

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
Deputy County Clerk II Sarah Oldfather
Chief Deputy County Clerk Rhonda Proctor
Resource Management Onsite Wastewater Coordinator Roy Kroeger
Resource Management Senior Planner Thaddeus Yonke
Resource Management Planner Andrew Devereux
Assistant County Counselor Jason Glahn
Public: Rafaat Mefrakis, Amira Mavrakis

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

The meeting was called to order at 7:00 p.m. and roll call was taken.

Planning & Zoning

1. Consent Agenda

Resource Management Senior Planner Thaddeus Yonke read the following Planning & Zoning Commission Staff Report:

The Planning & Zoning Commission reviewed Agenda Items 1 & 2 at its June 18, 2026, meeting. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

1. Consent Agenda – Final Plats

Regarding the Consent Agenda, Items A, B, and C: these items were approved by consent and are presented for Commission receipt and acceptance. Resource Management 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. Haven at Mt. Zion. A-2. S31-T50N-R11W. David & Jessica Hagenhoff, owners. Kevin Schweikert, surveyor. Rocky Fork Township.

The property is located off East Mount Zion Church Road, approximately one-half mile east of the intersection of North Hecht Road and East Mount Zion Church Road. The property is undeveloped and contains a significant stream buffer and FEMA designated floodplain. The property is located within an Agriculture 2 (A-2) zoning district and is surrounded by A-2 zoning on all sides. The proposal is to subdivide seven acres from the 38.85-acre parent parcel via minor plat.

The proposed lot has frontage along East Mount Zion Church Road, a publicly maintained roadway. The applicant has submitted a request for a waiver from the traffic study requirement. Approval of a one-lot minor plat is unlikely to have significant impacts on existing transportation infrastructure. Granting a waiver to the traffic study requirement is appropriate in this case.

Public Water Supply District #9 provides water service. Boone Electric provides power. The Boone County Fire Protection District provides fire protection. The nearest station, Station 3, is approximately 6.3 miles away.

The applicant has submitted an onsite wastewater plan showing an intended location for an onsite wastewater lagoon. The applicant has submitted a request from the sewer cost benefit analysis. No public sanitary sewer is available nearby. Approval of a one-lot minor plat is unlikely to be economically viable in the creation of a new public sanitary sewer. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 19 points on the rating system.

Staff recommends approval of the plat and granting of waivers.

B. Jensen Subdivision. A-R. S10-T50N-R12W. Brenda Jensen, owner. Kevin Schweikert, surveyor. Rocky Fork Township.

The subject property is located off North Route V, approximately 750 feet west of the intersection of North Route V and North Anchorom Road. A single-family dwelling, detached garage, and onsite wastewater lagoon are present on an existing 10-acre administrative survey tract. The proposal is to subdivide the portion of the property that contains the house, garage, and lagoon onto a 3.96-acre lot. The remainder of the 10 acres not included within the subdivision shall be combined with the 30-acre farm to the west by boundary survey. The property is zoned Agriculture-Residential (A-R). The surrounding zoning is as follows:

- North, across North Route V, Agriculture 2 (A-2).
- East, South, West, A-R.

The property has direct road frontage along North Route V, a publicly dedicated roadway. An existing driveway entrance provides access to/from the public road. The applicant has submitted a request for a waiver from the traffic study requirement. Approval of the one-lot plat will not result in the creation of new traffic sources as the site is already developed. Granting a waiver to the traffic study is appropriate in this case.

Public Water Supply District #4 provides water service. Boone Electric provides power. The Boone County Fire Protection District provides fire protection. The nearest station, Station 3, is approximately 3.6 miles away.

An onsite wastewater lagoon is present on the property. The applicant has submitted an onsite wastewater exhibit showing a compliant location for a replacement lagoon. The applicant has also submitted a waiver from the sewer cost benefit analysis. No public sanitary sewer system is available nearby. Creation of a single platted lot is unlikely to be economically viable to support the creation of a new public sanitary sewer system. Approval of the waiver from the sewer cost benefit analysis is appropriate in this case.

The property scored 33 points on the rating system.

Staff recommends approval of the plat and granting of waivers.

C. Meyer Place Subdivision. R-S. S34-T49N-R12W. Richard & Michelle Meyer & Joel D Haden Trust, owners. Kevin Schweikert, surveyor. Columbia Township.

The subject property is located on the south side of Mexico Gravel Road, west of the intersection with Lake of the Woods Road. The property was originally one acre in size, but this proposal expands the property to 2.44 acres in size. There are currently a house and a shed present on the property. The property is zoned Residential Single-Family (R-S) and is surrounded by R-S zoning. This is all original 1973 zoning.

The property has direct access onto Mexico Gravel Road. This is an existing access shared with the property to the east. The applicant has requested a waiver to the traffic study requirement. Given that there is no change in activity due to increased development, approval is justified and should be granted.

The subject property is located in the City of Columbia water service area. Existing service is sufficient to meet the needs of this proposal.

The house is connected to the City of Columbia's centralized wastewater treatment system.

The property scored 68 points on the rating system.

Staff recommends approval of the plat and granting the requested waiver.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby receive and accept the plats, Items A, B, and C, 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. Haven at Mt. Zion. A-2. S31-T50N-R11W. David & Jessica Hagenhoff, owners. Kevin Schweikert, surveyor. Rocky Fork Township.
- B. Jensen Subdivision. A-R. S10-T50N-R12W. Brenda Jensen, owner. Kevin Schweikert, surveyor. Rocky Fork Township.
- C. Meyer Place Subdivision. R-S. S34-T49N-R12W. Richard & Michelle Meyer & Joel D Haden Trust, owners. Kevin Schweikert, surveyor. Columbia Township.

Commissioner Thompson seconded the motion.

The motion carried 3-0. **Order #322-2026**

- 2. Request by Mavrakis Investments, Inc to rezone from Planned General Commercial (C-GP) to Planned Single-Family Residential (R-SP) and to approve a review plan and preliminary plat for Lot C-3 New Town Subdivision, Block 1 on 0.19 acres located at 1928 W. Union Ln., Columbia. Rock Bridge Township. **(Open Public Hearing)**

Mr. Yonke read the following Staff Report:

The Planning & Zoning Commission conducted a public hearing on this request at its June 18, 2026, meeting and voted to recommend approval on a unanimous vote (9-0).

The property is located at the intersection of West Center Street, South New Town Avenue, and West Union Lane, and is identified as lot C-3 of Newtown Subdivision, Block 1. The property is 0.18 acres in size and is undeveloped. The property was rezoned from Agriculture 2 (A-2) to Planned General Commercial (C-GP) in 1998 with all uses permitted in a Neighborhood Commercial (C-N) zoning district. The surrounding neighborhood has developed into single family dwellings with commercial development to the east of the lot. The surrounding zoning is as follows:

- South, across West Union Lane, West, and North, across West Center Street, Planned Residential Single Family (R-SP).
- East, across South Newtown Avenue, C-GP.

The proposal is to rezone the property from C-GP to R-SP to utilize the density of the parent zoning district of the original Newtown Subdivision planned development to construct two single-family attached dwellings on a single platted lot.

The Boone County Master Plan designates this area as being suitable for rural residential use. The Master Plan designates the “sufficiency of resources test” to determine if adequate transportation, utilities, and public safety resources are in place to support the change in zoning. Failure to pass the test should result in denial of the request. Passing the test should result in further analysis.

Transportation: Both attached single family dwellings will have direct access to West Union Lane, a publicly maintained roadway. Both dwellings will have a two-car garage to serve as off-street parking.

Utilities: The property is located within the Consolidated Water service area. A 12-inch water main is located along the southern property line. An existing fire hydrant is present at the intersection of Union Lane and Newtown Avenue. Boone Electric provides power. The Boone County Regional Sewer District provides sewer service. Sanitary sewer capacity is available for both dwellings.

Public Safety: The Boone County Fire Protection District provides fire protection in this area. The nearest station, Station 8, is approximately 1.9 miles away.

Zoning Analysis: This request is to modify the original Newtown development plan and allow lot C-3 to change from commercial use to single family attached residential. Existing infrastructure is in place to support two additional single-family dwellings. Approval of the request will match the surrounding neighborhood’s development of single-family attached.

The proposal scored 68 points on the point rating system. Staff notified 106 owners about this request.

Staff recommended approval of the rezoning, review plan and preliminary plat.

Commissioner Thompson stated that the request seems to go with the character of the neighborhood, and Mr. Yonke stated that this is one of the final pieces to establish the neighborhood. Commissioner Thompson thanked the Planning & Zoning Commission for the work they have done on this project.

Applicant Refaat Mefrakis stated that he was appearing to represent his client, who is also his brother. Mr. Mefrakis stated that he and his client were in attendance to answer any questions the Commission may have. The Commissioners did not have any questions and thanked Mr. Mefrakis for attending the meeting.

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

Road & Bridge

3. Second Reading: Budget Amendment for Department 2049 Road & Bridge Land Acquisitions First Read – 06.16.2026 (Open Public Hearing)

Commissioner Kendrick stated that the Budget Amendment is for \$400,000 for the purchase of property.

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 an increase of \$400,000 for Future Land Acquisitions.

Commissioner Aldred seconded the motion.
The motion passed 3-0. **Order 323-2026**

Community Services

4. Second Reading: Budget Amendment for Department 1420 (Community Services Admin) for Release of Contingency for Reentry Navigator Program **First Read – 06.18.2026 (Open Public Hearing)**

Commissioner Kendrick stated that the \$130,000 Budget Amendment would move funds out of Contingency into Community Service Admin.

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 Kendrick stated that some of the Opioid Settlement Funds will be used for this amendment.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Amendment for the release of contingency for Reentry Navigator Program.

Commissioner Thompson seconded the motion.
The motion passed 3-0. **Order 324-2026**

Purchasing

5. Second Reading: Award of Contract C001154 (01-31MAR26) – Purchase of Service Contract with in2Action for a Reentry Coordinator for Boone County Community Services and the Boone County Jail **First Read – 06.25.2026**

Commissioner Thompson stated that this contract is the culmination of a lot of work in the community, born out of the discussion about the need for someone to help people as they come out of the jail, starting about 12 years ago. Commissioner Thompson stated that the recommendation came from the first Sequential Intercept Mapping, and it is a delight to see it come to fruition.

Commissioner Kendrick stated that in2Action was chosen as the lowest and best, and that organization has worked with the community and the Department of Corrections to provide re-entry services. Commissioner Kendrick stated that in2Action has a strong record of working with the incarcerated population and those who have been released from incarceration. Commissioner Thompson stated that many programs use coordinators who have a Master of Social Work degree, but the in2Action model uses a peer as the reentry navigator. This has been shown to be much more effective in reducing recidivism and increasing success of those who are coming out of jails and prisons.

Commissioner Kendrick stated that this program is a good use of the Opioid Settlement Funds. Commissioner Thompson stated that this program aligns perfectly with the settlement.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve Contract C001154 (01-31MAR26) with in2Action for the purchase of Reentry Coordination Services out of the Boone County Jail. 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 325-2026**

6. Second Reading: Bid Award Recommendation: C001150 (25-28MAY26) – Gravel Road Paving 2 with Capital Paving & Construction LLC **First Read – 06.25.2026**

Commissioner Kendrick stated that this project will pave 8.6 miles of road, with the base bid of roughly \$4.2 million with contingency raising the cost to \$4.6 million. Commissioner Kendrick stated that the cost is lower than other projects that have been awarded, factoring in the length of the road to be paved. Commissioner Kendrick stated that he is happy and appreciative of the work that Road & Bridge and Resource Management have done to pilot the program and reach the second phase of base stabilization and asphalt overlay. Commissioner Thompson stated that the departments are being good stewards of the funds. Commissioner Kendrick stated that this project will bring the total distance of gravel roads converted to pavement to 13 miles by the end of the year.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve Contract C001150 (25-28MAY26) for Gravel Road Paving 2 with Capital Paving & Construction LLC. The terms of the contract 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 326-2026**

7. Second Reading: Award of Contract C001117 (030425-ENV) Public Safety Software with Envisage Technologies LLC for the Boone County Sheriff's Office
First Read – 06.25.2026

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve Contract C001117 (030425-ENV) with Envisage Technologies LLC for the purchase of Training Management Software 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 Aldred seconded the motion

The motion passed 3-0. **Order 327-2026**

Commission

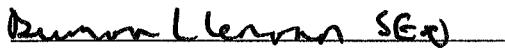
8. Public Comments

No public comments

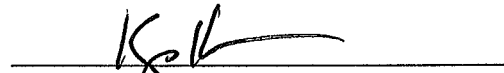
9. Commissioner Reports

Commissioner Kendrick stated that the Governor signed the budget bill and released lists of vetoes and restrictions. Commissioner Kendrick stated that the veto list was around \$52 million, and the restriction list was over \$440 million for the beginning of the fiscal year, beginning July 1.

Attest:

 Brianna L. Lennon SE

Brianna L. Lennon
Clerk of the County Commission


Kip Kendrick
Presiding Commissioner


Justin Aldred
District I Commissioner


Janet M. Thompson
District II Commissioner