

187-2025

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

April Session of the April Adjourned

Term. 20²⁵

County of Boone

In the County Commission of said county, on the

8th

day of April

20²⁵

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 to hire above the Flexible Hiring Range for position number 770, Court Services Officer, and does hereby authorize an appropriation of \$23.11 an hour for the salary of said position.

Done this 8th day of April 2025.

ATTEST:



Brianna L. Lennon
Clerk of the County Commission


Kip Kendrick
Presiding Commissioner
Justin Aldred
District I Commissioner
Janet M. Thompson
District II Commissioner

188-2025

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

April Session of the April Adjourned

Term. 20 25

County of Boone

In the County Commission of said county, on the

8th

day of April

20 25

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 to hire above the Flexible Hiring Range for position number 228, Assistant Prosecuting Attorney I, and does hereby authorize an appropriation of \$73,000.00 for the salary of said position.

Done this 8th day of April 2025.

ATTEST:




Brianna L. Lennon

Clerk of the County Commission


Kip Kendrick
Presiding Commissioner


Justin Aldred
District I Commissioner


Janet M. Thompson
District II Commissioner

189 -2025

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

April Session of the April Adjourned

Term. 20 25

County of Boone

} ea.

In the County Commission of said county, on the

8th

day of April

20 25

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 reactivate temporary position 1008, FMLA Non-Exempt (Class Code 990100) in department 1221 and convert said position to Temporary: Non-Exempt Non-FMLA (Class Code 980100). At a later date, the position can be converted back to the original classification at vacancy or at the request of the Administrative Authority during the next budget cycle.

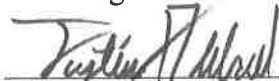
Done this 8th day of April 2025.

ATTEST:



Brianna L. Lennon
Clerk of the County Commission


Kip Kendrick
Presiding Commissioner


Justin Aldred
District I Commissioner


Janet M. Thompson
District II Commissioner

190-2025

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

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April Session of the April Adjourned

Term. 20 25

County of Boone

In the County Commission of said county, on the

8th

day of April

20 25

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

Now on this day, the County Commission of the County of Boone does hereby approve the emergency purchase of three locks for the pods/cells at the Boone County Detention Center by the Boone County Facilities Management Department from Western Detention of Deer Park, Washington as documented in Emergency Procurement Approval number 19-020425E. The Emergency Procurement Approval form is set out in the attached, and has been approved by Boone County Northern District Commissioner Janet Thompson.



Done this 8th day of April 2025.

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

Boone County Emergency Procurement Policy: Notwithstanding any other provisions of this Policy, and by direction of the liaison Commissioner to any Department, and in the absence of an assigned liaison Commissioner, it shall be the Presiding Commissioner, the purchasing agent may make or authorize others to make emergency procurements of supplies, services, or construction items when there exists a threat to public health, welfare, or safety; provided that such emergency procurements shall be made with such competition as is practicable under the circumstances. A written determination of the basis for the emergency and for the selection of the particular contractor shall be included in the contract file. As soon as practicable, a record of each emergency procurement shall be made at the next scheduled Commission meeting, and shall set forth the contractor's name, the amount and type of the contract, a listing of the item(s) procured under the contract, and the identification number of the contract file.

REQUEST FOR EMERGENCY PROCUREMENT

Originating Office,

Dept. # & Account # Facilities Management, 60100, 23035

Person Requesting

Date Requested

4/2/25 Jimmy Mayo

Phone Number

573-886-4400

UPON COMPLETION OF THIS FORM, PLEASE SUBMIT TO THE PURCHASING DEPARTMENT.

PURCHASING DEPARTMENT APPROVAL:

Signature

Date

[Signature]

4-2-2025

EMERGENCY PROCUREMENT NUMBER:
(Assigned by Purchasing)

19-020425E

LIAISON COMMISSIONER APPROVAL:

Signature

Date

[Signature]

4/2/2025

Expiration Date:

(Note: Attach list for multiple vendors)

Vendor(s) Name

Western Detention

Vendor(s) Address

3711 Deer Park Rd. Deer Park, WA 99006

Vendor(s) Phone and
Fax

Phone: 509-292-2438 FAX: 509-292-2449

Product Description

Security locks for pod & cell doors

Estimated Cost

\$13,197.00

Boone County Purchasing

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



5551 S. Tom Bass Road
Columbia, MO 65202
Phone: (573) 886-4392

MEMORANDUM

TO: Boone County Commission
FROM: Liz Palazzolo, Senior Buyer
DATE: April 8, 2025
RE: Authorization of Emergency Procurement – 19-020425E for the Purchase of Three (3) Jail Locks for the Boone County Facilities Management Department for the Boone County Detention Center

Emergency Procurement #19-020425E has been approved by the Boone County Purchasing Department and then authorized by Commissioner Janet Thompson on April 02, 2025.

Captain Atwell of the Boone County Sheriff's Office notified the Purchasing Department of repeated recent instances where jail locks have failed. To quote, "Last week, we had a detainee (very mentally ill and physically aggressive) force his sliding cell door open twice. He was able to exit the cell...this affects officer safety...detainee safety, facility security, and potentially a threat to public safety." The problem was advanced to the Purchasing Department by Johnny Mays, Director of Facilities Management. The Facilities Management Department completed the attached "Request for Emergency Procurement" form.

The three required security locks for the pod and cell doors have been purchased from Western Detention of Deer Park, Washington for a total price of \$13,197.00

Section 3-106 of Boone County's Purchasing Manual and Policy allows for Emergency Procurements which allow the County to purchase needed items or services without competitive bidding in the event the purchase exceeds the County bid threshold of \$12,000.00. An emergency is a situation where failure to immediately purchase the necessary good or service would entail a threat to public health, welfare or safety. Section 3-106 gives the purchasing agent the ability to facilitate or make an emergency purchase if authorized by the departmental liaison, in this case, Commissioner Thompson.

Payment will reference 6100 – Facilities Management Building Maintenance/23035 – Repair/Maintenance Supplies: \$13,197.00.

The Facilities Management Department, the Sheriff's Office and the Purchasing Department are discussing a path forward that addresses a perceived need to replace more jail locks that are now more than thirty (30) years old and are reaching the end of their useful life. The County may also purchase a preventative maintenance plan or assign in-house personnel tasked to do the same.

/lp

c: Contract File

191 -2025

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

April Session of the April Adjourned

Term. 20 25


In the County Commission of said county, on the 8th day of April 2025

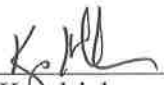
the following, among other proceedings, were had, viz:

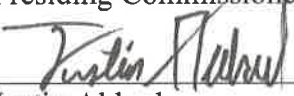
Now on this day, the County Commission of the County of Boone does hereby approve the award of County Contract C000996 awarded from cooperative contract RA05-21 for Radio Communications, Emergency Response & Mobile Interoperability Equipment with JPS Interoperability Solutions, Inc. of Raleigh, North Carolina for the Boone County Joint Communications Department. The contract is set out in the attached and the Presiding Commissioner is authorized to sign the same.

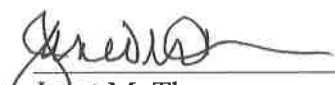
Done this 8th day of April 2025.

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

MEMORANDUM

TO: Boone County Commission
FROM: Liz Palazzolo, Senior Buyer
DATE: April 01, 2025
RE: Award Contract C000996 from Cooperative Contract RA05-21 – Radio Communications Emergency Response & Mobile Interoperability Equipment for the Boone County Joint Communications Department

Purchasing requests approval for the award of contract C000996 from contract RA05-21 established by H-GAC as a cooperative contract for Radio Communications Emergency Response & Mobile Interoperability Equipment with JPS Interoperability Solutions, Inc. of Raleigh, North Carolina.

The contract period will run April 01, 2025 through July 31, 2025.

This is for a one-time purchase of thirty (30) SVM-2 Site Voter Modules which is a compact and rugged device that is portable and allows for making the range and coverage of communications better. The total for all 30 modules including shipping is \$35,776.77.

Payment will reference 2706 – Boone County Joint Communications Radio Improvements/91300 – Machinery & Equipment: \$35,776.77.

/lp

c: Contract File

**PURCHASE AGREEMENT
FOR
RADIO COMMUNICATIONS EMERGENCY RESPONSE & MOBILE INTEROPERABILITY
EQUIPMENT**

THIS AGREEMENT, Contract **C000996** awarded from cooperative contract **RA05-21**, dated the 8th day of April 2025 is made between Boone County, Missouri, a political subdivision of the State of Missouri through the Boone County Commission, herein "County" and **JPS Interoperability Solutions, 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 **Radio Communications Equipment Response & Mobile Interoperability Equipment**, in compliance with all bid specifications and any addenda issued for the H-GAC contract **RA05-21** including **Quote #8547** dated **3/19/2025** submitted by **Bonnie Harward** on behalf of the Contractor attached hereto as **Attachment One** and the Standard Terms and Conditions of Boone County, Missouri. 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 file if not attached. In the event of conflict between any of the foregoing documents, this Purchase Agreement, H-GAC contract **RA05-21**, and the Standard Terms and Conditions of Boone County, Missouri shall prevail and control over **JPS Interoperability Solutions, Inc.**'s bid response.

2. **Purchase** - The County agrees to purchase from the Vendor and the Vendor agrees to supply the County with **thirty (30) SVM-2 Site Voter Modules** at a firm price \$1,172.559 each for a total price of \$35,176.77 plus \$600.00 for shipping resulting in a grand total acquisition price of **\$35,776.77**.

3. **Contract Term** - This agreement shall commence on **April 01, 2025** and extend through **July 31, 2025** subject to the provisions for termination specified below.

4. **Delivery** - Deliver ordered products to Boone County Joint Communications, 2145 County Drive, Columbia, Missouri, 65202. All deliveries shall be **FOB Destination**, Freight Prepaid and Added to Invoice.

5. **Billing and Payment** - All billing shall be invoiced to the Boone County Joint Communications Department, 2145 County Drive, Columbia, Missouri, 65202. Invoices may only include the prices listed in the Contractor's bid response. No additional fees for delivery or extra services or taxes shall be included as additional charges in excess of the charges in the Contractor's bid response to the specifications. The County agrees to pay all correct monthly invoices within thirty days of receipt; Contractor agrees to honor any cash or prompt payment discounts offered in its bid response if 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.

6. **Warranty** – The standard manufacturer's warranty on labor and parts shall be provided to the County and commence upon acceptance.

7. **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.

8. **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.

9. **Termination** - 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. 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.

**JPS INTEROPERABILITY
SOLUTIONS, INC.**

by Signed by:
Bonnie Harward
2BD45A96C8A5459...
title Global Sales Specialist

BOONE COUNTY, MISSOURI

by: Boone County Commission

DocuSigned by:
KG KIL
57400BED96434D4...
Presiding Commissioner

APPROVED AS TO FORM:

DocuSigned by:
J. Johnson
7D71DEAEB9D74DD...
County Counselor

ATTEST:

Signed by:
Brianna L. Lennon
D267E242BFB048C...
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.)

2706/91300: \$35,776.77

DocuSigned by:

Kyle Riemann by Au

8E8FE1148A274E1...

3/28/2025

Signature

Date

Appropriation Account

CERTIFIED COPY OF ORDER

192 -2025

STATE OF MISSOURI

} ea.

April Session of the April Adjourned

Term. 20 25

County of Boone

In the County Commission of said county, on the

8th

day of April


20 25

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

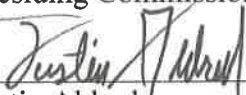
Now on this day, the County Commission of the County of Boone does hereby approve the award of Amendment #2 to Boone County Contract C000888 awarded from cooperative contract CT170457009 with Carahsoft Technology Corporation of Reston, Virginia for Magnet Forensics AXIOM software for the Boone County Sheriff's Office. The contract amendment is set out in the attached and the Presiding Commissioner is authorized to sign the same.

Done this 8th day of April 2025.

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



555 S. Tom Bass Road
Columbia, MO 65202
Phone: (573) 886-4392

MEMORANDUM

TO: Boone County Commission
FROM: Liz Palazzolo, Senior Buyer
DATE: March 06, 2025
RE: Amendment #2 to Contract C000888 from cooperative contract
CT170457009 for NASPO Cloud Solutions purchase of Magnet Forensics
AXIOM license from Carahsoft Technology Corporation for the Boone
County Sheriff's Office

Purchasing requests approval for Amendment #1 to contract C000888 awarded from cooperative contract for NASPO Cloud Solutions for the purchase of the Magnet Forensics AXIOM software licenses from Carahsoft Technology Corporation for the Boone County Sheriff's Office for the 2025-2026 period. The original contract was established December 10, 2024 through Commission Order 601-2024.

