



BOONVILLE

City of Boonville

SPECIAL CLOSED SESSION CITY COUNCIL MEETING

July 6, 2021

6:15 p.m.

City Council Chambers

525 E. Spring Street

Boonville MO 65233

ANNOUNCEMENT

July 1, 2021

The City Council and Mayor Ned Beach announce a Special Closed Session City Council Meeting pursuant to the Closed Meeting Provisions of RSMO 610.021 (1) Legal. The meeting will be held Tuesday, July 6, 2021, at 6:15 p.m. in the Council Chambers.



City Of
BOONVILLE
City of Boonville

Council Meeting Agenda

July 6, 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 (Albert Turner)

II. Roll call

III. Hearing of Citizens' Comments

IV. Approval of the Minutes of the June 21, 2021 Council Meeting

V. Consent Items.

a) None.

VI. Presentation of Accounts and Claims

VII. Unfinished Business

A) None.

VIII. New Business

A) First Reading of Bill No. 2021-019 Approve Project and Final Site Plans for CMMG Expansion

IX. Reports of Standing Committees

A) Street, Alley, and Sanitation Board – June 30, 2021 (Steve Young)

X. Reports of City Officials

A) City Administrator

- Parks Department – Paul Linhart
- Hail Ridge Golf Course – Josh Black
- Boonville Soccer Academy – Jimmy Barbarotta

B) Mayor

C) City Clerk

XI. Miscellaneous

XII. Closed Session RSMO 610.021 (1) Legal

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 CITY COUNCIL REVIEW AND APPROVAL

**City of Boonville
City Council Meeting Minutes
June 21, 2021**

The Boonville City Council met in Regular Session on June 21, 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; Doug Abele, Interim City Counselor; Teresa Studley, City Clerk; and Bobby Welliver, Sergeant at Arms.

NOTICE POSTED: Thursday, June 17, 2021 at 11:41 a.m.

CALL TO ORDER – PLEDGE AND PRAYER

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

ROLL CALL

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

HEARING OF CITIZENS' COMMENTS

Reverend Bridget Mitchell, Pastor of St. Matthew Chapel AME Church, Ward 2, came before the Council expressing her concern regarding signage on Locust Street, across from David Barton Elementary School. Rev. Mitchell stated that she was assigned at this church nine years ago. Since she has been a resident of Boonville for the past nine years, Boonville has become her home. She expressed how much she likes living in Boonville. Rev. Mitchell stated that she had heard from a few other people of a house on Locust Street with a sign that has expletive language. Rev. Mitchell drove by to view the sign and it was, in fact, very expletive. Rev. Mitchell expressed how greatly concerned she is with the signage, especially since it is across the street from an elementary school. She is concerned for the welfare of the children. If the children were in school, they would have to walk past that house. The language on that sign is horrible. Rev. Mitchell understands the right to free speech, as we all have, but she does not understand the right of someone to infringe upon the rights of children. Rev. Mitchell stated that she understands that there is nothing that the City can do about it. But she feels that Boonville is much better than this, otherwise she would not have stayed here for nine years. Rev. Mitchell thanked the Council.

APPROVAL OF THE MINUTES OF THE JUNE 7, 2021 COUNCIL MEETING

Mayor Beach inquired if there were any changes or corrections to the minutes. Mr. Turner stated that on Reports of Standing Committees, Mr. Stock and Mr. Young were listed on the same committee. Ms. Studley responded that the last committee should have been Street,

Alley, and Sanitation Board. The correction has already been made. Mayor Beach stated that the minutes will stand as corrected.

CONSENT ITEMS

None.

PRESENTATION OF ACCOUNTS AND CLAIMS

Ms. Studley 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. Mr. Venable moved, and Mr. Young seconded the motion for approval of the ordinance. With no discussion, roll call was taken. Ayes: Venable, Turner, Young, Cowherd, Hurt, and Elbert. Total (6). Opposed: None. Total (0). Absent: Stock and Meadows. Total (2). Motion Carried.

UNFINISHED BUSINESS

None.

NEW BUSINESS

DISCUSSION REGARDING 1101 RURAL STREET PROPERTY

Ms. Fjell directed the Council to the handout at everyone's seat regarding the property at 1101 Rural Street. Ms. Fjell listed the items that were included in the handout (see **Attachment A** here incorporated and attached to these minutes). Ms. Fjell pointed out the email that was included in the handout. Ms. Chequita Hinkle, who represents Freedom in Christ Ministries dba Impact Activity Center, emailed Ms. Fjell regarding the organizations interest in acquiring the property (right next to the CCBC Building). Ms. Fjell reminded the Council that they initially wanted to transfer the property to them and to move forward on it. Ms. Fjell stated that it has taken some time to get to this point due to other pressing items. Ms. Fjell and Mr. Abele has had time to research the legalities of the possible transaction; and Mr. Abele discovered some important items that he felt the Council needed to be aware of. Ms. Fjell stated that they have amended some of their bylaws. Ms. Fjell invited Mr. Abele to update the Council on his findings regarding the possible transaction.

Mr. Abele stated that first, one of the things that he noticed from the minutes from October 2020, when authorization was given to transfer the property, a motion was not made, and it was not passed by roll call to sell the property. If Council wants to donate the property, a motion and roll call will need to be done. Secondly, in looking for information concerning how to title the deed to the property and to complete the transaction; Mr. Abele noticed that the initial articles of incorporation for the corporation and name of the corporation is Freedom in Christ Ministries, and it is organized exclusively for charitable and community outreach purposes within the meeting of 501c3 of the Internal Revenue Service. That was the sole purpose of the corporation when it was initially organized. Mr. Abele stated that some time after that, which he discovered at a later time and he feels that Council needs to be aware of, the articles of incorporation were amended, and it was changed considerably. It states the specific purposes for which the corporation is organized is to establish and oversee places of worship, teach, and

preach the Gospel to all people, conduct evangelistic and humanitarian outreach, and license ordained ministers of the Gospel, engage in activities necessary for that purpose, and the corporation is organized and operated exclusively for religious purposes within the meaning of 501c3 of the Internal Revenue Service. Mr. Abele explained that it is a significant change in the purpose of the corporation. Mr. Abele stated that there is a constitutional issue between church and state. Mr. Abele stated that what is being contemplated is that a conveyance of property from the City to a religious organization. Mr. Abele stated that he is not here to say that the Council can not do that. Mr. Abele stated that the information needs to be made known to the Council and they may receive feedback from people regarding this.

Mr. Turner inquired if it was clear as to how Ms. Hinkle is going to use this property. Mr. Abele responded that he is not clear on how the property will be used. Ms. Fjell stated that back in October when they spoke, she thinks it was very similar to the things that they were already doing at the CCBC Building and it was possibly going to be used as a community garden and more space for youth. She believes that it was primarily youth focused.

Mr. Turner inquired of Mr. Abele if he thinks that Council can go ahead and make a motion and get it approved, if there would be some repercussion or no. Mr. Abele stated that he does not know if there will or won't be repercussion, he just wants to point out that the purpose has officially changed, and he wants the Council to be aware before Council makes a decision.

Mr. Venable inquired if it would be in the best interest of all citizens to have a sealed bid for the property. That way if anyone wanted it, they could look into it or purchase the property. Therefore, the Council would not be picking where the land goes or what it is used for. It would be available to the citizens. There was brief discussion by Council.

After brief discussion, Mr. Turner moved, and Ms. Hurt seconded the motion to sell the property for \$1.00 and transfer the property and title to the organization. With no further discussion, roll call was taken. Ayes: Turner, Young, Cowherd, Hurt, and Elbert. Total (5). Opposed: Venable. Total (1). Absent: Stock and Meadows. Total (2). Motion Carried.

REPORTS OF STANDING COMMITTEES

PLANNING AND ZONING COMMISSION – JUNE 8, 2021

Mr. Venable reported that the meeting was cancelled.

HOUSING AUTHORITY – JUNE 9, 2021

Mr. Elbert reported that he attended the meeting and Mr. Bob Rorah is doing a wonderful job at the housing authority. The housing authority is at full capacity. Mr. Charles Green is also up for reappointment later in the council meeting.

POLICE BOARD – JUNE 14, 2021

Ms. Hurt reported that it was a very good meeting. Chief Welliver was very informative. We have had a resignation of one of our police officers and we have had one of our new police vehicles wrecked.

REPORTS OF CITY OFFICIALS

CITY ADMINISTRATOR

Ms. Fjell reminded the Council that we are doing a brief “Road Show” of the various departments in the city. Various Department Heads are coming forward to discuss a little bit about their purpose, activities, and staffing.

Ms. Fjell invited Becky Keeran, Animal Control Officer, before the Council. Ms. Fjell directed the Council to Ms. Keeran’s memo that was included in the council packet. Ms. Keeran gave a brief background of her experience with animal control. Ms. Keeran detailed the memo with Council on the activities and day to day tasks that are completed at the Animal Shelter. Mr. Turner inquired if there was a bear sighting in Boonville, would she be the one to take care of it. Ms. Keeran explained that the Game Warden with the Missouri Department of Conservation would take care of that; but she would assist in the notification. Ms. Keeran stated that there are other changes that she would like to make regarding chickens in town. The ordinances are very unclear and contradict themselves. Ms. Fjell explained a bit about the ordinance that deal with fowl in the city limits and informed the Council that there will be a review of the animal ordinances with forthcoming changes that will need to be approved by Council. Ms. Keeran informed the Council that she has started a program called TNR, which means Trap, Neuter, and Release on feral cats in the city. It cost \$25 to trap, neuter, clip their ear, rabies shot, and then replace them to their capture site verses \$69 to euthanize the cat. Within 5 years, there should be a decreased population of feral cats. Ms. Fjell and Ms. Keeran informed the Council that this has already been budgeted in this fiscal year’s budget. Ms. Fjell and Ms. Keeran invited Council to go to the new animal shelter and take a tour. Ms. Fjell stated that she wants it to be very community oriented and very visible to the public.

Ms. Fjell informed the Council that on Spring and Morgan Streets, we have installed three crosswalks and a bike lane. The material used is called thermal plastic. It looks fantastic. It should assist our bicyclists to maneuver the ambiguity of the area as to where the Katy Trail is. Ms. Fjell thanked the Transportation Development District for funding the project. The district is a sales tax that is levied at the Isle of Capri. There is a separate board that manages funds and projects. Ms. Fjell stated that they paid for the LED conversion to the streetlights on Main Street. This is another project that they have funded.

MAYOR

- ***Committee Appointments***

Mayor Beach directed the Council to the committee appointments that were included in the council packet. Mayor Beach advised of the appointments that needed to be approved by council: Boonville Housing Authority – Charles Green (expires September 2025); and Planning and Zoning Commission – Sonny Warren (expires May 2024). Mr. Venable moved, and Mr. Elbert seconded the motion to approve the appointments. With no questions, roll call was taken. Ayes: Venable, Turner, Young, Cowherd, Hurt, and Elbert. Total (6). Opposed: None. Total (0). Absent: Stock and Meadows. Total (2). Motion Carried.

ECONOMIC DEVELOPER

Ms. Gigi Quinlan McAreavy, Economic Developer for Cooper County, addressed the Council on a few items that she has been working on.

- Ms. McAreavy has continued to work on the Community Calendar efforts. There have been a few hiccups on it, but it is still in progress.
- Ms. McAreavy stated that she has been working on several projects and job opportunities to bring jobs to the Boonville area.
 - Project Drip – company reviewing one of our buildings that will have 50 employees brought in from out of state.
 - Project Kick Start – will have 150 employees. Working with an entrepreneur who has some ground in the city limits for this project.
- Ms. McAreavy stated that she is happy to report of a development of 103 acres in an industrial park being developed in Windsor Village, which will be a certified site.
- Ms. McAreavy stated that she wanted to brief the Council on housing in the city limits. Ms. McAreavy stated that she is working to grow the City of Boonville and the County of Cooper. She expressed how important it is to have housing. Ms. McAreavy was thankful to Mayor Beach and Ms. Fjell with their ideas regarding the Thurman development. However, she feels that with Council deciding not to move forward with the development, the Council should be aware that incentives are given, often times, for development of communities to bring jobs, parks, growth, and stability. Ms. McAreavy gave different examples as to incentive packages that are given to developers.
- Ms. McAreavy expressed her concern with the city being possibly land locked and not able to continue to grow.
- Ms. McAreavy shared her many ideas regarding the Thurman development.

There was brief discussion by Council regarding the Thurman development based on Ms. McAreavy's statements.

CITY CLERK

Ms. Studley informed the Council that the next regular council meeting will be held on Tuesday, July 6th, due to the Independence Day Holiday.

MISCELLANEOUS

Ms. Hurt wanted to discuss Rev. Mitchell's comments regarding the house on Locust Street. Ms. Hurt inquired if there was a way that a provision could be in place stating that all political signs need to come down after 30 days of the election of the office. Ms. Fjell stated that is already in place. The question is if those signs are political because there is not a date on the signs. It is just a sign expressing what they are feeling. Ms. Fjell explained the difference between this sign and an election sign. Mr. Abele stated that Council should read the handout that has been given to them at their places (see **Attachment B** here incorporated and attached to these minutes), the information will be very beneficial. Mr. Abele stated that regarding the sign

on Locust Street, it is political speech of that nature that is constitutionally allowed by the United States Supreme Court. Mr. Abele stated that he saw emails that Ms. Studley solicited from other cities regarding the same issue and everyone has received the same legal opinion about that particular issue.

Mr. Turner stated that the politics of it is not the issue; it comes down to allowing that kind of spat being spread throughout the town. Mr. Turner stated that we can't legally take any action, but we should take a stand that we do not condone that kind of language in this town. Ms. Hurt and Mr. Cowherd agreed that they do not like the language on the sign. Mr. Cowherd feels that if we give them attention, that is probably what they are looking for, which in turn could possibly end up being a 10-foot banner. Mr. Cowherd agrees that it is repugnant. Mr. Turner feels that something needs to be said to them from this body not condoning this kind of language. Mr. Turner inquired what was wrong with sending a letter suggesting that this is not what we want to do in this community. Mr. Abele stated that they can all express their opinion to him personally, but as a legal standpoint, you can not take action as a city council that would prohibit his freedom of speech. Mr. Venable stated that he agrees that it is terrible especially across from a school, but he also hears those words coming from vehicles going down the street every day. Mr. Venable inquired where does it start and where does it stop on how to enforce it. Mr. Turner feels that if you say nothing, it will continue and get worse. There was brief discussion from Council. Mr. Elbert inquired why it couldn't be considered as hate speech. Mr. Abele stated that this specific flag that is being flown on Locust Street is politically protected speech by the United States Supreme Court. Mr. Abele impressed upon the Council to read the handout that he gave the Council.

ADJOURN

With no further discussion, Mr. Young moved, and Mr. Elbert seconded the motion to adjourn at 8:02 p.m. and the voice vote was unanimous.

Respectfully Submitted,

Teresa Studley, 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 **July 6, 2021** the sum of **\$429,648.02**

General Fund	\$178,889.46
Sanitation	\$4,726.56
CIP Tax	\$51,729.89
Water Works	\$85,260.34
Capital Projects	\$0.00
Waste Water	\$52,493.40
Tourism	\$8,368.64
Gaming	\$42,985.96
Parks/Water	\$2,304.97
Kemper Sales Tax	\$2,888.80
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 **\$429,648.02** 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 **July 6, 2021** read for the second time this **July 6, 2021** since a copy was made available prior to the meeting.

Approved **July 6, 2021** _____
Mayor

Endorsed **July 6, 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

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI AUTHORIZING AND APPROVING A FINAL SITE PLAN APPLICATION SUBMITTED BY CMMG, INC. AND FURTHER APPROVING CERTAIN VARIANCES FROM CURRENT ZONING REQUIREMENTS TO ALLOW THE EXPANSION OF CURRENT FACILITY AT 2301 BOONSLICK DRIVE; PROVIDING AN EFFECTIVE DATE THEREFORE; AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, CMMG, Inc., an existing manufacturing business in the Boonville community, recently has submitted a site plan application to the City Planning and Zoning Commission for an expansion to their current facility; and

WHEREAS, the expansion being considered for CMMG, Inc. contemplates construction of 32,074 square foot addition that is similar in style, design and use to the structure now in existence at CMMG, Inc; and

WHEREAS, the site plan design should take into account surrounding uses, building materials, style and size already existing on site and in keeping with adjacent sites; and

WHEREAS, the proposed addition is similar in style, design and use to the existing structure on the site and those structures adjacent to the site which will provide for the continued development and growth of the business; and

WHEREAS, the Planning and Zoning Commission has recommended to the City Council that the CMMG, Inc Application be approved with the necessary variances to permit the construction of the aforesaid expansion; and

WHEREAS, Section 2.100 of Appendix C of the Boonville Code of General Ordinances, expressly provides that the City Council may approve preliminary or final Site Plan Applications upon recommendation from the Planning and Zoning Commission and may vary the standards set forth in the Zoning Ordinance, provided the general intent of the ordinance is carried out.

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

SECTION 1: That the final Site Plan Application submitted by CMMG, Inc and recommended by the Planning and Zoning Commission be and is hereby approved as recommended with the necessary variance to allow the construction of the addition.

SECTION 2: This Ordinance shall take effect and be in full force from and after its passage and approval.

SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed, except as such conflicts may be allowed or varied by

virtue of the authority of the City Council to grant or approve such variances.

FIRST READING: July 6, 2021

SECOND READING: July 19, 2021

READ FOR THE SECOND TIME AND PASSED THIS 19TH DAY OF JULY, 2021, AFTER A COPY OF THIS ORDINANCE HAS BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST READING.

PRESIDENT OF THE CITY COUNCIL

APPROVED THIS 19TH DAY OF JULY, 2021

NED BEACH, MAYOR

ATTEST:

AMBER DAVIS, CITY CLERK

Mechanical - Electrical - Plumbing Design Drawings for

CMMG Expansion

2301 Boonslick Dr
Boonville, Cooper County, MO 65233

GENERAL MEP SPECIFICATIONS

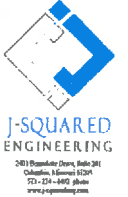
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND UNDERSTAND ALL DRAWINGS AND SPECIFICATIONS OF THE CONFLICT DOCUMENT. EACH CONTRACTOR IS RESPONSIBLE FOR ALL WORK ASSOCIATED WITH THE TRADE REQUIREMENTS OF WHICH THE WORK IS DIRECTED BY THE DRAWING OR SPECIFICATIONS.
- THE LAYOUT OF EVERYTHING SHOWN ON PLANS AND APPROPRIATELY AND WILL NEED TO BE COORDINATED IN FIELD. THE CONTRACTOR SHALL INCLUDE THIS COORDINATION IN HIS SCOPE AND INCLUDE ALL COSTS OF ADJUSTING THE LAYOUT AS NECESSARY TO BE DONE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND LABORS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL SYSTEM UNLESS IT IS SPECIFICALLY NOTED ON PLANS.
- ALL MATERIALS ARE TO BE NEW, FIRST CLASS, AND NOT ALLOWED TO BE RE-USED FROM OTHER PROJECTS.
- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH LOCALLY ADOPTED CODES AND ORDINANCES.
- CONTRACTOR IS RESPONSIBLE FOR TO CONSIDER ALL LOCAL PERMITS LOCATIONS AND SYSTEMS AND TO OBTAIN ALL NECESSARY PERMITS FROM THE LOCALITY.
- CONTRACTOR TO BE AWARE OF ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE THE PROJECT IS COMPLETED TO THE OWNER, EXCEPT FOR THE WORK.
- CONTRACTOR TO INCLUDE IN HIS SCOPE THE COST OF ALL PERMITS, INSPECTIONS, METEOROLOGICAL, AND TO BE ASSOCIATED WITH THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, CUTTING, CORING, PATCHING, AND BACKFILL REQUIRED TO COMPLETE THE WORK, UNLESS NOTED OTHERWISE.
- THESE PLANS ARE NOT TO BE USED AS A CONSTRUCTION PLAN FOR ANY OTHER PROJECT. THERE IS A CONFLICT BETWEEN ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. ARCHITECTURAL SHALL CONTROL.
- FOR ADDITIONAL TRADES FOR ADDITIONAL SYSTEMS SPECIFIC SPECIFICATIONS.

REFERENCES CODES IN EFFECT

- 2019 INTERNATIONAL MECHANICAL CODE
- 2019 INTERNATIONAL PLUMBING CODE
- 2019 INTERNATIONAL FIRE GAS CODE
- 2019 INTERNATIONAL FIRE CODE
- 2019 NATIONAL ELECTRIC CODE

MEP INDEX

- MEP1 MECHANICAL - ELECTRICAL - PLUMBING COVER SHEET
- MEP2 SITE UTILITIES PLAN
- MEP3 SITE LIGHTING - PHOTOMETRIC PLAN



PROJECT NO.	23042
DATE:	5/2/2024
DRAWN BY:	
CHECKED BY:	
DATE:	
DATE:	
DATE:	
DATE:	



MECHANICAL -
ELECTRICAL -
PLUMBING COVER
SHEET

MEP1

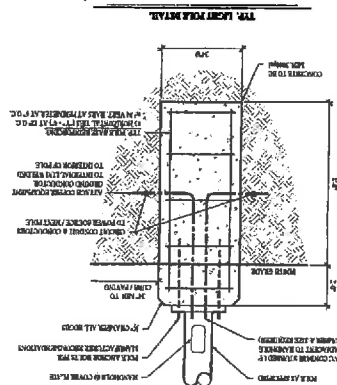
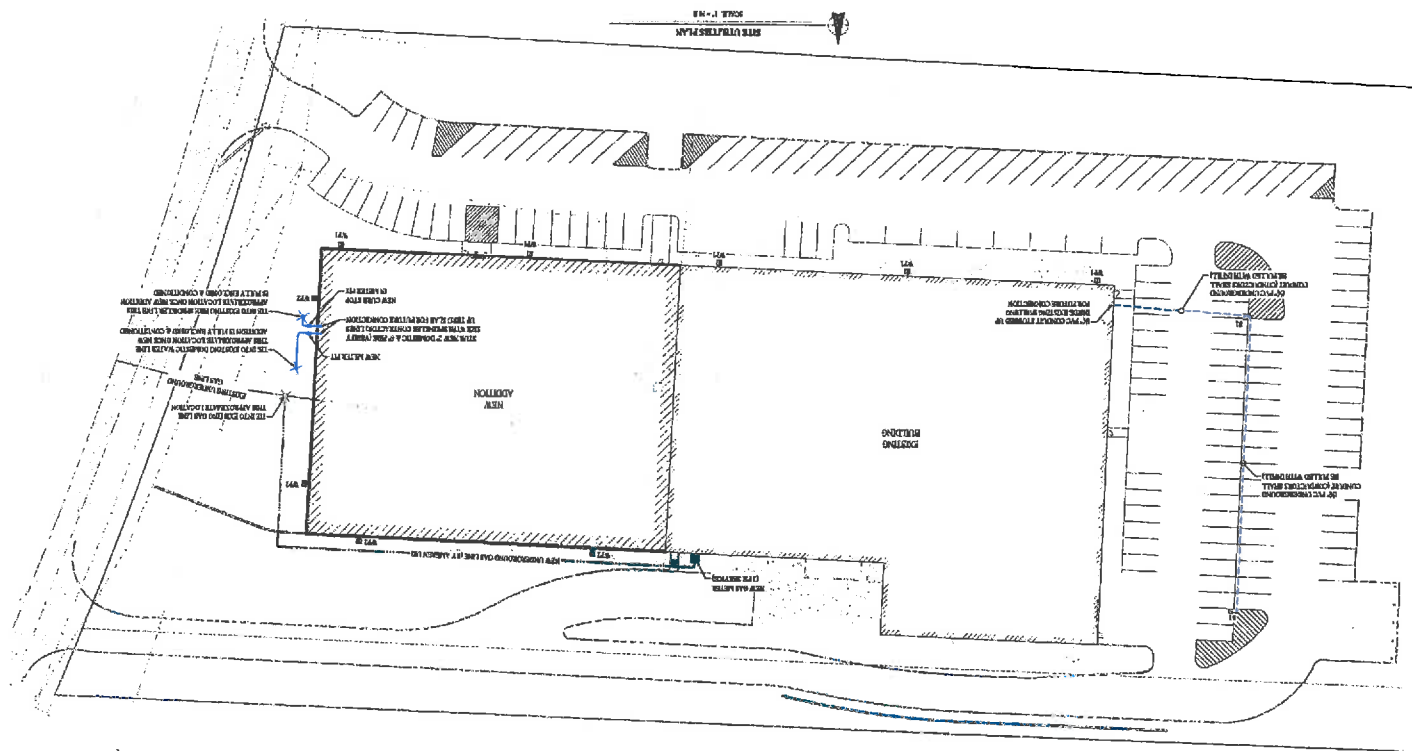
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2011 Broughton Lane, Suite 202
(Tulsa, OK 74104)
918-241-4472
www.broughton.com

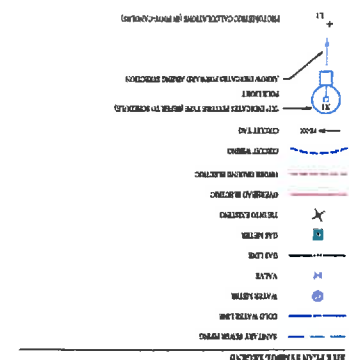
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ENGINEERING

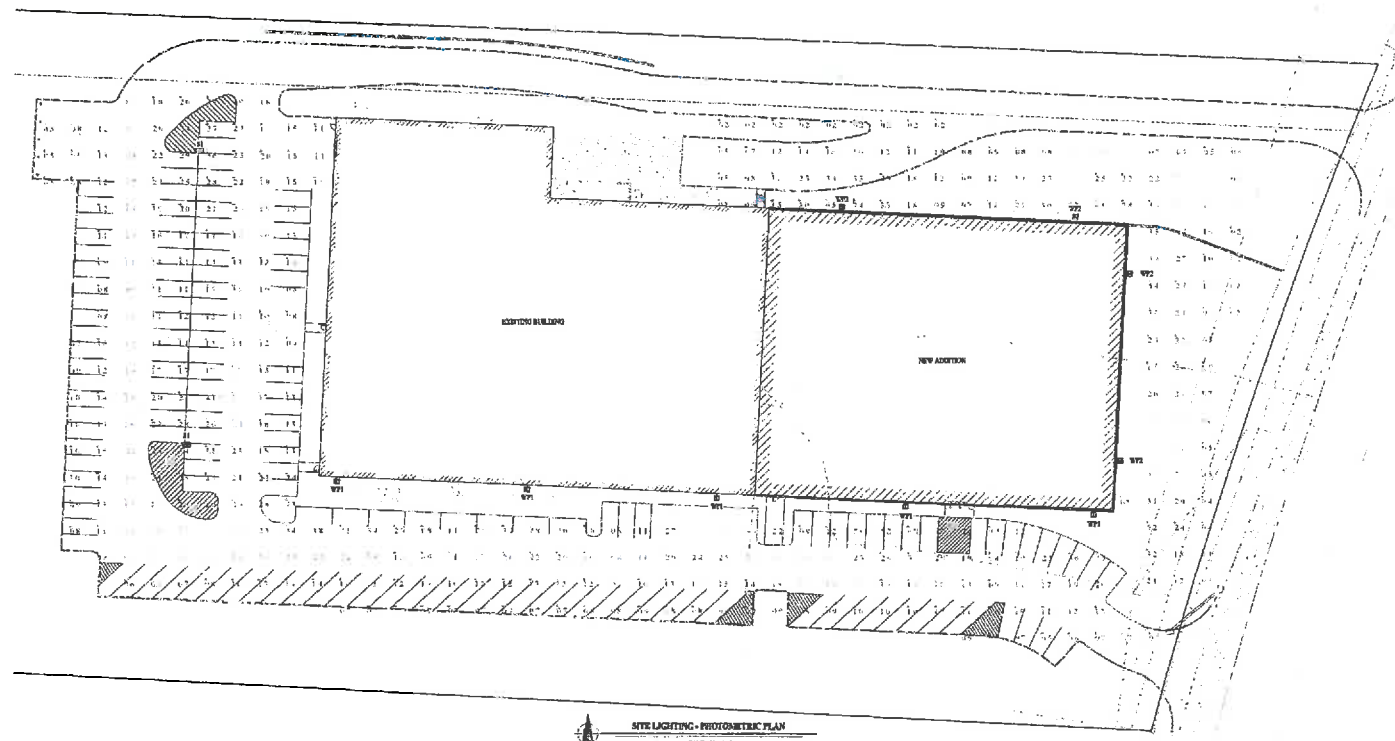
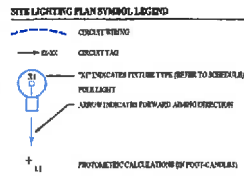


James Watson, D.B.
FIS-201617173
M.D. Certificate of Authority # 291617300



NONPITTING LUMEN ABILITY: 100% WITH BONDING/STRETCH ADHESIVE 1										
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TEST 11	11	12	13	14	15	16	17	18	19	20
TEST 12	11	12	13	14	15	16	17	18	19	20
TEST 13	11	12	13	14	15	16	17	18	19	20
TEST 14	11	12	13	14	15	16	17	18	19	20
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TEST 16	11	12	13	14	15	16	17	18	19	20
TEST 17	11	12	13	14	15	16	17	18	19	20
TEST 18	11	12	13	14	15	16	17	18	19	20
TEST 19	11	12	13	14	15	16	17	18	19	20
TEST 20	11	12	13	14	15	16	17	18	19	20





SITE LIGHTING - PHOTOMETRIC PLAN
SCALE 1"=20'

STATE OF MISSOURI
J. P. Moore
Professional Engineer
No. 10,301
Exp. 8/30/21
2811 Hamilton Drive, Suite 201
Columbia, Missouri 65201
573-251-4492 phone
www.jpsquared.com

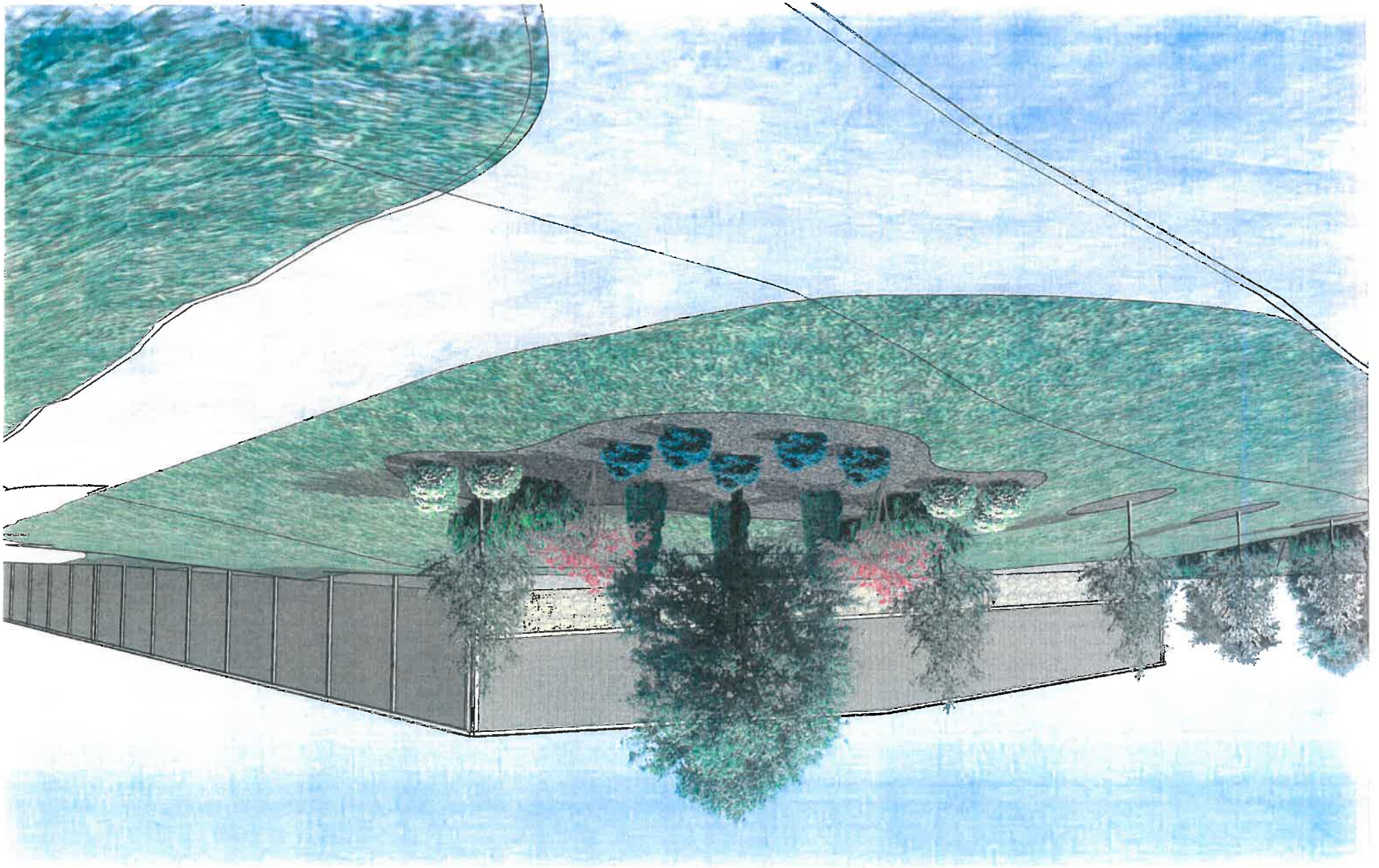
**J-SQUARED
ENGINEERING**
2811 Hamilton Drive, Suite 201
Columbia, Missouri 65201
573-251-4492 phone
www.jpsquared.com

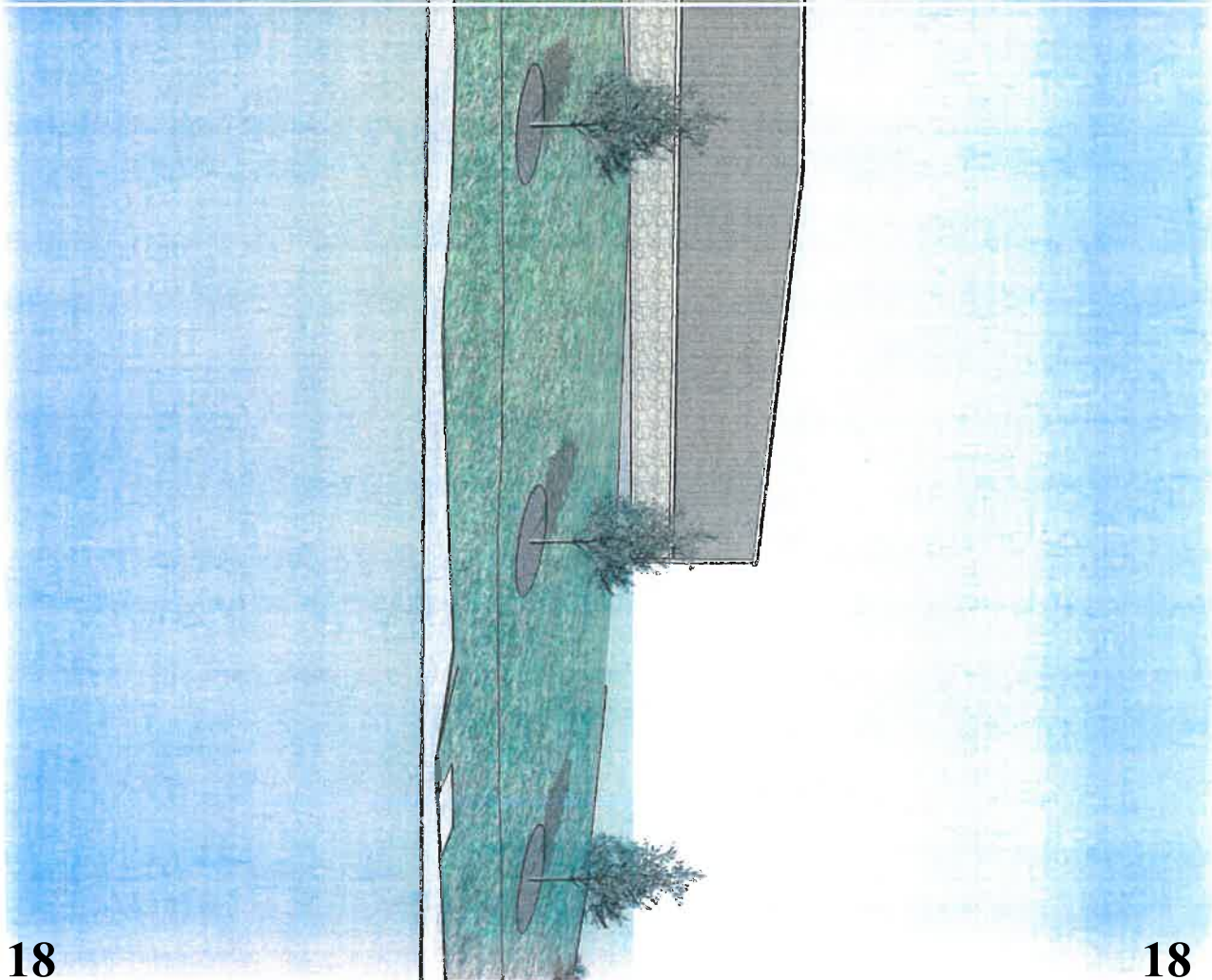
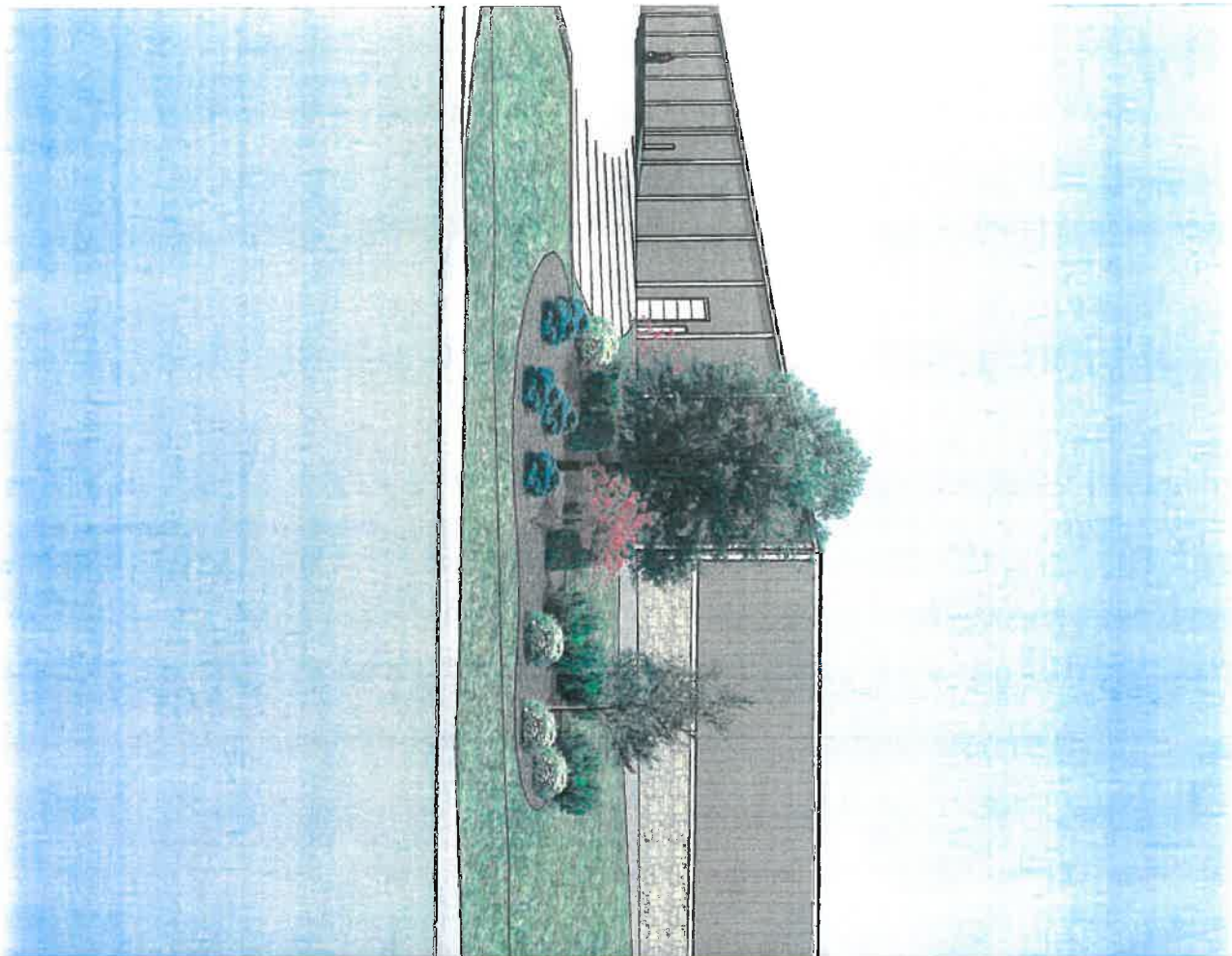
PROJECT NO.	12041
DATE	10/20
DESIGN TITLE	
DATE	

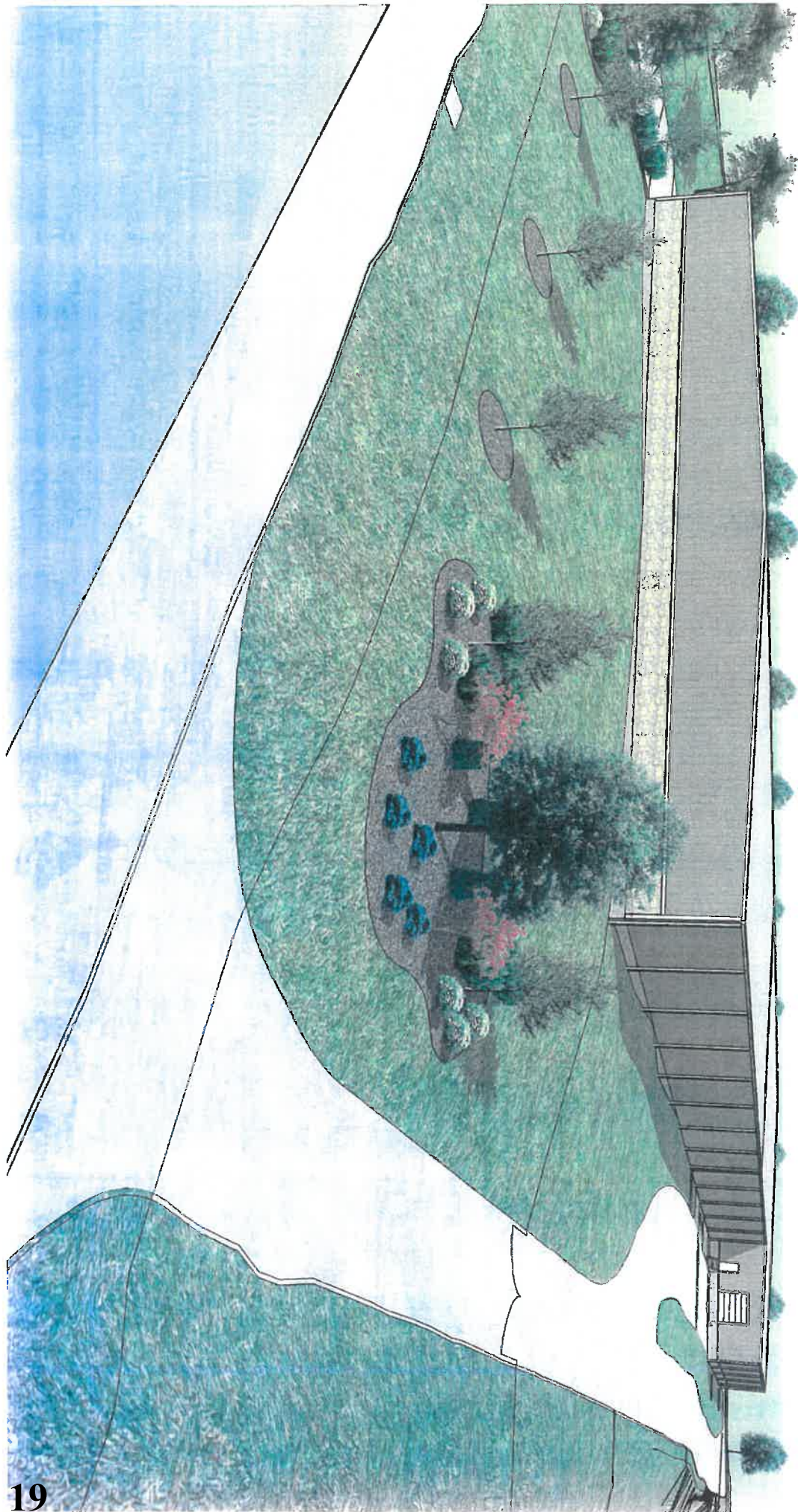
Architect - Electrical - Planning Design Group Inc.
CMMG Expansion
2301 Monmouth Dr.
Boonville, Cooper County, MO 65233

ARCHITECT
**SITE LIGHTING -
PHOTOMETRIC PLAN**

MEP3







**CITY OF BOONVILLE
STREET, ALLEY & SANITATION BOARD
CANCELLATION**

June 30, 2021

6:30 p.m.

**City Services Building
1200 Locust Street
Boonville, Missouri**

The Wednesday, June 30, 2021 meeting of the **STREET, ALLEY AND SANITATION BOARD** has been cancelled for **lack of agenda items**. The next regularly scheduled meeting is **WEDNESDAY, July 28, 2021**.

Date Posted:

Time Posted:

Parks and Recreation

Director: Paul Linhart

Email: plinhart@boonville-mo.org

Office: 660-882-7447

Cell: 660-621-0276

Office Address: 1221 Eleventh St.

Full Time Personnel: 6

Seasonal Personnel: 40

Hours: 7:30 a.m. – 4:30 p.m.

Weekends: May through September

We maintain 12 Parks containing approximately 175 acres. We also maintain the lawns and do minor maintenance at the Council Chamber, Police Department, Visitors Center, Chamber of Commerce and the area all the way to the railroad bridge.

There are times we help with maintenance issues at the Soccer Park, Golf Course and the YMCA. Also clean the downtown area from Thespian Hall to the Bridge.

We start preparing the Aquatic Center in April for opening day which always falls on Memorial Day Weekend, and goes through August depending on when everyone returns to school. Then it takes us approximately 3 weeks to prepare the pool for winter.

I am responsible for the Tree Program within the City right of way. Which consists of a bid process usually in August to have someone trim or remove hazardous trees in these areas.

I feel I have employees that take pride in maintaining the Parks and ballfields for the citizens of Boonville to enjoy throughout the year.

I am always available to help with any questions or concerns regarding our Parks and Recreation.

Thanks,

Paul Linhart

Director/ Parks and Rec.

Hail Ridge

Progress Report

To: City Council, Boonville

From: Josh Black

Thank you all who have entrusted me with this wonderful property for the past four years. And to our customers and staff a big thank you. Could not have made the progress we have made without them.

The Hail Ridge that we took on in late 2016 was far different from the property that we see today. Much of the zoysia fairways/tees were dry and void of turf. Rough was sparse/weed ridden. Native grasses were encroaching on playable areas, with tall, noxious grasses highly prevalent. Treed areas were overgrown. They did not allow proper air movement or sunshine vital to healthy turf. Greens had a spongy "black" layer of organic material that did not make for healthy long term turf.

Through hard work, dedicated/diligent focus we made some good progress. Affectively eliminating these major issue by: increasing top dressing frequency, neutralizing the soil and eliminating usage of on site wells heavily contaminated with sodium. We have increased fertilization and irrigation to fairways/tees. We have increased mowed turf in areas where players hit the most erratic shots. We have also taken out a massive number of trees. This allows for better airflow, more sunlight and much better views across the property.

While the first 2 years in this process were uncomfortable, we now feel that we have one of the best public golf options in Mid Missouri. We plan to continue to improve.

Our improvement attracts many players from both the surrounding area, Missouri and surrounding states. Roughly 60% of the rounds played are golfers from outside of Boonville, with 40% of those being from the Columbia market. As we continue to improve our draw grows from outside of the area bringing more stays at local hotels and more traffic to the casino as well as area bars/restaurants.

What do we need to get us to the next level?

Immediate:

1. Cart path work. Several cart path areas were damaged in the clean up process after purchase. These areas have never been addressed. In addition several areas had begun to wash out at time of purchase. We limped them, but 4 years later they are falling in.
2. Seed and Seeder: Areas where work was done years ago and areas we have to direct traffic around for path issues have taken a beating and need to be re seeded or sod work done.
3. Parking lot gravel. While we wait for a long term solution to the parking lot, the existing lot needs an overhaul.

Short Term:

1. Irrigation pump service. This should take place every 7 years or so. It has never been done with these pumps. We will have to build an access through the roof to remove (not sure

why this wasn't in place when pump house was built). Pumps have to be removed, taken apart, repaired, repainted, repacked and put back in. \$60,000 process that will extend the life of hundreds of thousands of dollars worth of equipment.

2. Round 2 of tree removal. See benefits above.

Long Term:

1. City water to irrigation pond. Again, irrigation pond is fed by 4 contaminated wells. This well water wreaks havoc on soil and turf. City water will eliminate the need for these tainted sources.
2. On course restrooms. We do have restrooms on the course for patrons that have not been in use in 15 years. Once city water is in place these restrooms need to be gutted and redone.
3. Parking lot. We have a few new outing a year inquire about moving to our facility that end up passing due to parking lot concerns. It is a gravel mess that turns into a mud or dust mess depending on atmospheric conditions. It would make a massive difference in how people perceive Hail Ridge and Boonville.

Thank you all again and we look forward to seeing you soon!

Josh Black



2021 Report to City Council

The Boonville Soccer Academy, a 501c(3), manages and maintains the Missouri Soccer Park through a joint agreement between the City, Boonville School District and BSA. We have a good partnership amongst all parties and this has led to numerous successes at the park.

The Soccer Park is located on the campus of Boonville High School and includes 5 artificial turf fields and one natural grass fields (additionally available through a separate agreement is the BHS football field). Since opening the Park has several repeat users which include: Mid-Missouri Micro Soccer League (run by BSA), the Olympic Development Program and the State and Reginal youth soccer leagues. We have hosted soccer, lacrosse and frisbee tournaments on the fields since opening. This year we also hosted the Missouri Show Me State Games at the Park.

The quality of the soccer fields is top notch, we routinely receive compliments from visiting players about the quality and layout of the park. However, as we have hosted more teams and groups, there are a couple items needed to improve the facility:

1. A Sound System that enable us to spread a message to all the fields; this is particularly needed for weather warnings (i.e. lighting)
2. Signage – A large marquee sign is necessary as some first timers are a little unclear about turning into the high school parking lot. Additionally, we needed better signage to direct people to the various fields.
3. A sidewalk connecting the building to the pathways at fields 6 and 7.

BSA has brought on board Franco XXX to assist us in recruiting and marketing the soccer park to St. Louis particularly, but the entire state. We also employ one staff person, Gary Nauman to do maintenance around the park in accordance with the agreement. We will need additional people hired to help during soccer tournaments and other busy times, as currently the BSA board generally comes in and volunteers to assist with managing the park during these busy times.

We do all the renting of the fields online. The City receives these monies currently in a separate account that is currently being banked for future turf replacement.

Since this project was conceived as a economic development project, everyone pays to use the soccer fields except for the High School, which was stipulated in the agreement.

We look forward to continued growth and use of the soccer fields in the coming years.