

TERM OF COMMISSION: July Session of the July Adjourned Term

PLACE OF MEETING: Boone County Commission Chambers

PRESENT WERE: Presiding Commissioner Kip Kendrick
District I Commissioner Justin Aldred
District II Commissioner Janet Thompson
Boone County Human Resources Director Angela Wehmeyer
Boone County Purchasing Director Melinda Bobbitt
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.

Human Resources

1. First and Second Reading: Request to Hire Above the Flexible Hiring Range for Position 810, Deputy Public Administrator

Director of Human Resources Angela Wehmeyer stated this candidate has an extensive background in advocating for seniors and individuals with disabilities. Director Wehmeyer stated this has been a vacant position for a while and they are excited they have found a well-qualified candidate.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a request to hire above the Flexible Hiring Range for position number 810, Deputy Public Administrator, and does hereby authorize an appropriation of \$50,000 for the salary of said position.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #329-2025**

Purchasing

2. First and Second Reading: Contracts and Amendments Signed by Purchasing Director for Second Quarter 2025

Director of Purchasing Melinda Bobbitt read the following memo:

Attached is the list of contracts and amendments that were awarded and signed by the Purchasing Director for the second quarter of fiscal year 2025.

The Notice of Awards that explains the justification for award is posted on our web page under the Purchasing Department. The Bid Tabulation listing the Bidders/Offerors with pricing is also posted there. These contract documents have been added to the Boone County Clerk's bid file.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby acknowledge the attached report documenting the contracts approved by the Purchasing Director as the County's Purchasing Agent (as designated in Commission Order 114-2022) during the second quarter of fiscal year 2025.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #330-2025**

3. Second Reading: Award of Amendment #4 to Contract C000719 Awarded from Cooperative Contract 109 for Storm Warning Sirens with Blue Valley Public Safety, Inc. for the Boone County Office of Emergency Management– First Read 07.03.25

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the award of Amendment #4 to County Contract C000719 awarded from Cooperative Contract 109 for Storm Warning Signals with Blue Valley Public Safety, Inc. of Grain Valley, Missouri, for the Boone County Office of Emergency Management.

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 #331-2025**

4. Second Reading: Computer and Peripheral Surplus Disposal – First Read 07.03.25

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Computer and Peripheral Surplus Disposal submitted by the Purchasing Department.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #332-2025**

5. Second Reading: Vehicle Surplus – First Read 07.03.25

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

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #333-2025**

6. Second Reading: Surplus Disposal – First Read 07.03.25

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

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #334-2025**

P&Z

7. Second Reading: Request by Trevor and Amber Till to Vacate Lots 1 through 7 of Lakelure Development 1, Block A Including the Right-of-Way for Bow Drive, as Recorded in Plat Book 10, Page 71 of the Records of Boone County, Missouri - First Read 07.01.25

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a request by Trevor and Amber Till to vacate Lots 1 through 7 of Lakelure Development 1, Block A including the right-of-way for Bow Drive, as recorded in Plat Book 10, Page 71 of the records of Boone County, Missouri, 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 #335-2025**

8. Second Reading: Request by Mertens LLC to expand an existing conditional use permit to place a remote scale house and scale in the Agriculture 2 (A-2) zoning district on 36.7 acres located at 1400 W. Williams Rd., Sturgeon. Bourbon Township - First Read 07.01.25

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve a request by Mertens LLC to expand an existing conditional use permit to place a remote scale house and scale in the Agriculture 2 (A-2) zoning district on 36.7 acres located at 1400 W. Williams Rd., Sturgeon, Missouri, subject to the following condition:

1. The permit for a quarry is limited to construction and operation of a scale and scale house. There shall be no mining operations or storage of materials on the subject property.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #336-2025**

9. Second Reading: Request by Brunstrom Family Irrevocable Trust to rezone from Moderate-Density Residential (R-M) to Agriculture 2 (A-2) on 10.32 acres located at 18001 S. Old Hwy 63, Ashland. Cedar Township - First Read 07.01.25

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a request by Brunstrom Family Irrevocable Trust to rezone from Moderate-Density Residential (R-M) to Agriculture 2 (A-2) on 10.32 acres located at 18001 S. Old Hwy 63, Ashland, Missouri.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #337-2025**

10. Second Reading: Request by Carl and Marlene Dunn to rezone from Agriculture 1 (A-1) to Planned Agriculture 2 (A-2P) and to approve a Review Plan on 9.62 acres located at 4880 E. Hwy CC, Sturgeon, Missouri. Bourbon Township - First Read 07.01.25

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve a request by Carl and Marlene Dunn to rezone from Agriculture 1 (A-1) to Planned Agriculture 2 (A-2P) on 9.62 acres located at 4880 E. Hwy CC, Sturgeon, Missouri,

and

now on this day, the County Commission of the County of Boone does hereby approve a request by Carl and Marlene Dunn to approve a Review Plan on 9.62 acres located at 4880 E. Hwy CC, Sturgeon, Missouri, subject to the following condition:

1. The Final Plan demonstrates a 50-foot perimeter setback adjacent to the perimeter of the entire planned development.

Commissioner Aldred seconded the motion.

The motion carried 3 to 0. **Order #338-2025**

11. Second Reading: Request by D & D Investments of Columbia LLC to rezone from Agriculture 1 (A-1) to Planned Single-Family Residential (R-SP) and Planned General Commercial (C-GP) on 61.04 acres and to rezone to Planned Single-Family Residential (R-SP) on 17.72 acres and approve a Review Plan and Preliminary Plat for Willow Creek East located at 8455 E. St. Charles Rd., Columbia, Missouri. Columbia Township - First Read 07.01.25

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a request by D & D Investments of Columbia LLC to rezone from Agriculture 1 (A-1) to Planned Single-Family Residential (R-SP) and Planned General Commercial (C-GP) on 61.04 acres and to rezone from R-SP to R-SP on 17.72 acres located at 8455 E. St. Charles Rd., Columbia, Missouri,

and

now on this day, the County Commission of the County of Boone does hereby approve a request by D & D Investments of Columbia LLC to approve a Review Plan and Preliminary Plat for Willow Creek East located at 8455 E. St. Charles Rd., Columbia, Missouri, subject to the following conditions:

1. All building permit applications on lots marked "Cottage Lot" are required to provide an accurate detailed plot plan graphically showing the proposed construction.
2. Any concerns of the Water District in conjunction with this development must be worked out to the satisfaction of both Water District #9 and the Director of Resource Management.
3. An agreement acceptable to the Boone County Regional Sewer District (BCRSD) and the Director of Resource Management be provided prior to the submission of the Final Plan that includes the details of sewer service/connections for lots that can contain multiple dwelling units on single lots.
4. Prior to submission of a Final Plan, the developer shall propose what they believe their transportation impact fee should be, based upon the methodology set out in the Northeast Area Transportation Study and then work with Staff to set the appropriate amount. A payment schedule will be a required component of compliance with this condition. Alternatively, documentation acceptable to the Director of Resource Management and the County Engineer that shows that the construction of Mosby Drive within the development constitutes an equivalent or greater contribution may be accepted instead.

5. Upon approval of the development plan for Willow Creek East and prior to issuance of a building permit authorizing the development of Lot 203, the commercially zoned parcel at the southeast corner of the project site, Boone County Resource Management and/or the City of Columbia, as applicable, reserves the right to require an update to the November 25, 2024, Traffic Impact Study prepared by CBB Transportation Engineers + Planners with respect to this parcel. The purpose of such update would be to ensure that impacts to adjacent roadways (State Route Z and/or St. Charles Road) have been fully evaluated based on intended development of the parcel and that any requirements identified within the updated study have been or will be implemented prior to issuance of a certificate of occupancy for any structures built upon the parcel.
6. That it is recognized that proposed Lot 203 is required to come back through the process with a revised rezoning and review plan request prior to development as part of the applicant's current proposal and is binding.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #339-2025**

Resource Management

12. Second Reading: Approval of extension of Stormwater Security Agreement and Erosion and Sediment Control Performance Bond Willow Creek Plats 1 & 2 – First Read 07.05.25

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the extension of the Stormwater Security Agreement and Erosion and Sediment Control Irrevocable Letter of Credit between the County of Boone and D & D Investments, Inc.

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 #340-2025**

13th Judicial Circuit Court

13. Second Reading: Budget Amendment - Department 1242 - Add Remaining Budget from ARPA – First Read 06.26.25 **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 1242 to add the remaining budget from ARPA.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #341-2025**

14. Second Reading: Budget Amendment - Department 2821 - Cover Class 7 - First Read
06.26.25 **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 2821 to cover Class 7 costs.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #342-2025**

Auditor

15. Second Reading: Budget Amendment Department 5290 – General Obligation Bonds -
First Read 06.26.25 **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 5290 for the General Obligation bonds.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #343-2025**

Commission

16. First and Second Reading: Change Order for the Boone County Sheriff's Office New
Regional Training Center Project

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve Change Order Number 02 - Bid Number 03-07M4R24 for the Boone County Sheriff's Office New Regional Training Center Project.

The terms of the Agreement are stipulated in the attached Change Order and the Presiding Commissioner is authorized to sign the same.

Commissioner Aldred seconded the motion.

The motion carried 3 to 0. **Order #344-2025**

17. Public Comment

None

18. Commissioner Reports


Commissioner Thompson stated she is heading to Philadelphia for the NACo Annual Conference. Commissioner Thompson stated, because of Boone County's work on Upward Mobility, Boone County was asked to be part of a training opportunity for a group of very small counties that are in the next cohort of counties going through the Upward Mobility project. Commissioner Thompson stated she is facilitating a conversation on youth violence with some people in the Philadelphia area, one of whom was the first peer specialist for an organization that focuses on youth violence, as well as a couple of researchers and behavioral health specialists.

Attest:



Brianna L. Lennon
Clerk of the County Commission



Kip Kendrick
Presiding Commissioner

Justin Aldred
District I Commissioner

Janet M. Thompson
District II Commissioner