

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ca.

August Session of the July Adjourned

Term. 20 23

In the County Commission of said county, on the 8th day of August 20 23

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

Now on this day, the County Commission of the County of Boone does hereby approve the request to hire above the flexible hiring maximum for position number 908, Facilities Security Technician, and does hereby authorize an appropriation of \$56,500.00 for the salary of said position.

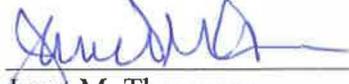
Done this 8th day of August 2023.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner

**CERTIFIED COPY OF ORDER**

339-2023

STATE OF MISSOURI }  
County of Boone } ca.

August Session of the July Adjourned

Term. 20 23

In the County Commission of said county, on the 8th day of August 20 23

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

Now on this day, the County Commission of the County of Boone does hereby approve a Contract Amendment with Huber & Associates, Inc. to extend the contract from September 1, 2023, through December 31, 2023, for \$47,700.00/month and to add two, 1-year renewal periods.

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

Done this 8th day of August 2023.

ATTEST:  
  
Brianna L. Lennon  
Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner

# Boone County Purchasing

Melinda Bobbitt, CPPO  
Director of Purchasing



613 E. Ash St., Room 110  
Columbia, MO 65201  
Phone: (573) 886-4391  
Fax: (573) 886-4390

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## MEMORANDUM

TO: Boone County Commission  
FROM: Melinda Bobbitt, CPPB, CPPO  
DATE: March 15, 2023  
RE: Amendment #1 to Contract C000467 (bid # NCPA-01-97) – *Huber Advantage with Managed Cyber Security* with Huber & Associates, Inc.

Contract C000467 (bid #NCPA-01-97) – *Huber Advantage with Managed Cyber Security* was approved by commission for award to Huber & Associates, Inc. on August 30, 2022, commission order 417-2022.

Amendment #1 adds the following:

- Extends the contract September 1, 2023 through December 31, 2023 for \$47,700 per month
- Adds two, optional, 1-year renewal periods:  
January 1, 2024 through December 31, 2024 for \$50,085 / month  
January 1, 2025 through December 31, 2025 for \$52,470 / month

Invoices will be paid from department 1172 - General Fund IT Hardware & Software, account 71100 – Professional Services. \$648,000 (\$54,000/month) is budgeted for 2023.

cc: Julia Lutz, Kari Hoehne, IT / Contract File



339-2023

Commission Order: \_\_\_\_\_

Date: 08.08.2023

**CONTRACT AMENDMENT NUMBER ONE  
FOR  
SYNNEX ADVANCED TECHNOLOGY SOLUTIONS AGGREGATOR FOR HUBER  
ADVANTAGE WITH MANAGED CYBER SECURITY**

The Agreement C000467 (NCPA Cooperative contract NCPA-01-97) dated the 30th day of August 2022 made by and between Boone County, Missouri and **Huber & Associates, Inc**, for and in consideration of the performance of the respective obligations of the parties set forth herein, is amended as follows:

1. The first year of the contract, September 1, 2022 through August 31, 2023 is extended through December 31, 2023. Price for the period September 1, 2023 through December 31, 2023 is \$47,700 per month.
2. County has the option to renew the contract in writing for the period January 1, 2024 through December 31, 2024 for \$50,085 / month.
3. County has the option to renew the contract in writing for the period January 1, 2025 through December 31, 2025 for \$52,470 / month.

Either party may terminate this Agreement by providing written notice to the other party at least 30 days prior to the expiration of the current term.

County may cancel this Agreement with at least 30 days written notice at any time prior to the expiration of the current term of the Agreement, upon the condition that County pay the amount due for the remainder of the contract term.

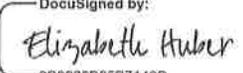
All other terms and conditions of the original contract shall remain the same and apply hereto.

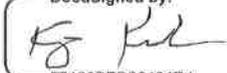
**IN WITNESS WHEREOF** the parties through their duly authorized representatives have executed this agreement on the day and year first above written.

**HUBER & ASSOCIATES, INC.**

**BOONE COUNTY, MISSOURI**

By: Boone County Commission

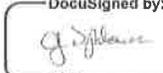
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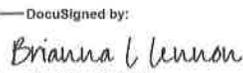
DocuSigned by:  
  
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 Kip Kendrick, Presiding Commissioner

Title: CEO

APPROVED AS TO FORM:

ATTEST:

DocuSigned by:  
  
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DocuSigned by:  
  
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CJ Dykhouse, County Counselor

Brianna L. 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.)

DocuSigned by:  
Kyle Rieman  
by   
E3D6F2FD3CE94B1...

8/1/2023

1172 / 71100 / \$190,800.00

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Signature

Date

Appropriation Account



340 -2023

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 23

In the County Commission of said county, on the 8th day of August 20 23

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 Agreement C000099 (Sole Source 151-123120SS) – HVAC Control Systems Services with C & C Sales, Inc. d/b/a C & C Group). This Amendment adds a flat rate per trip charge of \$40.00 to the list of services with pricing.

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

Done this 8th day of August 2023.

