

183 -2024

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

April Session of the April Adjourned

Term. 20 24

In the County Commission of said county, on the 16th day of April 20 24

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

Now on this day, the County Commission of the County of Boone does hereby approve the award of County Contract C000770 awarded from Cooperative Contract DIR-TSO-3996 with Huber & Associates of Jefferson City, Missouri for IBM Branded Products and Services, specifically annual maintenance, for the Boone County IT Department.

The Contract is set out in the attached and the Presiding Commissioner is authorized to sign the same.

Done this 16<sup>th</sup> day of April 2024.

ATTEST:

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

Kip Kendrick  
Kip Kendrick  
Presiding Commissioner

Justin Aldred  
Justin Aldred  
District I Commissioner

Janet M. Thompson  
Janet M. Thompson  
District II Commissioner

# Boone County Purchasing

Liz Palazzolo, CPPO, C.P.M.  
Senior Buyer



5551 S. Tom Bass Road  
Columbia, MO 65201  
Phone: (573) 886-4392  
Fax: (573) 886-4390

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## MEMORANDUM

TO: Boone County Commission  
FROM: Liz Palazzolo, Senior Buyer  
DATE: April 09, 2024  
RE: Award of Contract C000770 from Cooperative Contract DIR-TSO-3996 for IBM Branded Products and Services for the Boone County Information Technology Department

Purchasing requests approval of contract C000770 using the Texas Department of Information Resources co-operative contract DIR-TSO-3996 for IBM Branded Products and Services with Huber & Associates of Jefferson City, Missouri for the Boone County Information Technology Department.

The Information Technology Department wishes to purchase renewals for maintenance on a variety of IBM software licenses to span from April 06, 2024 through April 05, 2025 for 24X7 support.

The contract period will run from April 02, 2024 through May 10, 2024. The maintenance renewal will be purchased within this period, but the resulting annual license will survive beyond the May 10<sup>th</sup> end date for the contract.

Payment will be for a total \$26,960.92 and will reference the following codes:

- 1172 – General Fund IT Hardware & Software/60051 – IT Equipment Service Contract;
- 2012 – ASR IT Hardware & Software/60051 - IT Equipment Service Contract;
- 1172 - General Fund IT Hardware & Software/70050 – Software Service Contract

/lp

c: Contract File



**PURCHASE AGREEMENT  
FOR  
IBM BRANDED PRODUCTS and SERVICES  
TERM AND SUPPLY**

**THIS AGREEMENT**, County contract **C000770**, awarded from Texas DIR cooperative contract number **DIR-TSO-3996**, dated the 16th day of April 2024 is made between Boone County, Missouri, a political subdivision of the State of Missouri through the Boone County Commission, herein "County" and **Huber & Associates, Inc.** herein "Vendor."

**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 Purchase Agreement for IBM Branded Products and Services in compliance with all bid specifications and any addendum issued for the Texas Department of Information Resources Contract **DIR-TSO-3996**, **Huber & Associates quote # KBFTQ6714** dated **March 25, 2024** from **Kai Hyatt** on behalf of the Contractor attached as **Attachment One**, and Boone County's Standard Terms and Conditions. All such documents shall constitute the contract documents which are incorporated herein by reference. Service or product data, specification and literature submitted with the bid response may be permanently maintained in the County Purchasing Office contract file if not attached. In the event of conflict between any of the foregoing documents, this Purchase Agreement, Texas Department of Information Resources Contract **DIR-TSO-3996** and Boone County Standard Terms and Conditions shall prevail and control over the vendor's bid response.

2. **Purchase** – The County agrees to purchase from the Contractor and the Contractor agrees to supply the County with maintenance renewal for 24X7 coverage for the period effective 04/06/2024 through 04/05/2025 as detailed in **Attachment One** for the total firm price of \$26,960.92.

3. **Purchase Order** – The County will issue a Purchase Order for any order placed from this contract.

4. **Contract Period** – The contract period shall run April 02, 2024 through May 10, 2024. The agreed-to annual license period shall continue as indicated in **Attachment One**.

