

TERM OF COMMISSION: August Session of the July Adjourned Term

PLACE OF MEETING: Boone County Commission Chambers

PRESENT WERE:

- District I Commissioner Justin Aldred
- District II Commissioner Janet Thompson
- Captain Brian Leer
- Boone County Counselor CJ Dykhouse
- Deputy Director of Community Services Kristin Cummins
- Senior Buyer Liz Palazzolo
- Director of Purchasing Melinda Bobbitt
- Buyer Amy Gerskin
- Buyer Brijanna Purdy
- Boone County Deputy Clerk III Jodi Vanskike

Conference Call Information:

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

The meeting was called to order at 1:30 p.m. and roll call was taken.

Boone County Sheriff's Office

1. First and Second Reading: Gasconade County K-9 Maintenance Training Agreement (K-9 Handler Tiffaney Johnson)

Captain Brian Leer stated this is for a dual-purpose dog and, if approved, they will provide maintenance training for the K-9 handler and dog in the areas of obedience, narcotics detection, building search, area search, article search, K-9 aggression control, and scenario-based training. Captain Leer stated the term of this agreement is May 2025 - May 2026 and can be renewed for

two additional terms. Captain Leer stated, if approved, Gasconade County will pay the County of Boone \$2,000.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached K-9 Maintenance Training Agreement between Boone County and the Gasconade County Sheriff.

The terms of the Agreement are set out in the attached and the Presiding Commissioner is authorized to sign said Agreement.

Commissioner Thompson seconded the motion.
The motion carried 2 to 0. **Order #377-2025**

2. First and Second Reading: Gasconade County K-9 Maintenance Training Agreement (K-9 handler Joseph Lynch)

Captain Brian Leer stated this agreement is identical to the last agreement.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached K-9 Maintenance Training Agreement between Boone County and the Gasconade County Sheriff.

The terms of the Agreement are set out in the attached and the Presiding Commissioner is authorized to sign said Agreement.

Commissioner Aldred seconded the motion.
The motion carried 2 to 0. **Order #378-2025**

Boone County Counselor

3. First Reading: Acknowledging receipt of the annual financial statement from the Centralia Special Road District (CSRD)

Boone County Counselor CJ Dykhous stated, during the month of August, a special road district organized in the County has to report on its financial statement to the County Commission. Counselor Dykhous stated the Centralia Special Road District is the only special road district in Boone County. Counselor Dykhous stated all that is required of the Commission is to acknowledge receipt of this information because, if the information has not been received, distributions to the special road district would have to stop.

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

Community Services**4. First Reading: Columbia STEM Alliance Contract**

Deputy Director of Community Services Kristin Cummins read the following memo:

The Community Services Department requests approval for the Math Mentorship Program with the Columbia STEM Alliance Foundation. The contract was submitted by the Columbia STEM Alliance Foundation as a Strategic Innovation Opportunity to the Boone County Children's Services Fund Board. The contract will pay for academic support and site-based mentoring for math students at Jefferson Middle School and Oakland Middle School. The goal of the program is to increase or maintain academic performance and retention in advanced math classes at two Columbia Public Schools middle schools.

The contract will begin upon approval by the Boone County Commission and extend through December 31, 2025, with the option of two (2) one-year renewals. A total of \$19,998 will be provided through department number 2161 and account number 71106 for the remainder of 2025 and up to \$40,000 for each one-year renewal period. The current fund balance is \$433,332.

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

Purchasing**5. First Reading: Award of Contract C001017 from RFP 20-23JUN25 for Videography Services, Term and Supply, to Bussen Productions of Columbia, Missouri, for the Boone County Emergency Management Department**

Senior Buyer Liz Palazzolo read the following memo:

Purchasing requests approval for the award of Contract C001017 from Request for Proposal 20-23JUN25 that solicited proposals for Videography Services for the Boone County Emergency Management Department. One proposal was received.

1) Bussen Productions LLC of Columbia, Missouri

It is noted for the record that the RFP was advertised in the Columbia Missourian, posted in the Boone County Government Center Building, and posted online on the County's electronic bidding website, <https://bocomobids.ionwave.net/Login.aspx>. In addition, Ms. Palazzolo researched local video service vendors and called several when the RFP was first released.

The proposal from Bussen Productions LLC has been reviewed by the Purchasing Department and the Emergency Management Department. Della Luster, Administrative Coordinator for the Boone County Emergency Management Department, and Jacob Waller, Deputy Director of the Boone County Emergency Management Department, reviewed the proposal and found it acceptable. The proposal is responsive to the mandatory terms, conditions and requirements of RFP 20-23JUN25.

As the only responsive proposal, the proposal from Bussen Productions LLC is considered the "lowest and best" proposal. An award of contract for Videography Services, Term and Supply is made to Bussen Productions, LLC of Columbia, Missouri.

Payments will reference: 2702 – Emergency Management Operations/71100 – Outsourced Services with \$20,000 budgeted for 2025.

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

6. First Reading: Amendment #1 to Contract C000429 (bid # 17-27OCT20) – Alarm System Equipment & Monitoring Services with Alarm Communications Center, Inc.

Director of Purchasing Melinda Bobbitt read the following memo:

Contract C000429 (bid #2 1-02JUN20) - Alarm System Equipment & Monitoring Services was approved by Commission for award to Alarm Communications Center, Inc. on July 28, 2020, Commission order #331-2020.

Amendment #1 allows equipment other than DMP brand equipment to be invoiced/charged at cost plus 25% mark-up.

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

7. First Reading: Award of Contract C001026 (10-28MAY25) - Elevator Upgrades and Modernizations at the Boone County Government Center with ATTA Elevators St. Louis for the Facilities Management Department

Buyer Amy Gerskin read the following memo:

Request for Proposal #10-28MAY25 - Elevator Upgrades and Modernizations at the Boone County Government Center closed on May 28, 2025. The County received responses from Otis Elevator, Inc. and ATTA Elevators St. Louis, Inc. The Evaluation Committee for this proposal

included Johnny Mays, Jody Moore, and Michelle Brooks, all from the Facilities Management Department.

After reviewing both proposals and subsequent Best and Final Offers, Facilities Management recommends awarding a contract to ATTA Elevators St. Louis, Inc. for providing the most comprehensive turnkey solution for the County at a cost of \$170,500. The County contract number is C001026. The full evaluation report is attached for reference, along with the evaluation committee's scoring sheet.

Invoices will be paid from department 6200 - Capital R&R - General account 60200 - Equipment Repairs / Maintenance.

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

8. First Reading: Award of Amendment #2 to Contract C001023 from EC07-23 - 911 Equipment & Notification Software & Services for the Boone County IT Department 911/EM

Buyer Brijanna Purdy read the following memo:

Contract C001023 (EC07-23) – 911 Equipment & Notification Software & Service is being assigned from Intrado Life & Safety Solutions Corp. to Intrado Life & Safety Inc. The original contract number was C000942 and is now C001023. There are no other changes to the contract.

This is a Term & Supply contract utilized by 911/EM IT Hardware and Software.

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

9. First Reading: Award of Amendment #1 to Contract C001024 from EC07-20 - VIPER System Upgrade to VIPER 7 for the Boone County IT Department 911/EM

Buyer Brijanna Purdy read the following memo:

Contract C001024 (EC07-20) –VIPER System Upgrade to VIPER 7 with Maintenance is being assigned from Intrado Life & Safety Solutions Corp. to Intrado Life & Safety Inc. The original contract number was C000450 and is now C001024. There are no other changes to the contract.

This is a Term & Supply contract utilized by 911/EM IT Hardware and Software.

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

10. First and Second Reading: Surplus Disposal

Buyer Brianna Purdy read the following memo:

The Purchasing Department requests permission to dispose of the following list of surplus equipment by auction on GovDeals or by destruction for whatever is not suitable for auction.

	Asset #	Description	Make & Model	Department	Condition of Asset
1.	18682	2010 Chip Spreader	Etnyre Quad	R&B	Good
2.	Na	2 Electric Plug-in Heaters	Na	TR	Used/fair
3.	Na	Wooden Top Cabinet for U-Shaped Desk	Na	TR	Used/Fair
4.	Na	Keyboard/Mouse Tray	Na	TR	Recycle by MRC
5.	09397; 2216	4 Brown Wooden Chairs	Na	Court Admin	Good
6.	10943	Glass Topped with 2 Drawers	Na	Court Admin	Good
7.	Na	Revised Statutes of MO 2000 Books	Na	TR	Recycle per MO State

.	Na	Official Manual State of MO / Session Laws MO	NA	TR	Recycle per MO State
---	----	---	----	----	-------------------------

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Surplus Disposal.

Commissioner Aldred seconded the motion.
The motion carried 2 to 0. **Order #379-2025**

P&Z

11. Second Reading: Request by Alta Vista Properties to vacate Lots 4 – 8 & 10 of Nature Trails Ranchettes 1st Plat recorded in Book 11, Page 281 of the records of Boone County, Lots 11 – 48 of Nature Trail Ranchettes 2nd Plat recorded in Book 11, Page 306 of the records of Boone County, and Lots 1 – 45 of Delmar Estates, unrecorded along with certain designated rights-of-way within said plats – First Read 07.29.25

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a vacation and replat of Lots 4 – 8 & 10 of Nature Trails Ranchettes 1st Plat recorded in Book 11, Page 281 of the records of Boone County, Lots 11 – 48 of Nature Trail Ranchettes 2nd Plat recorded in Book 11, Page 306 of the records of Boone County, and Lots 1 – 45 of Delmar Estates, unrecorded, along with certain designated rights-of-way within said plats, subject to the following conditions:

1. Said vacation is not effective until the lots and rights-of-way proposed to be vacated, and the right-of-way for Colt Drive, proposed to be rededicated, 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.

Commissioner Thompson seconded the motion.
The motion carried 2 to 0. **Order #380-2025**

12. Second Reading: Request by Heather Sears for a conditional use permit for a kennel and pet boutique in the Agriculture 2 (A-2) zoning district on 10 acres located at 8875 S. Smith Hatchery Rd., Columbia. Rock Bridge Township – First Read 07.29.25

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve a request by Heather Sears for a conditional use permit for a kennel

and pet boutique in the Agriculture 2 (A-2) zoning district on 10 acres located at 8875 S. Smith Hatchery Rd., subject to the following conditions:

1. No dog breeding or training is allowed on the property.
2. No outdoor dog runs or kennel structures. Outdoor use is limited to supervised exercise.
3. A Landscaping Plan must be submitted to and approved by the Director of Resource Management. Landscaping shall screen the exercise area from adjacent properties.
4. A maximum of seven dogs are permitted on the property at any one time. Up to nine dogs are allowed on the following days:
 - A. The two days before and after the major holidays of New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day and Christmas Day.
 - B. Thanksgiving to the Sunday after Thanksgiving.
 - C. The week of the University of Missouri's Spring Break.
5. An animal waste management plan, aligned with industry best practices, must be submitted to and approved by the Director of Resource Management before operations begin.
6. A Missouri-licensed design professional must coordinate with staff to determine any required modifications to the residence for code compliance. All work must be permitted.
7. A subsurface onsite wastewater system is required for the property while the kennel operates. Installation is subject to the Director of Resource Management's approval.
8. Only immediate family members residing on the property may be employed in the dog boarding operation. No outside employees are permitted.
9. Exterior lighting shall be shielded and directed inward and downward to prevent glare to neighboring properties. Dark Sky compliant fixtures are recommended.
10. The owner may use magnesium chloride as an alternative material for dust control on the driving and parking surfaces. It shall be applied as necessary to minimize dust with a minimum of one application per year.

Commissioner Aldred seconded the motion.
The motion carried 2 to 0. **Order #381-2025**

13. Second Reading: Request by Mid MO Rentals for a conditional use permit for a structure taller than 100 feet for a wind turbine in the Agriculture 1 (A-1) zoning district on 164.6 acres located at 3301 E. Kemper Rd., Hallsville. Rocky Fork Township – First Read 07.29.25

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a request by Mid MO Rentals for a conditional use permit for a structure taller than 100 feet for a wind turbine in the Agriculture 1 (A-1) zoning district on 164.6 acres located at 3301 E. Kemper Rd., subject to the following condition:

1. The building permit application and inspection process must be completed and a certificate of completion must be issued for the wind turbine.

Commissioner Thompson seconded the motion.
The motion carried 2 to 0. **Order #382-2025**

14. Second Reading: Request by Frank Martin for a conditional use permit for a structure taller than 100 feet for a wind turbine in the Agriculture 1 (A-1) zoning district on 138.88 acres located at 5155 E. Kemper Rd., Hallsville. Rocky Fork Township – First Read 07.29.25

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve a request by Frank Martin for a conditional use permit for a structure taller than 100 feet for a wind turbine in the Agriculture 1 (A-1) zoning district on 138.88 acres located at 5155 E, Kemper Rd., subject to the following conditions:

1. The building permit application and inspection process must be completed and a certificate of completion must be issued for the wind turbine,

Commissioner Aldred seconded the motion.
The motion carried 2 to 0. **Order #383-2025**

15. Second Reading: Request by Dwight Douglas Wheeler to rezone from Moderate-Density Residential (R-M) to Planned Single-Family Residential and to approve a Review Plan and Preliminary Plat for Spencer Hills Plat 4 on seven acres located at 599 E. Clearview Dr., Columbia. Missouri Township – First Read 07.29.25

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a request by Dwight Douglas Wheeler to rezone from Moderate-Density Residential (R-M) to Planned Single-Family Residential (R-SP) on seven acres at 599 E. Clearview Drive.

And

Now on this day, the County Commission of the County of Boone does hereby approve a request by Dwight Douglas Wheeler to approve a Review Plan and Preliminary Plat for Spencer Hills Plat 4 on 7 acres located at 599 E. Clearview Dr., subject to the following conditions:

1. Plot Plan Requirement: All building permit applications must include a detailed, accurate plot plan showing proposed construction for each lot.
2. Design Plan for Attached Units: A design plan must be submitted prior to the Final Plan for the single-family attached lots, defining the physical features of the proposed buildings. This plan is subject to approval by the Director of Resource Management.
3. Plan Note Addition: Add the following to Note #2 on the plans:
“Public sewer shall be provided by Boone County Regional Sewer District.”
4. Final Trust Agreement: The finalized trust agreement for common area maintenance must be approved by the Director of Resource Management prior to Final Plan submission.
5. Street Naming: The use of “Reagan Drive” must be approved by both the Director of Resource Management and the Director of Joint Communications. If not approved, an alternative name must be selected prior to Final Plan submission.

Commissioner Thompson seconded the motion.
The motion carried 2 to 0. **Order #384-2025**

Resource Management

16. Second Reading: Approve Quit-Claim Deeds – First Read 07.31.25

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Quit-Claim Deeds, relating to the road vacation of Pipes Lane by Commission Order 311-2025 on July 1, 2025. The Presiding Commissioner is authorized to execute the Quit-Claim Deeds on behalf of Boone County.

Commissioner Thompson seconded the motion.
The motion carried 2 to 0. **Order #385-2025**

Commission

17. Public Comment
None

18. Commissioner Reports

Commissioner Thompson stated, next week, they will be having the Missouri Association of Counties Annual Summer Board Meeting. Commissioner Thompson stated they have a new crop of people in the Policing, Justice and Mental Health Steering Committee this year, so it will be nice to get back to the Legislature and see if they will consider the proposals that were made for them last year. Commissioner Thompson stated their proposals made it into the final budget but were then axed at the end.

Attest:



Brianna L. Lennon
Clerk of the County Commission



Kip Kendrick
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner