



City of Boonville

Council Meeting Agenda

September 7, 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 (Andrew Cowherd)

II. Roll call

III. Hearing of Citizens' Comments

IV. Approval of the Minutes

A) Amended August 2, 2021 Council Meeting Minutes

B) August 16, 2021 Council Meeting Minutes

V. Consent Items.

A) Consider Change Order No. 1 from Insituform in the amount of <\$0.00> for Sanitary Sewer Improvements 2021

B) Consider Pay Request Order No. 1 from Insituform in the amount of <\$82,060.20> for Sanitary Sewer Improvements 2021

VI. Presentation of Accounts and Claims

VII. Unfinished Business

A) Second Reading of Bill No. 2021-024 Approving Final Site Plan for Boone Point Plat 1

VIII. New Business

- A) Consider Resolution R2021-11 Authorizing And Approving An Intergovernmental Agreement Between The City Of Prairie Home And The City Of Boonville To Perform Building Inspection Services By The Boonville Building Inspector
- B) Consider Resolution R2021-12 Authorizing And Approving Contracts By And Between The City Of Boonville And Central Missouri Glass And More For Door Repairs And Sports Con For Basketball Goal Purchases And Installation Pertaining To Johnson Field House Renovations
- C) First Reading Of Bill No. 2021-025 Approving The Rezoning Application Of Kemper Project
- D) First Reading Of Bill No. 2021-026 Approving The Kemper Project And Preliminary Site Plan
- E) Discussion Of Robinson Outdoor Proposal
- F) Discussion Of Fox Hollow Proposal

IX. Reports of Standing Committees

- A) Street, Alley, and Sanitation- August 25, 2021 (Steve Young)
- B) Board of Public Works- August 26, 2021 (Andrew Cowherd)

X. Reports of City Officials

- A) City Administrator
 - MECO Engineering- Scott Vogler
 - Set Dangerous Building Hearing
- B) Mayor
- C) City Clerk

XI. Miscellaneous

XII. Adjourn

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

City of Boonville
City Council Meeting Minutes
August 2, 2021

The Boonville City Council met in Regular Session on August 2, 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 Bobby Welliver, Sergeant at Arms. Doug Abele, Interim City Counselor, is absent.

NOTICE POSTED: Thursday, July 29, 2021, at 2:00 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, Barry Elbert, Whitney Venable, Albert Turner and Michael Stock. Council Representative Theresa Hurt was Absent.

HEARING OF CITIZENS' COMMENTS

Janaka E, Ward 1 came before the Council expressing concern about the need for new 3 way stop signs at Locust St and Sixth St. The signs are old, faded, hard to read and bent up. Ms. E stated that she sees people almost daily get hit or hit someone else because the signs are almost impossible to read. Ms. E also expressed she lives right down from the catholic school and that 7th Street between Locust and Spring is a one-way street during dismissal hours only. Ms. E asked the council about the street being always one-way. Mayor Beach responded to Ms. E by saying the issue had been brought to Street, Alley and Sanitation Board Committee in the past and the Committee thought it would be better to leave it a two-way street.

Angela Stenger Ward 1 came before the Council expressing her concerns with the current Ordinance regarding chickens inside the city limits. Ms. Stenger stated that she wants the Ordinance clarified one way or the other. The ordinance is vague and does not give much clarity on whether chickens are allowed or not. Ms. Stenger stated she wants to keep her chickens because they are beneficial to her family and teaches her young daughter responsibility in taking care of them. Ms. Stenger also has a petition going around for people who want to allow chickens in the city limits to sign. Ms. Stenger is going to bring the petition to City Hall to give to the city clerk.

APPROVAL OF THE MINUTES OF THE JULY 19, 2021, COUNCIL MEETING

The minutes were approved as presented.

CONSENT ITEMS

The following Consent Items were presented for approval:

- a) Consider Change Order No. 1 from Frech Paving CO. in the amount of \$11,427.68 for Asphalt Improvements 2021
- b) Consider Pay Request Order No. 1 from Frech Paving CO. in the amount of \$115,349.25 for Asphalt Improvements 2021

Mr. Elbert asked what exactly a change order is. Mayor Beach stated that a change order occurs when unforeseen circumstances arise on a project. The change order reflects the change in time, money, or materials from the original contract.

Mr. Venable moved, and Ms. Meadows Seconded the motion to approve the Consent Items. Roll call was taken. Ayes: Stock, Young, Meadows, Cowherd, Venable, and Turner. Total (6) Opposed: Elbert Total (1) Absent: Theresa Hurt (1) Motion 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 Mr. Cowherd seconded the motion for approval of the ordinance. With no discussion, roll call was taken. Ayes: Stock, Young, Meadows, Cowherd, Hurt, Elbert, Venable, and Turner. Total (7) Opposed: None Total (0). Absent: Theresa Hurt (1) Motion Carried

UNFINISHED BUSINESS

A) SECOND READING OF BILL NO. 2021-020 CONVEYING REAL ESTATE TO FREEDOM IN CHRIST MINISTRIES D/B/A COMMUNITY IMPACT CENTER

Ms. Davis read, by title only, a copy of the bill. Ms. Meadows moved, and Mr. Turner seconded the motion to approve the bill. With no discussion, roll call was taken. Ayes: Young, Cowherd, Elbert, Venable, and Stock. Total (7). Opposed: None (0). Absent: Theresa Hurt. Motion Carried.

B) SECOND READING OF BILL NO. 2021 -021 AMENDING CHAPTER 2, ARTICLE VII- REGARDING ADVISORY BOARDS AND COMMITTEES.

Ms. Davis read, by title only, a copy of the bill. Mr. Venable moved, and Mr. Cowherd seconded the motion to approve the bill. Mr. Turner stated that he was going to vote for the bill but believes that the committees are an important means to communicate with the citizens in Boonville. He hopes that the committees can be more engaged in city business and activities. Roll call was taken. Ayes: Young,

Meadows, Cowherd, Elbert, Venable, Turner, Stock. Total (7). Opposed: None (0). Absent: Theresa Hurt. Motion Carried.

**C) SECOND READING OF BILL NO. 2021-022 AMENDING CHAPTER 6
REGARDING CEMETERIES COMMITTEE**

Ms. Davis read, by title only, a copy of the bill. Ms. Meadows moved, and Mr. Stock seconded the motion to approve the bill. With no discussion, roll call was taken.

Ayes: Young, Meadows, Cowherd, Venable, Turner and Stock. Total (6). Opposed: Elbert (1). Absent: Theresa Hurt. Motion Carried.

NEW BUSINESS

ROLL CART PROPSAL FROM WASTE MANAGEMENT

Chuck Duncan came before Council to discuss roll carts but first asked if Council had any concerns with the service thus far. Ms. Meadows stated that she had gotten complaints from residents at Selwyn Apartments about missed pickups. Mr. Duncan stated unfortunately last week the commercial routes were set back for several reasons, first they have a severe staffing shortage, second two commercial route trucks broke down and three, the transfer station was closed.

Mr. Duncan then introduced the roll cart program with waste Management. This program would give each household one 65-gallon cart if the resident would like an additional cart that will be an option for an additional charge. Mr. Duncan stated that the roll carts have benefits for both citizens and Waste Management. For Waste Management, the roll carts provide a safe working environment and make pick up more efficient. For the town and citizens, they would have a high-quality trash can for their use and would not have trash blowing around town. If the City utilizes the roll carts, then trash pickup would be primarily curbside except for a few places where that is not feasible. Mr. Duncan also stated that any elderly or disabled customers who have porch pick up would still have porch pick up, but it would be in a roll cart. Mr. Elbert asked if a customer could use a roll cart that they already had. Mr. Duncan stated that they would need to use the roll carts provided. Mr. Duncan stated that if the Council was interested in proceeding, that city staff and Waste Management staff would present Council with a written proposal to consider, since the city will play an active role in the program. If the proposal is agreed upon, then changes will need to be made to the existing contract.

After discussion, Ms. Fjell asked Council if they would like staff to work with waste management and Council indicated a general interest in moving forward.

FIRST READING OF BILL NO 2021-0213 ESTABLISHING THE TAX LEVY FOR FY 2021-2022

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

CONSIDER RESOLUTION R2021-09 AN AGREEMENT WITH COOPER COUNTY CLERK REGARDING THE COLLECTION OF CITY AD VALOREM TAXES

Ms. Davis read the resolution in its entirety. Ms. Meadows moved, and Mr. Cowherd Seconded the motion to approve the resolution. Mr. Cowherd inquired if the Clerk has been made aware of and approved this agreement. Ms. Fjell stated that The County Clerk has been made aware and has already signed the agreement. Mr. Turner stated that it was his understanding that The Clerk will receive her regular salary plus the 1.5%. Mr. Turner inquired to the Council if that was double dipping. Mr. Mayor Responded by saying It would be double dipping if we had not been doing it for several years. Mr. Mayor states that this the extension of the City Portion of the property taxes, she is the County Clerk and is obligated to do county business this agreement is in addition, its city work that she is doing for the City. Mr. Cowherd Stated that from the Cities Perspective it's important to keep in mind that for several years The Value that the County Clerk is providing to the city is enormous. With no further discussion, roll call was taken. Ayes: Young, Meadows, Cowherd, Elbert, Venable, Turner and Stock. Total (7) Absent: Hurt. Total (1). Motion Carried.

CONSIDER RESOLUTION R2021-10 AN AGREEMENT WITH COOPER COUNTY SHERIFF REGARDING ANIMAL CONTROL SERVICES

Ms. Davis read the resolution in its entirety. Mr. Venable moved, and Mr. Stock seconded the motion to approve the resolution. Mr. Stock inquired if there was a specific incident that happened to bring up this agreement. Ms. Fjell stated that this agreement is for Vicious Animals mainly Dog Bite Cases that the County Currently doesn't have ability to handle. The City had partnered with The County on a couple different situations and both The County, and The City wanted to make a formal agreement regarding Animal Control Services. With no further discussion, roll call was taken. Ayes: Young, Meadows, Cowherd, Elbert, Venable, Turner and Stock. Total (7) Absent: Hurt. Total (1). Motion Carried.

REPORTS OF STANDING COMMITTEES

STREET, ALLEY AND SANITATION BOARD- JULY 28,2021 (STEVE YOUNG)

Mr. Young reported that the meeting was cancelled.

BOARD OF PUBLIC WORKS- JULY 29, 2021 (ANDREW COWHERD)

Mr. Cowherd reported that the meeting was cancelled

PLANNING AND ZONING- JULY 06,2021 (WHITNEY VENABLE)

Mr. Venable stated he attended the meeting, and they finalized the Plans for CMMG Expansion.

REPORTS OF CITY OFFICIALS

CITY ADMINISTRATOR

Ms. Fjell stated that she has several bullet points to discuss, she first introduced Public Works director, Jeff Ditto, to discuss the general overview of streets.

- **Public Works- Jeff Ditto**

Mr. Ditto, Public Works Director, Mr. Ditto introduced himself to the Council. Mr. Ditto directed the Council to his memo that was included in the Council Packet. Mr. Ditto discussed the staffing at Public Works and how many are employed and what they do. Mr. Ditto encouraged everyone to come out for a tour. Mr. Turner inquired what the process was to report a streetlight that is out. Mr. Ditto stated that they could contact him, and he would contact Ameren about the light, and they would get it fixed. Ms. Fjell stated that if anyone sees a streetlight out there is a BV number on the pole and if you can get that number, it makes the process of replacing the light much easier Mr. Ditto also included an equipment list in the packet. Ms. Fjell stated that The City does have a significant amount of equipment for a town our size and it enables us to do a lot of our own construction work.

- **Steve Hage- Building Inspector**

Ms. Fjell then introduced Steve Hage, building inspector. Mr. Hage introduced himself to the Council. Mr. Hage directed the Council to the memo that was included in the council packet. Mr. Hage discussed each item point. Mr. Turner inquired on what happens after someone is issued a Dangerous Building letter. Mr. Hage stated that he sends out a letter by Certified Mail and regular mail. Once he gets confirmation that the letter has been received the person or company that owns the residence has 30 days to proceed with the process. If there has not been any movement on the issue within 30 days Mr. Hage reports to The Building Commissioner. A hearing is set to come before Council to make a ruling. Then another letter is sent giving the owner another 30 days. If there is still no response, then the City has the right to demolish the property and there is a tax lien put on that property for cost for the demolition. Ms. Fjell stated that there will be a Dangerous Building hearing coming up in September.

- Ms. Fjell gave an update on work that is going on at Kemper. Contract with Rhad A. Baker Construction has been signed. The road, steps, and handicap ramp are going to be started on this month. Mr. Fjell stated there is a YMCA project currently out for bid. Ms. Fjell gave a brief overview of what is in the Bid and what renovations will be done.
- Ms. Fjell invited Paul Linhart, Parks Director, before the Council to discuss the temporary closing of the pool. Mr. Linhart stated that the pool has been closed since July 20th due to the main pump that circulates the water breaking. The pump was fixed and re- installed on July 29th. Mr. Linhart stated that within that 9-day period they had to put manual pumps on top of the water and have lifeguards push water around to keep the water circulated so they did not have to drain the pool. Mr. Linhart stated that the day after the pump was fixed and installed the pump was down again due to the variable frequency drive going down. The variable frequency drive Mr. Linhart stated that he had contacted Midway Electric to come and fix the problem. Mr. Linhart hopes to get it all fixed and get the pool back up and running in the next couple of days.
- Ms. Fjell stated that the city received a letter from The Office of Administration. The State of Missouri has requested the American Rescue Plan Act Funds including direct aid to cities and counties. Boonville is not a big enough City to receive direct funds from the Federal government. Ms. Fjell stated that our money is being funneled through the city. Ms. Fjell stated that from what she has read the City of Boonville is expected to get 1.55 million dollars coming in two batches, the first batch should arrive soon and be in the amount of \$750,000.00. The Second batch will come roughly a year later. There are certain ways that you can spend the money. Ms. Fjell and Financial Advisor Joy Howard are working together on ways to spend the money.
- Ms. Fjell stated that she would like some clarity on the ordinance allowing chickens or not within the City Limits. Ms. Fjell stated she would like a set of guidelines to follow. Ms. Fjell gave the Council a few different options to think about regarding chickens. Mr. Turner inquired on what are the biggest concerns of chickens inside the city. Ms. Fjell stated the biggest concerns are roosters and not keeping the chickens contained in a coop.

MAYOR

Mayor Beach directed the Council to the committee appointments that were included in the council packet. Mayor Beach advised of the appointments that need to be approved by council: Industrial Development Authority: Bob Irish (expires May 2027); Tabitha Greis (expires May 2027); and Chad Gaines (expires May 2027) Mr. Elbert moved and, Mr. Stock seconded the motion to approve the appointments. Roll call was taken. Ayes: Young, Meadows, Cowherd, Elbert, Venable, Turner, and Stock Total (7) Opposed: None Total (0) Absent: Hurt total (1). Motion carried

CITY CLERK

No report was offered.

MISCELLANEOUS

Mr. Turner inquired about the CARE program and by Dec 31st all unused money had to be returned Mr. Turner inquired on how much money was returned. Ms. Fjell responded by saying she was unsure of the amount.

Ms. Fjell commended Paul Linhart and everyone at the Pool on their challenging work in trying to keep the pool season alive.

CLOSED SESSION RSMO 610.021 (2) REAL ESTATE

Ms. Meadows moved, and Mr. Cowherd seconded the motion for the Council to go into closed session pursuant to RSMO 610.021 (2) Real Estate. And RSMO 610.021 (12) Documents related to negotiated contract. Roll call was taken Ayes: Young, Meadows, Cowherd, Elbert, Venable, Turner and Stock. Total (7) Opposed: None (0) Absent: Hurt. Total (1) Motion Carried

ADJOURN

Upon returning to open session at 9:13 p.m., Mr. Young moved, and Mr. Stock seconded the motion to adjourn at 9:14 p.m. And the voice vote was unanimous.

Respectfully Submitted,



Amber Davis, City Clerk

Approved:



DRAFT COPY PENDING COUNCIL REVIEW AND APPROVAL

City of Boonville
City Council Meeting Minutes
August 16, 2021

The Boonville City Council met in Regular Session on August 16, 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 Bobby Welliver, Sergeant at Arms. Doug Abele, Interim City Counselor, is absent

NOTICE POSTED: Thursday, August 12, 2021 at 2:48 p.m.

CALL TO ORDER – PLEDGE AND PRAYER

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

ROLL CALL

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

HEARING OF CITIZENS' COMMENTS

Jannaka Espeleta Ward 1 came before the Council to inquire about her concerns that she had presented to the Council in the last meeting. Ms. Espeleta had stated she would like to see Seventh Street between Spring St. and Locust Street always be a one-way street. Mayor Beach stated that had been discussed in the past and The Committee found that it wasn't a good option at the time. Ms. Espeleta inquired why the Committee thought that and how long ago this issue had been discussed. Mayor Beach stated he did not know the time frame. Ms. Espeleta just asked if the issue could be re visited by the Board. Mr. Mayor directed Mr. Ditto to include the issue on an upcoming street and alley board meeting.

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

The Minutes were approved as presented

CONSENT ITEMS

Consider Pay Request order No.2 from Remsel Contracting in the amount of \$7,626.15 for Boone Point Sewer Extension

Ms. Meadows moved, and Ms. Hurt Seconded the motion to approve the Consent Items. Roll call was taken. Ayes: Meadows, Cowherd, Hurt, Elbert, Turner, Stock and Young. Total (7) Opposed: total (0) Absent: Venable (1) Motion 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 Mr. Stock seconded the motion for approval of the ordinance. With no discussion, roll call was taken. Ayes: Meadows, Cowherd, Hurt, Elbert, Turner, Stock, and Young. Total (7) Opposed: None Total (0). Absent: Venable (1) Motion Carried.

UNFINISHED BUSINESS

SECOND READING OF BILL NO. 2021-023 ESTABLISHING THE TAX LEVY FOR FY 2021-2022

Ms. Davis read, by title only, a copy of the bill. Ms. Meadows moved, and Mr. Cowherd seconded the motion to approve the bill. With no discussion, roll call was taken. Ayes: Meadows, Cowherd, Hurt, Elbert, Turner, Stock, and Young. Total (7) Opposed: None. Total (0) Absent: Venable (1) Motion Carried

NEW BUSINESS

CONSIDER STREET CLOSURE AND PARKING RESTRICTION REQUEST FOR BOONVILLE HIGH SCHOOL HOMECOMING PARADE

Mr. Stock Moved, and Ms. Meadows seconded the motion to approve the request With no discussion roll call was taken. Ayes: Meadows, Cowherd, Hurt, Elbert, Turner, Stock, and Young. Total (7) Opposed: None. Total (0) Absent: Venable (1) Motion Carried

FIRST READING OF BILL NUMBER 2021-024 APPROVING FINAL SITE PLAN FOR BOONE POINT PHASE I

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

DISCUSSION OF CHAPTER 4 ANIMALS AND FOWL REVISIONS INCLUDING CHICKENS

Mayor Beach directed the Council to the council packet which included several examples of ordinances from other municipalities regarding chicken, animal and fowl, restrictions. Mr. Mayor asked the council what their thoughts were on the examples that were shown and how they all feel about having chickens inside the city limits. Mr. Turner inquired if the council was doing away with the current ordinance that is in place. Ms., Fjell stated that depending on what direction the Council decides to go they will clean up the current sections that have been proposed to the Council on the current ordinance. Mr. Turner stated he wants to support

allowing chickens, but he is concerned about the smell the chickens might cause. Ms. Meadows stated she likes the option of having chickens and she doesn't think they should be allowed by permit only because the city currently does not have an ordinance in place permitting a cat or dog. Ms. Hurt stated she is not for the chickens mainly because of the smell and other reasons. Mr. Cowherd stated he is for the chickens on a very restricted basis by only allowing each resident to only have a limited number of chickens 4 per household and no roosters. Mr. Cowherd also stated he wants to see the chickens confined to a coop and the coop kept clean. Ms. Fjell stated chickens running loose would fall under the animals at large ordinance. Mr. Young stated he would be for the chickens on a restricted amount maybe 6 or 7 per household and roosters don't bother him. Mr. Mayor set up a committee to address the chicken issue which would include Ms. Fjell, Mr., Elbert, Mr., Cowherd, Angela Stegner and Animal Control Officer Becky Keeran.

Ms. Keeran came before the council and introduced her partner, Jordan McGuire. Ms. Keeran also wanted to express her concern about having chickens within the city limits. Ms. Keeran stated she has gotten several complaints about chickens running loose and getting into people's yards. Ms. Keeran stated she gets complaints about the smell, children getting sick because of the Chickens and the unsanitary environment that the chickens were living in. Mr. Young stated the owner should be responsible for keeping the chickens contained in a pen or coop if the owner can't keep the chickens contained properly then the owner shouldn't be allowed to have the chickens.

ZONING HEARING

Ms. Fjell directed the Council to a memo from Matt Billings, Chair of Planning and Zoning, requesting Council to set a public hearing Ms. Meadows moved and Mr. Stock Seconded the request with no discussion roll call was taken Ayes: Meadows, Cowherd, Hurt, Elbert, Turner, Stock and Young. Total (7) opposed: None (0) Absent: Whitney Venable. Motion carried

REPORTS OF STANDING COMMITTEES

POLICE BOARD – AUGUST 09, 2021

Ms. Hurt Reported she did not make it to the meeting

PLANNING AND ZONING COMMISSION- AUGUST 10,2021

Mr. Venable was absent, there was no questions

REPORTS OF CITY OFFICIALS

CITY ADMINISTRATOR

Ms. Fjell invited Bernita Bright before the Council to speak about the Wastewater Treatment Plant. Ms. Bright gave a brief background about herself and what role she plays at the Wastewater Treatment Plant. Ms. Bright discussed the daily operation of the Wastewater Treatment Plant and how much flow comes in and out of the plant. Ms. Bright also thanked the City for the purchase of the Sewer Vacuum Truck. It is used to clean the web wells at the plant and lift stations. Ms. Bright stated that when it rains the flow through the Plant can be up to 4 million gallons a day and the plant is designed to only hold 2 million gallons per day. That causes too much flow into the plant and can cause problems with the pumps and equipment. Ms. Bright encouraged the Council to come to the plant for a tour.

Ms. Fjell invited Russel Gerling before the Council to speak about Alliance Water Resources which manages the drinking water treatment plant. Mr. Gerling directed the Council to his memo that was included in the council packet. Mr. Gerling discussed the daily tasks at the plant. Mr. Turner asked a clarifying question about chlorine usage in the water and wastewater systems. Mr. Gerling explained the process of chlorine usage in the water treatment system. Ms. Meadows stated that she has been on the tour of the wastewater treatment plant and the drinking water system plant, and encouraged everyone to take the tour. Ms. Meadows was extremely impressed and says Boonville is incredibly lucky to have such excellent quality for the water systems.

MAYOR

None

CITY CLERK

Ms. Davis informed the Council that the next regular council meeting will be held on Tuesday, September 7, 2021, due to August having 5 Mondays and because of the Labor Day Holiday.

MISCELLANEOUS

None

CLOSED SESSION RSMO 610.021 (2) REAL ESTATE AND RSMO 610.021 (12) DOCUMENTS RELATED TO NEGOTIATED CONTRACT

Mr. Stock moved, and Mr. Young seconded the motion for the Council to go into closed session pursuant to RSMO 610.021 (2) Real Estate. And RSMO 610.021 (12) Documents related to negotiated contract. Roll call was taken. Ayes: Meadows, Cowherd, Hurt, Elbert, Turner, Stock, and Young. Total (7) Opposed: None. Total (0) Absent: Venable (1) Motion Carried

ADJOURN

With no further discussion, Mr. Young moved, and Mr. Elbert seconded the motion to adjourn at 7:40 p.m. and the voice vote was unanimous.

Respectfully Submitted,

Teresa Studley, City Clerk

Approved:

Ned Beach, Mayor

**CONTRACT CHANGE ORDER
SECTION 00941**

Change Order No. 1
Project No. 454-281

Sheet of
Original _ of 6

Recommended: MECO Engineering Co., Inc.
(Engineer)

To: Insituform
(Contractor)

From: City of Boonville
(Owner)

You are hereby directed to make the following changes:

I. Reason for change and effect on completion time (if any):

II. Cost of work affected by this Change Order:

Item No.	Item Description	Bid Amount			Previous Change Orders		This Change Order		Revised Contract
		Quantity/Units	Unit Price	Value	C.O. #	Quantity Changed	Increase Qty. Decrease Qty.	Amount Added or Deducted	Quantity/Unit
4	CIPP Line 6"	293 LF	\$ 50.00	\$14,650.00			-97 LF	-\$4,850.00	196 LF
5	CIPP Line 8"	2166 LF	\$ 27.00	\$58,482.00			71 LF	\$1,917.00	2237 LF
9	Service Lines Re-Established	18 EA	\$ 140.00	\$2,520.00			11 EA	\$1,540.00	29 EA
11	Contingency	1 LS	\$ 20,000.00	\$20,000.00			1 LS	-\$987.00	\$19,013.00
12	Composite & Epoxy Liner Applied to Manholes	238 VLF	\$ 260.00	\$61,880.00			10 VLF	\$2,380.00	248 VLF
Total This Sheet:								\$0.00	

1. Original Contract Amount: \$264,879.00

2. Add or Deduct This Order Totals: \$0.00

3. Add or Deduct Previous:
(Line 4 of previous order)

4. Total Add or Deduct to Date (2+3): \$0.00

5. Revised Contract Amount (1+4): \$264,879.00

Recommended: Engineer - MECO Engineering Company Date 9/21/21

Ordered: Owner Date

Accepted: Contractor Date

Change Order is subject to all provisions of the Contract Documents and is not in effect unless signed by all parties.

