

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
Resource Management Chief Engineer Jeff McCann
Resource Management Senior Planner Thad Yonke
Purchasing Director Melinda Bobbit (via phone)
Purchasing Buyer Amy Gerskin (via phone)
Sheriff's Captain Brian Leer (via phone)
Circuit Court Administrator Derek Hux
GIS Manager Matt Smith
County Counselor CJ Dykhouse
Chief Deputy County Clerk Rhonda Proctor

Conference Call Information:

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

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

Planning & Zoning

1. Consent Agenda
 - A. Request by Lonnie Wright & Lorri Maher to approve a Final Development Plan in the pending Planned Agriculture 1 zoning district on 10 acres located at 9451 E. Old Highway 124, Hallsville. Rocky Fork Township.
 - B. Cobb Subdivision. A-2. S9-T50N-R12W. Zane & Jessica Cobb, owners. Don Bormann, surveyor. Rocky Fork Township.
 - C. Country Farms Plat 13. R-S. S33-T48N-R13W. Virginia H Rothwell Trust, owner. James Patchett, surveyor. Missouri Township.
 - D. J & J Oslund Plat 1. A-2. S13-T46N-R12W. Jason Oslund & Jacqueline Oslund, owners. James Jeffries, surveyor. Cedar Township.

Resource Management Senior Planner Thad Yonke read the following report:

Regarding the Consent Agenda: the final plan, Item A, was approved by consent and is presented for Commission approval. The plats, Items B, C, and D, were approved by consent and are presented for Commission receipt and acceptance. The Resource Management Department requests that Commission waive the reading of the staff reports and authorize the Deputy Clerk to insert them into the minutes of this meeting as if read verbatim.

- A. Request by Lonnie Wright & Lorri Maher to approve a Final Development Plan in the pending Planned Agriculture 1 zoning district on 10 acres located at 9451 Old Highway 124, Hallsville. Rocky Fork Township.

The property is located on the north side of Old Highway 124, at the corner of Wright Lane and Old Highway 124. There is a house, garage, several outbuildings, and an onsite wastewater system present on the property. The zoning is Agriculture 1 (A-1), and the surrounding zoning is as follows:

- North, East, and West – A-1
- South – Agriculture-Residential (A-R)
- Southeast – A-1

These are all original 1973 zoning. This request is to change the zoning from A-1 to Planned Agriculture 1 (A-1P). A rezoning of this property from A-1 to Agriculture-2 (A- 2) was submitted in November of 2025 and denied by the Planning & Zoning Commission.

The Boone County Master Plan identifies this area as Farmland Preservation. Farmland Preservation areas are identified as being priority areas for the preservation of rural character, farmland, and natural habitats, with a desire for low-density development and a recognition that community services and utilities may be limited.

The review plan and rezoning request for this property was approved under Commission Order 223-2026 on April 30, 2026.

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

- 1) All the required information is accurately portrayed on the Plan.
- 2) The Final Plan conforms to the approved Review Plan.
- 3) The Final Plan demonstrates compliance with all conditions which the County Commission may have imposed on the Final Plan.

The property scored 43 points on the rating system.

Staff review of the submitted final plan has, after resubmittal, shown that the final plan meets the above criteria and can be approved.

Staff recommends approval of the final plan.

B. Cobb Subdivision. A-2. S9-T50N-R12W. Zane & Jessica Cobb, owners. Don Bormann, surveyor. Rocky Fork Township.

The property is located at the intersection of East Winn Road and North Barnes School Road, approximately 220 feet southwest of the intersection of North Barnes School Road and North Route V. The proposal is to create two platted lots from a 10.18-acre parent parcel. Lot 1 will be 2.50 acres and undeveloped. Lot 2 will be 6.54 acres and contains the existing home, accessory sheds, and subsurface wastewater system already present on the property. The property is located within an Agriculture 2 (A-2) zoning district and is surrounded by A-2 zoning on all sides.

