

TERM OF COMMISSION: February Session of the January Adjourned Term

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

PRESENT WERE: Presiding Commissioner Dan Atwill
District I Commissioner Fred Parry
District II Commissioner Janet Thompson
Sheriff Captain Gary German
Interim Director Resource Management Bill Florea
Director Purchasing Melinda Bobbitt
Community Services Lauren Schnitzler
Deputy County Clerk Mike Yaquinto

The meeting was called to order at 1:30 p.m.

Purchasing

1. First reading; Contract Amendment Number One to 18-06APR19 – Tires, Heavy Trucks and Large Equipment

Melinda Bobbitt read the following memo:

Contract 18-06APR16 – Tires – Heavy Trucks and Large Equipment was approved by commission for award to C&M Tire, Inc., d/b/a Cross Midwest Tire of Columbia, Missouri on May 3, 2016, commission order 218-2016. This amendment is for an Agreement and Consent to Assignment of Contract from C&M Tires, Inc. to Pomp's Tire Service, Inc, d/b/a Cross Midwest Tire.

Invoices will continue to be paid from department 2045 – RM – Design & Construction, account 59105 – Tires.

There were no comments or questions.

Commissioner Atwill 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.

2. First reading; Bid Award 01-12JAN17 – Auction Services for Real Property

Melinda Bobbitt read the following memo:

Request for Proposal *01-12JAN17 – Auction Services for Real Property* closed on January 12, 2017. Two proposal responses were received.

The evaluation committee consisted of the following:

Ron Sweet, Assistant Boone County Counselor

Greg Edington, Director of Public Works

Doug Coley, Director of Facilities Maintenance

The evaluation committee recommends award to JRWI II, L.L.C. d/b/a United Country Missouri Land & Home Auction Services per their attached Evaluation Report as follows:

3% Seller Commission, 4% Buyer's Premium and \$1,750 marketing fee paid up front. Upon the successful sale and at the closing of the property, the \$1, 750 will be reimbursed to the County.

Revenue will be deposited in department 2040 – Public Works – Maintenance Operations, account 3835 – Sale of Capital Assets. The commission and marketing fee will be paid from department 2040 – Public Works – Maintenance Operations, account 71101 – Professional Services.

There were no comments or questions.

Commissioner Atwill 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; Upgrade to Temperature Control System in Boone County Jail as approved on Sole Source 18-123102

Melinda Bobbitt read the following memo:

Boone County Facilities Maintenance department requests approval for an upgrade to the Local Area Control Modules which interface with current software to regulate the air handling system on the HVAC system located at the Boone County Jail. We have a sole source form previously approved, 18-123102 for upgrades to the HVAC system.

This upgrade is with C&C Group of Jefferson City, Missouri and it includes the software upgrade/update and the removal and replacement of eight (8) Local Area Control Modules integrated with the air handling system for the current HVAC.

Total cost of contract is \$59,485.00. Invoices will be paid from department 6200 – Capital Repairs and Replacement, Facilities Maintenance, account 91302 – Computer Software. There is enough in that account to cover the payment in 2017.

There were no comments or questions.

Commissioner Atwill 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.

Community Services

4. First reading; Agreement for Purchase of Services – The Community Montessori Counseling Partnership

Lauren Schnitzler said this is an agreement where there are matching funds with a counseling center in the amount of \$8,000.

Commissioner Thompson noted this is through the Strategic Innovation Opportunities.

Commissioner Atwill asked where this falls within the budget.

Ms. Schnitzler said it is through the Children's Services fund.

There were no further comments or questions.

Commissioner Atwill 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.

Sheriff's Department

5. 1st & 2nd reading; Approve grant applications with the MoDOT – Traffic and Highway Safety Division for the following:

- **HMV - Slowdown (Requested Amount \$23,484.00)**
- **Sobriety Checkpoints/Saturation Patrols (Requested Amount \$18,340.00)**
- **Full Time DWI/Traffic Unit (Requested Amount \$70,851.82)**

Captain German said we are requesting permission to apply for these funds. This is a continuation of the funding levels we have had in the past.

The Full Time DWI/Traffic Unit is 50% funding for two positions. The Sobriety Checkpoints cover six checkpoints and six saturation patrols. The HMV is basically speed enforcement.

Commissioner Atwill asked if any of these require county matching funds.

Captain German said only the Full Time DWI/Traffic Unit which requires half of the \$70,851.82.

Commissioner Atwill asked if this is budgeted.

Captain German said it is.

There were no further comments or questions.

Commissioner Parry moved on this day the County Commission of the County of Boone does hereby approve the attached grant applications for the Sheriff's Department as offered by MoDOT – Traffic and Highway Safety Division:

- HMV – Slowdown, requested amount \$23,484.00
- Sobriety Checkpoints/Saturation Patrols, requested amount \$18,340.00
- Full Time DWI/Traffic Unit, requested amount \$70,851.82

It is further ordered the Boone County Commissioners are hereby authorized to sign the attached County Authorization forms.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #83-2017**

Resource Management

6. Public Hearing on Re-adoption of the Building Code

Bill Florea said Boone County originally adopted the Building Code in 1985. The county now uses the national and international model building codes. The model codes come out every three years and we try to stay current. The county also tries to closely follow the City of Columbia codes for consistency.

The current changes are based on the 2015 Building Code. The Building Code Commission held meetings in December of 2016. The Missouri statute requires the County Commission to conduct three public hearings before any adoption of the Building Code. Three public hearings have been scheduled. This is the first of those three.

The Commissioners had no questions at this time.

Commissioner Atwill opened the public hearing and asked if there is anyone present that would like to speak concerning this item.

Dan McCray said he is the Chairman of the Boone County Building Code Commission. There are revisions to the following Building Codes: International Building Code 2015, International Plumbing Code 2015, International Mechanical Code 2015, International Fuel Gas Code 2015, International Existing Building Code 2015, National Electrical Code 2014, International Energy Conservation Code 2015, and International Residential Code 2015. The Boone County Building Code Commission encourages the County Commission to adopt these changes as submitted by staff.

Commissioner Atwill asked if there is anyone else that would like to speak. There were no additional speakers and Commissioner Atwill closed the public hearing and said the next public hearing will be March 2nd.

7. Second reading; Annual General Consultant Services Agreement with: CBB, CM Engineering, Howe Company, PW Architects, Terracon Consultants, Trekk Design Group and Poepping, Stone, Bach & Associates (1st read 2-21-17)

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the attached 2017 Annual Consultant Service Agreements for Professional Services with:

CBB

CM Engineering

Howe Company, LLC

Poepping, Stone, Bach & Associates, Inc.

PW Architects, Inc.

Terracon Consultants, Inc.

Trekk Design Group, LLC

The terms of the Agreements are stipulated in the attached Agreements. It is further ordered the Presiding Commissioner is hereby authorized to sign said General Consultant Services Agreements.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #84-2017**

Juvenile Division

- 8. Second reading; Domestic Relations Resolution Funding grant application (1st read 2-21-17)**

Commissioner Parry moved on this day the County Commission of the County of Boone does hereby approve the attached grant application for the 13th Judicial Circuit, Family Court regarding Domestic Relations Programs for Parents and Children as offered by the Office of State Courts Administrator (OSCA).

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #85-2017**

Commission

- 9. First reading; Application for Chapter 100 tax incentives to AOD-MO Holdings, LLC, d/b/a Aurora Organic Dairy**

Dave Griggs said he is a member of the REDI Board of Directors and Chairman of the REDI incentive Sub-Committee. This is the fourth Chapter 100 proposal we have done with the others being ABC Labs, Kraft-Heinz and Dana Light Axle.

Aurora told us they first looked at central Missouri as a location for a new facility in 2012. The company decided to invest considerable dollars in expanding their Colorado processing facility and did so. This was first presented to REDI by the Missouri Partnership in cooperation with the Missouri Department of Economic Development in January of 2016.

The company was considering four central Missouri sites as well as some in other states. They also purchased additional real estate in Colorado for further expansion should the search in Missouri and other states prove unsuccessful. All other counties in Missouri could offer Chapter 100 and other local incentives as well. The decision was made to concentrate on the Columbia location if it was economically feasible.

This is a phased program with phase one construction projected to start in 2017 with operations to begin in late 2018. Phase one investment is approximately \$91M and the facility would be 80,000 sq. ft. Projected new jobs is 94 in year one of operation and 24 additional for year two and 24 additional for year three for a total of 138 employees at this facility.

Phase two projected construction is to start within 3 to 5 years. After completion of phase two, the total size of the facility will be 130,000 sq. ft. with a total capital investment of approximately \$130M. This is a liquid milk processing and packaging facility. Projected employment after phase two is between 145-160 positions with an average wage that far exceeds the county average wage of \$36,225. Most of these positions do not require a college degree. They are good paying, highly benefited positions. This is an important addition to our economic base.

The company is committed to an employee base that closely mirrors our community population. In addition, the company will work actively to include "handicapped" employees where possible to insure a diverse workplace. That point was brought to our attention in discussions with the Boone County Family Resources Board. There is also a clause in the agreement that the company will have a 10% minimum in minority hiring.