Payment will reference this coding:

- 1253 – General Fund Sheriff Grants/70100 – Software Subscriptions: \$4,504.50.

/lp

c: Contract File

CONTRACT AMENDMENT NUMBER TWO
NASPO VALUEPOINT CLOUD SOLUTIONS -
GRAYKEY -ADVANCED LICENSE AND SUPPORT

The Agreement, Boone County Contract **C000888** awarded from cooperative contract **CT170457009**, dated December 10, 2024, made by and between Boone County, Missouri and **Carahsoft Technology Corporation** for and in consideration of the performance of the respective obligations of the parties set forth herein, is amended as follows:

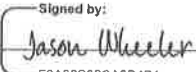
1. **ADD:** The County agrees to purchase from the Contractor and the Contractor agrees to supply the County with one (1) Magnet AXIOM Essentials License Magnet Forensics USA, Inc. (6AX110) and one (1) Magnet AXIOM Essential Bundle - Dongle Magnet Forensics, USA, Inc. (6AXB100) and Support pursuant to Carahsoft quote 52608986 dated 03/31/2025 attached hereto as **Amendment Two - Attachment One** and incorporated into the contract by reference:

Produce Description	Quantity	Coverage Dates	Firm Price Per Each License/Dongle	Extended Price - Total
Magnet AXIOM Essentials License Magnet Forensics USA, Inc. (6AX110)	1	Start Date: TBD End Date: 12-Months Coverage	\$4,504.50	\$4,504.50
Agent AXIOM Essentials - Dongle Magnet Forensics, USA, Inc. (6AXB100)	1	Start Date: TBD End Date: 12-Months Coverage	\$0.00	\$0.00
TOTAL:				\$4,504.50

2. Except as specifically amended hereunder, all other terms, conditions and provisions of the original agreement, as previously modified, 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.

CARAHSOFT TECHNOLOGY CORPORATION

by  Signed by: _____
F9A86B32CA3D4B1

title Team Lead

BOONE COUNTY, MISSOURI

by: Boone County Commission

 DocuSigned by: _____
57400BED96434D4

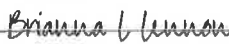
Presiding Commissioner

APPROVED AS TO FORM:

DocuSigned by:

7D71DEAEB9D74DD...
County Counselor

ATTEST:

Signed by:

D267E242BF8948C...
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 the contract do not create a measurable county obligation at this time.)

1253/70100: \$4,504.50

DocuSigned by:  8E8FE1148A274E1...	3/31/2025	
Signature	Date	Appropriation Account

CERTIFIED COPY OF ORDER

193 -2025

STATE OF MISSOURI }
County of Boone } ea.

April Session of the April Adjourned

Term. 20 25

In the County Commission of said county, on the 8th day of April 20 25


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 Darrell & Eve Flake to vacate Lots 9 & 10 of Lake Capri Subdivision Block 2 found in Plat Book 17 Page 35 of the records of the Boone County Missouri Recorder of Deeds, subject to the following condition:


1. The 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 8th day of April 2025.

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 1, 2025

The Planning and Zoning Commission reviewed Agenda Items 1,3,4 and 5 at its March 20, 2025 meeting. The minutes of those meetings and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

Request by Darrell Flake and Eve Flake to vacate Lots 9 and 10 of Lake Capri Subdivision Block II as recorded in Plat Book 17 Page 35 of the Boone County Missouri Records. (open public hearing)

A petition has been submitted by the following:

- Darrell & Eve Flake to vacate Lots 9 & 10 of Lake Capri Subdivision Block 2 found in Plat Book 17 Page 35 of the records of the Boone County Missouri Recorder of Deeds.

Lake Capri Subdivision Block 2 was recorded on August 17th, 1983. The plat consists of fourteen lots on the north side of State Highway HH at the intersection of Hickory Drive and State Highway HH. Lots 9 & 10 are shown as slightly larger than 2.5-acres each, but the lots contain right-of way for Hickory Drive dropping the acreage to below 5-acres for both lots together. It is the intent of the petitioner to seek a rezoning and reconfigure the two lots into a larger one containing the existing structures and a smaller one for new construction. The total number of lots in the subdivision does not change.