An existing driveway provides access to North Barnes School Road for proposed Lot 2. A new driveway will be required for proposed Lot 1 to access East Winn Road. Both roads are publicly maintained roads. The applicants have not submitted a request for a waiver from the traffic study requirement. Approval of the plat will result in the creation of only one new traffic source. Impacts to existing transportation infrastructure should be minimal. Granting a waiver to the traffic study requirement is appropriate in this case.

Public Water Supply District #1 provides water service. Boone Electric provides power in the area. The Boone County Fire Protection District provides fire protection service in the area. The nearest station, Station 3, is approximately 4.1 miles away.

An existing subsurface wastewater system serves the existing dwelling on Lot 2. The applicant has provided an onsite wastewater plan showing compliant locations for wastewater lagoons for both lots. The applicant has not submitted a waiver from the sewer cost benefit analysis requirement. No public sanitary sewer service is available nearby. Creation of a two-lot minor plat is likely to be unfeasible to support a new public sanitary sewer system. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 27 points on the rating system

Staff recommends approval of the plat and granting of waivers.

C. Country Farms Plat 13. R-S. S33-T48N-R13W. Virginia H Rothwell Trust, owner. James Patchett, surveyor. Missouri Township.

The property is located at the corner of Old Field Road and Harvester Road, about one-quarter of a mile south of Vawter School Road. The property is 10 acres in size and was originally platted as part of Country Farms Subdivision. There is currently a house, accessory building, and on-site wastewater system present on the site, all found on proposed Lot 1. This proposal divides the property into two pieces, each a 5.01-acre lot. The property is zoned Residential Single-Family (RS) and the surrounding zoning is as follows:

- North - City of Columbia and R-S
- South - City of Columbia and R-S
- East - City of Columbia
- West - R-S

The property has frontage on Old Field and Harvester Roads. These are both publicly dedicated, publicly maintained roads. The applicant has requested a waiver to the traffic study requirement. Noting that this proposal creates only one more traffic source, such a request is reasonable.

This property is in the City of Columbia water service area, but also has infrastructure controlled by Consolidated Water. There is currently a 4" Consolidated line serving the property. Domestic service can be provided, but fire flows under the current fire code cannot be met by the Consolidated waterline. The City of Columbia does have fire hydrants on its waterline located on Old Mill Creek Road at the eastern edge of the overall subdivision.

There is an existing wastewater system on the developed lot serving the house. The other lot is vacant, and wastewater treatment will be determined at the time of construction. A waiver to the cost-benefit analysis related to connection to the central public sewer has been requested. It can be granted in this instance to allow for platting, but connection to the central sewer may actually be the system chosen later as part of home construction on the vacant lot.

The property scored 73 points on the rating system.

Staff recommends approval of the plat.

D. J & J Oslund Plat 1. A-2. S13-T46N-R12W. Jason Oslund & Jacqueline Oslund, owners. Jamie Jeffries, surveyor. Cedar Township.

The property is located along South Hagans Road, approximately 1,300 feet south of the intersection of East Route Y and South Hagans Road. The property is 3.70 acres in size and contains a house, on-site wastewater lagoon, and several accessory structures. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. Approval of the plat will combine two existing deeded tracts into a single platted lot.

An existing driveway provides access to South Hagans Road, a publicly maintained roadway. The applicants have not submitted a request for a waiver from the traffic study requirement. However, approval of the plat will not create any additional traffic sources. Granting a waiver to the traffic study requirement is appropriate in this case.

Consolidated Water provides water service in this area. Ameren Electric provides power service. The Southern Boone County Fire Protection District provides fire protection. The nearest station, Station 17, is approximately 1.8 miles away.

An existing on-site wastewater lagoon is present on the property. The applicant has submitted an on-site wastewater plan showing a compliant location for a new lagoon should the existing system require a replacement. The applicant has not submitted a waiver from the sewer cost benefit analysis. No publicly operated sanitary sewer system is available nearby. A single platted lot is unlikely to be economically feasible to support a new public sewer system. Granting of a waiver to the sewer cost benefit analysis is appropriate in this case.

