

TERM OF COMMISSION: April 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
Chief Deputy County Clerk Rhonda Proctor
Resource Management Director Bill Florea
Resource Management Staff
Auditor Accountant Aaron Neugarten
Purchasing Director Melinda Bobbit (via phone)
Public: Andy Greene, Crockett Engineering (via phone)
Kyra Florea (via phone)

Conference Call Information:

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

Commission

1. First and Second Reading: Proclamation Honoring Bill Florea on His Retirement

Commissioner Aldred read a Proclamation Honoring Bill Florea on His Retirement.

Commissioner Kendrick stated that the Resource Management Department has been retooling and repositioning for the future, and Director Florea has led this initiative with his work through the Master Plan process, Housing Study, and the implementation of various other projects. Commissioner Kendrick stated that Director Florea's work will help the Department move forward and capture years of institutional knowledge, such as housing code reforms and permitting fee reforms. Commissioner Kendrick expressed his appreciation for previous directors and for the strong position in which Director Florea will leave the Department for the future.

Commissioner Thompson expressed her gratitude for Director Florea's leadership and his ability to manage relationships. Commissioner Thompson stated that Director Florea helps those who may have had uncomfortable or combative relationships with Boone County feel like the Resource Management Department is there to work with them, not against them, to make the County a better place. Commissioner Thompson stated that she appreciates all that Director Florea has done to establish those relationships and a level of trust with those who interact with the Department.

Director Florea stated that it has been a pleasure working with the County and the Resource Management team, and the high points have far outnumbered the low points. Director Florea thanked everyone.

Commissioner Kendrick stated that a new director will be onsite by early- to mid-August 2026, and Commissioner Aldred will be in his office for daily needs. Commissioner Kendrick stated that Jeff McCann will oversee the Engineering and Stormwater Management Divisions, and Roy Kroeger will oversee Planning, Inspection, Administration, and implementation of MaintStar. Commissioner Kendrick stated that the Commission would communicate with Mr. McCann and Mr. Kroeger if the timeline for onboarding a new director changes. Commissioner Kendrick stated that the Commission is committed to finding a new director who will continue Director Florea's work and help the Resource Management Department continue to run well. Commissioner Kendrick stated that each member of the Resource Management team has individual tasks that are integral to the lives of Boone County residents and are critical to the functioning of the County.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby enter into the record the Proclamation Honoring Bill Florea on his retirement.

Commissioner Thompson seconded the motion.
The motion passed 3-0. **Order #187-2026**

Resource Management

2. First Reading: Development Agreement between D&D Investments of Columbia, LLC and the County of Boone for the Willow Creek East Development.

Director Florea stated that this agreement relates to the development of Willow Creek, generally located at the northeast quadrant of the intersection at St. Charles Road and Route Z. Director Florea stated that the development contains 219 residential units and 13,000 square feet of commercial space. Director Florea stated that the construction is contained in the northeast area traffic study, which identified road improvements necessary in the study area to provide a safe and efficient transportation network, including several new roads. Director Florea stated that the study established a trip generation fee to help provide funding for construction and improvements, and which is generated by the number of housing units and square footage of commercial space in any proposed development. Director Florea stated that the fee calculated for Willow Creek East is \$1,344,046. Director Florea stated that Willow Creek East includes construction of a portion of Mosby Drive, which is a neighborhood collector identified in the plan as Segment F and, when complete, will provide a connection from Route Z to Battle Avenue. Director Florea stated that, if approved, the agreement will allow the County to accept construction of portions of Mosby Drive in lieu of payment of the trip generation fee. Director Florea stated that the timing of the construction of Mosby Drive does not align with the timing of earlier phases of the development; therefore, the agreement allows the developer to guarantee payment of the trip generation fee by posting financial security for development phases that precede the construction of Mosby Drive. Director Florea stated that, as the County accepts the portion of Mosby Drive for maintenance, proportional amounts of the financial security can be released.