The company originally and has continued to request a 75% abatement on personal and real property taxes. REDI worked closely with all impacting taxing entities to review the impacts and benefits of the overall project. Our policy states impacting taxing entities are determined by the physical location of the project. That would involve the Columbia Public Schools,

County of Boone, Boone County Library District Board of Directors and Boone County Family Resources Board of Directors. We made presentations to these entities with the exception of Boone County where C. J. Dykhouse has done a great job of making presentations to the various departments within the County.

In our discussions with these taxing entities, we reviewed the project and asked for input and consideration. It should be noted all entities voted unanimously to accept the project. At this location, there is zero tax revenue produced to any entity because it is owned municipally. The taxing entities will receive an estimated \$1,731,745 after all abatements during the period of the requested abatement. These are extremely conservative estimates and benefits to our taxing entities as the real property estimates are based on land value only. This is a unique, highly automated, very complicated processing facility.

The first meeting of the taxing entities was held on February 7th and the second meeting was held on February 21st. At the second meeting, the taxing entities' representatives voted unanimously to forward the application to County Commission for their consideration. At this time, I would like to introduce, from Aurora, Gary Sebek, Chief Operating Officer and John Beutler, VP of Plant Operations as well as answer any questions on what we just talked about.

Commissioner Parry said he noticed on Waco Road, by Columbia Foods, about nine semi-trailers staged on the road. There is a sign there that says the drivers must get out of their rigs and go to the security check point before entering. With the amount of volume from the Aurora plant, this could create quite a bottle-neck and this should be addressed with Columbia Foods.

Dave Griggs said he doesn't know the answer and would think that the city would attend to that, but will confirm that very shortly.

Gary Sebek said he wishes to thank the Commission for letting him speak at the meeting today. We are Aurora Organic Dairy, from Colorado, a vertically integrated cow to carton to consumer company. Everything we do is organic and always has been since 2001. The founder of the company started this process in the early 70's and brings with him a wealth of knowledge.

We currently have over 600 employees with nearly 200 at Platteville ranging from plant management, to production and warehouse staff to maintenance and lab technicians with an average salary of \$45,000. We have company owned dairy farms in Colorado and Texas. We have approximately 20,000 milking cows internally managed and about 7,500 milking cows via external farmers through partnerships.

We have had six separate expansions at this plant since 2003 culminating in a 120,000 sq. ft. facility. This is a state-of-the-art Processing Plant and Cold Storage Warehouse operating 24/7/365 with three shifts and half-gallon and gallon lines. We have two half-gallon fillers and one-gallon filler producing 110 million ½ gallons with a capacity of 150 ½ gallons getting us close to capacity. Our product is sold in all 50 states through leading national and regional food retail store brands and we have a strong commitment to corporate citizenship.

Our product is shipped from the Platteville facility to customers' distribution centers across the country. We have a SQF Level III Certification and a 97% score for milk quality. We have a commitment to sustainability with manure composting, water recycling and organic crop management.

John Beutler said he would like to talk about the commitment to being a good corporate citizen. We gave a three-prong approach, Animals-People-Planet. Our animal welfare is a top priority. All of our farms are third-party certified for the highest standards in animal care. We take care of our people and have goals in place to ensure safe work environments, competitive pay, and excellent benefits. We have a farm team and a plant team and they

blend very well. We do the best to see that our people are taken care of. We have partnered with the University of Michigan and did a total life cycle of our products to understand the impacts. We have these measures in place and continually strive for improvements.

We support our local communities and contribute to the future of organic agriculture. We participate in product donations, scholarship funding, educational tours and support of youth in agriculture and dairy science.

We thought best to diversify our geographic presence as far east as we felt comfortable. Columbia, for many reasons, seemed to be a good fit. It is midway between our dairy farms and our east coast customers. It is strategically located to maximize Interstate trucking lanes. It is a manufacturing-friendly community with a good workforce. There was a certified plant site in a proven business district along with competitive economic incentives.

As mentioned, we are targeting 4th quarter 2018 as a start-up with two lines. At this facility, we will be trying some new things such as flavors and a small bottle, single serve, line. This will be a 24/7/365 operation creating nearly 100 new jobs initially, ramping up to about 150 jobs by year three with an average salary of \$45,000. There will be excellent benefits regardless of one's level in the organization including medical & dental insurance, paid time off, 401K with a company match as well as free organic milk. This will be creating jobs and supporting local business.

Commissioner Parry said he wanted to make sure about the capacity levels here and in Colorado.

Mr. Beutler said Colorado capacity is 110 million ½ gallons and Columbia, at start up, will be 40 million ½ gallons and at capacity will be 80 million.

Commissioner Parry said that in the letter received from Aurora, it addressed the current giving to the local Food Bank in Colorado and would they consider a minimum donation here as there is a tremendous need in the community for fresh dairy products. This would be the highest priority item on the wish list here for the Central Missouri Food Bank. They supply approximately 100,000 people every month. So, would Aurora consider, once up and fully operational, to specify a minimum amount of dairy products for our Food Bank.

Mr. Sebek said we are always willing to sit down and think of new programs. Currently we average 50 to 60 thousand gallons per year in Colorado. There are multiple reasons why these can't make it to the market place (defects on carton, mismatch on fat levels) and we need an outlet for that milk and we call this our Donation Program and if there is a way here to structure some sort of similar program, we will consider it.

Commissioner Thompson asked if these are known as seconds, product which might not be able to be put on the shelf or shipped to other places and whether this is the product they are willing to donate.

Mr. Sebek said that this product needs an outlet to donate the milk as there is a significant amount of volume that will not meet the in-plant quality standards but is a totally fine and consumable product.

Commissioner Parry said that Kraft-Heinz, who produces the Oscar Meyer hot dogs, have set the gold standard in our community. Last year, they donated 576,000 pounds of hot dogs to our Food Bank. There are only two companies we have given this 75% tax abatement to, so we are really looking at the importance of Corporate citizenship. Our goal is to get a specific amount, before a second reading, on a minimum donation.

Commissioner Atwill asked if there is any possibility that cattle will be on the property.

Mr. Sebek so there are no plans to ever have cattle on the property. What we would like to do with the excess land is expand the processing facility at some point in the future.

Commissioner Parry said he read that Aurora will be processing the milk from 30,000 cows per day.

Mr. Sebek said that is at full capacity.

Commissioner Parry affirmed that the milk will be coming from large cattle operations in other states.

Mr. Sebek said that is correct. It is no different than what we are doing today.

Commissioner Parry said there are high standards for becoming an organic farm.

Mr. Sebek said the certification process takes three years.

Commissioner Thompson inquired about using cattle farms here in Missouri.

Mr. Sebek said they are not opposed to partnering with farms here in Missouri. It is similar to what we are currently doing in the other states.

Commissioner Parry said these are great jobs for our community and we look forward to going through the rest of the paperwork and would like to thank you for considering Boone County.

Ryan Milhollin said he is with the University of Missouri Extension and has compiled an Economic Impact Study on this issue. This is purely to assess economic impact on the regional economy and is not a cost-benefit type analysis and the tool used for this analysis is

IMPLAN Pro Software. My role is doing outreach with the agriculture industry in Missouri as well as working with our dairy producers in Missouri. We have about 750 Grade A dairy farms and a significant dairy processing industry. The objective of this research was to assess the economic impact of the proposed dairy product manufacturing plant in Columbia.

There are three types of economic impacts. Direct Effects are directly created by the processing plant with its industry sales. Indirect Effects accumulate when this processing plant purchases materials and services from other businesses and Induced Effects accrue when employees and proprietors spend their household income within the economy.

Commissioner Atwill asked if there are any organic farms in Missouri.

Mr. Milhollin said there are some organic producers in the state. As mentioned, it is a three year certification and there is a lot of interest in the state.

In our analysis, we try to capture two different types of impacts. One is the construction impact where we use a one-time cost of \$91M for the initial construction and then \$50M for the phase two amount. We then look at specific metrics and the impact on these metrics. In this study, we looked at number of jobs impacted, labor income, value added dollars and industry sales (charts provided per power point presentation).

The other impact is the Operational Impact. This is essentially the year-to-year operation, once the plant is up and fully running. Using random modeling, we look at when all phases are complete and are in a state of static production. Presuming the full-time number of jobs at 152, we then show the annual economic impact for the business (as displayed in power point presentation). This analysis usually includes the home county for the business as well as surrounding counties because that is where most of the employees will reside. So, this will show the economic impact for Boone County and surrounding counties resulting in 481

jobs, \$28M in labor income, \$48M in value added income and \$192M in industry sales.

Commissioner Atwill said it has been made clear, but to re-emphasize, the numbers generated in this analysis are not confined to Boone County, but also the State of Missouri and surrounding counties.

Mr. Milhollin said for the construction impact, it involves the State of Missouri and for the operational impact, we are looking at Boone and surrounding counties.

Commissioner Atwill noted that the \$91M shown will be less for Boone County and is just a matter of how much less.

Mr. Milhollin said that is correct. The economic impact really depends on where the dollars flow. If more local providers are used, there is more of an impact locally.

Commissioner Atwill asked if it is fair to say this is the most optimistic view.

Mr. Milhollin said that one of the challenges with this analysis is that it is based on the Fluid Milk Manufacturing Industry and its inventory. All plants in Missouri, that bottle milk, are operated by Prairie Farms and we are talking conventional dairy, not organic. The economic impact for organic milk is different. We don't have a lot of in-depth knowledge on how the dollars flow. We don't have an organic processor in Missouri, so these numbers are more reflective of conventional dairy.

Commissioner Parry said that if Boone County and Columbia had a better supply of affordable housing, would this create a more positive economic impact on our community. We are going to lose employees at this plant who will not live in Boone County and choose to live in surrounding counties because of their bigger supply of affordable housing. Does your analysis take this into consideration.

Mr. Milhollin said our analysis does not.

The Commissioners thanked Mr. Milhollin for the presentation.

Darin Preis said he is the School Board appointed member of the Chapter 100 committee and is pleased to affirm, after extensive conversations with the School Board, unanimous support for this application. These are jobs that will benefit the local community.

We believe we are preparing students for a wide range of work force needs and can be a partner in Aurora's success just as we expect they will be a partner in education with the school district. This is a good fit for the community. The revenue generated for the school district will be far greater than the potential expenses we encounter. We fully support this project.

Dave Griggs said concerning the issue of trucks on Waco Road, the official response is that it is a public street and if there is a problem, the city will deal with it. This does not really answer the question, but shows there is some acknowledgement of the issue.

Commissioner Parry said for further clarification, the sign in front of Columbia Foods advises as follows: Drivers stop – Do not enter- Park on Waco Road – Walk up Drive B with paperwork – Dial phone and wait for further instructions. It appears they are staging trucks on Waco Road. This could become an issue when we add the trailers coming and going for Aurora. Will they have any room on their property for staging trucks.

Dave Griggs said he is not qualified to answer that question.

Mr. Sebek said there is available land on the property and is something we can look into as we proceed.

Commissioner Parry inquired as to who performed the vetting of the company's financials.

Mr. Griggs said it was performed by Missouri Partnership, Missouri Department of Economic Development and the City of Columbia. The information is included in the packets. We also want to thank the Commission for the time and effort as well as the other elected officials. From the standpoint of REDI, this is an outstanding opportunity for our community to bring in jobs.

The Commissioners thanked those representing both REDI and Aurora.

Commissioner said he will now open this issue up to the public and asked if there is anyone present that would like to speak on behalf of this Chapter 100 request. There were no speakers and Commissioner Atwill then asked if there is anyone present that would like to speak in opposition to this Chapter 100 request.

Scott Dye said he is a Field Coordinator for Socially Responsible Agricultural Project. My address is 2222 Bluff Blvd., Columbia, in Ward 6. I have previously provided my bio and pre-filed background testimony, and at the end of this presentation, I will provide an additional handout and present the council with this book on concentrated animal feeding operations, or CAFOs as authored by a former member of SRAP's board.

Thank you for your service. Tonight you are faced with another difficult decision and one that will have to be reached without enough information. I suspect that, like you, we have more questions than answers.

I incorporate by reference the testimonies of Mr. Weitkemper regarding already overloaded sewer system issues and an exacerbation of existing problems with infiltration and inflow.

I also incorporate by reference the testimony by Mr. Midkiff regarding open and transparent government.

We are never in favor of secret courtships like project Cadre that are then followed by a full-rush for rapid approval.

You already have considerable information as to the record of AOD (Aurora Organic Dairy) with regard to compliance with Federal Organic standards, including a USDA consent agreement in 2007 for 14 willful violations of federal organic standards and a \$7.5M class action settlement alleging similar violations.

The fact that Mr. Mathes and Mr. Alias have no concerns about the company's past record causes us even greater concerns.

Make no mistake, as the photographs provided indicate, these are huge industrial factory farms – massive free-stall barns with limited access to bare-dirt feedlots. AOD is not happy Holsteins lolling about on pasture by quaint red barns.

AOD has been purposefully vague about the use of the property and whether it will include livestock. The proposed plant footprint at 26 acres leaves 75 acres currently unaccounted for.

Will it be like their Platteville, Colorado milk plant and its adjacent dairy CAFO? Will they erect a factory farm within the city limits of Columbia? Our very own factory farm? Would city residents support that? We think not.

Even if they don't plunk a factory farm next to the plant, then the \$50M question is – where will AOD source their milk?

It certainly is not going to be 7,000 gallons at a time transported in tankers from their existing factory farms in Colorado and Texas.

Thus, this would drive a massive expansion of factory farm dairies within a 50-75 mile radius of Columbia.

That infrastructure, especially organic dairy, does not currently exist.

I can assure you that rural Missourians have no desire to live by 2K to 5K head industrial dairies, and the stink, flies, water pollution, and loss of property values and loss of quality of

life that would come with them.

The impacts of such an unprecedented factory dairy expansion would have grave impacts on sustainable family dairy operations in Missouri and nationwide.

The average herd size of an organic dairy in the Midwest is 67 cows. Thus, AOD's 33,000 existing cows have already displaced 470 traditional, sustainable, family dairies.

These 470 sustainable family dairies support the tax base – schools, roads, services - of their rural communities.

The co-opting of these family dairies is a disaster for rural America, just like it has already been for hogs and poultry.

I would hope these proposals like AOD are not the dystopian vision that our city elected officials would inadvertently promote for rural America.

Should this AOD proposal pass tonight, I assure you that our organization will fight it every future step of the way. Including:

- Chapter 100 incentives processes
- State permitting processes
- And we will educate Missouri consumers about what they are really supporting by purchasing AOD products

We urge you most strongly to vote No on this AOD land sale, and to stop this dubious courtship of AOD immediately.

Thank you for your time and attention, and thank you again for your service to Columbia.

Commissioner Parry said he would like to refer to page 5 of the handout and have an explanation as to the picture of Little Calf Ranch & Dairy.

Mr. Dye said those are called Calf Hutches. They can be described as a large plastic dog house used to keep young calves separated until they are weaned. This is standard practice and you will also see this on small scale dairies. We feel this is a real vision for the future in

Boone County.

The Commissioners thanked Mr. Dye for speaking today and providing the pictures.

Commissioner Atwill asked if there is anyone else that would like to speak in opposition to this request.

Dennis Schnell said he has a dairy farm in norther Boone County and according to an article in the Tribune last week, there were no Grade A dairy farms in Boone County except for Foremost Dairy. Well, that is not true. I have one and have been in business for 17 years. We are a family farm with 150 cows.

We try to stay natural. We graze and we are not organic. Organic is a joke. It is just a label. Try grazing 3,000 cows and see how you get along. They make machines out of them. Last time I checked, you buy 100 acres for \$3M, keep it for a year, and sell it for \$2.1M, that does not make money.

The dairies they supposedly might take on here, the extra farms here in Missouri, they are not going to mess around with 20 to 30 cow dairies that generate organic milk. Have you done research to see what it costs to buy organic feed or raise it. It does not work. I know how tight the dairy industry is. This will not be good for the community. It will kill the dairy industry. We have heard how good it would be, might promote dairies. Central Dairy is kicking milk out. We have too much milk.

Thank you for letting me speak tonight and as I said before, this is not good for the community.

Commissioner Atwill thanked Mr. Schnell for his interest and in expressing his thoughts.

Commissioner Atwill asked if there is anyone else present that would like to speak in opposition to this request.

Ken Midkiff said he grew up on a dairy farm. They had 50 cows. He echoes what Mr. Dye and Mr. Schnell said. My concern is that the 75% reduction in taxes is no more than a bribe.

Several years ago, I was out at Twin Falls as the campaign director for the National Sierra Club. We were there to offer assistance against factory farms. There was a group out there called Sawtooth Farms. They don't have Chapter 100 in Idaho, but something similar. This group was touting themselves as the best thing since sliced bread. Those in attendance were totally opposed to this 10,000 sow operation. The County Commissioners were there and this Sawtooth rep said if you don't like us, we will go somewhere else. Someone stood up and said, there is the door, don't let it hit you in the butt. That is what we should tell Aurora and there should be no 75% tax reduction.

Commissioner Atwill thanked Mr. Midkiff for speaking and asked if there is anyone else that would like to speak.

Mike Perkins said he shares the sentiments of Mr. Schnell. He knows how hard he works to make a living being a dairy farmer. I think the Columbia Tribune and the City of Columbia wanted to cover up that we have a dairy farm here in Boone County. I don't think it is right to give a tax abatement or land. That is my biggest concern. What is the impact on the dairy we have here now and the impact on my taxes that we are giving money away. This is not going to stop them coming here, just wanted to express my opinion and please do some research before approving this request.

Commissioner Atwill asked if there is anyone else present to speak in opposition of this request. There were no speakers and Commissioner Atwill asked Mr. Griggs if he had any rebuttal.

Dave Griggs said he invites all to visit the web site “mofarmerscare.com.” This is where counties sign up to be agricultural partners who support agricultural businesses. There are four counties that abut Boone County that are certified under this program. I encourage you to go to that site and check out the counties that would love to participate in this kind of organization. I thank you for your time and consideration.

Commissioner Atwill closed the public hearing and thanked everyone for participating.

10. 1st & 2nd reading; Approve Closed Session authorized per RSMo Sec 610.021 (1) at 2:00PM on February 28, 2017

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby authorize a closed meeting on Tuesday, February 28, 2017, at 2:00 p.m. The meeting will be held in the Conference Room 338 of the Roger B. Wilson Boone County Government Center at 801 E. Walnut, Columbia, Missouri, as authorized by RSMo 610.021(1), to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #86-2017**

11. Public Comment

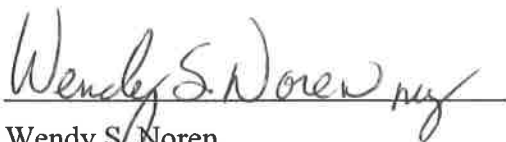
None

12. Commissioner Reports

None

The meeting adjourned at 2:48 p.m.

Attest:



Wendy S. Noren
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Fred J. Parry
District I Commissioner



Janet M. Thompson
District II Commissioner



Boone County Chapter 100 Bond Application

Gary Sebek, Chief Operating Officer
John Beutler, VP of Plant Operations

February 23, 2017

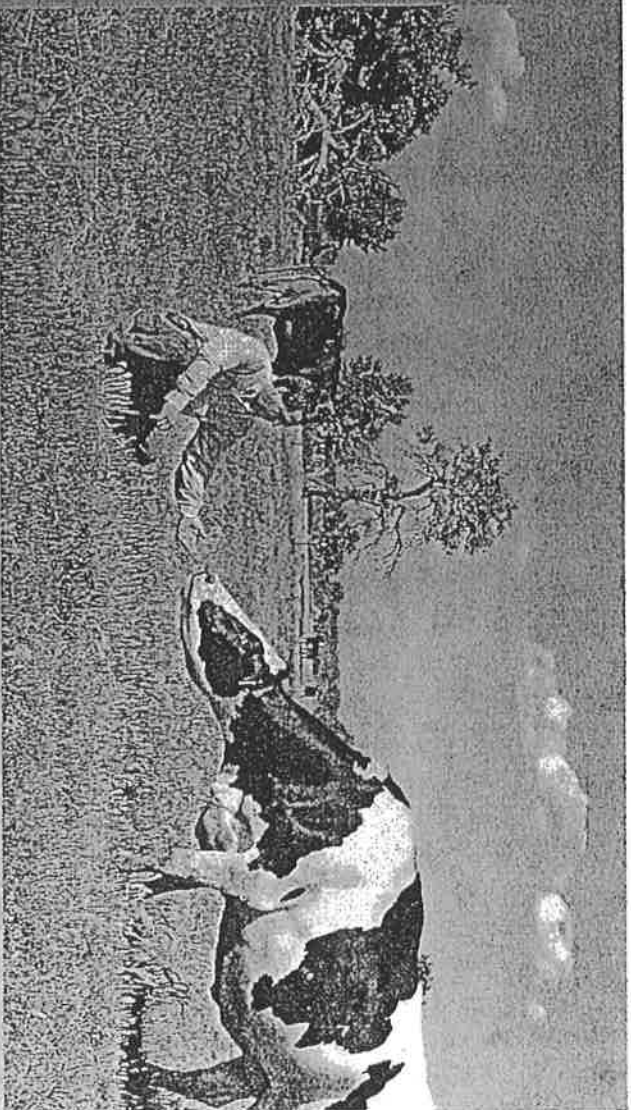


Our Mission

To bring organic milk to mainstream America
with the highest quality and freshness,
more affordable pricing and
improved availability for consumers.

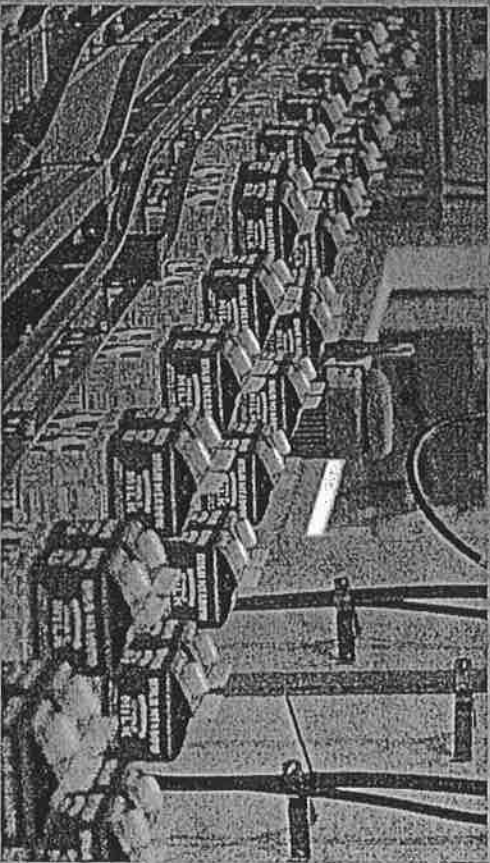
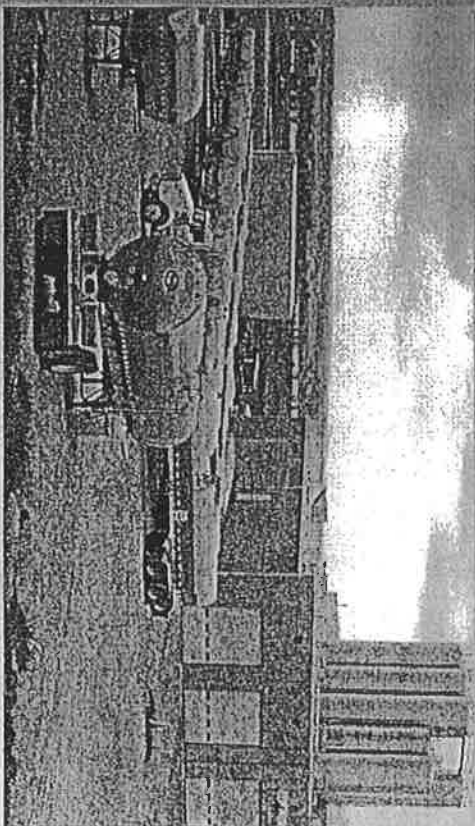
Aurora Organic Dairy – At-A-Glance

- Nearly 40 years of dairy farming experience
- Leading U.S. Producer and Processor of organic milk for the store-brand market
- 600+ employees
- Operator of organic dairy farms in Colorado and Texas
- State-of-the-art Processing Plant and Cold Storage Warehouse in Platteville, Colorado
- Ultra-pasteurized plant with half-gallon and gallon lines
- Product is sold in all 50 states through leading national and regional food retail store brands
- Strong commitment to corporate citizenship



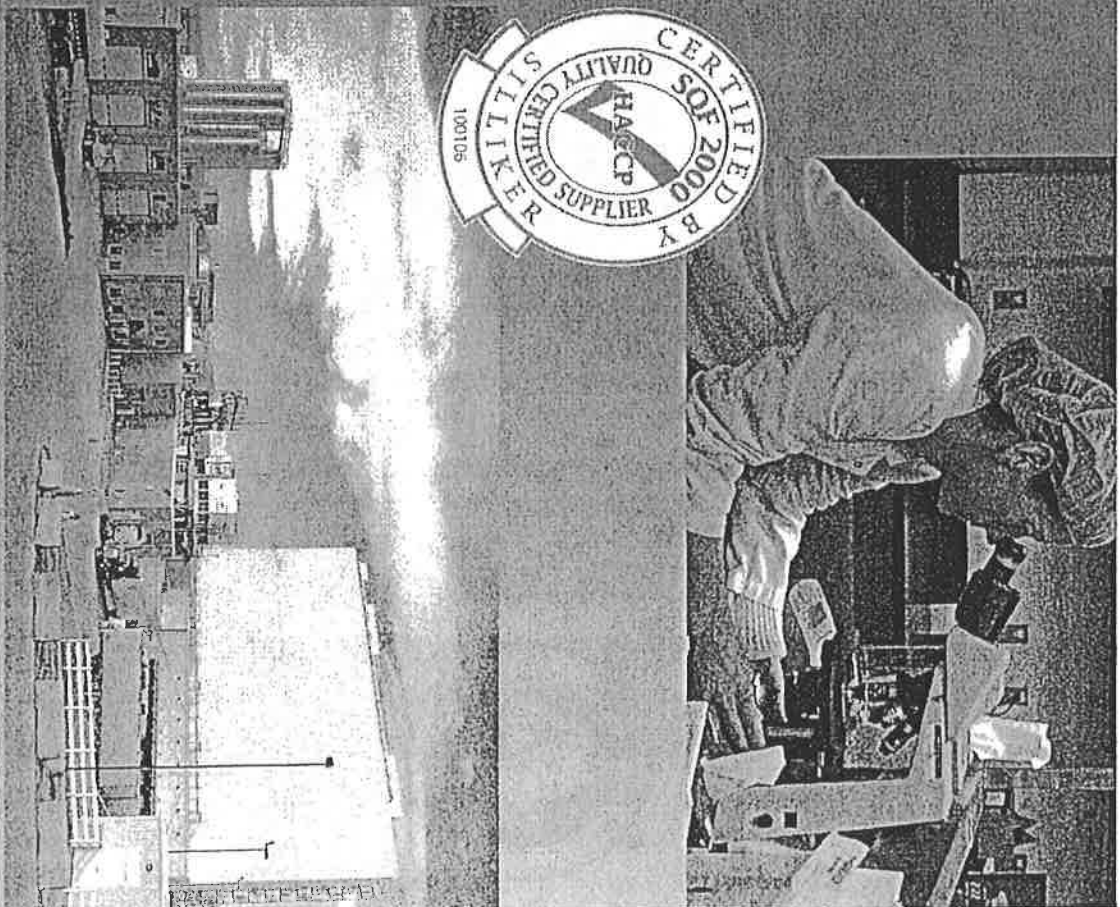
Platteville, CO Milk Plant Overview

- Built in 2004, six major expansions since
- 24/7/365 operation with 3 shifts
- Employs nearly 200 people, from plant management, production and warehouse staff, to maintenance and lab technicians
- ~\$45,000 average salary
- Two half-gallon fillers and one gallon filler
- Weekly production = ~ 1 million gallons



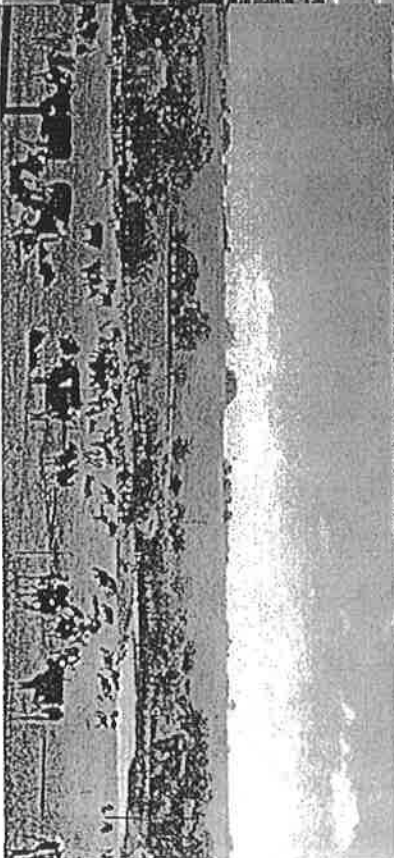
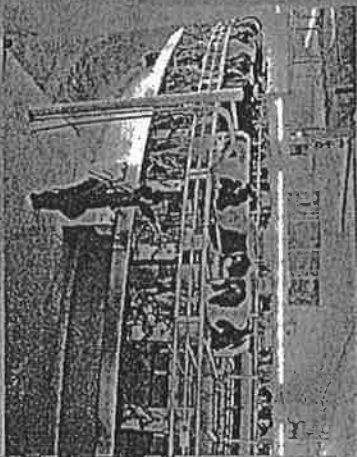
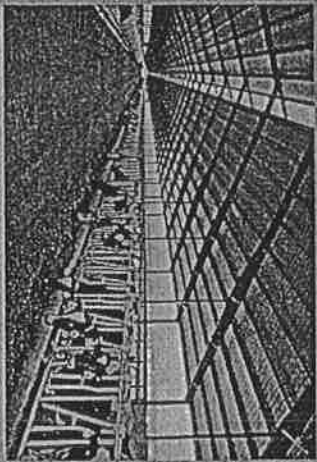
Platteville, CO Milk Plant Overview

- Cold storage warehouse built in 2013 with storage capacity of nearly 12,000 pallet positions
- Product is shipped from Platteville facility to customers' distribution centers across the country
- SQF Level III Certified – 97% Score for Milk Quality
- State-of-the-art facility with sustainability features:
 - Low wattage lighting
 - Variable speed motors
 - ~ 75% of plant water is pretreated and returned for future, downstream use
 - ~ 60% of plant waste is recycled
 - Glycol system under loading dock cycles waste heat to keep loading area free of snow and ice in the winter



Where our milk comes from

- Company-owned dairy farms in Colorado and Texas
- 100% Organic certified
- ~ 20,000 milking cows internally managed
- ~ 7,500 milking cows via external farmers
- ~ 15,500 certified organic pasture acres
- Dry cow and calf-raising facilities
- Validus Certified for high standards of animal care
 - Commitment to Sustainability:
 - Manure composted
 - Water recycled
 - Organic crop management



Our Commitment to Corporate Citizenship

- Animal welfare is a top priority – all of our farms are third-party certified for the highest standards in animal care.
- We take care of our people and have goals in place to ensure safe work environments, competitive pay and excellent benefits.
- We track our impact on the environment, and set goals to make more efficient use of our natural resources.
- We are committed to organic agriculture and farming practices that protect the land, water and air.
- We support our local communities and contribute to the future of organic agriculture
 - Product donations
 - Scholarship funding
 - Educational tours
 - Support of youth in agriculture & dairy science



Animals



People

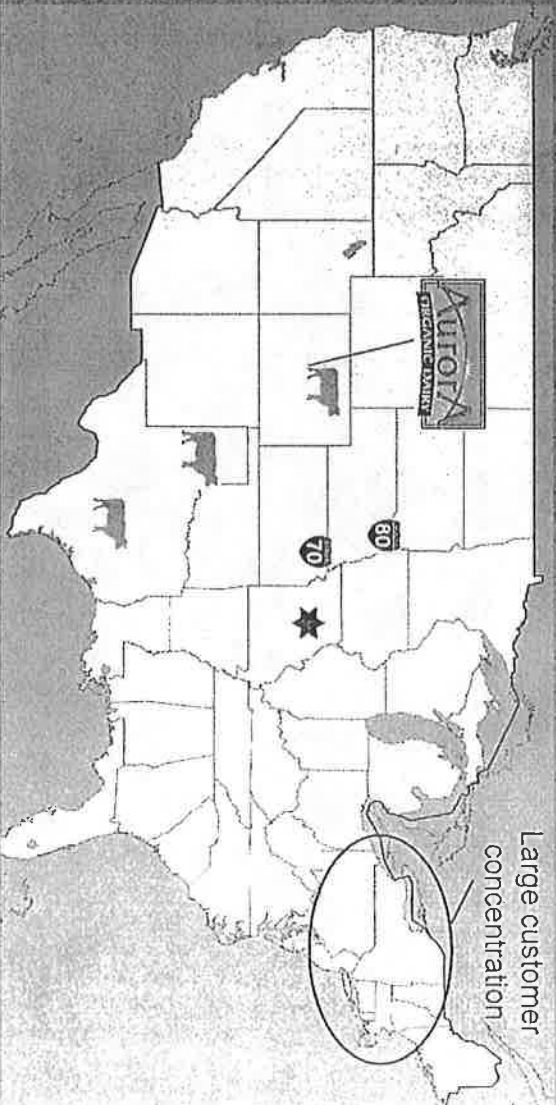


Planet



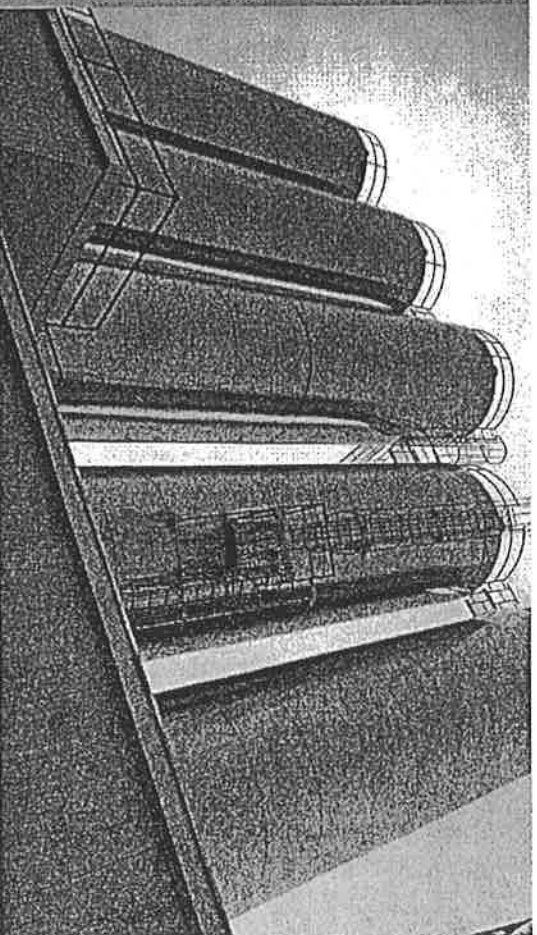
Why Columbia?

- Midway between our dairy farms and East Coast customers
- Geographic diversification
- Strategically located to maximize Interstate trucking lanes
- Manufacturing-friendly community
- Certified Plant site in proven business district
- Competitive economic incentives
- Good workforce



Plans for Columbia Processing Facility


- Operational in late-2018
 - Milk processing plant & cold storage facility
- Two lines:
 - Expand existing half-gallon processing capacity
 - Launch new products with a small bottle line
- 24/7/365 operation
- Nearly 100 new jobs initially, ramping to ~150 jobs by year 3
 - Average salary = \$45,000
- Excellent benefits regardless of level in the organization
 - Medical & Dental insurance, paid time off, 401K with a company match, free organic milk, etc.
- Creating jobs & supporting local businesses – utilities, trucking & shipping, maintenance & repair, professional & administrative support



Economic Impact of the AOD-MO Holdings, LLC Milk Processing Plant

Ryan Milhollin and Hannah McClure

University of Missouri Extension

UNIVERSITY OF MISSOURI
 **Extension**



Methods and Terminology

- Objective of this research was to assess the economic impact of the proposed dairy product manufacturing plant in Columbia, Missouri.
- IMPLAN Pro software (<http://www.implan.com/>) was used to complete this economic impact analysis.



Types of Economic Impact

- **Direct effects** are directly created by the processing plant with its industry sales.
- **Indirect effects** accumulate when this processing plant purchases materials and services from other businesses.
- **Induced effects** accrue when employees and proprietors spend their household income within the economy.



Initial Construction Impact (One-Time) (\$91 million)

Impact Type	Jobs (number)	Labor Income (dollars)	Value-added (dollars)	Industry Sales (dollars)
Direct Effect	463	\$28,677,617	\$32,555,115	\$91,000,000
Indirect Effect	145	\$9,719,595	\$14,720,286	\$26,908,809
Induced Effect	235	\$10,490,905	\$18,726,103	\$33,144,119
Total Effect	842	\$48,888,116	\$66,001,504	\$151,052,928



Additional Construction Impact (One-Time)(\$50 million)

Impact Type	Jobs (number)	Labor Income (dollars)	Value-added (dollars)	Industry Sales (dollars)
Direct Effect	253	\$16,264,697	\$18,543,925	\$50,000,000
Indirect Effect	70	\$4,981,703	\$7,577,243	\$13,873,086
Induced Effect	123	\$5,804,536	\$10,360,979	\$18,441,606
Total Effect	446	\$27,050,936	\$36,482,147	\$82,314,692



Operational Economic Impact (Annually)

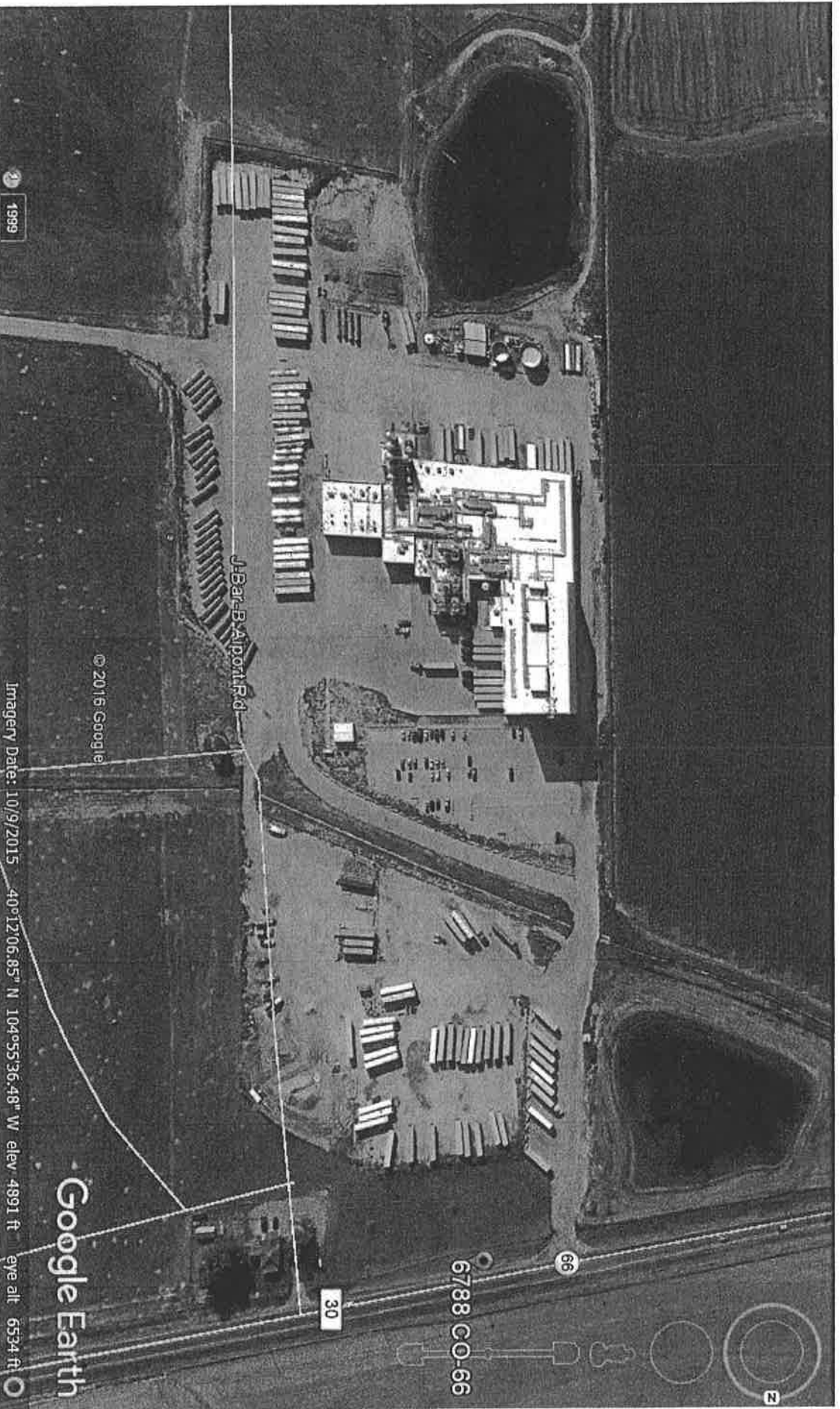
Impact Type	Jobs (number)	Labor Income (dollars)	Value-added (dollars)	Industry Sales (dollars)
Direct Effect	152	\$10,119,779	\$17,609,952	\$129,016,706
Indirect Effect	208	\$13,116,433	\$21,321,902	\$46,655,152
Induced Effect	121	\$5,062,061	\$9,293,490	\$17,145,676
Total Effect	481	\$28,298,273	\$48,225,344	\$192,817,534



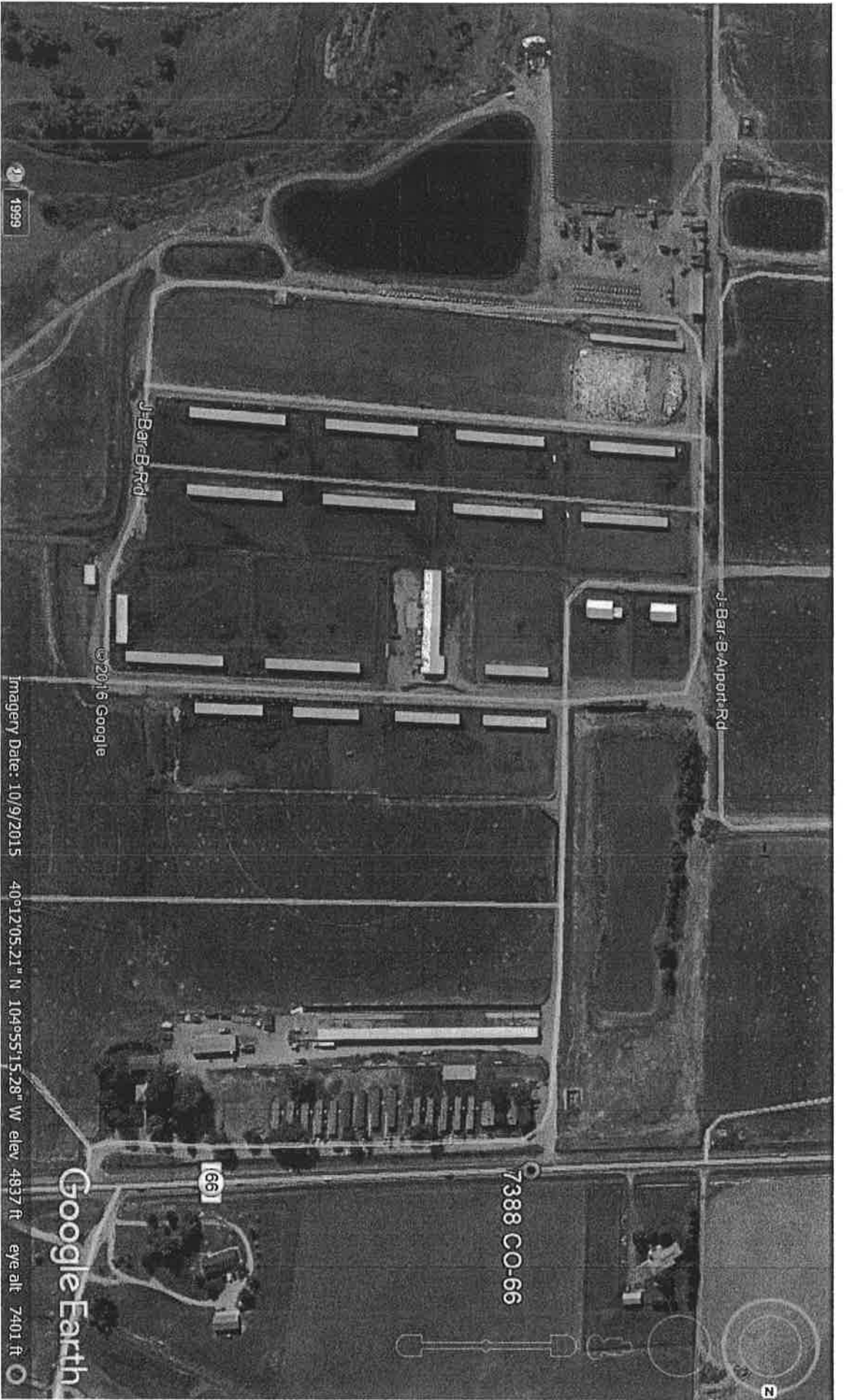
Measures Discussed

- **Jobs** refers to the annual average of jobs supported. A job reported can be either full-time or part-time.
- **Value-added** represents the difference between industry sales and the cost of its intermediate expenditures. This measure includes employee compensation, proprietor income, taxes on production/imports and other property income such as corporate profits, net interest, dividends and rent. Additionally, value-added is often referred to as gross regional product (GRP).
- **Labor income** refers to employment income, which includes proprietor income and employee compensation, such as wages and benefits. It is included in the value-added classification.
- **Industry sales** represent the total value of industry production. Also called output.
- **Taxes** are also included in the value-added classification and displayed separately by state/local and federal taxes. This includes sales taxes, property taxes, motor vehicle licenses, severance taxes, social insurance taxes, corporate profits taxes, income taxes and other miscellaneous taxes.

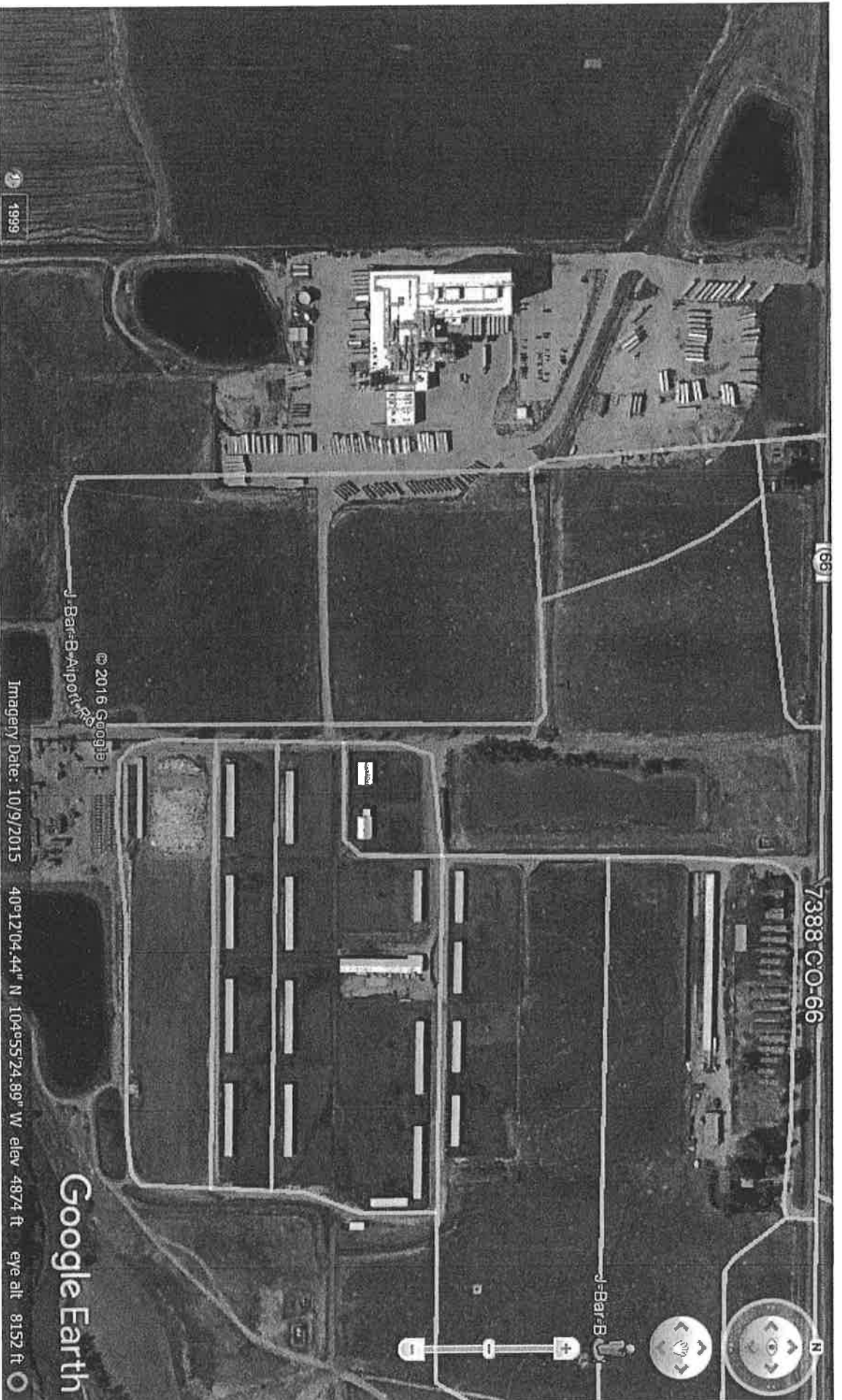
Aurora Dairy Facilities



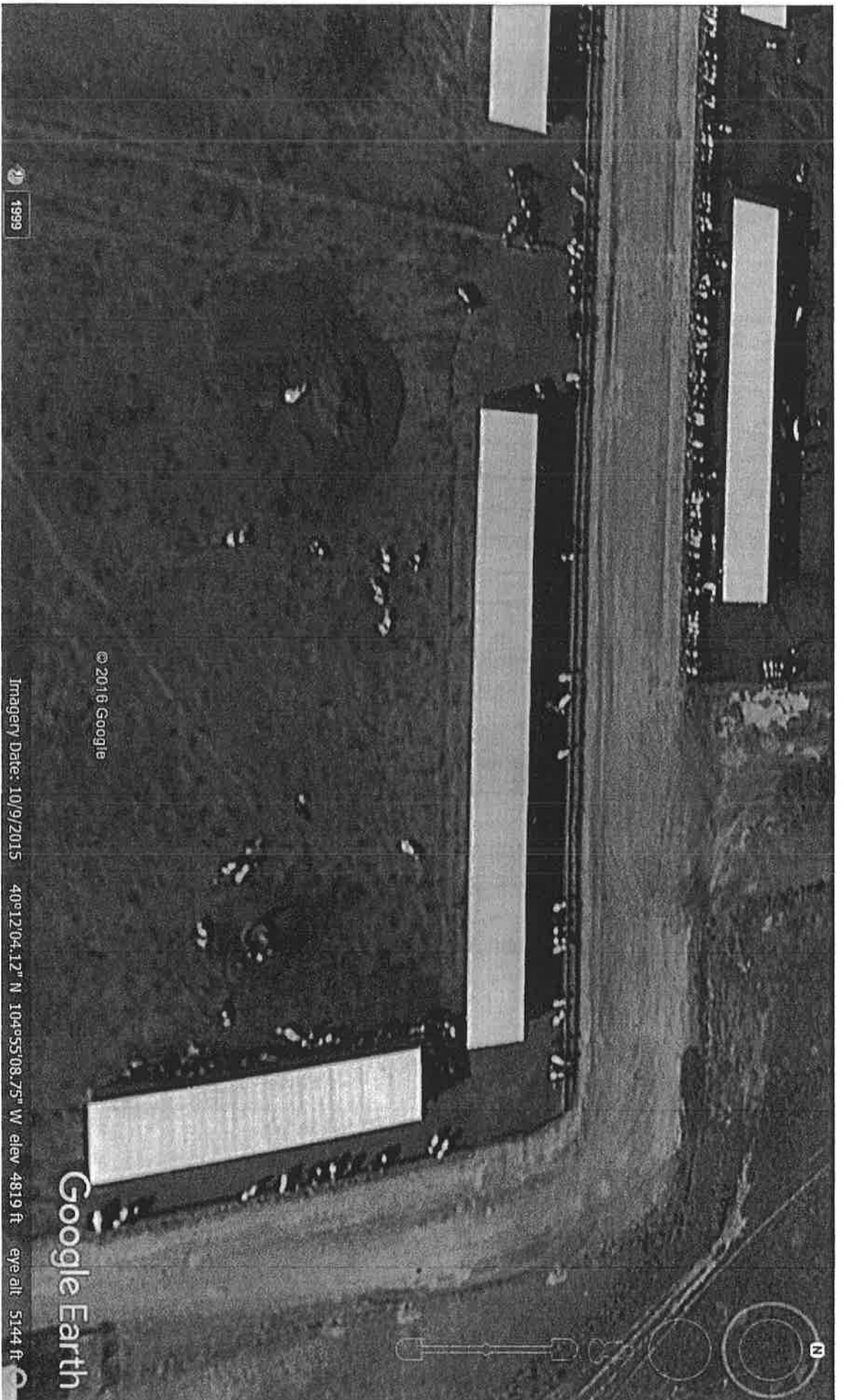
Platteville Milk Plant – 1,400 cows and calves
6788 CO-66, Platteville, CO 80651



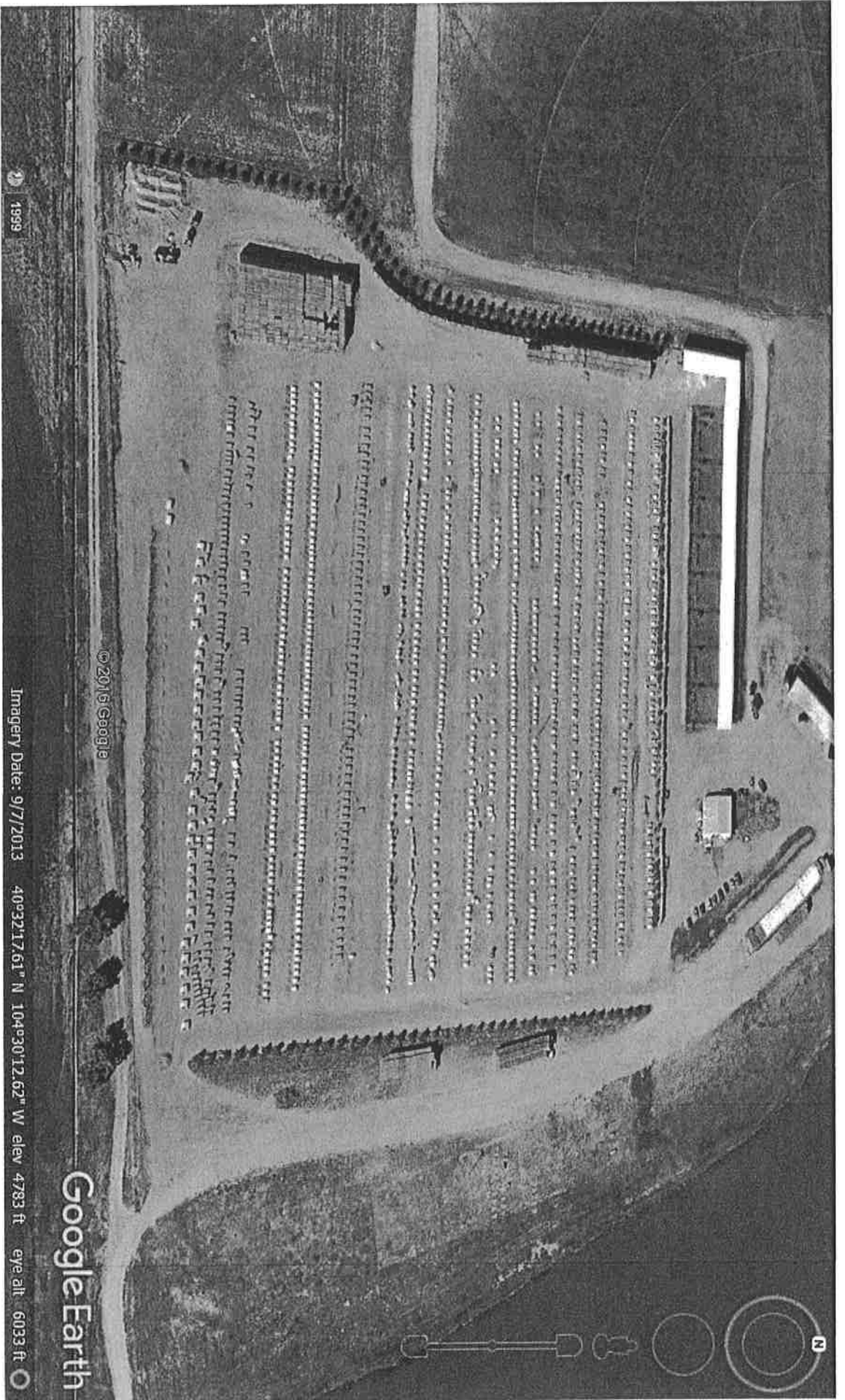
High Plains Dairy – 5,400 cows
7388 CO-66 Platteville, CO



Platteville CO Milk Plant and High Plains Dairy – Side by Side



High Plains Dairy – Close-up of Cow Conditions cows
7388 CO-66 Platteville, CO



1999

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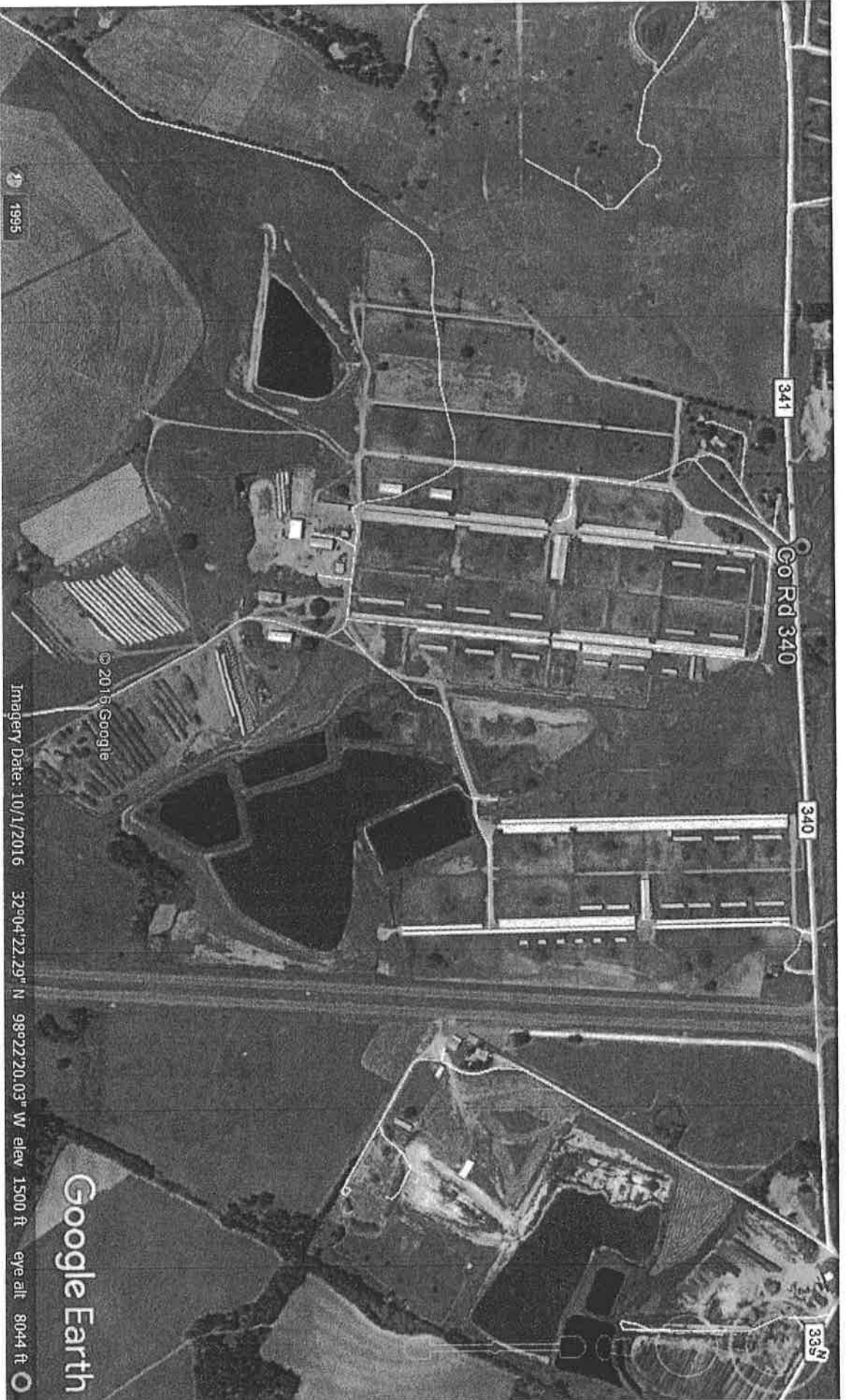
Imagery Date: 9/7/2013 40°32'17.61" N 104°30'12.62" W elev 4783 ft eye alt 6033 ft

Google Earth

Little Calf Ranch & Dairy – 3,300 cows and calves
37574 CR 59 Eaton, CO



Ray-Glo Dairy – 2,000 cows
33796 WCR 57 Gill, CO



Pepper Heifer Farm – 4,300 heifers
4519 County Road 340 Dublin, Texas