The existing home is located within the 50-foot front setback of the A-2 zoning district. The applicant has requested an Administrative Allowance by the Director for an existing home within the 50-foot setback. The required notes stated in section 1.9.2.1 of the Subdivision Regulations are present on the plat. The Director has agreed to grant Administrative Allowance for the existing home shown on the plat.

The property scored 55 points on the rating system.

Staff recommends approval of the plat and granting of waivers.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the Final Plan, Item A, and does receive and accept the plats, Items B, C, and D, as listed in the attached consent agenda (Attachment A), and authorizes the Deputy Clerk to insert the associated staff reports into the minutes of this meeting.

Attachment A:

- A. Request by Lonnie Wright & Lorrie Maher to approve a Final Development Plan in the pending Planned Agriculture 1 zoning district on 10 acres located at 6451 E. Old Highway 124, Hallsville. Rocky Fork Township.

- B. Cobb Subdivision. A-2. S9-T50N-R12W. Zane & Jessica Cobb, owners. Don Bormann, surveyor. Rocky Fork Township.
- C. Country Farms Plat 13. R-S. S33-T48N-R13W. Virginia H Rothwell Trust, owner. James Patchett, surveyor. Missouri Township.
- D. J&J Oslund Plat 1. A-2. S13-T46N-R12W. Jason Oslund & Jacqueline Oslund, owners. James Jeffries, surveyor. Cedar Township.

Commissioner Thompson seconded the motion
The motion passed 3-0. **Order #265-2026**

Resource Management:

- 2. First Reading: Construction observation of King Road Bridge #BR0130002 with Midwest Engineering, LLC.

Resource Management Chief Engineer Jeff McCann stated that this request is for consultant services for construction observation and recording on the King Road Bridge. Mr. McCann stated that this work is typically performed internally, but the determination was made that hiring a consultant would allow the inspection staff to focus on other priorities. Commissioner Kendrick asked what the timeline of the project would be. Mr. McCann stated that the current schedule indicates the project will begin the first week in August, pending other manufacturer and delivery schedules. Commissioner Thompson asked where the equipment was being manufactured, and Mr. McCann stated that he believes they are being made in Omaha.

Commissioner Kendrick requested the Deputy Clerk place the matter on a future meeting agenda for a second reading.

- 3. First Reading: Release of the Stormwater Security Agreement and Erosion and Sediment Control Irrevocable Letter of Credit for Settler's Ridge Plat 7.

Commissioner Kendrick stated that this agenda item has been tabled.

Sheriff's Office

- 4. First and Second Reading: K-9 Training Agreement between Boone County Sheriff's Office and Moniteau County Sheriff's Office.

Captain Brian Leer stated that the Moniteau County Sheriff's Office has partnered with the Boone County Sheriff's Office for several years and has requested to continue what is colloquially known as 'Maintenance Training' for their K-9 team. Captain Leer stated that the agreement would allow the Boone County Sheriff's Office to provide no less than 20 sessions for the Moniteau County

Sheriff's Office's single-purpose K-9 unit, focused on drug detection with focus on cocaine, heroin, and methamphetamines. Captain Leer stated that the Moniteau County Sheriff's Office would pay \$1,000 for the training. Captain Leer stated the agreement would be valid for one year, beginning May 1, 2026, and would be eligible for an extension as approved by the Commission.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached K-9 Training Agreement between Boone County and the Moniteau County Sheriff's Office. 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 #266-2026**

Purchasing

5. First Reading: Amendment #2 C000001 (30-27JUN06) Employee Benefits Consultant with Sundvold Financial, LLC for Assignment of Contract

Purchasing Buyer Amy Gerskins stated Purchasing requests approval of Amendment #2 to Contract C000001 for Employee Benefits Consultant with Sundvold Financial, LLC. The original contract was approved by Commission on August 8, 2006, via Commission Order 313-2006.

