

CERTIFIED COPY OF ORDER

(Rev. Stat. Sec. 2321.)

STATE OF MISSOURI

County of Boone

} ea.

May Session of the May Adjourned

Term. 20 01

In the County Commission of said county, on the

1st

day of May

20 01

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 Faye C. Nowell for a permit for a boarding kennel/ day care facility for dogs on 4.31 acres, located at 5550 W. Gillespie Bridge Rd., Columbia, with the following conditions:

1. There be no more than ten (10) dogs at any one time on the property.
2. The permit be issued to Ms. Nowell only, and is non-transferable.
3. The business is to be opened from 7:00am to 7:00pm, Monday through Friday, and weekends by appointment only.
4. No breeding, raising or selling of animals would ever occur.
5. The permit is contingent upon the business plan.

Done this 1st day of May, 2001.



Don Stamper
Presiding Commissioner

ATTEST:


Wendy S. Noren
Clerk of the County Commission



Karen M. Miller
District I Commissioner



Skip Elkin
District II Commissioner

**SOUTH PAW ACRES
BUSINESS PLAN • 2001**

Presented To
Boone County Planning & Building Staff
by
Faye Nowell
5550 W. Gillespie Bridge Rd.
Columbia, MO 65203
573 / 446-2733

March 28, 2001

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EXECUTIVE SUMMARY

Many people today are remaining single, putting off having children or not having children at all. Companion animals are one way to focus a person's needs for love and nurturing - just as if they were children. When their "children" need pet-sitting, owners demand quality care and special treatment for their animals. In the Columbia area, there are limited services available of this nature.

South Paw Acres (SPA) Boarding and Day Care for Dogs is one answer to that ever-growing demand for quality pet care services. Based on a 5 acre tract of land just outside of Columbia city limits, SPA will offer open play areas, indoors and out, with a maximum capacity of ten dogs. The animals will be screened for socialization and temperament, and will be cared for with a specific treatment plan created by their owners and the manager of SPA. Group play and socialization will be encouraged, as well as individual attention from the manager.

Facilities for SPA will include a retrofitted two car detached garage, complete with noise dampening materials to maintain ordinary noise levels in the neighborhood. Kennels (cages) will also sport noise reduction materials, to assist in maintaining acceptable noise levels. Landscaping will be designed to keep the animal area virtually hidden from neighbors' views. Waste removal will be done in accordance with Department of Natural Resources and Columbia City/County Health Department regulations. Five foot chain link fence will surround the animal area, and gates will be locked at all times. *Animals will be under constant supervision by an SPA employee whenever they are outside of their individual pens.*

Specific insurance for boarding kennel facilities will be secured prior to opening for business. Owners will be required to sign a contract for services, including their liability limits, before using SPA services. A veterinarian's proof of rabies and other vaccinations will also be required.

South Paw Acres will follow the USDA Animal Health & Animal Care Facilities Rules, and will adhere to the American Boarding Kennels Association's (ABKA) Code of Ethics. All required licenses and inspections will be maintained.

South Paw Acres Boarding and Day Care for Dogs will be managed by a person with over 30 years experience in handling companion animals. With three years of membership on the Central Missouri Humane Society Board of Directors, the owner is well versed in the logistics of good animal management and will strive to make South Paw Acres a "good neighbor" to all.

MISSION:

The mission of South Paw Acres is to provide therapeutic and personalized care for beloved companion animals when their owners cannot be with them.

MARKETPLACE NEEDS:

Many people today are remaining single, putting off having children or not having children at all. Pets are one way to focus a person's needs for love and nurturing - just as if they were children. When these "children" need to be "babysat", pet owners are demanding better care and special treatment for their animals. There are no dog day care or boarding facilities in the area that offer personalized care in a home-like setting, out in the countryside, with over an acre of fresh grass, mature trees and a pond to run and play in. Moreover, the typical boarded animal is not allowed to play with other pets, and gets no more than minimal attention from handlers while in the typical boarding kennel. During holiday seasons throughout the year, many pet owners find it next to impossible to find a place to board their pets, especially larger dogs. South Paw Acres would help meet the needs of pet owners in this community.

FILLING MARKETPLACE NEEDS:

South Paw Acres (SPA) will be a customized boarding facility that caters to the needs and desires of pets and their owners. Each animal will have an individualized care plan for his stay in the facility, and be encouraged to play, swim and run with other social animals, exercise with toys, people and agility equipment.

LOCATION:

South Paw Acres will be located at 5550 W. Gillespie Bridge Rd. in Columbia, MO. It will comprise approximately 1.5 acres of a 5.2 acre tract of land. The entire property includes a single-family residence, and a detached two-car garage. The detached garage will house the dog boarding and day care operations. The dog area is surrounded with 5 foot chain link fence.

COMPANY SIZE & SET-UP:

This will be a one-person operation to begin with. If needed, a second or third person may be brought on board to assist in the day-to-day activities. The facility will never house more than 10 dogs, due to the size of the pre-existing building and land limitations. Should the business outgrow this plan, a new, larger facility would be considered elsewhere.

SERVICES PROVIDED:

South Paw Acres will provide a healthy, therapeutic short-term living environment for pets who are used to a pampered lifestyle. When owners must be away from home for lengthy periods, this facility will cuddle,

care for and protect their beloved furry friends. The usual services provided by the average boarding kennel will be included, but in a home-like setting, to reduce the animals' anxiety of being away from their owners. Amenities will include a couch, plush chairs and soft dog beds to lounge on, a safe open floor area to romp indoors, TV, video and musical stimulation, agility equipment for outdoor exercise, appropriate toys for individual or group play, and personal time with the manager for brushing, cuddling, etc. In addition, social animals of like temperament and size will be encouraged to play and rest together under careful supervision. If multiple pets come in together from the same home, they will be housed together in the same area. Personal interviews with both pet and owner will be conducted prior to bookings, and individualized care plans will be adhered to for each animal at SPA. Veterinarian's proof of vaccinations will be required. This ensures that only healthy, well-socialized animals are admitted to the facility. Optional services may be available for an additional cost, including grooming, basic obedience training, exercise at local parks, pick-up and drop-off services, pet portraits, birthday parties and vet on-call services.

THE MARKET SURVEY:

A market survey was conducted via area pet care facilities (veterinarians, pet stores, groomers, etc.) during the month of February 2001. The responses indicated there is a definite interest in this type of service. Many responded favorably to the various services to be offered. Most felt the location was acceptable for their needs.

The typical client is expected to earn an above-average salary, with discretionary income to spend on pampering their pets. These people are probably of early to middle age, with travel requirements or opportunities, or extended work hours in their daily life.

THE COMPETITION:

Of fourteen area boarding facilities listed in the phone book, only one advertises day care playtime services. Four provide exercise yards (but don't say how big). Five offer other services such as grooming, dog training and pick-up/delivery, (but not all inclusively.) None advertise group play in a natural setting, TV, radio & video entertainment, dog walking at parks, pet portraiture or birthday parties.

MARKETING:

Being a service-oriented business, many new clients are expected to be referred from satisfied customers of SPA. When advertising, emphasis will be placed on the small, personalized facility and the exceptional care and pampering the dogs would get. Exclusive features not available elsewhere would be emphasized.

PERSONAL EXPERIENCE & TRAINING:

Faye Nowell's related experiences and training with regard to companion animals includes a recent three year term as a member of the Central Missouri Humane Society Board of Directors. While serving as a board member, Faye also supervised the Volunteer Program for the shelter for one year. She is currently

assisting CMHS as a member of the Financial Development Committee. Over the last thirty years, she has owned and cared for a wide variety of companion animals. During the past ten years, Faye has cared for other people's pets on an as-needed basis, both in her home and at the pet owner's residence.

Many satisfied customers can vouch for her professionalism and expertise as a pet sitter. (A list is available upon request.) In addition, Faye has maintained good relations with a variety of neighbors in her former residence of 17 years. Many of these neighbors had pets of their own, and would ask Faye to watch them from time to time. If there was ever an issue of Faye's pets being a nuisance, Faye would see that it was taken care of immediately. Faye's veterinarian of over 20 years, Russell Schoen, DVM, has written a letter of reference on her behalf, which is included in the appendix that follows.

MANAGEMENT PRACTICES:

• *Boarding and Day Care Only* •

This facility is designed for companion dogs only, and only ten or less animals in the kennel at one time. Clients will be encouraged to spay or neuter their animals, provided they are not show dogs. No animals in heat will be allowed. Over-bookings will not be tolerated. No breeding, raising or selling of animals will occur.

• *Interviewing Clients* •

All prospective clients and their pets will be given a tour of the facility, then a personal interview and evaluation of the animal's health and temperament will be conducted. A veterinarian's agreement must be signed that the animal's shots and vaccinations are current. Boarded animals will be flea and tick free and in overall good health. Only social pets will be booked.

• *Service Agreements / Liability Contract for Owner* •

Owners will be asked to read and sign a service agreement outlining methods of payment, expected care of the animal, the rights of the owner/manager, emergency procedures, liability of both parties, etc.

• *Supervision of Animals / Security of Property* •

Animals will be under constant supervision by an SPA employee whenever they are outside. Inside the facility, animals will be supervised when in group play, or otherwise not secured in a kennel or other enclosed space. The kennel and outside play area are surrounded by a five foot chain link fence. Gates will be locked at all times. At night, the building will be locked as well.

- **Emergency Procedures** •

A plan of action will be outlined in the Service Agreement with each pet owner for their preferred methods of treatment in the event of an injury to their pet. Emergencies arising on the premises in other situations will be handled as deemed appropriate, by calling 9-1-1, the vet-on-call, etc. Should an emergency arise that requires the manager to leave the premises, all animals would be secured in their kennels before leaving.

- **Procurement of Operating Funds** •

This business will only come to fruition if the necessary funds are available to run it in a competent, professional manner. That said, funding will be provided by personal assets, family or bank loans. Corners will not be cut simply to open a marginal operation.

- **Liability Coverage** •

SPA will be covered by a reputable insurance company that caters specifically to kennel operators. This coverage will include liability insurance of up to \$1 million. In addition, home owner's insurance will also cover some aspects of the business. Services will not begin before these assurances are in place.

- **LLC Organization** •

SPA will be operated as a Limited Liability Company, under Sole Proprietorship.

- **Licensure** •

Certification and accreditation will be sought through the USDA and the American Boarding and Kennel Association offices. All appropriate local licenses and permits would be secured. According to Columbia/Boone County Animal Control, animals in SPA would require proof of rabies vaccination, but not need any other tags or identification. There is no leash law for the county, but animals must be confined and under control. There is no limit on the number of animals allowed on private property in the county. These regulations would be adhered to at South Paw Acres.

- **Professional Affiliations** •

The success of this business would not be possible without certain affiliations with area professionals in the field. Agreements would be sought for a certified veterinarian to be on-call; in addition, optional services may be offered to SPA clients through agreements with independent groomers, trainers, and the like.

- **Quality of Services** •

Given the type of person attracted to use an ancillary service such as dog day care or personalized boarding, it is imperative that the facility be of top-notch quality and appearance. Management must offer the very best in equipment, décor, and other amenities to gain the confidence and trust of pet owners. The overall feel of SPA will be "upscale."

• **Building Design** •

SPA will be housed in an existing two-car detached garage. The garage will be retrofitted to meet ABKA, SDA and Boone County Planning & Building standards for a boarding kennel. A complete architectural plan is attached in the appendix, as are current photos of the building. Other specifications are outlined individually below.

• **Noise Reduction** •

The biggest area of concern to anyone living near a boarding facility is the potential noise level. Noise reduction for South Paw Acres will be addressed with extra care and designed correctly. Most pre-fabricated dog kennels [cages] are manufactured with materials that reduce noise by 30%. *An additional 30% of noise reduction can be obtained through the installation of ceiling and wall baffles in the kennel building, for a **total noise reduction of 60%**.* Landscaping can be designed in such a way as to minimize the conduction of noise. But more importantly, it must be emphasized that *a well-exercised and happy dog is generally a quiet dog. This is the whole idea behind SPA...to see that the animals are well cared for and loved when away from their natural home environment. Any dog barking at SPA will receive immediate attention!*

• **Landscaping** •

As noted above, landscaping can significantly reduce noise conduction if done correctly. A certified architect has drawn up a plan to address this issue.

• **Waste Removal** •

After inquiring at the City/County Health Department, it was learned that the Department of Natural Resources has the definitive answer to what constitutes proper disposal of solid and liquid wastes in a kennel setting. According to a DNR representative in Jefferson City, (Shelley Jackson), 10 dogs equals one animal unit. DNR only requires waste removal plans in situations involving 750 or more animal units. (That would be 7,500 dogs!) Hence, no specific waste removal system is required for SPA by DNR. Even so, an appropriate waste removal plan will be implemented to assure proper disposal of graywater and other waste materials. There is a 1000 gallon septic tank in the area that SPA will be located on. The residence only requires about 500 gallons of that. If deemed appropriate, a dog waste removal system will be tied into the existing septic system, or a separate septic tank for the kennel may be installed.

• **Traffic Control** •

Gillespie Bridge Road is well traveled by many cars everyday. It is not, however, a major thoroughfare. It is estimated the amount of traffic generated by SPA business will not exceed normal operating conditions of this road, or interrupt the daily life of neighbors.

• • •

To Whom It May Concern:

As homeowners in Longview Subdivision, we have some concerns about the rezoning request for the property at 5550 Gillespie Bridge Road to A2. It is our understanding from Ms. Newell that she plans to purchase this property and open a dog kennel. While her intentions are admirable, we believe that this isn't the appropriate location for this kind of business. All dogs bark, and barking dogs start other dogs barking. While the current plan is to house up to 10 dogs; if rezoned, there would be no way to stop the number of dogs from increasing to 100 next year. Then there is the smell factor up on the hilltop, so close to our residences. While this property is currently on the edge of town, the city limits are expanding outward continually. This is guaranteed in this area by the plans to expand Chapel Hill. By signing this, we are asking that you deny this rezoning request.

Sincerely,

<u>Thomas E. Graton</u>	<u>2604 Gabrianna Ct</u>
<u>Shirley R. Austin</u>	<u>2604 Gabrianna Ct</u>
<u>Julia King / James King</u>	<u>2610 Gabrianna Ct.</u>
<u>Victoria P. Misery</u>	<u>2606 Gabrianna Ct</u>
<u>Annette Molitor</u>	<u>2612 Gabrianna Ct.</u>
<u>Walter Molitor</u>	<u>2612 Gabrianna Ct.</u>
<u>Dorey Lusk</u>	<u>2503 Gabrianna Ct.</u>
<u>Laura M. Alkin</u>	<u>2503 Gabrianna Ct.</u>
<u>Callan Burt</u>	<u>2611 Gabrianna Ct</u>
<u>Callan Burt</u>	<u>2611 Gabrianna Ct.</u>
<u>Karin James</u>	<u>2602 Gabrianna Ct.</u>
<u>Karen James</u>	<u>2602 Gabrianna Ct</u>

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Sincerely,

Jord Miller

Derek Miller

Linda Brooks

Rana Jordanides

Del A. Brooks

CHRISTOS JORDANIDES

Jay K Tweeddale

Jim Jones

Janette Linebaugh

Marjastark

Douglas Kincaid

Darryl N. P

Charles Black

Helen J Black

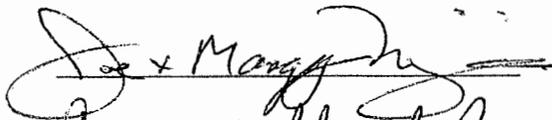
Agnes J. Hart

Philmy Anton

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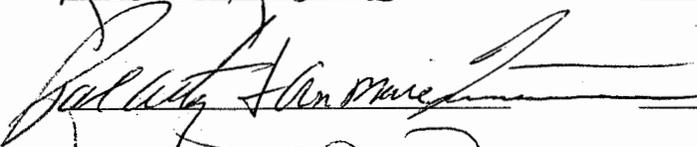
Sincerely,

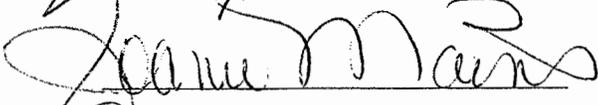

Ed + Carmel Sheatal

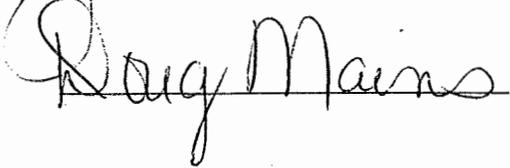

Mike + Amy Hill


W. K. Hill


Rachel Kallenbach


Paul + Janice


James Mains


Doug Mains

CERTIFIED COPY OF ORDER

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STATE OF MISSOURI

} ea.

County of Boone

May Session of the May Adjourned

Term. 20 01

In the County Commission of said county, on the

1st

day of May

20 01

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

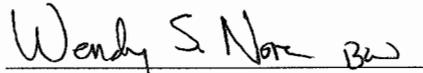
Now on this day the County Commission of the County of Boone does hereby receive and accept D.J.D. Acres and authorize the Presiding Commissioner to sign the documents.

Done this 1st day of May, 2001.



Don Stamper
Presiding Commissioner

ATTEST:



Wendy S. Noren
Clerk of the County Commission

absent

Karen M. Miller
District I Commissioner



Skip Elkin
District II Commissioner

CERTIFIED COPY OF ORDER

(Rev. Stat. Sec. 2321.)

STATE OF MISSOURI }
County of Boone } ea.

May Session of the May Adjourned Term. 20 01

In the County Commission of said county, on the 1st day of May 20 01

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

Now on this day the County Commission of the County of Boone does hereby adopt the attached Proclamation for Youth Week.

Done this 1st day of May, 2001.



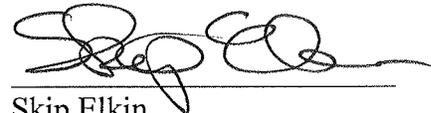
Don Stamper
Presiding Commissioner

ATTEST:

Wendy S. Noren ISW
Wendy S. Noren
Clerk of the County Commission

absent

Karen M. Miller
District I Commissioner



Skip Elkin
District II Commissioner

PROCLAMATION

Whereas, The Benevolent and Protective order of Elks has designated the week beginning on the 1st Sunday in May, as Youth Week to honor America's Junior citizens for their accomplishments, and to give fitting recognition of their services to Community, State and Nation; and,

Whereas, Columbia Elks Lodge #594 will sponsor an observance during that week in tribute to the Youth of this Community; and,

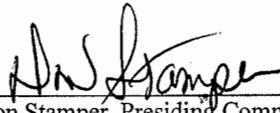
Whereas, no event could be more deserving of our support and participation than one dedicated to these young people who represent the nation's greatest resource. And who in the years ahead will assume the responsibility of the advancement of our free society; and,

Whereas, our Youth need the guidance, inspiration and encouragement which we alone can give in order to help develop those qualities of character essential for future leadership, and to go forth to serve America; and,

Whereas, to achieve this worthy objective we should demonstrate our partnership and Youth, our understanding of their hopes and aspirations and a sincere willingness to help them prepare them in every way for the responsibilities and opportunities of citizenship;

Now Therefore, we, the Commissioners of Boone County, Missouri do hereby proclaim the week beginning on the 1st Sunday in May 2001, as Youth Week in the County of Boone, of the State of Missouri, and urge all departments of government, civic, fraternal, and patriotic groups, and our citizens generally, to participate wholeheartedly in its observance.

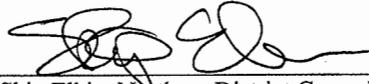
Done this 1st day in May, 2001



Don Stamper, Presiding Commissioner

absent

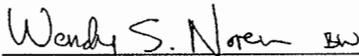
Karen M. Miller, District I Commissioner



Skip Elkin, Northern District Commissioner



ATTEST:



Wendy Noren, County Clerk