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 area consists of a mixture of parcels where most of the residentially developed homesteads are around 2.5-acres with a few larger tracts. Both the existing lot and the proposed replat are in keeping with the established character of the area.

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 replat will not change the roadway but will dedicate some amount of right-of-way for Hickory Drive and Highway HH. With no additional lots created there should be no additional traffic beyond that expected from the original plat.

Utilities and Property Values: The replat may trigger the installation of Fire Hydrants along the roadway. Central public sewer is available, which will help justify the requested rezoning. There is no indication that the vacation and replat will have any negative impact on the utilities, easements, or property values within the neighborhood.

Public Health, Safety, and Welfare: The vacation will not adversely affect public health, safety, and welfare. This vacation and replat will contribute to the orderly development of the area. The vacation will only go into effect with the recording of the replat that is replacing the current plat. The proposed replat will have to fully comply with the current subdivision regulations before it can be approved.

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 indication there will be an adverse effect on public health and safety. Therefore, Staff recommends approval of this request subject to the following condition:

1. The 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.

194-2025

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} ea.

April Session of the April Adjourned

Term. 20 25

County of Boone

In the County Commission of said county, on the

8th

day of April

20 25


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 Bechtold Properties, LLC for a conditional use permit for a package delivery service in the General Commercial (C-G) zoning district on 160 acres located at 6385 W Highway 40, Columbia subject to the following conditions:

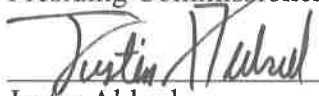
1. All drive and parking surfaces associated with the use of the delivery service maintain a dust free surface, minimum chip and seal.
2. Any alterations or renovations to the building identified as 6385 W Highway 40 are proposed by a design professional licensed to practice in the state of Missouri and completed under a building permit issued by the Director of Resource Management.
3. Any future enlargement of the building footprint identified at 6385 W Highway 40 for the use of a small parcel delivery service will require a modified conditional use permit.

Done this 8th day of April 2025.

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 1, 2025

The Planning and Zoning Commission reviewed Agenda Items 1,3,4 and 5 at its March 20, 2025 meeting. The minutes of those meetings and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

Request by Bechtold Properties, LLC for a conditional use permit for a package delivery service in the General Commercial (C-G) zoning district on 160 acres located at 6385 W Hwy 40, Columbia. (open public hearing)

The Planning and Zoning Commission conducted a public hearing on this request at its March 20, 2025, meeting. A motion recommending approval was approved by a unanimous vote.

The property is located at the northwest corner of the intersection of I-70 and W Highway 40. The property is approximately 160 acres in size and split zoned with the following zoning districts:

- Commercial General (C-G)
- Light Industrial (M-L)
- Planned Commercial General (C-GP)
- Agricultural Residential (A-R)

The C-GP portion of the property was rezoned in 1989. The southwestern portion of the C-G zoning was rezoned in 1980. The M-LP portion of the property was rezoned in 2008. All other zoning is original 1973 zoning. The surrounding zoning is as follows:

- North, across HWY 40 – C-G
- East, across HWY 40 – C-G
- South, across I-70 – Agriculture 2 (A-2), Moderate Density Residential (R-M), and A-R
- West – Single Family Residential (R-S), Planned Single Family Residential (R-SP), A-R

The site is developed with several different commercial uses including a truck stop, fuel station, convenience store, consignment shop, retail sales, trailer sales, automotive repair, and motel. Onsite wastewater lagoons under the jurisdiction of the Department of Natural Resources provides sanitary sewer. An internal drive provides vehicular access to the various businesses to W Highway 40.

The proposal is to utilize a portion of the building addressed as 6385 W Highway 40 for a small parcel delivery service. The applicant has provided a site diagram showing the building as the intended location for the delivery service. The building is located within the C-G portion of the property and is applying under the conditional use for a *wholesale establishment or warehouse in a completely enclosed building*.

The Boone County Master Plan designates this area as being suitable for commercial land uses. The subject property is located within Katy Township.

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

If developed in accordance with current county regulations, and with appropriate conditions, this proposal can meet this criterion for approval.

- (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.

The proposed delivery service will be located within the interior of the Midway complex. The neighboring development to the west, Ravenwood, is approximately 1500 feet away. Utilization of the property for a delivery service is unlikely to create any negative impacts for the use and enjoyment of surrounding property owners.

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

Most of the property is zoned for commercial development with several businesses currently operating on site, including those catering towards tractor trailers and larger vehicles. The addition of a small parcel delivery service is unlikely to impact property values.

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

The property contains an existing driveway access onto W Highway 40, a publicly maintained roadway. An internal driveway allows vehicular access to various businesses contained within the property, including the proposed building for the small package service. An onsite wastewater lagoon system, permitted by the Missouri Department of Natural Resources, provides sanitary sewer for the property.

- (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.

Neighboring properties, such as Ravenwood to the west, have continued to develop in a normal and orderly fashion with the existence of Midway's commercial operations. The proposal for a small package delivery service is to utilize an existing building and commercial driveway entrance. The applicant has not proposed to increase the size of the building and will utilize the existing footprint.

- (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.

Traffic for the proposed business will utilize an existing commercial driveway entrance already in use for truck stop traffic. An exhibit provided by the applicant demonstrates that truck traffic for the business will utilize this entrance. Commercial loading spaces will be provided to service the truck traffic to the site. Any parking or drive surfaces for the delivery service must continue to comply with the dust free minimum chip seal requirement of the zoning code.

- (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 conform to the applicable regulations of the zoning district that it is located in.

Zoning Analysis: This request is to allow small parcel delivery service located in a C-G zoning district, that can be permitted as conditional use for a *wholesale establishment or warehouse in a completely enclosed building*. The addition of a delivery service within an established commercial node already catering to large truck traffic will likely have minimal impacts on surrounding property owners and future development of the site.

The proposal scored 73 points on the point rating system. Staff notified 57 property owners regarding this request.

Staff recommended approval of the request with the following conditions:

1. All drive and parking surfaces associated with the use of the delivery service maintain a dust free surface, minimum chip and seal.
2. Any alterations or renovations to the building identified as 6385 W Highway 40 are proposed by a design professional licensed to practice in the state of Missouri and completed under a building permit issued by the Director of Resource Management.

3. Any future enlargement of the building footprint identified at 6385 W Highway 40 for the use of a small parcel delivery service will require a modified conditional use permit

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CERTIFIED COPY OF ORDER

STATE OF MISSOURI



ea.

April Session of the April Adjourned

Term. 20 25

County of Boone

In the County Commission of said county, on the

8th

day of April

20 25

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 Mary Williams on behalf of Sinclair & Heather Lester to rezone from Agriculture 2 (A-2) and Recreation (REC) to A-2 on 7.07 acres located at 7601 W Hwy 124, Harrisburg.

Done this 8th day of April 2025.

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 1, 2025

The Planning and Zoning Commission reviewed Agenda Items 1,3,4 and 5 at its March 20, 2025 meeting. The minutes of those meetings and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

Request by Mary Williams on behalf of Sinclair & Heather Lester to rezone from Agriculture 2 (A-2) and Recreation (REC) to A-2 on 7.07 acres located at 7601 W Hwy 124, Harrisburg. (open public hearing)

The Planning and Zoning Commission conducted a public hearing on this request at its March 20, 2025, meeting. A motion recommending approval was approved by a unanimous vote.

The subject property is located off W Highway 124, approximately 750' west of the intersection of W Highway 124 and N Route E. The property is approximately 7.07 acres in size. The property is currently split zoned Agriculture 2 (A-2) within the northern portion and Recreation (REC) to the southern portion. An existing single wide mobile home and onsite wastewater lagoon are present on the property. Both the single wide mobile home and onsite wastewater lagoon are located within the area of the property zoned REC.

The surrounding zoning is as follows:

- North – A-2
- East – A-2
- South, across W Highway 124 – A-2
- West – A-2 and REC

All surrounding zoning is original 1973 zoning except for the neighboring property to the east. The eastern property was rezoned from REC to A-2 in 2022.