ATTEST:  
  
Brianna L. Lennon  
Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner

# Boone County Purchasing

Amy Gerskin  
Buyer



613 E. Ash St., Room 111  
Columbia, MO 65201  
Phone: (573) 886-4393  
Fax: (573) 886-4390

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## MEMORANDUM

TO: Boone County Commission  
FROM: Amy Gerskin  
DATE: July 28, 2023  
RE: Amendment #3 to County contract C000099 (Sole Source 151-123120SS)  
- HVAC Control Systems Services

Amendment Number Three to County contract C000099 (sole source 151-123120SS) includes:

- Renewal of the Contract for the period beginning August 1, 2023, through July 31, 2024, with an UPDATED Annual Fee for services to \$5,095.00, as well as the Hourly Labor Rates as outlined in the amendment.
- UPDATED normal working hours/straight line hours will be from 7:00 am – 5:00 pm as specified in the vendor's Service Summary and revised General Conditions.

This Contract is with C&C Sales, Inc., d/b/a C&C Group. This is a Term & Supply contract and invoices will be paid from department 6100 – FM Building Maintenance, account 60050 – Equipment Service Contract. \$5,000 was budgeted for 2023 with the remaining \$95 paid from funds in Facilities Maintenance class 6.

cc: Contract File  
Jean Meyer, Jody Moore, Johnny Mays, Facilities Maintenance

Commission Order #: 340-2023 Date: 8/8/2023

**CONTRACT AMENDMENT NUMBER THREE**  
**HVAC Control Systems Services**

The Agreement, **C000099 (151-123120SS)** dated July 30, 2020, made by and between Boone County, Missouri, and **C & C Sales, Inc., d/b/a C & C Group** for and in consideration of the performance of the respective obligations of the parties set forth herein, is amended as follows:

1. Update the Preventative Maintenance Services for the Boone County Jail Schneider Electric DDC Control System for an annual amount of \$5,095.00.
2. Renew the Repair Service contract with the attached scope of work for the period **August 1, 2023, through July 31, 2024**. The contract may be renewed annually. The Contractor **MUST** provide notice of proposed adjustments to the price at least sixty days prior to the agreement renewal date.
3. Annual Repair Service Pricing: Should repair services be needed, the services will be provided as follows:

<b>Repair Services</b>	
<b>Description of Service</b>	<b>Firm, Fixed Price, or Discount Initial Contract Period</b>
Labor Rate, <b>Straight Time</b> , Mondays through Fridays, between 7:00 A.M and 5:00 P.M. – holidays excepted	\$138.00/Hour
Labor Rate, <b>Overtime</b> , and all other times with the exception of federal holidays	\$207.00/Hour
Labor Rate, Work performed on federal holidays	\$276.00/Hour
Discount rate from current list price for Intelligent Automation parts and devices	40% (multiplier = .62)
Discount rate from current list pricing for electric/pneumatic controls	60% (multiplier = .42)
A cost plus for outside parts and devices	No more than +15%
Trip Charge – flat rate	\$40.00

Except as specifically amended hereunder, all other terms, conditions, and provisions of the original agreement and subsequent amendments shall remain in full force and effect.

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

**C & C SALES, INC.**  
**d/b/a C & C GROUP**

**BOONE COUNTY, MISSOURI**  
By: Boone County Commission

DocuSigned by:  
By Brian Schepers  
9F07D363FEFB426...

DocuSigned by:  
Kip Kendrick  
57400BED96434D4...

VP, GM Central Missouri  
Title \_\_\_\_\_

Kip Kendrick, Presiding Commissioner

APPROVED AS TO FORM:

ATTEST:

DocuSigned by:  
CJ Dykhous  
7D71DEAEB9D740D...

DocuSigned by:  
Brianna L Lennon  
D267E242BFB948C...

CJ Dykhous, County Counselor

Brianna L. 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.)

DocuSigned by:  
Kyle Rieman by A.W.  
8E8FE1146A274E1...  
Signature

7/28/2023

Date

Term & Supply 6100 – 60050

Appropriation Account

341 -2023

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STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 23

In the County Commission of said county, on the 8th day of August 20 23

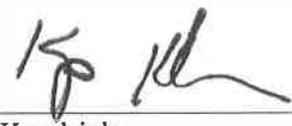
the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby **approve** the request by Corporation for the Promotion of Rifle Practice & Firearm Safety for a conditional use permit for an Indoor Shooting Range in the REC-P (Planned Recreation) zoning district on 5.32 acres located at 5885 W Van Horn Tavern Rd, Columbia, subject to the following conditions:

1. The facility is limited to using ammunition that, at maximum, is equivalent to .22 caliber long rifle cartridges or less in power. Any desire for more powerful ammunition will require an amended conditional use permit.
2. The permit shall be utilized within two years of the date of issuance; failure to do so will automatically invalidate the permit.

Done this 8th day of August 2023.

ATTEST:  
  
 Brianna L. Lennon  
 Clerk of the County Commission

  
 Kip Kendrick  
 Presiding Commissioner

  
 Justin Aldred  
 District I Commissioner

  
 Janet M. Thompson  
 District II Commissioner

342-2023

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STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 23

In the County Commission of said county, on the 8th day of August 20 23

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

Now on this day, the County Commission of the County of Boone does hereby **approve** the request by Corporation for the Promotion of Rifle Practice & Firearm Safety for a conditional use permit for a Restaurant Incidental to an Indoor Shooting Range in the REC-P (Planned Recreation) zoning district on 5.32 acres located at 5885 W Van Horn Tavern Rd, Columbia, subject to the following conditions:

1. The restaurant facility is limited to sales of prepackaged and catered food. Any increase in intensity will require modification of the conditional use permit.
2. The permit shall be utilized within two years of the date of issuance; failure to do so will automatically invalidate the permit.

Done this 8th day of August 2023.

ATTEST:  
  
 Brianna L. Lennon  
 Clerk of the County Commission

  
 Kip Kendrick  
 Presiding Commissioner

  
 Justin Aldred  
 District I Commissioner

  
 Janet M. Thompson  
 District II Commissioner

343-2023

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STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 23

In the County Commission of said county, on the 8th day of August 20 23

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

Now on this day, the County Commission of the County of Boone does hereby **approve** the request by Corporation for the Promotion of Rifle Practice & Firearm Safety for a conditional use permit for Retail Sales Incidental to an Indoor Shooting Range in the REC-P (Planned Recreation) zoning district on 5.32 acres located at 5885 W Van Horn Tavern Rd, Columbia, subject to the following condition:

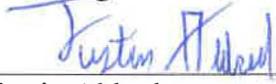
1. The retail sales use shall be limited to a maximum of 3000 square feet and up to 1500 square feet of storage
2. The permit shall be utilized within two years of the date of issuance; failure to do so will automatically invalidate the permit.

Done this 8th day of August 2023.

ATTEST:

  
 Brianna L. Lennon  
 Clerk of the County Commission

  
 Kip Kendrick  
 Presiding Commissioner

  
 Justin Aldred  
 District I Commissioner

  
 Janet M. Thompson  
 District II Commissioner

344-2023

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STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 23

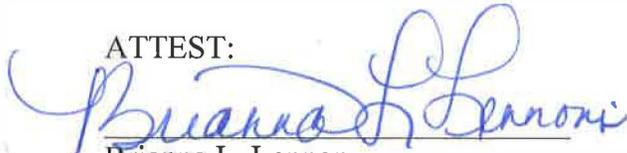
In the County Commission of said county, on the 8th day of August 20 23

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

Now on this day, the County Commission of the County of Boone does hereby **approve** the request by Wilson Trailer Company to rezone from General Commercial (C-G) and Agriculture-Residential (A-R) to C-G on 12.03 acres located at 9051 I-70 Drive NE, Columbia.

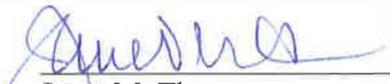
Done this 8th day of August 2023.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner

345-2023

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 23

In the County Commission of said county, on the 8th day of August 20 23

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

Now on this day, the County Commission of the County of Boone does hereby **approve** the request by Perry Luetkemeyer to rezone from Single-Family Residential (R-S) to Planned Agriculture (A-2P) on 9.94 acres located at 2675 N Locust Grove Church Road, Columbia.

And

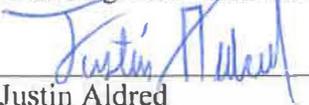
Now on this day, the County Commission of the County of Boone does hereby **approve** a Review Plan for Locust Grove Subdivision Plat 3 on 9.94 acres located at 2675 N Locust Grove Church Road, Columbia, subject to the following conditions:

1. Prior to submission of the Final Plan, the shed that is in the perimeter setback must be removed.
2. The existing lagoon must be properly closed when the new compliant lagoon is given final approval. The new lagoon must receive approval of its Final Inspection prior to the Final Plat being submitted for approval.
3. All construction is required to be outside of the type 2 stream buffer. The stream buffer is to remain undisturbed except for the work to properly close the existing lagoon, which encroaches into the stream buffer. This closure work must be conducted in compliance with a closure plan approved by the Director of Resource Management. The closure plan shall be designed to impact the stream buffer to the least extent possible.
4. The new lagoon is sized for five bedrooms. In this proposal, it only serves the home on Lot 1A. The 27'x40' shed/accessory structure is not proposed to have plumbing.
5. The installation of the upgraded waterlines and Fire Hydrant will be required prior to any Final Plat being presented to the County Commission.

Done this 8th day of August 2023.

ATTEST:  
  
Brianna L. Lennon  
Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner

**Staff Report for County Commission**  
**RE: P&Z Agenda Items**  
**August 1, 2023**

**1. Corporation for the Promotion of Rifle Practice & Firearm Safety – Conditional Use Permit for Shooting Range with Incidental Retail Sales and Restaurant (agenda items 1, 2, and 3.**

The Planning and Zoning Commission conducted a public hearing on this request at its July 20, 2023 meeting and voted to recommend approval of the request on a unanimous vote with one abstention. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are entered into the record of this meeting.

This property is located on the north side of Van Horn Tavern Road approximately 1900 feet west of the intersection with State Route UU and 300 feet west of the Columbia city limits. The 5.32-acre lot is zoned Planned Recreation (REC-P) after a rezoning April 2022. The lot is developed with large existing commercial building and associated parking.

Adjacent zoning is as follows:

- East and west, M-LP (Planned Light Industrial)
- North, across I-70, A-2 (Agriculture)
- South A-R (Agriculture-Residential).

The proposal is to renew three Conditional Use Permits (CUP): one for an indoor shooting range, and one each for incidental retail sales, and incidental restaurant. The original conditional use permits lapsed for lack of activity, as the property owner had not utilized the permits within one year of their issuance. The applicants have requested the permits be issued with a two-year expiration period instead of the typical one-year expiration period. All three permits will be addressed in this report, but separate motions will be required for each.

As discussed in the previous application, modification of the building will be required under a commercial building permit with plans developed by an Architect licensed to practice in Missouri. The building modifications will be required to address the change of use, prevent rounds from penetrating the exterior shell of the building, and sound dampening. The proposal indicates that the firearms used will be air rifles and guns using .22 long rifle or less powerful cartridges.

The restaurant will be limited to prepackaged and or catered food items and limited to the patrons of the shooting facility. This use was included in the sewer capacity calculations that were presented to the Sewer District and included in the recent sewer agreement.

The retail sales area will be limited to 2500 square feet with 1000 square feet of storage. Sales will be limited to t-shirts, ammunition for use on site, and other items complementary to the primary use.

The following criteria are the standards for approval of a conditional use permit, followed by staff analysis of how this application may meet those standards. Staff analysis of the request is based upon the application and public comments received following notification of the surrounding property owners.

(a) The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Limitations on the power of the firearms involved accompanied by the required modifications to the building should address any concerns related to the public health, safety, comfort, or general welfare. The building is already served by public sewer and water. The incidental uses were included in the sewer loading calculations presented to the sewer district.

(b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

Nearby properties are either developed for significant commercial/industrial use or residential use. The property is located along a major interstate highway with the corresponding level of noise. Limitations on the size and type of restaurant and retail sales will limit the impacts of those uses. With the required building modifications, the establishment of this conditional use permit should not be injurious to the use and enjoyment of those properties in the immediate vicinity for purposes already permitted by these regulations.

(c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

If this activity is operated within county regulations, this conditional use permit should not substantially diminish or impair property values.

(d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access, and drainage.

Adequate infrastructure and utilities are available to serve this site. The current site has adequate storm drainage for the facility and does not create any known downstream flooding issues.

Wastewater from the building is treated at a sanitary sewer plant, located on the adjacent property, that is owned and operated by Boone County Regional Sewer District. Electrical service is from Boone Electric.

Roadway access is to Van Horn Tavern Road. There are also three other access points that could potentially be used as access to the lot from adjacent properties via private internal driveways as part of the overall development complex. Circulation within the site is good with adequate access for emergency service providers.

(e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

The further development of the surrounding properties will not be impeded by the establishment of this conditional use permit.

(f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

The subject property is part of a development complex that has multiple access points onto Van Horn Tavern Road. There are also three other access points that could potentially be used as access to the lot from adjacent properties via private internal driveways. Circulation of the site is good with adequate access for emergency service providers.

The previous use of the subject property was a warehouse, distribution, and office with approximately 50 employees. Most of the vehicular traffic was confined to weekday AM and PM peak hours. The shooting range would have its peak traffic flow on weekends and other off peak hours, which will reduce the amount of peak hour traffic generated at this location. Furthermore, the proposed uses would have phased or staggered usage times. This would further break up the amount of traffic that is generated or using the adjacent roadways at any specific time.

The existing roadways and intersections have available capacity to adequately handle the traffic volumes that would be generated from the proposed uses. Relocation of the MidwayUSA campus and the transition of the other buildings to less intense uses will result in additional traffic reduction.

Specific traffic for the proposed uses for Lot 3 would include, at a maximum, 8 full time employees. They would also hold intermittent classes and seminars with attendants ranging from a few individuals up to 100 shooters. There would also be occasional weekend shooting tournaments with staggered attendance. These activities are not the normal daily activity of the facility and would generate traffic at non-peak times. Furthermore, the generated traffic would be less, campus wide, as compared to the previous use.

(g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit.

This proposal can, in all other respects, conform to the applicable regulations of the zoning district in which it is located.

Zoning Analysis: This proposal may be less intensive than the traditional use of the property and meets the CUP criteria with conditions.

The property scored 80 points on the rating system.

Staff recommended approval of the conditional use permits, subject to the following conditions:

1. The facility is limited to using ammunition that, at maximum, is equivalent to .22 caliber long rifle cartridges or less in power. Any desire for more powerful ammunition will require an amended conditional use permit.
2. The retail sales use shall be limited to a maximum of 3000 square feet and up to 1500 square feet of storage.
3. The restaurant facility is limited to sales of prepackaged and catered food. Any increase in intensity will require modification of the conditional use permit.
4. All three permits shall be utilized within two years of the date of issuance; failure to do so will automatically invalidate the permit.

#### **4. Wilson Trailer Company - Rezoning**

The Planning and Zoning Commission reviewed these requests at its July 20, 2023 meeting and recommended approval on a unanimous vote.

The property is located at 9051 I-70 Drive NE. The property is 12.03 acres and split zoned General Commercial (C-G) and Agriculture-Residential (A-R). The zoning of the subject property is original 1973 zoning. Two structures are present, an office building and a shop. A subsurface wastewater system serves the property. The surrounding zoning is as follows:

- East – C-G and A-R
- North – Light Industrial (M-L)
- West – C-G
- South- Across Interstate 70, C-G and Agriculture 2 (A-2)

The rezoning application indicates that the applicants plan on demolishing both existing structures and constructing a new 20,410 square foot building that will serve as the new combined office and shop. The location of the new building will cross the east-west

boundary between the current C-G and A-R zoning. Rezoning the property to all C-G is needed for the new building to be compliant with the zoning code.

The Boone County Master Plan designates this area as being suitable for commercial and residential land uses. The sufficiency of resources test was used to analyze this request.

Transportation: The property has two existing driveway entrances onto I-70 Dr NE, a publicly dedicated publicly maintained roadway.

Utilities: The subject property is within the Public Water Supply District #9 service area. A 12-inch waterline is present along I-70 Drive NE and should be able to provide commercial fire flows if needed. Boone Electric provides power. Sanitary sewer capacity in the area provided by the Boone County Regional Sewer District is limited and is in excess of 3000 feet from the site. The use of an onsite subsurface wastewater system may be permitted by the Director of Resource Management.

Public Safety: The Boone County Fire Protection District provide fire protection for the area. The nearest station, Station 1, is 3.8 miles away.

Zoning Analysis: It is unclear if this property meets the sufficiency of resources test with limited access to sanitary sewer. While a property should meet all requirements of the resources test to receive a change in zoning, the existing split zoning of the property does allow the applicants to use a portion of the property for commercial activity but is otherwise inefficient. Approval of the request would create consistent zoning across the entire property and allow the applicants to utilize all their property for their existing business. Any future use of the property will be limited by central sewer capacity.

Rezoning from agricultural or residential districts to a more intensive use such as commercial is usually done via a planned development. In this case, the subject property is partially surrounded by open commercial and industrial zoning districts. Rezoning to an open commercial zoning across the entire property would have minimal impact to surrounding property owners and would match the existing land use pattern present in the area.

The property scored 46 points on the rating system. Staff notified 14 property owners.

Staff recommended approval of the request.

## **5. Luetkemeyer – Rezoning, Review Plan, and Preliminary Plat**

The Planning and Zoning Commission reviewed these requests at its July 20, 2023 meeting and recommended approval of the rezoning and review plan on a unanimous vote. The Commission approved the Preliminary Plat.

The property is located approximately 500-feet west of Locust Grove Church Road and is accessed by a private drive serving several lots. It is in the Midway area approximately 500-feet northwest of the intersection of Locust Grove Church Road and Henderson

Road. The overall property is 9.94-acres in size, and zoned Single-Family Residential (R-S). All the surrounding property is zoned as follows:

- North, Agriculture 1 (A-1)
- South, east, and west is R-S

These are all original 1973 zonings.

The proposal is to rezone the subject property from R-S to Planned Agriculture 2 (A-2P) and to obtain approval of the proposed lot configuration as a preliminary plat. Under the proposed review plan the development is limited to two lots, each with a maximum of one single-family dwelling. The property contained within the request consists of Lot 1 of Locust Grove Subdivision and Tract 1 of a survey recorded in Book 747 page 582 of the records of the Boone County Recorder of Deeds.

There is currently a house, a small shed encroaching into the proposed perimeter setback, and an accessory structure that is currently built across an existing property line. These are all located within the proposed development. The applicant's intent is to move the lot line between the two existing tracts so that the accessory structure will be located on the same lot as the existing house. The encroaching shed will be required to be removed from the current location in the perimeter setback. Additionally, there is a non-compliant on-site wastewater lagoon that serves the existing home that is being replaced, under permit, with a new compliant lagoon.

The proposed A-2P rezoning allows for the use of a density requirement rather than a minimum lot size requirement to control the intensity of development. Under the existing zoning, the maximum theoretical density that the site could have is 61 dwelling units. That density, however, would require significant infrastructure construction. The maximum theoretical density under the proposed A-2P could have been 3 units; the plan indicates only two dwelling units are proposed. The maximum density proposed under the rezoning to A-2P is 4.97-acres per dwelling unit.

The Boone County Master Plan identifies this area as being suitable for agriculture and rural residential land uses. The sufficiency of resources test was used to analyze this request.

Utilities: The property is in Consolidated Public Water Supply District #1; the site is currently served by a 2" watermain, however, as a planned development in conjunction with a major plat, fire protection is required. A 6"-waterline extension with hydrant is required and proposed to be installed as part of this request.

The property is in the Boone Electric Cooperative service area, and the Boone County Fire Protection District. Wastewater service is proposed to be from onsite systems for each lot. The existing home is in the process of having a new compliant lagoon installed and the old lagoon properly closed, the location of the new system is shown on the plan.

The new onsite wastewater construction is required to stay out of the stream buffer shown on the plan.

Transportation: The private drive that provides access to both lots already exists and is the same easement that provides access to the existing lots. Since all the lots served by this private easement are not currently platted nor 5-acres or larger this request needed to be a planned development with corresponding major plat.

Public Safety: The property is in the Boone County Fire Protection District with the closest station being Station 9 at 0.6-miles away.

Zoning Analysis: This proposal does not propose any increase in the number of dwelling units beyond the two existing and is being sought to allow reconfiguration of the lots. No additional lots are being created and there will be upgraded public water service and fire protection as part of this project. The proposal is not out of character with the area.

The property scored **69** points on the rating system.

Staff recommends **approval** of the rezoning request and review plan and preliminary plat subject to the following conditions:

1. Prior to submission of the Final Plan, the shed that is located in the perimeter setback must be removed.
2. The existing lagoon must be properly closed when the new compliant lagoon is given final approval. The new lagoon must receive approval of its Final Inspection prior to the Final Plat being submitted for approval.
3. All construction is required to be outside of the type 2 stream buffer. The stream buffer is to remain undisturbed except for the work to properly close the existing lagoon, which encroaches into the stream buffer. This closure work must be conducted in compliance with a closure plan approved by the Director of Resource Management. The closure plan shall be designed to impact the stream buffer to the least extent possible.
4. The new lagoon is sized for five bedrooms. In this proposal, it only serves the home on Lot 1A. The 27'x40' shed/accessory structure is not proposed to have plumbing.
5. The installation of the upgraded waterlines and Fire Hydrant will be required prior to any Final Plat being presented to the County Commission

346 -2023

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 23

In the County Commission of said county, on the 8th day of August 20 23

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

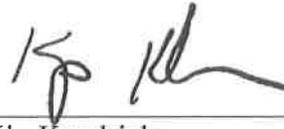
Now on this day, the County Commission of the County of Boone, pursuant to RSMo Sec. 233.150, does hereby acknowledge receipt of the annual financial report from the Centralia Special Road District (CSR).

Done this 8th day of August 2023.

ATTEST:



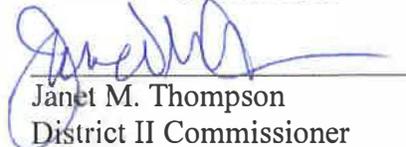
Brianna L. Lennon  
Clerk of the County Commission



Kip Kendrick  
Presiding Commissioner



Justin Aldred  
District I Commissioner



Janet M. Thompson  
District II Commissioner

KeyCite Yellow Flag - Negative Treatment  
Proposed Legislation

Vernon's Annotated Missouri Statutes  
Title XIV. Roads and Waterways  
Chapter 233. Incorporated Road Districts (Refs & Annos)  
City or Town Road Districts

V.A.M.S. 233.150

233.150. Annual report of receipts and disbursements

Currentness

1. The said board shall make an annual settlement with the county commission during the month of August in each year, which settlement shall contain a full and correct itemized statement of all moneys received and from what sources received and for what purpose the same has been expended, giving each particular item, and shall be subscribed and sworn to by at least two members of said board before some officer authorized by the laws of this state to administer oaths, a copy of which settlement shall be filed with the county clerk, and may be published in some newspaper published in said road district in the discretion of the city council, the expenses of which shall be paid out of the city treasury.

2. Should any such board fail to make the annual settlement required herein during the month of August in each year, then the county, or its treasurer, shall not be authorized until such report be filed to pay out any sum, or sums, of money which may be due to said road district, or which may be set aside and placed to the credit of said road district. The board shall send a copy of such annual settlement to the state highways and transportation commission at Jefferson City at the time of the filing.

**Credits**

(R.S.1939, § 8699. Amended by L.1945, p. 1494.)

V. A. M. S. 233.150, MO ST 233.150

Statutes are current through the end of the 2018 Second Regular Session and First Extraordinary Session of the 99th General Assembly. Constitution is current through the November 6, 2018 General Election.

<b>MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT</b>	1. Financial Statement Summary for the Year Ended		Month	Year
			December	2022
	2. Name of political subdivision		Centralia Special Road District of Boone County Mo.	
	3. Political subdivision number			
4. Name of county		Boone		
5. Name of contact Anthony Kendrick		6. Mailing address 431 N. Fullenwider Centralia, Mo. 65240		
7. Telephone number 573-881-2169	8. Fax number	9. Email address anthony_kendrick@live.com		
10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")		1.		
		2.		
		3.		
The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.				
Preparer's name, title and date (required)		Anthony Kendrick	Treasurer	1/13/2023
		Preparer's Name	Title	Date
<b>INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS</b>				
Please mail the completed form to		State Auditor's Office P.O. Box 869 Jefferson City, MO 65102		OR Email to: <a href="mailto:localgovernment@auditor.mo.gov">localgovernment@auditor.mo.gov</a>
<b>Part I – FINANCIAL STATEMENT</b>				
<b>A. Receipts (pages 3 and 4)</b>				
1. <b>Property Tax</b> – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.				
2. <b>Sales Tax</b> – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.				
3. <b>Amusement Sales Tax</b> – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.				
4. <b>Motor Fuel Tax</b> – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.				
5. <b>Public Utilities Sales Tax</b> – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.				
6. <b>Tobacco Products Tax</b> – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.				
7. <b>Hotel/Motel and Restaurant/Meals Tax</b> – Sales tax on hotel/motel and restaurant/meals.				
8. <b>Alcoholic Beverages Licensing and Permit Taxes</b> – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.				
9. <b>Amusements Licensing and Permit Taxes</b> – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.				
10. <b>Motor Vehicles Licensing and Permit Taxes</b> – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.				
11. <b>Franchise Tax (Public Utilities Tax)</b> – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.				
12. <b>Occupation and Business Licensing and Permit Taxes</b> – Licenses required of persons engaged in particular professions, trades, or occupations.				

## Part I - FINANCIAL STATEMENT - Continued

13. **Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
  14. **Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
  16. **Charges for Services** – Include fees and service revenue.
  17. **Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
  18. **Interest Earned** – Interest earned from investments.
  19. **Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
  20. **Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
  21. **Donations** – Gifts of cash or securities from private individuals or corporations.
  22. **Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.
- Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.
- B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
- E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
- F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

**Part II – FINANCIAL STATEMENT SUMMARY (page 9)** – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

**Part III - TAX ABATEMENT SUMMARY (page 10)** - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

**NOTICE** – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

**Part I - FINANCIAL STATEMENT**

Centralia Special Road District of Boone County, Mo.

**A. Receipts**

FUNDS - Report in whole dollars

	TOTAL all funds	FUNDS - Report in whole dollars			
		General Fund	Fund	Fund	Fund
1. Total property tax	\$ 0				
2. Total sales tax	0				
3. Amusement sales tax	0				
4. Motor fuel tax	0				
5. Public utilities sales tax	0				
6. Tobacco products tax	0				
7. Hotel/Motel and restaurant/meals tax	0				
8. Alcoholic beverages licensing and permit taxes	0				
9. Amusement licensing and permit taxes	0				
10. Motor vehicles licensing and permit taxes	0				
11. Franchise tax (public utilities tax)	0				
12. Occupation and business licensing and permit taxes	0				
13. Other licenses and permit fees	0				
14. Intergovernmental receipts					
a. Property Tax	170,361	170,361			
b. Sales Tax	165,431	165,431			
c. Surtax	45,970	45,970			
d. Cart	130,866	130,866			
e.	0				
f.	0				
g.	0				
h.	0				
i. TOTAL Sum of lines 14a-h	\$ 512,628	512,628	0	0	0
15. SUBTOTAL Sum of items 1-14i	\$ 512,628	512,628	0	0	0

**Part I - FINANCIAL STATEMENT - Continued**

Centralia Special Road District of Boone County Mo

**A. Receipts - Continued**

*FUNDS - Report in whole dollars*

	<b>TOTAL all funds</b>	<b>General Fund</b>	<b>Fund</b>	<b>Fund</b>	<b>Fund</b>
<b>15. SUBTOTAL</b> <i>(from page 3)</i>	\$ 512,628	\$ 512,628	\$ 0	\$ 0	\$ 0
<b>16. Charges for Services</b>					
a.	0				
b.	0				
c.	0				
d. <b>TOTAL</b> <i>Sum of lines 16a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>17. Utility receipts</b>					
a.	0				
b.	0				
c.	0				
d.	0				
e. <b>TOTAL</b> <i>Sum of lines 17a-d</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>18. Interest earned</b>	96	96			
<b>19. Fines, costs, and     forfeitures</b>	0				
<b>20. Rents</b>	0				
<b>21. Donations</b>	0				
<b>22. Other receipts and transfers</b>					
a. <b>Sale of Dump Truck</b>	15,065	15,065			
b. <b>Insurance Refunds</b>	178	178			
c. <b>Interfund transfers</b>	0				
d. <b>TOTAL</b> <i>Sum of lines 22a-c</i>	\$ 15,243	\$ 15,243	\$ 0	\$ 0	\$ 0
<b>23. TOTAL RECEIPTS</b> Sum of items 15 through 22d	\$ 527,967	\$ 527,967	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

Centralia Special Road District of Boone County Mo.

B. Disbursements (by function)

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Highways and streets	\$ 520,925	520,925			
2. Financial administration	0				
3. Central administration	0				
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0				
8. Water supply system	0				
9. Hospitals	0				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	0				
13. Correctional institutions	0				
14. Probation	0				
15. General public buildings	0				
16. Libraries	0				
17. Public welfare	0				
18. Protective inspection and regulation	0				
19. Housing and community development	0				
20. Economic development	0				
21. Natural resources	0				
22. Airports	0				
<b>23. SUBTOTAL</b>					
Sum of lines 1-22	\$ 520,925	520,925	0	0	0

**Part I - FINANCIAL STATEMENT - Continued**

Centralia Special Road District of Boone County, Mo.

**B. Disbursements (by function)**  
Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
<b>23. SUBTOTAL</b> <i>(from page 5)</i>	\$ 520,925	\$ 520,925	\$ 0	\$ 0	\$ 0
<b>24.</b> Electric power system	0				
<b>25.</b> Parking facilities	0				
<b>26.</b> Gas supply system	0				
<b>27.</b> Transit or bus system	0				
<b>28.</b> Sea and inland port facilities	0				
<b>29.</b> Miscellaneous commercial activities	0				
<b>30. Other - Specify</b>					
a.	0				
b.	0				
c.	0				
<b>31.</b> Interfund transfers	0				
<b>32. TOTAL DISBURSEMENTS</b> <b>(by function)</b> Sum of Items 23-31	\$ 520,925	\$ 520,925	\$ 0	\$ 0	\$ 0
<b>C. Disbursements</b> <b>(by object)</b>					
<b>1.</b> Salaries	109,222	109,222			
<b>2.</b> Fringe benefits	27,096	27,096			
<b>3.</b> Operations	179,893	179,893			
<b>4. SUBTOTAL</b> Sum of Items C1-3	\$ 316,211	\$ 316,211	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 7

**Part I - FINANCIAL STATEMENT - Continued**

Centralia Special Road District of Boone County Mo.

