
Item (I)(1)(F) - Prairie Meadows - Concorde South Plat 2 - Lot 5 and Lot 8A

From Jesse Stephens <JStephens@bcrsd.com>

Date Mon 7/20/2026 2:40 PM

To Jesse Stephens <JStephens@bcrsd.com>

Dear Board of Trustees,

In examination of the records of the Prairie Meadows WWTF, there is a single undeveloped lot that was east of Lot 15 of Prairie Meadows Estates. After tabulating an audit of all of the lots of Prairie Meadows Estates, it appears capacity was reserved for this lot, but we can find no record of any purchase of capacity for this. It was intended to be a potential access point for another lot, but that has not occurred to date. It was replatted as Lot 5 of Concorde South Plat 2 in 2012 and became a lot within the larger development.

In lieu of allocating capacity for this lot, RML development is requesting to pay for the capacity that would have otherwise been reserved for a single-family lot, with this capacity being added to their tabulated allocation for the entire Concorde Estates Development.

There are currently 114 residential units within Prairie Meadows Estates, with a total population equivalent of 419. This is 100 percent developed. Open Door Church appears to have a reservation of 700 gallons per day. However their water usage averages 91 gallons per day. There is sufficient capacity within the existing plant to make this allocation.

RML's flow equalization project design is mostly complete, and we are awaiting a geohydrologic report from DNR in order to complete the design.

There is a pending project that would utilize less than 300 gallons per day, and for which this allocation would be sufficient for the project. We will work on an amended agreement for approval at the next board meeting in order to allocate this capacity. Please see the attached Prairie Meadows Regulation for reference.

Prairie Meadows Revised Capacity 7-20-2026

	Allocated treatment capacity (gpd)	Date		Book	Page		
Boone County Regional Sewer District	42600 (42,230)						
Payne Enterprises	800	12/22/2006	Permit	3,070	161		
Cunningham	120	7/10/2006	Permit	2,981	97		
R & L Properties	2,320	3/15/2005	Contract				
BCFPD	500	1/17/2007	Permit	3,084	161	8/15/2006	Contract
Boone County Commission	400	4/27/2006	Contract				
LeMone	7,651	3/9/2005	Contract				
Straub	14,800	1/18/2005	Contract				
Tom Leuther Ministries	800	5/24/2006	Contract				
Special Olympics	1,110	10/4/2016	Contract				
Restwell Lodge	4,440	8/14/2017	Contract				
Bonne Femme MHP	4,440	6/19/2017	Contract				
SUBTOTAL	37,381						
DESIGN FLOW	80,000						
REMAINING CAPACITY	389						

Lemone (RML Investment Properties, LLC)	7,651	3/9/2005	Contract		
City of Columbia	-2,250	1/29/2009	Permit	3,418	75
Hill and Logsdon	-2,000	9/20/2017	Permit	4,806	134
PET Mobility	-1,350	10/2/2019	Permit	5,087	84
Concorde South Lot 9 (Landscaping Co.)	-225	10/2/2023	Permit	5,800	71
Midwest Electronic System	-225	12/22/2023	Permit	5,836	157
Concorde South Plat 1-B (Lot 1-A)	-1,280	6/25/2024	Permit	5,886	26
Concorde South Plat 1-B (Lot 3-A)	-165	6/25/2024	Permit	5,886	27
Concorde South Plat 1-B (Lot 2-A)					
SUBTOTAL	156 + 389 = 545				

**BOONE COUNTY REGIONAL SEWER DISTRICT
PRAIRIE MEADOWS WASTEWATER TREATMENT FACILITY
TREATMENT AND COLLECTION SYSTEM REGULATION**

Now on this 23RD day of March, 20 16, Boone County Regional Sewer District (District) acting by and through its Board of Trustees adopts the following regulation:

1. **Purpose** - The District has determined it necessary and advisable to establish by regulation a method by which to allocate wastewater treatment and collection system capacity and to sell wastewater treatment and collection system capacity for undeveloped property which may be sold to developers of real estate and/or new customers requiring centralized wastewater treatment and collection services from the District.
2. **Sale of Access and Use Rights To Treatment and Collection System** – Access and use rights to the treatment and collection system as constructed or purchased by the District shall be sold by the connection charge method, namely, Chapter 2.9.3.2 of the District's regulations. The General Manager of the District is authorized to sell rights of access to and use of the treatment and collection system from time to time to persons or entities owning property generating wastewater which may be treated by the Prairie Meadows Wastewater Treatment Facility. Access and use rights to the treatment and collection system shall be sold to the extent treatment and collection system capacity is available at the Prairie Meadows Wastewater Treatment Facility on a "first come, first served" basis.
3. **Collection Line Extension and Service Connections** - All purchasers of rights of access to and use of the collection system without direct access to the collection system shall be required to construct new sanitary sewer extensions to the collection system at their own expense in accordance with District construction standards within public sanitary sewer easements conveyed to and

accepted by the District under its rules and regulations. All purchasers of rights of access to and use of the collection system shall be required to construct service laterals and connections at their own expense unless otherwise authorized by the District. All collection line extensions, service laterals and connections and construction of other ancillary facilities shall be in accordance with the rules and regulations of the District and the Department of Natural Resources.

4. **Pre-Development Wastewater Permit Application and Engineering Assessment** - From and after the date this regulation is adopted, no real estate which is served or will be served by the Prairie Meadows Wastewater Treatment Facility which generates wastewater or sewage requiring collection and treatment under the land use regulations of Boone County, Missouri, and applicable Missouri clean water and pollution control regulations shall have improvements constructed or installed upon it unless and until the owner, possessor or other party seeking to construct or install such improvements (hereafter referred to as the applicant), submits to the District a written application for a permit with engineering assessment in a form approved by the District. Said application shall describe the improvements planned for construction or installation and specifies the estimated amount of wastewater and sewage to be generated by the improvements in accordance with Missouri Department of Natural Resources regulations and standards for determining such amounts. Such application and assessment shall be prepared by an engineer licensed in the state of Missouri and shall be submitted under engineering seal unless the District General Manager waives the requirement. The application for permit shall be in a form approved by the District and shall contain all information necessary for issuance of a permit as specified in this regulation. Upon submission of such application and assessment to the District, the District shall determine whether sufficient wastewater collection and treatment capacity exists to accommodate the proposed development

based upon the current capacity in use by the Prairie Meadows Wastewater Treatment and Collection Facility and estimated residual capacity available for collection and treatment. In the event that the District determines that sufficient residual collection and treatment capacity exists to accommodate the wastewater collection and treatment requirements for the proposed development or improvements as set forth in the permit application and assessment, and the applicant purchases the collection and treatment capacity required for the development or improvement in accordance with the terms and conditions of this regulation, then the District shall issue its written permit to the applicant authorizing applicant's planned development or improvements with notice thereof given to the Boone County Resource Management Department. In the event that the District determines that insufficient residual collection and treatment capacity exists to accommodate the wastewater collection and treatment requirements for the proposed development or improvements, then the District shall issue its denial of written permit to the applicant with written explanation of the basis for denial of the permit for applicant's planned improvements and notice thereof shall be given to the Boone County Resource Management Department.

5. **Permit Content and Requirements** - A permit issued under this regulation shall describe the real property to which it pertains, specify the permitted type, quantity, and specifications for wastewater disposal drains and outlets authorized and special restrictions or requirements on usage of the real estate as necessary to limit the quantity of wastewater generated from the property to the collection and treatment capacity allocated by the District to serve the property under permit.

6. **Limited Prohibition on Transfer** - No purchaser of access to and use of the treatment and collection system sold under this regulation shall resell, or agree to resell, assign or agree to assign, or otherwise transfer access and use rights to the treatment and collection system by any method to

any person or entity without the written consent of the District; provided, however, that nothing in this paragraph is intended or should be construed to prevent or restrict purchaser from selling the real estate to which this permit is applicable along with the allocated treatment and collection capacity provided for in the permit after the date Owner pays District in full for the all treatment and collection capacity.

7. Construction or Installation of Real Property Improvements Without Or In Derogation of Permit Prohibited - It shall be unlawful for any natural person, firm, or other entity, or agent, officer or employee of any person, firm, or other entity, to make any real property improvements subject to the requirements of this regulation without first obtaining a permit to construct or install such improvements from the District. When any such permit is issued, it shall be unlawful for any natural person, firm, or other entity, or agent, officer or employee of any person, firm, or other entity, to make any real property improvements, to use the real property subject to such permit, in derogation of the restrictions or requirements contained in such permit. Any cost or expense incurred by the District, including reasonable attorney's fees, expert witness fees and court costs, for a enforcement action taken by the District in the circuit court or other court with respect to any violation of a permit issued under this regulation, or for violation of this regulation, shall be recoverable by the District against the party against whom the action was brought upon order of the circuit court or other court of competent jurisdiction.

8. Effect of Permits and Recording - Any permit issued under this regulation shall be binding upon and restrict and regulate the discharge of wastewater from the property for which it is issued regardless of ownership interests, or use by the applicants or their lessees, permittees, licensees, successors in title, or other persons. Any permit issued shall be properly attested to by

the District Manager and recorded in the land records of Boone County, Missouri, at the applicant's expense as a condition to the validity of the permit.

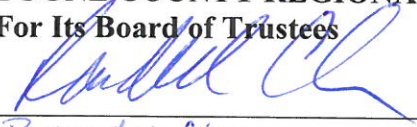
9. **Other District Regulations Applicable** - Except as otherwise specifically authorized or directed in this regulation, all other regulations pertaining to the provision of wastewater collection and treatment services and charges for such services shall be applicable.

10. **Revocation of Permit** - The General Manager of the District is authorized to revoke any permit issued hereunder upon notice to the purchaser for reason that the purchaser has violated any term or condition of this regulation or other rules and regulations of the District.

11. **Codification** - The General Manager and Assistant Secretary of the Board of Trustees are hereby authorized to incorporate this regulation in the published regulations of the District and to renumber and codify this regulation as necessary for publication.

ADOPTED by the Board of Trustees on the day and year first above written; this regulation shall be effective from and after the date enacted.

BOONE COUNTY REGIONAL SEWER DISTRICT
For Its Board of Trustees



Randy Chann, Chairman

Attest:



(Assistant) Secretary