The proposal is to rezone the entire property from A-2/REC to A-2. This will allow the existing mobile home and onsite wastewater lagoon to come into compliance with the zoning ordinance for single-family dwelling.

The Boone County Master Plan designates 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 located within the Public Water Supply District #10 service area. Boone Electric Cooperative provides power. An onsite wastewater lagoon is utilized for sanitary sewer. The property does not have access to public sewer.

Transportation. An existing driveway provides direct access to W Highway 124, a MoDOT maintained roadway.

Public Safety. The Boone County Fire Protection District provides fire protection for the area. The nearest station, Station 4, is approximately 0.6 miles away.

Zoning analysis: The proposal to rezone A-2/REC to A-2 meets the sufficiency of resources test. The rezoning to A-2 will allow the existing conditions of the single wide mobile home and onsite wastewater lagoon to be compliant with the zoning ordinance. The change in zoning from REC to A-2 will match surrounding A-2 zoning and be consistent with neighboring development for a single-family dwelling.

The property scored 73 points on the rating system. Staff notified 15 property owners about this request.

Staff recommended approval of the rezoning request.

CERTIFIED COPY OF ORDER

196 -2025

STATE OF MISSOURI }
County of Boone } ea.

April Session of the April Adjourned

Term. 20 25


In the County Commission of said county, on the 8th day of April 20 25

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

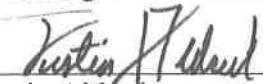
Now on this day the County Commission of the County of Boone does hereby **approve** a request by Fred Overton Development, Inc. to rezone to Planned Single-Family Residential (R-SP) and Planned General Commercial (C-GP) on 57.3 acres located at 1948 N Booker Dr, Columbia.

Done this 8th day of April 2025.

ATTEST:


Brianna L. Lennon
Clerk of the County Commission


Kip Kendrick
Presiding Commissioner


Justin Aldred
District I Commissioner


Janet M. Thompson
District II Commissioner

197 -2025

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

April Session of the April Adjourned

Term. 20 25

County of Boone

In the County Commission of said county, on the

8th

day of April

20 25

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 Fred Overton Development, Inc. to approve a Revised Review Plan and Preliminary Plat for Ravenwood on 57.3 acres located at 1948 N Booker Dr, Columbia subject to the following conditions:

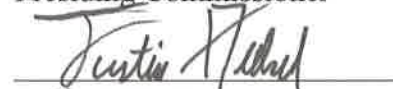
1. The applicant shall submit a design for the fire/emergency access including both location and level of improvement for review and approval by the director of Resource Management and the Boone County Fire Protection District with the Final Plan submittal.
2. The Final Plan of Phase 2B shall show a temporary gated fire/emergency access to the subject property that is acceptable to the Boone County Fire District and The Director of Resource Management.
3. The Final Plat of Phase 2B shall show a temporary gated fire/emergency access to the subject property via US Highway 40 and that improvement shall be constructed prior to or as part of the required infrastructure for that final plat.

Done this 8th day of April 2025.

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 1, 2025

The Planning and Zoning Commission reviewed Agenda Items 1,3,4 and 5 at its March 20, 2025 meeting. The minutes of those meetings and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

Request by Fred Overton Development Inc to rezone to Planned Single-Family Residential (R-SP) and Planned General Commercial (C-GP) and to approve a Revised Review Plan and Preliminary Plat for Ravenwood on 57.3 acres located at 1948 N Booker Dr, Columbia. (open public hearing).

The Planning and Zoning Commission conducted a public hearing on this request at its March 20, 2025, meeting. A motion recommending approval was approved by a unanimous vote.

The property is located on the east side of Rollingwood Boulevard, at the intersection of Rollingwood & US Highway 40. The property is currently vacant. It is approximately 57.3 acres in size and is split-zoned under a Planned Residential Single-Family (R-SP) and Planned General Commercial (C-GP) Final Plan. The surrounding zoning is as follows:

North – Planned Light Industrial (M-LP) and General Commercial (C-G)

South – R-SP and Agriculture-Residential (A-R)

East – A-R and C-GP

West - Neighborhood Commercial (C-N), Moderate Density Residential (R-M), Single-Family Residential (R-S) and R-SP

The Boone County Master Plan identifies this area as suitable for residential land uses.