5. **Delivery** - Vendor agrees to deliver services in compliance with all terms and conditions of this Purchase Agreement, Texas Department of Information Resources Contract **DIR-TSO-3996**, and applicable terms stated in Boone County's Standard Terms & Conditions.

6. **Billing and Payment** - All billing shall be invoiced to the Boone County Information Technology Department, Attn: Victoria Walter, 801 E. Walnut Street, Room 220, Columbia, MO 65201. Billings may only include the prices listed herein. No additional fees for paperwork processing, labor, or taxes shall be included as additional charges. The County agrees to pay all invoices within thirty days of receipt. 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 Vendor, 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.

7. **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.

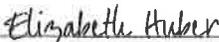
8. **Termination** - The County may terminate this agreement upon thirty (30) calendar days advance written notice for any of the following reasons or under any of the following circumstances:

- a. The County may terminate this agreement due to a material breach of any term or condition of this agreement, or
- b. The County may terminate this agreement if in the opinion of the Boone County Commission if delivery of products is delayed or products delivered are not in conformity with bidding specifications or variances authorized by the County, or
- c. Termination for Convenience – The county may terminate this Agreement for any reason or no reason upon sixty (60) days' written notice to the contractor, or
- d. If appropriations are not made available and budgeted for any calendar year.

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

**HUBER & ASSOCIATES**

**BOONE COUNTY, MISSOURI**

By  \_\_\_\_\_  
4320ACD38A8F449...

By: Boone County

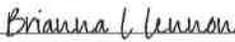
Title CEO \_\_\_\_\_

 \_\_\_\_\_  
57400BED96434D4...  
Presiding Commissioner

**APPROVED AS TO FORM:**

**ATTEST:**

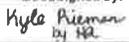
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County Counselor

 \_\_\_\_\_  
0267E2428FB948C...  
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 is not required if the terms of this contract do not create a measurable county obligation at this time.)

1172/60051; 2012/60051; 1172/70050; 2015/70050: \$26,960.92

 \_\_\_\_\_  
EB91DB24AAAC49D...

4/8/2024

Signature

Date

Appropriation Account

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ca.

April Session of the April Adjourned

Term. 20 24

County of Boone

In the County Commission of said county, on the

16th

day of April

20 24

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

Now on this day, the County Commission of the County of Boone does hereby approve the Award of County Contract C000771 awarded from Cooperative Contract EC07-23 for and Emergency Notification Software & Services with Evans Consoles, Incorporated of Vienna, Virginia. This is a Countywide Term & Supply contract.

The Contract is set out in the attached and the Presiding Commissioner is authorized to sign the same.

Done this 16<sup>th</sup> day of April 2024.

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

Liz Palazzolo, CPPO, C.P.M.  
Senior Buyer



5551 S. Tom Bass Road  
Columbia, MO 65201  
Phone: (573) 886-4392  
Fax: (573) 886-4390

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## MEMORANDUM

TO: Boone County Commission  
FROM: Liz Palazzolo, Senior Buyer  
DATE: April 05, 2024  
RE: Award C000771 from Co-op Contract EC07-23 for 911 Equipment & Emergency Notifications Software and Services – Countywide Term & Supply

Purchasing requests approval of contract C000771 using HGAC-Buy cooperative contract EC07-23 for the purchase of 911 Equipment and Emergency Notification Software and Services. The contract is with Evans Consoles, Inc. of Vienna, Virginia for the purchase of Iron Horse 24X7 chairs. This is a Countywide Term & Supply used primarily by the Boone County Joint Communications Department and the Boone County Sheriff's Office.

