



City of Boonville
Council Meeting Agenda

December 20, 2021

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 (Susan Meadows)

II. Roll call

III. Hearing of Citizens' Comments

IV. Approval of the Minutes of the December 6, 2021, Council Meeting

V. Consent Items.

- A. Consider Pay Request Order No. 1 from SportsCon, LLC in the amount of \$15,553.40 for Johnston Fieldhouse Renovations**
- B. Consider Change Order No. 1 from GBH Builders the amount of \$16,159.50 for Johnston Fieldhouse Renovations**

VI. Presentation of Accounts and Claims

VII. Unfinished Business

- A. Second Reading of Bill No. 2021-033 An Ordinance Authorizing an Amendment to the Waste Collection, Disposal, and Transfer Station Agreement between Waste Management of Missouri, INC and The City of Boonville**

VIII. New Business

- A) First Reading of Bill No. 2021-034 An Ordinance Approving the Final Site Plan for the Wesselman Storage Units at 1424 W. Ashley Road.**

IX. Reports of Standing Committees

- A. Architectural review committee
- B. Planning and Zoning

X. Reports of City Officials

- A) City Administrator
- B) Mayor

Committee Appointments

- C) Economic Developer
- D) City Clerk

XI. Miscellaneous

XII. Closed Session RSMO 610.021

- **(3) Personnel**

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.

DRAFT COPY PENDING COUNCIL REVIEW AND APPROVAL

City of Boonville City Council Meeting Minutes December 6, 2021

The Boonville City Council met in Regular Session on December 06, 2021, 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.

NOTICE POSTED: Thursday, December 2, 2021, at 3:30 p.m.

CALL TO ORDER – PLEDGE AND PRAYER

The meeting was called to order and Steve Young led the prayer, after the pledge of allegiance.

ROLL CALL

The following Council Representatives were present: Steve Young, Susan Meadows, Andrew Cowherd, Theresa Hurt, Barry Elbert, Whitney Venable, Albert Turner and Michael Stock.

HEARING OF CITIZENS' COMMENTS

Jerry Quinlan, long term resident of Boonville came before the council with his opinion on Fox Hollow housing project. Mr. Quinlan stated he had put in 2 subdivisions with city specs and full approval. After he built those subdivisions other subdivisions outside the city limits got annexed in and the city spent lots of money getting those subdivisions up to city standards. Mr. Quinlan urged council to look at what is best for the City.

Matt Billings came before the council with his opinion on Fox Hollow housing project. Mr. Billings stated 20 years ago he was a council person and there was a housing summit with a public/private partnership to bring housing to the city that is how Lake Farrell Estates got started. Mr. Billings also stated noting the city does is dollar for dollar but that is what we are supposed to do as city leaders, do the best we can with what we have we must fill needs. Mr. Billings also stated this is an important economic development opportunity, the city needs to grow for the future of our families and children to have a place to want to stay and raise their own families. It may be 50 years before the city gets money back but that's ok, this isn't about money it is about filling a need and this development is the perfect way to do it by having a private/public partnership and this is a terrific opportunity to do that. This is Generational.

Susie Thoma Came before the council with her opinions on the Fox Hollow housing project. Ms. Thoma stated she owns property inside and outside the city limits. Ms. Thomas has concerns of why the city would use public funds to support a private development.

Danny Fuemmeler came before the council with his opinion on the Fox Hollow housing project. Mr. Fuemmeler stated he concurs with the housing needs in the city but he does not agree with the current proposal for Fox Hollow. Mr. Fuemmeler points out several reasons why he does not agree. First if the city wants to Annex the property there should be no handouts to do so and he believes the handout is irresponsible on the cities part. Mr. Fuemmeler stated there is no benchmarks set by the city that would provide a safety net if the developer does not fulfill his part after receiving this money. Mr. Fuemmeler also has safety concerns of the park being built close to the airport and the liability to the city. Mr. Fuemmeler stated the \$300,000 given to the developer for a park is way overpriced and only benefits the developer not the city. Mr. Fuemmeler believes there is other benefits to spending the ARPA funds then on this one development.

GiGi Quinlan-McAreavy came before the council with her opinion on the Fox Hollow housing project. Ms. McAreavy stated running the city of Boonville is business and this project should be voted on by logic not emotion. The council holds the key for the city's success, growth, safety, amenities, infrastructure, Etc. The logic behind this project is there is a need for housing in this community. Ms. McAreavy stated if the president of a company saw that their supply was low, they would do something to meet the need for the demand purchase more, make more, increase production of figure out another solution to fill the demand and need to keep their company successful. Ms. McAreavy stated the city has a need to housing and asks the council how they are going to fill the demand for that if this development isn't a success? Ms. McAreavy stated there is limited available land within the city for residential development and asked the council if in the future if they will force annexation if this project fails? Ms. McAreavy stated this development will create additional property tax revenue with most houses having 2 cars. The city will also be able to collect a use tax for online purchases. 400 homes could generate over 1 million dollars in revenue each year for the school from the real estate taxes alone.

Lori Imhoff came before the council with her opinion on the Fox Hollow housing project. Ms. Imhoff stated she is not opposed to annexation, but she is opposed to using taxpayer money to subsidize Fox Hollow Project especially without any performance obligations from the developer. Ms. Imhoff stated records indicate \$280,000.00 as an average home price for this development that is on the high side of affordability in Cooper County. Ms. Imhoff stated Boonville does have building lots for sale 80 or more is in the future at Boone Point and Quinlan Agency has listed on there website that development has started for the newest section of Legends West with an expected 50 lots or so. Ms. Imhoff stated Boonville does not need subsidize housing development with these other projects in the works.

Don Baragary came before the council with his opinion on the Fox Hollow housing project. Mr. Baragary stated this project would benefit lots of businesses in town and the idea that this development only benefits one person is misplaced it helps all of Boonville. Mr. Baragary stated more businesses can be brought to town but there has to be more housing in order to do that.

Jason Thurman, Vice President of Troy Thurman Construction which is the developer for the Fox Hollow Subdivision, came before the council and gave out several ways this project will

benefit the city of Boonville. This project would generate roughly \$1.5 million dollars a year in real estate taxes and roughly \$500,000.00 dollars a year in private property taxes and that is not counting the sales tax these houses would generate in the City of Boonville. Mr. Thurman stated lots of people are saying this project only benefits the developer and Mr. Thurman says that is not true. According to the Nation Association of Home Builders 3.5 jobs are created by and average single-family home. 450 homes at 3 jobs per house that would be 1,350 new jobs created, not all the jobs would be in Boonville but this development creates more jobs that they are going to spend their money in Boonville such as for lunch or at a gas station. Most all the materials will be bought locally that's what helps having a local developer rather than a outside developer. Mr. Thurman stated this project benefits the city, schools, and businesses.

Ken Hirlinger came before the council with his opinion on the Fox Hollow housing project. Mr. Hirlinger stated as council people you are considered city leaders and appointed for common sense and with the understanding you vote in the best interest of the Citizens of Boonville. Mr. Hirlinger stated the council has heard mostly objections on the project from members outside the city of Boonville and encouragement from city residents, members of boards city council has supported and the economic developer. Mr. Hirlinger stated past councils have always supported growth with the use of public funds and he urged the council to continue to do so.

APPROVAL OF THE MINUTES OF THE NOVEMBER 15, 2021 COUNCIL MEETING

The Minutes were approved as presented

CONSENT ITEMS

The Following Consent Items were presented for approval

- A. Consider Pay Request Order No. 3 from Rhad Baker Construction LLC in the amount of **\$88,598.92** for Kemper Library Parking Lot Improvements.
- B. Consider Change Order No. 1 from Rhad Baker Construction LLC the amount of **<\$0.00>** for Kemper Library Parking Lot Improvements.

Mr. Venable moved, and Mr. Stock seconded the motion to approve the Consent Items. Roll call was taken. Ayes: Young, Meadows, Cowherd, Hurt, Elbert, Venable, Turner, and Stock Total (8) Opposed: Total (0) Absent: Total (0) Moton Carried

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 Ms. Hurt seconded the motion to approve the appropriations. Roll call was taken. Ayes: Young, Meadows, Cowherd, Hurt, Elbert, Venable. Turner and Stock. (8) Opposed: Total (0) Absent: Total (0) Moton Carried

UNFINISHED BUSINESS

SECOND READING OF BIL NO.2021-031 APPROVING AN AGREEMENT WITH COMO ELECTRIC COOPERATIVE FRANCHISE AGREEMENT

Mrs. Davis read, by title only, a copy of the bill. Mr. Venable moved and Mr. Cowherd Seconded the motion to approve the bill. Roll call was taken. Ayes: Young, Meadows, Cowherd, Hurt, Elbert, Venable. Turner and Stock. (8) Opposed: Total (0) Absent: Total (0) Moton Carried

SECOND READING OF BILL NO. 2021-032 APPROVING A DEVELOPMENT AGREEMENT WITH THURMAN CONSTRUCTION COMPANY

Mrs. Davis read, by title only, a copy of the bill.

Mr. Venable stated he supports the development of Boonville and the growth within the city limits but he cannot support using the City Of Boonville's taxpayer money to subsidize this development over others. Mr. Venable stated he recommends a no vote.

Mr. Cowherd stated he believes in this instance the city role is to make a market and an area where there is strong demand. The city has done that with bringing in new jobs. There is a high demand for housing so there should be urgency to develop this and the developer should not be looking for subsidized loans from the city. Mr. Cowherd recommended a no vote.

Mr. Elbert inquired about fencing along the airport line. Ms. Fjell stated there will be fencing along the entire airport property. Mr. Elbert inquired about benchmarks and who is to say the developer can't build 400 homes in 20 years. Ms. Fjell stated in the development agreement there is not guarantee of 400 homes but the value of this development being inside the city in the long term provides a benefit to the city as well.

Mr. Turner stated he got a blank piece of paper and stated listing pros and cons of this development once he got down the the bottom the pros and cons were even. Mr. Turner also went around the community and asked others how they felt about this development. Mr. Turner reports most are against this project. Mr. Turner recommended a No vote.

Mr. Young stated everything with this development just doesn't add up and he doesn't have enough information. Mr. Young recommended and no vote.

Mrs. Davis read, by title only, a copy of the bill. Ms. Meadows moved and Mr. Stock Seconded the motion to approve the bill. Roll call was taken. Ayes: Meadows, Hurt, Elbert, and Stock. Total (4). Opposed: Young, Cowherd, Venable, and Turner. Total (4). The motion received a tie vote Mayor Beach cast a yes vote to break the tie and the motion was carried

FIFTH READING OF BILL NO. 2021-009 APPROVING ANNEXATION FOR FOX HOLLOW SUBDIVISION

Mrs. Davis read, by title only, a copy of the bill. Ms. Meadows moved and Mr. Young Seconded the motion to approve the bill. Roll call was taken. Ayes: Young, Meadows, Hurt, Elbert, Venable, and Stock. (6) Opposed: Cowherd and Turner Total (2) Absent: Total (0) Motion Carried

FIFTH READING OF BILL NO. 2021-010 APPROVING PROJECT AND PRELIMINARY SITE PLAN FOR FOX HOLLOW SUBDIVISION

Mrs. Davis read, by title only, a copy of the bill. Ms. Meadows moved and Ms. Hurt Seconded the motion to approve the bill. Roll call was taken. Ayes: Young, Meadows, Cowherd, Hurt, Elbert, Venable. Turner and Stock. (8) Opposed: Total (0) Absent: Total (0) Motion Carried

Mr. Vogler with MECO Engineering came before the council and stated he had gone through the codes and preliminary site plan for this development and added sidewalks, lights, and fire hydrants. The developer has come through and added all those to the revised site plan. Everything does meet code.

NEW BUSINESS

FIRST READING OF BILL NO. 2021-033 AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE WASTE COLLECTION DISPOSAL AND TRANSFER STATION AGREEMENT BETWEEN WASTE MANAGEMENT OF MISSOURI, INC AND THE CITY OF BOONVILLE

Ms. Davis Read, by title only, a copy of the bill

Mr. Elbert inquired about the roll carts and if they get damaged or lost what would the cost be to get the roll cart replaced. Representatives with Waste Management came before the council and stated if the can is damaged from regular service Waste Management will cover the cost. If the can is lost or stolen or damaged by the resident, then the resident would have to cover the cost of the can. Mr. Turner inquired about what the difference was between spring cleanup

and bulk items. Waste Management representative stated spring cleanup is basically where in the spring time on a certain date the resident would clean out garage, basement, etc and its all just out on the curb for Waste Management to pick up. Bulk item would be a larger item such as a recliner, couch, mattress, etc something that would be to big to fit in your cart. Mr. Turner wanted clarification on if the cart is lost, damaged, or stolen as long as Waste Management wasn't involved with any of that the expense is on the homeowner correct? Waste Management stated yes. Mr. Turner inquired if a resident already has a roll cart could it be used instead of having one issued from Waste Management. Waste Management Resident stated No.

CONSIDER RESOLUTION R2021-17 AUTHORIZING AND APPROVING AN AGREEMENT BETWEEN GRIES TRUCKING AND THE CITY OF BOONVILLE FOR FEMA/SAME STORMWATER PROJECT

Ms. Davis read the resolution in its entirety. Mr. Venable moved and Mr. Stock Seconded the motion to approve the bill. Roll call was taken. Ayes: Young, Meadows, Cowherd, Hurt, Elbert, Venable. Turner and Stock. (8) Opposed: Total (0) Absent: Total (0) Motion Carried

Mr. Turner stated this project is in his ward and he gets call on this project. Mr. Turner went to the site and inspected it the area and noticed there are there are some decaying trees with roots showing he was asking if those trees will be removed. Scott Vogler, Meco Engineering stated the bank on each side of the street is going to be re-graded and rock blanket will be laid down anything where the rock blanket will lay will be removed. Mr. Vogler went over the current time line for this project.

REPORTS OF STANDING COMMITTEES

BOARD OF PUBLIC WORKS-

Cancelled due to lack of items

REPORTS OF CITY OFFICIALS

CITY ADMINISTRATOR

None

MAYOR

Mayor Ned Beach gave out his praise and thank you to all the council members for being prepared and doing there due diligence.

CITY CLERK

Ms. Davis offered her thanks to all who came out and rang the bell on November 19, 2021 at Walmart for the Salvation Army.

Ms. Davis also told the council about the candidate filing period for the upcoming April 5, 2022, Municipal Election. The Filing period will run from Dec 7th to December 28th. Ms. Davis also pointed out the candidates that will be up for reelection.

MISCELLANEOUS

Teresa Studley, Assistant to City Administrator came before the council to present a commemorative plaque that was brought to the city from Lochner, a nationally- recognized transportation and engineering firm. The plaque was to recognize the long-standing relationship with Lochner and The City of Boonville.

Since planning and engineering the original airfield in 1973, Lochner has completed a variety of services on the Jesse Viertel Memorial Airport located in Boonville. In the 1990s and 2000s, Lochner expanded the airport by adding runways, taxiways, t-hangers, roads, and parking. Most recently, Lochner provided design and construction engineering services for the reconstruction of Runway 18-36 which was selected as the 2020 Gold Award winner by American Concrete Pavement Association (ACPA) for excellence in concrete paving for reliever and general aviation airports.

ADJOURN

With no further discussion, Mr. Young moved, and Mr. Stock seconded the motion to adjourn at 8:30 p.m. and the voice vote was unanimous.

Respectfully Submitted,

Amber Davis, City Clerk

Approved:

CONTRACTOR'S APPLICATION FOR PAYMENT

CAP702L

PAGE 1 OF 2 PAGES

TO: City of Boonville
401 Main Street
Boonville, MO 65233

PROJECT: 18503
BOONSLICK AREA YMCA

Distribution to:

- ☐ Owner
☐ Architect
☐ Contractor
☐ Construction Mgr

FROM
CONTRACTOR: SPORTSCON, LLC
1650 AVENUE H
ST. LOUIS, MO 63125

VIA ARCHITECT:

APPLICATION NO: 1
PERIOD TO: 12/08/2021
CONTRACT DATE: 12/08/2021
PROJECT NOS:

CONTRACT FOR: ATHLETIC EQUIPMENT

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment as shown below, in connection with the contract. Continuation Sheet, Document CAP703, is attached.

1. ORIGINAL CONTRACT SUM \$ 16,372.00 ✓
2. Net Change by Change Orders \$ 0.00
3. CONTRACT SUM TO DATE (Line 1+ - 2) \$ 16,372.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on CAP703) \$ 16,372.00
5. RETAINAGE:
 - a. 5.00 % of Completed Work (Columns D + E on CAP703) \$ 818.60
 - b. 0.00 % of Stored Material (Column F on CAP703) \$ 0.00Total Retainage (Line 5a + 5b or Total in column I of CAP703) \$ 818.60
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) \$ 15,553.40
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 0.00
8. CURRENT PAYMENT DUE \$ 15,553.40
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 8) \$ 818.60 ✓
10. TOTAL REQUESTED TO DATE \$ 15,553.40
11. PAYMENTS RECEIVED TO DATE \$ 0.00
12. CREDITS APPLIED TO DATE \$ 0.00
13. NET PAYMENT DUE \$ 15,553.40 ✓

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

The Undersigned Contractor certifies that to the best of the Contractor's knowledge information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: SPORTSCON, LLC

By: Kate Brumberg Date: 12/08/2021

State of: MO

County of: St. Louis

Subscribed and sworn to before

me this 8th day of December 2021

Notary Public: Loree AMSDEN Commission # 12351627
My Commission Expires 06-06-2024

My Commission expires: 6/06/2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED\$ 15,553.40

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: J. N. H. Date: 12-10-2021

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract.

AIA Document G702 - 1992

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: City of Boonville
401 Main Street
Boonville MO 65233

PROJECT: Boonslick Heartland YMCA

APPLICATION NO: 1

DISTRIBUTION TO:
OWNER
ARCHITECT
CONTRACTOR
FIELD
OTHER

FROM

CONTRACTOR: GBH Builders, Inc.
3441 N. Ten Mile Drive
PO Box 945
Jefferson City MO 65102

VIA ARCHITECT: Porter, Berendzen & Associates
PO Box 446
200 South Henry Clay Blvd.
Ashland MO 65010

PERIOD TO: 12/10/2021

CONTRACT DATE:

PROJECT NOS:

CONTRACT FOR: Boonslick Heartland YMCA Gym Lighting

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM..... \$18,963.00 ✓
2. NET CHANGES IN THE WORK..... \$0.00
3. CONTRACT SUM TO DATE (Line 1 + 2) \$18,963.00
4. TOTAL COMPLETED AND STORED TO DATE: (Column G on G703) \$17,010.00
5. RETAINAGE:
 - a. 5.00 % of Completed Work
(Column D+E on G703)
 - b. 5.00 % of Stored Material
(Column F on G703)
- Total Retainage (Lines 5a + 5b or Total in Column I on G703) \$850.50
6. TOTAL EARNED LESS RETAINAGE..... \$16,159.50
(Line 4 minus Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... \$0.00
(Line 6 From Prior Certificate)
8. CURRENT PAYMENT DUE..... \$16,159.50 ✓
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 minus Line 6) \$2,803.50 ✓

SUMMARY OF CHANGE IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this month including Construction Change Directives		
TOTALS		
NET CHANGES IN THE WORK	0.00	✓

The undersigned Contractor certifies that to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: GBH Builders, Inc.

By: [Signature] Date: 12/10/21

State of: Missouri

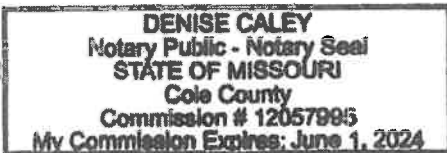
County of: Cole

Subscribed and sworn to before

me this 10th day of December, 2021

Notary Public: [Signature]

My commission expires: 06/01/2024



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that the Work has progressed to the point indicated; that to the best of his knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents and that the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 16,159.50

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: [Signature] Date: 12-10-2021

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to all rights of the Owner or Contractor under this Contract.

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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 **December 20, 2021** the sum of **\$334,408.64**

General Fund	\$196,895.05
Sanitation	\$21,533.93
CIP Tax	\$18,024.46
Water Works	\$26,974.27
Capital Projects	\$0.00
Waste Water	\$63,061.92
Tourism	\$5,874.68
Gaming	\$1,555.37
Parks/Water	\$488.96
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 **\$334,408.64** 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 **December 20, 2021** read for the second time this **December 20, 2021** since a copy was made available prior to the meeting.

Approved **December 20, 2021** _____

Mayor

Endorsed **December 20, 2021** : 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. 2021-034

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE FINAL SITE PLAN FOR THE WESSELMAN STORAGE UNITS AT 1424 W. ASHLEY ROAD, BOONVILLE, COOPER COUNTY, MISSOURI; PROVIDING AND EFFECTIVE DATE THEREFORE, AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, the Jennifer Wesselman is proposing to to improve her property at 1424 W. Ashley Road and build 4 storage units; and

WHEREAS, City staff and engineers met and communicated with the Jennifer Wesselman and her development team to work out the details of construction and site planning and to ensure that the plans are in compliance with the City's zoning ordinances and planning standards; and

WHEREAS, final plans were presented to the Planning and Zoning Commission, which voted on December 14th, 2021 to approve the final site plans, contingent upon a final review completed by City Engineer. The plans included, **Exhibit A**, which are attached hereto. The commission has recommended their approval by the Council. Said site plans are incorporated herein as if set forth fully in this ordinance; and

WHEREAS, the City Council has evaluated the site plans for compatibility with the use of abutting sites, the safety, and convenience of vehicle and pedestrian traffic and in view of the potential economic benefit to the City of Boonville and finds them to be appropriate and beneficial to further economic development of the City.

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

SECTION 1: That the final site plan as shown and indicated in **Exhibit A**, attached hereto and made a part hereof, for the construction of Wesselman Storage Unity located at 1424 W. Ashley Road in the City of Boonville, Cooper County, Missouri should be and is hereby approved.

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

READ FOR THE FIRST TIME: 20TH DAY OF DECEMBER, 2021

READ FOR THE SECOND TIME AND PASSED THIS 3RD DAY OF JANUARY, 2022, AFTER A COPY OF THIS ORDINANCE AND REFERENCED PLANS HAVE BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST READING.

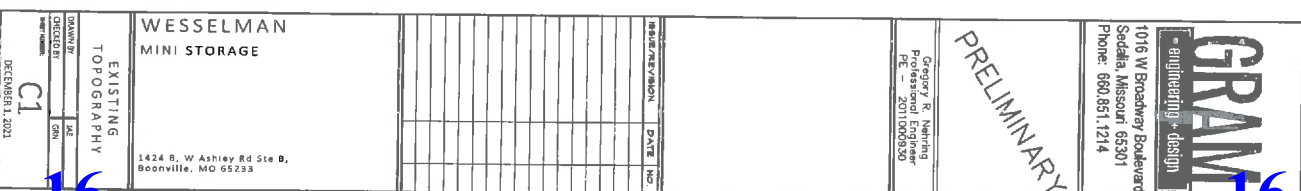
President of the Council

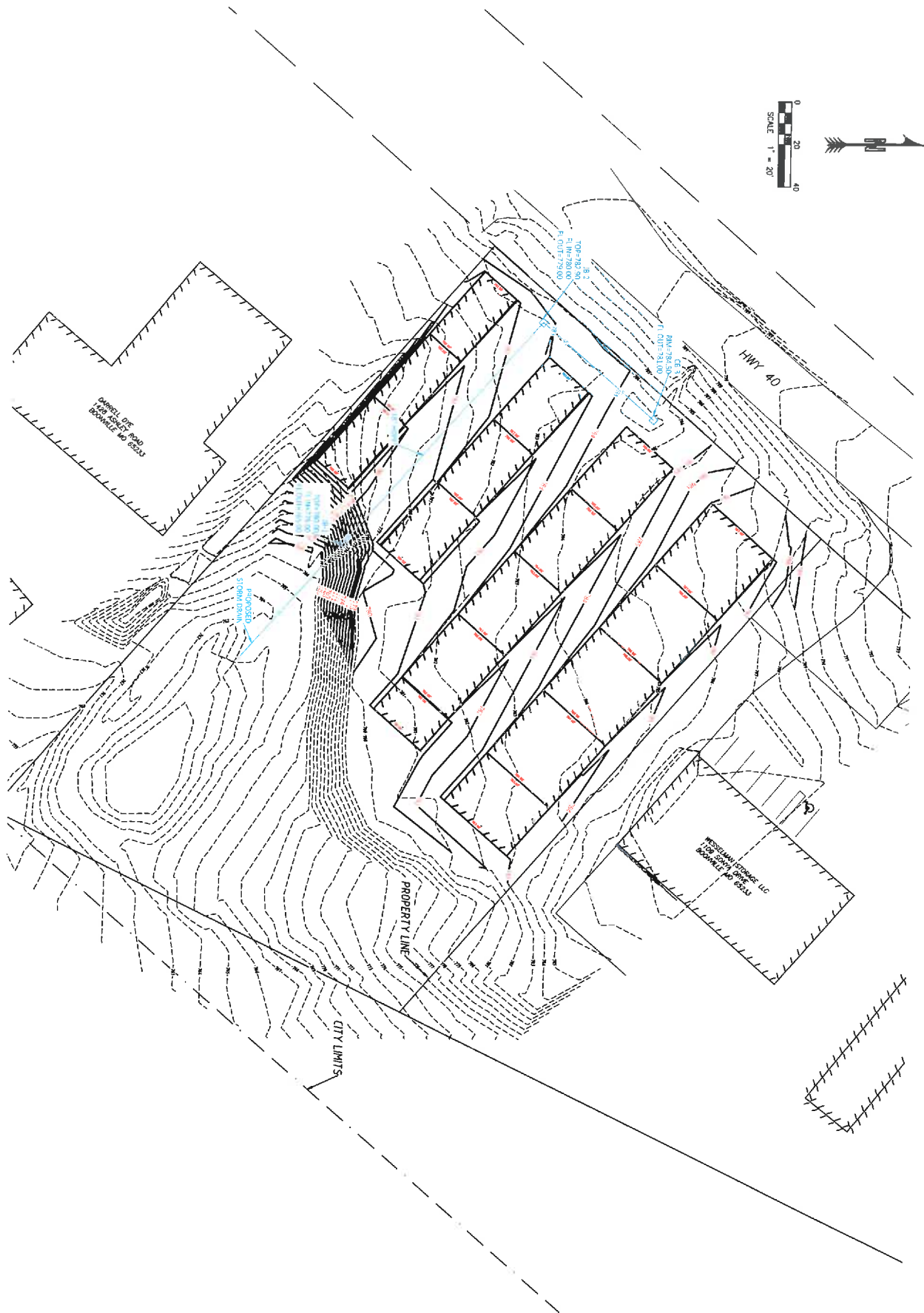
APPROVED THIS 3RD-DAY OF JANUARY 2022.

Ned Beach, Mayor

ATTEST:

Amber Davis, CITY CLERK





GRAM engineering + design 1010 W Broadway Boulevard Sedalia, Missouri 65301 Phone: 660.851.1214		PRELIMINARY Gregory R. Nehring Professional Engineer No. 281063233		1424 D. W Ashley Rd Ste B, Boonville, MO 65233	WESSELMAN MINI STORAGE GRADING AND DRAINAGE PLAN DATE: 12/1/2001 DRAWN BY: C3 CHECKED BY: C3 DECEMBER 1, 2001
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City of Boonville
Architectural Review Committee
December 14, 2021

The Architectural Review Committee Meet on Tuesday December 14th, 2021, at 5:30 P.M. at City Council Chambers located at 525 East Spring Street, Boonville Missouri. The Following members were present.: Christy Linhart, Zac Simpson, Mary Pat Abele, Ed Scrivner and Lindsey McGuire.

Staff and guest present:

Steve Hage, Building inspector and meeting facilitator.

Kate Fjell, City Administrator

Georgia Esser, representing Mike Esser Construction

Members reviewed and approved the minutes from the July 30th, 2020

New Business:

Members met to review the plans for a new single-family dwelling proposed by Mike Esser Construction located at 1109 6th Street. Steve Hage led the discussion by walking the members through the standards for infill housing in the central overlay district.

After Comments from all the members on the proposed single-family dwelling. Mary Pat Abele made a motion to approve the plan as submitted and Christy Linhart seconded the motion. A unanimous vote followed to approve the plan.

Adjourn:

With no further discussion a motion was made by Christy Linhart and Mr. Scrivner seconded the motion to adjourn.

**CITY OF BOONVILLE
PLANNING AND ZONING COMMISSION MEETING
MINUTES OF DECEMBER 14, 2021**

VOTING MEMBERS PRESENT

- 1) Steve Hage, Building Inspector
- 2) Whitney Venable
- 3) Matt Billings, Chairman
- 4) Zach Simpson
- 5) Ned Beach
- 6) Sonny Warren
- 7) Clark Greis
- 8) Josh Snoddy

VOTING MEMBERS ABSENT: None

STAFF/PRESENTERS/GUESTS

Kate Fjell	Donnie Konz
Jeff Ditto	Mark Waibel
Jennifer Wesselman	

Agenda Posted on December 9, 2021, at 3:00 PM

1. CALL TO ORDER: Mr. Billings called the meeting to order at 6:02 p.m. Roll call was taken with eight (8) of eight (8) members present constituting a quorum.
2. MINUTES: Mr. Beach moved, and Mr. Simpson seconded a motion that the minutes be approved. Motion passed unanimously.
3. HEARING OF PUBLIC COMMENTS:
None
4. OLD BUSINESS:
None
5. NEW BUSINESS:

a. Final Site Plan for storage units near 1424 W. Ashley Road

Mr. Billings asked Ms. Fjell to open the discussion. Ms. Fjell stated that the developers were present and on hand to ask questions. Ms. Fjell also stated that developers had submitted a revised plan that addressed several of the deficiencies and/or comments Mr. Vogler had identified in his preliminary review. Specifically, the revised plan addressed the following items:

1. Added zoning designation on the cover sheet: C-1
2. Described extent and character of landscaping: none required due to code; however, grass will be planted along Hwy 5 and building. No trees will be planted due to underground utilities in the area
3. Storm Sewer inlets correctly labeled: changed from JB (junction box) to CB (catch basin)

VACANT COMMITTEE POSITIONS & COMMITTEE APPOINTMENTS

Airport – 5 Seats – TOTAL NEEDED 4

Vacant – 3

Needs Renewed if they Choose – 1

Architectural Review Committee – 5 seats – TOTAL NEEDED 5

Vacant – 0

Needs Renewed if they Choose – 5

Ed Scrivner

Zack Simpson

Mary Pat Abele

Christy Linhart

Lindsey McGuire

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 1

Vacant – 1

Needs Renewed if they Choose – 0

Boonville Housing Authority Board – 5 Seats – TOTAL NEEDED 1

Vacant – 1

Needs Renewed if they Choose – 0

Cemetery Board – 5 Seats – TOTAL NEEDED 3

Vacant – 2

Needs Renewed if they Choose – 1

Fire Board – 5 Seats

Vacant – 0

Needs Renewed if they Choose – 0

Historic Preservation Commission – 7 Seats – TOTAL NEEDED 3

Vacant – 2 (both seats expire May 2022)

Needs Renewed if they Choose – 1

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 (expire May 2022 & May 2023)
Needs Renewed if they Choose – 0

Planning and Zoning Commission – 5 Seats

Vacant – 0
Needs Renewed if they Choose – 0

Police Board – 5 Seats

Vacant – 0
Needs Renewed if the Choose – 0

Street, Alley, and Sanitation Board – 5 Seats – TOTAL NEEDED 3

Vacant – 0
Needs Renewed if the Choose – 3

Tourism Committee – 5 Seats – TOTAL NEEDED 2

Vacant – 0
Needs Renewed if the Choose – 2

Transportation Development District Committee – 5 Seats

Vacant – 0

4. Retaining wall on south side Unit 4: No retaining walls intended
5. Grades on the south side of unit 4 do not match existing contours: maps showing grading was revised
6. Driving surface material not present on the plans: Plans revised to show an asphalt driving material
7. Building materials missing from plans, since in corridor standards: Plans revised to show that the buildings will have a brick veneer front along Hwy 5.

Ms. Fjell then asked Steve to discuss the revised plans and what items are outstanding. Mr. Hage stated that the zoning, landscaping, corridor standards and relabeling of junction box on the revised plans are appropriate and acceptable.

Mr. Hage stated that he discussed the issue of the storage units being one way in/out for each bay with the fire department. The department was not worried about having a fire lane around the storage units since the fire equipment can reach all parts and sides of the building. Additionally, Mr. Hage noted that there are several other storage units in town that have this same ingress/egress and there are not requirements in City code to require an ability to drive around the building.

Mr. Hage then introduced Jennifer Wesselman, developer, to discuss her plans. Ms. Wesselman stated that she had initially come before planning and zoning with a preliminary plan to do climate-controlled storage units at the site in 2018; however, she has revised her plan and will be doing standard storage units. She intends to build a 6-foot wood privacy fence on the south and back side of the property. Ms. Wesselman asked Mr. Conz and Mr. Waibel to describe their building plans in greater detail. Mr. Conz stated that it is their intention to take the dirt that is currently onsite and lay it over the hillside and dress it up with a rock blanket to minimize erosion and dress up the site. The building plan has each unit stair stepped down to accommodate the site.

Mr. Hage asked if there would be a retaining wall on unit 4 on the back side. Mr. Conz stated that there will be no retaining wall. Mr. Hage noted the one footstep down on page C3 of the plans and indicated the steepness of the grade. Mr. Conz stated that they want to discourage people from driving on the steep hillside with bollards.

Mr. Hage asked if any hydrology reports have been completed to ensure that the current detention pond was of an adequate size to accommodate stormwater runoff from this addition. Mr. Conz stated that the previous owner, Mr. Quinlan, had Mecor do work on stormwater runoff, and it included the additional units now being proposed in 2012. Mr. Hage asked if that analysis included a plan for asphalt drives. Mr. Waibel stated that he believed so since that was the layout of the existing storage units. Mr. Hage asked if Gram Engineering had done any analysis. Mr. Conz stated that they had not done any further analysis. Mr. Hage stated that he believed Mr. Vogler would likely want to see an updated analysis to ensure it meets current code and increased runoff from the proposed project. Mr. Waibel stated that if it needed to be made bigger that there was plenty of space to expand the detention pond.

Mr. Hage then asked if the Commission was comfortable with there being no driving lane. Mr. Billings stated that he was comfortable since the issue had been looked at and there were examples similar to the proposed project already in town.

Mr. Venable asked if there would be any additional landscaping besides the grass. Mr. Conz stated that they do not plan to put any trees in because of the numerous utilities running underground at the site.

With no further questions, Mr. Venable moved, and Mr. Hage seconded a motion to approve the final site plan contingent upon a final review by City Engineer. Roll Call: Ayes: Snoddy, Greis, Warren, Simpson, Venable, Billings, Beach, Hage (8). Nays: None (0). Abstain (0). Motion Carried.

6. MISCELLANEOUS:

None

7. ADJOURN

Mr. Warren moved, and Mr. Simpson seconded a motion to adjourn the meeting. The motion passed unanimously. The Meeting adjourned at 6:15 PM

Respectfully submitted,

Kate Fjell, City Administrator

Public Works Monthly Report
November 2021

WWTP:

Total flow processed – 22,620,000 gallons

Average daily flow – 754,000 gallons

Sludge disposed – 66.31

WTP:

Gallons pumped from river – 26,949,000 gallons

Gallons pumped to customer – 27,520,000 gallons

Remarks:

Water Distribution / Sewer Collection:

Replaced Fire hydrant on 8th & Spring Street

Repair water leak at 1018 Jefferson Road

2 New Services: 1704 Legends West Ave & 2510 Main Street

Installed 52 new meters

Street Department:

Concrete work at soccer field

Completed Public works street cuts

Fixed Street Signs

Filled Potholes

Street sweeping

Helped replace hydrant at McRoberts Street

Rocked storm drain at prison

Picked up yard waste

Central Garage:

Vehicles serviced and inspected – 9

Vehicle and equipment repairs – 9

Weather:

Average Temperature –46°

High Temperature – 76° November 17th, 2021

Low Temperature - 22° November 26th, 2021

Total Rain – 0.71"

Maximum Rain – 0.28" November 25th, 2021



REPORT OF OPERATIONS

Boonville, Missouri

Water Treatment Plant

November 2021

Submitted by Alliance Water Resources, Inc.

December 20, 2021

City Council Meeting

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

November 2021

**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

Administrative

- Andrew Porter and Matt Bishop are participating in a 10-day Drinking Water Class in Columbia, Mo.

Treatment

- Normal operations and filter maintenance were performed this month.
- The staff repaired the scale for the 9939 polymer that feeds to the Basin Building.
- The staff has begun the winterization process for the water treatment plant, towers and pump stations.
- The staff repaired 2 of the outside lights on the back side of the water treatment plant building. They now have LED bulbs.
- The staff changed the oil in the anti-icing blowers and greased the bearings.
- The staff replaced the electric motor and variable speed drive on Flocculator #2 in the Primary Basin.
- The staff installed a new colorimeter on the Tap Total Chlorine CL17 Chlorine analyzer.
- The staff installed new batteries in the generator at the River Pump House.
- The staff replace UV Lamp #4 in UV Reactor #1.
- The staff installed new thermometers in the Chlorine Storage Room and the Chlorine Feed Room.
- HACH was here to repair 2 of the CL17 Chlorine Analyzers downstairs.
- The staff applied grease to the 576 Clearwell Exhaust Fan.
- The staff repaired the electric motor mount on Air Compressor #2.
- HACH was here to repair the Top of Filter Turbidimeter and replaced the bulb. They found the light detector needs to be replaced as well. The parts have been ordered.
- The staff replaced several fluorescent bulbs throughout the water plant building.

Project Updates

- The staff isolated the Water Treatment Plant Tower from the water distribution system and drained it. Utility Services/Suez was here to clean, inspect, and acid wash the interior of the water tower. The staff then filled the tower and performed Bac-T testing of the water. After the test results came back clean, the Water Treatment Plant Tower was placed back in service.

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.
- Shannahan Crane was here to perform annual crane inspections on all 4 cranes.

Regulatory

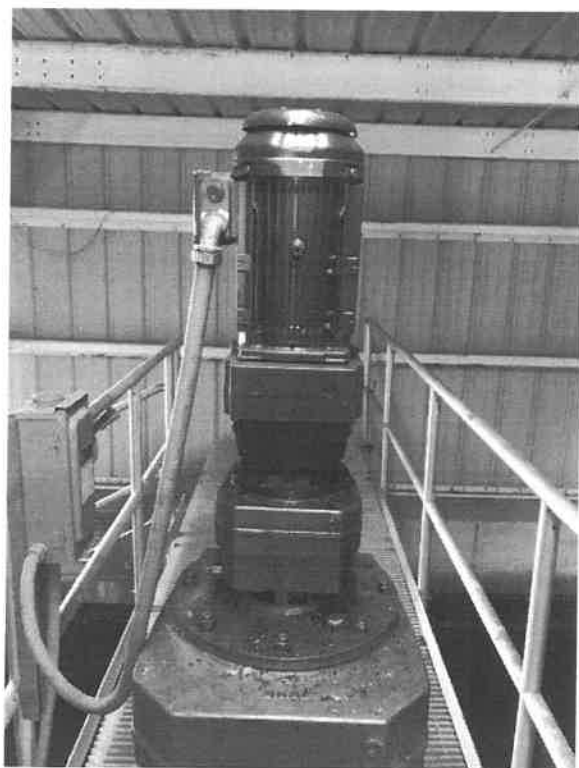
- Ten water samples were collected throughout the water distribution system. All samples tested were absent of Total Coliform and E-Coli. Report was sent to DNR. (See attached)
- Water samples were collected for monthly Total Organic Carbon (TOC) testing and were transported to the State Health Lab.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

Concerns for the Month.

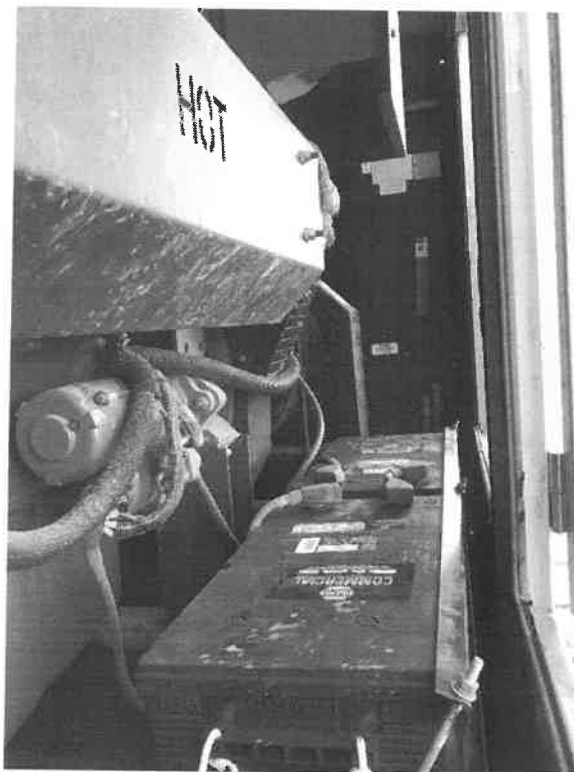
The Water Treatment Plant experienced issues with river pump operations. After some investigation with Ameren Electric, we learned that a power outage in the area of Jefferson Dr created a power surge that tripped out the variable frequency drive and shut down the river pump. We believe this power surge also created issues with the UV Disinfection System. This is not a big concern, but it is unusual activity in the Ameren Electric power supply.

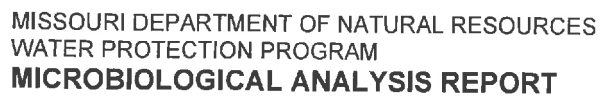
WATER RESOURCES®
Alliance
Professional Water and Wastewater Operations
OPERATIONS REPORT – Boonville

Photos



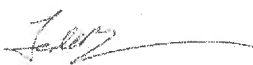
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Professional Water and Wastewater Operations
OPERATIONS REPORT – Boonville



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 NOVEMBER	
ADDRESS 901 RIVIERA DRIVE				PHONE (660) 882-4021		2021	
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>2.00</u> mg/l				TURBIDITY 1. Total number measurements taken monthly, A: <u>153</u> 2. number of measurements below 0.3 NTU, B: <u>153</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	3.75	17	2.85	0.04	0	0	0
2	4.50	15	2.58	0.04	0	0	0
3	4.50	15	2.39	0.04	0	0	0
4	4.50	15	2.17	0.04	0	0	0
5	4.75	15	2.10	0.04	0	0	0
6	5.00	16	1.96	0.04	0	0	0
7	4.50	15	1.72	0.04	0	0	0
8	5.00	13	2.03	0.04	0	0	0
9	4.50	14	2.01	0.04	0	0	0
10	5.00	14	2.02	0.04	0	0	0
11	4.25	14	1.82	0.04	0	0	0
12	4.50	15	2.11	0.04	0	0	0
13	3.75	16	2.15	0.04	0	0	0
14	4.00	15	2.15	0.04	0	0	0
15	4.25	15	2.11	0.04	0	0	0
16	5.00	14	1.98	0.04	0	0	0
17	5.00	15	2.22	0.04	0	0	0
18	5.00	12	2.11	0.04	0	0	0
19	4.75	14	2.04	0.07	0	0	0
20	3.75	13	2.13	0.05	0	0	0
21	4.25	14	2.14	0.04	0	0	0
22	5.00	12	2.11	0.04	0	0	0
23	4.50	12	2.04	0.04	0	0	0
24	4.75	12	2.05	0.07	0	0	0
25	4.00	13	2.27	0.04	0	0	0
26	4.25	12	2.28	0.05	0	0	0
27	4.00	11	1.98	0.04	0	0	0
28	4.00	11	2.28	0.04	0	0	0
29	5.00	12	2.31	0.04	0	0	0
30	4.50	12	2.40	0.03	0	0	0
X	X	X	X	X	X	X	X
Name of Person Preparing Report Todd W. Baslee			Signature of Responsible Official 			DATE 12/6/2021	

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?

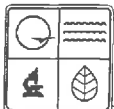
NO

{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 November 2021	
ADDRESS 901 Riviera Dr		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	134.50	27.520	0.0	3	.006286
2 - Tower	0.0	0.0	N/A	N/A	N/A
9. TOTAL VOLUME OF OFF-SPECIFICATION WATER PRODUCED (MG) [A] .006286			10. TOTAL VOLUME OF WATER PRODUCED (MG) [B] 27.520		
11. PERCENT OF OFF-SPECIFICATION WATER PRODUCED ([A]/[B]*100) 0.02%			12. PERCENT OF OFF-SPECIFICATION WATER PRODUCED <5 PERCENT ☒ YES ☐ NO		
13. Of the <u>8</u> sensors, <u>8</u> have been checked for calibration and <u>8</u> were within the acceptable range of tolerance.					
14. The following reactors had a sensor correction factor		Unit	Sensor correction factor		
15. COMMENTS One off spec event occurred due to transfer pump reactor shutting off because of low water in reactor - then it shut down the transfer pump - all taking 30 seconds to perform. The other two event were due to exceeding the 4500 gpm limit for 30 seconds each occurrence.					
16. NAME OF PERSON PREPARING REPORT Todd Baslee		17. SIGNATURE OF RESPONSIBLE OFFICIAL 		DATE 12/6/2021	

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	
11/1/21	11/30/21
NODI:	*****

Parameters	Reporting Requirements			Unit	Reporting Requirements		Unit
Flow, in conduit or thru treatment plant	*****	*****	*****	*****	0.388	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	*****	*****	*****	*****	9.14	0.66	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 December 6, 2021	User Phone Number (573)476-4395
-------------------------------	-------------------------------------	------------------------------------

ORDER NO. 10-2021

**AN ORDER APPROVING A PLAN FOR THE ACQUISITION, CONSTRUCTION
AND EQUIPPING OF A FACILITY FOR AN INDUSTRIAL DEVELOPMENT
PROJECT IN THE COUNTY.**

WHEREAS, Cooper County, Missouri, a third-class county and political subdivision of the State of Missouri (the "County"), is authorized and empowered pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 through 100.200, inclusive, of the Revised Statutes of Missouri (collectively, the "Act") to purchase, construct, improve and equip certain projects (as defined in the Act), to issue industrial revenue bonds for the purpose of providing funds to pay the costs of such projects, and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, office industry, warehousing and industrial development purposes upon such terms and conditions as the County deems advisable; and

WHEREAS, Kawasaki Motors Manufacturing Corp., U.S.A., a Nebraska corporation ("Kawasaki"), and Columbia Property I, LLC, a Missouri limited liability company, have requested that the County (a) issue taxable industrial revenue bonds in the maximum principal amount of \$7,400,000 for the purpose of acquiring approximately 18.47 acres of real property located at 2501 Boonslick Drive in Boonville, Missouri (the "Project Site"), and renovating the approximately 269,275-square foot building thereon, which will be occupied by Kawasaki, and (b) issue taxable industrial revenue bonds in the maximum principal amount of \$4,000,000 for the purpose of acquiring and installing certain personal property at the Project Site; and

WHEREAS, the Act requires the County to prepare a plan in connection with an industrial development project undertaken pursuant to the Act; and

WHEREAS, a Plan for an Industrial Development Project and Cost/Benefit Analysis (the "Plan") has been prepared and is attached as **Exhibit A**; and

WHEREAS, notice of the County's consideration of the Plan has been given in the manner required by the Act, and the County Commission has fairly and duly considered all comments submitted to the County Commission regarding the proposed Plan;

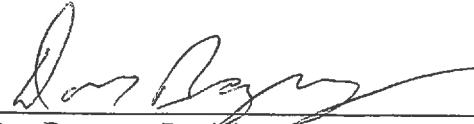
NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF COOPER COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Approval of the Plan. The County Commission hereby approves the Plan.

Section 2. Effective Date. This Order shall take effect and be in full force immediately after its passage by the County Commission.

[Remainder of Page Intentionally Left Blank]

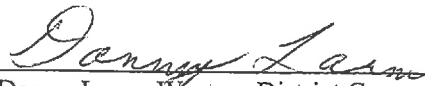
PASSED by the County Commission of Cooper County, Missouri, this 16th day of December, 2021.



Don Baragary, Presiding Commissioner



Charlie Melkersman, Eastern District Commissioner



Danny Larm, Western District Commissioner

(SEAL)

ATTEST:

By:

Sarah Herman, County Clerk



Missouri Gaming Commission

State/Local Allocation of Gaming Revenues

RPT MGC/3

For the Period 11/1/2021 through 11/30/2021

Year beginning 11/1/2021

Gaming Date	Day	Admission Tax Remitted	Gaming Tax Remitted	Total Tax Remitted	State & Local Portion of Adm Tax	State Portion of Gaming Tax	Local Portion of Gaming Tax	Total Local Adm & Gaming Tax
Isle of Capri IB								
11/01/2021	Monday	\$4,198.00	\$32,562.93	\$36,760.93	\$2,099.00	\$29,306.64	\$3,256.29	\$5,355.29
11/02/2021	Tuesday	\$3,772.00	\$32,948.13	\$36,720.13	\$1,886.00	\$29,653.32	\$3,294.81	\$5,180.81
11/03/2021	Wednesday	\$6,976.00	\$36,337.16	\$43,313.16	\$3,488.00	\$32,703.44	\$3,633.72	\$7,121.72
11/04/2021	Thursday	\$5,222.00	\$42,978.48	\$48,200.48	\$2,611.00	\$38,680.63	\$4,297.85	\$6,908.85
11/05/2021	Friday	\$8,076.00	\$61,180.78	\$69,256.78	\$4,038.00	\$55,062.70	\$6,118.08	\$10,156.08
11/06/2021	Saturday	\$10,800.00	\$83,656.73	\$94,456.73	\$5,400.00	\$75,291.06	\$8,365.67	\$13,765.67
11/07/2021	Sunday	\$5,460.00	\$52,585.08	\$58,045.08	\$2,730.00	\$47,326.57	\$5,258.51	\$7,988.51
11/08/2021	Monday	\$3,530.00	\$25,785.67	\$29,315.67	\$1,765.00	\$23,207.10	\$2,578.57	\$4,343.57
11/09/2021	Tuesday	\$3,708.00	\$22,723.77	\$26,431.77	\$1,854.00	\$20,451.39	\$2,272.38	\$4,126.38
11/10/2021	Wednesday	\$6,594.00	\$38,349.54	\$44,943.54	\$3,297.00	\$34,514.59	\$3,834.95	\$7,131.95
11/11/2021	Thursday	\$7,476.00	\$52,443.73	\$59,919.73	\$3,738.00	\$47,199.36	\$5,244.37	\$8,982.37
11/12/2021	Friday	\$7,750.00	\$59,745.17	\$67,495.17	\$3,875.00	\$53,770.65	\$5,974.52	\$9,849.52
11/13/2021	Saturday	\$10,658.00	\$75,199.77	\$85,857.77	\$5,329.00	\$67,679.79	\$7,519.98	\$12,848.98
11/14/2021	Sunday	\$5,742.00	\$50,818.64	\$56,560.64	\$2,871.00	\$45,736.78	\$5,081.86	\$7,952.86
11/15/2021	Monday	\$3,428.00	\$16,468.25	\$19,896.25	\$1,714.00	\$14,821.43	\$1,646.82	\$3,360.82
11/16/2021	Tuesday	\$3,718.00	\$31,615.10	\$35,333.10	\$1,859.00	\$28,453.59	\$3,161.51	\$5,020.51
11/17/2021	Wednesday	\$6,562.00	\$58,116.55	\$64,678.55	\$3,281.00	\$52,304.90	\$5,811.65	\$9,092.65
11/18/2021	Thursday	\$4,878.00	\$34,691.33	\$39,569.33	\$2,439.00	\$31,222.20	\$3,469.13	\$5,908.13
11/19/2021	Friday	\$7,636.00	\$59,916.60	\$67,552.60	\$3,818.00	\$53,924.94	\$5,991.66	\$9,809.66
11/20/2021	Saturday	\$9,304.00	\$73,465.25	\$82,769.25	\$4,652.00	\$66,118.73	\$7,346.52	\$11,998.52
11/21/2021	Sunday	\$5,006.00	\$44,571.84	\$49,577.84	\$2,503.00	\$40,114.66	\$4,457.18	\$6,960.18
11/22/2021	Monday	\$3,908.00	\$33,226.78	\$37,134.78	\$1,954.00	\$29,904.10	\$3,322.68	\$5,276.68
11/23/2021	Tuesday	\$4,420.00	\$32,734.98	\$37,154.98	\$2,210.00	\$29,461.48	\$3,273.50	\$5,483.50
11/24/2021	Wednesday	\$6,408.00	\$42,959.94	\$49,367.94	\$3,204.00	\$38,663.95	\$4,295.99	\$7,499.99
11/25/2021	Thursday	\$8,794.00	\$67,891.34	\$76,685.34	\$4,397.00	\$61,102.21	\$6,789.13	\$11,186.13
11/26/2021	Friday	\$11,674.00	\$86,798.12	\$98,472.12	\$5,837.00	\$78,118.31	\$8,679.81	\$14,516.81
11/27/2021	Saturday	\$11,130.00	\$83,107.17	\$94,237.17	\$5,565.00	\$74,796.45	\$8,310.72	\$13,875.72
11/28/2021	Sunday	\$5,936.00	\$30,043.57	\$35,979.57	\$2,968.00	\$27,039.21	\$3,004.36	\$5,972.36
11/29/2021	Monday	\$3,708.00	\$27,795.51	\$31,503.51	\$1,854.00	\$25,015.96	\$2,779.55	\$4,633.55
11/30/2021	Tuesday	\$4,156.00	\$36,455.14	\$40,611.14	\$2,078.00	\$32,809.63	\$3,645.51	\$5,723.51
Casino Report Totals:		\$190,628.00	\$1,427,173.05	\$1,617,801.05	\$95,314.00	\$1,284,455.77	\$142,717.28	\$238,031.28
Casino YTD Totals:		\$190,628.00	\$1,427,173.05	\$1,617,801.05	\$95,314.00	\$1,284,455.75	\$142,717.31	\$238,031.31