Amendment #2 assigns the contract from Sundvold Financial, LLC to Acrisure Midwest Partners Insurance Services, LLC in accordance with the attached Agreement and Consent to Assignment of Contract.

This amendment also updates the contract number from C000001 to C001144 as part of the assignment.

The contract is renewed for the period of June 1, 2026, through May 31, 2027, under the same terms and conditions.

Commissioner Kendrick requested the Deputy Clerk place the matter on a future meeting agenda for a second reading.

6. First Reading: Cooperative Contract Award: C001149 (City of Columbia Cooperative Contract 116/2025) for Fencing Repairs, Maintenance, and Installation Services with Central Fence LLC

Purchasing Director Melinda Bobbit stated the Purchasing Department requests approval of contract C001149 (City of Columbia Cooperative Contract 116-2025) for Fencing Repairs, Maintenance, and Installation Services with Central Fence LLC.

The contract period is July 1, 2026, through June 30, 2027. The contract allows for up to four (4) additional one-year renewals. This is a countywide term-and-supply contract that is used primarily by Resource Management.

Commissioner Kendrick requested the Deputy Clerk place the matter on a future meeting agenda for a second reading.

7. First & Second Reading: Professional Services Contract C001145 – Vitality Rising – 9-Month Intervention Counseling Program for the Juvenile Office with Vitality Coaching & Consulting, LLC.

Court Administrator Derek Hux stated that the contract will be funded by the Raise the Age fund, and no Boone County funds would be used in the program. Mr. Hux stated that the original budget allowed for a contract of up to \$50,000, and this agreement was finalized under that amount.

Commissioner Thompson asked if the Circuit Court had worked with this company before. Mr. Hux confirmed that they worked with this company two years ago and this contract would allow for a second round of programming.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve an agreement with Vitality Coaching & Consulting, LLC for Vitality Rising – 9-Month Intervention Counseling Program. The terms of the agreement are set out in the attached, and the Presiding Commissioner is authorized to sign the same.

Commissioner Thompson seconded the motion.
The motion passed 3-0. **Order #267-2026**

8. First & Second Reading: Cooperative Contract Award: C001127 (State of Missouri Cooperative Contract MT250028001) – ESRI GIS Software and Maintenance Support Services with Environmental Systems Research Institute, Inc. d/b/a ESRI Inc.

Ms. Bobbit stated the Boone County Information Technology Department requests permission to utilize the State of Missouri Cooperative Contract MT250028001 – ESRI GIS Software and Maintenance Support Services with Environmental Systems Research Institute, Inc, d/b/a ESRI Inc. The County contract number is C01127.

This is a term-and-supply contract. The initial order is for ArcGIS Drone2Map Advanced for ArcGIS Online Annual Subscription for \$1,750. Invoices will be paid from departments 1176, 1172, 2012, 2083, and 2708, account 70100. \$5,260 is budgeted for 2026.

Commissioner Kendrick asked GIS Manager Matt Smith if this is for a new product or a continuation of an existing product. Mr. Smith confirmed that this is for an annual renewal of software already in use. Mr. Smith stated that this software allows him to combine imagery from drone flights into one image that is then corrected for the curvature of the earth's surface to increase the accuracy of records.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve Contract C01127 (State of Missouri Cooperative Contract MT250028001) with Environmental Systems Research Institute, Inc., d/b/a ESRI Inc. for ESRI GIS Software and Maintenance Support Services. The terms of the agreement are 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 #268-2026**

9. Second Reading: Amendment #2 to Contract C000943 (24101-RFP-DST) – Public Safety & Emergency Preparedness Equipment with Safeware for the Boone County Sheriff's Office – **First Read 05.28.2026**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve Amendment #2 to Contract C000943 (24101-RFP-DST) with Safeware Inc. for the purchase of five new ballistic shields for the Boone County Sheriff's Office. 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 #269-2026**