/lp

c: Contract File

**PURCHASE AGREEMENT FOR  
911 Equipment & Emergency Notification Software and Services**

**THIS AGREEMENT**, County contract **C000771**, awarded from cooperative contract **EC07-23**, dated the 16th day of April 2024 is made between Boone County, Missouri, a political subdivision of the State of Missouri through the Boone County Commission, herein "County" and **Evans Consoles Incorporated** 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 Purchase Agreement for a contract for the furnishing of **911 Equipment & Emergency Notification Software and Services** in compliance with all bid specifications and any addenda issued for the HGACBuy cooperative purchasing program, contract **EC07-23**, the Evans Console Incorporated quote dated **April 08, 2024** which shall be incorporated into the contract as **Attachment One** as well as Boone County Standard Terms and Conditions. All such documents shall constitute the contract documents which are incorporated herein by reference. Service or product data, specification and literature submitted with the bid response may be permanently maintained in the County Purchasing Office bid file for this bid if not attached. In the event of conflict between any of the foregoing documents, this Purchase Agreement, the HGACBuy contract number **EC07-23**, and Boone County's Standard Terms and Conditions shall prevail and control over the contractor's bid response.

**2. Purchase** - The County agrees to purchase from the contractor and the contractor agrees to provide the County with the items identified in **Attachment One** as follows for the Boone County Joint Communications Department. Any subsequent order from the contract shall be accomplished as separate written amendment to the contract with a Purchase Order respective to the subsequent order:

<b>Description</b>	<b>Quantity</b>	<b>Firm Unit Price</b>	<b>Sub-Total Price</b>
<b>Iron Horse 4100</b>	1	\$3,006.26	\$3,006.26
- Iron Horse 4100 in Black Leather, Deluxe Comfort Headrest, Deluxe Tilt-Up Armrests, Heavy Duty Tilt Mechanism, Air Lumbar, 29" Black Aluminum Base, 60mm Hard Casters. - IH-4400.ACCGBA.3BL0			
<b>Iron Horse 310R</b>	2	\$2,880.11	\$5,760.22
- Iron Horse 310R in Black Leather, Deluxe Comfort Headrest, 3D Armrests, Heavy Duty Tilt Mechanism, Air Lumbar, 29" Black Aluminum Base, 60 mm Hard Casters.			

- IH-340R.AMCGBA.3BL0			
<b>Iron Horse 310S</b>	2	\$3,403.87	\$6,807.74
- Iron Horse 310S Seat Slider in Black Leather, Deluxe Comfort Head Rest, 3D Armrests, Heavy Duty Tilt Mechanism, Air Lumbar, 29" Black Aluminum Base, 60mm Hard Casters.			
- IH-340S.AMCFBA.3BL0			
Minus One Time Discount			(\$592.58)
Shipping to Zip Code 35202:			\$550.00
<b>Total, Firm Price:</b>			<b>\$15,531.64</b>

3. **Contract Duration** - This agreement shall commence on **April 01, 2024 and extend through June 30, 2025.**

4. **Billing and Payment** - All billing shall be invoiced to the ordering Boone County Department or Office. For deliveries and billing to Boone County Joint Communications, send to 1245 County Drive, Columbia, MO 765202. Billings may only include the prices listed within. No additional fees for delivery or extra services or taxes shall be included as additional charges in excess of the charges specified in the contractor's quote. The County agrees to pay all invoices within thirty days of receipt. The contractor agrees to honor any cash or prompt payment discounts offered in its proposal response if the County makes payment as provided therein. 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. **Warranty** – The manufacturer's standard warranty shall apply and commence upon the County's acceptance of the seating.

6. **Delivery** – Delivery shall be to the ordering Boone County office or department. For deliveries to the Boone County Joint Communications Department, deliver to 2145 County Drive, Columbia, Missouri, 65202. Delivery shall occur within 4-5 weeks after receipt of the purchase order; if longer time is required because of supply chain disruptions, the contractor shall promptly communicate any delay and coordinate with the ordering office/department about delivery.

7. **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.

8. **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.



185-2024

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ca.

April Session of the April Adjourned

Term. 20 24

In the County Commission of said county, on the 16th day of April 20 24

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

Now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Amendment for Department 1253 for the State Cyber Crimes Grant.

