

City Of
BOONVILLE

City of Boonville

Council Meeting Agenda

May 16, 2022

7:00 p.m.

City Council Chambers

525 E. Spring Street

Boonville MO 65233

Meeting Live streamed <https://www.youtube.com/user/cityofboonvillemo> & Channel 3 with Suddenlink Cable TV

I. Call to order – Pledge and Prayer (Barry Elbert)

II. Roll call

III. Hearing of Citizens' Comments

IV. Approval of the Minutes of the May 2, 2022, Council Meeting

V. Consent Items.

VI. Presentation of Accounts and Claims

VII. Unfinished Business

None

VIII. New Business

- First Reading of Bill No. 2022-011 Approving Boone Point Final Plat 2
- First Reading of Bill No. 2022-012 Approving the Lease Agreement with Boonslick Heartland YMCA

IX. Reports of Standing Committees

- Planning and Zoning
- Street, Alley, and Sanitation Board
- Boonville Housing Authority

X. Reports of City Officials

A) City Administrator

- Set Annexation and Rezoning public hearing for Jesse Viertel Memorial Airport
- Water District Buyout

B) Mayor

- Committee Appointments
- City Hall HVAC System

C) City Clerk

XI. Miscellaneous

XII. Closed session- RSMO 610.021 () Real Estate

XIII. Adjourn

NOTICE: The City of Boonville will comply with the Americans with Disabilities Act (ADA). Individuals who require an accommodation due to disability to attend this meeting should contact our office at (660) 882-2332 or Relay Missouri, 1-800-735-2966 TTY at least 48 hours in advance.

City of Boonville
City Council Meeting Minutes
May 2, 2022

The Boonville City Council met in Regular Session on May 2, 2022, at 7:00 p.m. in the Council Chambers located at 525 East Spring Street, Boonville Missouri. The following officers were present; Ned Beach, Mayor; Kate Fjell, City Administrator; Amber Davis, City Clerk; and Randy Ayers, Sergeant at Arms. Interim City Counselor, Doug Abele, was absent.

NOTICE POSTED: Thursday, April 28, 2022 at 8:55 a.m.

CALL TO ORDER – PLEDGE AND PRAYER

The meeting was called to order. Sy Harvell led the prayer, after the pledge of allegiance.

ROLL CALL

The following Council Representatives were present: Sy Harvell, Barry Elbert, Whitney Venable, Albert Turner, Michael Stock, Susan Meadows, and Andrew Cowherd. Council Representative Steve Young was absent.

HEARING OF CITIZENS' COMMENTS

None

APPROVAL OF THE MINUTES OF APRIL 18, 2022, COUNCIL MEETING

The minutes stand as presented

CONSENT ITEMS

None

PRESENTATION OF ACCOUNTS AND CLAIMS

Ms. Davis read the ordinance appropriating money, in its entirety, and a second time, by title only since a copy of the ordinance had been made available prior to the meeting. Ms. Meadows moved, and Mr. Cowherd seconded the motion to approve the ordinance appropriating money.

Mr. Harvell inquired about the increase in the gaming fund. Ms. Fjell stated we are doing some purchasing of new equipment.

Mr. Cowherd inquired about the parks and water fund. Ms. Fjell stated that is the loan payment was due on the soccer field.

Roll call was taken. Ayes: Harvell, Elbert, Venable, Turner, Stock, Meadows, and Cowherd
Total (7) Opposed: None (0). Absent: Steve Young. Total (1) Motion Carried.

UNFINISHED BUSINESS

SECOND READING OF BILL NO. 2022-010 FOR SITE PLAN APPROVAL FOR OVERSTREET DEVELOPMENT

Ms. Davis read, by title only, a copy of the bill. Mr. Venable moved, and Mr. Stock seconded the motion to approve the bill.

Mr. Venable asked Mr. Hage, Building Inspector to give an overview of the development. Mr. Hage stated that Ms. Overstreet intends to rehab the small shed that is on the property. She plans to keep the footprint of the building the same, approximately 500 square feet, and utilize for her business.

NEW BUSINESS

HERITAGE DAYS DISCUSSION

Laura Gramlich and Luke Haller, Co -Chairs of the Heritage days committee came before the council to discuss the Heritage Days event coming up in June. They asked council to consider a proposal to send out postcards to individuals effected by street closures for the event, rather than collect signatures as traditionally is required. Ms. Gramlich stated due to Covid it has been difficult to collect those signatures because people do not want to come to the door.

Mayor Beach stated previously Heritage Days organizers believed it was important to get signatures from residents that would be affected by the street closure to ensure that a responsible person at the property would be aware of the proposed street closure. Mayor Beach inquired if the Chambers insurance provider had any concerns about street closures without signatures.

Ms. Gramlich stated she didn't know but she would check into it and get back with the mayor.

REPORTS OF STANDING COMMITTEES

BOONVILLE HOUSING AUTHORITY

Barry Elbert directed the council to the Minutes in council packet

REPORTS OF CITY OFFICIALS

CITY ADMINISTRATOR

Ms. Fjell stated she would like to begin the process to annex the airport into the city so that the airport can utilize city utilities. Ms. Fjell wanted a motion and approval from council to give the mayor the authority to sign a petition for annexation.

Mr. Stock moved, and Ms. Meadows seconded a motion to proceed with the petition for annexation

Mr. Turner inquired about the benefits of the annexation. Ms. Fjell stated it would allow for future City growth along the I70 corridor and will get the airport on city water and sewer.

Ms. Fjell stated the draft agreement to buy out the water district includes the airport and golf course.

Mr. Cowherd inquired if there is any additional buy out required for the airport from the public water supply district. Ms. Fjell stated no, it is included in the draft agreement as part of the Fox Hollow annexation.

Roll call was taken. Ayes: Harvell, Elbert, Venable, Turner, Stock, Meadows, and Cowherd Total (7) Opposed: None (0). Absent: Steve Young. Total (1) Motion Carried.

MAYOR

Mayor Beach directed the Council to the committee appointments that were included in the council packet. Mayor Beach advised of the appointments that need to be approved by council: Local Agency Funding. Kathy Sears, Lindsey Murphy, Mike Poindexter, Brent Bozarth, and Morris Carter. Police Board. Ralph Twillman Mr. Venable moved and, Mr. Turner seconded the motion to approve the appointments. Roll call was taken. Ayes: Harvell, Elbert, Venable, Turner, Stock, Meadows, and Cowherd Total (7) Opposed: None (0). Absent: Steve Young. Total (1) Motion Carried.

CITY CLERK

None.

MISCELLANEOUS

Ms. Meadows stated she had 2 citizens in her ward contact her about the idea of citizens taking their WM roll carts back up to their house or garage after their trash day. The Citizens stated there are a lot of roll carts sitting on the street and it does not look particularly good. Ms. Fjell stated there is an ordinance in place prohibiting trash cans being left on the curb. Ms. Fjell stated that is a tricky ordinance to enforce but we can encourage citizens to move their can back up to their house.

Mr. Turner complimented WM on the bulk pickup that was recently done around town. There were lots of bulk trash that needed picked up along with harsh weather conditions and they got out and got it all picked up.

ADJOURN

With no further discussion, Mr. Stock moved, and Mr. Venable seconded the motion to adjourn at 7:27 p.m. and the voice vote was unanimous.

Respectfully Submitted,

Amber Davis, City Clerk

Approved:

Ned Beach, Mayor

ORDINANCE APPROPRIATING MONEY

Be it Ordained by the Council of the City of Boonville as follows:

Section 1: For the purpose of paying salaries and various accounts against the City of Boonville, which have been allowed by the Council, at the regular meeting thereof on **May 16, 2022** the sum of **\$419,562.87**

General Fund	\$147,140.48
Sanitation	\$24,004.67
CIP Tax	\$77,206.73
Water Works	\$25,065.54
Capital Projects	\$11,248.02
Waste Water	\$115,394.34
Tourism	\$8,656.98
Gaming	\$10,213.94
Parks/Water	\$632.17
Kemper Sales Tax	\$0.00
Economic Development Projects	\$0.00

Section 2: The Accountant is hereby authorized and instructed to draw checks on the respective City bank accounts, in favor of the persons whose salaries and accounts have been allowed as above, amounting to **\$419,562.87** being the total amount of money above appropriated.

Section 3: This ordinance shall take effect and be in force from and after its passage. First reading on **May 16, 2022** read for the second time this **May 16, 2022** since a copy was made available prior to the meeting.

Approved **May 16, 2022**

Mayor

Endorsed **May 16, 2022** : I hereby certify that a sufficient sum of money stands to the credit of the City, unappropriated, in the various funds to meet the requirements of this ordinance.

Accountant

BILL NO. 2022-011

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE FINAL SITE PLAN FOR BOONE POINT SUBDIVISION, PHASE 2, LOCATED ON ASHLEY ROAD ADJACENT TO ROLLING HILLS PARK

WHEREAS, The developer, through its professional consulting firm, has made an application for approval of its final site plan for Boone Point subdivision, Phase 2; and

WHEREAS, City staff, including the City Engineer, Building Inspector, Public Works Director, and the City Administrator met and communicated with project engineers and planners to work out all the details and site planning to ensure that plans are in compliance with the City's zoning ordinances and planning standards; and

WHEREAS, the developers of Boone Point had already submitted and received approval from City Council on a Preliminary Plat on March 15th, 2021, Ordinance No. 4555, after review and recommendation of approval by Planning and Zoning at their February 9, 2021 meeting; and

WHEREAS, the developers of Boone Point had already submitted and received approval from City Council on Boone Pointe Final Plat 1 on September 7th, 2021, Ordinance No. 4567, after review and recommendation of approval by Planning and Zoning at their August 10, 2021 meeting; and

WHEREAS, the Planning and Zoning Commission voted on May 10, 2022 to approve the final plat, including recommending a variance for Stonehaven Court, by City Codes in Appendix C, Section 3.2 which provides for a maximum street grade of 10% on residential roads, allowing for approximately 160 feet of said road to have a 15.51% grade, attached hereto and marked as **Exhibit A**, this approval shall be contingent upon the City Engineer's final review and approval of the final plat 2 legal description. Said final plat is incorporated herein as if set forth fully in this ordinance; and

WHEREAS, the City Council is required to approve this final plat before it may be recorded, in accordance with Section 89.400.1, RSMo.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI AS FOLLOWS:

SECTION 1: That the final plat for Boone Point Subdivision, Phase 2, **Exhibit A**, should be and is hereby approved.

SECTION 2: This ordinance shall take effect and be in full force from passage of this ordinance and the approval granted herein shall be valid for a period not to exceed 12 months thereafter.

READ FOR THE FIRST TIME THE 16th DAY OF MAY, 2022 AND PASSED THIS 6TH DAY OF JUNE, 2022, AFTER A COPY OF THIS ORDINANCE AND REFERENCED FINAL PLAT HAS BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS PASSAGE.

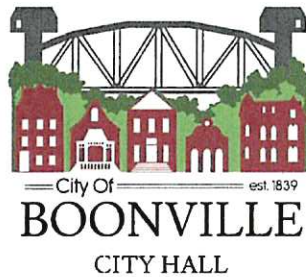
PRESIDENT OF THE COUNCIL

APPROVED THIS 6TH DAY OF JUNE, 2022

NED BEACH, MAYOR

ATTEST:

AMBER DAVIS, CITY CLERK



Date: May 12, 2022
To: Mayor and City Council
From: Kate Fjell, City Administrator
RE: YMCA Lease

The YMCA Lease expired early this year. We need to renew our lease agreement. There are two changes in the lease:

1. We have made this lease agreement a 5 year, with a 5 year automatic renewal unless either party requests changes.
2. We have increased the repair cost from \$300 to \$1000 on Exhibit D.

In 5 years, depending on where we are with the Academic Hall renovation, it may be necessary to amend the lease to reflect the expanded operations and facilities.

The YMCA have long been excellent partners with the City and provide valuable recreational programming that improve the quality of life in our community.

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI AUTHORIZING AND APPROVING A LEASE RENEWAL AGREEMENT BY AND BETWEEN THE CITY OF BOONVILLE AND THE BOONSLICK HEARTLAND YMCA, INC. FOR THE PURPOSES OF OPERATING A CHARTERED YMCA AND ASSOCIATED ACTIVITIES AT THE JOHNSTON FIELDHOUSE; PROVIDING AN EFFECTIVE DATE THEREFORE; AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, the City of Boonville purchased the Kemper Military Academy and Campus at auction on April 4, 2003, including the Johnston Field House and Natatorium which was transferred under a 10-year agreement leasing the Field House and Natatorium to the YMCA until May 31, 2009 and the agreement was extended for a second time till 2019 and a third time was extended for 3 years until 2022; and

WHEREAS, the City of Boonville and YMCA have worked and continue to work cooperatively in developing youth and adult programming as well as renovating the Field House and Natatorium to make full use of this facility and;

WHEREAS, the YMCA has a history of proactively fundraising and working with the public and community stakeholders to expand uses of the Field House that are beneficial to the community and to preserve the property as a historic landmark and catalyst for both recreational and employment opportunities; and

WHEREAS, the City of Boonville believes this arrangement to be a reasonable and fair method to effectively and efficiently use this property for the benefit of the City, its citizens and the YMCA organization.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI, AS FOLLOWS:

SECTION 1: That the City of Boonville, Missouri hereby authorizes, approves, and accepts the Johnston Field House Lease with all attached exhibits hereto set forth as **Exhibit “A”** to this ordinance and further authorizes the Mayor to execute said Lease.

SECTION 2: That the Lease Agreement, Section 2: Term shall be amended to extend the lease agreement for 5 years with an option for an additional 5 years.

SECTION 3: This Ordinance shall take effect and be in full force from and after its passage and approval.

SECTION 4: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed

FIRST READING: MAY 16, 2022

**READ FOR THE SECOND TIME AND PASSED THIS 6TH DAY OF JUNE, 2022,
AFTER A COPY OF THIS ORDINANCE AND AGREEMENT HAVE BEEN
MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS PASSAGE.**

PRESIDENT OF THE COUNCIL

APPROVED THIS 6TH DAY OF JUNE, 2022.

NED BEACH, MAYOR

ATTEST:

AMBER DAVIS, CITY CLERK

JOHNSTON FIELD HOUSE FACILITY LEASE

This Lease, made and entered into as of the ____ day of February, 2019, by and between the City of Boonville, a Missouri Municipal Corporation, whose principal office is located at 401 Main Street, Boonville, Cooper County, Missouri, hereinafter called LESSOR, and Boonslick Heartland YMCA, Inc., a Missouri Not-For-Profit Corporation, whose principal place of business is located at 757 Third Street, Boonville, Cooper County, Missouri, hereinafter called LESSEE.

WITNESSETH:

1. **Premises.** That LESSOR, for and in consideration of the covenants, agreements, and conditions hereinafter mentioned to be kept and performed by LESSEE, has this date rented, demised and leased, and by these presents does DEMISE, LEASE and LET unto LESSEE, and LESSEE does rent the property at 757 Third Street, Boonville, Missouri, known as Johnston Field House and Natatorium, consisting of a large brick structure situated on approximately 1.3 acres, including parking and access areas located immediately south and west of said building structure, as more particularly described on Exhibit "A" hereto attached and incorporated by reference. It is further understood and agreed that a portion of the area to the south of the Natatorium currently used for YMCA customer parking is owned by the LESSEE (Lot 11, Porter's Addition and Lot 13 of Davis and Smith Addition to the City of Boonville, MO) and is not covered by the terms of this Lease Agreement, except as hereinafter expressly provided. It is further understood and agreed that this lease covers a portion of the LESSOR'S public park area (in addition to the 1.3 acres above-described), which is currently used by the LESSEE for various programs and activities, including, but not by way of limitation, baseball, football, soccer and day camps, These areas are generally shown and designated on Exhibit "B", hereto attached and incorporated by reference. The LESSEE will have the non-exclusive use of such areas designated on Exhibit "B," which will continue to be used as public park area, subject to any future site plans or redevelopment of the Kemper campus grounds and/or park areas.

The parties further agree, and hereby grant to one another, reciprocal, non-exclusive easements for ingress and egress to the property and facilities covered under

the terms of this lease over and across areas currently used for such ingress and egress (including parking lot and driveway areas generally or specifically mentioned in this lease), which areas are shown and designated on Exhibit "B," subject to future site plans or redevelopment of the Kemper campus grounds and/or park areas.

2. **Term.** **TO HAVE AND TO HOLD** for a term of five (5) years beginning as of the ____ day of June, 2022, and ending at midnight on the ____ day of June 2027. It is expressly understood and agreed that the LESSEE shall pay the sum of Two and 00/100 (\$ 2.00) Dollars per year as rent for the leased premises, payable on or before the first Monday following the anniversary date of this Lease each year, beginning June ____, 2022, at the principal office address of the LESSOR as above set out, or at such other place or places as the LESSOR may designate in writing, for and during the entire term of said Lease.

It is understood and agreed that following the expiration of the initial lease term, the lease shall automatically renew, under the same terms, for one (1) additional period of five (5) years. If either party desires any changes, these changes must be provided in writing to the other party not less than sixty (60) days prior to the expiration of the original lease term. The parties shall then negotiate to amend the lease.

3. **Additional Consideration.** As partial consideration for this Lease, it is expressly understood and agreed that the LESSEE has made, and in the future may make, capital improvements to the leased premises and will maintain and keep paid on a timely basis, the utilities used in connection with the operation of the premises, including, but not by way of limitation, water, electric and telephone services. As further consideration for this Lease, the LESSEE will continue to staff and run recreational and other programs for public participation in accordance with separate Contract for Services agreements with the LESSOR. As further consideration, the LESSEE will construct and maintain a Social Center on the premises for use in accordance with the LESSEE'S rules and regulations.

4. **Possession.** LESSOR agrees to deliver to LESSEE and LESSEE agrees to accept possession of the demised premises as of the date determined in paragraph number 2, above, with respect to the beginning of the lease term.

5. **Taxes.** It is understood and agreed that the parties to this Agreement are

exempt from the payment of taxes either as a political subdivision or as an organization exempt under Section 501(c) of the Internal Revenue Code.

6. **Fire Insurance.** LESSOR shall provide at its expense and maintain in full force and effect during the term of this Lease, fire and casualty insurance coverage on the leased premises in the amount existing at the time of the execution of this Lease under a standard broad form, All Risk policy of fire and casualty insurance. Provided, However, LESSEE agrees that in the event its occupancy and use of the premises results directly in any increase in premium for insurance against loss by fire on the premises hereby leased (excluding normal premium increases by the insurance company), then the LESSEE shall pay as an additional annual payment a sum equal to the actual increase in such premium. This provision shall apply to each year of the lease term. LESSOR shall give written notice of any such increase to the LESSEE on or before December 1 of the year in which said increase shall occur, or as soon thereafter as possible. LESSEE shall tender payment for such documented increase within ninety (90) days of such notice.

It is understood and agreed that to the extent the LESSEE shall desire insurance coverage to protect the LESSEE against loss to its personal property situated and maintained on the leased premises, such insurance shall be obtained by, and maintained at the sole cost of, the LESSEE.

7. **Use of Premises.** The demised premises may be used by LESSEE only for the following purposes:

- (a) For operating and maintaining a chartered YMCA facility and conducting all activities, programs and events incidental thereto;
- (b) For general office use by employees and staff of the LESSEE;
- (c) For any use reasonably similar to the uses described above in subparagraphs (a) and (b);
- (d) For group activities and limited rental activities (e.g., birthday parties, community and charitable fundraisers, etc.) approved in advance by the LESSEE'S Board of Directors or the Executive Director;
- (e) For emergency shelter purposes in times of natural or other disasters, and for other similar purposes, in cooperation with the LESSOR;

- (f) For any other reasonable use to which LESSOR and LESSEE shall mutually consent in advance and in writing.

8. **Supervision/Scheduling/Legal Purpose.** During its normal hours of operation, LESSEE expressly agrees to provide an adequate staff of qualified persons to oversee the general operation of the leased premises and shall be responsible for supervising all activities, programs and special events which are conducted and sponsored by the LESSEE. In addition, the LESSEE shall be responsible for scheduling all activities at the leased premises during the term of this Lease. During its normal hours of operation, LESSEE expressly agrees to provide an adequate staff of qualified persons to oversee the general operation of the leased premises and shall be responsible for supervising all activities, programs and special events which are conducted and sponsored by the LESSEE. In addition, the LESSEE shall be responsible for scheduling all activities at the leased premises during the term of this Lease.

LESSEE agrees to comply with all Federal, State, and Municipal laws, ordinances, orders, rules and regulations now or hereafter in force affecting the premises or use thereof. LESSEE agrees not to conduct in, or permit the use of the premises or any part thereof for, any illegal or improper purpose; not to do or permit injury to or defacing of the premises or building of which the premises are a part; not to permit anything on or about the premises that would make void or voidable any insurance now or hereinafter obtained on the premises, or such building, or the contents thereof.

9. **Acceptance.** By entering on said premises, LESSEE shall be held to have acknowledged that LESSEE has examined and knows the condition of the premises at such time and has received the same in good condition and repair and that no representations as to the condition or repair thereof have been made by LESSOR or any agent of the LESSOR prior to or at the execution of this lease that are not in writing or herein set forth.

10. **Alterations, Repairs and Maintenance.** LESSEE, with the prior written consent of the LESSOR, may make such alterations, improvements and repairs to the interior and exterior of the demised premises necessary or convenient to conduct

LESSEE'S business as will not be detrimental to the structure of said building, its continued recognition and inclusion on the National Register of Historic Places, or which would interfere with the operation of other adjacent property owned and operated by the LESSOR. All such alterations and improvements shall conform to federal, state and local rules and regulations, including the applicable provisions of the Americans with Disabilities Act, and shall be performed in a workmanlike and diligent manner.

LESSEE agrees to take good care of the leased premises and maintain in a clean and orderly fashion the interior thereof. In this regard, the LESSEE shall provide regular cleaning and specified interior maintenance for the leased premises. LESSEE further agrees to return the premises at the termination of this Lease in as good and clean condition as when received by LESSEE, usual wear and tear, destruction by fire, governmental authority, and providential destruction excepted.

LESSOR hereby agrees to keep the parking areas (including those areas south of the Natatorium which are owned by the LESSEE), sidewalks and approaches free from slush, ice, and snow. Provided, however, the LESSEE expressly agrees to maintain the sidewalk and main (Porter Street) entrance on the east side of the Natatorium free from slush, ice, and snow.

It is expressly understood and agreed that the LESSEE intends to make certain additional alterations and improvements in accordance with a long-term facility plan.,. Said alterations and improvements are expected to be completed in consultation and cooperation with the LESSOR.

It is expressly understood and agreed that upon expiration of the lease term the LESSEE shall have the right to remove at its expense, and without material damage to the structure, all business and general trade fixtures, personal property, machinery and equipment belonging to LESSEE, including, but not by way of limitation, office furniture and equipment, lockers, the cardio-wellness theater, weight room equipment, the dividing curtains in the gymnasium, and all video/surveillance equipment. All permanent alterations, additions, and improvements to the structure of the leased premises not otherwise specified herein shall remain on the premises and become the property of the LESSOR. All of such items subject to removal as contemplated in this paragraph may be removed by LESSEE prior to the end of this Lease. Failure of the LESSEE to

remove such trade fixtures, personal property, machinery and equipment within 30 days after the termination or expiration of the Lease shall be deemed an abandonment by the LESSEE of such property and the same shall thereafter become the sole and exclusive property of the LESSOR, subject to any liens, encumbrances, or creditors' rights which may exist with respect thereto. LESSEE shall make any and all necessary repairs caused by such removal and such repairs shall be completed in a timely and workmanlike manner.

LESSOR warrants that the roof, plumbing, electrical system, heating system, air conditioning system and furnace equipment which serve the leased premises, are in good working order, except as expressly disclosed to the LESSEE, and the LESSOR agrees to maintain the same in good working order and condition, provided, however, the LESSEE shall be responsible for routine maintenance items and minor repairs, as set out in Exhibit "D", hereto attached and incorporated by reference. It is understood and agreed that any items which the LESSEE agrees to install and which become a permanent part of the leased premises under the terms of this lease shall be installed so as to comply with the applicable building and other codes applicable to such items as mandated by the City of Boonville, Missouri. LESSEE further agrees that any such installations shall be made in such way so as not to jeopardize the recognition and inclusion of the leased premises on the National Register of Historic Places.

In the event LESSEE shall become obligated to make any repairs hereunder, it shall perform all such repairs in a workmanlike manner within a reasonable time, to the reasonable satisfaction of the LESSOR, and LESSOR shall in no event be liable therefor.

LESSEE shall be permitted to place one or more signs on the exterior of the building, or on the grounds immediately adjacent to the leased premises, provided that such sign(s) shall comply with all municipal ordinances and building codes for the City of Boonville, Missouri, and shall be in keeping with the structure of the leased premises, as determined by LESSOR. It is understood and agreed that the precise location of any exterior sign(s) shall be approved by the LESSOR prior to placement.

LESSEE shall not cause or permit any lien or encumbrance to be placed on the leased premises as a result of improvements, alterations, or other modifications to the

leased premises which are undertaken by the LESSEE during the term of this Lease.

11. **Indemnity**. Subject to, and without waiving the LESSOR'S rights of sovereign immunity, each party to this Lease Agreement shall to the fullest extent permitted by law, indemnify and hold harmless the other party against all claims, losses, costs, expenses, damages, and liabilities arising from: 1) the negligence, willful misconduct or strict liability of such party or its agents, employees or contractors; or 2) any material breach by such party of any provision of this Agreement. Neither party shall be responsible or liable to the other for any claim, loss, expense, damage or liability arising from any claim to the extent attributable to any acts or omissions of the other party.

LESSOR shall not be liable for any damage done to LESSEE'S personal property and equipment occasioned by or from plumbing, gas, water, steam or other pipes or sewerage or the bursting, leaking or running of any tank, wash-stand, water closet, waste pipe, or other container or receptacle in, above, upon, or about said building and premises, or other damage occasioned from or by water, snow, or ice being upon or coming through the roof or any sky light, trap door, or otherwise, or for any damage arising from the acts of LESSEE'S invitees, or of the owners or occupants of adjoining or contiguous property other than LESSOR.

LESSEE agrees to hold LESSOR harmless from any claim, damage, liability or expense in connection with, or arising from, any injury to any person or property on said demised premises, or on sidewalks or approaches immediately adjacent thereto, and from any liens for labor or materials, and LESSEE agrees that it will at all times during the term hereof, maintain and pay for property liability insurance in the amount of at least One Million and 00/100 (\$1,000,000.00) Dollars and general public liability insurance to afford protection to the limit of at least One Million and 00/100 (\$1,000,000.00) Dollars in respect to injury or death of any one person, and to the limit of at least Three Million and 00/100 (\$3,000,000.00) Dollars in respect to any one accident, which said policy or policies shall name LESSOR as an additional insured. The certificate(s) from the insurance company or companies issuing such insurance and naming LESSOR as an additional insured shall be delivered to LESSOR contemporaneously with the commencement of any operations on said premises by

LESSEE. Said insurance shall be taken out with reputable insurance companies acceptable to LESSOR and a copy of each annual renewal thereof, showing payment of the annual premium required to maintain such insurance in force, shall be provided to the LESSOR upon request during each year of the lease term.

12. **Damage by Fire, etc.** If, at any time after the execution and delivery of this Lease and during the original term hereof, the building of which the leased premises are a part, shall be damaged by fire, explosion, tornado, act of God, or other such casualty to any extent which impairs LESSEE'S use of the premises or any part thereof, then LESSEE may, at its option, cancel this Lease by written notice to LESSOR within thirty (30) days after such occurrence.

13. **Subletting-Assignment.** LESSEE shall not sublet the premises or any part thereof, nor assign, transfer, pledge, mortgage, or encumber this Lease, without the prior written consent of LESSOR. Provided, however, it is understood and agreed that the prior consent provisions shall not apply to daily or short-term rentals (of a duration not to exceed 48 hours), such as birthday parties, exhibits or activities of community or charitable nature, which have customarily been allowed prior to the execution of this Lease Agreement.

In the event of any assignment or subletting, LESSEE agrees to continue to be bound to LESSOR for the payment of all amounts and the performance of all duties called for under the terms and provisions of this Lease as though such assignment or subletting had not occurred.

14. **Rights of Default/Termination.** If LESSEE fails to comply with the terms and conditions of this Lease Agreement, and shall remain in continuous default hereunder for thirty (30) days after receiving written notice of such noncompliance or default, except that if the cure of any such default or breach is prevented or delayed by fires, tornadoes, explosions, acts of God, or other such casualties, or by strikes, lockouts, injunctions, or any other things interfering with such matter, not under the reasonable control of LESSEE, then the time for curing such default shall be extended during such period of delay, but lack of money shall not be deemed a cause beyond LESSEE'S control, then LESSOR may immediately or at any time thereafter, while any such conditions of noncompliance or default continue, at LESSOR'S option and without

further notice, re-enter and recover possession of the entire premises from all persons and expel and remove LESSEE and those claiming under LESSEE and all their effects; and LESSOR may, at LESSOR'S option, without further notice, either terminate this Lease or, as agent of LESSEE, re-let or otherwise dispose of the premises or any part thereof to others in such manner and on such terms as LESSOR deems best; but in any such case, LESSEE shall be and remain obligated to pay LESSOR any damages which LESSOR may then or thereafter suffer to the full end of the original term. It is understood and agreed that LESSOR shall be required to use reasonable diligence to mitigate damages chargeable to the LESSEE in the event of default. LESSEE'S right to cure any default or breach hereunder may be exercised either by eliminating the default or breach, or by submitting a written plan within the aforesaid thirty (30) day cure period, which is satisfactory to the LESSOR, and which sets forth the manner and time period in which such default or breach will be cured.

LESSEE shall have the right to terminate this Lease upon thirty (30) days written notice in the event the LESSOR shall breach any of its obligations or warranties herein set out, or in the event the leased premises, or any portion thereof, shall become untenable. Provided, however, LESSOR shall have thirty (30) days following the receipt of such notice from the LESSEE to correct such breach, prior to any termination of the Lease by the LESSEE.

15. **Waiver.** Any failure or neglect of LESSOR or LESSEE at any time to declare a forfeiture of this Lease for any breach or default hereunder shall not be taken or considered as a waiver of the right to thereafter declare a forfeiture for other, or like, or succeeding defaults or breaches, as described in paragraph 14, above.

16. **Quiet Possession.** LESSOR covenants with LESSEE that said LESSEE, on performing the covenants herein contained, shall and may peaceably and quietly have, hold and enjoy the premises for the full lease term. LESSOR hereby warrants to and covenants with LESSEE that it has good title to the leased premises and has actual authority to lease the same.

17. **LESSOR'S Right to Inspect Premises.** LESSOR and LESSOR'S agents shall have the right to enter the premises at all reasonable times when LESSEE'S staff is present to view, inspect, or show the same and to make such repairs and alterations

as LESSOR may deem necessary or proper for the good of the premises or such building, even though not obligated to do so; but any and all such repairs or alterations made by LESSOR shall be of such nature as not to materially interfere with LESSEE'S use of the premises and shall be made at such time, as nearly as reasonably possible, so as not to interfere with LESSEE'S business activities. Notwithstanding the foregoing provisions, it is expressly understood and agreed that if entry on or into said premises shall be necessary on account of an emergency, or permissible under the terms of this Lease, and LESSEE shall not be present to open the premises and grant access, LESSOR, or its duly authorized agents (including the Boonville Fire Department and the Boonville Police Department), may enter by use of a master key or may forcibly enter and LESSOR shall incur no liability therefor and such entry shall have no effect on this Lease.

18. **Surrender of Possession.** Upon the termination of this Lease, whether by reason of lapse of time, cancellation, forfeiture or otherwise, LESSEE shall immediately surrender and deliver to LESSOR possession of the leased premises.

19. **Notices.** Except as otherwise expressly stated herein, all notices to be given hereunder by either party shall be in writing, and if notice is to LESSOR, it shall be sufficiently served by being mailed, postage prepaid, United States Certified Mail, return receipt requested, to LESSOR at 401 Main Street, Boonville, MO, 65233, or if notice is to LESSEE, it shall be sufficiently served by being mailed, postage prepaid, United States Certified Mail to LESSEE at 757 3rd Street, Boonville, Missouri. Either party hereto may from time to time by written notice to the other designate a different post office address in the United States to which such notices shall be sent.

20. **Warranties of Lessor.** The LESSOR hereby warrants that it holds good and sufficient title to the leased premises and that LESSEE shall have the peaceable use and enjoyment of the premises throughout the term of this lease, so long as LESSEE shall not be in default of any of its duties or obligations hereunder.

21. **Right of First Refusal.** It is understood and agreed that the LESSOR, City of Boonville, has no plans to sell or otherwise dispose of the Johnston Field House facility or the 1.3 acre tract hereinabove described as the leased premises. However, notwithstanding any other provision contained in this

paragraph 21, it is expressly understood and agreed that the right(s) of first refusal granted herein shall not apply in the event LESSOR shall decide to sell, convey, or otherwise transfer the entire property/campus constituting what was formerly known as Kemper Military School and College, *including the leased premises*. As partial consideration for this Lease, and the improvements to the leased premises to be made by the LESSEE hereunder, it is expressly understood and agreed that in the event the LESSOR should elect to sell the leased premises (i.e., Johnston Field House and/or the area immediately south and west of, and adjacent to said Field House where parking and access to the leased premises is located, consisting approximately 1.3 acres in the aggregate, as mentioned in numbered paragraph 1, above, at some future date, and shall offer said property for sale to any person from and after the date hereof, and in the further event the LESSOR shall obtain a firm offer to purchase the property, then in such event the LESSEE shall have the right to buy such property, together with such easement or easements as may be necessary to provide LESSEE with reasonable access thereto, at the offered price and on the offered terms at the election of the LESSEE. Such election must be made, if at all, within thirty (30) days of receiving written notice from the LESSOR of the complete terms and provisions of such offer to purchase. Such notice to the LESSEE shall be mailed by certified mail, return receipt requested, to the LESSEE'S address at 757 3rd Street Boonville, MO, 65233, or at such other address as may be hereafter indicated by the LESSEE in writing to the LESSOR. Upon receipt of such certified notice from the LESSOR containing the complete terms and provisions of the purchase offer, the LESSEE shall have thirty (30) days to accept or reject such offer. Such acceptance shall be in writing and shall be mailed to the LESSOR by certified mail, return receipt requested, at 401 Main Street, Boonville, MO, 65233, or at such other address as may be hereafter indicated by the LESSOR in writing to the LESSEE. In the event the LESSEE shall fail to comply with the notice requirements herein set forth, the LESSOR may sell the property without further notice or obligation to the LESSEE after the expiration of said thirty (30) day notice period. For purposes of this paragraph, all notices shall be deemed to have been received by the receiving party forty-eight (48) hours after the time they are postmarked. With respect to the provisions of this

paragraph, time shall be of the essence. The right of first refusal herein granted shall be deemed to apply to the original LESSEE only and may not be assigned to any other party. This right of first refusal shall apply only to the LESSEE and shall not constitute a general covenant running with the land.

22. **Covenants Run with the Land**. Except as herein otherwise expressly stated, all covenants, conditions and agreements contained in this Lease Agreement shall run with the premises hereby leased and shall be binding upon and inure to the benefit of LESSOR and LESSEE and their respective and permitted successors and assigns. Each party represents that it is duly empowered to execute this Lease by authority of its Governing Body or its Board of Directors.

IN WITNESS WHEREOF, the parties have hereto affixed their signatures to triplicate copies, each of which shall be deemed an original, the day and year first above written.

CITY OF BOONVILLE, MISSOURI

By: _____
Mayor

LESSOR

ATTEST:

City Clerk
Approved as to Form:

City Counselor

BOONSLICK HEARTLAND YMCA, INC.

By: _____
President, Board of Directors

LESSEE

ATTEST:

Secretary

EXHIBIT "A"

Legal Description of Leased Premises

The following six (6) pages of Exhibit "A" contain a legal description of the entire Kemper Military School campus prepared by Marshall Engineering & Surveying, Inc., on April 12, 2003, together with a breakdown of said legal description into six (6) separate descriptions for purposes of various purchase contracts and/or other agreements, which were also prepared by Marshall Engineers & Surveying, Inc., on February 10, 2003. Tract 2 describes the 1.3 acre (m/l) tract covering the leased premises in the foregoing Johnston Field House Facility Lease between the City of Boonville and the Boonslick Heartland YMCA, including Johnston Field House and the Natatorium:

DESCRIPTIONS OF SIX TRACTS
(out of the former Kemper Military School grounds)
FOR CONTRACTS OR PURCHASE AGREEMENTS

IN THE WEST CENTRAL PART OF BOONVILLE, MISSOURI, AND ALL
LOCATED IN SECTION 35, T49N, R17W, COOPER COUNTY, MISSOURI.

Tract 1: The campus buildings, maintenance facilities, dorms, barracks and offices, stable, armory, the lake with a strip of land, 100 feet or more wide along its west shore, and concrete box culvert drainage structure, along with enough open area for building expansion and/or a possible athletic field(s), containing approximately 15.7 acres. Included in this tract are the following platted lands: Lots 1, 2, 6 & 7, John Porter's Addition to Boonville, the vacated Porter Street right-of-way, 50 feet wide between said Lots, and a strip of land, 13 feet wide lying north of and abutting said Lots 1 & 6 and said vacated right-of-way; Block 3 of Houk's Addition to Boonville, also known as Allen Porter's Addition to Boonville; Lots 30 thru 35, Mack's Addition to Boonville, along with the possibility of the southern part of Lot 29 lying north of a line 122 feet south of and parallel with the south right-of-way line of Vine Street.

Also, the unplatted land lying west of and adjacent to the three aforementioned subdivisions, located in the northeast quarter of the southwest quarter, and in the southeast quarter of the northwest quarter of Section 35-49-17, Cooper County, Missouri. The west line of this tract is to be the northerly extension of the east right-of-way line of Shamrock Avenue from the north line of Shamrock Heights to the south right-of-way line of the former Missouri Pacific Railroad, and located approximately 700 feet west of the west right-of-way line of Third Street. The north line of this tract is the south right-of-way line of said RR and, also Vine Street. And the south line of this tract is bounded by the north line of Davis and Smith's Addition to Boonville.

Structures not included in this tract are the president's house (known as Hitch House) described as Tract #3, and the gymnasium and pool buildings described as Tract #2.

Tract 2: The gymnasium and pool buildings, and the parking area located immediately to the south, containing 1.3 acres, more or less, and being "all of Lots 3, 4, 8, 9, 10 & 12, (& perhaps 11), John Porter's Addition to Boonville; the vacated Porter Street right-of-way, 50 feet wide between said Lots 3 & 4 and 8 & 9, and the vacated Wyan Street right-of-way, 50 feet wide between said Lots 9 and 10." (Note: apparent ownership of Lot 11 is by another, but currently being used as parking area for these buildings.)

Tract 3: A 122' tract along Third Street by 204'± along Vine Street, containing the president's house and including most or all of Lot 29, Mack's Addition to Boonville, containing 0.57 acre, and being further

described as: "Beginning on the south right-of-way line of Vine Street in the City of Boonville, Missouri, 171.5 feet easterly along said right-of-way line, from the southerly extension of the east right-of-way line of Second Street; thence Southerly, on a line parallel with said east right-of-way line of Second Street, 122 feet; thence Easterly, on a line parallel with said south right-of-way line of Vine Street, to the west right-of-way line of Third Street; thence Northerly, along last said west right-of-way line, 122 feet to said south right-of-way line of Vine Street; thence Westerly, along last said right-of-way line, to the point of beginning." This tract is subject to an easement for a private alley, being the west 12 feet of said tract.

Tract 4: A mostly undeveloped part of the campus, containing approximately eight acres between the former Missouri Pacific Railroad right-of-way line on the north, and an asphalt path, 9 feet wide, on the south with Rupe Branch running diagonally thru the site from the pedestrian bridge to the northerly extension of the east right-of-way line of Shamrock Avenue. The west line of this tract is a line from the intersection of the pedestrian bridge over the center of Rupe Branch, to the south right-of-way line of the former Missouri Pacific Railroad at a point 200 feet northeasterly on a direct line from the northeast corner of the double tennis court. The east line of this tract is the northerly extension of the east right-of-way line of Shamrock Avenue, between the north line of Shamrock Heights and the south right-of-way line of said Railroad, and lying north of said asphalt path.

Tract 5: The south central part of the campus, including the triple tennis court and having street frontages on Walnut Street, Morton Street and the north end of Shamrock Avenue. This tract contains ten acres, more or less, and includes Lot 2 and Lots 11 thru 17, Westwood Addition to Boonville, along with the access stem, 100 feet wide, more or less, between the east boundary of Kemper Golf Club, Inc. and the west line of Westwood Addition to Boonville. The north line of this tract is an asphalt path, 9 feet wide, used for access to the athletic track between the pedestrian bridge and the northerly extension of the east right-of-way line of Shamrock Avenue; The east line of this tract is said northerly extension of the east right-of-way line of Shamrock Avenue, between the north line of Shamrock Heights and said asphalt path; The south line of this tract is Shamrock Heights.

and the north right-of-way line of Morton Street; and the southwest line of this tract is the boundary of Kemper Golf Club, Inc. This tract will grant an easement for road and utility purposes, 50 feet wide, from Walnut Street to Tract #6 and be generally located along the northeast part of said golf course property, along with an additional easement for road and utility purposes, 100 feet wide, from said easement to Tract #4 and be generally located along the west 100 feet of this tract.

Tract 6: The western part of the campus with the athletic track area, the four story press booth and the double tennis court, containing ten acres, more or less. This tract is bounded on the north by the old M-K-T Railroad right-of-way (now the Katy Trail State Park) and the south right-of-way line of the former Missouri Pacific Railroad; on the south by the boundary of Kemper Golf Club, Inc., being, generally, a drainage ditch flowing easterly from said railroad right-of-way; on the southeast by the center of Rupe Branch lying southwest of the pedestrian bridge; and on the east by a line from the intersection of the pedestrian bridge over the center of Rupe Branch, to the south right-of-way line of the former Missouri Pacific Railroad at a point 200 feet northeasterly on a direct line from the northeast corner of the double tennis court.

MARSHALL ENGINEERING & SURVEYING, Inc.
Columbia, Missouri

by: Ronald G. Lueck
Ronald G. Lueck
Professional Land Surveyor

FEBRUARY 10, 2003

EXHIBIT “B”

Special Designated Park Areas and Easement Areas

Exhibit “B” contains a composite map of the Kemper Military School campus and grounds, showing designated areas of specific use by the Lessee under the provisions of the foregoing Johnston Field House Facility Lease between the City of Boonville and the Boonslick Heartland YMCA.

EXHIBIT "D"

Items to be Maintained by Lessee

The Lessee under the foregoing Johnston Field House Facility Lease shall be responsible for the routine service, maintenance and minor repairs, up to a maximum of \$1000.00 per incident, on the following items/systems:

1. HVAC systems, including filters and annual service calls;
2. Hot Water Heaters;
3. Lighting Fixtures and Bulb Replacements;
4. Climate Control and Dehumidification System in Pool Area;
5. Electrical Systems;
6. Plumbing Systems;
7. Mechanical Systems;
8. Environmental Systems.

**CITY OF BOONVILLE
PLANNING AND ZONING COMMISSION MEETING
MINUTES OF MAY 10, 2022**

VOTING MEMBERS PRESENT

- 1) Steve Hage, Building Inspector
- 2) Matt Billings, Chairman
- 3) Ned Beach
- 4) Albert Turner
- 5) Clark Greis

VOTING MEMBERS ABSENT:

- 1) Josh Snoddy
- 2) Sonny Warren
- 3) Zach Simpson

STAFF/PRESENTERS/GUESTS

Kate Fjell

Jeff Ditto

Scott Vogler, Meco Engineering

Jay Gephardt, A Civil Group, Representative for Boone Point

Agenda Posted on, Thursday, May 5th, 4:30PM

1. CALL TO ORDER: Mr. Billings called the meeting to order and 6:00PM.
2. MINUTES:
The Minutes stand as presented
3. HEARING OF PUBLIC COMMENT
None
4. OLD BUSINESS:
None

NEW BUSINESS:

a. Boone Point Final Plat 2

Ms. Fjell introduced Mr. Gephardt, owner's representative for Boone Point and the engineer on the project. Ms. Fjell stated that Mr. Vogler, had identified several small changes that needed to be made on the plat; all these have been addressed on revised plats received by the City. Ms. Fjell stated they are asking for a variance on a section of Stonehaven Court, city code requires that streets do not exceed 10% grade, however this portion would be 15.51%. Ms. Fjell then asked Mr. Hage and Mr. Vogler to provide additional comments.

Mr. Hage stated there are other examples of streets with approximately a 15% grade in the City currently, so this variance would not be a first for the City. Mr. Billings asked for Mr. Hage to provide some streets with a similar grade in the City to help visualize 15%. Mr. Hage stated that California and Bell St would both be examples of that grade. Mr. Hage also stated that Main Street hill, between Bingham and Poplar is a similar grade and length.

Mr. Vogler stated that it is a short distance, just approximately 160 feet in length. Mr. Greis stated that the concern on that type of grade would be snowy/icy weather and if the City snowplowing crews are willing and capable of keeping the road clear. Mr. Hage stated that the City crews do an excellent job and they are aware of the streets that are especially important and believes this is manageable.

Mr. Vogler asked the Commission to make an approval contingent on the surveyor reviewing and approving the final plat legal descriptions.

Mr. Hage moved, and Mr. Beach seconded a motion to approve Boone Point Phase 2 final site plat, pending final review of the legal description by Mecro Engineering and recommending to Council that a variance from Boonville's Code of Ordinance, Appendix A, Section 3.2 allowing Stonehaven Ct. to have a 15.51% grade for approximately 160 feet be approved. Roll call was taken. Ayes: Greis, Turner, Billings, Beach, Hage (5). Nays: (0). Absent: Snoddy, Simpson, Warren (3).

b. Jesse Viertel Memorial Airport Annexation Petition

Ms. Fjell stated that the City has submitted a petition to annex the airport into the City limits. Mr. Billings stated that he was happy to final see this come into the City. Mr. Hage moved and Mr. Greis seconded a motion to recommend annexation of the airport and a recommendation to place it in an R-A zone. Roll call was taken. Ayes: Greis, Turner, Billings, Beach, Hage (5). Nays: (0). Absent: Snoddy, Simpson, Warren (3).

5. MISCELLANEOUS:

None.

6. ADJOURN

There being no further business Mr. Greis moved and Mr. Beach seconded a motion to adjourn. The motion passed unanimously. Meeting adjourned at 6:12PM.

Respectfully submitted,

Kate Fjell, City Administrator

STREET, ALLEY, and SANITATION BOARD

City of Boonville

Street, Alley, and Sanitation Meeting Minutes

May 5, 2022

The Street, Alley and Sanitation Board met at the City Services Building, 1200 Locust Street. at 5:30pm on May 5, 2022. The following voting members were present: Lewis Miller, Dale Monteer, David Smith, and Wayne Jones. Jeff Ditto, Director of Public Works and Susan Meadows Council Representative were also present.

ABSENT OR EXCUSED: Rex Meyers

MINUTES: The minutes of the January 25, 2022, Street, Alley, and Sanitation Board meeting were approved as presented. Motion was made by David Smith and seconded by Wayne Jones. Vote was approved.

PUBLIC COMMENTS: None

OLD BUSINESS: *Consider One Way on Seventh Street between Locust and Spring Streets traveling north.* After discussion, the board decided to keep Seventh Street as previously designed from Locust to Spring Street; meaning it will return to a 2-way street permanently.

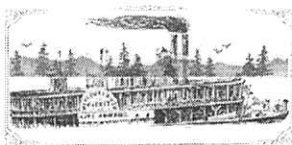
NEW BUSINESS: None

MISCELLANEOUS: There was discussion on the crack seal job on Chouteau Lane as well as the 3-way at 6th and Locust Street. Both issues were tabled until next meeting.

ADJOURN: With no further business, Wayne Jones moved the meeting be adjourned at 6:00 p.m., seconded by Dale Monteer. Vote was unanimous.

Respectfully Submitted,

Jeff Ditto, Director of Public Works



HOUSING AUTHORITY of the City of Boonville

506 Powell Ct. Office: 660-882-7332
Boonville, MO 65233-1521 Fax: 660-882-6811



MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF BOONVILLE, MO HELD ON MAY 11, 2022

On the 11th Day of May, 2022 at 12:00 P.M. the Housing Authority Commissioners
met for a regular meeting at 506 Powell Court, Boonville, MO 65233

Present: Chairperson, Marilyn Adkins Vice Chair, Betty St. John
Commissioner, Wayne Jones Commissioner, Charles Green
City Council Rep. Sy Harvell Secretary, Robert Rorah
Absent: Charles Green Guests: Pat Fisher - Stacey Pagliaro (Tele)

1. Roll: There being a quorum Chairperson, Marilyn Adkins asked if there is any pertinent information to discuss before the agenda is placed on the table. Mr. Rorah introduced our new City Council Rep. Sy Harvell to the Board and thanked him for his service. Sy Harvell thanked the Board of Commissioners for the warm welcome and asked members present to please contact him anytime they had any issues he might be able to help with. There being a quorum present, the meeting was called to order.

2. Meeting Minutes: Consideration was given, and discussion held on minutes of the April 13, 2022 Regular Board Meeting. Betty St. John made motion to approve the minutes. Wayne Jones seconded; the motion passed.

3. Bills and Communications: Discussion was held, and consideration was given on the following. The UMB Bank Balance for May 11, 2022 was, was \$69,239.67. Bills Paid in April, 2022 were discussed and reviewed. The Bank Reconciliation Statement, Operating Budget, Trial Balance, Board Summary Report from March 31, 2022 were discussed and reviewed.

4. Report of the Secretary: Consideration was given, and discussion was held on the following. PIC Reports for April 30, 2022 was at 100%. Project Performance Reports for April, 2022 were reviewed, Tenant Occupancy was at 98%.

5. Unfinished Business: Rorah reported the CFP 2022 Grant and Annual Plan have been verbally approved by the HUD Field Office in St. Louis.

6. New Business: Consideration was given and discussion was held on the FYE 6-30-2023 Operating Budget. Betty St. John requested copies of the budget be emailed to all Commissioners including City Council Rep. Sy Harvell. Marilyn Adkins made motion to approve the FYE 06-30-2023 Operating Budget through Resolution No. 588. Betty St. John seconded. The resolution passed.

7. Miscellaneous: Mr. Rorah reported he would be on vacation from May 13, 2022 thru May 23, 2022.

8. Adjournment Marilyn Adkins made motion to adjourn, Betty St. John second.

CHAIRPERSON: _____ Date _____

SECRETARY: _____ Date _____

VACANT COMMITTEE POSITIONS & COMMITTEE APPOINTMENTS

Architectural Review Committee – 5 seats – TOTAL NEEDED 5

Vacant – 0

Needs Renewed if they Choose – 5

Board of Adjustments – 5 Seats – TOTAL NEEDED 5

Vacant – 3

Needs Renewed if they Choose – 2

Board of Public Works – 4 Seats – TOTAL NEEDED 1

Vacant – 1

Needs Renewed if they Choose – 0

BOCA Board of Appeals—7 Seats – TOTAL NEEDED 7

Vacant – 1

Needs Renewed if they Choose – 6

Boonville Housing Authority Board – 5 Seats –

Vacant – 0

Needs Renewed if they Choose – 0

Fire Board – 5 Seats

Vacant – 0

Needs Renewed if they Choose – 0

Danny Taft- Expires May 2027

Historic Preservation Commission – 7 Seats – TOTAL NEEDED 4

Vacant – 1

Needs Renewed if they Choose – 3

Industrial Development Authority – 8 Seats

Vacant – 0

Needs Renewed if they Choose – 0

Local Agency Funding – 5 Seats

Vacant – 0

Needs Renewed if they Choose – 0

Parks and Recreation Board – 5 Seats – TOTAL NEEDED 2

Vacant – 2

Needs Renewed if they Choose – 0

Planning and Zoning Commission – 5 Seats – TOTAL NEEDED 1

Vacant – 0

Needs Renewed if they Choose – 1

Police Board – 5 Seats

Vacant – 0

Needs Renewed if the Choose – 0

Street, Alley, and Sanitation Board – 5 Seats – TOTAL NEEDED 1

Vacant – 0

Needs Renewed if the Choose – 1

Tourism Committee – 5 Seats – TOTAL NEEDED 3

Vacant – 0

Needs Renewed if the Choose – 3

Transportation Development District Committee – 5 Seats – TOTAL NEEDED 2

Vacant – 0

Needs Renewed if they Choose – 2

Boonville Fire Department Yearly Run Survey

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Medical Calls	582	639	681	636	587	661	657	708	821	1021
Motor Vehical Accident	35	43	46	38	52	39	30	40	52	45
Rescue Call	2	0	1	2	1	1	0	0	3	3
Bomb Threat	0	0	0	0	0	0	0	0	0	0
Hazardous Material	0	1	1	0	0	0	1	1	0	0
Gas Leak/Natural or Liquid	6	4	4	5	4	5	11	3	8	4
Fuel Spill or Oil spill	0	5	2	1	6	3	1	1	2	0
Wash Down Clean Up	0	0	0	2	0	0	0	2	1	8
Structure Fire	10	11	4	15	13	7	21	13	9	9
Vehical Fire	8	6	10	6	2	11	8	9	6	13
Trash/Brush/Rubbush	13	15	7	8	10	15	7	7	3	5
Elctrical smell	0	2	2	3	1	0	0	2	0	0
False Fire / Smoke Alarms	24	33	34	48	44	35	32	30	39	24
Structural Collapse	0	7	0	0	0	0	0	0	0	0
Smoke Smell	10	2	3	7	14	7	7	6	4	1
Carbon Monoxide Alarms	2	12	2	3	6	2	5	2	2	7
Down Power Lines / Transformer	12	1	14	2	4	0	7	17	10	6
Mutual Aid Given/Received	1	1	1	3	3	3	3	6	1	4
Assist or Missing person	2	5	2		2	4	2	0	0	0
Natural Gas Smell	4	0	7	6	6	5	1	0	2	4
Propane Tank Fire	1	2	0	0	0	0	0	0	1	0
Electrical Fire	1	0	0	0	2	0	1	2	1	0
Lighting Strick	0	0	0	0	0	0	0	0	0	0
Fire Investigation	1	0	1	1	3	0	1	3	1	7
Unauthorized Burn	2	1	0	1	1	2	2	2	5	1
Fireworks		1	0	0	0	0	0	0	0	0
Fire Pit		1	3	1	2	0	0	1	0	1
Miscellaneous fire Flue Fire			6	1	1	3	3	1	2	5
Elevator Rescue			2		0	0	1	0	0	1
Pilot Light			1		0		0	0	0	0
Tree Down		1	0		0		0	0	0	0
Total Calls	716	792	834	789	764	803	801	862	973	1169
Estimated Dollar loss Structure	1,876,100.00	319,500.00	253,100.00	179,950.00	324,300.00	100,000.00	\$715,500.00	\$278,400.00	\$108,500.00	635,300.00
Estimated Dollar loss Vehicle Fire	21,000.00	4,500.00	49,000.00	9,000.00	10,100.00	14,800.00	\$58,750.00	\$227,500.00	\$146,500.00	18,800.00
Total Dollar loss	1,897,100.00	324,000.00	302,100.00	188,950.00	334,400.00	114,800.00	\$774,250.00	\$505,900.00	\$255,000.00	654,100.00

Public Works Monthly Report
April 2022

WWTP:

Total flow processed – 36,880,000 gallons

Average daily flow – 1,229,000 gallons

Sludge disposed – 86.27

WTP:

Gallons pumped from river – 28,461,000 gallons

Gallons pumped to customer – 28,946,000 gallons

Remarks:

Water Distribution / Sewer Collection:

Repair water leak at 1735 Daniel Boone Lane

Repair water leak at 7th Street

Locates s requested by Missouri One Call

Installed 22 new meters

Street Department:

Cleaned Streets with Street Sweeper

Repaired Potholes

Picked up yard waste

Crack Seal

Repaired PW Street Cut on Smith Street

Repaired PW Street Cut on Morgan Street

Repaired Golf Course Cart Path (FEMA Project)

Repaired Culvert on Grace Lane

Central Garage:

Vehicles serviced and inspected – 5

Vehicle and equipment repairs – 6

Darrel- 2-week vacation

Weather:

Average Temperature –54.8°

High Temperature – 86° April 23rd, 2022

Low Temperature - 29° April 1st, 2022

Total Rain – 5.65"

Maximum Rain – 1.25" April 20th, 2022



REPORT OF OPERATIONS

Boonville, Missouri

Water Treatment Plant

April 2022

Submitted by Alliance Water Resources, Inc.

May 16, 2022

City Council Meeting

**OUR
MISSION**

We partner with communities to deliver the finest water and wastewater services available at a competitive price. We are committed to keeping water safe and clean while serving people and taking care of communities with improved technical operations, careful management and financial oversight, and ensured regulatory compliance.

Alliance Water Resources, Inc.

206 S. Keene St.
Columbia, MO
65201

(573)874-8080

April 2022

Administrative

- Todd Baslee, Brian Weber, and Matt Bishop are participating in an Assets Management class sponsored by MoDNR.

Treatment

- Normal operations and filter maintenance were performed this month.
- The staff performed maintenance on the Updraft Aerator and placed in service for the season.
- The staff installed a UPS battery on the UVT analyzer.
- The staff discovered the Topview Notification system was not working. The staff found a damaged phone line. The staff replaced the phone line.
- The staff installed a new battery in the Main St Booster Pump Station Generator.
- The staff replaced the #3 Filter-to-Waste valve operator air solenoid and adjusted the #3 Filter-to-Waste valve.
- The staff adjusted the #5 Filter-to-Waste valve.
- The staff re-assembled the carbon feeder and placed it back in service for the season.
- Cummins Mid-South was here to service the generators at the Water Treatment Plant, the High Service Building, the River Pump House, and the Main St Booster Pump Station.
- The staff cleaned the intake screens on the 1-million-gallon-clearwell.
- The staff checked the intake screen and greased the 576 Clearwell Exhaust Fan.
- The staff had the oil changed on the 2011 Ford F250 and the 2013 Ford Explorer.
- The staff replaced the wiper blades on the 2019 Chevy.

Project Updates

- None at this time

Safety

- The staff conducted its Monthly Safety meeting.
- The staff conducted its monthly check of chlorine leak detector sensors.
- The staff conducted its weekly inspection of emergency eyewash stations and emergency showers.
- The staff conducted its monthly crane inspection in the Chlorine Storage Room.
- The staff implemented the Lone Worker Program with the use of the On-Call phone and the Fall Safety app. The phone app will detect if an employee would fall down for any reason, or get involved in an accident, the phone app will call and text with mapping location, several employees to be notified of the alone employee that needs help.
- A phone bluetooth device was purchased for the 2011 Ford F250. This will allow the driver to link their cell phone to the radio in the truck to allow handsfree communication on the cell phone.

Regulatory

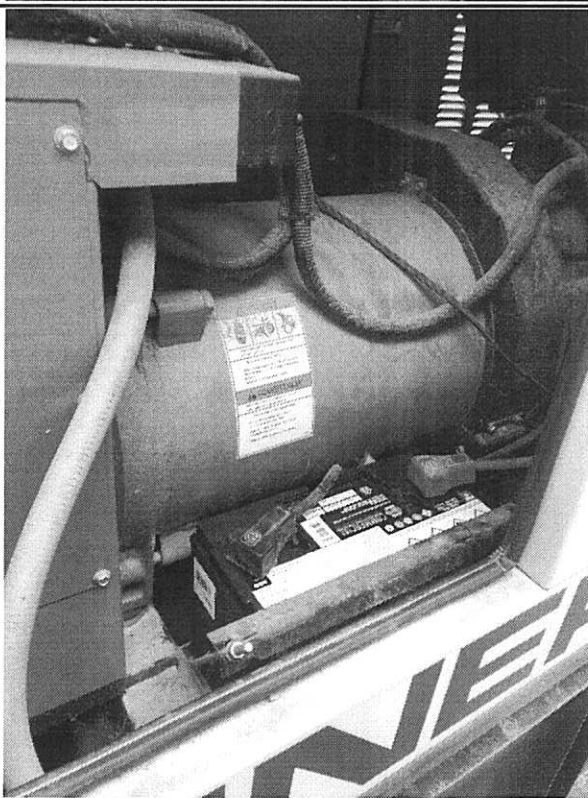
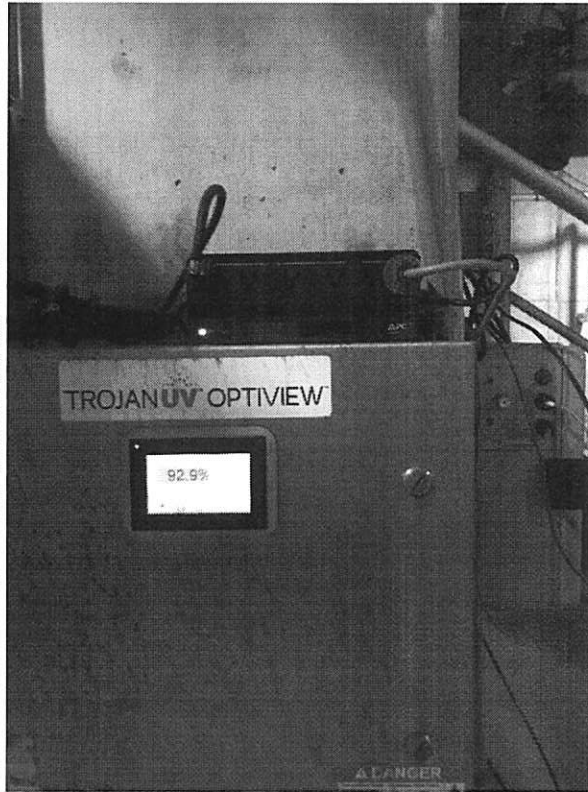
- Ten water samples were collected throughout the water distribution system. All samples tested were absent of Total Coliform and E-Coli. Report was sent to DNR. (See attached)
- Water samples were collected for monthly Total Organic Carbon (TOC) testing and were transported to the State Health Lab.
- Water samples were collected for quarterly Fluoride testing and were transported to the State Health Lab.

Concerns for the Month.

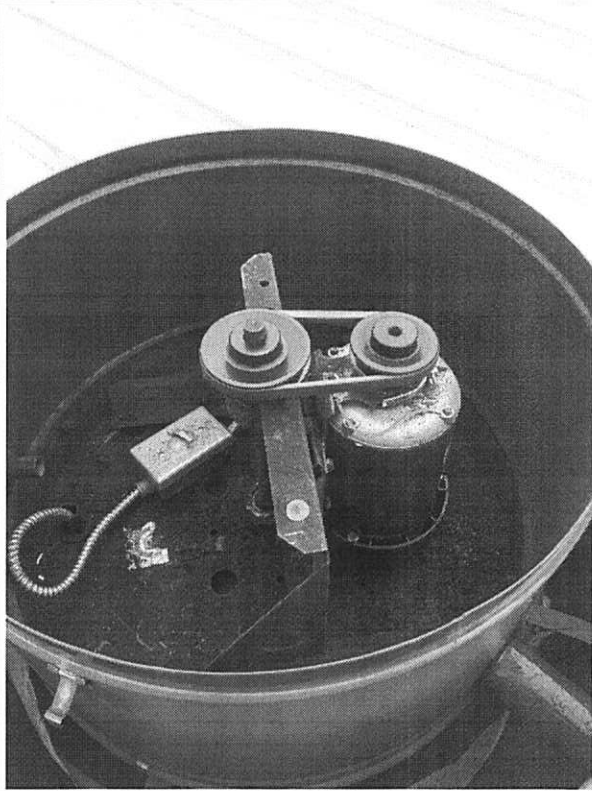
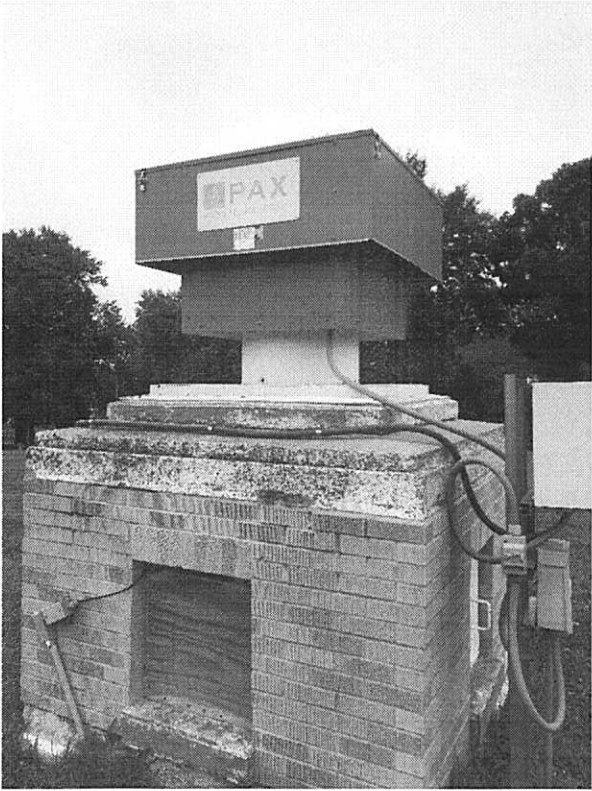
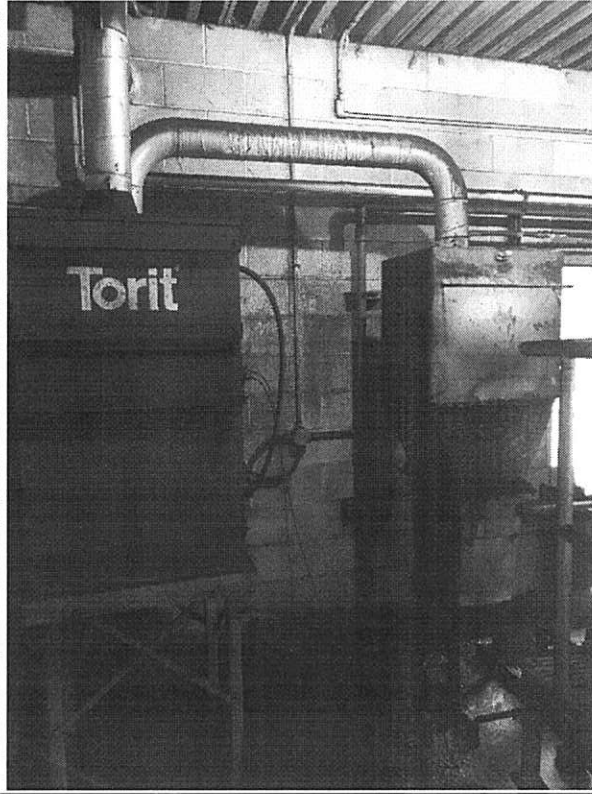
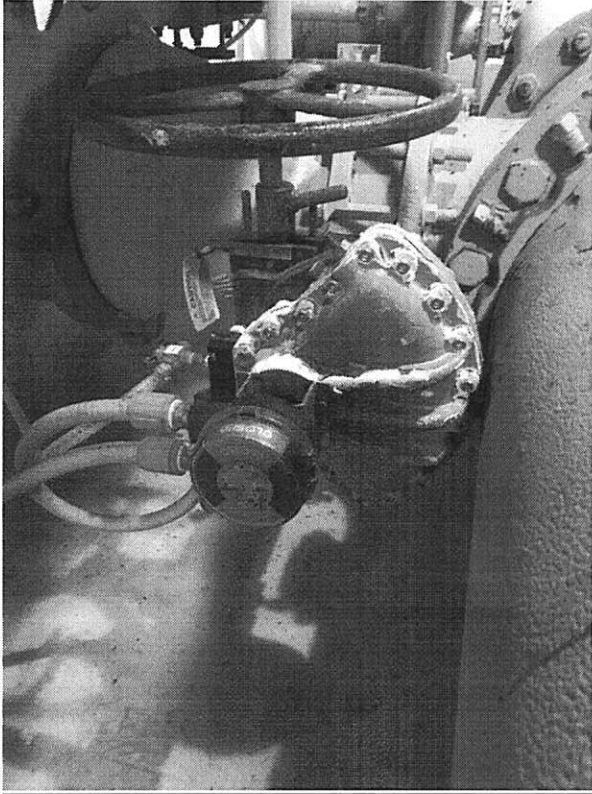
- None at this time.

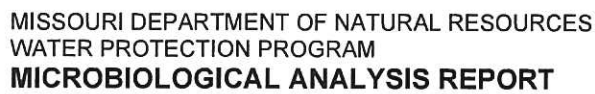
WATER RESOURCES®
Alliance
Professional Water and Wastewater Operations
OPERATIONS REPORT – Boonville

Photos



WATER RESOURCES®
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Professional Water and Wastewater Operations
OPERATIONS REPORT – Boonville



MO 780-0438 (05-13)

Return completed form to Department of Natural Resources, Public Drinking Water Branch, P.O. Box 176, Jefferson City, MO 65102-0176

MISSOURI DEPARTMENT OF NATURAL RESOURCES
WATER PROTECTION PROGRAM - PUBLIC DRINKING WATER BRANCH
**DISINFECTION AND TURBIDITY REPORT FOR SURFACE WATER
SYSTEMS < 10,000 POPULATION**

PWS NAME CITY OF BOONVILLE				PWS-ID MO3010089		MONTH April	
ADDRESS 901 RIVIERA DRIVE				PHONE (660) 882-4021		2022	
CITY BOONVILLE, MO		ZIP CODE 65233		COUNTY COOPER COUNTY		PLANT Main Plant	
<i>(See instructions on back of this sheet)</i>							
DISTRIBUTION DISINFECTION 1. Number of samples analyzed, A: <u>10</u> 2. Number of samples below 0.2 mg/L, B: <u>0</u> $[(A-B)/A \times 100 = C:]$ <u>100</u> % meeting minimum disinfection required. 3. Avg. dsfctnt residual for month: <u>2.41</u> mg/l				TURBIDITY 1. Total number measurements taken monthly, A: <u>167</u> 2. number of measurements below 0.3 NTU, B: <u>167</u> $[B/A] \times 100 = C:$ <u>100</u> % meeting turbidity requirements.			
Date	Hours of Operation	Finished Water Temperature (C)	Lowest disinfectant at entrance to distribution system (mg/L) ☐ Free Chlorine ☒ Chloramines	Highest turbidity measurement of the day	Duration disinfectant fell below 0.5 mg/L free Cl2 or 1 mg/L chloramines	Value of turbidity measurements that exceed 1 NTU 5 NTU	
1	5.00	13	2.29	0.03	0	0	0
2	4.50	13	2.39	0.03	0	0	0
3	4.75	12	2.14	0.03	0	0	0
4	6.25	13	2.09	0.04	0	0	0
5	6.50	13	1.98	0.05	0	0	0
6	4.75	13	2.14	0.05	0	0	0
7	5.25	14	2.25	0.04	0	0	0
8	5.75	13	2.39	0.04	0	0	0
9	4.50	13	2.44	0.05	0	0	0
10	4.50	14	2.43	0.04	0	0	0
11	5.50	15	2.51	0.04	0	0	0
12	6.25	13	2.46	0.04	0	0	0
13	5.00	15	2.60	0.04	0	0	0
14	4.50	16	2.63	0.03	0	0	0
15	5.25	15	2.57	0.04	0	0	0
16	4.50	13	2.48	0.04	0	0	0
17	4.75	13	2.54	0.04	0	0	0
18	5.25	14	2.48	0.04	0	0	0
19	5.25	14	2.56	0.04	0	0	0
20	4.75	14	2.37	0.04	0	0	0
21	4.75	14	2.47	0.04	0	0	0
22	5.00	15	2.48	0.04	0	0	0
23	5.00	14	2.58	0.04	0	0	0
24	5.00	15	2.53	0.04	0	0	0
25	4.75	16	2.50	0.04	0	0	0
26	5.00	16	2.45	0.04	0	0	0
27	6.25	16	2.48	0.06	0	0	0
28	4.50	16	2.62	0.06	0	0	0
29	4.75	16	2.53	0.05	0	0	0
30	4.50	17	2.30	0.05	0	0	0
Name of Person Preparing Report Todd W. Baslee			Signature of Responsible Official 			DATE 5/2/2022	

MO 780-1904 (12-04)

INSTRUCTIONS: DISINFECTION AND TURBIDITY REPORT FOR SURFACE WATER SYSTEMS < 10,000 POPULATION

1. Please fill out information completely and legibly.

Distribution Disinfection

1. On Line 1., enter the total number of samples from the distribution system that were analyzed for residual disinfectant concentration (total chlorine or combined chlorine) during the month. The residual disinfectant concentration measurements must be taken at the same time and location as your routine monthly coliform samples. This is the value for A.
2. On line 2., enter the number of samples for the distribution systems that had less than 0.2 mg/l residual disinfectant concentration. This is the value for B.
3. Subtract B, from A. (A-B). Divide that number by A. Then multiply by 100. This will give you the value for C. For example: if A = 20 and B = 3, then C = $[(20-3)/20] \times 100 = 85\%$
4. On line 3., enter the arithmetic average for all residual disinfectant samples taken during the month.

Turbidity:

1. On line 1., enter the total number of combined filter turbidity measurements taken during the month. This is the value for A.
2. On line 2., enter the number of combined filter turbidity measurements taken during the month, which are less than or equal to 0.3 NTU. This is the value for B.
3. Divide B, by A. (B/A). Then multiply that number by 100. This will give you the value for C. For example: if A = 120 and B = 117, then C = $(117/120) \times 100 = 97.5\%$

Hours of Operation

For each day, record the number of hours each water treatment plant was in operation.

Finished Water Temperature

For each day, record the temperature of water entering the distribution.

Lowest Residual Disinfectant at Entrance to Distribution System:

For each day, record the lowest measurement of residual disinfectant (mg/L) in water entering the distribution system (free available chlorine or chloramines).

Duration Residual Disinfectant Fell Below Requirement:

For each day, record the duration (hours, tenths) of each period (if any) when the residual disinfectant concentration in water entering the distribution system fell below 0.5 mg/L free chlorine or 1 mg/L chloramines. Note: should this occur, the public water system must notify the department as soon as possible, but no later than by the end of the next business day.

Value of Turbidity Measurements that exceed 1 NTU and 5 NTU:

For each day, record the value of any turbidity measurements taken during the month, which exceed 1 NTU and 5 NTU. Note: should this occur, the public water system must notify the department as soon as possible, but no later than by the end of the next business day.

INDIVIDUAL FILTER MONITORING & REPORTING

1. Was filter continuously monitored for turbidity and results recorded every 15 minutes?
2. Was there a failure of the continuous turbidity monitoring equipment?

YES

NO

If yes on 2., was the equipment repaired within 5 working days, or 14 days with department approval?

N/A

3. Was any individual filter level >1.0 NTU in two (2) consecutive recording fifteen (15) minutes apart?

NO

{If YES, perform "follow-up actions" no. 1}

4. Was any individual filter level, for three (3) months in a row > 1.0 NTU in two (2) consecutive recordings, fifteen (15) minutes apart?

NO

{If YES, perform "follow-up actions" no.2}

5. Was any individual filter turbidity level >2.0 NTU in two (2) consecutive recordings, fifteen (15) minutes apart for two (2) consecutive months?

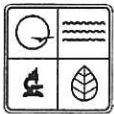
NO

{If YES, perform "follow-up actions" no. 3}

"FOLLOW-UP ACTIONS to PERFORM"

1. Report filter number(s); turbidity measurements which exceed 1 NTU; and date(s) the exceedance(s) occurred and causes if known.
2. Conduct a "Self-Assessment" of the filter(s) within fourteen (14) days of the triggering event. The system must report the date the self-assessment was triggered and the date it was completed.
3. The system must arrange to have a "Comprehensive Performance Evaluation" (CPE) performed not later than sixty (60) days following the triggering event. The CPE must be completed and submitted to the department within 120 following the trigger event.

The Missouri Department of Natural Resources-Public Drinking Water Branch recommends contacting your local regional office if any individual filter exceeds 1.0 NTU, the lowest trigger in the individual filter standards.



MISSOURI DEPARTMENT OF NATURAL RESOURCES
WATER PROTECTION PROGRAM – PUBLIC DRINKING WATER BRANCH
MONTHLY UV OPERATION REPORT

1. PUBLIC WATER SYSTEM NAME City of Boonville		PWS ID MO3010089		2. MONTH / YEAR April 2022							
ADDRESS 901 Riviera Drive		TELEPHONE NUMBER WITH AREA CODE 660-882-4021		EMAIL ADDRESS tbaslee@alliancewater.com							
CITY Boonville		ZIP CODE 65233		COUNTY Cooper							
3.	Unit	4.	Total Run Time (hrs)	5.	Total Volume (MG)	6.	Dosage (mJ/cm ²)	7.	Number of Off-Specification Events	8.	Total Off-Specification Volume (MG)
	1-Transfer		0.00		0.00		N/A		N/A		N/A
	2-Tower		152.25		29.292		4.8		1		.001696
9. TOTAL VOLUME OF OFF-SPECIFICATION WATER PRODUCED (MG) [A] 0.001696						10. TOTAL VOLUME OF WATER PRODUCED (MG) [B] 29.292					
11. PERCENT OF OFF-SPECIFICATION WATER PRODUCED ([A]/[B]*100) 0.006%						12. PERCENT OF OFF-SPECIFICATION WATER PRODUCED <5 PERCENT ☒ YES ☐ NO					
13. Of the 8 sensors, 4 have been checked for calibration and 4 were within the acceptable range of tolerance.											
14. The following reactors had a sensor correction factor								Unit		Sensor correction factor	
15. COMMENTS The Transfer Reactor has continued to be offline for the month of April due to UV Bulb burning out. We are still waiting for Trojan to send new bulbs for replacement. Because of this, the Transfer Reactor was unable to have the monthly sensor check. As a note, we have bypassed transfer pump water to the Tower Reactor for UV disinfection again this month. The one off spec event was due to a power glitch, the UVT analyzer was rewarming and came back on for a 30 second warm up.											
16. NAME OF PERSON PREPARING REPORT Todd Baslee						17. SIGNATURE OF RESPONSIBLE OFFICIAL 				DATE 5/6/2022	

MO 780-2208 (06-13)

State of Missouri
Department of Natural Resources
National Pollutant Discharge Elimination System (NPDES)
Discharge Monitoring Report (DMR)

Permit Number	Outfall Number
MO0004081	FACA
Monitoring Period	
4/1/22	4/30/22
NODI:	*****

Parameters	Reporting Requirements			Unit	Reporting Requirements		Unit
Flow, in conduit or thru treatment plant	*****	*****	*****	*****	0.546	0.188	Mgal/d
Mon. Location.: End of Pipe	*****:*****	*****:*****	*****:*****		Monthly Avg.:Monitoring Required	Daily Max.:Monitoring Required	
Sample Type: Record							
Frequency: Monthly							
Solids accumulation rate tot dry weight	*****	0.002	0.002	g/m3/d	*****	*****	*****
Mon. Location.: End of Pipe	*****:*****	Monthly Avg.:Monitoring Required	Daily Max.:Monitoring Required		*****:*****	*****:*****	
Sample Type: Calculated							
Frequency: Monthly							
Water treatment additives	*****	*****	*****	*****	8.0135	0.455	ton/mo
Mon. Location.: End of Pipe	*****:*****	*****:*****	*****:*****		Monthly Avg.:Monitoring Required	Daily Max.:Monitoring Required	
Sample Type: Calculated							
Frequency: Monthly							
Comments: Outfall #1 and #3							

Boonville WTP
Boonville
BOONVILLE, MO, Cooper

State of Missouri
Department of Natural Resources
National Pollutant Discharge Elimination System (NPDES)
Discharge Monitoring Report (DMR)

Northeast Regional Office
1709 Prospect Drive
Macon, MO, 63552

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

eSignature
Russell Gerling

Submission Date
May 3, 2022

User Phone Number
(573)476-4395

Boonville W.T.P. Work Order Summary

WO Range 4/10/2022

WO #	Site	WO Title	Status	Start / Due	Completed / Closed	Time on Hold	Type	Category	Hours	Costs			
										Labor	Parts	Invoice	Total
2855191	Boonville	Check and Replace Filter as Needed	Closed	4/10/2022 4/15/2022	4/18/2022 4/18/2022		PM	HVAC	00:00	.00	.00	.00	.00
2855192	Boonville	Check HVAC Filter In Main Plant Replace or Clean	Closed	4/10/2022 4/15/2022	4/18/2022 4/18/2022		PM	HVAC	00:00	.00	.00	.00	.00
2855193	Boonville	Check, Clean or Replace HVAC Filters on North Unit	Closed	4/10/2022 7/9/2022	4/11/2022 4/20/2022		PM	HVAC	00:00	.00	.00	.00	.00
2855194	Boonville	Check, Clean or Replace HVAC Filters on South Unit	Closed	4/10/2022 7/9/2022	4/11/2022 4/20/2022		PM	HVAC	00:00	.00	.00	.00	.00
2857785	Boonville	Sensor Check - UV Tower Line	Closed	4/12/2022 7/11/2022	4/21/2022 4/22/2022		PM	General	00:00	.00	.00	.00	.00
2857786	Boonville	Sensor Check - UV Transfer Line	Closed	4/12/2022 7/11/2022	4/22/2022 4/22/2022		PM	General	00:00	.00	.00	.00	.00
2859723	Boonville	AWR Safety Meeting	Closed	4/13/2022 4/20/2022	4/13/2022 4/18/2022		PM	Safety	00:00	.00	.00	.00	.00
2860212	Boonville	Main St Booster Pump Station Battery Change	Closed	4/11/2022 4/16/2022	4/11/2022 4/12/2022		WO	General	00:00	.00	159.99	.00	159.99
2863963	Boonville	Chlorine Hoist Monthly Check	Closed	4/15/2022 4/20/2022	4/18/2022 4/18/2022		PM	Safety	00:00	.00	.00	.00	.00
2863964	Boonville	Chlorine Sensor Check - Storage Room	Closed	4/15/2022 4/20/2022	4/19/2022 4/19/2022		PM	Safety	00:00	.00	.00	.00	.00
2863965	Boonville	Chlorine Sensor Check - Feed Room	Closed	4/15/2022 4/20/2022	4/19/2022 4/19/2022		PM	Safety	00:00	.00	.00	.00	.00
2863966	Boonville	Check and Clean 0.576 MG Clearwell Ventilation System	Closed	4/15/2022 7/14/2022	4/19/2022 4/19/2022		PM	General	00:00	.00	.00	.00	.00
2871737	Boonville	1.0 MG Clearwell Inspect and clean filters	Closed	4/19/2022 4/24/2022	4/19/2022 4/19/2022		WO	General	00:00	.00	.00	.00	.00
2885826	Boonville	Oil Change & Lube on 2013 Ford Explorer	Closed	4/26/2022 4/29/2022	4/28/2022 4/28/2022		WO	Vehicle	00:00	.00	.00	.00	.00
2885834	Boonville	2011 Ford F250 Lube Oil and Filter	Closed	4/26/2022 4/29/2022	4/26/2022 4/28/2022		WO	Vehicle	00:00	.00	.00	.00	.00
										.00	159.99	.00	159.99

of Work Orders 15
Generated on 5/1/2022

Page 1/1



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Missouri Gaming Commission State/Local Allocation of Gaming Revenues

For the Period 4/1/2022 through 4/30/2022
Year beginning 4/1/2022

RPT MGC/3

Gaming Date	Day	Admission Tax Remitted	Gaming Tax Remitted	Total Tax Remitted	State & Local Portion of AdmTax	State Portion of GamingTax	Local Portion of Gaming Tax	Total Local Adm & Gaming Tax
Isle of Capri IB								
04/01/2022	Friday	\$10,350.00	\$63,343.03	\$73,693.03	\$5,175.00	\$57,008.73	\$6,334.30	\$11,509.30
04/02/2022	Saturday	\$13,122.00	\$91,213.12	\$104,335.12	\$6,561.00	\$82,091.81	\$9,121.31	\$15,682.31
04/03/2022	Sunday	\$8,466.00	\$65,193.75	\$73,659.75	\$4,233.00	\$58,674.38	\$6,519.37	\$10,752.37
04/04/2022	Monday	\$4,282.00	\$36,690.58	\$40,972.58	\$2,141.00	\$33,021.52	\$3,669.06	\$5,810.06
04/05/2022	Tuesday	\$4,658.00	\$34,708.04	\$39,366.04	\$2,329.00	\$31,237.24	\$3,470.80	\$5,799.80
04/06/2022	Wednesday	\$5,118.00	\$49,304.41	\$54,422.41	\$2,559.00	\$44,373.97	\$4,930.44	\$7,489.44
04/07/2022	Thursday	\$5,948.00	\$32,014.61	\$37,962.61	\$2,974.00	\$28,813.15	\$3,201.46	\$6,175.46
04/08/2022	Friday	\$9,522.00	\$54,504.27	\$64,026.27	\$4,761.00	\$49,053.84	\$5,450.43	\$10,211.43
04/09/2022	Saturday	\$10,934.00	\$92,726.63	\$103,660.63	\$5,467.00	\$83,453.97	\$9,272.66	\$14,739.66
04/10/2022	Sunday	\$6,500.00	\$55,686.19	\$62,186.19	\$3,250.00	\$50,117.57	\$5,568.62	\$8,818.62
04/11/2022	Monday	\$3,858.00	\$34,129.64	\$37,987.64	\$1,929.00	\$30,716.68	\$3,412.96	\$5,341.96
04/12/2022	Tuesday	\$4,128.00	\$35,374.28	\$39,502.28	\$2,064.00	\$31,836.85	\$3,537.43	\$5,601.43
04/13/2022	Wednesday	\$4,710.00	\$34,288.58	\$38,998.58	\$2,355.00	\$30,859.72	\$3,428.86	\$5,783.86
04/14/2022	Thursday	\$6,714.00	\$49,472.63	\$56,186.63	\$3,357.00	\$44,525.37	\$4,947.26	\$8,304.26
04/15/2022	Friday	\$10,006.00	\$74,384.06	\$84,390.06	\$5,003.00	\$66,945.65	\$7,438.41	\$12,441.41
04/16/2022	Saturday	\$11,290.00	\$103,374.07	\$114,664.07	\$5,645.00	\$93,036.66	\$10,337.41	\$15,982.41
04/17/2022	Sunday	\$6,278.00	\$51,719.98	\$57,997.98	\$3,139.00	\$46,547.98	\$5,172.00	\$8,311.00
04/18/2022	Monday	\$4,456.00	\$27,949.45	\$32,405.45	\$2,228.00	\$25,154.51	\$2,794.94	\$5,022.94
04/19/2022	Tuesday	\$4,624.00	\$34,682.87	\$39,306.87	\$2,312.00	\$31,214.58	\$3,468.29	\$5,780.29
04/20/2022	Wednesday	\$4,608.00	\$45,738.21	\$50,346.21	\$2,304.00	\$41,164.39	\$4,573.82	\$6,877.82
04/21/2022	Thursday	\$5,564.00	\$42,418.60	\$47,982.60	\$2,782.00	\$38,176.74	\$4,241.86	\$7,023.86
04/22/2022	Friday	\$8,444.00	\$80,667.46	\$89,111.46	\$4,222.00	\$72,600.71	\$8,066.75	\$12,288.75
04/23/2022	Saturday	\$11,604.00	\$96,070.29	\$107,674.29	\$5,802.00	\$86,463.26	\$9,607.03	\$15,409.03
04/24/2022	Sunday	\$7,006.00	\$75,095.21	\$82,101.21	\$3,503.00	\$67,585.69	\$7,509.52	\$11,012.52
04/25/2022	Monday	\$3,806.00	\$37,879.56	\$41,685.56	\$1,903.00	\$34,091.60	\$3,787.96	\$5,690.96
04/26/2022	Tuesday	\$4,218.00	\$30,141.17	\$34,359.17	\$2,109.00	\$27,127.05	\$3,014.12	\$5,123.12
04/27/2022	Wednesday	\$4,392.00	\$27,748.12	\$32,140.12	\$2,196.00	\$24,973.31	\$2,774.81	\$4,970.81
04/28/2022	Thursday	\$5,956.00	\$48,448.44	\$54,404.44	\$2,978.00	\$43,603.60	\$4,844.84	\$7,822.84
04/29/2022	Friday	\$10,206.00	\$97,091.88	\$107,297.88	\$5,103.00	\$87,382.69	\$9,709.19	\$14,812.19
04/30/2022	Saturday	\$17,368.00	\$147,078.07	\$164,446.07	\$8,684.00	\$132,370.26	\$14,707.81	\$23,391.81
Casino Report Totals:		\$218,136.00	\$1,749,137.20	\$1,967,273.20	\$109,068.00	\$1,574,223.48	\$174,913.72	\$283,981.72
Casino YTD Totals		\$218,136.00	\$1,749,137.20	\$1,967,273.20	\$109,068.00	\$1,574,223.48	\$174,913.72	\$283,981.72

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