

491-2021

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

November Session of the October Adjourned

Term. 20 21

County of Boone

In the County Commission of said county, on the 30th day of November 20 21

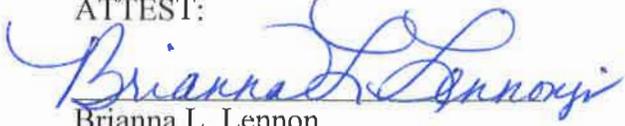
the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does approve petitions submitted by Darrel Kemp and Kimberly Kemp to vacate Lot 10 of County Downes Subdivision Block I as recorded in Plat Book 12 Page 42 of Boone County Records, Lester O. Acton and Cynthia L. Acton to vacate Lot 11 of County Downes Subdivision Block I as recorded in Plat Book 12, Page 42 of Boone County Records, Matthew Kessler and Carisa Kessler to vacate Lot 13 of County Downes Subdivision Block I as recorded in Plat Book 12, Page 42 of Boone County Records, Norman R. Anderson and Francine Anderson to vacate Lot 15 of County Downes Subdivision Block I as recorded in Plat Book 12 Page 42 of Boone County Records, John William Schultz, III and Angela D. Schultz to vacate Lot 1 of County Downs Subdivision Block II as recorded in Plat Book 12 Page 51 of Boone County Records, and Prescott Yanez and Robin Yanez to vacate Lot 2 of County Downes Subdivision Block II as recorded in Plat Book 12 Page 51 or Boone County Records.

Said vacations are not effective until the lots proposed to be vacated have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations.

Done this 30th day of November 2021.

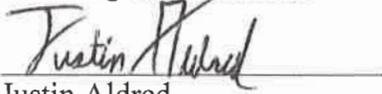
ATTEST:



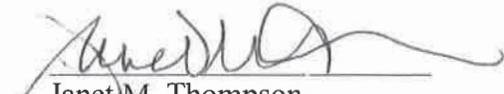
Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

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STATE OF MISSOURI

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November Session of the October Adjourned

Term. 20 21

County of Boone

In the County Commission of said county, on the

30th

day of November

20 21

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does approve the request by the Ron and Beth Chapman Trust to rezone from R-M (Moderate Density Residential) to M-L Light Industrial on 5.08 acres located at 4441 W I-70 Drive Northwest, Columbia.

Done this 30th day of November 2021.

ATTEST:

Brianna L. Lennon

Brianna L. Lennon
Clerk of the County Commission

Daniel K. Atwill

Daniel K. Atwill
Presiding Commissioner

Justin Aldred

Justin Aldred
District I Commissioner

Janet M. Thompson

Janet M. Thompson
District II Commissioner

493-2021

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STATE OF MISSOURI }
County of Boone } ea.

November Session of the October Adjourned

Term. 20 21

In the County Commission of said county, on the 30th day of November 20 21

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does approve a request by 40 & J Development LLC to approve a Final Plan for 40 & J Development on 192.74 acres zoned M-LP located at 2200 N Route J, Rocheport.

Done this 30th day of November 2021.

ATTEST:


Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

494-2021

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STATE OF MISSOURI
County of Boone

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November Session of the October Adjourned

Term. 20 21

In the County Commission of said county, on the 30th day of November 20 21

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does receive and accept the following subdivision plat and authorizes the presiding commissioner to sign it:

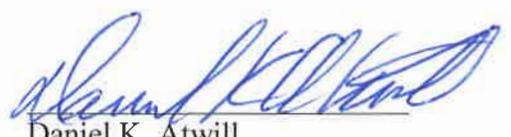
Thompson Subdivision Plat 2. S7-T49N-R12W. A-2. Kimball & B Shirlee Humphreys, owners. Kevin Schweikert, surveyor.

Done this 30th day of November 2021.

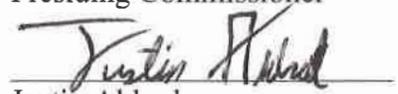
ATTEST:



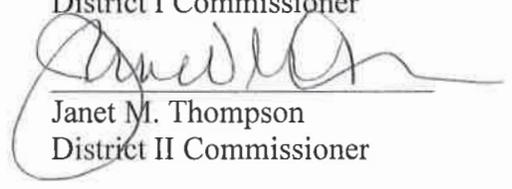
Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

Staff Report for County Commission
RE: P&Z Agenda Items
November 30, 2021

County Downes Block 1 and Block 2 Plat Vacations

Petitions have been submitted by Darrel and Kimberly Kemp to vacate Lot 10, Lester O. and Cynthia L. Acton to vacate Lot 11, Matthew and Carisa Kessler to vacate Lot 13, and Norman R. and Francine Anderson to vacate Lot 15. All within the plat of County Downes Subdivision Block I. Petitions have also been submitted by John William Schultz III and Angela D. Schultz to vacate Lot 1 and, Prescott and Robin Yanez to vacate Lot 2, both in County Downes Subdivision Block 2.

County Downes Block I was platted in May of 1978. County Downes Block 2 was platted in June of 1978. If the vacation request is granted, it is the intent of the petitioners to divide a portion of Lot 5 of the subdivision of Pounds Place and replat those portions into their respective lots.

The portion of Pounds Place Lot 5 that is being added to the County Downes lots is designated as not for development. When the replat is complete and recorded, the not for development restriction will no longer be present on the reconfigured Lots 1 & 2 of Block 2 and Lots 10 and 13 of Block 1. The reconfigured lots 11 and 15 of Block 1 and Pounds Place Lot 5 will still have some areas that will remain not for development.

Vacation approval is not required for Pounds Place Lot 5 because a provision allowing it to be replatted had been made at the time of its platting. However, Pounds Place Lot 5 does have to be replatted along with the other lots to complete the process.

In accordance with Boone County Subdivision Regulations Section 1.8 the County Commission is required to conduct a public hearing prior to granting permission to vacate and replat a subdivision. Before granting permission, the Commission must find that the action will not adversely affect the character of the neighborhood, traffic conditions, circulation, the proper location, alignment and improvement of streets and roads within and adjacent to the subdivision, property values within the subdivision, public utility facilities and services and will not generally adversely affect the health, welfare or safety of persons owning or possessing real estate within the subdivision.

This vacation and replat will result in portions of a platted lot being absorbed by existing platted lots. There are no new lots being created and no new access points to public roadways. Therefore, there will be no adverse effect on the

- Character of the neighborhood;
- Traffic conditions, circulation, the proper location, alignment and improvement of streets and roads within and adjacent to the subdivision;
- Property values within the subdivision
- Public utility facilities and services;

- Health, welfare or safety of persons owning or possessing real estate within the subdivision.

49 property owners were notified of this request.

Staff recommends approval of the vacation request.

Chapman Rezoning

The Planning and Zoning Commission reviewed this request at its November 18, 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.

This site is located on the north side of I-70 Dr NW and is adjacent to the Columbia municipal limits on the south side of I-70. The site surrounds an industrial property that is at the immediate intersection of I-70 Dr NW and Sorrells Overpass Drive. The property contains several industrial buildings. The applicant would like to rezone 5.08-acres out of 19.81-acres. Since 1972, the property has been used for a heating and air conditioning business. The applicant desires to rezone 5.08 acres to M-L (light industrial) in order to bring the current use into compliance.

The current zoning is R-M (moderate density residential). The proposed rezoning adjoins existing M-L zoned property to its immediate west. The property to the north and east of the proposed zoning is R-M and is owned by the applicant. The property to the south and southwest is zoned M-L. The property to the northwest of the rezoning is zoned R-M. These are all the original 1973 zonings.

The Master Plan designates this property as suitable for residential land use. The sufficiency of resources test was used to analyze this request.

The resources used for this analysis can generally be broken down into three categories, Utilities, Transportation, and Public Safety Services.

Utilities: The site is served by City Water with mains to the south and west. There are 6 -inch water mains across the southern frontage of the property and on the west side of Chapman Lane. These mains may not be capable of producing commercial fire flow. A water study would likely be needed if any new development is proposed.

There is a Boone County Regional Sewer District line on the eastern edge of the eastern parent parcel. This main connects into the City of Columbia system on the south side of I-70.

Boone Electric provides power.

Transportation: The subject tract has frontage on and direct access to I-70 Drive NW and access off Chapman Lane which is a named private roadway. Chapman Lane appears to be shared by at least four properties. The other properties sharing the access are industrial and residentially zoned.

Public Safety Services: The property is approximately 4.8 miles from the Boone County Fire station at 4801 State Highway E.

Stormwater: Any new development or redevelopment on the site will be required to comply with the Boone County Stormwater Regulations.

Zoning Analysis:

The original maps used to establish the zoning for the County have a distortion in this area that makes it hard to determine what the intent was for the district boundaries with respect to different zoning districts and specific underlying properties. This makes the distance between the subdivision and where the district boundary line of the M-L zoning different depending on where and how it is measured. What is clear is that there was supposed to be some amount of the R-M zoning between the subdivision and the industrial zoning district boundary. The current proposal leaves a developable amount of R-M zoning between the subdivision and the new district boundary while encompassing all the existing industrial development within the proper M-L zoning.

The County has issued building permits for the property in question that list the zoning as R-M on some and M-L on others. Permits were issued for commercial/industrial construction and remodeling that could not have been issued under R-M zoning.

The area has been used as an industrial use and has been an established part of the neighborhood since the early 1970's. The property has access to public sewer, public water and access to a State maintained roadway. It is arguable that the property meets the sufficiency of resources test, but in this case the rezoning is more of a clean-up action that clarifies the expectations of the neighborhood and the property owners in a way that will be clear going forward without actually changing any of the physical use of the property and respects the historical use of the property.

Staff notified 61 property owners about this request. The property scored 81 points on the rating system.

Staff recommended approval of the rezoning.

40&J Final Plan

The property is located immediately southeast of the intersection of US Highway 40 and State Route J. In May 2020 the Planning and Zoning Commission Chairman & Secretary signed the Final Plan for this development triggering the zoning change to M-LP. The

Final Plan was acknowledged by the County Commission in June of 2020, Commission Order 246-2020.

In September 2021 the Planning and Zoning Commission recommended approval of an M-LP Revised Review Plan. The County Commission approved the Revised Review Plan, Commission Order 408-2021.

The Revised Review Plan was approved with the same conditions as the original Review Plan and are as follows:

1) Prior to Final Plan

- 1) Preliminary grading/landscaping plan to include buffering submitted prior to submission of the Final Plan that will include:
 - i) Mixed evergreens with a minimum of three rows at triangulated 20-foot centers.
 - ii) 5-feet tall at time of planting.
 - iii) Disease-Resistant Long-Living species list/schedule appropriate to the site prepared by an Arborist/Landscape Architect.
 - iv) Planting schedule proposal to mix the species in a manner to promote the health of the proposed buffer.
 - v) Replacement schedule for Diseased/Dead/ Dying planting replacement.
 - vi) Buffers in the three identified areas on the LANDSCAPE AND BUFFER EXHIBIT.
 - vii) The plan must be worked out to the satisfaction of the Director of Resource Management.
- 2) An alternate Landscaping/Buffering Plan may be proposed that provides an appropriate level of buffering that meets or exceeds the standards above subject to the approval of The Director of Resource Management. The Director of Resource Management is the sole arbiter of whether or not any alternate plan meets or exceeds the standards.
- 3) The intent of the Landscaping/Buffering Plan is to break up sight lines and mitigate impacts to the existing residential structures and not to screen the entire project from view off-site.

2) Phase 1

- 1) Construct improved structural shoulder/improved radii at I-70 & Route J off-ramps as part of Phase 1 prior to an Occupancy Permit for the building.
- 2) Lighting shall be shielded and oriented inward and downward as to minimize glare and light trespass.

3) 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 being 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 the Midway USA drive. {This is already shown on the plan}
 - ii) Separate Eastbound Right-Turn Lane on Highway 40 at the Midway USA drive. {This is already shown on the plan}
 - iii) Separate Northbound Right-Turn Lane on Route J at the 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 more than 600,000 square feet of building area for the entire property has been issued permits.
- 4) Lighting shall be shielded and oriented inward and downward as to minimize glare and light trespass.

The Zoning Regulations state that the Commission shall approve a Final Development Plan when it is satisfied that:

- All 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 Review Plan.

Staff has reviewed the plan. All required information is accurately portrayed, and the plan conforms to the revised review plan.

The conditions for approval of the Final Development Plan, imposed by the County Commission, have been complied with. Conditions for approval associated with Phase 1 and Phase 2 will be enforced at the appropriate time.

Staff recommended **Approval**.

Plats

The Planning and Zoning Commission approved the plat of *Thompson Subdivision* by consent. I ask that you waive the reading of the staff report and authorize the clerk to insert the it into the meeting minutes.

Thompson Subdivision

The subject property is located at the intersection of Wagon Trail Road and Clay's Fork Road, approximately 1 & ½ miles to the north of the city limits of Columbia. The lot being created will be 7.72 acres in size. This proposal is reconfiguring a portion of the previously platted lot 1 of Thompson Subdivision Plat 1, with an adjacent property to the west. The property is zoned A-2(Agriculture) and is surrounded by A-2 zoning. This property was originally zoned REC(Recreation) and was rezoned in 1974.

The new lot has frontage and access on Wagon Trail Road, a publicly dedicated, publicly maintained right-of-way. The applicant has submitted a request to waive the traffic study requirement.

These lots are located in Public Water Service District #4 for water service, the Boone Electric Cooperative service area, and the Boone County Fire Protection District for fire protection.