Commissioner Kendrick asked if this is the first agreement of its kind to focus construction in lieu of payment of the trip generation fee. Director Florea stated that the goal is to build roads that were identified in the study, so encouraging developers to build the roads and offer a credit in return benefits everyone. The Commissioners thanked Director Florea for his work on the project.

Commissioner Kendrick requested that the Clerk add the matter to a future meeting agenda for a second reading.

Circuit Court

3. First Reading: Budget Amendment for Department 1242 (Juvenile Detention) Cover Classes 6 & 7 – ARPA Funding

Commissioner Thompson stated that this Budget Amendment will be for the non-contact room renovations at the Juvenile Justice Center and will pick up the costs that were not included in the initial budget, including the architect's fee and the work that has already been done.

Commissioner Thompson stated that the project is still within the budget of the ARPA funds that have been allocated to it.

Commissioner Kendrick requested that the Clerk add the matter to a future meeting agenda for a second reading pending the 10-day waiting period.

Auditor

4. First Reading: Budget Revision – Department 2101 (LEPC-CEPF Grant) to Cover Class 2

Auditor's Office Accountant Aaron Neugarten stated the Office of Emergency Management purchased gas meters with the money from the LEPC-CEPF grant. Mr. Neugarten stated that the meters were funded from Class 9 as a fixed asset because they were over \$1,000. Mr. Neugarten stated, after reviewing the transaction, it was determined that, because the assets are not owned by the County of Boone, they should not be on the County's books as a fixed asset. Mr. Neugarten stated that he is requesting to increase the Class 2 budget and decrease the Class 9 budget to accommodate this purchase.

Commissioner Kendrick clarified that, because the grant funding was used to purchase the meters, they remain an asset to be deployed and taken back by the grant should they request them. Commissioner Thompson stated that, at some point, the organization will either ask for the meters back or instruct the County to destroy them. Mr. Neugarten confirmed.

Commissioner Kendrick requested that the Clerk add the matter to a future meeting agenda for a second reading.

Facilities Management

5. Second Reading: Proposal for Services with PWA Architects, Inc. for the JJC non-contact room remodel project – **First Read 04.09.2026**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the proposal from PWA Architects, Inc. for the Juvenile Justice Center No-Contact Visitation Room project. The terms of the agreement are set out in the attached. The Presiding Commissioner is authorized to sign said agreement.

Commissioner Aldred seconded the motion.
The motion passed 3-0. **Order #188-2026**

Sheriff

6. Second Reading: Budget Amendment Department 1253 (GF Sheriff's Grants) to Roll SCC Grant – **First Read 04.02.2026 (Open Public Hearing)**

Commissioner Kendrick opened the public hearing and asked if any members of the public present in person or via phone would like to speak on the matter. Hearing none, Commissioner Kendrick closed the public hearing.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Amendment for the Sheriff's Department to budget the 2026 portion of the State Cyber Crime Grant.

Commissioner Thompson seconded the motion.
The motion passed 3-0. **Order #189-2026**

7. Second Reading: Budget Amendment Department 1255 (Sheriff's Detention Operations) to Increase Insurance Proceeds and Replace a Totaled Vehicle – **First read 04.02.2026 (Open Public Hearing)**

Commissioner Kendrick opened the public hearing and asked if any members of the public present in person or via phone would like to speak on the matter. Hearing none, Commissioner Kendrick closed the public hearing.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Amendment for the Sheriff's Office to increase insurance proceeds and replace a totaled vehicle.

Commissioner Aldred seconded the motion.
The motion passed 3-0. **Order #190-2026**

Joint Communications

8. Second Reading: Budget Amendment Department 2706 (Joint Comm Radio Improvements) to Cover Class 9 – **First read 04.02.2026 (Open Public Hearing)**

Commissioner Kendrick opened the public hearing and asked if any members of the public present in person or via phone would like to speak on the matter. Hearing none, Commissioner Kendrick closed the public hearing.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Amendment for Boone County Joint Communications to update 2706 to cover Class 9.