Done this 16<sup>th</sup> day of April 2024.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner





**Missouri Department of Public Safety  
Criminal Justice/Law Enforcement Unit**  
P.O. Box 749, Jefferson City, MO 65101  
Telephone: 573-526-1928 Fax: 573-751-5399

**AWARD AGREEMENT**

DATE	07/12/23
GRANT IDENTIFICATION NUMBER	2024-SCCG-001

RECIPIENT NAME <b>Boone County, Cyber Task Force</b>		
ADDRESS <b>801 E. Walnut Street</b>		
City <b>Columbia</b>	STATE <b>MO</b>	Zip Code <b>65201</b>
TOTAL AMOUNT OF THE AWARD <b>\$301,102.00</b>		
PROJECT PERIOD FROM <b>06/01/2023</b>	PROJECT PERIOD TO <b>05/31/2024</b>	AWARD DATE <b>07/12/2023</b>
PROJECT TITLE <b>FY 2024 State Cyber Crimes Grant</b>		FUNDED BY <b>Missouri Department of Public Safety</b>
METHOD OF PAYMENT (Reimbursement -- Advanced) <b>Reimbursement</b>		

CONTACT INFORMATION		
DPS GRANTS CONTACT	RECIPIENT PROJECT DIRECTOR	
NAME <b>Becky Block</b>	NAME <b>Dwayne Carey, Sheriff</b>	
E-MAIL ADDRESS <b>Rebecca.Block@dps.mo.gov</b>	ADDRESS (if different from above) <b>2121 County Drive</b>	
TELEPHONE <b>573-522-3455</b>	CITY, STATE AND ZIP CODE <b>Columbia, MO 65202</b>	
PROGRAM MANAGER <b>Joni McCarter</b>	TELEPHONE <b>(573) 875-1111</b>	E-MAIL ADDRESS <b>DCarey@boonecountymo.org</b>

SUMMARY DESCRIPTION OF PROJECT

The goal of the SCCG Program is to make funds available to reduce internet sex crimes against children and improve public safety for children through investigations, forensics, and prevention. This program provides support of the continued operation of multi-jurisdictional law enforcement cybercrime task forces.

AWARDING AGENCY APPROVAL		RECIPIENT AUTHORIZED OFFICIAL APPROVAL	
TYPED NAME AND TITLE OF DPS OFFICIAL <b>Sandra K. Karsten, Director</b>		TYPED NAME AND TITLE OF RECIPIENT AUTHORIZED OFFICIAL <b>Kip Kendrick, Presiding Commissioner</b>	
SIGNATURE OF APPROVING DPS OFFICIAL	DATE	SIGNATURE OF RECIPIENT AUTHORIZED OFFICIAL	DATE

**THIS AWARD IS APPROVED SUBJECT TO SUCH CONDITIONS OR LIMITATIONS SET FORTH ON THE ATTACHED SPECIAL CONDITION(S). BY SIGNING THIS AWARD AGREEMENT THE RECIPIENT IS AGREEING TO READ AND COMPLY WITH ALL SPECIAL CONDITIONS.**

