# CERTIFIED COPY OF ORDER

538-2026

STATE OF MISSOURI } ea.
County of Boone

Term. 20

October Session of the October Adjourned 26

In the County Commission of said county, on the 29th day of October 20 26

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby acknowledge the attached list of bid responses received for Bid #39-27OCT26 – Furnace and Condenser Replacement at 107 N. 7th Street, Columbia, MO.

Done this 29th day of October 2026.

Kip Kendrick
Presiding Commissioner

ATTEST:

Brianna L. Lennon SEO
Brianna L. Lennon
Clerk of the County Commission

Justin Aldred
District I Commissioner

Janet M. Thompson
District II Commissioner

# BID TABULATION: 39-27OCT26 - Furnace and Condenser Replacement at 107 N. 7th Street

| Description | Harold G. Butzer, Inc. | Teel Mechanical |
|---|---|---|
| Lum Sum Bid | $17,900.00 | $21,922.40 |
| Proposed Working Days (Calendar Days) | 30 | 3 |
| Bid Response | Yes | Yes |
| Bid Form | Yes | Yes |
| Debarment Certification Returned | Yes | Yes |
| Work Authorization Returned | Yes | Yes |
| Statement of Bidder's Qualifications Returned | Yes | Yes |
| Anti-Collusion Statement Returned | Yes | Yes |
| Signature and Identity of Bidder Returned | Yes | Yes |
| Bidder's Acknowledgment Returned | Yes | Yes |
| Addendums Acknowledged | Yes | Yes |
| Prior Experience / References | Yes | Yes |

**No Bids**

Midwest Alarm Services

**Reliable Parts**

# CERTIFIED COPY OF ORDER

S39-2026

STATE OF MISSOURI } ea.
County of Boone

Term. 20 26

October Session of the October Adjourned

In the County Commission of said county, on the 29th day of October 20 26

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby approve the attached K-9 Basic Training Agreement between Boone County and the following:

- St. Louis County Police Department

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

Done this 29th day of October 2026.

Kip Kendrick
Presiding Commissioner

Justin Aldred
District I Commissioner

Janet M. Thompson
District II Commissioner

ATTEST:

Brianna L. Lennon
Clerk of the County Commission

# COOPERATIVE AGREEMENT
# FOR K-9 BASIC TRAINING SERVICES

THIS AGREEMENT dated the 29 day of October, 2026, is entered into by and between Boone County, Missouri (County), by and through the Boone County Sheriff's Office (BCSO), and the St. Louis County Police Department (Agency):

**WHEREAS,** BCSO can provide K-9 basic training through its certified K-9 training staff; and

**WHEREAS,** BCSO can assist Agency in selecting a canine for purchase from an approved vendor to receive the training; and

**WHEREAS,** Agency desires to procure a canine to receive training from a vendor approved by County and train one of Agency's officers as that canine's handler through the BCSO's K-9 basic training program; and

**WHEREAS,** County and Agency have the authority to cooperate with each other for the purposes of this Agreement pursuant to RSMo §70.220;

**NOW, THEREFORE,** it is agreed by and between the parties as follows:

1. **TRAINING.** BCSO agrees to provide Agency's K-9 handler and canine basic training by and through BCSO's certified staff. Training areas will include obedience, tracking, area search, article search, building search, and narcotics detection with respect to cocaine, heroin, and methamphetamines. The training shall consist of not less than forty (40) sessions, with each session consisting of approximately one, 8-hour day. The training will be conducted over a period of eight (8) weeks, Monday – Friday, in regularly-scheduled sessions during that 8-week period. Agency will receive a certificate documenting successful completion of the BCSO's program if the K-9 team meets the standards and requirements of the Missouri Police Canine Association at the conclusion of the training contemplated herein.

2. **EMPLOYED STATUS OF K-9 HANDLER.** Agency agrees that the training contemplated herein is within the scope and course of its handler's employment and Agency will be responsible for all appropriate compensation and the provision of Worker's Compensation coverage to Agency's employee. Agency's handler will execute a Waiver & Release as set out in the attached Exhibit "A" prior to being permitted to participate in the training.

3. **CONTRACT PRICE AND PAYMENT.** Agency shall pay County a total sum of Four Thousand Dollars ($4,000.00) for the training contemplated herein, calculated at a rate of $100.00/session. Agency may pay the full amount upon execution of this contract or, at Agency's option, Agency shall pay one-half, or $2,000.00, upon execution of this contract and the remaining one-half, or $2,000.00, after twenty (20) sessions have been completed.

4. **TERM AND TERMINATION.** The Agreement contemplates training sessions to commence on or about the 19th day of October, 2026, and sessions will proceed consecutively, Monday – Friday, for a period of eight (8) weeks as scheduled by County. Either party may terminate this Agreement at any time by providing the other written notice of their intent to terminate. Upon termination for convenience by either party, the parties will reconcile the payments paid and/or due based on the number of sessions attended at the rate of $100.00 per session (with each session being approximately one, 8-hour day).

5. **MODIFICATION AND WAIVER.** No modification or waiver of any provision of this Agreement nor consent to any departure therefrom, shall in any event be effective, unless the same shall be in writing and signed by County and Agency and then such modification, waiver or consent shall be effective only in the specific instance and for the specific purpose for which mutually agreed.

6. **FUTURE COOPERATION**. The parties agree to fully cooperate with each other to give full force and effect to the terms and intent of this Agreement.

7. **ENTIRE AGREEMENT.** The parties state that this document contains the entire agreement between the parties, and there are no other oral, written, express or implied promises, agreements, representations or inducements not specified herein.

8. **AUTHORITY.** The signatories to this Agreement warrant and certify that they have obtained the necessary authority, by resolution or otherwise, to execute this Agreement on behalf of the named party for whom they are signing.

SO AGREED.

**AGENCY**

By:
ST. LOUIS COUNTY PD

Printed Name:

PO TIMOTHY GRAHAM DSN 5229

Attest:

PO Graham DSN 5229

**BOONE COUNTY, MISSOURI**

By:

Kip Kendrick, Presiding Commissioner

Attest:
Brianna L Lennon SEO
Brianna L. Lennon, County Clerk

Approved:

Dwayne Carey, Sheriff

Approved as to legal form:

CJ Dykhouse, County Counselor

Acknowledged for Budgeting Purposes:

Kyle Rieman by A.N.C.
Kyle Rieman, Auditor

Revenue Account
2570-3569

Exhibit "A"

# INFORMED CONSENT WAIVER AND RELEASE

ASSUMPTION OF RISKS: I acknowledge that participation in the BCSO Basic Dual Purpose K-9 Training Class [hereinafter the "Program"] involves physical activities which, by their very nature, carry certain inherent risks that cannot be eliminated regardless of the care taken to avoid injuries. These physical activities involve strenuous exertions of strength using various muscle groups and also involve quick movements using speed and change of direction, all of which could result in injury. These risks range from minor bruises and scratches to more severe injuries, including the risk of heart attacks or other catastrophic injuries. I understand and appreciate that these physical activities carry certain inherent risks and I hereby assert that my participation is voluntary and that I knowingly assume all such risks.

WAIVER AND RELEASE: In consideration of accepting my entry into this Program, I hereby, for myself, my heirs, executors, administrators, or anyone else who might claim on my behalf, covenant not to sue, and waive, release and discharge the Boone County Sheriff's Office, Boone County, Missouri, and/or its employees and agents engaged by them for any purpose relating to the Program that I have been permitted to participate in. This release and waiver extends to all claims of every kind of nature, whatsoever, foreseen or unforeseen, known or unknown.

INDEMNIFICATION AND HOLD HARMLESS: I also agree to indemnify and hold harmless the Boone County Sheriff's Department, Boone County, Missouri, and/or its employees and agents all from any and all claims, actions, suits, procedures, costs, expenses, damages, and liabilities, including attorney's fees, that result from my participation in or involvement with the Program.

Waivers and Releases for minors are accepted only with a parent/guardian signature.

**Signature of Participant/Date**

PO [signature] DSN 5229

**Printed Name of Participant**

POLICE OFFICER TIMOTHY GRAHAM

# CERTIFIED COPY OF ORDER

S40-2026

STATE OF MISSOURI } ea.
County of Boone

Term. 20

October Session of the October Adjourned 26

In the County Commission of said county, on the 29th day of October 20 26

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby approve the attached Budget Amendment for the Sheriff's Dept. to Increase Budget for Inmate Housing.

Done this 29th day of October 2026.

Kip Kendrick
Presiding Commissioner

ATTEST:

Brianna L. Lennon SEC
Brianna L. Lennon
Clerk of the County Commission

Justin Aldred
District I Commissioner

Janet M. Thompson
District II Commissioner

RECEIVED

OCT 0 9 2026

BOONE COUNTY AUDITOR

# BOONE COUNTY, MISSOURI
# REQUEST FOR BUDGET AMENDMENT

10/9/26
**EFFECTIVE DATE**

**FOR AUDITORS USE**

| Dept | Account | Fund/Dept Name | Account Name | (Use whole $ amounts) Transfer From Decrease | Transfer To Increase |
|---|---|---|---|---|---|
| 1255 | 72000 | GF Detention Operations | Out of County Housing | | 1,900,000 |
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| | | | | - | 1,900,000 |

Describe the circumstances requiring this Budget Amendment. Please address any budgetary impact for the remainder of this year and subsequent years. (Use an attachment if necessary):

Out of County Housing is estimated to be $4,500,000.00 for 2026, this Budget Amendment is to increase the Out of County Housing budget by the remaining amount needed for 2026.

**Requesting Official**

**TO BE COMPLETED BY AUDITOR'S OFFICE** NC

☐ A schedule of previously processed Budget Revisions/Amendments is attached

☐ A fund-solvency schedule is attached.

☑ Comments: Inc Budget Inmate Housing

**Auditor's Office**

**PRESIDING COMMISSIONER** | **DISTRICT I COMMISSIONER** | **DISTRICT II COMMISSIONER**

**BUDGET AMENDMENT PROCEDURES**

- County Clerk schedules the Budget Amendment for a first reading on the commission agenda. A copy of the Budget Amendment and all attachments must be made available for public inspection and review for a period of at least 10 days commencing with the first reading of the Budget Amendment.
- At the first reading, the Commission sets the Public Hearing date (at least 10 days hence) and instructs the County Clerk to provide at least 5 days public notice of the Public Hearing. **NOTE: The 10-day period may not be waived.**
- The Budget Amendment may not be approved prior to the Public Hearing.

SUBLSCR BOONE SUBSIDIARY LEDGER INQUIRY MAIN SCREEN 10/14/26 11:06:50

| | | | |
|---|---|---|---|
| Year 2026 | | Original Appropriation | 2,100,000.00 |
| Dept 1255 GF DETENTION OPERATIONS | | Revisions | 500,000.00 |
| Acct 72000 OUT OF FACILITY INMATE HOUSING | | Original + Revisions | 2,600,000.00 |
| Fund 100 GENERAL FUND | | Expenditures | 2,961,308.00 |
| | | Encumbrances | |
| Class/Account A ACCOUNT | | Actual To Date | 2,961,308.00 |
| Account Type E EXPENSE | | Remaining Balance | 361,308.00- |
| Normal Balance D DEBIT | | Shadow Balance | 369,823.00- |

Transaction Code __ __ Effective Date _____ Process Date _____

| Code | | Effective | Description | Orig | Document | Amount |
|---|---|---|---|---|---|---|
| 22 | | 1/02/2026 | ***** ORIGINAL BUDGET ******** | 2026 | 1057 | 2,100,000.00- |
| 50 | 10 | 2/04/2026 | COUNTY OF CALLAWAY | 2026 | 382 | 39,900.00 |
| 50 | 10 | 2/11/2026 | COUNTY OF PHELPS | 2026 | 509 | 97,045.00 |
| 50 | 10 | 2/18/2026 | COUNTY OF GREENE | 2026 | 590 | 25,000.00 |
| 50 | 10 | 2/18/2026 | COUNTY OF MACON | 2026 | 627 | 52,380.00 |
| 50 | 10 | 2/18/2026 | COUNTY OF RANDOLPH | 2026 | 589 | 24,180.00 |
| 50 | 10 | 2/18/2026 | COUNTY OF WARREN | 2026 | 587 | 21,505.00 |
| 50 | 10 | 2/18/2026 | COUNTY OF HENRY | 2026 | 595 | 5,460.00 |

More...

F2=Key Scr F3=Exit F6=Prd Breakdowns F7=Trans F8=View Doc F9=Budget

# CERTIFIED COPY OF ORDER

541 -2026

STATE OF MISSOURI } ea.
County of Boone

Term. 20

October Session of the October Adjourned 26

In the County Commission of said county, on the 29th day of October 20 26

the following, among other proceedings, were had, viz:

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 152425P001, Temporary Collector Pool II, and does hereby authorize an appropriation of $19.57 per hour for the salary of said position.

Done this 29th day of October 2026.

Kip Kendrick
Presiding Commissioner

ATTEST:

Brianna L Lennon SEU
Brianna L. Lennon
Clerk of the County Commission

Justin Aldred
District I Commissioner

Janet M. Thompson
District II Commissioner

# REQUEST TO HIRE ABOVE FLEXIBLE HIRING MAXIMUM
# BOONE COUNTY

***Description of form:*** *To request approval to hire above step B4 of any pay grade.*
***Procedure:***
1. The Administrative Authority or designee completes the form and prepares a schedule that demonstrates that funding is available within the salary and wage appropriation (account #10100) and calculates the amount for a budget revision, if needed. The Administrative Authority submits the form, the schedule, and the budget revision (if needed) to the Auditor for certification of funds availability.
2. The Auditor certifies funds availability and approves budget revision (if applicable) and forwards to Human Resource Director.
3. The Human Resource Director reviews the information, makes a recommendation, and schedules the request on the Commission agenda for approval.
4. The County Commission will review all requests for a starting salary above the flexible hiring policy limit and will either approve or deny the request. After approval/denial, the County Commission will return this form to the Administrative Authority.
5. The Administrative Authority will list the Commission Order number approving this request on the electronic Personnel Action Form.

Name of prospective employee Helen Steward Department Collector

Position Title Temporary Collector II Pool PCN/Pos. # 15-POOL01

Proposed Starting Salary (complete one only) Annual: _____ Pay Grade 105
***OR*** Hourly: $19.57 Step C1

No. of employees in this job classification within your Department? 1

Justification (Describe the prospective employee's education and/or work experience which supports this proposed compensation level)
Employee has worked multiple years for the Collector's Office each tax season. The employee last worked in 2026 during payroll go-live and the implementation of the new pay plan. The request is for the same pay the employee was making in January 2026.

If proposed salary exceeds what other employees in the same job classification are paid, explain how the prospective employee's background exceeds others working in the same job classification:
Other temp employees are on pay grade 100. No impact.

What effect, if any, will this proposal have on salary relationships with other positions in your office and/or positions in other offices?
None.

Additional comments:

Administrative Authority's Signature: _____ Date: 10-28-26

**Auditor's Certification:** X **Funds are available within the existing departmental salary and wage appropriation (#10100).**
_____ **Funds are not available within the existing departmental salary and wage appropriation (#10100); budget revision required to provide funding is attached.**
**Auditor's Signature:** Kyla Rieman by JS **Date:** 10/28/2026

**Human Resource Director's Recommendations:**
Recommend to approve. If employee plans to return for 2027 tax season, mark record as inactive rather than terminate.

**Human Resource Director's Signature:** Angela Wehmeyer **Date:** 10/27/2026

**County Commission Comment(s):** X **Approve** _____ **Deny**

**Presiding Commissioner's Signature:** _____ **Date:** 10/29/26
**District I Commissioner's Signature:** _____ **Date:** 10/29/26
**District II Commissioner's Signature:** _____ **Date:** 10/29/2026

(S:\ALL\Human Resources\Flexible Hiring & Transfer Policy and Forms)

# CERTIFIED COPY OF ORDER

542-2026

STATE OF MISSOURI } ea.
County of Boone

Term. 20 26

October Session of the October Adjourned

In the County Commission of said county, on the 29th day of October 20 26

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby approve a request by Hemme Construction LLC for a conditional use permit for an outdoor recreation facility in the Planned Agriculture-Residential (A-RP) zoning district on 0.5 acres located at 2484 N Slickrock Dr, Columbia, subject to the following condition:

1. That the timeline for action on this conditional use permit be set to two years instead of one year.

Done this 29th day of October 2026.

Kip Kendrick
Presiding Commissioner

Justin Aldred
District I Commissioner

Janet M. Thompson
District II Commissioner

ATTEST:

Brianna L Lennon SEO
Brianna L. Lennon
Clerk of the County Commission

**2. Hemme Construction CUP – Outdoor Recreational Facility (Neighborhood Pool) (open public hearing).**

The Planning and Zoning Commission conducted a public hearing on this request at its October 15, 2026, meeting and voted to recommend approval on a unanimous vote of (9-0).

The subject property is located approximately 1/4 mile east of the city limits of the City of Columbia at the southwestern corner of Slickrock Drive and Whitewater Drive, north of St. Charles Road. The surrounding property is all zoned Planned Agriculture-Residential (A-RP), part of The Cedars Planned Residential development.

The property is located in Columbia Township.

The applicant is seeking a conditional use permit for a private outdoor recreation facility. Specifically, a neighborhood pool. This development amenity will be enclosed by a fence and include an off-street parking area and restroom facilities.

Staff analysis of the request is based upon the application and public comments received following notification of the surrounding property owners. As a conditional use permit, the proposal must meet the following criteria from the zoning ordinance to be eligible for approval:

(a) The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Construction of this amenity under permit with Boone County will not be detrimental to, or endanger the public health, safety, comfort, or general welfare.

(b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

The building inspection process will confirm the safety of this amenity, allowing it to meet this criterion. It should not otherwise be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations. Maintenance of this amenity by the neighborhood association should preserve this status.

(c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

Neighborhood amenities like this, if constructed through the building inspection process and maintained by the neighborhood, enhance property values for the development it serves.

(d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access and drainage.

The use has limited needs with respect to utility infrastructure and so the site has adequate facilities to support the proposal.

(e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

This area is zoned A-RP under an approved development plan. The placement of this facility is a part of the approved plan and fits within the plan's standards.

(f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

The placement of off-street parking and the driveway off of the western extension of Whitewater Drive will be done under permit with the County and ensure that the flow of traffic is not impaired by the placement of this facility.

(g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit.

The proposal conforms to other applicable regulations of the A-RP zoning and development plan. As an amenity limited to neighborhood use, having this feature in the neighborhood will limit some vehicular trips that would otherwise be on the road network at large by keeping them within the neighborhood itself. Additionally, it will eliminate some vehicular trips since walking or biking to the pool is reasonable by having it located in the subdivision; from this point of view, it is reasonable to see this as a public necessity.

Zoning Analysis: This conditional use permit is approvable as proposed in the A-RP development plan. Infrastructure and supporting facilities are able to support this amenity. Such amenities are not extraordinary in this setting.

Staff recommends approval of the conditional use permit with the following condition:

1. That the timeline for action on this conditional use permit be set to two years instead of one year.

# CERTIFIED COPY OF ORDER

543-2026

STATE OF MISSOURI } ea.
County of Boone

Term. 20

October Session of the October Adjourned 26

In the County Commission of said county, on the 29th day of October 20 26

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby approve a request by Route Z Investments LLC to rezone from General Commercial (C-G) to Planned Light Industrial (M-LP) on 7.31 acres (2.16 acres being rezoned) located at 652 N Rangeline Road, Columbia.

Done this 29th day of October 2026.

Kip Kendrick
Presiding Commissioner

Justin Aldred
District I Commissioner

Janet M. Thompson
District II Commissioner

ATTEST:

Brianna L. Lennon SEW
Brianna L. Lennon
Clerk of the County Commission

# CERTIFIED COPY OF ORDER

544-2026

STATE OF MISSOURI } ea.
County of Boone

Term. 20 26

October Session of the October Adjourned

In the County Commission of said county, on the 29th day of October 20 26

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby approve a request by Route Z Investments LLC for a review plan for Little General Route Z – Lot 1A & Lot 2A on 7.31 acres (2.16 acres being the review plan area) located at 652 N Rangeline Road, Columbia.

Done this 29th day of October 2026.

Kip Kendrick
Presiding Commissioner

Justin Aldred
District I Commissioner

Janet M. Thompson
District II Commissioner

ATTEST:

Brianna L Lennon SEO
Brianna L. Lennon
Clerk of the County Commission

**3. Route Z Investments – Rezoning M-LP & Review Plan (open public hearing).**

The Planning and Zoning Commission conducted a public hearing on this request at its October 15, 2026, meeting and voted to recommend approval of the rezoning and review plan, with conditions, on a unanimous vote of (9-0).

The property is located at the southeastern corner of Interstate 70 and State Route Z interchange. The property is approximately 12.21 acres in size and split zoned General Commercial (C-G) and Light Industrial (M-L). The subject property is currently vacant, with a gas station/convenience store on an adjacent property to the north. This proposal is to rezone 2.16 acres of the property to Planned Light Industrial for purposes of providing services to semi-truck and other larger vehicle traffic from the service station on the lot to the north. Approval of this proposal will go concurrently with a lot line adjustment survey, allowing the rezoned area to be merged with lot 1 of Little General Route Z Plat 1.

The Boone County Master Plan designates this area as a Regional Economic Opportunity District. This property is in Columbia Township.

The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. The sufficiency of resources test provides a "gatekeeping" function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Transportation – The property has access to Rangeline Road. It will have direct access to I-70 Drive Southeast through lot 1 of Little General Route Z Plat 1 after the Lot Line Adjustment Survey is completed. An update to the traffic [SD1.1]analysis shows that the existing infrastructure is at its maximum capacity and showing failure points. This rezoning should not cross that threshold, but any future development in this area will require improvements to road infrastructure.

Utilities – The subject property is in Public Water Service District #9 service area. The Boone County Regional Sewer District is the sewer provider for this proposal, under an agreement with the City of Columbia. Boone Electric Cooperative provides electrical service for the property, and it is in the Boone County Fire Protection District.

Public Safety – The subject property is approximately 3 miles east of the nearest Boone County Fire Protection District Station, Station 1, on St. Charles Road.

Zoning Analysis: This is a reasonable expansion of the service station/convenience store activity on the adjacent property. This area has several businesses that use large vehicles and this expansion will allow those vehicles to be fueled efficiently without confusing the traffic patterns internal to the service station or external to the property. Transportation is a significant issue in this request. Approval of this rezoning and plan will be a bright-line

indicating the limits of existing transportation infrastructure. This proposal will be the last in this area that can be approved without a requirement for public transportation infrastructure improvements.

The property scored 78 points on the rating system.

Staff recommends approval of the rezoning and the review plan.

# CERTIFIED COPY OF ORDER

545-2026

STATE OF MISSOURI } ea.
County of Boone

Term. 20 26

October Session of the October Adjourned

In the County Commission of said county, on the 29th day of October 20 26

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby approve a request by K & P Holdings LLC & Abadi's Property LLC to rezone from Planned Light Industrial (M-LP) to General Commercial (C-G) on 1.68 acres located at 5175 E Shalimar Drive, Columbia.

Done this 29th day of October 2026.

Kip Kendrick
Presiding Commissioner

ATTEST:

Brianna L. Lennon SEC
Brianna L. Lennon
Clerk of the County Commission

Justin Aldred
District I Commissioner

Janet M. Thompson
District II Commissioner

**4. KP Holdings & Abadi's Properties – Rezoning (open public hearing).**

The Planning and Zoning Commission conducted a public hearing on this request at its October 15, 2026, meeting and voted to recommend approval of the rezoning on a unanimous vote of (9-0).

The property is located at the southwest corner of the intersection of E Shalimar Drive and N Highway 763. A commercial building just under 3,000 square feet is present. The property is zoned Planned Light Industrial (M-LP). The surrounding zoning is as follows:

- North, across E Shalimar Drive, General Commercial (C-G)
- East, across N Highway 763, City of Columbia Mixed Use Corridor (M-C)
- South, C-G and Single Family Residential (R-S)
- West, C-G

The property was most recently rezoned from C-G to M-LP in 2021 with approval of the final plan for Shalimar Gardens Plat 1A. The planned development included M-L uses of wholesale merchandising or storage warehouses, contractor's buildings and storage yards, moving or transfer yard, and display and salesroom. A 13,000 square foot addition was proposed with the approved final plan but was never constructed. The current request is to rezone from M-LP to open C-G zoning to accommodate laboratory testing for cannabis which is not permitted under the current development plan.

The Boone County Master Plan identifies this area in a Local Community Planning District. The property is located within Missouri Township.

The Master Plan designates a sufficiency of resources test to determine if adequate transportation, utilities, or public safety resources are in place to support a change in zoning. Failure to pass the test should result in denial. Passing the test should result in further analysis.

Transportation. The property has road frontage along E Shalimar Drive and N Highway 763, both publicly maintained roadways. Driveway access is located along E Shalimar Drive.

Utilities. The City of Columbia provides water service in this area. Boone Electric provides power. The property is connected to sanitary sewer provided by the Boone County Regional Sewer District.

Public Safety. The Boone County Fire Protection District provides fire service. The nearest station, Station 5, is approximately 1.9 miles away.

Zoning Analysis: This rezoning request is to remove a previously approved light industrial final development plan to utilize open C-G zoning, which the property had prior to a planned development. Adequate utility service is in place to support the change in zoning. Open C-G zoning is in line with the character of the surrounding properties.

Approval of an open C-G zoning should have minimal impacts to the surrounding property owners.

The property scored 81 points on the rating system. Staff notified 86 property owners about this request.

Staff recommends approval of the rezoning request.

# CERTIFIED COPY OF ORDER

546-2026

STATE OF MISSOURI } ea.
County of Boone

Term. 20 26

October Session of the October Adjourned

In the County Commission of said county, on the 29th day of October 20 26

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby approve a request by RML Investment Properties LLC to rezone to Planned General Industrial (M-GP) for Concorde South Plat 2, Lot 8A on 7.35 acres located at 5080 E Meyer Industrial Drive, Columbia.

Done this 29th day of October 2026.

Kip Kendrick
Presiding Commissioner

Justin Aldred
District I Commissioner

Janet M. Thompson
District II Commissioner

ATTEST:

Brianna L Lennon SEC
Brianna L. Lennon
Clerk of the County Commission

# CERTIFIED COPY OF ORDER

S47-2026

STATE OF MISSOURI } ea.
County of Boone

Term. 20 26

October Session of the October Adjourned

In the County Commission of said county, on the 29th day of October 20 26

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby approve a request by RML Investment Properties LLC to approve a review plan for Concorde South Plat 2, Lot 8A on 7.35 acres located at 5080 E Meyer Industrial Drive, Columbia, subject to the following conditions:

1. The underground range shall be limited to testing firearms and firearm accessories by occupants of the building. The range shall not be utilized as a recreational shooting range by members of the public.
2. The Landscape and Buffering Plan be updated on the corresponding final plan to state that trees shall be planted at the southern property boundary and maintained in a healthy condition.
3. Note 2 under "Allowed Modifications" is removed from the corresponding final plan.
4. Any future development not shown on this plan shall require a modified review plan and final plan.

Done this 29th day of October 2026.

Kip Kendrick
Presiding Commissioner

Justin Aldred
District I Commissioner

Janet M. Thompson
District II Commissioner

ATTEST:

Brianna L. Lennon SEV
Brianna L. Lennon
Clerk of the County Commission

**5. RML Investments – Rezoning M-GP & Review Plan (open public hearing).**

The Planning and Zoning Commission conducted a public hearing on this request at its October 15, 2026, meeting and voted to recommend approval of the rezoning on a unanimous vote of (9-0).

The property is located on E Meyer Industrial Drive, approximately 650 feet west of the intersection of E Meyer Industrial Drive and S Tom Bass Road. The property is currently vacant with no structures present. The zoning of the property is Planned General Industrial (M-GP). The surrounding zoning is as follows:

- North, across E Meyer Industrial Drive, Planned Light Industrial (M-LP)
- East, M-GP
- South, Planned Single Family Residential (R-SP) and Agriculture 1 (A-1)
- West, M-GP.

The property was rezoned to M-GP in 2012 with a condition that future development required updated review and final plan. In December 2025 a final plan was approved for the property to allow for a lot line adjustment with Lot 9A of Concorde South. The final plan listed agriculture as the only use of the property, and future development of the lot required a modified review plan and final plan. The current proposal is to modify the planned development to allow for a 33,400 square foot building, associated drive and parking areas, and underground testing range. The applicant has proposed uses such as retail, laboratory research and testing, warehouse and storage, and manufacture or assembly. No recreational uses such as a public shooting range were listed or shown on the plan. To mitigate any potential view or sound issues with neighboring residential or agricultural properties to the south, the applicant has proposed installation of coniferous trees along the south property line. Should the plan be approved, the landscape and buffering plan must be updated on the corresponding final plan to reflect the proposed screening.

A location for a freestanding monument sign is located on the plan. A note under "Allowed Modifications" stating "monument sign location can be moved/relocated as long as it meets the setback requirements and is approved by the Director of Resource Management." If alternative locations for signs are requested, they must be clearly shown and labeled on the plan. Should the review plan be approved, the note will need to be removed.

The Boone County Master Plan designates this area as a Regional Economic Opportunity Area. The property is located within Rock Bridge Township.

The Masterplan designates a sufficiency of resources test to determine if adequate transportation, utilities, and public safety infrastructure are in place to support a change in zoning. Failure to pass the test should result in denial of the request. Passing the test should result in further analysis.

Transportation. The property has frontage along E Meyer industrial Drive, a public roadway. Two driveway entrances are proposed to provide access to and from the site.

Utilities. The property is located within the Consolidated Water service area. Access to water service to support commercial fire flows is available. Boone Electric provides power. The Boone County Regional Sewer District provides sanitary sewer. Limited sewer capacity is available in this area but should support the proposed development. If future development on the property is desired other than what is shown on the plan, an updated review plan will be required to ensure adequate sanitary sewer exists. The property is located within the Greater Bonne Femme Watershed, an environmentally sensitive area. Strict compliance with the stormwater regulations will be required. The applicant has proposed a stormwater basin to management runoff from impervious surfaces.

Public Safety. The Boone County Fire Protection District provides fire protection in this area. The nearest station, Station 15, is approximately one quarter mile away.

Zoning analysis: The proposal is to modify an existing M-GP planned development to allow for development of a 33,400 square foot industrial building to allow for various production and testing. Adequate utilities to support fire flow and provide sanitary sewer service are in place to support the development. Landscaping along the southern property line has been proposed by the applicant to mitigate potential visual and noise issues.

The property scored 68 points on the rating system. Staff notified 54 property owners about this request.

Staff recommends approval of the review plan and rezoning request with the following conditions:

1. The underground range shall be limited to testing firearms and firearm accessories by occupants of the building. The range shall not be utilized as a recreational shooting range by members of the public.
2. The Landscape and Buffering Plan be updated on the corresponding final plan to state that trees shall be planted at the southern property boundary and maintained in a healthy condition.
3. Note 2 under "Allowed Modifications" is removed from the corresponding final plan.
4. Any future development not shown on this plan shall require a modified review plan and final plan.

# CERTIFIED COPY OF ORDER

548-2026

STATE OF MISSOURI } ea.
County of Boone

Term. 20

October Session of the October Adjourned 26

In the County Commission of said county, on the 29th day of October 20 26

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby designate Greg Edington as its proxy to attend the annual meeting of the Hartsburg Levee District on November 16, 2026. The Presiding Commissioner is authorized to execute the attached Proxy form provided by the Levee District.

Done this 29th day of October 2026.

Kip Kendrick
Presiding Commissioner

Justin Aldred
District I Commissioner

Janet M. Thompson
District II Commissioner

ATTEST:

Brianna L. Lennon SEC
Brianna L. Lennon
Clerk of the County Commission

PROXY

KNOW ALL MEN BY THESE PRESENTS:

That I, Kip Kendrick do hereby constitute and appoint Greg Edington my true and lawful agent and attorney, for me and in my name to vote as my proxy at the election of two Supervisors of the Hartsburg Levee District at the annual meeting of the owners of land and other property within the boundaries of the Hartsburg Levee District to be held Monday, November 16, 2026 at 7:30 (C.S.T.) at the American Legion Hall, Hartsburg, Missouri, with all the powers I would possess if personally present, hereby revoking any previous proxies given by me.

I own _____ acres of land and _____ miles of right-of-way within the District that has benefits assessed against it.

Dated: October 29, 2026

Signature

WITNESS:

Signature