

TERM OF COMMISSION: June Session of the April Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Boone County Commission Chambers

PRESENT WERE: Presiding Commissioner Kip Kendrick
District I Commissioner Justin Aldred
District II Commissioner Janet Thompson
Captain Brian Leer
Major Gary German
Director of Human Resources Angela Wehmeyer
Director of Resource Management Bill Florea
Deputy County Clerk III Jodi Vanskike

Conference Call Information:

Number: 425-585-6224 Access Code: 802-162-168

The meeting was called to order at 9:30AM and roll call was taken.

Sheriff

1. First Reading: City of Fulton K-9 Maintenance Training Agreement

Captain Brian Leer stated this is a maintenance agreement for one year of maintenance. Captain Leer stated, if approved, the Boone County Sheriff's Office will provide continued training for \$2,000.00. Captain Leer stated this one year agreement can be renewed for two additional one year contracts.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

Boone County Joint Communications

2. First Reading: Boone County Joint Communications Medical Director Agreement

Major Gary German stated Dr. Womack has been the long time Medical Director for Boone County Joint Communications and helps with reviewing protocols and making sure the office is within code. Major German stated this position makes sure they are prioritizing life events first. Since Dr. Womack is planning to retire, Major German stated Dr. Stilley approached him about taking over that role for Joint Communications. This contract would be through the University Hospital and Clinics, which is where Dr. Stilley is employed.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

Human Resources

3. First and Second Reading: Request to Hire Above Flexible Hiring Range for Position 879, Director, 911/Joint Communications

Director of Human Resources Angela Wehmeyer stated this candidate is anticipated to start June 10th. Director Wehmeyer stated this comes after a great recruitment process with the Boone County Commissioners and internal and external stakeholders. Director Wehmeyer stated she is excited to bring this candidate on.

Commissioner Aldred moved 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 879, Director, 911/Joint Communications, and does hereby authorize an appropriation of \$125,008.00 for the salary of said position.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #259-2024**

4. First and Second Reading: Request for Extended Training/Overlap Period for Position 879, Director, 911/Joint Communications

Director of Human Resources Angela Wehmeyer stated this is a request to have more than one person in this position. Director Wehmeyer stated current County policy states you can have overlap for two weeks, but anything beyond two weeks requires Commission approval. Director

Wehmeyer stated this would be administrative approval to have both parties in the same position while the new employee is transitioned into this position.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby authorize an extended overlap period for position 879, Director, 911/Joint Communications to facilitate the transition from the Interim Director to the new Director of Boone County Joint Communications. This authorization is pursuant to Commission Order 147-2005 which requires Commission approval for any overlap period in excess of 80 hours. The exact period of overlap will be determined by the Presiding Commissioner in his capacity as Joint Communications liaison for FY2024.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #260-2024**

Resource Management

5. First Reading: Adoption of a fee schedule for Solar Energy Overlay District (SEOD)

Director of Resource Management Bill Florea stated this is a fee schedule to support the recently adopted Solar Energy Overlay District. Director Florea stated that they calculated the proposed application fee based on the aggregate of fees paid for rezoning, and then multiplied it by four, because these will be more complicated and involved than most of the re-zoning proposals. Director Florea stated, as with all the re-zonings, the applicant would be responsible for the actual cost of postings and advertising. Director Florea stated the second component of the fee is a yearly operating fee of \$430.00. Director Florea stated there is a yearly operating report that is required to submit, and this fee is to reimburse the cost of staff maintaining these reports.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

P&Z

6. Second Reading: Request by Missouri Soybean Association to revise a conditional use permit for an Agri-Business in the Agriculture 1 (A-1) zoning district on 98.36 acres located at 5601 S. Rangeline Road, Columbia. First Read 05.28.24

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a request by Missouri Soybean Association to revise a conditional use permit for an Agri-Business in the Agriculture 1 (A-1) zoning district on 98.36 acres located at 5601 S. Rangeline Road, Columbia subject to the following conditions:

1. Prior to issuance of building permits for any new structures the following items shall be completed:
 - Shielding of the existing exterior lighting will be required to focus light inwards and downwards to prevent it from leaving the site.
 - The property owner shall obtain permits for the sign and modify, move, or remove the sign as required by the Building Code and Zoning Regulations. Lighting systems for the sign shall be Dark Sky-certified.
2. Farm implement sales & service will not be conducted on this property.
3. Construction will be limited to the structures shown on the application and further development of the property related to agribusiness use will require revision of the conditional use permit.
4. The construction of the proposed structures will be done in full compliance with the applicable codes of Boone County and the Boone County Fire Protection District.
5. All exterior lighting shall be maintained in such a manner as to prevent light from leaving the site. Any new construction shall utilize Dark Sky-certified lighting systems.
6. Hours of operation shall be limited to Daytime Hours of Operation as specified in the Boone County Zoning Regulations: April through October 6:00 AM to 9:00 PM Central, and November through March 6:00 AM to 7:00 PM Central. Cultivation of agricultural crops on the property will not be restricted by these hours of operation.
7. The driveway and parking areas south of the original Missouri Soybean building will be improved to a dust-free surface, with a minimum of chip-seal. The areas described are as shown in attached Exhibit A. Applicants will work with staff to implement a timeline for completion.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #261-2024**

7. **Second Reading: Request by RML Investment Properties to rezone from General Commercial (C-G) and Planned Light-Industrial (M-LP) to M-LP, and to approve a review plan for Concorde South Plat 1B on 11.36 acres located at 5101 E. Meyer Industrial Dr., Columbia. First Read 05.28.24**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone, does hereby approve a request by RML Investment Properties to rezone from General Commercial (C-G) and Planned Light-Industrial (M-LP) to M-LP on 11.36 acres located at 5101 E. Meyer Industrial Dr., Columbia.

And

Now on this day, the County Commission of the County of Boone, does hereby approve a request by RML Investment Properties to approve a review plan and preliminary plat for Concorde South Plat 1B on 11.36 acres located at 5101 E. Meyer Industrial Dr., Columbia subject to the following conditions:

1. All agreements and documentation related to the provision of sewer service be completed to the satisfaction of the BCRSD and the Director of Resource Management prior to submission of the Final Development Plan.
2. That it is recognized that additional hydrant/water improvements may be required and must be worked out to the satisfaction of the Water District and the Director of Resource Management.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #262-2024**

- 8. Second Reading: Appeal of a Recommendation for Denial regarding a request by IUVO Constructum, LLC to rezone from Agriculture 2 (A-2) to Planned Agriculture-Residential (A-RP) and to approve a review plan for Oak Hill Estates Plat 3 on 2.5 acres located at 550 E. Brook Valley Dr., Columbia (LOT 201). First Read 05.28.24**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a request by IUVO Constructum LLC to rezone from Agriculture 2 (A-2) to Planned Agriculture-Residential (A-RP) for Oak Hill Estates Plat 3, Lot 201, on 2.5 acres located at 550 E. Brook Valley Dr, Columbia.

AND

Now on this day, the County Commission of the County of Boone does hereby approve a request by IUVO Constructum, LLC to approve a review plan for Oak Hill Estates Plat 3, Lot 201, on 2.5 acres located at 550 E. Brook Valley Dr., Columbia, subject to the following conditions:

1. That farm dwelling and public park are removed from the list of allowed uses of the planned development.
2. A maintenance plan for the monument sign and water feature is submitted to the Director concurrent to the submittal of the Final Plan.
3. All structures, other than the proposed sign and water features already shown, remain in line with or behind the 50' building setback shown on the plan.
4. Both lots are re-platted before issuance of building permits for each lot. The re-plat must show the 25' perimeter setback, the 50' building setback, and a note indicating the A-RP zoning district.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #263-2024**

9. **Second Reading: Appeal of a Recommendation for Denial regarding a request by IUVO Constructum, LLC to rezone from Agriculture 2 (A-2) to Planned Agriculture-Residential (A-RP) and to approve a review plan for Oak Hill Estates Plat 3 on 2.51 acres located at 555 E. Brook Valley Dr, Columbia, (LOT 243). First Read 05.28.24**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve a request by IUVO Constructum, LLC to rezone from Agriculture 2 (A-2) to Planned Agriculture-Residential (A-RP) for Oak Hill Estates Plat 3, Lot 243, on 2.51 acres located at 555 E. Brook Valley Dr., Columbia.

AND

Now on this day, the County Commission of the County of Boone does hereby approve a request by IUVO Constructum, LLC to approve a review plan for Oak Hill Estates Plat 3, Lot 243, on 2.51 acres located at 555 E. Brook Valley Dr., Columbia, subject to the following conditions:

1. That farm dwelling and public park are removed from the list of allowed uses of the planned development.
2. A maintenance plan for the monument sign and water feature is submitted to the Director concurrent to the submittal of the Final Plan.
3. All structures, other than the proposed sign and water features already shown, remain in line with or behind the 50' building setback shown on the plan.
4. Both lots are re-platted before issuance of building permits for each lot. The re-plat must show the 25' perimeter setback, the 50' building setback, and a note indicating the A-RP zoning district.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #264-2024**

Purchasing

10. **Second Reading: Cooperative Contract: C000812 (Sourcewell Cooperative Contract 030321-SEC) – Copier and Maintenance for the Boone County Public Administrator – First Read 05.30.24**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve an agreement with Marco Technologies, LLC for a Sharp copier with maintenance.

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

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #265-2024**

11. Second Reading: Amendment #11 to Contract C000016 (bid # 03-13APR17) - ERP System Selection Project – First Read 05.30.24

Commissioner Thompson moved now on this day the County Commission of the County of Boone does hereby approve Contract Amendment #11 with Superior, LLC, n/k/a CentralSquare Technologies, LLC for addition of timeclocks.

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

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #266-2024**

Commission

12. Public Comment

None

13. Commissioner Reports

Commissioner Thompson stated this weekend she had the pleasure of going to Centralia for Anchorfest. Commissioner Thompson stated she hadn't seen Judge Bryson in too long and she got to see him, and, despite the rain, it was a good community project. Commissioner Thompson stated the Centralia Chamber of Commerce should be very pleased with their return to normal process after Covid. Commissioner Thompson stated they had a great turnout.

Attest:



Kip Kendrick
Presiding Commissioner



Brianna L. Lennon
Clerk of the County Commission



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner