

TERM OF COMMISSION: May Session of the April Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Boone County Commission Chambers

PRESENT WERE: Presiding Commissioner Kip Kendrick
District I Commissioner Justin Aldred
District II Commissioner Janet Thompson
Director of Resource Management Bill Florea
Planner Uriah Mach
Deputy County Clerk III Jodi Vanskike

Public Present: Jay Gebhardt; A Civil Group, Bernie Andrews; Regional Economic Development Inc., Dave Griggs, Matt Williams

Conference Call Information:

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

The meeting was called to order at 7:00PM and roll call was taken.

P&Z

1. Consent Agenda

A. Jacobs Ridge Subdivision Plat 2. A-2. S35-T50N-R14W. Jonathan & Toby Class, owners. Derek Forbis, surveyor.

Director of Resource Management Bill Florea read the following staff report:

The Planning and Zoning Commission reviewed agenda items 1 and 3 at its May 16, 2024 meeting, and items 4 and 5 at its April 18, 2024 meeting. The minutes of those meetings and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

Regarding item 1, the consent agenda, the plat, item A, was approved and is 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.

B. Jacobs Ridge Subdivision Plat 2. A-2. S35-T50N-R14W. Jonathan & Toby Class, owners. Derek Forbis, surveyor.

The property is located south of Sweringen Road, near the intersection of Sweringen and Evert School Roads. It is approximately 4 ½ miles south of Harrisburg. This replat merges two lots from the original Jacobs Ridge into a single lot. The two lots previously 4.61 acres and 4.26 acres are being merged into a single 8.87-acre lot. There is an existing house, septic tank, and lateral field.

The property is zoned Agriculture (A-2) and is surrounded by A-2 zoning. These are original 1973 zonings.

The lot has direct access onto Sweringen Road to the north. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service to these lots will be provided by Consolidated Public Water Service District #1. Fire protection will be provided by Boone County Fire Protection District. Electrical service will be provided by Boone Electric.

An existing on-site system provides wastewater disposal.

The property scored 26 points on the rating system.

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

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does receive and accept the plat, item in the attached consent agenda (Attachment A) and authorizes the Clerk to insert the associated staff report into the minutes of this meeting.

Attachment A:

- A. Jacobs Ridge Subdivision Plat 2. A-2. S35-T50N-R14W. Jonathan & Toby Class, owners. Derek Forbis, surveyor.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #249-2024**

2. **First Reading: Request by Missouri Soybean Association to revise a conditional use permit for an Agri-Business in the Agriculture 1 (A-1) zoning district on 98.36 acres located at 5601 S. Rangeline Road, Columbia. (open public hearing)**

Planner Uriah Mach read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its May 16, 2024 meeting and issued a recommendation for approval of the conditional use permit on a 9-0 vote.

The subject property is located on Rangeline Road, approximately 3 ½ miles east of the city limits of Columbia. It is approximately 98 acres in size, and is zoned Agriculture 1 (A-1) and is surrounded by A-1 zoning. This is all the original 1973 zoning. The applicants also own an adjacent 92 acres to the northwest. The Boone County Master Plan identifies this area as being suitable for rural residential and agricultural land uses.

The applicant is requesting a revision to their conditional use permit to operate an agribusiness oriented to and exclusively serving the agricultural community. The history of conditional use permits on this property is as follows:

- August of 2011, the original request to construct a building for use as an office and lab related to the growing and use of soybeans on their agricultural property was approved.
- August of 2012, the applicants applied for a revision of their conditional use permit to allow for the construction of another building, for storage of equipment on the property to support this use. This request was approved with conditions related to shielding of lighting on the site and recognition of the required improvement of the driveway surface serving the existing and proposed buildings.
- April of 2018, the applicant requested a revision to allow for the construction of a new 1,200 square foot open-air structure to the south of the existing structures, and a new 6,000 square foot storage building to the west of the 6,250 square foot storage building approved under the August 2012 revision. This request was tabled and later abandoned due to issues surrounding construction of a free-standing sign without a permit on this property.

The current request is specifically for the addition of a lean-to structure to the westernmost building on the property, and the approval of a plan showing future expansion of the site,

including new buildings on the property. The application materials describe the structures desired, a 3,750 square foot lean-to to the western building, a 2,500 square foot greenhouse building, and a 7,500 square foot storage building.

The following criteria are the standards for approval of a conditional use permit, followed by staff analysis of how this application may meet those standards. Staff analysis of the request is based upon the application, existing record, and public comments received following notification of the surrounding property owners.

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

If operated in conformance with existing local regulations and appropriate permit conditions, this use should not be detrimental to or endanger the public health, safety, comfort, or general welfare.

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

During the 2018 request, complaints received from neighboring property owners indicate that exterior lighting on this property is not being properly focused or shielded to project inward and downward so as not to leave the site. This was a condition of the 2012 approval. Other complaints at that time involved light and noise from gatherings outside normal business hours. Conditions regarding lighting and limiting outdoor events may be required to meet this criterion.

The applicant's testimony, along with that of the public, may be indicative as to whether this criterion is met beyond the complaints voiced.

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

If operated in conformance with existing county regulations and appropriately conditioned, the use should comply with this criterion. Public testimony may be indicative as to whether this criterion is met.

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

The water service has been improved to support the existing buildings. Road access is off Rangeline Road, an asphalt-surfaced, county-maintained, public right of way. Wastewater treatment is through a compliant on-site submerged flow wetland system.

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

The establishment of this conditional use permit will not impede the normal and orderly development and improvement of surrounding properties. There are existing limitations to development in this area due to zoning, and lack of supporting infrastructure. Increased use of this property as an agricultural resource facility matches the character of this agricultural and rural residential area.

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

Access to this site is off Rangeline Road, a publicly dedicated, county-maintained road. The use is not expected to be a major traffic generator, and any increased traffic should not overload existing public streets. In the past, staff have received comments that large delivery trucks are parked along Rangeline Road to offload rather than pulling into the property. In response to this issue, the applicant, as part of the 2012 building expansion, paved a portion of the looping driveway around the original building. With additional activity identified and new buildings proposed, completion of the loop driveway should be a part of the approval of this request. The applicant's testimony, along with that of the public, may be indicative as to whether this criterion is met.

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

The proposal conforms to other applicable regulations of the A-1 zoning district.

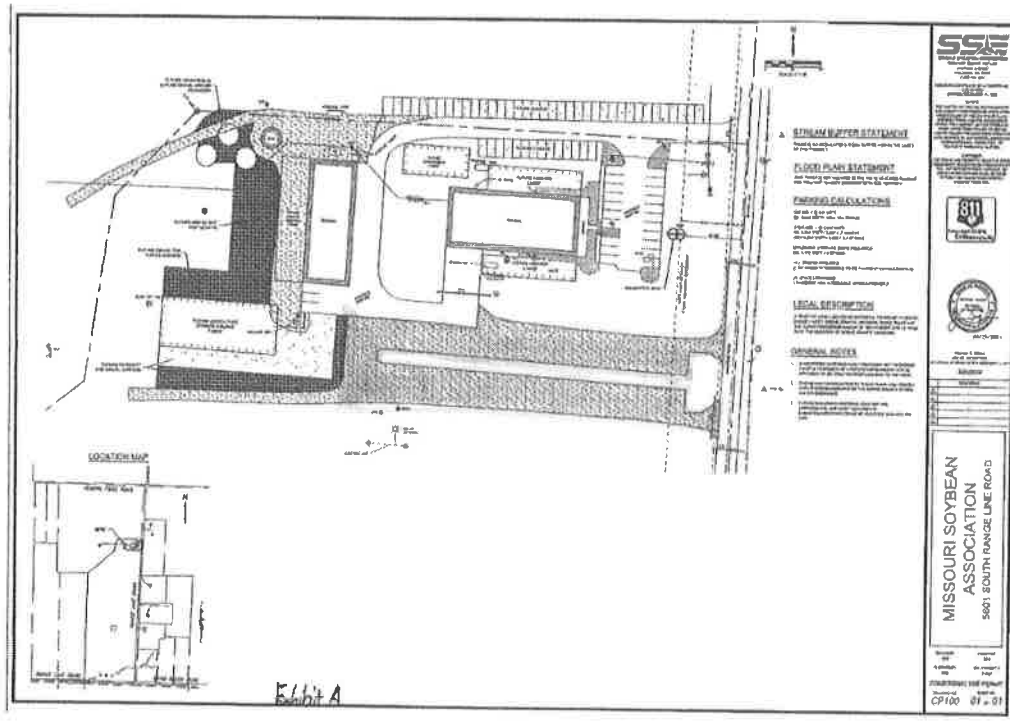
Zoning analysis: The use requested in the previous application has been reviewed and considered appropriate for an agribusiness exclusively serving the agricultural community. Since the original approval in 2011 and the expansion in 2012, activity on the site has increased. That increase in activity since 2012 initiated the 2018 request. The 2018 request's abandonment did not result in any decrease in activity at this site, and the current request will allow for further development of the site to support the increase in activity documented in 2018 and indicated in a recent meeting with applicant.

The request can be accommodated within the scope of the conditional use permit so long as any approval is appropriately conditioned to bring the site to a level of improvement to meet the identified conditional use permit criteria.

Staff notified 17 property owners about this request. This proposal scored 51 points on the point rating system.

Staff recommended approval of the request with conditions that were modified by Planning and Zoning Commission and are as follows:

1. Prior to issuance of building permits for any new structures the following items shall be completed:
 - Shielding of the existing exterior lighting will be required to focus light inwards and downwards to prevent it from leaving the site.
 - The property owner shall obtain permits for the sign and modify, move, or remove the sign as required by the Building Code and Zoning Regulations. Lighting systems for the sign shall be Dark Sky-certified.
2. Farm implement sales & service will not be conducted on this property.
3. Construction will be limited to the structures shown on the application and further development of the property related to agribusiness use will require revision of the conditional use permit.
4. The construction of the proposed structures will be done in full compliance with the applicable codes of Boone County and the Boone County Fire Protection District.
5. All exterior lighting shall be maintained in such a manner as to prevent light from leaving the site. Any new construction shall utilize Dark Sky-certified lighting systems.
6. Hours of operation shall be limited to Daytime Hours of Operation as specified in the Boone County Zoning Regulations: April through October 6:00 AM to 9:00 PM Central and November through March 6:00 AM to 7:00 PM Central. Cultivation of agricultural crops on the property will not be restricted by these hours of operation.
7. The driveway and parking areas south of the original Missouri Soybean building will be improved to a dust-free surface, with a minimum of chip-seal. The areas described are as shown in attached Exhibit A. Applicants will work with Staff to implement a timeline for completion.



Commissioner Kendrick opened and closed the public hearing.

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

3. **First Reading: Request by RML Investment Properties to rezone from General Commercial (C-G) and Planned Light-Industrial (M-LP) to M-LP and to approve a review plan for Concorde South Plat 1B on 11.36 acres located at 5101 E. Meyer Industrial Dr, Columbia. (open public hearing)**

Director of Resource Management Bill Florea read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its May 16, 2024 meeting and issued a recommendation for approval of the rezoning on a 9-0 vote and approval of the review plan and preliminary plat on a 9-0 vote.

The property is located at the immediate northwestern corner of the intersection of Meyer Industrial Drive and Tom Bass Road. The overall property is 11.36 acres in size, with the

eastern half zoned General Commercial (C-G) and the western half zoned Planned Industrial (M-LP). All the surrounding property is zoned as follows:

- North – Agriculture 1 (A-1) & General Industrial (M-G)
- Northeast – City Residential Mobile Home (R-MH)
- East – City R-MH
- Southeast – Planned Industrial (M-LP)
- South – Planned General Industrial (M-GP) & M-LP
- Southwest – M-GP
- West – M-GP
- Northwest – M-LP & M-GP

Many of these zonings are the result of rezoning as the area has had a dynamic history with respect to zoning since the original 1973 zoning.

The proposal is to reconfigure the existing 4 lots into 3 lots, rezone the subject property from C-G to M-LP on the eastern portion and to revise a previous M-LP plan for the western portion. The proposed use for the eastern portion of the development consists of two buildings for contractors' business, warehouse, office, and indoor recreation along with its associated parking and loading areas. The middle lot is proposed to be vacant/agriculture at this time and will require a revised plan for any other development. The westernmost lot is proposed for a single building with its associated loading and parking areas that are proposed to be used as a warehouse/distribution center and office. Stormwater detention is proposed to be provided by a detention basin on each of the proposed lots that can have buildings which are shown. The current parent parcel is vacant.

The Boone County Master Plan identifies this area as being suitable for industrial land uses. The sufficiency of resources test was used to analyze this request.

Utilities: The property is in the Consolidated Water service area; there are existing hydrants that can provide commercial fire flow. The site is currently served by an 8" watermain. The construction of the future buildings or additions will determine if additional hydrants and line extensions are required. The property is in the Boone Electric Cooperative service area, and the Boone County Fire Protection District. Wastewater service will be from a BCRSD facility. Sewer capacity is limited for this area, but the developer is working with the BCRSD to make more capacity available. Additionally, there are some system improvements that likely will be at the developer's expense that need to be finalized along with the final paperwork for the sewer district.

Transportation: The property has direct access to a publicly maintained commercial roadway.

Public Safety: The property is in the Boone County Fire Protection District with the closest station being Station 15 just two lots away across Meyer Industrial DR to the south, approximately 500 feet away by roadway.

Zoning Analysis: This proposal adjusts the boundary between the commercial and industrial portions of the area. The proposal does not include exposed outdoor material storage areas, and should not conflict with use of adjoining properties due to the commercial and industrial expectations of the development of the area. The proposal is in character with the area.

The property scored 78 points on the rating system.

Staff recommended approval of the rezoning request and review plan and preliminary plat subject to the following conditions:

1. All agreements and documentation related to the provision of sewer service be completed to the satisfaction of the BCRSD and the Director of Resource Management prior to submission of the Final Development Plan.

That it is recognized that additional hydrant/water improvements may be required and must be worked out to the satisfaction of the Water District and the Director of Resource Management.

Commissioner Kendrick opened and closed the public hearing.

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

4. **First Reading: Appeal of a Recommendation for Denial regarding a request by IUVO Constructum LLC to rezone from Agriculture 2 (A-2) to Planned Agriculture-Residential (A-RP) and to approve a review plan for Oak Hill Estates Plat 3 on 2.5 acres located at 550 E. Brook Valley Dr., Columbia. (open public hearing) (LOT 201)**

Director of Resource Management Bill Florea read the following staff report:

The reports for items 3 and 4 have been combined due to the nearly identical nature of the respective requests.

The Planning and Zoning Commission conducted a public hearing on this request at its April 18, 2024 meeting and issued a recommendation for denial of the rezoning on a 9-0 vote and denial of the review plan on a 9-0 vote for each request. The applicant filed a timely appeal, which has brought these requests forward for consideration by the Commission.

The subject properties are lots 201 and 243 of Oak Hill Estates Plat 2. Both lots are corner lots with frontage along Brook Valley Drive and State Route N. The zoning is Agriculture 2 (A-2). All adjacent zoning is A-2. All zoning is original 1973 zoning.

The proposal seeks to rezone both lots from A-2 to Planned Agriculture-Residential (A-RP) to move the minimum setback from 50' to 25' and accommodate a residential development sign and water feature in this reduced setback area. A 50' building setback is shown along the road frontage for all other structures other than the sign and water feature. A proposed maintenance easement is shown on the plan to allow access by an HOA or homeowner group to the subdivision sign and the water feature. The list of allowed uses for the lots includes:

- agricultural activity,
- farm dwelling,
- home occupation,
- public park,
- family and group day care home,
- single-family dwelling.

The density statement indicates that one (1) home shall be permitted on each lot; it is unclear to staff why farm dwelling is included as an Allowed Use since a farm dwelling requires a 20-acre lot and therefore can not be accommodated on either lot. No information was provided to staff indicating how a public park would function within the planned development and therefore should be removed.

The Boone County Master Plan designates the area as being suitable for agricultural and rural residential land uses. The sufficiency of resources test was used to analyze this request.

Transportation: The two lots are corner lots with frontage along both Brook Valley Drive and State Route N, both publicly maintained roadways.

Utilities: The property is served by Consolidated Water. Boone Electric provides power service. Both lots have access to central sanitary sewer provided by the Boone County Regional Sewer District. While not necessary for this request, the Boone County Regional Sewer District facility does have some excess capacity. The developer has secured, and is in control of, this capacity.

Public Safety: The Boone County Fire Protection District provides fire protection in the area. The nearest station, Station 8, is approximately 5.1 miles away.

Zoning Analysis: Any change in zoning should start with the assumption that the existing zoning for the property is correct. Without a change in zoning, the property owner is permitted to construct one single family dwelling on each lot, as well as the proposed signage and water feature, albeit at the normal 50-foot setback for the A-2 zoning district.

This request is formed by the applicant's desire to change the perimeter setbacks from 50 feet to 25 feet. That change would allow construction of the sign and water feature closer to the road than would be permitted under the A-2 zoning district. While the primary intended use of the property has not changed, a change from A-2 to A-R to allow preferential treatment for accessory use is akin to a grant of special privilege. Staff sees no compelling justification for this request.

Approval of this request will likely lead to other similar requests that will take up a disproportionate number of resources as a new regular practice to be sought for all major subdivisions in A-2 areas.

Surrounding property owners and potential developers may see approval of this rezoning as a signal that higher density is appropriate and "sanctioned" by the zoning map, even though this plan does not propose it. Applications for a change in zoning and proposed increases in density within the area are likely; even though it is unclear whether adequate utility services are in place to support an increase in density.

Analysis of the existing zoning indicates that A-2 is appropriate for the character of the area and subdivision, and that a rezoning to A-R opens the area to confusion and future proposals for increased density in a location that lacks sufficient utility service to support it. Any request to change from the existing A-2 zoning without significant evidence that the density possible under the proposed zoning category sought should be denied.

The property scored 51 points on the rating system. Staff notified 28 property owners about this request.

Staff recommended denial of the review plan and rezoning request.

Should the Commission choose to approve the request, staff recommends the following conditions:

1. That farm dwelling and public park are removed from the list of allowed uses of the planned development.
2. A maintenance plan for the monument sign and water feature is submitted to the Director concurrent to the submittal of the Final Plan.
3. All structures, other than the proposed sign and water features already shown, remain in line with or behind the 50' building setback shown on the plan.

Both lots are re-platted before issuance of building permits for each lot. The re-plat must show the 25' perimeter setback, the 50' building setback, and a note indicating the A-RP zoning district.

Commissioner Kendrick opened and closed the public hearing.

Jay Gebhardt from A Civil Group submitted the following statement:

Should the commission approve this request, we acknowledge and accept the conditions recommended by staff. This is really a simple request to place a sign the same distance that is allowed in all residential districts. I think the real issue here is that a sign is considered a structure subject to the building lines. This is not how signs are treated within the City of Columbia. But a text change to the sign code to exempt signs as structures for the purpose of setbacks is a daunting task for an individual developer and really should be brought forward by the county. So, our request is to move the sign from the current 83 feet from the center of the subdivision road to 58 feet from the centerline of the subdivision road. This is a mere 25 feet closer and does not interfere with sight lines at the intersection with Route N. What we do have is a means to allow a planned district that does not change the density but allows us to utilize a 25-foot setback for and only for the sign. I think the Planning commissioners had a problem with the method we are using, so let me explain why we are using this method. The other option we had was to request a variance to the code from the Board of Adjustment. As you know this can be a difficult request due to the rules for approval for variances suggest that there cannot be another way to achieve the request. Well, in our case there is another way and that is to request a change in zoning to allow the sign 25 feet closer to the road. So, we chose the next closest zoning, A-R, that allowed for a 25-foot setback, and we picked a planned district to give us the tools to control the density and the setback of the buildings. The main problem discussed in the staff report and consequently the planning and zoning members is that this would set some type of precedent and there would be other requests like this. I do not believe that, even if this happened, it would be a bad thing. If everyone's request was similar to ours, then no density would be changing, just the ability to build a sign at the same distance as allowed in all residential subdivisions. To quote the staff report "while this is a creative attempt, it is likely approval will lead to other similar equivocal requests that will take up a disproportionate amount of time and resources as a new regular practice to be sought for all major subdivisions in A-2 areas as an attempt to gain the feel of higher density subdivisions through closer to the road signage." I really do not understand this statement. From my perspective an A-2 subdivision of 2.5 acre lots is just another type of subdivision. There is no reasonable explanation that a sign for a large lot subdivision should be different than the sign for a denser subdivision. No one would use this zoning method if the sign ordinance was modified to address signs in relation to building lines. So, I hope I have given you some insight of why this is a good request that can be approved, and would like to answer any questions you may have for me.

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

5. **First Reading: Appeal of a Recommendation for Denial regarding a request by IUVO Constructum LLC to rezone from Agriculture 2 (A-2) to Planned Agriculture-Residential (A-RP) and to approve a review plan for Oak Hill Estates Plat 3 on 2.51 acres located at 555 E. Brook Valley Dr, Columbia. (Open public hearing) (LOT 243)**

Director of Resource Management Bill Florea read the following staff report:

The staff reports for items 4 and 5 have been combined into one document. Please see above. It will be necessary to vote on the proposals separately.

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

Commission

6. **First Reading: Senior Real Estate Tax Relief Program**

Commissioner Kendrick stated the policy reflects Missouri State Statute, both in its current form under section RSMo. 137.1050 as well as what will be the future form of SB756 once it becomes law. Commissioner Kendrick stated SB756 was cleanup legislation requested by counties across the state of Missouri to provide necessary clarity and cleanup to what was SB190 from the 2023 legislative session. Commissioner Kendrick stated SB756 was truly agreed upon and finally passed around 1:30pm on the final legislative day of this session, May 17, 2024. Commissioner Kendrick stated the policy before the Commission for consideration reflects that. Commissioner Kendrick stated the eligibility criteria, which was a significant part of the cleanup legislation, as well as clarifying that this is not retroactive, which provides Counties clarification on the creation of the application process. Commissioner Kendrick stated the legislation clearly states if an eligible taxpayer makes new construction or improvements to such taxpayers' homestead or real estate, property tax liability for that taxpayer's initial credit year shall be increased to reflect the real property tax liability attributed to such new construction and improvements. Commissioner Kendrick stated the exception also includes annexation, which is a large issue for unincorporated areas of the County to become incorporated into municipalities. Commissioner Kendrick stated, not clearly spelled out in SB756, but clearly spelled out in the Missouri Constitution, is the exception and exclusion of the State Blind Pension Fund as well as levies related to voter approved bond indebtedness. Commissioner Kendrick stated the Commission is first reading this item today and plans to second read it on Thursday and then it will be official County policy. Commissioner Kendrick stated the deadline to set the base tax year at 2024 is October 1, 2024.

Commissioner Thompson stated there has been a lot of discussion during the last few months about what this policy would look like and whether it would track state law. Commissioner Thompson stated the exceptions and exclusions of new construction and annexation are both features of state law. Commissioner Thompson stated anyone that wants to speculate or state that

those were put into the policy by the Commission, that is incorrect. Commissioner Thompson stated this is a function of state law. Commissioner Thompson stated this policy mimics the revised version and the Commission appreciates the sponsor of this bill being willing to go back to correct the deficiencies in the original bill. Commissioner Thompson stated Senator Tony Luetkemeyer was the one who sponsored the initial legislation and then last fall, when he heard from the Missouri Association of Counties about the issues with the legislation, and realized the consequences of those, he went back and filed cleanup legislation, and this is the result. Commissioner Thompson stated the Commission is following state statute and they will see what happens as it is implemented over the next year.

Commissioner Kendrick stated Boone County will be the first county to adopt a policy post passage of SB756. Commissioner Kendrick stated the Commission has been very deliberate about this. Commissioner Kendrick stated when SB190 passed last year it became clear that there were several concerns, including one addressed by the State Tax Commission under the Department of Revenue that stated their plan reading of the law would mean it would be retroactive, which would be very costly to taxing jurisdictions. Commissioner Kendrick stated of the 11 counties who had drafted a policy, the majority of them set their base tax year in 2024 which Boone County is also doing. Commissioner Kendrick stated SB756 is on to the Governor, it's a single subject bill and there is little reason to believe that the Governor will veto this bill.

Commissioner Thompson stated she would like to thank Commissioner Aldred for his service on the Missouri Association of Counties Task Force that wrestled with these issues.

Commissioner Kendrick opened and closed the public hearing. Public comment forms for this item are attached at the bottom of the minutes.

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

Purchasing

7. Second Reading: Contract: C000810 (15-02MAY24) - Culvert Improvements - W. Dothage Rd. Culvert # 4695 – First Read 05.23.24

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve Contract C000810 (15-02MAY24) with T&B Trucking and Excavating, LLC for the purchase of Culvert Improvements of W. Dothage Rd., Culvert Number 4695.

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

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #250-2024**

8. Second Reading: Contract: C000811 (60524CO0254) - Dump Truck 2025 Models - Midway Western Star 47X Chassis – First Read 05.23.24

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve Contract C000811 (60524CO0254) with Midway Freightliner, Inc. for the purchase of a Midway Western Star 47X Chassis.

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

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #251-2024**

Boone County Treasurer

9. Second Reading: 2023 tax surplus on parcel #07-607-00-00-005.00 – First Read 05.23.24

Commissioner Thompson moved now on this day the Boone County Commission takes up the disposition of the 2023 tax sale surplus relating to Parcel 07-607-00-00-005.00:

Pursuant to RSMo §140.230 the Commission is authorized to approve claims for any tax sale surplus being held by the County Treasurer associated with the County Collector's annual tax sale as part of a redemption or after the expiration of the applicable redemption period. In this instance, the owner of record at the time the subject property went to tax sale was Cynthia L. Spano, per the vesting deed at Book 683, Page 34, Boone County Records, and the Judgment recorded at Book 2558, Page 35 Boone County Records. The owner of record is deceased, and the owner's estate has assigned the tax sale surplus to the Boone County Collector as part of its redemption of the property. The other documentation which supports this claim is made a part of this record. The application to the County Treasurer for the surplus funds is timely.

The County Treasurer, based upon the documents presented to her office and made a part of this record, is satisfied that Louis R. Spano, on behalf of the Estate of Cynthia L. Spano, decedent is entitled to assign the total surplus of \$15,113.71 to the Boone County Collector as part of the redemption of the subject property and recommends the Commission approve the same.

NOW, THEREFORE, upon the recommendation of the County Treasurer and the evidence made a part of this record, the County Commission hereby approves the disposition of the surplus via assignment to the Boone County Collector, assignee of the owner of record, in the

amount of \$15,113.71, in a manner mutually agreed to by the County Collector and County Treasurer, in order to facilitate the redemption of the subject property pursuant to RSMo §140.340.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #252-2024**

Commission

10. First Reading: Approving of an application for Chapter 100 from Kraft-Heinz

The PowerPoint slides presented for this item are attached below the minutes.

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

11. Public Comment

None

12. Commissioner Reports

Commissioner Kendrick stated the Commission’s offer was officially accepted today, and Boone County will have a new Joint Communications Director starting in June.

Attest:



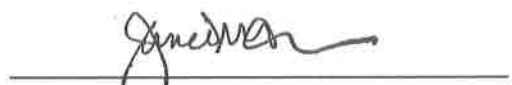
Brianna L. Lennon
Clerk of the County Commission



Kip Kendrick
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner



Boone County Commission
Public Comment Form

Agenda Item: First Reading: Senior Real Estate Tax Relief Program		DATE: 2024-05-28
COMMITTEE: Boone County Commission		
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
NAME		
INDIVIDUAL		
NAME: Matthew Simmons		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS: Not Relavent Don't wish this info to be publically posted		
CITY: Columbia		STATE: MO ZIP: 65202
EMAIL: forgekeeper@gmail.com	ATTENDANCE:	SUBMIT DATE: 2024-05-28

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

Dear Commissioner's:

This is more of a comment, and I just wish to share my perspective on this matter.

Please Bear with my ignorance of the politics involved (if any) regarding this matter.

Being able to Count on my entire Real Property tax bill being no higher than what it is for 2024 would be a blessing and relief knowing at least one of the many financial concerns I have will be stable in my retirement. However, I have seen some comments by others which create concern.

For example: On some social platforms some are stating that my Real Property Tax Bill on my primary residence is composed of several different Tax entities which must agree that a Credit to me on their portion of my taxable amount must be approved by each individual taxing entity.

I certainly hope that is not the case and that SS/SB 190 is taken to mean that the entire amount of my 2024 Tax Bill will be credited as stated in the bill, "The amount of the property tax credit shall be equal to the difference between the real property tax liability on the homestead in a given year minus the real property tax liability on such homestead in the year in which the taxpayer became an eligible taxpayer."

I am quite sure that most of the persons who voted in the affirmative for this Property Tax relief would agree that the total amount is what they understood would be the baseline when eligible.

Dear Commissioner's:

This is more of a comment, and I just wish to share my perspective on this matter.

Please Bear with my ignorance of the politics involved (if any) regarding this matter.

Being able to Count on my entire Real Property tax bill being no higher than what it is for 2024 would be a blessing and relief knowing at least one of the many financial concerns I have will be stable in my retirement. However, I have seen some comments by others which create concern.

For example: On some social platforms some are stating that my Real Property Tax Bill on my primary residence is composed of several different Tax entities which must agree that a Credit to me on their portion of my taxable amount must be approved by each individual taxing entity.

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I am quite sure that most of the persons who voted in the affirmative for this Property Tax relief would agree that the total amount is what they understood would be the baseline when eligible.

If that is not the case and the various entities

Entity	Rate
STATE	0.0300
BOONE COUNTY	0.2320
COLUMBIA SCHOOL	5.6731
BOONE CNTY FIRE	0.8826
COL BC LIBRARY	0.3022
COMMON ROAD	0.0500

each have to agree then I for one and the nearly 14,000 other voters who voted in the affirmative will surely feel taken in.

As I stated I am ignorant of the politics or the accuracy of other persons interpretations regarding this matter. Continuing on.

I have seen comments by others, that for example: Primary residences assessed above a certain value will not be eligible though I do not see this in the Senate bill, nor do I see where authority is granted County Commissions or other taxing entities any authority to impose such a limit.

Once again, I certainly hope that a limit on assessed value or for that matter income of eligible individuals is not imposed by this council as I don't believe that is what the spirit and wording of SS/SSB 190 (2024) intends at least to a layperson's understanding.

Other comments I have seen are that Senior citizens will not vote on tax issues etc... but I am sure that there are nearly 14,000 persons who voted on this issue that will do so in the future on similar taxation issues (Note I do have Children Grand Children etc... whom I consider when voting on similar issues).

For what its worth:

I am about to retire after working for nearly 50 + years, My Wife I faithfully paying our Taxes, contributing to Social Security and Contributing to our own Retirement plan. Basically, doing all we should with the means at our disposal and basically supporting all those entities who have benefited from our working Carrer. (Note I and my family have benefited ourselves in some forms at times, but I believe we have done at the least if not more of our fair share).

My wife and I now find ourselves as most other retirees who do or will collect Social Security as part or all of their retirement income facing a sizeable decrease in that income if a means to improve the solvency of Social Security is not implemented in the near future (Note I am well aware of the issues in the 1980's)

Not only is that income source potentially through no fault of our own about to possibly diminish, but ever rising healthcare costs, insurances etc.. and cost of living as well as the general instability of this roller coaster economy affecting our other retirement income source being primarily locked to the stock market in a 401k in pretax dollars or outrageously taxed if withdrawn and reinvested is just a constant worry for us and I am sure to those persons similar to myself.

(Note: That I have delayed my retirement date by 2 years because of the economic climate of the last few years which has diminished my financial ability to have retired sooner, even so my retirement will be at a diminished financial level than it would have been in my final 5 (now 7) -year plan.

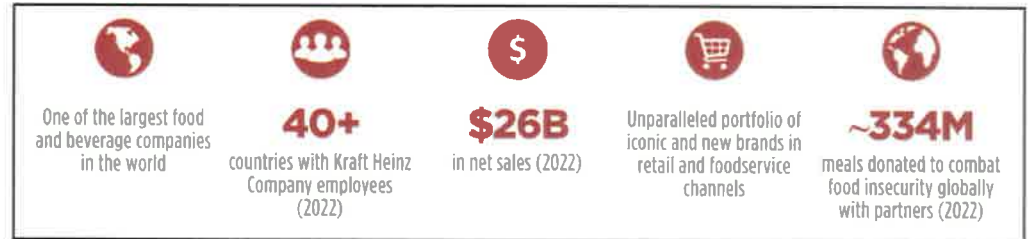
Once again Being able to Count on at least my entire Real Property tax bill to be no higher than what it is for 2024 would be a blessing and relief knowing at least one of the many financial concerns I have will be stable in my retirement.

Kraft Heinz Overview

Kraft Heinz Overview

Global Snapshot

- Formed in 2015 through the merger of Kraft Foods Group, Inc. and H.J. Heinz Holding Corporation, The Kraft Heinz Company (NASDAQ:KHC) is a globally trusted producer of high quality, great tasting and nutritious food and beverages.
- Kraft Heinz is co-headquartered in Chicago and Pittsburgh.
- At the end of the 2021 fiscal year Kraft Heinz operated approximately:
 - 79 manufacturing and processing facilities
 - 210 external manufacturers
 - 5,550 ingredient and packaging suppliers
 - 36,000 employees around the world



Kraft Heinz in Columbia

Local Snapshot

- The plant was originally built in 1985
- The plant expanded in 1991, adding a packaging line and the ability to make bun length hotdogs
- Plant expanded again with another packaging line in 1998 adding jumbo size hot dogs to production
- Most recently, in 2016, the plant added a fourth packaging line and replaced its raw meat processing systems
- For years, the Columbia plant has been essential to the famous Oscar Mayer brand



Project Lightyear Introduction



Project Imperative

Critical Factors & Events

- Company-wide focus on reducing its carbon footprint globally: goal of net zero by 2050
- Need to modernize existing packaging lines to enhance sustainability in manufacturing operations
- Invest in a Decarbonization Initiative nationwide to reduce GHG emissions
- Conducting performance assessment of entire U.S. manufacturing footprint

Project Lightyear

Commitment to Columbia Now and Beyond

- Backbone of production for the iconic Oscar Mayer brand and a highly significant piece of Kraft Heinz's operations
- State and local support is necessary to now both modernize and keep operations intact in Columbia

Retention

- Potential loss of **447 FTE** jobs (current payroll of ~\$28.5M)
- Further investment would **strengthen long-term retention** of facility's current employee base

ESG Modernization

- Project also includes **modernization of facility**, with upgrades to machinery and equipment and infrastructure improvements to enhance sustainability
- Up to 3 packaging lines would be replaced with more **sustainable material**
- 'Decarbonization' would entail **electrifying assets** to recover waste heat and **installing solar** to generate electricity and steam on site, using the factory area more efficiently
- Further stabilize Columbia as a **core location** within KH's operational footprint

Strategic Vision for Sustainable Manufacturing

Plan for Decarbonization – US Demonstration Project



➤ **Goal:** achieve net zero **by 2050**

☀ **Action:** Integrated Electrification and Energy Storage Solutions for Kraft Heinz across 10 facilities in the U.S.

Project Summary

- Upgrade, electrify assets, and completely overhaul utilities of 10 facilities using heat pumps, electric heaters, and electric boilers in combination with solar thermal, solar PV, and thermal energy storage.
- The project will **reduce process GHG emissions** at these 10 plant sites **by 99%-100%**.

Department of Energy Offer

- Department of Energy has offered Kraft Heinz the opportunity negotiate for \$170.9 million in grant funds in support of Decarbonization.
- The Columbia, MO plant is one of the 10 plants included in the grant award and proposed to be in the first phase.
 - \$9 million would go to investment in Columbia facility
 - \$9 million+ in Kraft Heinz cost share

Proposed Project Detail

Retention Scope



Facility Retention

- **447 FTEs** are currently at the plant
- Existing Payroll: ~**\$28 million**
- Avg. Wage of Facility: **\$63,655/year**
- Production: Oscar Mayer Hot Dogs
- Capacity: ~143 million lbs annually



Modernization Scope

ESG Modernization

- Estimated Capital Expenditure is ~**\$92 million**
- Components:
 - 1) Replacement of up-to 3 packaging lines
 - 2) Investment in decarbonization technology
- Spend across M&E, building construction and infrastructure
- Spend would occur between years **2024-2029**
- Fully Operational: **2029**

Economic, Environmental & Community Impacts

Economic Impact

*State and Local Impact of Columbia's Modernization:

>\$4.7B

Contributed to **state GDP** over 11 years

>\$1.2B

Impact on **personal income** in Boone County over 11 years

>\$55M

State and local taxes would be generated over 11 years

1,048 Jobs

Permanent, full-time jobs supported in Boone County through direct and indirect impacts on the community

* Estimates performed by Lightcast (multi-regional social account matrix model MR SAM) 2024

Tax Impacts

State and Local Impact of Columbia's Modernization:

~\$1.3M

Total **state and local tax revenue** over 11 years

~\$1.1M

Total **school district taxes** over 11 years

~\$76K

Total **city taxes** over 11 years

\$115K

Total **taxes from other local jurisdiction** over 11 years

Diversity, Inclusion & Belonging @Columbia

- We proactively hire and train from **City of Refuge**.
- **On-going job placement** - we will hire **3-4 City of Refuge clients** this month.
- **~150 employees** are refugees and first-generation immigrants.
- There are currently **44 countries** represented by Columbia facility's employment base, speaking **24 languages**.
- Restarting English as a Second Language (**ESL**) training



Giving Back to Columbia

Committed to strong partnerships with organizations that support our community. Some examples ...

Taste of Columbia Fundraiser

Host annual Taste of Columbia Fundraiser and Awareness cultural food festival with over 2,000 attendees. **100% of proceeds are donated to City of Refuge.**



American Legion Car, Truck & Bike Show

Organize and run a **BBQ booth** at the show
Donating 100% of the proceeds to the **American Legion Veterans and Children Fund**



University of Missouri

Provide tours for Capstone Students as well as semester-long projects for small groups of students to satisfy course requirements



Unchained Melodies

Donated over **1,000 pounds** of dog and cat food to a local shelter



Thank You



Appendix: Project Lightyear - Estimated Taxing District Revenues

Projected Personal Property Tax Revenues Under Chapter 100

District	Personal Property
Columbia School	\$1,063,505
Columbia City	\$75,586
Columbia BC Library	\$56,652
Boone County Gen. Rev.	\$22,496
BC Family Resources	\$20,996
Common Road	\$9,373
State	\$5,624
Total	\$1,254,231



Regional Economic Development Inc.



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A1 ▾ *fx* Timestamp

	A	B	C	D	E	F	G	H	I
1	Timestamp	First Name	Last Name	Do you support the place	What subdivision do you	Comments and/or questions			
2	5/21/2024 11:40:56	Blake	Rave	Yes	Steeplechase	Safety concern/trespassing concern/visibility concern			
3	5/21/2024 14:24:18	Y	Erdel	Yes	Deerfield Ridge				
4	5/21/2024 14:26:53	Zachary	Girard	Yes	Perche Ridge				
5	5/21/2024 14:57:33	Shaun	Tompkins	Yes	University Park				
6	5/21/2024 15:39:36	Travis	Block	Yes	Moving to oak hills	The county should focus more on the re-paving and placement of shoulders on route N and			
7	5/21/2024 16:00:53	Stacey	Swalla	Yes	I live on land in Boone county				
8	5/21/2024 16:21:35	Ryan	Nash	Yes	N/A				
9	5/21/2024 16:49:18	Wayne	Tipton	Yes	Lake of Woods				
10	5/22/2024 10:28:19	Alissa	Gerke	Yes	Forest Creek	Lot Owner of Oak Hill Estates, Route N is in terrible condition and should be focused on imp			
11	5/22/2024 10:37:43	JAMI	CLEVENGER	Yes	SOUTHRIDGE ESTATES				
12	5/22/2024 10:46:38	Will	Clark	Yes					
13	5/22/2024 16:29:42	Brian	Burks	Yes	Brookfield Estates				
14	5/22/2024 16:33:36	Hannah	Rohrbough	Yes	The Gates				
15	5/22/2024 17:15:16	Eric	Oh	Yes	Oak Hill Estates				
16	5/22/2024 17:15:41	Wendy	Oh	Yes	Oak Hill Estates				
17	5/23/2024 13:34:49	Jon	Hardin	Yes	Roke's Bend				
18	5/23/2024 13:46:25	Lee	Vollrath	Yes	Steeplechase Estates				
19	5/23/2024 13:57:30	Joel	Naydyhor	Yes	Oak Hill Est	Both Subdivisions entrances should have same distance from Highway N			
20	5/23/2024 14:08:10	Justin	Naydyhor	Yes	Bonnie Femme Estal	The sign needs to be within 25ft so people can find my parents house.			
21	5/23/2024 21:30:26	Bob	Gerke	Yes	Forest Hills				
22	5/24/2024 8:26:21	Nathan	Whitford	Yes	Oak Hill Estate Subd	I believe this is a critical safety issue that the Boone County Planning & Zonin			
23	5/24/2024 8:34:12	Dana	Whitford	Yes	Oak Hill Estate				





KROLL

Project Lightyear

Presented to the Boone County Commission

May 28th, 2024



Kraft*Heinz*



Meeting Agenda

- 1) Company Overview
- 2) Project Lightyear Introduction
- 3) Strategic Vision for Sustainable Manufacturing
- 4) Proposed Project Detail
- 5) Economic, Environmental, & Community
Impacts