**B. Disbursements (by object) - Continued**

*FUNDS - Report in whole dollars*

	TOTAL all funds	FUND			
		General Fund	Fund	Fund	Fund
<b>4. SUBTOTAL</b> <i>(from page 6)</i>	\$ 316,211	\$ 316,211	\$ 0	\$ 0	\$ 0
<b>5. Capital expenditures - Specify</b>					
a. <u>New Int'l Dump Truck</u>	204,714	204,714			
b. _____	0				
c. _____	0				
d. _____	0				
e. _____	0				
f. _____	0				
g. _____	0				
<b>6. Interfund transfers - Specify</b>					
a. _____	0				
b. _____	0				
<b>7. TOTAL DISBURSEMENTS</b> <i>(by object)</i>					
Sum of Items 4-6b	\$ 520,925	\$ 520,925	\$ 0	\$ 0	\$ 0

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year -		Outstanding End of Fiscal Year
		Issued	Retired	
<b>D. Statement of Indebtedness</b>				
<b>4. General obligation bonds</b>				
a. _____				0
b. _____				0
c. _____				0
<b>2. Revenue bonds</b>				
a. _____				0
b. _____				0
c. _____				0
<b>3. SUBTOTAL</b> Sum of Items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

Centralia Special Road District of Boone County Mo.

**D. Statement of Indebtedness**  
Continued

	FUNDS - Report in whole dollars			Outstanding End of Fiscal Year
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		
		Issued	Retired	
3. SUBTOTAL (from page 7)	0	0	0	0
4. Other debt - Specify				
a.				0
b.				0
c.				0
5. Conduit debt				0
6. TOTAL STATEMENT OF INDEBTEDNESS Sum of items 3-5	0	0	0	0

**E. Interest on Debt**

1. Interest on water supply system debt	\$	
2. Interest on electric power system debt	\$	
3. Interest on gas supply system debt	\$	
4. Interest on transit or bus system debt	\$	
5. Interest on all other debt	\$	

**F. Statement of Assessed Valuation and Tax Rates**

1. Real estate	\$	
2. Personal property		
3. State assessed railroad and utility		
<b>TOTAL VALUATION</b>		
4. Sum of items F1-3	\$	0

Tax Rates Funds - Specify	Tax rate (per \$100)
1.	
2.	
3.	
4.	
5.	
6.	

Part II - FINANCIAL STATEMENT SUMMARY

FUNDS - Report in whole dollars					
TOTAL all funds	General Fund	Fund	Fund	Fund	Fund
A. Beginning balance	\$ 510,863	510,863			
B. Total receipts	527,967	627,967	0	0	0
C. Total disbursements	520,925	520,925	0	0	0
D. Ending balance	\$ 517,906	517,905	0	0	0

NOTES

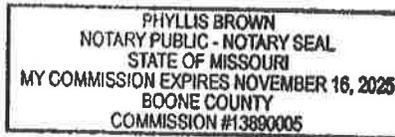
Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

Andrew Stanton CSRD Commissioner Signature  
 Andrew Stanton CSRD Commissioner Name

State of Missouri  
 County of Boone

On the 25<sup>th</sup> day of January in the year 2023 before me, a Notary Public in and for said state, personally appeared Andrew Stanton of the Centralia Special Road District of Boone County, known to me to be the person who executed the within Missouri Local Government Financial Statement on behalf of said entity and acknowledged to me that he executed the same for the purposes therein stated.

Phyllis Brown Phyllis Brown  
 Notary Public  
 My Commission Expires November 16, 2025

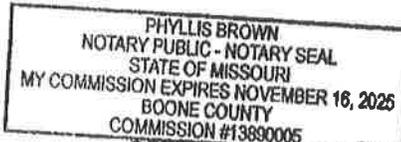


Gary Moore CSRD Commissioner Signature  
 Gary Moore CSRD Commissioner Name

State of Missouri  
 County of Boone

On the 17<sup>th</sup> day of January in the year 2023 before me, a Notary Public in and for said state, personally appeared Gary Moore of the Centralia Special Road District of Boone County, known to me to be the person who executed the within Missouri Local Government Financial Statement on behalf of said entity and acknowledged to me that he executed the same for the purposes therein stated.

Phyllis Brown Phyllis Brown  
 Notary Public  
 My Commission Expires November 16, 2025

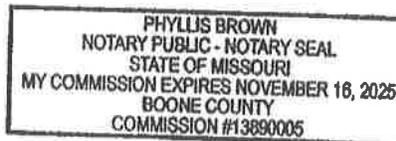


Dan Swiney CSRD Commissioner Signature  
 Dan Swiney CSRD Commissioner Name

State of Missouri  
 County of Boone

On the 18<sup>th</sup> day of January in the year 2023 before me, a Notary Public in and for said state, personally appeared Dan Swiney of the Centralia Special Road District of Boone County, known to me to be the person who executed the within Missouri Local Government Financial Statement on behalf of said entity and acknowledged to me that he executed the same for the purposes therein stated.

Phyllis Brown Phyllis Brown  
 Notary Public  
 My Commission Expires November 16, 2025



Part III - TAX ABATEMENT SUMMARY

	Political Subdivision's Abatements			
	Abatement 1	Abatement 2	Abatement 3	Abatement 4
Taxes Abated				
Authority of Tax Abatement				
Abatement Rate				
Dollar Amount of Taxes Abated				

NOTES

*Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.*