

377 -2025

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 25

In the County Commission of said county, on the 7<sup>th</sup> day of August 20 25


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

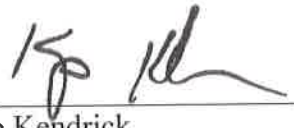
Now on this day, the County Commission of the County of Boone does hereby approve the attached K-9 Maintenance Training Agreement between Boone County and Gasconade County Sheriff.


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

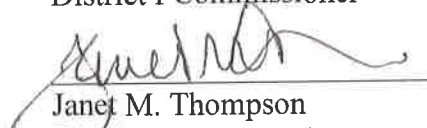
Done this 7<sup>th</sup> day of August 2025.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner

## K-9 MAINTENANCE TRAINING AGREEMENT

THIS AGREEMENT dated the 7<sup>th</sup> day of August, 2025, is entered into by and between Boone County, Missouri (County), by and through the Boone County Sheriff's Office (BCSO), and the Gasconade County Sheriff's Office (Agency):

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

**WHEREAS**, Agency desires to send its K-9 and handler through the BCSO's K-9 maintenance 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. MAINTENANCE TRAINING.** BCSO agrees to provide Agency's K-9 handler and K-9 maintenance training by and through BCSO's certified staff. Training areas will include obedience, narcotics detection, tracking, building search, area search, article search, K-9 aggression control, and scenario-based training. The training shall consist of not less than twenty (20) sessions. Agency will receive a certificate documenting successful completion of the BCSO's program.

**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 Two Thousand Dollars (\$2,000.00) for the training contemplated herein, calculated at a rate of \$100/session. Agency shall pay one-half, or \$1,000.00, upon execution of this contract and the remaining one-half, or \$1,000.00, after ten (10) sessions have been completed.

**4. TERM AND TERMINATION.** The term of this Agreement shall begin on the 1<sup>st</sup> day of May, 2025, for a period of one-year and may be renewed for two (2) additional, one-year contracts on the same terms and conditions as set forth herein. Either party may terminate this Agreement at any time by providing the other written notice of their intent to terminate at least 90 days in advance of the intended termination date. In the event of a termination, the parties will reconcile the payments paid and/or due based on the number of sessions attended and the rate of \$100.00 per session.

**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:



Printed Name:

Tim Schulte

Attest:


**BOONE COUNTY, MISSOURI**

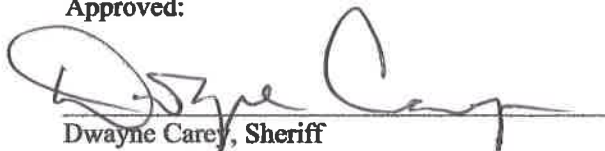
By:

  
Kip Kendrick, Presiding Commissioner


Attest:

  
Brianna L. Lennon, County Clerk

Approved:

  
Dwayne Carey, Sheriff

Approved as to legal form:

  
CJ Dykhouse, County Counselor

Acknowledged for Budgeting Purposes:

  
Kyle Rieman, Auditor

Appropriation Account  
2570-3569

Exhibit "A"

## INFORMED CONSENT WAIVER AND RELEASE

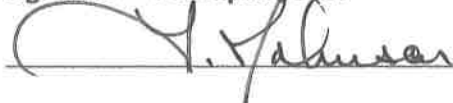
**ASSUMPTION OF RISKS:** I acknowledge that participation in the   K-9 Maintenance Training   [hereinafter the "Program"] involves physical activities which, by their very nature, carry certain inherent risks that cannot be eliminated regardless of the care taken to avoid injuries. These physical activities 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.

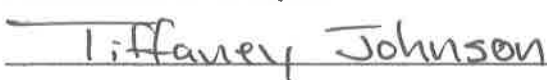
**INDEMNIFICATION AND HOLD HARMLESS:** I also agree to indemnify and hold harmless the Boone County Sheriff's Office, Boone County, Missouri, and/or its employees and agents all from any and all claims, actions, suits, procedures, costs, expenses, damages, and liabilities, including attorney's fees, 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

A handwritten signature in cursive script, appearing to read "Tiffany Johnson", written over a horizontal line.

Printed Name of Participant

The name "Tiffany Johnson" written in a cursive script that mimics printed text, written over a horizontal line.

378 -2025

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 25

In the County Commission of said county, on the 7<sup>th</sup> day of August 20 25


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

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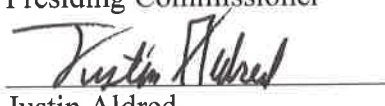
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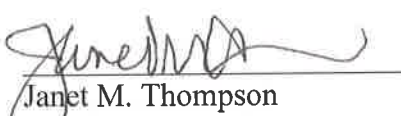
Done this 7<sup>th</sup> day of August 2025.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner

## K-9 MAINTENANCE TRAINING AGREEMENT

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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:



Printed Name:

Tim Schulte

Attest:


**BOONE COUNTY, MISSOURI**

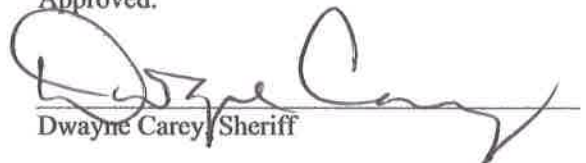
By:

15/11  
Kip Kendrick, Presiding Commissioner

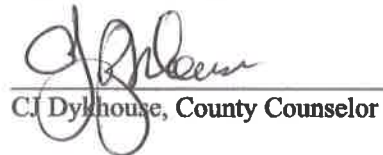
Attest:

  
Brianna L. Lennon, County Clerk

Approved:

  
Dwayne Carey, Sheriff

Approved as to legal form:

  
C.J. Dykhouse, County Counselor

Acknowledged for Budgeting Purposes:

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

Appropriation Account  
2570-3569

Exhibit "A"

## INFORMED CONSENT WAIVER AND RELEASE


**ASSUMPTION OF RISKS:** I acknowledge that participation in the   K-9 Maintenance Training   [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.

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

**Signature of Participant/Date**

 4-16-25

**Printed Name of Participant**

Joseph Lynch



379-2025

## CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 25

In the County Commission of said county, on the 7<sup>th</sup> day of August 20 25

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 Surplus Disposal.

Done this: 7<sup>th</sup> day of August 2025.

ATTEST:

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

Kip Kendrick  
Kip Kendrick  
Presiding Commissioner

Justin Aldred  
Justin Aldred  
District I Commissioner

Janet M. Thompson  
Janet M. Thompson  
District II Commissioner

**Boone County Purchasing**  
**Brijanna Purdy**  
Purchasing Assistant



5551 Tom Bass Rd  
Columbia, MO 65201  
Phone: (573) 886-4394

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**MEMORANDUM**

TO: Boone County Commission  
FROM: Brijanna Purdy  
RE: Surplus Disposal  
DATE: August 7, 2025

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 W/2 Drawers	Na	Court Admin	Good
7.	Na	Revised Statutes of MO 2000 Books	Na	TR	Recycle per MO State

8.	Na	Official Manual State of MO / Session Laws MO	NA	TR	Recycle per MO State
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

cc: Heather Acton, Jacob Flowers, Auditor Surplus File

**BOONE COUNTY**  
**Request for Disposal/Transfer of County Property**  
*Complete, sign, and return to Auditor's Office*

Date: 6-16-2025

Fixed Asset Tag Number: 18682

Description of Asset: 2010 Etnyre Quad Chip Spreader

Requested Means of Disposal: ☒ Sell ☒ Trade-In ☐ Recycle/Trash ☐ Other, Explain:

Other Information (Serial number, etc.): K6561

Condition of Asset: Good

Reason for Disposition: age of unit, cost of upkeep, replace with more useful equipment

RECEIVED

JUL 30 2025

BOONE COUNTY  
AUDITOR

Location of Asset and Desired Date for Removal to Storage: R&B Tom Bass (Ready for disposal)

Was asset purchased with grant funding? ☐ YES ☒ NO

If "YES", does the grant impose restriction and/or requirements pertaining to disposal? ☐ YES ☐ NO

If yes, attach documentation demonstrating compliance with the agency's restrictions and/or requirements.

Dept Number & Name: 2040 Road & Bridge

Signature

To be Completed by: AUDITOR

Original Acquisition Date 6/3/2010

G/L Account for Proceeds 2040-3855 F

Original Acquisition Amount 226,060.00

Original Funding Source 2741

Account Group 160.5

To be Completed by: COUNTY COMMISSION / COUNTY CLERK

Approved Disposal Method:

\_\_\_\_ Transfer Department Name \_\_\_\_\_ Number \_\_\_\_\_

Location within Department \_\_\_\_\_

Individual \_\_\_\_\_

\_\_\_\_ Trade \_\_\_\_ Auction \_\_\_\_ Sealed Bids

\_\_\_\_ Other Explain \_\_\_\_\_

Commission Order Number 379-2025

Date Approved 8/7/2025

Signature [Signature]

# BOONE COUNTY

## Request for Disposal/Transfer of County Property

Complete, sign, and return to Auditor's Office

RECEIVED  
JUL 02 2025  
BOONE COUNTY  
AUDITOR

Date: 07/01/2025

Fixed Asset Tag Number:

Description of Asset: 2 Electric Plug in Heaters

Requested Means of Disposal: ☒ Sell ☐ Trade-In ☒ Recycle/Trash ☐ Other, Explain:

Other Information (Serial number, etc.):

Condition of Asset: 1 in good condition, 1 has rust. both look old

Reason for Disposition: No need

Location of Asset and Desired Date for Removal to Storage: Treasurer

RECEIVED

JUL 02 2025

BOONE COUNTY  
AUDITOR

Was asset purchased with grant funding? ☐ YES ☒ NO

If "YES", does the grant impose restriction and/or requirements pertaining to disposal? ☐ YES ☐ NO

If yes, attach documentation demonstrating compliance with the agency's restrictions and/or requirements.

Dept Number & Name: 1140/Jenna Redel

Signature

*Jenna Redel*

To be Completed by: AUDITOR

Original Acquisition Date N/A

G/L Account for Proceeds 1190-3836 J

Original Acquisition Amount 1

Original Funding Source 1

Account Group 1

To be Completed by: COUNTY COMMISSION / COUNTY CLERK

Approved Disposal Method:

Transfer Department Name \_\_\_\_\_ Number \_\_\_\_\_

Location within Department \_\_\_\_\_

Individual \_\_\_\_\_

Trade Auction Sealed Bids

Other Explain \_\_\_\_\_

Commission Order Number 379-2025

Date Approved 8/7/2025

Signature *[Signature]*

# Request for Disposal/Transfer of County Property

ty RECEIVED  
JUL 02 2025  
BOONE COUNTY  
AUDITOR

C:\Shared\Desktop\Request for Disposal.docx  
Revised: September 2016

# BOONE COUNTY

## Request for Disposal/Transfer of County Property

Complete, sign, and return to Auditor's Office

Date: 07/01/2025

Fixed Asset Tag Number:

Description of Asset: Keyboard/mouse tray

Requested Means of Disposal: ☒ Sell ☐ Trade-In ☒ Recycle/Trash ☐ Other, Explain:

Other Information (Serial number, etc.):

Condition of Asset: used

Reason for Disposition: No need

Location of Asset and Desired Date for Removal to Storage: Treasurer

Was asset purchased with grant funding? ☐ YES ☒ NO

If "YES", does the grant impose restriction and/or requirements pertaining to disposal? ☐ YES ☐ NO

If yes, attach documentation demonstrating compliance with the agency's restrictions and/or requirements.

Dept Number & Name: 1140/Jenna Redel

Signature

**To be Completed by: AUDITOR**

Original Acquisition Date N/A

G/L Account for Proceeds 1190-3836 J

Original Acquisition Amount ✓

Original Funding Source ✓

Account Group ✓

**To be Completed by: COUNTY COMMISSION / COUNTY CLERK**

Approved Disposal Method:

\_\_\_\_ Transfer Department Name \_\_\_\_\_ Number \_\_\_\_\_

Location within Department \_\_\_\_\_

Individual \_\_\_\_\_

\_\_\_\_ Trade \_\_\_\_ Auction \_\_\_\_ Sealed Bids

\_\_\_\_ Other Explain \_\_\_\_\_

Commission Order Number 379-2025

Date Approved 8/7/2025

Signature [Signature]

RECEIVED  
JUL 02 2025  
BOONE COUNTY  
AUDITOR

RECEIVED

JUL 02 2025

BOONE COUNTY  
AUDITOR



*Complete, sign, and return to Auditor's Office*

H:\Judges Office\EDIR\SR. ADMIN. ASST\ASSETS - DISPOSAL\INSTRUCTIONS & FORMS\Fixed Asset Disposal  
Form Blank Fillable.docx  
Revised: September 2016

# BOONE COUNTY

# Request for Disposal/Transfer of County Property

*Complete, sign, and return to Auditor's Office*

Date: 07/01/25

Fixed Asset Tag Number: 10943

Description of Asset: Glass topped table w/2 drawers. Glass is not affixed to table

Requested Means of Disposal: ☐ Sell    ☐ Trade-In    ☐ Recycle/Trash    ☒ Other, Explain: removal from office

Other Information (Serial number, etc.):

Condition of Asset: Good Condition

Reason for Disposition: Judge Miller has purchased furniture of his own for office

Location of Asset and Desired Date for Removal to Storage: Judge Miller Office- 2<sup>nd</sup> floor Courthouse

Was asset purchased with grant funding? ☐YES ☐NO

If "YES", does the grant impose restriction and/or requirements pertaining to disposal? ☐YES ☐NO

If yes, attach documentation demonstrating compliance with the agency's restrictions and/or requirements.

Dept Number &amp; Name: 1210 Court Admin

Signature \_\_\_\_\_

To be Completed by: AUDITOR

Original Acquisition Date 2/10/00

G/L Account for Proceeds 1190-3836 *J*

Original Acquisition Amount                     

Original Funding Source \_\_\_\_\_

Account Group \_\_\_\_\_

To be Completed by: COUNTY COMMISSION / COUNTY CLERK

Approved Disposal Method:

\_\_\_\_Transfer Department Name\_\_\_\_\_Number\_\_\_\_\_

Location within Department \_\_\_\_\_

## Individual

Trade                      Auction                      Sealed Bids

Other	Explain
-------	---------

Commission Order Number 579-2025

Date Approved 8/7/2025

Signature 17P/KL

# BOONE COUNTY

## Request for Disposal/Transfer of County Property

*Complete, sign, and return to Auditor's Office*

Date: 06/26/2025

Fixed Asset Tag Number:

Description of Asset: Revised Statues of Missouri 2000 Books

Requested Means of Disposal: ☒ Sell ☐ Trade-In ☐ Recycle/Trash ☐ Other, Explain:

Other Information (Serial number, etc.): Hard Back Volumes 1 - 20

Condition of Asset: excellent

Reason for Disposition: no longer need - all online

Location of Asset and Desired Date for Removal to Storage: Treasurer's office ASAP

Was asset purchased with grant funding? ☐ YES ☒ NO

If "YES", does the grant impose restriction and/or requirements pertaining to disposal? ☐ YES ☐ NO

If yes, attach documentation demonstrating compliance with the agency's restrictions and/or requirements.

Dept Number & Name: 1140 Treasurer

Signature

*Redd*

**To be Completed by: AUDITOR**

Original Acquisition Date N/A

G/L Account for Proceeds 1190-3836 J

Original Acquisition Amount ↓

Original Funding Source ↓

Account Group ↓

**To be Completed by: COUNTY COMMISSION / COUNTY CLERK**

Approved Disposal Method:

\_\_\_\_ Transfer Department Name \_\_\_\_\_ Number \_\_\_\_\_

Location within Department \_\_\_\_\_

Individual \_\_\_\_\_

\_\_\_\_ Trade \_\_\_\_ Auction \_\_\_\_ Sealed Bids

\_\_\_\_ Other Explain \_\_\_\_\_

Commission Order Number 379-2025

Date Approved 8/7/2025

Signature *KP*

RECEIVED

JUN 27 2025

BOONE COUNTY  
AUDITOR

**BOONE COUNTY**  
**Request for Disposal/Transfer of County Property**

*Complete, sign, and return to Auditor's Office*

Date: 06/26/2025

Fixed Asset Tag Number:

Description of Asset: Official Manual State of Missouri /Session laws Missouri

Requested Means of Disposal: ☒ Sell    ☐ Trade-In    ☐ Recycle/Trash    ☐ Other, Explain:

Other Information (Serial number, etc.): Hard Back Books - 18in total ranging from years 1975 - 2010. 2 Session laws Missouri Books (2007 and 2010)

Condition of Asset: excellent

Reason for Disposition: no longer need - all online

Location of Asset and Desired Date for Removal to Storage: Treasurer's office ASAP

Was asset purchased with grant funding? ☐ YES    ☒ NO

If "YES", does the grant impose restriction and/or requirements pertaining to disposal? ☐ YES    ☐ NO

If yes, attach documentation demonstrating compliance with the agency's restrictions and/or requirements.

Dept Number & Name: 1140 Treasurer

Signature 

**To be Completed by: AUDITOR**

Original Acquisition Date N/A

G/L Account for Proceeds 1190-38365

Original Acquisition Amount ↓

Original Funding Source ↓

Account Group ↓

**To be Completed by: COUNTY COMMISSION / COUNTY CLERK**

Approved Disposal Method:

\_\_\_\_ Transfer      Department Name \_\_\_\_\_ Number \_\_\_\_\_

Location within Department \_\_\_\_\_

Individual \_\_\_\_\_

\_\_\_\_ Trade      \_\_\_\_ Auction      \_\_\_\_ Sealed Bids

\_\_\_\_ Other      Explain \_\_\_\_\_

Commission Order Number 379-2025

Date Approved 8/7/2025

Signature 

**RECEIVED**

**JUN 27 2025**

**BOONE COUNTY  
AUDITOR**

---

RE: Question on items

---

From Eaton, Bridget <Bridget.M.Eaton@oa.mo.gov>  
Date Wed 7/9/2025 9:42 AM  
To Brijanna Purdy <Bpurdy@boonecountymo.org>  
Cc RECYCLING <recycling@oa.mo.gov>

**CAUTION:** This email originated outside of **boonecountymo.org**. ONLY use links and attachments which are familiar.

Good morning,

You do not need to take them to us. However, you can recycle them. This ensures they are disposed of securely and save on your trash bill. Most recycling locations will require you to place books separately from your paper. You can reach out to your local recycling location for more information.

Best regards,



Division of General Services

**Surplus and  
Recycling**

**Bridget M. Eaton**, Surplus and Recycling Program Manager  
Missouri Surplus Property Missouri State Recycling Program  
State of Missouri | OA/General Services | 573-522-4865  
How did we do? <https://surveys.mo.gov/oacares>



**From:** Brijanna Purdy <Bpurdy@boonecountymo.org>  
**Sent:** Wednesday, July 9, 2025 8:55 AM  
**To:** surplusmail <surplusmail@oa.mo.gov>  
**Subject:** Question on items

Good morning,

Our county treasurer is requesting the disposal of Missouri Revised Statutes books. Some of them do not have the seal of Missouri on them, while others do. Do I need to take them to you, or is there a certain way we should dispose of these books? I have three boxes worth of these.

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 25

In the County Commission of said county, on the 7<sup>th</sup> day of August 20 25


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

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 1<sup>st</sup> Plat recorded in Book 11, Page 281 of the records of Boone County, Lots 11 – 48 of Nature Trail Ranchettes 2<sup>nd</sup> 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.

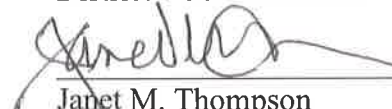
Done thi 7<sup>th</sup> day of August 2025.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner

# CERTIFIED COPY OF ORDER

381 -2025

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 25

In the County Commission of said county, on the

7<sup>th</sup>

day of August

20 25

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 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 Years 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.

Done this 7<sup>th</sup> day of August 2025.



# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

County of Boone

} ea.

Term. 20

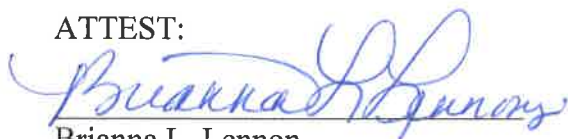
In the County Commission of said county, on the

day of

20

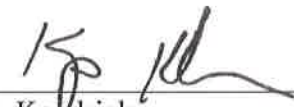
the following, among other proceedings, were had, viz:

ATTEST:



Brianna L. Lennon

Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner  
Justin Aldred  
District I Commissioner  
Janet M. Thompson  
District II Commissioner

**CERTIFIED COPY OF ORDER**

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20<sup>25</sup>

In the County Commission of said county, on the 7<sup>th</sup> day of August 20<sup>25</sup>

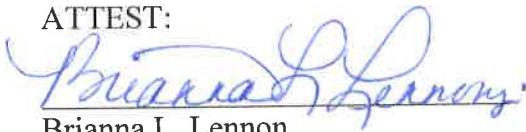
the following, among other proceedings, were had, viz:

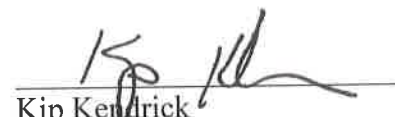
Now on this day the County Commission of the County of Boone does hereby approve a Request by Mid MO Rentals for a conditional use permit for a structure taller than 100 feet for a wind turbine in the Agriculture 1 (A-1) zoning district on 164.6 acres located at 3301 E Kemper Rd, subject to the following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

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

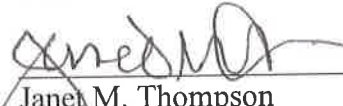
Done this 7<sup>th</sup> day of August 2025.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner

**CERTIFIED COPY OF ORDER**

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 25

In the County Commission of said county, on the

7<sup>th</sup>

day of August

20 25


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

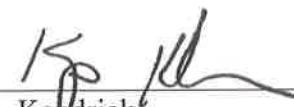
Now on this day the County Commission of the County of Boone does hereby approve a request by Frank Martin for a conditional use permit for a structure taller than 100 feet for a wind turbine in the Agriculture 1 (A-1) zoning district on 138.88 acres located at 5155 E Kemper Rd, subject to the following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

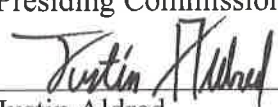
1. The building permit application and inspection process must be completed, and a certificate of completion must be issued for the wind turbine

Done this 7<sup>th</sup> day of August 2025.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner

384 -2025

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 25

In the County Commission of said county, on the 7<sup>th</sup> day of August 20 25

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 Dwight Douglas Wheeler to rezone from Moderate-Density Residential (R-M) to Planned Single-Family Residential (R-SP) on 7 acres at 599 E Clearview Drive.

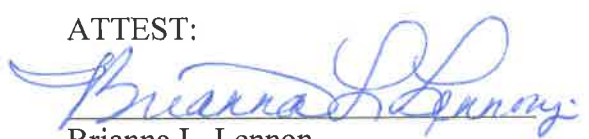
And

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 Joint Communications. If not approved, an alternative name must be selected prior to Final Plan submission.

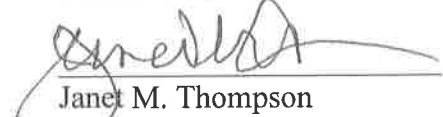
Done this 7<sup>th</sup> day of August 2025.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner

**Staff Report for County Commission**  
**RE: P&Z Agenda Items**  
**July 27, 2025**

The Planning and Zoning Commission reviewed Agenda Items 1, and 3 through 6 at its July 17, 2025, 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 Plan and Plats**

Regarding the Consent Agenda, the final plan, Item A, was approved by consent and is presented for your approval. The plats, items B, C, and D were approved by consent and are presented for your receipt and acceptance. I request that you waive the reading of the staff report and authorize the Clerk to insert it into the minutes of this meeting as if read verbatim.

- A. Request by Carl & Marlene Dunn to approve a Final Development Plan for Dunn Property on 9.62 acres located at 4880 E Hwy CC, Sturgeon. Bourbon Township.

The subject property is located at the intersection of E Highway CC and N Sydow Road. The applicant is seeking to finalize the rezoning of ten acres from Agriculture 1 (A-1) to Planned Agriculture 2 (A-2P) to transfer 7.62 acres of the property to an eligible family member via the family transfer process. A single-family home, onsite wastewater lagoon, and future detached accessory structure will remain on the two acre remainder. The plan specifies that the portion being transferred is limited to agricultural uses only, no additional density is proposed by this plan. The corresponding review plan was approved by County Commission order #338-2025. The following condition was placed on the Review Plan:

1. The Final Plan demonstrates a 50' perimeter setback adjacent to perimeter of the entire planned development.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval and state that the Commission shall approve a Final Development Plan when it is satisfied that:

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

Staff have reviewed the submitted Final Plan. All required information is accurately portrayed, and the plan conforms to the corresponding Review Plan and conditions.

A 50' perimeter setback is clearly shown around the entire area of the planned development.

Staff recommended approval of the Final Plan.

- B. M.S. Wilcoxson Subdivision. A-2. S30-T50N-R13W. Michael & Susan Wilcoxson, owners. Kevin Schweikert, surveyor.

The subject property is located on State Route E, approximately 4 miles south of Harrisburg, near Benedict Road. The property is currently 3.60 acres in size and zoned Agriculture 2 (A-2). There is an existing house and wastewater system on the property. The property is surrounded by A-2 zoning. This is all original 1973 zoning, and the property is in Perche Township.

The property owner is seeking to construct an accessory structure on the property. The location was presented to staff, who informed the property owner that a building permit could not be issued as the location was closer to the front property line than the primary structure. The property owner then proceeded forward with construction regardless of the zoning violation. This plat is an effort to resolve the problem, as the new lot will be 5 acres in size. At that size, the issue with the location of the accessory structure will be resolved and a building permit can be issued to bring the site into compliance.

The subject property has existing access to State Route E, a publicly dedicated, publicly maintained right-of-way. The applicant has requested a waiver to the traffic study requirement.

The subject property is located in Consolidated Public Water Service District #1, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

There is an existing on-site wastewater treatment system present in the western part of the lot.

The original 3.60-acre lot was created by family transfer and has an element that is not permitted in conventional lot design, specifically the western 'tail' extending south of the pond on the parent parcel. As an existing condition of the original lot, this area is identified as not for further development.

The property scored 39 points on the rating system.

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

- C. Higher Ground Subdivision Plat 2. A-2. S24-T50N-R14W. Stephen & Carolyn Nagel, owners. Kevin Schweikert, surveyor.

The subject property is located at the intersection of W Gray Road and N Bethlehem Road. The proposal is to replat lots 1 and 2 of Higher Ground Subdivision Plat 1 into a single 10.09-acre lot numbered as lot 1A, and a new 5.26-acre lot will be platted north of the lot numbered as lot 4. The property is currently undeveloped. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides.

Lot 1A has direct access to W Gray Road and N Bethlehem Road, both publicly maintained roadways. Lot 4 will be served by a 30' private access easement across lot 1A to provide access to N Bethlehem Road. The applicant has submitted a written request for a waiver from the traffic impact study requirement. Approval of this plat will not result in a net increase in traffic sources. Granting a waiver to the traffic study requirement is appropriate in this case.

Consolidated Water provides water service. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 4, is approximately 2 miles away.

An onsite wastewater exhibit showing potential lagoon locations was submitted concurrent to the plat. The applicant has submitted a written request for a waiver from the sewer cost benefit analysis. There is no publicly maintained central sewer available in this area. Approval of a two lot plat is unlikely to be economically viable for a central wastewater system. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 37 points on the rating system

Staff recommended approval of the plat and granting of waivers.

- D. Hartsburg Hideaway Plat 1. A-2. S30-T46N-R12W. KeriAnn Roth & Justin Farrar, owners. James Patchett, surveyor.

The subject property is 19 acres in size with frontage along both E Cedar Tree Lane and S Jemerson Creek Rd. The zoning for the property is Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The property is currently undeveloped. The proposal is to subdivide the property into two lots. The 5.01-acre lot will have frontage along E Cedar Tree Lane. The 13.61-acre lot will have frontage along S Jemerson Creek Road.

Both lots will have access either to E Cedar Tree Lane or S Jemerson Creek Road, both publicly maintained roadways. The applicant has not submitted a waiver from the traffic study requirement. Approval of a two-lot plat is unlikely to impact existing transportation resources. Granting a waiver to the traffic study requirement is appropriate in this case.



Consolidated Water provides water service in the area. Boone Electric provides power service. The Southern Boone County Fire Protection District provides fire protection. The nearest station, Station 17, is approximately 5.4 miles away.

The applicant proposes the use of engineered subsurface onsite wastewater systems. Soils morphology data from two locations on each lot was provided at the submission of the plat. Note 10 states that future wastewater systems for residential development will be required to be subsurface. The applicant has not submitted a waiver from the sewer cost benefit analysis requirement. No publicly operated sanitary sewer is available in this area. Approval of a two-lot plat is unlikely to be economically feasible for a public sanitary sewer system. Granting a waiver from the sewer cost benefit analysis is appropriate in this case.

The Boone County Board of Adjustment granted variances under case numbers 2025-008; 2025-009; and 2025-010 for relief from the 3 to 1 width to depth ratio, minimum lot depth, and minimum lot width requirements of Table A of Appendix B, *Boone County Subdivision Regulations*. The statement of facts of those Board of Adjustment case numbers included the use of engineered onsite wastewater systems to serve future residential development.

The property scored 19 points on the rating system

Staff recommended approval of the plat and granting of waivers.

## **2. Alta Vista Properties-Vacation. (open public hearing)**

A petition has been submitted by Alta Vista Properties to vacate the Delmar Estates Final Plat, approved on November 17, 2016 (unrecorded), as well as Lots 4–8 and 10 of Nature Trail Ranchettes 1st Plat (recorded in Plat Book 11, Page 281), and Lots 11–48 of Nature Trail Ranchettes 2nd Plat (recorded in Plat Book 11, Page 306), as recorded in the Boone County, Missouri Recorder of Deeds.

On May 3, 2022, a similar request to vacate the same portions of Nature Trail Ranchettes was denied by the County Commission under Commission Order No. 190-2022. Notably, that request failed to include the vacation of Delmar Estates, which, while unrecorded, remains the currently approved plat for the subject property. Acceptance and recording of Delmar Estates is pending completion of required infrastructure.

The previously approved vacation of the Nature Trail Ranchettes components will only become effective upon the recording of Delmar Estates. That vacation was originally approved on December 29, 2015, in conjunction with approval of the replat concept that would become Delmar Estates. Following that vacation approval, a Preliminary Plat for Delmar Estates was approved in February 2016, and a 45-lot Final Plat was approved by

the Planning and Zoning Commission in November 2016. Though not recorded, Delmar Estates remains the officially approved replacement for Nature Trail Ranchettes.

Nature Trail Ranchettes 1st Plat was recorded on June 24, 1977, and consists of 10 lots and right-of-way for Hatton Chapel Road and Nature Trail Drive. It is located approximately 3,000 feet east of the intersection of Locust Grove Church Road and Hatton Chapel Road. Lots 1–3 and 9 were sold and developed. Nature Trail Ranchettes 2nd Plat was recorded on September 1, 1977, and includes 37 lots and multiple road rights-of-way.

Vacation approval for Nature Trail Ranchettes 1st Plat—excluding Lots 1–3 and 9 and the right-of-way and easements for Hatton Chapel Road—was granted in December 2015. However, this vacation does not go into effect until a replacement plat (Delmar Estates) is recorded.

The current request seeks to vacate the 45 lots of Delmar Estates along with the underlying portions of Nature Trail Ranchettes. The intent is to replat the approximately 227-acre property into two lots of over 100 acres each and to rededicate the right-of-way and public utility easements associated with Colt Drive. Colt Drive is the new approved name for the former Nature Trail Drive. The two large lots will lie on either side of this mostly north–south oriented right-of-way, with each lot having frontage on Hatton Chapel Road.

#### Review Criteria

Pursuant to Boone County Subdivision Regulations Section 1.8, the County Commission must conduct a public hearing before granting permission to vacate and replat a subdivision. The Commission must find that the proposed action:

- Will not adversely affect the character of the neighborhood.
- Will not negatively impact traffic conditions, circulation, or street alignments.
- Will not affect property values.
- Will not impact public utility services.
- Will not adversely affect the public health, safety, or welfare.

**Character:** Although the original and previously approved plats are suburban in nature, the current proposal does not reflect a rural development. Instead, it creates two large potential redevelopment tracts anchored by an important future roadway. Any future subdivision of these tracts will be required to follow major plat procedures, regardless of lot size, due to the original major plat status. Thus, any future development will likely necessitate the construction of Colt Drive as a public road, effectively preserving the area's rural residential character.

**Traffic:** The proposed vacation will not adversely affect current or future traffic circulation. The replat retains the Colt Drive right-of-way, preserving a potential future connection between Hatton Chapel Road and O.B. Brown Road. This supports long-term transportation planning and provides options for traffic dispersal and emergency access as the area develops.

Utilities and Property Values: Utility easements will be rededicated with the replat, and no negative impact on existing utilities or property values is expected.

Public Health, Safety, and Welfare: This proposal supports orderly development. The vacation will only take effect once the replacement plat is recorded and complies with all current subdivision regulations, ensuring there is no adverse impact on public health, safety, or welfare.

The proposed replat is not detrimental to the character of the neighborhood. Any future redevelopment of the two large lots will be subject to major plat requirements and therefore will not negatively affect traffic circulation, street alignments, or property values. There is no evidence suggesting adverse effects on public health or safety. Therefore, Staff recommends approval of this request subject to the following condition:

1. Said vacation is not effective until the lots and right-of-way proposed to be vacated 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.

### **3. Sears – Conditional Use Permit. (open public hearing)**

The Planning and Zoning Commission conducted a public hearing on this request at its July 17, 2025 meeting and issued a recommendation for approval with conditions on a unanimous vote (8-0).

#### **Location and Proposal Summary**

The subject property is located on the west side of S Smith Hatchery Road, approximately ½ mile north of its intersection with W Woodie Proctor Road. A single-family dwelling and onsite subsurface wastewater system are currently under construction. The property is zoned Agriculture 1 (A-1), as are all surrounding properties.

The applicant is requesting a **Conditional Use Permit (CUP)** for a **dog boarding facility**—classified as a kennel—within the A-1 zoning district. The proposal involves utilizing a portion of the home's basement to board dogs. This basement area will be heated, cooled, and equipped with floor drains. A fenced section of the rear yard will serve as an outdoor exercise area for boarded dogs. Additional landscaping is proposed to visually screen the outdoor space. No outdoor kennels or dog runs are included in this request.

The application indicates that **1 to 3 dogs** will be boarded at any one time; however, separate communication with the applicant notes a desire to board **up to 10 dogs**. The applicant has described the facility as a **"boutique" kennel**, meaning it will cater to a small number of dogs with personalized care, including adherence to specific diets or

routines. Only immediate family members residing on the property will be involved in operations. No animal breeding or training is proposed.

The property lies within the **Rural Preservation** area designated by the Boone County Master Plan.

---

### **Conditional Use Permit Criteria & Staff Analysis**

The following summarizes how the proposal aligns with the seven approval criteria for conditional use permits, based on the application and public comments:

#### **(a) Public Health, Safety, and Welfare**

If developed in accordance with application materials, county regulations, and appropriate conditions, the proposal should not endanger public health, safety, comfort, or welfare.

#### **(b) Impact on Adjacent Properties**

Potential impacts include noise, waste, and traffic. Limiting the number of animals and implementing a waste management plan will mitigate these concerns. Restricting external employees will further reduce traffic.

#### **(c) Property Values**

Operating a small-scale dog boarding facility in a residential setting is consistent with common household pet ownership. Limiting the scope of the operation should help preserve neighborhood property values. Public feedback may provide additional insight on this criterion.

#### **(d) Availability of Facilities**

The property fronts a publicly maintained road (S Smith Hatchery Rd). The applicant intends to use a shuttle service for dog transport, which may reduce client traffic. However, hours of operation for pickups/drop-offs are not specified or enforceable. A subsurface wastewater system is being installed for the residence; modifications may be necessary to accommodate the kennel's water usage (e.g., drains, dog wash). A Missouri-licensed design professional may be required to ensure compliance with commercial building codes for the kennel area. The driveway must meet county requirements for a dust-free surface (chip seal or better), regardless of traffic volume.

#### **(e) Development of Surrounding Property**

Neighboring parcels are undeveloped or consist of large-lot residential uses. With limitations on scale, the proposed kennel should not hinder future development.

**(f) Traffic Flow and Congestion**

Access will be via the existing driveway on S Smith Hatchery Road. The operation's limited scale and family-only staffing should prevent traffic congestion. Parking and driveways must meet county dust-free surface requirements.

**(g) Compliance with Zoning Regulations and Public Necessity**

The proposal can comply with all applicable A-1 zoning regulations. Public necessity can be demonstrated through the service provided and limitations imposed.

---

**Zoning Analysis**

The kennel will be located in the basement of a single-family home, with an adjacent fenced outdoor area for exercise. No outdoor kennels, dog runs, training, or breeding are proposed. Landscaping will be installed to screen the exercise area, though specific planting details were not provided.

While dog boarding facilities can pose potential nuisances, the proposed scale and conditions can address these concerns. Staff recommended limiting the total number of dogs to five, with a temporary increase of up to two additional dogs during major U.S. holidays. This accommodates both boarding and resident family dogs. During its hearing, P&Z discussed allowing up to seven dogs and up to nine dogs under certain conditions. The motion to recommend approval was amended accordingly.

---

**Recommendation**

The proposal received 45 points on the point rating system. Eleven surrounding property owners were notified. Based on the application and proposed conditions, staff believes the request can meet the required criteria.

**Staff recommends approval** of the CUP for a kennel with 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 Years 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.

#### **4. Mid MO Rentals – Conditional Use Permit. (open public hearing)**

The Planning and Zoning Commission conducted a public hearing on this request at its July 17, 2025 meeting and issued a recommendation for approval with conditions on a unanimous vote (8-0).

##### **Location and Property Description**

The subject property is located at the northeast corner of Robinson Road and Kemper Road, approximately 3 miles east of U.S. Highway 63. The property comprises approximately 164.60 acres and is zoned Agriculture 1 (A-1). Existing structures on the property include two grain bins and a pump house.

##### **Adjacent Zoning:**

- **North** – Agriculture 2 (A-2) and A-1
- **South** – A-2
- **East** – A-1
- **West** – A-1

With the exception of the A-2 zoning to the north—rezoned from A-1 in 2002, all zoning is original from 1973.

---

### **Request Summary**

The applicant seeks a Conditional Use Permit (CUP) to allow the construction of a structure exceeding 100 feet in height—a lattice-type tower supporting a Small Wind Energy Conversion System (WECS-S) or wind turbine. While the turbine itself is a permitted accessory use, its height requires a CUP under current zoning regulations.

Staff's analysis is based on the application and any public comments received after notifying neighboring property owners. Approval of a CUP must meet the following criteria from the zoning ordinance:

---

### **Conditional Use Permit Criteria & Analysis**

#### **(a) Public Health, Safety, and Welfare**

Compliance with building permit and inspection requirements will ensure the proposal does not endanger public health, safety, comfort, or welfare.

#### **(b) Use and Enjoyment of Nearby Properties**

The building inspection process will verify structural safety. The proposed tower is not expected to interfere with permitted uses of neighboring properties.

#### **(c) Property Values**

While wind turbines are not common accessory structures, they are not unusual in agricultural areas. Approval through the inspection process should ensure no adverse impact on neighboring property values.

#### **(d) Availability of Facilities**

The turbine requires minimal utility infrastructure. The site has adequate access and facilities to support the proposed use.

#### **(e) Orderly Development of Surrounding Property**

The area is zoned A-1, where residential development is limited to parcels of 10 acres or more. The proposed structure will not interfere with the normal development of nearby properties.

#### **(f) Traffic Flow and Congestion**

Once constructed, the wind turbine will generate no ongoing traffic and will not contribute to congestion on public roads.



### **(g) Compliance with Zoning and Public Necessity**

The proposal meets all applicable A-1 zoning regulations. No land division is proposed. The height-related CUP addresses the public necessity requirement.

---

### **Zoning Analysis**

The proposed structure is typical of rural settings, with height being the only regulatory issue. If the required building permit and inspections are completed, the project will comply with the intent of the Boone County Zoning Ordinance.

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### **Staff Recommendation**

Approval of the Conditional Use Permit is recommended, with 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.

### **5. Martin – Conditional Use Permit. (open public hearing)**

The Planning and Zoning Commission conducted a public hearing on this request at its July 17, 2025 meeting and issued a recommendation for approval with conditions on a unanimous vote (8-0).

### **Location and Property Description**

The subject property is located approximately 1 mile west of State Route B and 1 mile south of Hallsville. The parcel is 138.88 acres and zoned Agriculture 1 (A-1). Existing structures include eight grain bins, four hog houses, two barns, one machine shed, and three dwellings.

### **Adjacent Zoning:**

- **North:** Agriculture 2 (A-2)
- **South, East, and West:** A-1

All surrounding zoning is original from 1973.

---

### **Request Summary**

The applicant is requesting a Conditional Use Permit (CUP) for a structure exceeding 100 feet in height—a lattice-type tower supporting a Small Wind Energy Conversion System (WECS-S) or wind turbine, intended to supply power to onsite structures. While the turbine is permitted as an accessory use, its height requires CUP approval.

Staff analysis is based on the application and public comments received following notification of surrounding property owners. The following zoning ordinance criteria must be met for approval:

---

### **Conditional Use Permit Criteria & Staff Analysis**

#### **(a) Public Health, Safety, and Welfare**

Compliance with the building permit and inspection process will confirm the turbine's safety and its alignment with this criterion.

#### **(b) Use and Enjoyment of Nearby Properties**

Building inspections will verify structural integrity. The tower is not expected to interfere with the use and enjoyment of nearby properties.

#### **(c) Property Values**

While wind turbines are not common accessory structures, they are not out of place in agricultural areas. If inspected and approved, the structure should not negatively affect nearby property values.

#### **(d) Availability of Facilities**

The turbine's infrastructure needs are minimal, and the site has adequate road access, utilities, and drainage to support the proposal.

#### **(e) Orderly Development**

The surrounding area is zoned A-1, with residential uses generally requiring parcels of 10 acres or more. The proposed tower should not impede the development potential of neighboring properties.

#### **(f) Traffic Flow and Congestion**

The turbine will not generate ongoing traffic after construction and is not expected to cause traffic congestion or hinder public roadways.

#### **(g) Zoning Compliance and Public Necessity**

The proposal complies with applicable A-1 zoning regulations, and no land division is involved. The required CUP for the structure's height satisfies the public necessity requirement.

---

### **Zoning Analysis**

The proposed structure is typical in rural agricultural settings; the only regulatory concern is its height. Approval of the CUP, contingent upon completing the building permit and inspection process, would align with the intent of the Boone County Zoning Ordinance.

---

**Staff Recommendation**

Staff recommended approval of the Conditional Use Permit with the following condition:

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

**6. Wheeler – Rezoning R-M to R-SP with Review Plan and Preliminary Plat for Spencer Hills Plat 4. (open public hearing)**

The Planning and Zoning Commission conducted a public hearing on this request at its July 17, 2025 meeting and issued a recommendation for approval of the rezoning and review plan/preliminary plat, with conditions, on a unanimous vote (8-0).

**Location and Property Description**

The subject property is located at the northern end of Clearview Drive, approximately 100 feet north of its intersection with Sackets Road. The parcel is 6.98 acres and zoned Residential Moderate Density (R-M). This is original 1973 zoning. The property is currently vacant.

**Surrounding Zoning:**

- **North:** Single-Family Residential (R-S)
- **East:** R-S
- **South:** R-M
- **West:** R-M

---

**Request Summary**

The applicant requests rezoning the 6.98-acre property from R-M to Planned Single-Family Residential (R-SP) for the development of a residential subdivision consisting of 34 home lots and 2 common lots for stormwater management and open space.

**Proposed Housing Types:**

- 4 Standard Single-Family Lots
- 16 Cottage Lots (smaller single-family homes)

- 14 Lots (labeled “A” or “B”): These may be developed as single-family attached pairs or combined into a single standard lot via replat (e.g., Lots 9A and 9B may be replatted as Lot 9).

---

### **Comprehensive Plan and Sufficiency of Resources Test**

The Boone County Master Plan designates this area as a Local Community Planning District. The sufficiency of resources test was used to evaluate this request.

#### **Utilities:**

- **Water:** City of Columbia (domestic and fire protection)
- **Sewer:** Boone County Regional Sewer District (BCRSD)
- **Electric:** Boone Electric Cooperative
- A transmission line easement impacts the buildable area of the eastern bank of lots (shown on the development graphic).

#### **Transportation:**

- The development includes two public roads: an extension of Clearview Drive and a stub street labeled “Reagan Drive.”
- *Note:* “Reagan Drive” has not been reviewed or approved by Joint Communications.

#### **Public Safety:**

- Located within the Boone County Fire Protection District, with Station 5 approximately 3.8 miles away by road.

---

### **Zoning and Development Analysis**

While the current R-M zoning allows for multiple housing types, it does not permit the smaller cottage lots or single-family attached lots proposed. These can only be developed through a planned district. Due to the small size and tight layout of most lots, accurate, detailed plot plans will be required for each building permit to ensure compliance with setbacks and coverage limits.

The subdivision integrates three housing types to create a mixed, cohesive neighborhood:

#### **1. Cottage Lots**

- Less than 7,000 sq. ft.

- Intended for smaller single-family homes than typical lots.

## **2. Single-Family Attached Lots**

- Narrow (28 ft) lots designed for two attached dwellings (one on each lot).
- Concern exists that the design may encourage a “garage-dominant” street presence, similar to student duplexes, which may disrupt the neighborhood aesthetic.
- Design controls will be required to reduce garage dominance and promote visual integration.

## **3. Standard Single-Family Lots**

- At least 7,000 sq. ft., comprising a smaller portion of the development.

### **Covenants and Maintenance:**

Draft covenants and a preliminary trust agreement for common area maintenance have been submitted and are under review.

---

### **Score and Recommendation**

The proposal scored 86 points on the point rating system.

Staff recommended approval of the rezoning request, review plan, and preliminary plat, 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 Joint Communications. If not approved, an alternative name must be selected prior to Final Plan submission.

**CERTIFIED COPY OF ORDER**

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 25

In the County Commission of said county, on the

7<sup>th</sup>

day of August


20 25

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 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.

Done this 7<sup>th</sup> day of August 2025.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission

  
Kip Kendrick  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner



Recording Date/Time: 08/08/2025 at 02:44:53 PM

Book: 6036 Page: 49

Instr #: 2025014036

Pages: 3

Fee: \$30.00 S



Bob Nolte  
Recorder of Deeds

### QUIT CLAIM DEED

**THIS DEED**, made and entered into this 7<sup>th</sup> day of August 2025, by and between, **Boone County, Missouri**, a political subdivision of the State of Missouri, through its County Commission, herein Grantor, and **Mary K. Cockrell, Trustee of the Mary K. Cockrell Trust established by Revocable Living Trust Indenture dated the 21<sup>st</sup> day of May 2002**, herein Grantee. Grantee's mailing address: 12855 W. Rocheport Gravel Road, Rocheport, Missouri 65279.

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of ten dollars and other valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents, remise, release and forever quitclaim unto the Grantee, the following described real estate situated in the County of Boone, in the State of Missouri to-wit:

### SEE ATTACHED EXHIBIT "A"

**TO HAVE AND TO HOLD** the same together with all rights, immunities, privileges and appurtenances to the same belonging unto the said Grantee, and to their heirs and assigns forever; so that neither the Grantor nor said Grantor's heirs nor any other person or persons for them or in their name or behalf shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and everyone of them shall, by these presents, be excluded and forever barred.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand by duly authorized signatory the day and year first above written.

**ATTEST**

**BOONE COUNTY, MISSOURI**

Brianna Lennon, County Clerk

BY

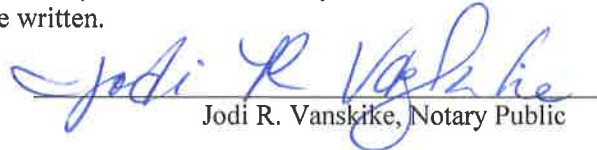
Kip Kendrick, Presiding Commissioner

BOONE COUNTY MO . AUG 08 2025

State of Missouri )  
                              ) ss  
County of Boone )

On this 7<sup>th</sup> day of August 2025, before me personally appeared Kip Kendrick, to me known to be the duly elected Presiding Commissioner of the County Commission of Boone County, Missouri and person described in and who executed the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein stated on behalf of said County as authorized signatory for the County Commission.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Boone and State aforesaid, the day and year first above written.

  
Jodi R. Vanskike, Notary Public





**EXHIBIT A**

PART OF TRACT 4 OF THE SURVEY RECORDED IN BOOK 806, PAGE 388, LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 14 WEST, BOONE COUNTY, MISSOURI, BEING ALL THAT PART OF SAID TRACT 4 THAT IS WITHIN THE FOLLOWING DESCRIBED STRIP ALONG PIPES LANE:

A ROADWAY LOCATED IN SECTION 30, TOWNSHIP 49 NORTH, RANGE 14 WEST, BOONE COUNTY, MISSOURI, SAID ROADWAY BEING THIRTY (30) FEET WIDE AND BEING FIFTEEN (15) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

STARTING AT THE EAST QUARTER CORNER OF SAID SECTION 30; THENCE WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, N88°48'30"W, 807.40 FEET; THENCE LEAVING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, N5°01'15"E, 4.65 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE AND ROADWAY.

THENCE FROM THE POINT OF BEGINNING, ALONG THE CENTER LINE OF THE EXISTING ROADWAY, N84°58'45"W, 46.85 FEET; THENCE N88°27'30"W, 177.55 FEET; THENCE N84°21'15"W, 205.40 FEET; THENCE S89°20'30"W, 186.90 FEET; THENCE N89°21'00"W, 350.05 FEET; THENCE S85°31'25"W, 98.15 FEET; THENCE S89°17'35"W, 88.80 FEET; THENCE N86°46'20"W, 138.60 FEET; THENCE N89°27'50"W, 323.85 FEET; THENCE N89°14'35"W, 213.55 FEET; THENCE N 88°50'15"W, 289.25 FEET; THENCE N88°56'50"W, 348.65 FEET; THENCE N87°01'05"W, 147.05 FEET; THENCE N 84°42'55"W, 171.10 FEET TO A POINT ON THE EAST LINE OF THE TRACT SHOWN BY THE SURVEY IN BOOK 997 PAGE 533 OF THE BOONE COUNTY, MISSOURI, RECORDS THE END OF THIS LINE AND ROADWAY SAID POINT BEING N11°04'30"E, 18.50 FEET FROM THE SOUTHEAST CORNER OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 997 PAGE 533. SIDELINES OF SAID ROADWAY SHALL TERMINATE AND OR EXTEND TO THE EAST LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 997 PAGE 533.

THIS DESCRIBED TRACT IS BASED UPON A DESCRIPTION TO VACATE PIPES LINE PREPARED BY KEVIN M. SCHWEIKERT, PLS 2013020068, DATED MAY 29, 2025, AND PART OF BOONE COUNTY COMMISSION ORDER 311-2025, DATED JULY 1, 2025.

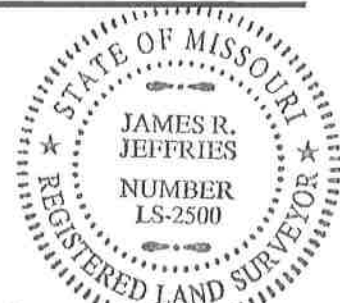
ALLSTATE CONSULTANTS LLC

PROPERTY DESCRIPTION FOR BOONE COUNTY, MISSOURI  
QUIT CLAIM DEED FOR PIPES LANE  
MARY K. COCKRELL TRUST, OWNER  
JOB NUMBER 25050.01

JULY 24, 2025



3312 LEMONE INDUSTRIAL BLVD.  
COLUMBIA, MO 65201  
573-875-8799  
ALLSTATE CONSULTANTS LLC  
MO PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORITY #2007000167



*James R. Jeffries*  
JAMES R. JEFFRIES, PLS-2500

July 24, 2025  
DATE



Recording Date/Time: 08/08/2025 at 02:44:53 PM

Book: 6036 Page: 50

Instr #: 2025014037

Pages: 3

Fee: \$30.00 S



Bob Nolte  
Recorder of Deeds

### QUIT CLAIM DEED

**THIS DEED**, made and entered into this 7<sup>th</sup> day of August 2025, by and between, **Boone County, Missouri**, a political subdivision of the State of Missouri, through its County Commission, herein Grantor, and **Central Missouri Properties, L.L.C., a Missouri Limited Liability Company, of the County of Boone, of the State of Missouri**, herein Grantee. Grantee's mailing address: 13201 Pipes Lane, Rocheport, Missouri 65279.

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of ten dollars and other valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents, remise, release and forever quitclaim unto the Grantee, the following described real estate situated in the County of Boone, in the State of Missouri to-wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same together with all rights, immunities, privileges and appurtenances to the same belonging unto the said Grantee, and to their heirs and assigns forever; so that neither the Grantor nor said Grantor's heirs nor any other person or persons for them or in their name or behalf shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and everyone of them shall, by these presents, be excluded and forever barred.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand by duly authorized signatory the day and year first above written.

**ATTEST**

**BOONE COUNTY, MISSOURI**

Brianna Lennon, County Clerk

BY

  
Kip Kendrick, Presiding Commissioner

State of Missouri )  
                                  ) ss  
County of Boone )

On this 7<sup>th</sup> day of August 2025, before me personally appeared Kip Kendrick, to me known to be the duly elected Presiding Commissioner of the County Commission of Boone County, Missouri and person described in and who executed the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein stated on behalf of said County as authorized signatory for the County Commission.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Boone and State aforesaid, the day and year first above written.

  
Jodi R. Vanskike, Notary Public



**EXHIBIT A**

PART OF TRACTS DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 5710, PAGE 163, LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 14 WEST, BOONE COUNTY, MISSOURI, BEING ALL THAT PART OF SAID TRACT THAT IS WITHIN THE FOLLOWING DESCRIBED STRIP ALONG PIPES LANE:

A ROADWAY LOCATED IN SECTION 30, TOWNSHIP 49 NORTH, RANGE 14 WEST, BOONE COUNTY, MISSOURI, SAID ROADWAY BEING THIRTY (30) FEET WIDE AND BEING FIFTEEN (15) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

STARTING AT THE EAST QUARTER CORNER OF SAID SECTION 30; THENCE WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, N88°48'30"W, 807.40 FEET; THENCE LEAVING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, N5°01'15"E, 4.65 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE AND ROADWAY.

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THIS DESCRIBED TRACT IS BASED UPON A DESCRIPTION TO VACATE PIPES LINE PREPARED BY KEVIN M. SCHWEIKERT, PLS 2013020068, DATED MAY 30, 2025, AND PART OF BOONE COUNTY COMMISSION ORDER 311-2025, DATED JULY 1, 2025.

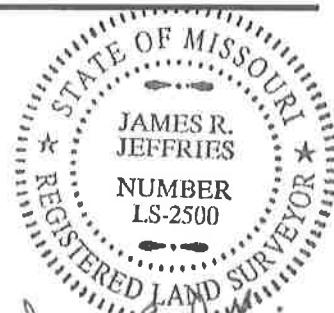
ALLSTATE CONSULTANTS LLC

PROPERTY DESCRIPTION FOR BOONE COUNTY, MISSOURI  
QUIT CLAIM DEED FOR PIPES LANE  
CENTRAL MISSOURI PROPERTIES, L.L.C., OWNER  
JOB NUMBER 25050.01

JULY 24, 2025



3312 LEMONE INDUSTRIAL BLVD.  
COLUMBIA, MO 65201  
573-875-8799  
ALLSTATE CONSULTANTS LLC  
MO PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORITY #2007000167



JAMES R. JEFFRIES, PLS-2500

July 24, 2025  
DATE



Recording Date/Time: 08/08/2025 at 02:44:53 PM

Book: 6036 Page: 51

Instr #: 2025014038

Pages: 3

Fee: \$30.00 S



Bob Nolte  
Recorder of Deeds

### QUIT CLAIM DEED

**THIS DEED**, made and entered into this 7<sup>th</sup> day of August 2025, by and between, **Boone County, Missouri**, a political subdivision of the State of Missouri, through its County Commission, herein Grantor, and **NLS Properties, L.L.C., a Missouri Limited Liability Company, of the County of Boone, of the State of Missouri**, herein Grantee. Grantee's mailing address: 13701 Pipes Lane, Rocheport, Missouri 65279.

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of ten dollars and other valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents, remise, release and forever quitclaim unto the Grantee, the following described real estate situated in the County of Boone, in the State of Missouri to-wit:

### SEE ATTACHED EXHIBIT "A"

**TO HAVE AND TO HOLD** the same together with all rights, immunities, privileges and appurtenances to the same belonging unto the said Grantee, and to their heirs and assigns forever; so that neither the Grantor nor said Grantor's heirs nor any other person or persons for them or in their name or behalf shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and everyone of them shall, by these presents, be excluded and forever barred.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand by duly authorized signatory the day and year first above written.

**ATTEST**

**BOONE COUNTY, MISSOURI**

Brianna Lennon, County Clerk

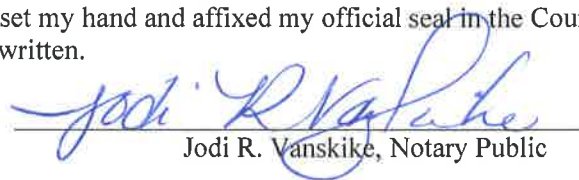
BY

Kip Kendrick, Presiding Commissioner

State of Missouri    )  
                              ) ss  
County of Boone    )

On this 7<sup>th</sup> day of August 2025, before me personally appeared Kip Kendrick, to me known to be the duly elected Presiding Commissioner of the County Commission of Boone County, Missouri and person described in and who executed the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein stated on behalf of said County as authorized signatory for the County Commission.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Boone and State aforesaid, the day and year first above written.

  
Jodi R. Vanskike, Notary Public



**EXHIBIT A**

PART OF TRACTS 5 AND 6 OF THE SURVEY RECORDED IN BOOK 806, PAGE 388 AND A PART OF TRACT 3 OF THE SURVEY RECORDED IN BOOK 3648, PAGE 147, LOCATED IN THE NORTH HALF OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 14 WEST, BOONE COUNTY, MISSOURI, BEING ALL THAT PART OF SAID TRACTS THAT IS WITHIN THE FOLLOWING DESCRIBED STRIP ALONG PIPES LANE:

A ROADWAY LOCATED IN SECTION 30, TOWNSHIP 49 NORTH, RANGE 14 WEST, BOONE COUNTY, MISSOURI, SAID ROADWAY BEING THIRTY (30) FEET WIDE AND BEING FIFTEEN (15) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

STARTING AT THE EAST QUARTER CORNER OF SAID SECTION 30; THENCE WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, N88°48'30"W, 807.40 FEET; THENCE LEAVING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, N5°01'15"E, 4.65 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE AND ROADWAY.

THENCE FROM THE POINT OF BEGINNING, ALONG THE CENTER LINE OF THE EXISTING ROADWAY, N84°58'45"W, 46.85 FEET; THENCE N88°27'30"W, 177.55 FEET; THENCE N84°21'15"W, 205.40 FEET; THENCE S89°20'30"W, 186.90 FEET; THENCE N89°21'00"W, 350.05 FEET; THENCE S85°31'25"W, 98.15 FEET; THENCE S89°17'35"W, 88.80 FEET; THENCE N86°46'20"W, 138.60 FEET; THENCE N89°27'50"W, 323.85 FEET; THENCE N89°14'35"W, 213.55 FEET; THENCE N 88°50'15"W, 289.25 FEET; THENCE N88°56'50"W, 348.65 FEET; THENCE N87°01'05"W, 147.05 FEET; THENCE N 84°42'55"W, 171.10 FEET TO A POINT ON THE EAST LINE OF THE TRACT SHOWN BY THE SURVEY IN BOOK 997 PAGE 533 OF THE BOONE COUNTY, MISSOURI, RECORDS THE END OF THIS LINE AND ROADWAY SAID POINT BEING N11°04'30"E, 18.50 FEET FROM THE SOUTHEAST CORNER OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 997 PAGE 533. SIDELINES OF SAID ROADWAY SHALL TERMINATE AND OR EXTEND TO THE EAST LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 997 PAGE 533.

THIS DESCRIBED TRACT IS BASED UPON A DESCRIPTION TO VACATE PIPES LINE PREPARED BY KEVIN M. SCHWEIKERT, PLS 2013020068, DATED MAY 29, 2025, AND PART OF BOONE COUNTY COMMISSION ORDER 311-2025, DATED JULY 1, 2025.

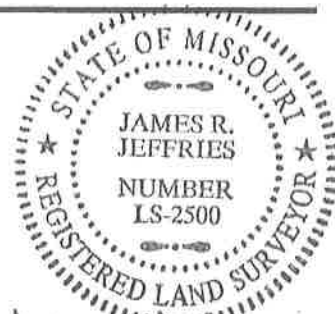
ALLSTATE CONSULTANTS LLC

PROPERTY DESCRIPTION FOR BOONE COUNTY, MISSOURI  
QUIT CLAIM DEED FOR PIPES LANE  
NLS PROPERTIES, L.L.C., OWNER  
JOB NUMBER 25050.01

JULY 24, 2025



3312 LEMONE INDUSTRIAL BLVD.  
COLUMBIA, MO 65201  
573-875-8799  
ALLSTATE CONSULTANTS LLC  
MO PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORITY #2007000167



*James R. Jeffries*  
JAMES R. JEFFRIES, PLS-2500

*July 24, 2025*  
DATE