This lot is proposed to use an on-site wastewater system. The applicant has requested a waiver to the wastewater cost/benefit analysis requirement.

The property scored **50** points on the rating system.

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

495 -2021

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County of Boone

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November Session of the October Adjourned

Term. 20 21

In the County Commission of said county, on the 30th day of November 20 21

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve Amendment #2 to Contract 45-22AUG19 with Shred-It USA, LLC for Records Shredding and Disposal Services that was awarded September 24, 2019 (Commission Order 413-2019). This contract is being amended to delete annual purge service from the contract.

All other terms, conditions and prices of the original agreement as previously amended remain unchanged.

This is a Countywide Term and Supply contract.

Done this 30th day of November 2021.

ATTEST:


Brianna L. Lennon
Clerk of the County Commission


Daniel K. Atwill
Presiding Commissioner


Justin Aldred
District I Commissioner


Janet M. Thompson
District II Commissioner

Boone County Purchasing

Liz Palazzolo
Senior Buyer



613 E. Ash, Room 109
Columbia, MO 65201
Phone: (573) 886-4392
Fax: (573) 886-4390

MEMORANDUM

TO: Boone County Commission
FROM: Liz Palazzolo, CPPO, C.P.M.
DATE: October 07, 2021
RE: Amendment #2 to Contract 45-22AUG19 – Records Shredding and Disposal Services – Term & Supply

Amendment #2 to contract 45-22AUG19 with Shred-It USA, LLC for Records Shredding and Disposal Services that was awarded September 24, 2019 (Commission Order 413-2019) is being amended to delete annual purge service from the contract.

All other terms, conditions and prices of the original agreement as previously amended remain unchanged.

This is a Countywide Term and Supply contract.

/lp

cc: Contract File

Commission Order: 495-2021

Date: 11.30.2021

**CONTRACT AMENDMENT NUMBER TWO
FOR
RECORDS SHREDDING AND DISPOSAL SERVICES**

The Agreement **45-22AUG19** dated the 24th day of September 2019 made by and between Boone County, Missouri and **Stericycle, Inc., d/b/a Shred-It USA, LLC** for and in consideration of the performance of the respective obligations of the parties set forth herein, is amended as follows:

1. **DELETE** in its entirety paragraph 2.7.2 "Annual Once A Year Purge – Shredding" and all sub-paragraphs 2.7.2.1 through 2.7.2.6.
2. Except as specifically amended hereunder, all other terms, conditions and provisions of the original agreement as previously amended shall remain in full force and effect.

Stericycle's signature is requested although not required. In the absence of signature from Stericycle, this amendment shall take effect December 1, 2021.

IN WITNESS WHEREOF the parties through their duly authorized representatives have executed this agreement on the day and year first above written.

Stericycle, Inc., d/b/a Shred-It USA, LLC

BOONE COUNTY, MISSOURI

By: DocuSigned by:
Kyle Busboom
BD707A3FC172484...

By: Boone County Commission

Title: Retention Specialist

DocuSigned by:
Daniel K. Atwill
Presiding Commissioner

APPROVED AS TO FORM:

ATTEST:

DocuSigned by:
[Signature]
County Counselor

DocuSigned by:
Brianna Lennon
County Clerk

AUDITOR CERTIFICATION: In accordance with §RSMo 50.660, I hereby certify that a sufficient unencumbered appropriation balance exists and is available to satisfy the obligation(s) arising from this contract. (Note: Certification of this contract is not required if the terms of this contract do not create a measurable county obligation at this time.)

Term & Supply

DocuSigned by:
[Signature]
Signature

11/18/2021

Date

Appropriation Account

496-2021

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} ea.

November Session of the October Adjourned

Term. 20 21

County of Boone

In the County Commission of said county, on the 30th day of November 20 21

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve the placement of "No Parking" signs on Log Providence Road from the end of State Maintenance to Woodson Harris Road as shown in Exhibit A.

Done this 30th day of November 2021.

ATTEST:

Brianna L. Lennon
Brianna L. Lennon
Clerk of the County Commission

Daniel K. Atwill

Daniel K. Atwill
Presiding Commissioner

Justin Aldred

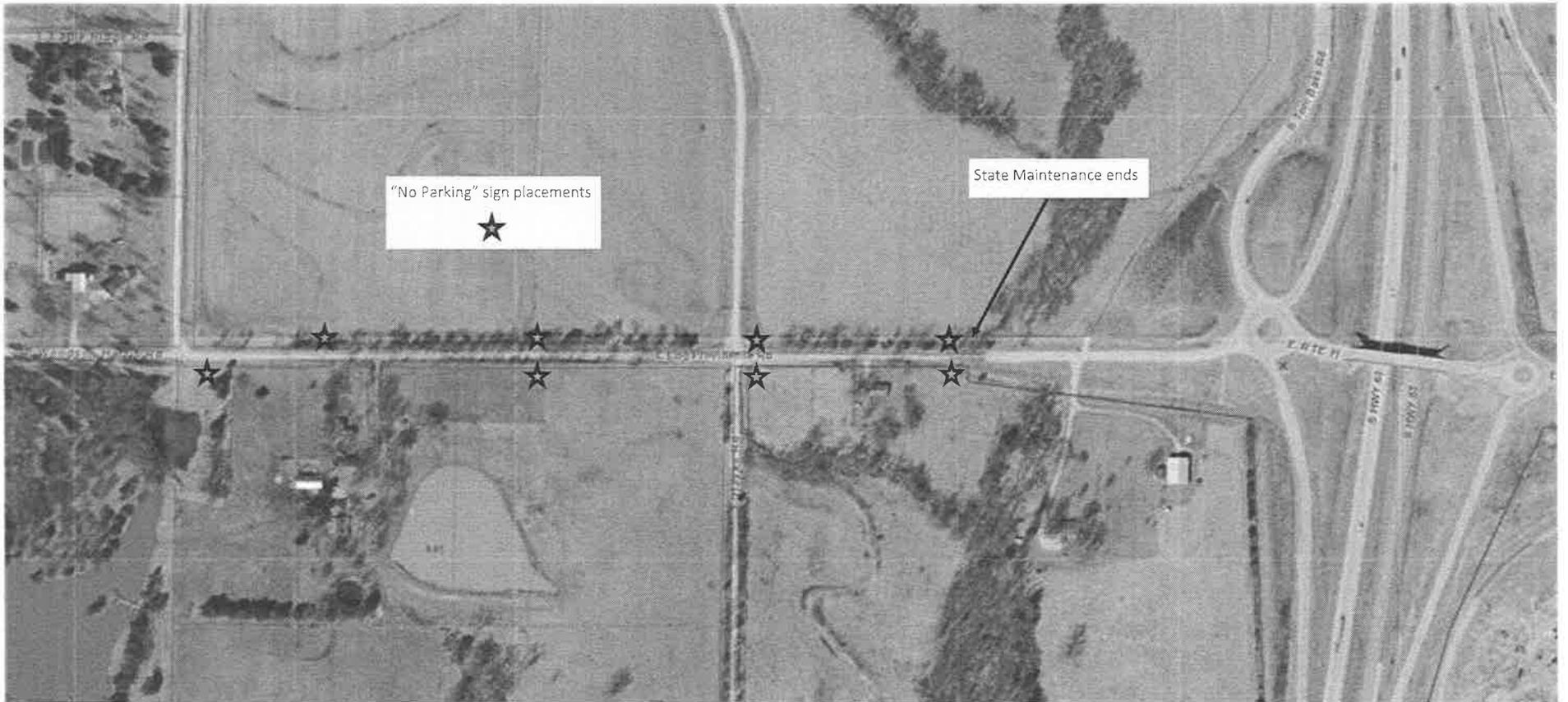
Justin Aldred
District I Commissioner

Janet M. Thompson

Janet M. Thompson
District II Commissioner

Exhibit A

No Parking signs for Log Providence Road



497 -2021

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County of Boone

In the County Commission of said county, on the 30th day of November 20 21

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve the

Richard Shanker	Industrial Development Authority Board	Re-applying	6 Year Term	December 1, 2021 thru November 30, 2027
-----------------	--	-------------	-------------	---

Done this 30th day of November 2021.

ATTEST:

Brianna L. Lennon
 Brianna L. Lennon
 Clerk of the County Commission

Daniel K. Atwill
 Daniel K. Atwill
 Presiding Commissioner

Justin Aldred
 Justin Aldred
 District I Commissioner

Janet M. Thompson
 Janet M. Thompson
 District II Commissioner

Past Community Service: _____

References: Karen Miller, Stan Shawver

I have no objections to the information in this application being made public. To the best of my knowledge at this time I can serve a full term if appointed. I do hereby certify that the above information is true and accurate.

Per phone call 10-30-15 Owenetta Murray
Applicant Signature

Return Application To: **Boone County Commission Office**
Boone County Government Center
801 East Walnut, Room 333
Columbia, MO 65201
Fax: 573-886-4311
An Affirmative Action/Equal Opportunity Institution