

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
Director of Resource Management Bill Florea
Planner Uriah Mach
Deputy County Clerk III Jodi Vanskike

Public: Haden Crumpton; Gilmore & Bell, P.C.

Conference Call Information:

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

The meeting was called to order at 7:00PM and roll call was taken.

P&Z

1. Consent Agenda

A. D & K Acres Subdivision Plat 1. R-S. S12-T50N-R13W. Kenneth & Dawn Lancaster, owners. James Patchett, surveyor.

Director of Resource Management Bill Florea read the following staff report.

The Planning and Zoning Commission reviewed Agenda Items 1 and 2 at its May 15, 2025, meeting. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

1. Consent Agenda – Final Plan and Plats

Regarding the Consent Agenda, the plat, Item A, was approved by consent and is presented for Commission receipt and acceptance. Director Florea requested that the Commission waive the reading of the staff report and authorize the Clerk to insert it into the minutes of this meeting as if read verbatim.

A. D & K Acres Subdivision Plat 1. R-S. S12-T50N-R13W. Kenneth & Dawn Lancaster, owners. James Patchett, surveyor.

The property is 3.23 acres and is located north and west of the intersection of N Old Highway 63 and E Flint Hill School Road. The property is zoned Single Family Residential (R-S). The surrounding zoning is as follows:

- North – R-S
- West – R-S
- South, across E Flint Hill School Road, - R-S
- East – Neighborhood Commercial (C-N)

The property contains a single-family dwelling, an onsite wastewater lagoon, and an accessory building. The existing house sits over the lot line between lots 4 and 5. The purpose of this plat is to combine lots 3, 4, and 5 of McGlasson Subdivision into a single lot.

The subject property has direct frontage upon N Old Highway 63, a publicly maintained roadway. An existing driveway provides access to and from the public road. E Flint School Road is publicly dedicated but privately maintained. With frontage on two dedicated right-of-ways, a front setback must be honored from each roadway. To determine the rear lot line in such cases, existing conditions govern determination. Here, because the house on current Lot 5 predominantly faces Flint Hill School Road, which was also the historical front when Lot 5 was a standalone lot, the north lot line will remain the rear lot line. The applicant has submitted a written request for a waiver from the traffic study requirement. The property is already developed with a single-family dwelling. Approval of this plat will not result in the addition of new traffic sources. Granting a waiver to the traffic study requirement is appropriate in this case.

The property is in Public Water Supply District #10. Boone Electric provides power service in the area. The Boone County Fire Protection District provides fire protection. The nearest station, Station 7, is approximately 2.6 miles away.

An onsite wastewater lagoon serves the existing single-family home. The applicants have submitted a written request for a waiver from the sewer cost benefit analysis. No public sanitary sewer system is available nearby for the property to connect to. Granting a waiver from the sewer cost benefit analysis is appropriate in this case.

The property received tentative approval to vacate lots 3, 4, and 5 of McGlasson Subdivision by County Commission Order 249-2025 with the condition that the plat vacation will not go into effect until the property being vacated is replatted. Approval and recording of this plat will satisfy that condition.

The property scored 24 points on the rating system.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve D & K Acres Subdivision Plat 1. R-S. S12-T50N-R13W. Kenneth & Dawn Lancaster, owners. James Patchett, surveyor, and authorizes the Clerk to insert the associated staff report into the minutes of this meeting.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #268-2025**

2. **First Reading: Request by Darrell & Eve Flake to rezone from Agriculture 2 (A-2) to Agriculture-Residential (A-R) on 4.65 acres located at 5455 E Hwy HH, Columbia. (open public hearing)**

Planner Uriah Mach read the following staff report.

The property is located at the corner of Highway HH and Hickory Drive, approximately one mile east of Route B. It is 5.03 acres in size and composed of two platted lots, lots 9 and 10 of Lake Capri Subdivision Block 2. There is a single-family dwelling, a detached garage, and a pool on the property. The property is zoned Agriculture 2 (A-2), is surrounded by original A-2 zoning, and is in the Rocky Fork Township.

The proposal is to rezone the property to Agricultural-Residential (A-R) for purposes of reconfiguration of the two lots. The owner has received permission to vacate and replat the two lots under Commission Order 193-2025. The reconfiguration is required to alter the lot lines of the existing lots to compensate for the location of the pool. The pool appears to have been built on the common lot line. The original plat did not dedicate right-of-way for Hickory Drive. A future replat will dedicate that right-of-way.

The Boone County Master Plan identifies this area as being suitable for agriculture and rural residential land uses. The 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. Transportation – The subject property has access to Hickory Drive and Highway HH, both of which are public roads. The existing dwelling has access on Highway HH and future development will most likely use Hickory Drive. The dedication of right-of-way, currently

available to the County as a road easement, for Hickory Drive will occur under the platting process.

Utilities – The subject property is in Public Water Service District #4 service area and is served by a six-inch water line. Central wastewater treatment by the Boone County Regional Sewer District is available directly across Hickory Drive. Boone Electric Cooperative provides electrical service for the property. It is in the Boone County Fire Protection District.

Public Safety – The subject property is approximately one mile west of the nearest Boone County Fire Protection District Station, Station 16, on Highway HH.

The property scored 76 points on the rating system.

Zoning analysis: This property has access to necessary infrastructure to justify an increase in density. The site has fire protection installed, central sewer nearby, and public roads available for access. Being located at the edge of residential development, the impacts of increased traffic activity will be limited.

The reconfiguration of the subject property would not appear to be detrimental to the character of the area, as the existing dwelling faces and functions toward the outside of the development rather than inwards. There will be no net increase in the number of lots, but the rezoning will allow reconfiguration that will enable an additional residence to be built. The new residence would face the existing development and would not create a noticeable increase in activity on the subdivision streets.

The limiting factor on subsequent rezonings for surrounding properties will be the existing development pattern. Many of the lots in the Lake Capri subdivision have developed with the primary structure dominating the lot, limiting possibilities for additional building sites. While some additional rezonings may occur where there are areas for additional development, most lots are not suitable for reconfiguration and division into two lots.

Staff recommends approval of the rezoning request.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted for the record.

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.

3. First Reading: Consideration of a resolution to amend, in total, the Boone County Master Plan previously adopted in 1996. (open public hearing)

Director of Resource Management Bill Florea read the following staff report:

The current Boone County Master Plan was adopted in October 1996. Updates to the plan since that time include two Subarea Plans that were developed jointly with the City of Columbia. Rather than continue the incremental updates using subarea planning, the County Commission authorized development of a new countywide Master Plan. The process to develop that plan began in Spring of 2023.

The initial steps in the process included formulation of Advisory and Technical Committees, development of a Master Plan website, Ourboone.com, and a publication of a project brochure.

Discovery and analysis of existing conditions is a precursor to any long-range planning process. The County's discovery process included in-depth research and analysis by the i5 Group's multidisciplinary planning team and a public opinion survey that was mailed out to 2,000 randomly selected County addresses. The survey was also made available to the general public through the project website. The findings of the existing conditions study and the survey were published in a Discovery Report in December 2023.

Development of the plan is highlighted by an extensive effort in public outreach including:

- Six meetings each of the Advisory and Technical Committees. Each meeting was open to the public and the information from the meetings was published on the project website.
- i5 Group hosted two sets of small-group listening sessions over the course of several days in July 2023 and April 2024.
- Three public Open Houses were held.
 - In September 2023, an in-person open house was held with an attendance of about 100 people.
 - In April 2024, a virtual open house was held with 140 people registered to attend on-line and the recording of the meeting received 148 views via the project website.
 - In September 2024, an in person open house was held with about 60 attendees.
 - Both in-person open houses included a virtual recording that is available on the website.
- All of the project documents have been and are still available on the website. As of January 2025, website activity includes:
 - 6,800 unique visitors
 - Publication of four newsletter updates distributed to 696 subscribers
- The current draft of the Master Plan was made available in early December 2024, including a 20-minute overview video. Release of the draft plan kicked off a public comment period that ended December 31st.

- During the public comment period, the website received over 800 unique visitors but only 27 written comments were submitted. The written comments are documented on the website and will be included as an appendix to the final plan. The small number of comments indicates that the draft plan is successful in incorporating input gathered throughout the process.
- The Planning and Zoning Commission held three public hearings on the draft plan: one each in Centralia, Hallsville, and the County Commission Chambers. Each meeting was advertised as required.
- In addition to accepting testimony at the hearings, written comments were accepted through the close of the third hearing on March 20, 2025.

The comments received during the hearings were considered by P&Z in a work session with i5 Group. P&Z directed two modifications to the draft plan: one adjustment to the Future Land Use Plan and a text modification to the transportation section.

P&Z voted on the modified version of the draft plan on April 17, 2025, and recommended adoption of the plan in an 8-0 vote.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted for the record.

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: Award of Amendment One to County Contract C000759 awarded from County RFP 03-07MAR24 for Construction of the Boone County Sheriff's Office Regional Training Center, the Daycare Addition with Reinhardt Construction LLC for the Boone County Commission – First Read 05.22.25**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the award of Amendment One for County Contract C000759, awarded from County RFP 03-07MAR24, for Construction of the Boone County Regional Training Center, Daycare Addition with Reinhardt Construction LLC of Columbia, Missouri, for the Boone County Commission. The contract amendment 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 #270-2025**

- 5. Second Reading: Award of Contract C001009 (11-09MAY25) - Replacement of the Condenser Coil for a Daikin McQuay Chiller to Harold G. Butzer for the Facilities Management Department – First Read 05.22.25**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve Contract C001009 (11-09MAY25) with Harold G. Butzer for the purchase of a replacement condenser coil with installation and testing. The terms of the agreement are set out in the attached contract, and the Presiding Commissioner is authorized to sign the same.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #271-2025**

- 6. Second Reading: Award of Contract C001006 from County Sole Source 181-123125SS for The I Love U Guys Foundation Training from The I Love U Guys Foundation for the Boone County Emergency Management Department – First Read 05.22.25**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the award of County Contract C001006, awarded from Sole Source 181-123125SS, for I Love U Guys Foundation Training provided by The I Love U Guys Foundation located in Placitas, New Mexico, for the Boone County Emergency Management Department. 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 #272-2025**

13th Judicial Circuit Court

- 7. Second Reading: Budget Amendment - Department 1242 & 2983 - Cover Class 9 – First Read 05.13.25 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 Departments 1242 & 2983 for the JJC Digital Camera Upgrade & Fencing project.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #273-2025**

Facilities Management

8. Second Reading: Budget Amendment - Department 6100 - Cover Class 6 – First Read 05.15.25 Open Public Hearing

Commissioner Kendrick opened and closed the public hearing.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the Budget Amendment for Department 6100 for a holding tank for a water heater, water softener, salt, piping, isolation ball valves, expansion tank, and labor, and to cover parts/materials for B-Pod, C-Pod and D-Pod Fan Coil replacements at the Boone County Jail.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #274-2025**

Resource Management

9. Second Reading: Budget Amendment - Department 2081- Budget for OMSBUD Position – First Read 05.15.25 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 2081 to fund a new position in Resource Management.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #275-2025**

Auditor

10. Second Reading: Budget Revision - Department 6500 – Establish a Budget for Director – First Read 05.22.25

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the Budget Revision for Department 6500 to fund the Director position for the Public Safety Child Care Center.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #276-2025**

Commission

11. Second Reading: Approving and authorizing the issuance of the Chapter 100 bonds and related documents for EquipmentShare – First Read 05.22.25

Commissioner Kendrick stated this is the Chapter 100 portion for EquipmentShare's technology building. Commissioner Kendrick stated he appreciates bond council Haden Crumpton's work on this and getting everything done before the deadline for the tax year.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a plan for an industrial development project for EquipmentShare.com Inc, consisting of the acquisition of certain real property, the construction of improvements on the real property, and the acquisition and installation of certain equipment therein; authorizing Boone County, Missouri, to issue its Taxable Industrial Development Revenue Bonds (EquipmentShare.com Inc Project), Series 2025, in a principal amount not to exceed \$105 million to finance the costs of such project; authorizing and approving certain documents including the attached Order; and authorizing certain other actions in connection with the issuance of the bonds.

The Presiding Commissioner is authorized to execute documents necessary to effectuate this Order.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #268-2025**

12. Public Comment

None

13. Commissioner Reports

Commissioner Aldred stated he would like to thank Resource Management for all of their work on the Master Plan, which they have spent almost a year and a half working on. Commissioner Thompson stated, "now the fun begins."

Attest:



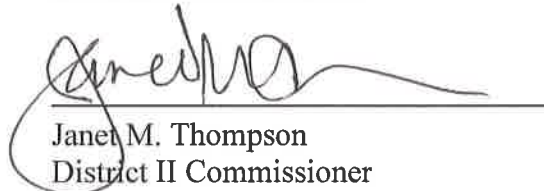
Kip Kendrick
Presiding Commissioner



Brianna L. Lennon
Clerk of the County Commission



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner