

CERTIFIED COPY OF ORDER

502 -2023

STATE OF MISSOURI
County of Boone

} ea.

November Session of the October Adjourned

Term. 20 23

In the County Commission of said county, on the 2nd day of November 20 23

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

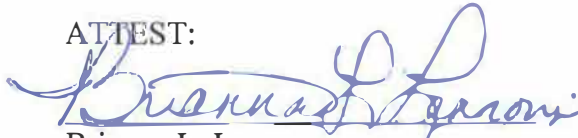
Now on this day, the County Commission of the County of Boone does hereby approve items A, B, and C and does receive and accept the plat, item D, as listed in the attached consent agenda (Attachment A), and authorizes the Clerk to insert the associated staff reports into the minutes of this meeting.

Attachment A:

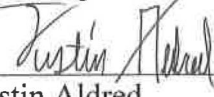
- A. Final Development Plan for Como West Storage;
- B. Final Development Plan for Concorde South Lot 9;
- C. Final Development Plan for Schmidt Billiards;
- D. Final Plat of Heithold Landing Plat 1;

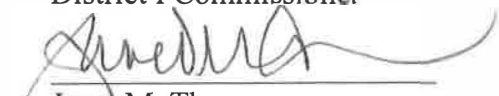
Done this 2nd day of November 2023.

ATTEST:


 Brianna L. Lennon
 Clerk of the County Commission


 Kip Kendrick
 Presiding Member


 Justin Aldred
 District I Commissioner


 Janet M. Thompson
 District II Commissioner

Staff Report for County Commission
RE: P&Z Agenda Items
November 2, 2023

1. Consent Agenda – Final Plans and Plats

The Planning and Zoning Commission reviewed agenda items 1-5 at its October 19, 2023 meeting. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

Regarding item 1, the consent agenda, the final plan, items A-C, were approved by consent and are recommended for your approval. The listed plats, item D, was approved and is presented for your receipt and acceptance. I ask that you waive the reading of the staff reports for these items and authorize the clerk to insert them into the meeting minutes.

A. Request by Como West Storage LLC on behalf of Robert Kilgore Jr to approve a Final Development Plan on 6.7 acres located at 7190 W Henderson Rd, Columbia.

The subject property is located between Highway 40 and Henderson Road. The property is 6.76 acres and zoned Planned Light Industrial (M-LP). The surrounding zoning is as follows:

- South - Planned Single Family Residential (R-SP)
- East – General Commercial (C-G)
- North – Light Industrial (M-L), M-LP, and Planned Commercial General (C-GP)
- West – Residential Single Family (R-S)

The proposal seeks to modify the previously approved Final Plan for the property approved under County Commission order #251-2023. This plan modifies the size, location, and number of storage buildings on the property compared to the previous plan. The only proposed use, self-storage, has not changed from the previous plan.

The Boone County Master Plan designates this area as being suitable for residential land uses. The Revised Review Plan was approved under County Commission order #442-2023. The proposal scored 63 points on the point rating system.

Water service is provided by Consolidated Water. Boone Electric provides power service to the area. Boone County Fire Protection District provides fire protection for the area. The nearest station, Station 9, is less than a mile away.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan, identifies three criteria for approval:

- All the 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 Final Plan.

After review, staff found that the proposal meets the criteria for a Final Plan. No conditions were placed on the Revised Review Plan. The Revised Final Plan matches the previously approved Revised Review Plan.

Staff recommended **approval** of the final plan.

- B. Request by Happy Hollows, LLC on behalf of RML Investment Properties to approve a Final Development Plan for Concorde South Lot 9 on 3 acres located at 5150 E Meyer industrial Drive, Columbia.

The property is located approximately 300-feet southwest of the intersection of Meyer Industrial Drive and Tom Bass Road. The overall property is 3.00-acres in size, and zoned General Commercial (C-G). All the surrounding property is zoned as follows:

- North – C-G
- Northeast – C-G
- East – C-G & Planned Industrial (M-LP)
- Southeast – Light Industrial (M-L)
- South – M-L
- Southwest – Planned General Industrial (M-GP)
- West – M-GP
- Northwest – M-LP

Many of these zonings are the result of rezoning as the area has had a dynamic history with respect to zoning since the original 1973 zonings.

The proposal is to rezone the property from C-G to M-GP and to obtain approval for a contractors business consisting of a couple of proposed buildings with some proposed future additions, a paved parking and loading area, and a dust free laydown area that must be at a

minimum equivalent of chip & seal surface. A water quality and detention area is proposed on the current lot. The current lot is vacant.

The property scored 78 points on the rating system.

This proposal was approved under County Commission Order 444-2023.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval:

- All the 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 Final Plan

Staff recommended approval.

C. Request by Frederick Schmidt to approve a Final Development Plan for Schmidt Billiards on 3.47 acres located at 601 N Hwy UU, Columbia.

The property is located on State Route UU, less than ½ mile south of the intersection of Van Horn Tavern Road and State Route UU. The property is approximately 9.6 acres in size and has a house, garage, warehouse, and showroom present. The property is split-zoned Agriculture (A-2) & Planned General Commercial (CG-P). The adjacent zoning is A-2 to the north, south, and west, with Agriculture (A-1) and Planned Light Industrial (M-LP) to the east. The A-2 is original 1973 zoning, the adjacent M-LP was rezoned in 1988, and the existing C-GP on the subject property was rezoned in 1989.

This property was rezoned and had a C-GP review plan approved by the County Commission in December of 2021. It has been since further revised with a review plan in April of 2022. The most recent review plan was approved by the County Commission on October 3 of 2023. This final development plan will complete the planned rezoning process for this proposal.

Schmidt Billiards rezoned approximately .25 acres of A-2 to C-GP in 1989. The business has reached a point where expansion is necessary, and the December 2021 request expanded the C-GP zoning on the property to support proposed buildings and expansion. The April 2022 request modified the out boundary of the C-GP zoning to better serve the desired expansion on the property. The October 2023 request modifies the proposed buildings to focus more intently on a new structure for use with the business rather than modifying existing buildings. It is this most recent approval which is finalized with this Final Development Plan.

The property scored 45 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval:

- All the 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 Final Plan

Staff recommended **approval** of the final plan.

D. Heithold Landing Plat 1. A-2. S34-T50N-R13W. Jacob and Bonnie Heithold, owners. David Butcher, surveyor.

The property is located on Dripping Springs Road, approximately 2 miles west of Highway 63, lying in between the northern end of Gilbert Road and the southern end of Old Number 7. The parent parcel is 20 acres in size and has an existing house and on-site wastewater system present. This proposal divides the house and its wastewater system on 2.89 acres from the remainder of the parent parcel. That remainder is shown on an accompanying administrative survey to be recorded concurrently with the approved subdivision plat.

The property is zoned Agriculture (A-2) and is surrounded by A-2 zoning. This is all original 1973 zoning.

The subject property has direct access on to Dripping Springs Road, a publicly dedicated, publicly maintained right-of-way. The applicant has submitted a request to waive the traffic study requirement.

The subject property is in Consolidated Public Water Service District #1, the Boone Electric Cooperative service area, and the Boone County Fire Protection District. There is an existing 4" waterline in front of the proposed lot along Dripping Springs Road to provide water service.

The existing house is served by an on-site wastewater system. Any improvements will be done under permit with Boone County Resource Management. The applicant has submitted a request to waive the wastewater treatment cost-benefit analysis.

The property scored 36 points on the rating system.

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

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STATE OF MISSOURI }
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November Session of the October Adjourned

Term. 20 23

In the County Commission of said county, on the 2nd day of November 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 an agreement with FORVIS, LLP for ARPA Contract Administration Services for a not to exceed contract price of \$220,000.

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

Done this 2nd day of November 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, CPPB
Director of Purchasing



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

MEMORANDUM

TO: Boone County Commission
FROM: Melinda Bobbitt, CPPO, CPPB
DATE: October 17, 2023
RE: Request for Proposal Award Recommendation: C000681 (Bid 37-08SEP23) – ARPA Contract Administration Services with FORVIS, LLP

Request for Proposal 37-08SEP23 – ARPA Contract Administration Services closed on September 13, 2023. Four proposal responses were received.

The evaluation committee consisted of:
CJ Dykhouse, Legal Counsel
Kip Kendrick, Boone County Presiding Commissioner
Kyle Rieman, Boone County Auditor

Recommendation for award is to FORVIS, LLP of Springfield, Missouri per the attached Evaluation Report.

Award is for a not to exceed contract amount of \$220,000.00 and will be paid from department 2983- American Rescue Plan Act, account 71101 – Professional Services. A Budget Amendment was processed by the Auditor's office to budget the \$220,000.

ATT: Evaluation Committee Report

cc: RFP File

**CONTRACT AGREEMENT FOR
ARPA CONTRACT ADMINISTRATION SERVICES**

THIS AGREEMENT, C000681, dated the 2nd day of November 2023 is made between Boone County, Missouri, a political subdivision of the State of Missouri through the Boone County Commission, herein "County" and **FORVIS, LLP** herein "Contractor."