Commissioner Thompson seconded the motion.
The motion passed 3-0. **Order #191-2026**

Resource Management

9. Second Reading: Utility Agreement between Boone County and Boone Electric Cooperative for the King Road Bridge Replacement project – **First Read 04.09.2026**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Utility Agreement between Boone County and Boone Electric Cooperative for the King Road Bridge Replacement project. The terms of the Agreement are stipulated in the attached Agreement. It is further ordered that the Presiding Commissioner is hereby authorized to sign said Utility Agreement.

Commissioner Aldred seconded the motion.
The motion passed 3-0. **Order #192-2026**

Purchasing

10. First and Second Reading: Approval of Vehicle Disposal for the Boone County Sheriff's Office

Purchasing Director Melinda Bobbitt stated that the following is a Sheriff's Office vehicle that has been totaled in a car crash. Chad Martin, Technology Resource Manager for the Sheriff's Office, requests approval for disposal so the title can be turned over to MOPERM.

Year: 2018
Description: Dodge Journey
Approximate Mileage: 149,500
VIN: 3C4PDCAB4JT384504 (County Asset 26201)
Condition: Totaled by insurance carrier

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached list detailing the vehicle disposal for the Boone County Sheriff's Office.

Commissioner Thompson seconded the motion.
The motion passed 3-0. **Order #193-2026**

11. First Reading: Cooperative Contract Award: C001114 (TIPS Cooperative Contract 230104) – Trades, Labor, and Materials (JOC) for Exterior Masonry Repair and Waterproofing with Mid-Continental Restoration Company, Inc.

Ms. Bobbitt stated that Boone County Facilities Management requests permission to utilize the Interlocal Purchasing System (TIPS Cooperative Contract 230104) – Trades, Labor, and Materials (JOC) for Exterior Masonry Repair and Waterproofing with Mid-Continental

Restoration Company, Inc. The County Contract number is C001114. This is a term-and-supply contract that will be primarily used for work at the County Court House.

Commissioner Kendrick requested that the Clerk add the matter to a future meeting agenda for a second reading.

12. Second Reading: Award of Contract C001112 from Cooperative Contract R240107 Furniture, Installation, and Related Services through Inside the Lines for Jasper Seating Company, Inc. – **First Read 04.09.2026**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve Contract C001112 from Cooperative Contract R240107 Furniture, Installation, and Related Services through Inside the Lines for Jasper Seating Company, Inc. The terms of the agreement are set out in the attached contract, and the Presiding Commissioner is authorized to sign the same.

Commissioner Aldred seconded the motion.
The motion passed 3-0. **Order #194-2026**

13. Second Reading: Amendment #4 to Contract C000688 (32-29SEP23) – Small Interior and Exterior Construction Projects with Professional Contractors and Engineers, Inc. for the Clerk's Office Remodel – **First Read 04.09.2026**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve Amendment #4 to Contract C000688 (32-29SEP23) with Professional Contractors and Engineers for the Clerk's Office Remodel. 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 passed 3-0. **Order #195-2026**

14. Second Reading: Award of Contract C001106 (PCA OD-414-24 ATC-TS) – Chariot 2 iScrub Floor Scrubber for Boone County Regional Training Center – **First Read 04.09.2026**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the award of Contract C001106 (PCA OD-414-24 ATC-TS) – Chariot 2 iScrub Floor Scrubber for Boone County Regional Training Center. The contract is set out in the attached, and the Presiding Commissioner is authorized to sign the same.

Commission Aldred seconded the motion.
The motion passed 3-0. **Order #196-2026**

15. Second Reading: Award of Contract C001104 from Cooperative Contract R230305 for Educational School Supplies, Instructional Solutions, and Related Products with School Specialty, LLC. – **First Read 04.09.2026**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve Contract C001104 from Cooperative Contract R230305 for Educational School Supplies, Instructional Solutions, and Related Products with School Specialty, LLC. 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 passed 3-0. **Order #197-2026**

16. Second Reading: Award of Contract C001099 (10-05MAR26) – Gravel Road Paving #1: Ridge Road, Sugar Creek, and Smith Hatchery for Boone County Resource Management Department – **First Read 04.09.2026**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the award of Contract C001099 (10-05MAR26) – Gravel Road Paving #1: Ridge Road, Sugar Creek, and Smith Hatchery for Boone County Resource Management Department. The contract is set out in the attached, and the Presiding Commissioner is authorized to sign the same.

Commissioner Aldred seconded the motion.
The motion passed 3-0. **Order #198-2026**

17. Second Reading: Cooperative Contract Award: C001115 (Sourcewell Cooperative Contract 040924) – Equipment, Products, and Services with United Rentals (North America), Inc. – **First Read 04.09.2026**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a Contract with United Rentals (North America), Inc. for Equipment, Products, and Services. The terms of the contract are set out in the attached contract, and the Presiding Commissioner is authorized to sign the same.

Commissioner Thompson seconded the motion.
The motion passed 3-0. **Order #199-2026**

18. Second Reading: Award of Contract C001116 from Cooperative Contract R230301 for Educational School Supplies, Instructional Solutions, and Related Products with Lakeshore Learning Materials, LLC – **First Read 04.09.2026**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve a contract with Lakeshore Learning Materials, LLC for Educational School Supplies, Instructional Solutions, and Related Products. The terms of the contract are set out in the attached contract, and the Presiding Commissioner is authorized to sign the same.

Commissioner Aldred seconded the motion.
The motion passed 3-0. **Order #200-2026**

Commission

19. First and Second Reading: Re-appointment to the Building Code Commission

Commissioner Kendrick stated that this is a re-appointment of Jay Creasy to the Building Code Commission for a two-year term.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby re-appoint the following: Jay Creasy to the Building Code Commission for a two-year term.

Commissioner Thompson seconded the motion.
The motion passed 3-0. **Order #201-2026**

20. First and Second Reading: Proclamation Recognizing the 70th Anniversary of Columbia Housing Authority

Commissioner Kendrick stated that the Columbia Housing Authority will be hosting an open house to celebrate its 70th anniversary. Commissioner Kendrick stated that he received a report indicating that the ARPA project for the Bear Creek roofing replacements will be done by the end of the week.

Commissioner Thompson stated that that she is always amazed by how much the Columbia Housing Authority has done, and she is impressed by the housing opportunities that the Authority has continued to provide to the community. Commissioner Thompson stated that the current mission of the Columbia Housing Authority is much different now than when it began, and they have created something special. Commissioner Thompson stated that it gives wonderful opportunities to people, and it offers a hand up to members of the community. Commissioner Thompson stated that, when the Columbia Housing Authority began, it was through a lens of doing things for and to people, not with people. Commissioners Kendrick stated that the current leadership excels at envisioning where they want the organization to go and getting buy-in from multiple different entities to help get them to that point.

Commissioner Kendrick stated that renderings are being finalized regarding the new Park Avenue project, and they would be presented to the Commission soon.

Commissioner Aldred seconded the motion
The motion carried 3-0. **Order #202-2026**

No public comments

Commissioner Thompson stated that she attended a virtual program for Continuing Legal Education (CLE) hosted by Missouri Appleseed about Medication Assisted Treatment (MAT), known by some as Medication for Opioid Use Disorder, and reunification of families. Commissioner Thompson stated that this was one of the best CLEs she has attended, and they had speakers from across the state, including peers who had been through the reunification process and those who have experienced opioid use disorder. Commissioner Thompson stated that, in the last year or so, the Commission has had to address the issue of underfunding for guardians ad litem in the Circuit Courts, and one of the focuses of this CLE program was the importance of all of the pieces of the reunification process, including the guardian ad litem. Commissioner Thompson congratulated Missouri Appleseed for their work in getting people signed up for Medicare and Medicaid while they are in Missouri jails, and much more.


Kip Kendrick
Presiding Commissioner


Justin Aldred
District I Commissioner


Janet M. Thompson
District II Commissioner