

6007 -2025

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

December Session of the October Adjourned

Term. 2025

County of Boone

} ea.

In the County Commission of said county, on the 2nd day of December 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 final plans, items A and B, and does receive and accept the plats, items C, D, and E, as listed in the attached consent agenda (Attachment A), and authorizes the Clerk to insert the associated staff reports into the minutes of this meeting.

Attachment A:

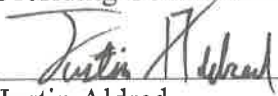
- A. Request by D Who Land LLC & Jordan Parker to approve a Final Development Plan for Five Pines Subdivision PRD on 174.98 acres located at 8100 E Richland Rd, Columbia. Columbia Township.
- B. Request by West Creek Properties LLC to approve a Final Development Plan for NewTown Lot C1 on 1.51 acres located at 6855 S Coneflower Ave, Columbia. Rock Bridge Township.
- C. Esch-Holliday Subdivision. A-2. S19-T46N-R12W & S24-T46N-R13W. Cedar Township. Matthew & Diann Holliday, owners. Kevin Schweikert, surveyor.
- D. The Glades, Plat 1A. A-2. S26-T48N-R14W. Katy Township. Hemme Construction LLC, owner. David Borden, surveyor.
- E. Sunset Acres. A-2. S11-T46N-R12W. Three Creeks Township. Sundown Acres LLC, owner. Kevin Schweikert, surveyor.

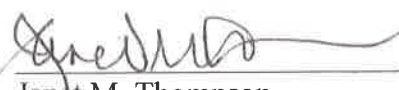
Done this 2nd day of December 2025.

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
December 2, 2025

The Planning and Zoning Commission reviewed Agenda Items 1 through 4 at its November 20, 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 plans, Items A and B, were approved by consent and are presented for your approval. The plats, Items C, D, and E, 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 D Who Land LLC & Jordan Parker to approve a Final Development Plan for Five Pines Subdivision PRD on 174.98 acres located at 8100 E Richland Rd, Columbia. Columbia Township.

The property is 174.98 acres located off of E Richland Road, approximately ½ mile west of the intersection of E Richland Road and S Olivet Road. The zoning is Planned Residential Single Family (R-SP) which was rezoned from Agriculture 1 (A-1) in 2024 with the approval of a final development plan for the property.

The adjacent zoning is as follows:

- North – Across E Richland Road, Light Industrial (M-L)
- East – A-1
- South – A-1
- West – A-1

This request modifies the previously approved final plan by relocating the main collector road, Maritime Way, providing a new entrance from E Richland Road. The development will contain 361 lots, 358 will be single family dwellings, 3 lots will be utilized for multifamily development. A future club house can be sought under a separate conditional use permit. Several new public roads will be constructed during platting, along with offsite improvements to E Richland Road to account for traffic impacts generated by the development. The applicant has proposed three time-controlled phases with eleven plats total. A condition on the corresponding review plan allows the Director of Resource Management to authorize out-of-sequence platting at the Director's sole discretion.

The proposal scored 73 points on the point rating system.

The Boone County Zoning Ordinance, Section 6.2.14, identifies 3 criteria for approval:

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

Per Commission order #444-2025, the following conditions have been established:

1. An approved Pre-annexation Agreement that includes the additional property that was added under warranty deed recorded in Book 5668 Page 0051 of the Boone County Recorder of Deeds office shall be provided prior to approval of a Final Plan for any portion of Phase B or Phase C.
2. Any off-site improvements, other than the roundabout at the intersection of Rolling Hills and Richland Road, must be installed prior to or concurrently with the phase of the development that include the main entrance (which is proposed phase two) or the phase that includes the 101st lot, whichever is earlier.
3. While the phasing of the numbered phases one to eleven do not have to be executed in sequential order, anything other than sequential order is subject to approval of the Director of Resource Management at the Director's sole discretion.
4. No Final Plan may be submitted containing any portion of Phase B or Phase C, as shown on Sheet C103 of the review plan, until the corresponding Annexation Agreement with the city has been approved that includes the additional acreage added to the proposal and the current proposed subdivision design and documentation of said approval has been submitted and accepted by the Director of Resource Management.
5. Stormwater detention design shall meet or exceed the 100-year storm event for all detention facilities in the development.

Staff review of the submitted final plan has, after resubmittal, shown that all the required information is accurately portrayed on the plan, the final plan matches the corresponding review plan, and the conditions of approval have been satisfied.

Staff recommended approval of the final plan.

- B. Request by West Creek Properties LLC to approve a Final Development Plan for NewTown Lot C1 on 1.51 acres located at 6855 S Coneflower Ave, Columbia. Rock Bridge Township.

The property is located at 6855 S. Coneflower Avenue, Columbia. The zoning is Planned Two-Family Residential (R-DP) which was rezoned in 2019 from Planned General Commercial (C-GP) which had been limited to the Neighborhood Commercial (C-N) uses. The C-GP zoning was originally rezoned from Agriculture 2 (A-2) in 1998. The most recent plan revision was approved in May 2025.

Adjacent zoning is as follows:

- North – Planned Single-Family Residential (R-SP)
- South – A-2
- East – R-SP
- West – Planned Agriculture Residential (A-RP) then City Zoning across High Pointe Lane

The request was to rezone approximately 1.51-acres which corresponds to Lot C-1 of Newtown Subdivision Final Plat Block 5 to enable replatting this lot into 12 zero-lot-line residential lots. Eight will front on and directly access Coneflower Avenue, while four lots have no public road frontage and will use common lot C100 for access to Coneflower. The currently approved R-DP plan shows the same 12 units in three buildings but without the provision to subdivide into individual lots. The area sought to be rezoned is currently vacant.

The property scored 66 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, identifies 3 criteria for approval:

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

Per Commission order 250-2025, the following conditions are established:

1. Draft covenants/trust agreement must be finalized to the satisfaction of the Director of Resource Management prior to any acceptance of a Final Plan for this development for any future P&Z Commission agenda.
2. The note on sheet 2 “Common Area Maintenance” shall be altered to replace the words “concurrently with” with “prior to” in order to make the review plan consistent with condition 1 above.
3. The covenants/trust agreement must contain at a minimum but not limited to:

- a. Provisions for the proper and continuous maintenance and supervision of said common land by a trustee and payment for such maintenance and supervision by means of annual or more frequent assessments against lots and provision for assessment secured by assessment liens enforceable by foreclosure. The finalized version is to be concurrently recorded with the associated Final Plat. (Subdivision Regulations Appendix B 1.4 Common Land)
- b. Provisions for snow removal from the Private Drive on Lot C100.
- c. Provide specifications and cross section proposed for construction of the Private Drive.
- d. Provisions for generalized maintenance of the Private Drive and the Development Sign on Lot C100 including funding and frequency.
- e. Provision for major maintenance/replacement/reconstruction of the Private Drive including funding and frequency.
- f. Provisions to guarantee repair of damage due to utility work.
- g. Dispute resolution for when owners disagree about issues related to the maintenance or funding related to the common Lots C100 and C101.

Staff review of the submitted final plan has, after resubmittal, shown that the final plan meets the conditions established by the approval order and can be approved.

Staff recommended approval of the final plan.

C. Esch-Holliday Subdivision. A-2. S19-T46N-R12W & S24-T46N-R13W. Cedar Township. Matthew & Diann Holliday, owners. Kevin Schweikert, surveyor.

The subject property is located on the south side of State Route M, a publicly dedicated, publicly maintained roadway. It is located approximately 1-mile south of the intersection of Cedar Tree Lane and State Route M. The property is in Cedar Township. The property currently has a home, shed and on-site wastewater system located on proposed lot 2. The property is zoned Agriculture 2 (A-2) as is all the surrounding property. These are all original 1973 zoning. This proposal divides the 13.00-acre tract into a 4.67-acre lot and an 8.25-acre lot that contains the existing development and a strip of additional road Right-of-Way.

Both lots will have access onto State Route M. The applicant has requested a waiver to the traffic study requirement.

The subject property is in Consolidated Public Water Supply District #1, the Boone Electric Cooperative service area, and the Southern Boone County Fire Protection District with station 17 being the closest at 5.4-miles.

Any residential development will require an on-site wastewater treatment system. Such systems will be permitted by Boone County Resource Management. The applicant has requested a waiver to the wastewater cost-benefit analysis requirement for central sewer.

The property scored 31 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers

D. The Glades, Plat 1A. A-2. S26-T48N-R14W. Katy Township. Hemme Construction LLC, owner. David Borden, surveyor.

The subject property is located off S Route O, approximately ½ mile north of the intersection of S Route O and S Nebo Cemetery Road. The property is currently undeveloped. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The proposal is a replat of lots 1 and 3 of The Glades Plat 1 approved in 2023. The new lots 1A and 3A will include land from a neighboring administrative survey tract. No new lots will be created as part of the replat.

Both lots have frontage along S Route O, a publicly maintained roadway. The applicant has not submitted a written request from a waiver from the traffic study requirement. However, approval of this replat will not result in the creation of any new traffic sources. Granting a waiver to the traffic study requirement is appropriate in this case.

Boone Electric provides power service in the area. The property is located within the Consolidated Water service area. The Boone County Fire Protection District provides fire protection. The nearest station, Station 14, is approximately 6.3 miles away.

The applicant has provided an onsite wastewater exhibit showing compliant locations for lagoons to serve future single-family dwellings on both lots. The applicant has not submitted a request from the sewer cost benefit analysis requirement. Approval of this replat will not result in the creation of additional lots. No sanitary sewer service is available within the immediate area. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 35 points on the rating system

Staff recommend approval of the plat and granting of waivers.

E. Sunset Acres. A-2. S11-T46N-R12W. Three Creeks Township. Sundown Acres LLC, owner. Kevin Schweikert, surveyor.

The subject property is at the southeastern corner of the intersection of US Highway 63 and Loy Martin Road. The property is approximately 35 acres in size, and has a house, wastewater system, and several barns present. The property is zoned Agriculture-2 (A-2) and has the following surrounding zoning:

- North – Agriculture 1(A-1)
- South – City of Ashland
- East – City of Ashland
- West – A-1

The A-2 and A-1 zoning is original 1973 zoning.

This proposal divides two lots from the property, one at 5.36 acres, the other at 8.49 acres, leaving a 20+ acre remainder.

Lot 1 has existing access to Highway 63 and access to Loy Martin Road. Lot 2 has direct access to Loy Martin Road. Highway 63 and Loy Martin Road are both publicly maintained roads. The applicant has submitted a request to waive the traffic study requirement.

Consolidated Water currently serves the existing home on Lot 1. There is a 6" water main paralleling the east ROW of Hwy 63 and the south ROW line of E. Loy Martin Road.

There is an existing on-site wastewater system serving the house on lot 1. The applicant submitted a wastewater plan showing options for on-site wastewater on lot 2. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The property scored 63 points on the rating system.

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

608 -2025

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

December Session of the October Adjourned

Term. 2025

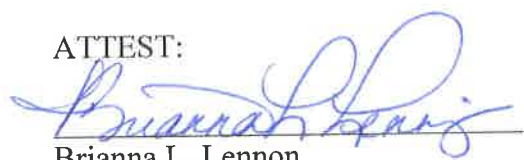
In the County Commission of said county, on the 2nd day of December 20 25

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


Now on this day, the County Commission of the County of Boone does hereby approve the award of Amendment two to C000771 (EC07-23) - 911 Equipment and Emergency Notification Software and Services for Joint Communications. The contract amendment is set out in the attached, and the Presiding Commissioner is authorized to sign the same.

Done this 2nd day of December 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

Boone County Purchasing

Brijanna Purdy
Buyer



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

MEMORANDUM

TO: Boone County Commission
FROM: Brijanna Purdy, Buyer
DATE: November 19, 2025
RE: Amendment #2 to C000771 (EC07-23) – 9-1-1 EQUIPMENT & EMERGENCY NOTIFICATION SOFTWARE & SERVICES

Purchasing requests approval for Amendment #2 to contract C000771 (EC07-23) – 911 Equipment & Emergency Notification Software & Services, Term & Supply for the Boone County Joint Communications Department. The original contract was established on April 16, 2024, through Commission Order 184-2024.

Amendment #2 adds the purchase of Z-Bar Tasklights for the Boone County Joint Communication Department.

The total price for the purchase of the chairs is \$1,149.24. Payment will reference this coding:

- Department 2701 – Boone County Joint Communication 911 Operations Center
- Account 23035 – Repair/Maintenance Supplies

Amendment #2 also revises Paragraph 2, Purchase, to remove the requirement for an amendment for each purchase. Going forward, each purchase will only require a purchase order.

There are no other changes to the contract.

This is a Term & Supply contract utilized by Joint Communications.

/bp

cc: Christie Davis, McKinna Gorden, Stirling Williams – Joint Com.
Contract File

CO#: 608-2025

Date: 12.02.2025

CONTRACT AMENDMENT NUMBER TWO
C000771 (EC07-23) – 9-1-1 EQUIPMENT & EMERGENCY NOTIFICATION SOFTWARE & SERVICES

The above-referenced contract, dated April 16, 2024, made by and between Boone County, Missouri, and **Evans Consoles Incorporated** for and in consideration of the performance of the respective obligations of the parties set forth herein, is amended as follows:

1. **ADD** the following purchase:

Purchase – The County agrees to purchase from the Contractor, and the Contractor agrees to supply the County with Z-Bar Tasklights per the proposal sent on **November 12th, 2025**, submitted by Chris Banner on behalf of the Contractor. See **Attachment 1 – Amendment 2** for further breakdown.

Item	Price Per Item	Quantity	Extended Price
Z-Bar Tasklight	\$249.81	4	\$999.24
Packaging	\$55.00	1	\$55.00
Transportation	\$95.00	1	\$95.00
Total			\$1,149.24

2. **Revise** the following on the contract:

2. Purchase – The County agrees to purchase from the Contractor, and the Contractor agrees to provide the County with the items identified in Attachment One for the Boone County Joint Communications Department. Any subsequent order under this contract shall be issued through a Purchase Order corresponding to the specific order.

3. Except as specifically amended hereunder, all other terms, conditions, and provisions of the original agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties, through their duly authorized representatives, have executed this agreement on the day and year first above written.

Evans Consoles Incorporated

by 
DocuSigned by: Chris Banner
4FED403F93143E
 title Regional Sales Manager

BOONE COUNTY, MISSOURI

by: Boone County Commission


DocuSigned by: Kip Kendrick
87A2095C6642101

Kip Kendrick, Presiding Commissioner

APPROVED AS TO FORM:


DocuSigned by: CJ Dykhous
7D7F06ACB00410D

CJ Dykhous, County Counselor

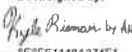
ATTEST:


DocuSigned by: Brianna L. Lennon
0047ED12B7B046C

Brianna L. Lennon, County Clerk

AUDITOR CERTIFICATION

In accordance with RSMo 50.660, I hereby certify that a sufficient unencumbered appropriation balance exists and is available to satisfy the obligation(s) arising from this contract. (Note: Certification of this contract is not required if the terms of this contract do not create a measurable county obligation at this time.)

DocuSigned by:

666FE11A8A22AE1

11/19/2025

2701/23035: \$1,149.24

Signature

Date

Appropriation Account

609 -2025

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

December Session of the October Adjourned

Term. 2025

County of Boone


In the County Commission of said county, on the 2nd day of December 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 an agreement with Cummins, Inc. for a generator for the jail fuel station. The terms of the agreement are set out in the attached contract, and the Presiding Commissioner is authorized to sign the same.

Done this 2nd day of December 2025.

ATTEST:


Brianna L. Lennon
Clerk of the County Commission


Kip Kendrick
Presiding Commissioner


Justin Aldred
District I Commissioner


Jane M. Thompson
District II Commissioner

Boone County Purchasing

Melinda Bobbitt, CPPO, CPPB
Director of Purchasing



5551 S. Tom Bass Road
Columbia, MO 65201
Phone: (573) 886-4391

MEMORANDUM

TO: Boone County Commission
FROM: Melinda Bobbitt, CPPO, CPPB
DATE: November 20, 2025
RE: Cooperative Contract Award: C001057 (Sourcewell cooperative contract 092222-CMM) – Generator for Boone County Jail Fuel Station with Cummins, Inc.

The Boone County Road & Bridge Department requests permission to utilize the Sourcewell cooperative contract 092222-CMM – Electrical Energy Power Generation Equipment with Cummins, Inc. to purchase one generator for the Jail Fuel Station. The county contract number is C001057.

Total cost of contract is \$439,000 from Department 4110 – R&B Expansion and Improvements, account 71231 – Owner Costs. \$50,000 is budgeted.

cc: Contract File

**PURCHASE AGREEMENT
FOR
GENERATOR: (1) Boone County Jail Fuel Station**

THIS AGREEMENT, Contract number C001057 dated the 2nd day of December, 2025 is made between Boone County, Missouri, a political subdivision of the State of Missouri through the Boone County Commission, herein "County" and **Cummins Inc.** herein "Vendor."

IN CONSIDERATION of the parties' performance of the respective obligations contained herein, the parties agree as follows:

1. **Contract Documents** - This agreement shall consist of this Purchase Agreement for one generator for Boone County Jail Fuel Station, the Cummins, Inc. quotation dated November 14, 2025, Sourcewell cooperative contract **092222-CMM** and Boone County Standard Terms and Conditions. All such documents shall constitute the contract documents which are incorporated herein by reference. Service or product data, specifications and literature submitted with proposal response may be permanently maintained in the County Purchasing Office contract file for this purchase if not attached. In the event of conflict between any of the foregoing documents, this Purchase Agreement, the Sourcewell contract **092222-CMM** and Boone County Standard Terms and Conditions shall prevail and control over the vendor's bid response.

2. **Purchase** - The County agrees to purchase from the Vendor and the Vendor agrees to supply the County with the following generators:

One (1) Generator: C40D6 Diesel Genset, 60Hz, 40kW

C40D6, 40Kw, 60Hz, Standby, Diesel Genset
U.S. EPA, Stationary Emergency Application
Duty Rating – Standby Power (ESP)
Emission Certification, EPA, Tier 3, NSPS CI Stationary Emergency
Listing - UL 2200
NFPA 110 Type 10 Level 1 Capable
Exciter/Regulator - Permanent Magnet Generator, 3 Phase Sensor
Voltage - 120/240, 1 Phase, 3 Wire
Alternator - 60Hz, 4L, 240/120V, 1 Phase, 120C, 40C Ambient
Alternator Heater, 120 Volt AC
Aluminum Sound Attenuated Level 2 Enclosure, with Exhaust System
Enclosure Color – Green, Aluminum
Enclosure – Wind Load 180 MPH, ASCE7-10
Larger Battery Rack
Skidbase – Housing Ready
UL142 Sub Base Dual Wall Basic, Diesel Fuel Tank, 48 Hour Minimum
Low Fuel Level Switch, 40%
Mechanical Fuel Gauge
Switch – Fuel Tank, Rupture Basin
Control Mounting - Right Facing
PowerCommand 1.1 Controller
Gauge – Oil Pressure
Stop Switch - Emergency
Control Display Language – English
Load Connection – Single
Circuit Breaker, Location A, 175A, 2P, 600 Volts AC, 80%, UL
Right CB - None
Engine Governor - Electronic, Isochronous

Engine Starter - 24 Volt DC Motor
Engine Air Cleaner - Normal Duty
Battery Charging Alternator
Battery Charger - 6 Amp, Regulated
Engine Cooling - Radiator, High Ambient Air Temperature, Ship Fitted
Shutdown – Low Coolant Level
Extension – Coolant Drain
Engine Coolant - 50% Antifreeze, 50% Water Mixture
Coolant Heater
Extension – Oil Drain
Engine Oil
Genset Warranty - 2 Years Base
Literature – English
Packing – Skid, Poly Bag
Green Sound Level 2 Intake Baffle – Ship Loose
Enclosure Kit – Onan Green, Sound Level 2

One (1) OTECB, OTEC Transfer Switch-Electronic Control: 150A/225A/260A

OTEC225, Transfer Switch, PowerCommand, 225 Amp
Listing - UL 1008/CSA Certification
Application – Utility to Genset
Cabinet – Type 1
Load Phase Power Monitoring
Poles – 4 (switched neutral)
Frequency – 60 Hz
System – Single Phase, 2 or 3 Wire
Voltage – 240 Volts AC
Genset Starting Battery – 12V DC
PC40 Control
Interface – Communications Network, MODBUS RTU Module
Transfer Switch Warranty – 2 Year Comprehensive

One (1) Remote Emergency Stop Switch

One (1) Cummins Service - Start Up & Testing

One (1) Cummins Service - Owners Training

TOTAL **\$39,000.00**

3. **Delivery – Boone County Jail:** Generator delivery shall be made within 20 weeks and Automatic Transfer Switch within 13 weeks.

All deliveries shall be made FOB Destination with freight charges fully included and prepaid. The seller pays and bears the freight charges. Delivery address listed on Purchase Order.

Contractor is responsible for delivery; County will be responsible for offloading and installation as detailed on the attached quote.

4. **For Fixed Asset Tracking** – Send list of equipment described in this contract, with their individual serial numbers to Boone County Auditor, Attention: Jacob Flowers, 801 East Walnut Street, Room 304, Columbia, MO 65201 within thirty (30) days from date of purchase order.

5. Billing and Payment - All billings shall be invoiced to the address listed on the Purchase Orders, and billings may only include the prices listed in the Purchase Agreement. No additional fees for paperwork processing, labor, or taxes shall be included as additional charges in excess of the charges in the Vendor's quote response to the specifications. The County agrees to pay all invoices within thirty days of receipt of an accurate statement. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount; in the event the billing dispute is resolved in favor of the Vendor, the County agrees to pay interest at a rate of 9% per annum on disputed amounts withheld commencing from the last date that payment was due.

6. Binding Effect - This agreement shall be binding upon the parties hereto and their successors and assigns for so long as this agreement remains in full force and effect.

7. Termination - This agreement may be terminated by the County upon thirty days advance written notice for any of the following reasons or under any of the following circumstances:

- a. The County may terminate this agreement due to a material breach of any term or condition of this agreement, or
- b. The County may terminate this agreement if in the opinion of the Boone County Commission if delivery of products is delayed or products delivered are not in conformity with bidding specifications or variances authorized by the County, or
- c. Termination for Convenience - The county may terminate this Agreement for any reason or no reason upon sixty (60) days' written notice to the contractor, or
- d. If appropriations are not made available and budgeted for any calendar year.

IN WITNESS WHEREOF the parties through their duly authorized representatives have executed this agreement on the day and year first above written.

CUMMINS INC.

BOONE COUNTY, MISSOURI

By: Boone County Commission

Signed by:
By Cory Milam
725192863A944FB...

DocuSigned by:
Kip Kendrick
57400BED96434D4...

Kip Kendrick, Presiding Commissioner

Senior Sales Representative
Title _____

APPROVED AS TO FORM:

ATTEST:

DocuSigned by:
CJ Dykhous
7D71DEAE89D74DD...

CJ Dykhous, County Counselor

Signed by:
Brianna L. Lennon
D267E242BFB948C...

Brianna L. Lennon, County Clerk

In accordance with RSMo 50.660, I hereby certify that a sufficient unencumbered appropriation balance exists and is available to satisfy the obligation(s) arising from this contract. (Note: Certification of this contract is not required if the terms of this contract do not create a measurable county obligation at this time.)

DocuSigned by:
Kyle Rieman
by KR
E3D8F2FD3CE04B1...

11/21/2025

6240-92700 / \$39,000.00

Signature

Date

Appropriation Account

6/10 -2025

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ca.

December Session of the October Adjourned

Term. 2025

County of Boone

In the County Commission of said county, on the

2nd

day of December

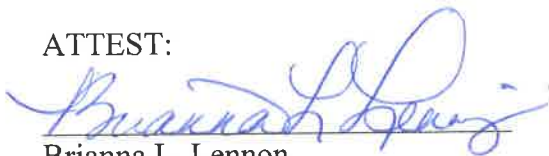
20 25

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


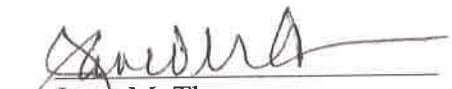
Now on this day, the County Commission of the County of Boone does hereby approve the award of Amendment 1 to C000975 (176-123125SS) - Priority Dispatch & Support - AI Skills, ProQA, & Aqua for Joint Communications. The contract amendment is set out in the attached, and the Presiding Commissioner is authorized to sign the same.

Done this 2nd day of December 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

Boone County Purchasing

Brijanna Purdy
Buyer



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

MEMORANDUM

TO: Boone County Commission
FROM: Brijanna Purdy, Buyer
DATE: November 13, 2025
RE: Amendment 1 to C000975 (176-123125SS) – Priority Dispatch & Support
– AI Skills, ProQA, and Aqua – Term & Supply

Purchasing requests approval for Amendment 1 to C000975 (176-123125SS) – Priority Dispatch & Support – AI Skills, ProQA, and Aqua, a Term & Supply contract for the Boone County Joint Communications Department. The original contract was established March 6th, 2025, through Commission Order 119-2025.

Amendment #1 removes the AI Skills the 5-year pricing agreement and subscription at the request of Boone County Joint Communications. The ProQA and Aqua subscriptions will still stay in effect.

There are no other changes to the contract.

/bp

cc: Christie Davis, McKinna Gorden, Stirling Williams – Joint Com.
Contract File

Commission Order: 610-2025Date: 12.02.2025

CONTRACT AMENDMENT NUMBER ONE
PRIORITY DISPATCH LICENSE & SUPPORT –AI SKILLS, PROQA, and AQUA

The Agreement **C000975**, awarded as Sole Source **176-123125SS**, dated March 6, 2025, made by and between Boone County, Missouri, and **Priority Dispatch Corporation** for and in consideration of the performance of the respective obligations of the parties set forth herein, is amended as follows: amended as follows:

1. **REMOVE** Paragraph 2. AI Skills 5-year renewal agreement and subscription at the request of Boone County Joint Communication.
2. Except as specifically amended hereunder, all other terms, conditions, and provisions of the original agreement shall remain in full force and effect.

IN WITNESS WHEREOF the parties, through their duly authorized representatives, have executed this agreement on the day and year first above written.

Medical Priority Consultants
DBA Priority Dispatch

BOONE COUNTY, MISSOURI

By 
 FB91028400C140B...

By: Boone County Commission

Title General Counsel & Corporate Secretary


 STAR0000043404...

Kip Kendrick, Presiding Commissioner

APPROVED AS TO FORM:

ATTEST:


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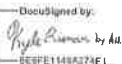

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CJ Dykhous, County Counselor

Brianna L. Lennon, County Clerk

AUDITOR CERTIFICATION:

In accordance with RSMo 50.660, I hereby certify that a sufficient unencumbered appropriation balance exists and is available to satisfy the obligation(s) arising from this contract. (Note: Certification of this contract is not required if the terms of this contract do not create a measurable county obligation at this time.)


 8E9FE1148A274E1...

11/14/2025

2701/37200 – No encumbrance required

Signature

Date

Appropriation Account

611 -2025

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

December Session of the October Adjourned

Term. 2025

In the County Commission of said county, on the 2nd day of December 20 25


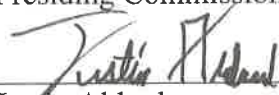
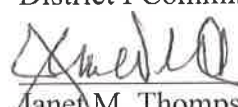
the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve the Animal Control Limited Services Agreement with the City of Hallsville. The terms of the Agreement are set out in the attached and the Presiding Commissioner is authorized to sign the same.

Done this 2nd day of December 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

**Animal Control – Limited Services
Cooperative Agreement**

THIS AGREEMENT is entered into this 2nd day of December, 2025, by and between the **County of Boone**, State of Missouri through the Boone County Commission (herein “County”) and the **City of Hallsville**, a municipal corporation within the County of Boone, State of Missouri (herein “City”);

WITNESSETH:

WHEREAS, County has duly enacted certain regulations pertaining to Animal Control pursuant to Sections 192.300 and 322.090-322.130, RSMo, and provided a program for inspection and enforcement of same within the unincorporated areas of Boone County, Missouri, and

WHEREAS, City has enacted its own Animal Control ordinances enforced by the Hallsville Police Department; and

WHEREAS, Hallsville Police Department desires some assistance from the animal control officials from County’s jointly operated Public Health and Human Services Department (PHHS) in the enforcement and implementation of Hallsville’s ordinances, and

WHEREAS, County’s PHHS staff is available to assist Hallsville Police Department in certain aspects of its animal control program as specified herein, and

WHEREAS, the parties hereto are authorized by law to contract for common services pursuant to Section 70.220, RSMo, and each by order or ordinance has empowered their respective signatories to enter into this agreement,

NOW THEREFORE, in consideration of the mutual understandings and undertakings contained in this agreement, the parties agree as follows:

1. County Agreements:

- A. County agrees to respond to calls for assistance from Hallsville PD for animal control services at the anticipated services levels set out in Exhibit A.
- B. County through PHHS shall keep and maintain records and reports relating to the impoundment activity provided by PHHS and provide City with copies of the same upon request or as mutually deemed appropriate.
- C. County will retain fees, if any, by way of boarding fees and/or

impoundment fees.

2. City Agreements:

- A. City, by and through its police department, will administer its own animal control codes through responding to calls for service, the issuance of citations, investigation of cruelty cases, etc.
- B. For the term of this contract, October 1, 2025, through September 20, 2026, City agrees to pay County a rate of \$62.30 for each hour the Department spends responding to calls, plus mileage for each call at the current IRS mileage reimbursement rate. City will also be responsible for any medical expenses incurred for any animal impounded or otherwise transferred to PHHS under this agreement. However, the total reimbursement shall not exceed \$2,000.00 unless this contract is amended. The City will be reimbursing for services rendered herein and paid on a quarterly basis.
- C. City, by and through its police department, will administer its own animal control codes through the issuance of citations, investigation of cruelty cases, etc.

3. Term: This is a one-year contract that will not automatically renew. If the parties wish to continue services beyond September 30, 2026 they will enter into a new, written agreement.

4. No Assignments or Modifications: This agreement shall not be assignable or otherwise transferable except upon mutual consent of the parties and shall not be modified or otherwise amended except by written instrument executed with the same formality as this agreement.

5. Binding on successors: This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns in office.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above-written.

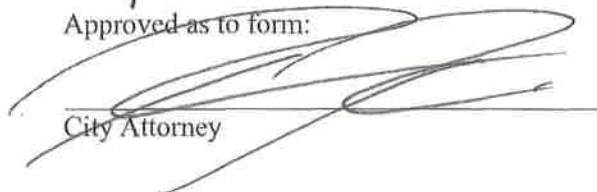
CITY OF HALLSVILLE:

By:  Mayor

ATTEST:


City Clerk

Approved as to form:


City Attorney

BOONE COUNTY, MISSOURI:

By: 
Kip Kendrick, Presiding Commissioner

ATTEST:


Brianna Lennon, County Clerk

AUDITOR ACKNOWLEDGEMENT
FOR BUDGET PURPOSES:

 by HA 11-20-25
Kyle Rieman, Boone County Auditor

Approved as to form:



C.J. Dykhouse, County Counselor

Exhibit A

Hallsville Animal Control – Limited Service Cooperative Agreement Anticipated Levels of Service

Normal service levels: 2.5 Animal Control Officers for Boone County excluding the City of Columbia.

Normal service hours: 7:00 a.m. - 6:00 p.m. The Animal Control Officers serving Boone County, excluding the City of Columbia, are typically available seven days per week and after hours for emergencies.

Service expectations: County will respond to animal control service requests from Hallsville Police Department only; County will not respond to calls directly from citizens of Hallsville. County Animal Control Officers will meet Hallsville PD officers at a mutually agreed-upon location within the City of Columbia to receive and accept any dog that Hallsville PD has impounded. Any dog accepted by County will be thereafter handled in accordance with County's policies and procedures for impounded animals and Hallsville PD will communicate to any interested party that further contacts regarding the release of their dog should be directed to County's Animal Control Officers.

Emergency response: When possible, and upon request from Hallsville PD, County will assist Hallsville PD with emergencies such as dog bites, vicious dogs, large animals in roadways threatening public safety, injured animals, and wildlife inside living spaces as quickly as resources allow.

613 -2025
CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

December Session of the October Adjourned

Term. 2025

County of Boone

In the County Commission of said county, on the

2nd

day of December

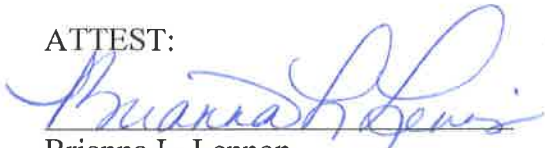
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the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve the attached Permanent Stormwater BMP Security Extension Agreement No. 5 for the \$70,512.00 Irrevocable Letter of Credit between Boone County and Fred Overton Development, Inc. for Perche Ridge Plat 1. Terms of the agreement are stipulated in the attached Extension Agreement No. 5. It is further ordered the Presiding Commissioner is hereby authorized to sign said Agreement.

Done this 2nd day of December 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

EXTENSION AGREEMENT NO. 5

\$70,512.00 IRREVOCABLE LETTER OF CREDIT – PERCHE RIDGE PLAT NO. 1

THIS AGREEMENT, effective **October 22, 2025**, is entered into by and between Boone County, Missouri, through its County Commission, a political subdivision of the State of Missouri, herein “County;” and **Fred Overton Development, Inc.**, herein “Developer.”

WHEREAS, Developer is constructing a **residential subdivision, Perche Ridge Plat No. 1**, herein “Project”; and

WHEREAS, **Central Bank of Boone County**, herein “Bank”, has issued an Irrevocable Letter of Credit to the County on behalf of Developer, dated **October 22, 2020**, in the amount of **\$70,512.00**, to secure stormwater improvements associated with the development; and

WHEREAS, said Permanent Stormwater Management BMP Security Agreement contemplates that the parties may agree to extend the expiration date of the Letter of Credit, which currently expires on **October 22, 2025**; and

WHEREAS, the parties intend through this Extension Agreement to extend the expiration date of said Letter of Credit to **October 22, 2026**.


NOW, THEREFORE, in consideration of the mutual covenants, promises and representations in this agreement the parties agree as follows:

1. Commission Order #500-2020 and the Permanent Stormwater Management BMP Security Agreement dated **October 29, 2020**, approving infrastructure security in the form of a letter of credit in the amount of **\$70,512.00**, with an expiration date of **October 22, 2021**, is attached hereto and incorporated herein by reference.
2. Commission Order #361-2021 and the Extension Agreement dated **August 31, 2021**, approving extension of the Letter of Credit to **October 22, 2022**, is attached hereto and incorporated herein by reference.
3. Commission Order #494-2022 and the Extension Agreement No. 2 dated **October 11, 2022**, approving extension of the Letter of Credit to **October 22, 2023**, is attached hereto and incorporated herein by reference.
4. Commission Order #432-2023 and the Extension Agreement No. 3 dated **October 22, 2023**, approving extension of the Letter of Credit to **October 22, 2024**, is attached hereto and incorporated herein by reference.
5. Commission Order #443-2024 and the Extension Agreement No. 4 dated **October 22, 2024**, approving extension of the Letter of Credit to **October 22, 2025**, is attached hereto and incorporated herein by reference.
6. The parties mutually agree to extend the **October 22, 2020** Letter of Credit such that the new expiration date will be **October 22, 2026**.
7. All other terms of the Permanent Stormwater Management BMP Security Agreement dated **October 29, 2020**, and attachments thereto shall remain unchanged and in full effect.
8. This Extension Agreement may be entered into in one or more counterparts which, when taken together, shall constitute the full Agreement of the parties.

SO, AGREED.

BANK:

Central Bank of Boone County

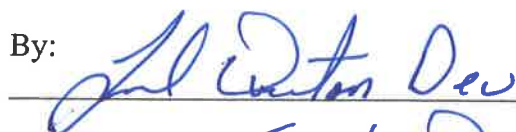
By: 

Printed Name: J. A. Cox

Title: SNP- Commercial loans

DEVELOPER/OWNER:

Fred Overton Development, Inc.

By: 

Printed Name: Fred Overton

Title: Pres.

BOONE COUNTY:

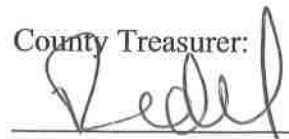
County Commission:

By: 
Kip Kendrick, Presiding Commissioner

Attest:


Brianna L. Lennon, County Clerk

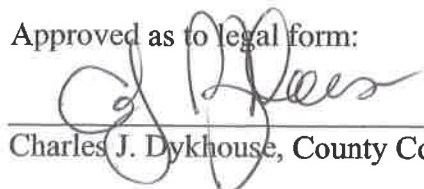
County Treasurer:


Jenna Redel, County Treasurer

Approved By:


Bill Florea, Director Boone County Resource Management

Approved as to legal form:


Charles J. Dykhous, County Counselor