IN CONSIDERATION of the parties' performance of the respective obligations contained herein, the parties agree as follows:

1. Contract Documents - This agreement shall consist of this Contract Agreement for **ARPA Contract Administration Services**, Boone County Request for Proposal number **37-08SEP23**, Addendums #1-#3, Clarifications #1-#2, with Contractor's responses to the clarifications and proposal response, executed by Julie Murdock on behalf of the Contractor, and Exhibit A. All such documents shall constitute the contract documents, which are attached hereto and incorporated herein by reference. Service or product data, specification and literature submitted with Request for Proposal response may be permanently maintained in the County Purchasing Office file for this proposal if not attached. In the event of conflict between any of the foregoing documents, the terms, conditions, provisions and requirements contained in this Agreement shall prevail and control over the Contractor's Proposal and Clarification responses.

2. Purchase - The County agrees to purchase from the Contractor and the Contractor agrees to supply ARPA Contract Administration Services as identified and responded to in the Contractor's Proposal and Clarification responses. Service shall be provided as required in the Request for Proposal specifications and in conformity with the contract documents for the prices set forth in the contractor's proposal response.

Scope of Work (amounts per category may vary)

Provide regulatory compliance expertise including the identification of authorized uses of ARPA funds	\$4,740
Interpret federal guidance to establish and/or verify eligibility of proposed ARPA expenditures.	\$7,590
Assist in providing proper accounting and internal control mechanisms to record, track, and disburse ARPA funds in accordance with all federal, state, and local laws including, but not limited to, US Treasury guidance and generally accepted accounting principles.	\$37,950
Retain documentation and assist with reporting expenditures through the electronic portals provided by the State of Missouri and/or federal government.	\$21,650
Engage in subrecipient monitoring as warranted based on a risk assessment of each subrecipient.	\$12,060
Provide services, oversight, and guidance to ensure compliance with OMB Uniform Guidance and Single Audit Act compliance.	\$40,110

Provide contract administration services including providing review and comments on form of award contract, received and process requests for payments ensuring appropriate supporting documentation is paired with each payment request, and coordinating with County officials to route approved payment requests for further processing through the County's account payable systems.	\$25,300
Provide regular status updates to County officials	\$47,760
Provide detailed individual and aggregate, comprehensive reporting of ARPA contract administration activities.	\$19,190
Assist the county in providing requested information relating to ARPA expenditures to the County's external auditor in conjunction with the County's annual audit of its financial statements.	\$3,650
Shall Not Exceed TOTAL:	\$220,000.00

Additional Work Outside the Proposed Project Work, if needed:

Hourly Rates:

Partner/Managing Director	\$490
Senior Manager	\$300
Manager	\$270
Senior Consultant	\$220
Consultant	\$180

Hourly rates are firm through June 1, 2024. The rate increase shall not exceed the lesser of five (5%) or the percentage increase in the "National Consumer Price Index for All Urban Consumers (CPI-U)", as published by the U.S. Department of Labor, Bureau of Labor Statistics, Washington D.C. 20212, for the previous contract year.

3. Contract Period: ARPA Contract Administration Services shall be provided through December 31, 2026.

4. Billing and Payment - All billing shall be invoiced to the Boone County Commission office for services described in the Request for Proposal scope of services. The County agrees to pay all invoices within thirty days of receipt of a correct and valid invoice. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount; in the event the billing dispute is resolved in favor of the Contractor, the County agrees to pay interest at a rate of 9% per annum on disputed amounts withheld commencing from the last date that payment was due.

5. Binding Effect - This agreement shall be binding upon the parties hereto and their successors and assigns for so long as this agreement remains in full force and effect.

6. Entire Agreement - This agreement constitutes the entire agreement between the parties and supersedes any prior negotiations, written or verbal, and any other bid or bid specification or contractual agreement. This agreement may only be amended by a signed writing executed with the same formality as this agreement.

7. **Termination by County** - This agreement may be terminated by the County upon thirty days advance written notice for any of the following reasons or under any of the following circumstances:

- a. County may terminate this agreement due to material breach of any term or condition of this agreement, or
- b. County may terminate this agreement if in the opinion of the Boone County Commission delivery of services and deliverables are or will be delayed or impaired, or if services are otherwise not in conformity with RFP scope of services or variances authorized by County, or if services are deficient in quality in the sole judgment of County, or
- c. County may terminate this agreement for convenience for any reason or for no reason upon sixty (60) days written notice to contractor, or
- d. If appropriations are not made available and budgeted for any calendar year to fund this agreement.

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

FORVIS, LLP

BOONE COUNTY, MISSOURI

by 
DocuSigned by:
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by: Boone County Commission

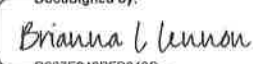
title Managing Director


DocuSigned by:
57400BED96434D4...
Kip Kendrick, Presiding Commissioner

APPROVED AS TO FORM:

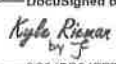
ATTEST:


DocuSigned by:
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CJ Dykhouse, County Counselor


DocuSigned by:
D267E2428FB946C...
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:
8C24BD84EE7A463...

10/23/2023

2983-71101 / \$220,000

Signature

Date

Appropriation Account