2023-2024 SCCG Working Copy			
Description	Total Proposed	2023	2024
<b>Personnel</b>			
Detective salary - And. Evans	\$ 57,961.60	36,727.60	36,234.00
Detective salary - Coyle Bounds	\$ 63,148.80	36,836.80	28,312.00
NEW position - Detective salary - Additional position (179/hr)	\$ 60,320.00	20,106.67	25,182.83
<b>Personnel - Benefits</b>			
FICA/Medicare	\$ 9,647.45	5,027.68	4,018.77
Medical Insurance - (\$6348 each)	\$ 12,696.00	7,406.00	5,290.00
Dental Insurance (\$420 each)	\$ 840.00	490.00	350.00
Pension/Retirement - (\$650 each) - 401(a) match	\$ 1,300.00	758.33	541.67
Workers Comp - (.0284)	\$ 3,581.54	2,089.33	1,492.21
Life Insurance (\$72 each)	\$ 144.00	84.00	60.00
Long Term Disability (\$036)	\$ 454.00	264.83	189.17
County Paid CERF (.02)	\$ 2,522.21	1,471.29	1,050.92
NEW position - FICA/Medicare	\$ 4,814.48	1,518.16	1,922.70
NEW position - Medical Insurance	\$ 6,348.00	2,116.00	2,632.00
NEW position - Dental Insurance	\$ 420.00	140.00	175.00
NEW position - Pension/Retirement - 401(a) match	\$ 650.00	216.67	270.83
NEW position - Workers Comp	\$ 1,713.09	571.03	713.79
NEW position - Life Insurance	\$ 72.00	24.00	30.00
NEW position - Long Term Disability	\$ 217.15	72.38	90.48
NEW position - County Paid CERF	\$ 1,206.40	401.13	502.67
<b>Personnel - Overtime</b>			
N/A			
<b>Personnel Benefits - Vacation</b>			
N/A			
<b>Training/Travel</b>			
N/A			
<b>Equipment</b>			
N/A			
<b>Supplies/Operatives</b>			
ADF Digital Evidence Investigator License Renew	\$ 1,896.35	1,896.35	
Cablelabs UFED Ultimate - Hackmaster	\$ 6,450.00	6,450.00	
Cablelabs UFED Ultimate - Bounds	\$ 6,450.00	6,450.00	
Cablelabs UFED Ultimate - Perkins	\$ 6,450.00	6,450.00	
GetData Forensic Examiner License Renew	\$ 495.00	495.00	
Grayhill GrayFox Software/License Renew	\$ 30,185.00	30,185.00	
Griffin Assist. to DA Pro w/ Lace Cover	\$ 1,790.00	1,790.00	
Magnet Forensics AXDM with Cloud Renew	\$ 4,345.00	4,345.00	
Parasnet Forensics AXDM	\$ 4,000.00	4,000.00	
NEW position - Magnet Forensics AXDM	\$ 4,025.00	4,025.00	
Password Forensic Kit Renew	\$ 191.00	191.00	
Sumari Recon	\$ 450.00	450.00	
Vista Print Web Hosting	\$ 284.00	284.00	
Webroot AntiVirus Renew	\$ 239.58	239.58	
<b>Contractor</b>			
N/A			
SCCG Total Application / Proposed	\$ 101,192.65	62,646.14	63,714.63

Reimbursed 02-16-24 Actual \$1,649 Savings \$247.35  
 Reimbursed 02-16-24 Actual \$3661.46 Savings \$2788.54  
 Reimbursed 02-16-24 Actual \$1661.46 Savings \$1748.54  
 Multiple sent to lease  
 Reimbursed 02-16-24 Actual \$499.95 Savings \$4.95 Foreign currency on file  
 Budgeted for = 1790  
 Reimbursed 02-16-24 Actual \$4345  
 Actual \$4000.00  
 Reimbursed 02-16-24 Actual \$4025  
 Reimbursed 02-16-24 Actual \$585  
 Reimbursed 11/07/2023 Actual \$324 Overage of \$60  
 Reimbursed 02-16-24 actual \$259.58

Budgeted in 2023 - Pd 2024 **\$14000**  
 Budgeted in 2024 for **\$1790** - Actual pd **\$2290** = Difference of **\$500**  
 Budgeted in 2023 - Pd 2024 **\$14500**

186 -2024

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ca.

April Session of the April Adjourned

Term. 20 24

County of Boone

In the County Commission of said county, on the

16th

day of April

20 24

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

Now on this day, the County Commission of the County of Boone does hereby approve a request by Sue Porter to vacate Lot 14 of Sunrise Estates Block 2 and the right of way for Sunnybrook Lane, Recorded in Plat Book 10, Page 195 of the records of the Boone County Recorder of Deeds, and replat the same into a single lot, subject to the following condition:

1. Said vacation is not effective until the lot and right-of-way proposed to be vacated have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations and said plat is recorded in the Records of Boone County Missouri.

Done this 16<sup>th</sup> day of April 2024.

ATTEST:



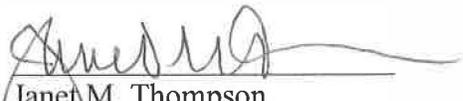
Brianna L. Lennon  
Clerk of the County Commission



Kip Kendrick  
Presiding Commissioner



Justin Aldred  
District I Commissioner



Janet M. Thompson  
District II Commissioner

187 -2024

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ca.

April Session of the April Adjourned

Term. 20 24

County of Boone

In the County Commission of said county, on the

16th

day of April

20 24

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

Now on this day, the County Commission of the County of Boone does hereby deny a request by Fairway Commercial Building Inc. to rezone from Agriculture 1 (A-1) to Planned Recreation (REC-P) on 10 acres located at 7750 E. Highway AB, Columbia.

AND

Now on this day, the County Commission of the County of Boone does hereby deny a request by Fairway Commercial Building Inc. to approve a Review Plan for Show-Me Farms Event Center on 10 acres located at 7750 E. Highway AB, Columbia.

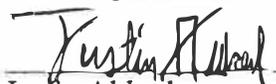
Done this 16<sup>th</sup> day of April 2024.

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**  
**April 9, 2024**

**1. Sunrise Estates Subdivision Request to Vacate- Porter.**

A petition has been submitted by Sue Porter to vacate Lot 14 of Sunrise Estates Subdivision Block 2 and the right-of-way for Sunnybrook Lane recorded in Plat Book 10 Page 195 of the records of the Boone County Missouri Recorder of Deeds.

Sunrise Estates Subdivision Block 2 was recorded on July 10<sup>th</sup>, 1972, prior to County's adoption of Subdivision Regulations. The plat included right of way for Sunnybrook Lane. The roadway was never constructed, and subsequent development of Sunrise Estates has rendered the right of way useless. It is the intent of the petitioner to combine the entire Right-of-Way for Sunnybrook Lane with Lot 14, into a single lot by replat. Normally, vacated right-of-way is split between the adjoining lots, in this case Lots 14 and 15. However, the petitioner has provided a notarized statement from the owner of Lot 15, that releases their interest in the vacated right of way.

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 County 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.

Character: The property was created when the County did not have applicable land use regulations for the creation of major subdivisions. Development of the subdivision began around 1962 and was about half completed when this plat was recorded in 1972. The vacation and replat proposal is harmonious with the character of the residential neighborhood.

Traffic: Granting the vacation request will not adversely affect future traffic conditions, circulation, location and alignment of streets within and adjacent to the subdivision. The roadway for Sunnybrook Lane has never been constructed. Sunrise Estates Subdivision Block 10, adjoining to the south, did not include a connecting right of way which rendered Sunnybrook Lane obsolete.

Utilities and Property Values: The subdivision is fully developed and there is no reason to believe that the vacation and replat will have any negative impact to the utilities, easements, or property values of the neighborhood.

Public Health, Safety, and Welfare: The vacation will not adversely affect public health, safety, and welfare. This vacation and replat will clean up a very long-standing problematic property by eliminating unused right-of-way by incorporating it all as a single lot.

The proposed concept of the replat is not detrimental to the character of the neighborhood, will not adversely affect future traffic conditions, circulation, location and alignment of streets within and adjacent to the subdivision, or adversely impact property values within the subdivision. There is no reason to believe there will be an adverse effect on the public health and safety. Therefore, Staff recommends approval of this request subject to the following condition:

1. Said vacation is not effective until the lot and right-of-way proposed to be vacated have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations and said plat is recorded in the Records of Boone County Missouri.

**2. Request by Fairway Commercial Building Inc, to rezone from Agriculture 1 (A-1) to Planned Recreation (REC-P) and to approve a Review Plan for Show-Me Farms Event Center on 10 acres located at 7750 E Hwy AB, Columbia.**

The Planning and Zoning Commission conducted a public hearing on this request at its March 21, 2024 meeting and issued a recommendation for approval of the rezoning on a 4-3 vote and approval of the review plan on a 5-2 vote with one added condition.

The subject property is located on State Route AB, approximately 2 miles east of Highway 63. The parent property is approximately 80 acres in size and zoned Agriculture (A-1). There are several utility buildings, a house, and a lagoon present on the property. This proposal intends to rezone 10 acres to Planned Recreation (REC-P), from the original A-1, to support a reception facility. The surrounding zoning is as follows:

North – A-1

West – A-1

South - A-1

East - A-1 & Planned Agriculture (A-1P)

The A-1 zoning is all original 1973 zoning. The A-1P was rezoned in 2003. The REC-P review plan identifies all the existing structures, proposes some expansion opportunities, and legitimizes the desired use on the property. Required improvements such as fire hydrants, improved wastewater treatment, and dust-free parking and drive areas are obligatory as part of the change of zoning and future use.

Staff notified 12 people about the rezoning request.

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 Service District #1, the Boone Electric Cooperative service area, and the Southern Boone County Fire Protection District. There is a 6" water main on the south side of Highway AB for fire protection. The fire protection district has agreed to the installation of a hydrant near Highway AB to meet the needs of the fire code. A fire pond with a dry hydrant is also proposed as part of the fire protection for the site. There is no central sewer available to this property. To be permitted by Boone County for onsite wastewater treatment, the facility is limited to an occupancy of 199 persons. A 60,000 square foot on-site wastewater treatment system is proposed to provide treatment for this proposal.

**Transportation:** This property has direct access to Highway AB. The Missouri Department of Transportation will review and permit all improvements to the drive access to the property from AB.

**Public Safety:** The property is in the Southern Boone County Fire Protection District, with the nearest stations at 10555 Airport Drive and 208 Henry Clay Boulevard. The stations are 4 miles and 8.1 miles away respectively. The installation of a fire hydrant, when combined with the proposed dry-hydrant fire pond on the property is considered adequate by the Southern Boone County Fire Protection District for fire protection on this property.

**Zoning Analysis:** The character of the area is agricultural and rural residential. This proposal is a significant increase in intensity of activity in this area. Traffic on AB will increase, however the development of this site as a reception facility will have minor impacts to Highway AB. The traffic analysis submitted with the application indicates that traffic generation will be off cycle with peak traffic hours. The generated traffic will also be low compared to the overall capacity of the road network in this area.

Increased levels of noise and light are expected to occur. Hours of operation are proposed to limit the impact to surrounding properties. The proposal identifies both inside and outside event hours of operation as mitigating measures.

There is no public sewer available at this location. The applicants have proposed an on-site wastewater treatment system to serve this development. The location on Highway AB allows for the transportation element to be met, as Highway AB can handle additional traffic.

The site is not close to any public safety facilities. Despite being four to eight miles away, which may be significant for emergency service response, the Southern Boone County Fire Protection District is confident in its ability to provide service to this site.

If the necessary infrastructure improvements to the site (fire protection, improved access, parking, wastewater) are completed and buildings are improved to allow commercial occupancy, the proposal can meet the sufficiency of resources test. Failure to construct the necessary improvements will result in a failure of this proposal to meet the sufficiency of resources test. Conditions of approval are suggested to ensure sufficient resources are provided prior to commencement of the use.

The property scored 49 points on the rating system.

Staff recommended **approval** of the rezoning request and review plan with conditions 1 through 4. The Planning and Zoning Commission recommendation for approval added Condition Number 5.

- 1) Certificates of occupancy for the existing structures under their new uses, including associated inspected & approved remodeling permits, must be gained prior to use of the property as identified on the plan.
- 2) That the supporting infrastructure for this facility, as described, be installed prior to the approval of the final plan. This infrastructure includes paving of parking and drive surfaces to serve the proposal, installation of water and fire infrastructure as described in the plan, and installation of the on-site wastewater collection & treatment system.
- 3) That the hours of operation be limited as described in the plan document. That the approved conditions of the review plan be listed on the face of the final plan.
- 4) That the approved conditions of the review plan be listed on the face of the final plan.
- 5) That fireworks are only allowed during the two specific holiday events listed on the plan. Specifically, New Year's Day (January 1<sup>st</sup>) and Independence Day (July 1-7).