The existing phasing plan identifies four remaining phases including construction of offsite improvements to US 40. This request is asking for the existing phasing plan to be modified and a new phase, labeled 2B, to be added to take advantage of unexpected sewer availability. This Phase 2B is proposed to be carved out of Phase 3 and will allow construction of Renwick Circle and the development of 10 lots. The proposal does not change the density of the overall development.

The sufficiency of resources test was used to analyze the original rezoning and development proposal, and this proposed modification.

Utilities: The subject property is served by Consolidated Water, the Boone County Regional Sewer District for wastewater treatment, and Boone Electric for electrical service. The reconfiguration of this property was prompted by the discovery of additional availability in an existing Boone County Regional Sewer District facility. Phase 2-B's development is possible because of this discovery. Further phases will be served by improvements identified in Phase 3.

Commented [BF1]: Is this true, or is it that they can serve this area by gravity?

Transportation: The proposal includes one new public street connection to US Highway 40. All lots within the development will have direct frontage on and direct access to the internal street network.

A traffic study was conducted by Crawford, Bunte, & Brammeier, a firm specializing in traffic analysis. The study recommended improvement of US Highway 40, specifically eastbound and westbound turn lanes at the access point for Hummons (previously identified as Renfield) Drive. The amount of traffic generated by the proposal would require Hummons Drive to US Highway 40 to be built to County Commercial standard along the proposed commercial lots, and then to a County Collector standard to Hummons' connection to Ravenwood Drive.

Proposed Phase 2B delays the construction of Hummons Drive, the connection to US Highway 40. This delay exacerbates an existing condition where the number of platted lots in the development exceeds the limit established in the Fire Code as adopted by Boone County Fire Protection District. In response to the needs of the District, a temporary secondary access for emergency access is proposed.

Design for the secondary emergency access will be approved by the Boone County Fire Protection District, The Missouri Department of Transportation, and the Director of Resource Management. This access will connect to US Highway 40 and be solely for fire/emergency access to the site until Hummons Drive is constructed.

The construction of Hummons Drive remains in Phase 3, along with the turn lanes on US Highway 40. The location of this temporary emergency access will be reflected on the Final Development Plan and it will be constructed as a part of Phase 2B, as required infrastructure, prior to the approval of the Final Plat containing Phase 2B.

Per staff consideration of the existing conditions, sufficient transportation infrastructure exists to meet the needs of this proposal.

Public Safety: The property is approximately ½ mile to the west of the Midway Boone County Fire Protection District Station. Infrastructure upgrades to Consolidated Water facilities will be sufficient to provide fire flows to the property at required levels of service.

The original phasing plan proposed by this development was structured to meet the access point requirements of the Fire Code. Under this revision, a temporary access drive will be established to allow for connectivity and remoteness needs of the fire code to be met until the construction of Hummons Drive and associated turn lanes have been completed.

Stormwater: Stormwater is unaffected by the proposed change.

Zoning Analysis: The proposal is in an area described by the Boone County Master Plan as suitable for residential use. It is located to the east of an established residential area and the density is comparable to the density of that area. The availability of existing utility infrastructure, specifically sewer, and a major transportation node make this location suitable for development with reasonable investment in infrastructure improvements.

The phasing revision proposed in this plan creates a conflict with the fire code and its requirements for remote access points. Conditions requiring the identification and construction of a temporary emergency-only gated access to US Highway 40 is proposed as temporary mitigation until Hummons Drive is built.

The property scored 73 points on the rating system.

Staff recommended approval of the rezoning request and the review plan with the following conditions:

1. The applicant shall submit a design for the fire/emergency access including both location and level of improvement for review and approval by the director of Resource Management and the Boone County Fire Protection District with the Final Plan submittal.
2. The Final Plan of Phase 2B shall show a temporary gated fire/emergency access to the subject property that is acceptable to the Boone County Fire District and The Director of Resource Management.
3. The Final Plat of Phase 2B shall show a temporary gated fire/emergency access to the subject property via US Highway 40 and that improvement shall be constructed prior to or as part of the required infrastructure for that final plat.

Commented [BF2]: I don't think the County has an applicable standard to what is the level of improvement that will be required for the emergency access? The lack of that detail will leave a lot of room for disagreement when it comes time to build the access.