master Plan is moving forward following the April 17 meeting of the Boone County Planning & Zoning Commission, at which the 10-member board voted unanimously to recommend approval to the Boone County Commission. The final draft document will now be put before the Boone County Commission to consider implementing.

The Boone County Commission will hold a public hearing on the final draft of the Master Plan at its May 27 meeting. The meeting will take place at 7 p.m. in the Commission Chambers of the Boone County Government Center, 801 E. Walnut, Columbia. This public hearing will offer residents an additional opportunity to submit their comments regarding the Master Plan final draft. Public comments will be accepted until the close of the public hearing on May 27. Comments on the draft plan can also be submitted via email to [resmgmt@boonecountymo.org](mailto:resmgmt@boonecountymo.org) or by mail to Boone County Resource Management, 801 E. Walnut, Suite 315, Columbia, MO 65201.

Following the May 27 meeting, public comments will be reviewed and considered. The Boone County Commission anticipates approving a final version of the Master Plan by early summer 2025.

The draft Master Plan may be viewed at [OurBoone.com](http://OurBoone.com) or through the link on the Boone County Resource Management website, <https://www.showmeboone.com/resource-management/>.

Boone County Government began the master planning process in April 2023 to develop a vision for our communities and establish countywide priorities for future growth and land use planning for the next 10 to 20 years. The Master Plan is a guide for the future, crafted with input from community members, businesses, and service providers.

The draft Boone County Master Plan is the result of months of collaborative work among the advisory committee, the technical committee, the planning team, community stakeholders, and residents of Boone County. The draft includes information gathered through the countywide survey, listening sessions, and open houses, and thus reflects the County's values and aspirations.

Additional information about the i5Group and the planning team can be found at <https://www.OurBoone.com/meet-the-team>.

For more information about the Boone County Master Plan, please visit [OurBoone.com](http://OurBoone.com).

###