10. Second Reading: Amendment #2 – C000106 (157-123121SS) – Adani Compass Scanning System for the Boone County Sheriff's Office – **First Read 05.28.2026**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve Amendment #2 – C000106 (157-123121SS) – Adanis Compass Scanning System for the Boone County Sheriff's Office. The terms of the agreement are 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 #270-2026**

11. Second Reading: Award of Cooperative Contract C001134 (260202) - Security Systems, Products, and Services for the Boone County Facilities Management Department – **First Read 05.28.2026**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the award of Cooperative Contract C001134 (260202) – Security Systems, Products, and Services for the Boone County Facilities Management Department. The contract is set out in the attached, and the Presiding Commissioner is authorized to sign the same.

Commissioner Thompson seconded the motion
The motion passed 3-0. **Order #271-2026**

Joint Communications

12. Second Reading: Boone County Joint Communications Interoperable Radio System Cooperative Agreement with the City of Hallsville – **First Read 05.28.2026**

Commissioner Kendrick stated that he was excited to see the first of these agreements move through, and this will help the City of Hallsville to purchase new handheld and mobile radios for law enforcement officials. Commissioner Thompson stated that she had spoken with Hallsville City Administrator Kenyetta Ridgway-Sample, and Ms. Ridgway-Sample is excited to hear the approval of this agreement. Commissioner Kendrick expressed his appreciation to the County Counselor for his work with the Joint Communications Director to finalize these agreements.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve an Interoperable Radio System Cooperative Agreement with the City of Hallsville for the Hallsville Police Department. The terms of the agreement are 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 #272-2026**

Commission

13. First and Second Reading: Appointment to the Library Board

Commissioner Kendrick stated that the application is for the appointment of Cori Miller-Ryan. Commissioner Kendrick stated that Ms. Miller-Ryan has moved from Callaway County to Boone County, having served on the Daniel Boone Regional Library Board of Trustees and as the current President of the Board. Commissioner Kendrick stated that this appointment will transfer Ms. Miller-Ryan to a Boone County space and continue her status as an active and valued member of the board. Commissioners Aldred and Thompson expressed their appreciation that Ms. Miller-Ryan will continue to serve on the Board of Trustees, and Commissioner Kendrick stated that the Callaway County vacancy will soon be filled, pending an applicant's background check.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby appoint the following: Cori Miller-Ryan to the Library Board. This is an appointment for a three-year term starting July 1, 2026, and ending June 30, 2029.

Commissioner Thompson seconded the motion
The motion passed 3-0. **Order #273-2026**

14. First Reading: Approval of a Cooperative Agreement with the Boone County Regional Sewer District

County Counselor CJ Dykhousé stated that this agreement establishes a cooperation between Boone County and the Boone County Regional Sewer District to collaborate on provision of services should the County have capacity to assist the Sewer District. Mr. Dykhousé stated that this agreement does not commit either entity to any services at this point but instead provides a framework for future collaborations to explore synergy and cost-effective cooperation. Mr. Dykhousé stated that specific agreements would be written and presented in front of the County Commission in the future.

Commissioner Thompson expressed her appreciation for both entities having intentional thoughts and conversations about being better stewards of available resources for all of Boone County. Commissioner Kendrick stated that he is excited to see what agreements come from these conversations and that it is a good step in the right direction for both organizations.

Commissioner Kendrick requested the Deputy Clerk place the matter on a future meeting agenda for a second reading.

15. Public Comments

No public comments

16. Commissioner Reports

Commissioner Thompson reported that she will spend the next two days attending a virtual meeting on healthcare in the next 25 years across the country. Commissioner Thompson stated that she is honored to have been chosen as part of this convening, and she is excited to see where the conversations will go.

Attest:



Kip Kendrick
Presiding Commissioner

Brianna L. Lennon SEO

Brianna L. Lennon
Clerk of the County Commission

Justin Aldred

Justin Aldred
District I Commissioner

Janet M. Thompson

Janet M. Thompson
District II Commissioner