Original 1 of 6
Page 1 of 2

CONTRACTOR: Insituform

OWNER: City of Boonville

APPLICATION NO:

APPLICATION DATE:

30-Jul-21

PERIOD FROM: 6/28/2021 - 7/30/2021

\$264,879.00

\$0.00

\$264,879.00

\$91,178.00

\$9,117.80

\$82.060,20

\$0.00

\$82,060.20

10.1111/j.1365-3113.2011.04591.x

In accordance with the Contract Documents, based on site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer'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 OF \$ 2,000,000

(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.)

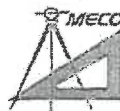
OWNER:

BY:

MECO ENGINEERING COMPANY, INC.
ENGINEERS * SURVEYORS

2701 INDUSTRIAL DRIVE
JEFFERSON CITY, MO 65109

(573)893-5558



Pay Estimate No.1

Item No	Description	Contract Quantity	Unit	Unit Price	Total	In Place Prev. Pay App	Installed This Period	\$ Installed This Pay App	Total in Place	Left to Finish	Unit
1	Signs	1	LS	\$ 850.00	\$ 850.00	0	0	\$0.00	\$0.00	1.00	LS
2	48" Std. Frame and Lid Only	28	EA	\$ 1,560.00	\$ 43,680.00			\$0.00	\$0.00	28.00	EA
3	Precast Concrete Grade Ring	1	VLF	\$ 1,481.00	\$ 1,481.00			\$0.00	\$0.00	1.00	VLF
4	CIPP Line 6" Clay Pipe	293	LF	\$ 50.00	\$ 14,650.00		196	\$9,800.00	\$9,800.00	97.00	LF
5	CIPP Line 8" Clay Pipe	2,166	LF	\$ 27.00	\$ 58,482.00		2166	\$58,482.00	\$58,482.00	0.00	LF
6	CIPP Line 12" Clay Pipe	566	LF	\$ 36.00	\$ 20,376.00		566	\$20,376.00	\$20,376.00	0.00	LF
7	Spot Repair 6" Clay Pipe	3	LF	\$ 1,590.00	\$ 4,770.00			\$0.00	\$0.00	3.00	LF
8	Spot Repair 8" Clay Pipe	22	LF	\$ 1,270.00	\$ 27,940.00			\$0.00	\$0.00	22.00	LF
9	Service Lines Re-established	18	EA	\$ 140.00	\$ 2,520.00		18	\$2,520.00	\$2,520.00	0.00	EA
10	Main	3	EA	\$ 2,750.00	\$ 8,250.00			\$0.00	\$0.00	3.00	EA
11	Contingency	1	LS	\$ 20,000.00	\$ 20,000.00			\$0.00	\$0.00	1.00	LS
12	Composite & Epoxy Liner Applied to Manholes	238	VLF	\$ 260.00	\$ 61,880.00			\$0.00	\$0.00	238.00	VLF
Contract Total					\$ 264,879.00				\$91,178.00		

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 **September 7, 2021** the sum of **\$531,464.02**

General Fund	\$226,071.24
Sanitation	\$63,081.33
CIP Tax	\$6,482.69
Water Works	\$151,505.69
Capital Projects	\$0.00
Waste Water	\$52,071.25
Tourism	\$9,386.94
Gaming	\$7,697.00
Parks/Water	\$8,821.45
Kemper Sales Tax	\$6,346.43
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 **\$531,464.02** 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 **September 7, 2021** read for the second time this **September 7, 2021** since a copy was made available prior to the meeting.

Approved **September 7, 2021** _____
Mayor

Endorsed **September 7, 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

RESOLUTION NO. R2021-11

A RESOLUTION OF THE CITY OF BOONVILLE, MISSOURI AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF PRAIRIE HOME, MISSOURI AND THE CITY OF BOONVILLE, MISSOURI, TO PERFORM BUILDING INSPECTION SERVICES BY THE BOONVILLE BUILDING INSPECTOR; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the City of Prairie Home in Cooper County has adopted a dangerous building and public nuisance ordinances in order to provide for competent inspections and due process notice procedures; and

WHEREAS, the City of Prairie Home does not have the need for an on-staff building inspector and has asked the City of Boonville to provide building inspector services on an as-needed basis under the terms and conditions of the attached Intergovernmental Agreement; and

WHEREAS, the Boonville Building Inspector believes that this service can be scheduled in such a way and is not too numerous so as to be easily accommodated during the normal business day; and

WHEREAS, the City Council of Boonville, Missouri believes that this is an opportunity to share expertise to another community in Cooper County without any undue burden on the citizens of Boonville or city staff.

THEREFORE, be it resolved by the City Council of the City of Boonville, Missouri as follows:

SECTION 1: That the City Council of the City of Boonville, Missouri shall approve and authorize an Intergovernmental Agreement with the City of Prairie Home, Missouri for limited Building Inspections Services as set forth in "**Exhibit A**" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 2: That the Mayor and the City Clerk are hereby authorized to execute, and attest said contract on behalf of the City of Boonville.

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

Passed this 7th Day of September 2021, by the City Council of Boonville, Missouri

Ned Beach, Mayor

ATTEST:

Amber Davis,
City Clerk

**INTERGOVERNMENTAL AGREEMENT
TO CONTRACT FOR BUILDING INSPECTION SERVICES BETWEEN THE CITY OF
BOONVILLE, MISSOURI AND THE CITY OF PRAIRIE HOME, MISSOURI**

I. Parties

City of Boonville, MO
c/o The City Administrator
401 Main Street
Boonville, MO 65233
Business Phone: (660) 882-2332

City of Prairie Home, MO
c/o The City Clerk
416 Highway Drive, PO Box 19
Prairie Home, MO 65068
Business Phone: (660) 841-5524

II. Recitals

WHEREAS, the City of Prairie Home, Missouri has determined that enforcing its Ordinance Number 222, entitled, *"An Ordinance to Define a Nuisance and the Penalties for Maintenance Thereof Within the City of Prairie Home, Missouri"* is in the best interests of the health and safety of its residents; and

WHEREAS, the City of Prairie Home, Missouri has no current building inspector and generally has neither the need nor the budgetary funds to hire one but would like to have the City of Boonville Building Inspector assist with its enforcement actions on a temporary basis; and

WHEREAS, Section 70.220, RSMo, authorizes local governmental entities to contract for the provision of services that are within their mutual scope of powers by law.

WHEREAS, the City of Boonville, Missouri and the City of Prairie Home, Missouri have already worked together, and this is a renewal of an intergovernmental agreement

NOW THEREFORE, the parties enter into this Agreement and the covenants contained herein in order to carry out their other responsibilities:

III. Agreements

Section 1. The City of Prairie Home, Missouri shall reference this intergovernmental agreement in its Ordinance Number _____.

Section 2. The City of Boonville, Missouri will provide the City of Prairie Home, Missouri with certain inspection services by its Building Inspector in order to execute the provisions of said ordinance.

Section 3. The City of Prairie Home will coordinate with Boonville's Building Inspector in order to reach its stated goals for 2021-2023.

Section 4. The City of Prairie Home shall pay the City of Boonville the sum of \$200.00 as and for these services no later than 30 days after completion of the work of the Building Inspector in the City of Prairie Home. In the event Prairie Home requires the services of the Building Inspector on more than two (2) days in the City of Prairie Home, the City of Prairie Home shall be billed for additional hours at a rate of \$15.00 per hour.

Section 5. Each City shall notify the other of the adoption of this Intergovernmental Agreement by its respective governing body prior to any services being rendered to the City of Prairie Home hereunder.

Section 6. The effective date of this Intergovernmental Agreement on the date last accepted by the official act of a governing body and shall terminate on October 1, 2023 by its own terms.

Section 7. The parties intend that this Intergovernmental Agreement shall be the sole agreement between the parties related to the subject matter and that no other documents or understandings are to be in any way incorporated into this agreement by reference or otherwise.

Section 8. Copies of this agreement or any amendments hereto, bearing facsimile or electronic images of the true signatures of the parties shall be deemed to be valid and binding in the same manner as copies containing original signatures.

Section 9. The invalidity or unenforceability of any particular provision of this agreement, shall be construed in all respects as if such invalid and unenforceable provision were omitted and all other provisions of this agreement shall remain in full force and effect.

Section 10. The City of Boonville shall not be liable for any cause of action arising from the activities of its Building Inspector while performing code enforcement and inspection services for the City of Prairie Home under this agreement.

Section 11. Prairie Home hereby covenants and agrees that it shall be construed as the employer and shall pay for any loss, costs or damages arising under the provisions of Chapter 287 (Workers' Compensation), RSMo, if the Building Inspector sustains any compensable injury while fulfilling his obligations on behalf of the City of Prairie Home under this agreement.

Executed this ____ day of _____, 2021.

For the CITY OF BOONVILLE, MISSOURI

By: _____
Ned Beach, Mayor

ATTEST:

(Seal) _____
Amber Davis, City Clerk

Executed this ____ day of _____, 2021.

For the CITY OF PRAIRIE HOME, MISSOURI

By: _____
Dave Gann, Mayor

ATTEST:

(Seal) _____
Mary Sue Fontana, City Clerk

RESOLUTION NO. R2021-12

A RESOLUTION OF THE CITY OF BOONVILLE, MISSOURI AUTHORIZING AND APPROVING CONTRACTS BY AND BETWEEN THE CITY OF BOONVILLE, MISSOURI AND CENTRAL MISSOURI GLASS AND MORE, LLC FOR DOOR REPAIRS AND SPORTS CON FOR BASKETBALL GOAL PURCHASE AND INSTALLATION PERTAINING TO JOHNSON FIELD HOUSE RENOVATIONS AT FT KEMPER PARK AND PROVIDING AN EFFECTIVE DATE THEREFORE

WHEREAS, the City of Boonville has solicited and received bids for performance of door repairs and basketball goal purchase and installation, work involved in the renovation of Johnson Field House on FT Kemper Park and determined that **Central Missouri Glass and More, LLC** and **Sports Con** have offered the best bids for their respective specialties pursuant to the purchasing code set forth in Section 2-20 of the City of Boonville Code of Ordinances.

THEREFORE, be it resolved by the City Council of the City of Boonville, Missouri, as follows:

SECTION 1: That the bids submitted by **Central Missouri Glass and More, LLC** and **Sports Con** to the City of Boonville, Missouri for the package of goods and services necessary and appropriate for the Johnson Field House renovations are the lowest and best, a copy of which is marked "**Exhibit A**" is attached hereto and made a part hereof, is hereby approved.

SECTION 2: That the City Administrator and the City Clerk are hereby authorized to execute and attest said agreement on behalf of the City of Boonville.

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

Passed this 7th day of September 2021, by the City Council of Boonville, Missouri

Ned Beach, Mayor

ATTEST:

Amber Davis, City Clerk

Exhibit "A"

Boonslick Heartland YMCA
Remodel Johnston Fieldhouse
Bid Date: 8/12/21 @ 3 pm City Hall
Updated Discussion and Contract Recommendations dated 8-25-21

Contractor	Bid A - RR	Bid B - Lobbies	Bid C - Paint GYM	Bid D - Door repair	Bid E - Windows	Bid F - Gym Lights	Bid G - Goals	Bid H - Roof Hatch	Totals
GBH Builders, Inc	\$ 120,500					\$ 24,700		\$ 8,600	\$ 153,800
PC & E	no bid								
Prost Builders, Inc	no bid								
Imhoff Construction	no bid	no bid	no bid		no bid				
Central Missouri Glass				\$ 1,662	\$ 24,354				
SportsCon							\$ 17,172		
Late bid by Imhoff		\$ 25,900.00	\$ 57,000.00		\$ 54,640.00				
Septagon Budget 8-18-21	\$ 115,000.00	\$ 28,000.00	\$ 57,000.00	\$ 1,662.00	?	\$ 24,000.00	\$ 19,000.00	\$ 8,600.00	

Discussion:

Both Jay and I were expecting better bidder participation. A number of items led to this very low number of bids and mentioned yesterday. The numbers we received are good in comparison to our initial budgets. Base Bid A - Restroom renovations is the only one higher than anticipated. Septagon does not have a recommendation at this time.

8-18-21 Update: I was sent bids by Imhoff Construction as listed above. His bids did not include electrical.

8-25-21 Update: I have visited with GBH on the goal pricing and the YMCA has decided on the goals. GBH has \$5,000 in their bid to protect the gym wood floors. Additional work needs to be done on the windows prior to award. The restrooms and lobby rework can be rebid in the future.

Recommendations:

Septagon and PBA recommend Base Bids A, B, C, E, and H be rejected.

Septagon and PBA recommend Base Bid D - Door Repair be awarded to Central Missouri Glass for a purchase order totaling \$1,662.

Septagon and PBA recommend Base Bid F - Gym Lighting contract be awarded to GBH Builders at or below the \$24,700 bid.

Septagon and PBA recommend Base Bid G - Basketball Goals be awarded to SportsCon for \$16,372 as per the revised proposal attached.

Date _____

BILL NO. 2021-025

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE REZONING APPLICATION OF KEMPER PROJECT, LOCATED ON ASHLEY ROAD AND KEMPER STREET ADJACENT TO KEMPER VILLAGE SUBDIVISION

WHEREAS, GRM, LLC, for the property hereinafter described and commonly referred to as Kemper Project, requests rezoning 8.6 acres of property to R-3 in the City of Boonville, Missouri; and

WHEREAS, The Planning and Zoning Commission has approved the rezoning application, herein attached and incorporated by reference as **Exhibit A**, and City Council held a public hearing on September 20, 2021 having first given fifteen days' notice of the time and place of such hearing in the Columbia Daily Tribune; and

WHEREAS, the City Council of the City of Boonville, Missouri does find and determine that said rezoning, will not adversely impact the City or neighboring property owners, is in the best interest of the public health, safety, and welfare by providing new and expanded housing opportunities in the City.

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

SECTION 1: That the City Council of the City of Boonville, Missouri does place 8.6 acres of property into an R-3 zoning respectively, as detailed and described in **Exhibit A**, attached hereto and incorporated by reference.

SECTION 2: That Sections 1.2(a) and (b) of Appendix C of the Code of Ordinances of the City of Boonville, Missouri pertaining to zoning districts are modified and amended to change the zoning classification of property herein described, portions of C-P to R-3.

SECTION 3: The City Engineer is hereby granted authority to amend the City zoning maps consistent with the provisions of this ordinance.

SECTION 4: The City Clerk of the City of Boonville is hereby ordered to cause three certified copies of this ordinance to be filed with the Cooper County Recorder.

SECTION 5: This ordinance shall take effect and be in force from and after its passage.

SECTION 6: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

READ FOR THE FIRST TIME: 7th DAY OF SEPTEMBER, 2021

READ FOR THE SECOND TIME AND PASSED THIS 20TH DAY OF SEPTEMBER, 2021, 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 20TH DAY OF SEPTEMBER 2021.

NED BEACH, MAYOR

ATTEST:

AMBER DAVIS, CITY CLERK

APPLICATION FOR ZONING AND/OR LAND USE CHANGE

Name of applicant Engineering Surveys and Services If not the property owner,

Relationship to owner Engineering Consultants Name of owner GRM, LLC

Street address of applicant: 1113 Fay Street Columbia Missouri 65201
Street City State Zip Code

Phone(s): (573) 825-1171

E-mail address: mkriete@ess-inc.com

Situs address Northwest Corner of MO Route 5 and Kemper Street, Boonville, MO 65233

Lot(s) 2 Block Addition

Current Zoning C-P Gross area of property in acres 8.6 Acres

The following information, along with the appropriate fee, is submitted to the Planning & Zoning Commission or Board of Adjustment for the following purpose(s):
(check all that apply)

Request for Rezoning (change of zoning district boundaries) - \$200.00

Staff review, newspaper Notice of Public Hearing, preparation and recording of documents with the Recorder of Deeds, copying and postage up to three (3) certified mailing. Applicant will incur an additional charge of \$5 per additional certified letter.

Application for Site Plan Approval - \$100.00

Staff and Professional Engineering review of all drawings, calculations, building footprints and locations, sketches, materials and other design elements; preparation and recording of Final Site Plan, as approved by the City Council, and other documents with the Recorder of Deeds; copying (including oversized material) and postage.

Public Hearing on Site Plan - \$120.00

Where a public hearing is required, owner shall pay this additional fee for preparation and publication of the Notice of Public Hearing.

Application for Subdivision Plat Approval - \$350.00

Staff and Professional Engineering review of all drawings, calculations, legal descriptions, and site plans; preparation and recording of Final Subdivision Plat and other documents with the Recorder of Deeds; copying (including oversized material) and postage up to three (3) certified mailings. Applicant will incur an additional charge of \$5 per additional certified letter.

Application for Minor Subdivision Plat Approval - \$75.00

Staff review, preparation and recording of documents with the Recorder of Deeds, copying and postage.

Application for Special Use Permit - \$200

Staff and Professional Engineering review, newspaper Notice of Public Hearing, preparation and recording of site plan documents with the Recorder of Deeds, copying and postage up to three (3) certified mailings. Applicant will incur an additional charge of \$5 per additional certified letter.

Application for Variance (from any requirement of subdivision or zoning ordinances) - \$125.00

Staff and Professional Engineering review, newspaper Notice of Public Hearing, copying and postage up to three (3) certified mailings and other notice to interested parties, as required. Applicant will incur an additional charge of \$5 per additional certified letter.

Existing use of the property Commercial Storage

Intended use (if approved) Multiple Dwellings

Proposed zoning R-3 Multi-family Residential

Narrative description of the proposal: One (1) community building, eight (8) single-story (48 units)
senior residential buildings, affiliated parking lots, utilities and storm sewer facilities are proposed on a
8.6-acre property. The proposed development plan will protect the existing 100-year floodplain along
Rupe Branch.

(Attach additional pages as needed. Provide sufficient information to apprise the Commission, Board of Adjustment, and/or Council of the planned use of the land upon completion of the project.)

General questionnaire:

1. Is any portion of the project within 1000 feet of the right of way of I-70? No.
2. Is any portion of the project within 300 feet of Highway B, 87 or 5? Yes.
3. If not residential, is the proposed project within 300 feet of a residential zone? N/A
4. Is the project likely to cause an increase in any of the following: (check all that apply)
traffic congestion _____ parking shortage _____ noise _____
smoke or other odors _____
5. Anticipated hours of operation: _____ N/A
6. Estimated number of employees on premises at one time: _____ 2
7. Estimated patrons, pupils or other constituents per day: _____ 72 Residents
8. Number of off street parking places planned: _____ 0
9. Will present street access/traffic flow configuration be adequate at completion? Yes.
10. Are there existing uses in the general area (0.25 mile radius) similar to the one
proposed in this application? _____ No _____ If so, please describe the similar use
and location(s)
N/A

FOR INTERNAL USE ONLY:
Summary report of staff review:

Building Inspector

Engineer

Public Works/Traffic

Other

A tract of land lying in the southwest quarter of Section 35 T49N R17W in Boonville, Cooper County, Missouri. Being part of the tract as shown on survey recorded in book 7 page 132, further described as follows:

Beginning at a point on the westerly right of way line of Kemper Drive, being the most easterly corner of the tract shown on survey recorded in book 7 page 132; thence along the lines of said survey, S 87°43'33"W 129.53 feet; thence S 76°32'25"W 71.00 feet; thence S 42°51'07"W 94.00 feet to the most easterly corner of the tract shown on survey recorded in book 8 page 358; thence along the lines of said tract, N 33°02'42"W 65.50 feet; thence N 83°20'13"W 64.63 feet; thence N 67°55'06"W 113.66 feet; thence N 67°20'22" 86.73 feet; thence N 58°01'30"W 40.86 feet; thence N 36°08'39"W 33.90 feet to the most northerly corner of said tract; thence leaving the lines of said tract, N 46°09'28"E 114.85 feet; thence N 1°00'01"E 150.00 feet to the northwesterly line of the tract as shown on survey recorded in book 7 page 132; thence along the lines of said tract, N 58°34'37" E 99.02 feet; thence N 9°07'44"W 70.75 feet; thence N 7°45'06"E 127.02 feet; thence N 7°14'46"W 81.83 feet; thence N 30°36'15"E 69.55 feet; thence N 37°23'39"E 43.65 feet; thence N 43°22'37"E 22.96 feet; thence S 69°55'56"E 412.38 feet; thence S 16°36'17"E 214.63 feet to the northerly right of way line of Walnut Street; thence along said line, S 88°46'28"W 40.24 feet to the westerly right of way line of Kemper Drive; thence along said line, S 15°32'40"E 434.09 feet to the point of beginning and containing 8.84 acres.

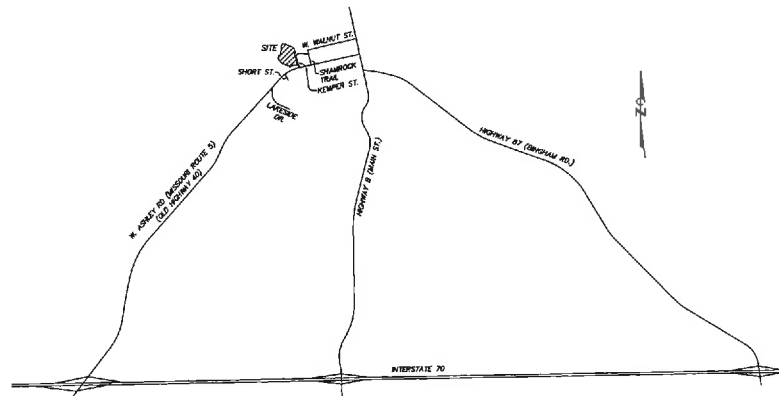
BOONVILLE - KEMPER SITE

BOONVILLE, COOPER COUNTY, MISSOURI

PRELIMINARY SITE PLAN

JULY 15, 2021

LEGEND	
	PROPERTY LINE
	ELECTRIC LINE
	TELECOMMUNICATIONS LINE
	SANITARY SEWER LINE
	WATER LINE
	TREE & SHRUB LINE
	DRAINAGE SWALE
	EXISTING CONTOUR
	DRAIN BASIN
	GUARDED END SECTION
	FIRE HYDRANT
	GRAVE INLET
	PAVED DRAIN
	OUTFALL CONTROL STRUCTURE
	UTILITY POLE
	SELF FENCE
	TEMPORARY DIVERSION DAM
	TREE PRESERVATION BARRIER
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED STORM SEWER LINE
	PROPOSED FIRE HYDRANT & VALVE
	IMPERVIOUS BLOCK
	PROPOSED TRANSFORMER PAD



SITE LOCATION MAP

NOT TO SCALE

SITE NOTES

SITE AREA = 8.8 ACRES
OPEN SPACE = 7.8 ACRES
DENSITY = 5.45 UNITS/ACRE

BUILDING NOTES
ONE BEDROOM = 24 UNITS
TWO BEDROOM = 24 UNITS
COMMUNITY BUILDING = 1,200 SQ. FT.
RESIDENTIAL = 2,100 SQ. FT.

PROPOSED CONSTRUCTION SCHEDULE
START: SUMMER 2023
COMPLETE: FALL 2023

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AND ZONE "X" AREAS WITH 1% ANNUAL FLOOD HAZARD, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER: 2205010100C DATED MAY 3, 2011.

ZONING NOTE

CURRENT: THIS PROPERTY IS ZONED "C-1-P"
PROPOSED: "R-3" GENERAL RESIDENTIAL DISTRICT

SEWER DEMAND NOTE

AVERAGE DEMAND: 48 INDEPENDENT SENIOR LIVING @ 1.5 PERSONS/UNIT @ 75 GPD/UNIT = 5,400 GPD
PEAK DEMAND: AVERAGE x 4.3 = 23,220 GPD

SHEET INDEX

C0.01	COVER
C1.01	LOCATION PLAN
C2.01	SITE PLAN
C3.01	GRADING & STORM SEWER PLAN
C4.01	UTILITY PLAN
C5.01	EROSION CONTROL PLAN
L1.01	LANDSCAPE PLAN



Engineering Surveys & Services
Matthew A. Linette, Professional Engineer
1111 N. Hwy. 90, Boonville, Missouri 64601
573-441-2441 | www.esandse.com
Civil/Environmental Engineering
Professional Engineer License No. 000000000
Missouri State Board of Professional Engineers

BOONVILLE - KEMPER SITE
NORTHWEST CORNER OF KEMPER STREET AND MISSOURI ROUTE 90
BOONVILLE, COOPER COUNTY, MISSOURI



MATTHEW A. LINETTE
PROFESSIONAL ENGINEER
P.E. - CIVIL/ENVIRONMENTAL

ORIGINAL SUBMITTED ON 07/15/2021
AUTHORIZATION IS NOT FORTHWITHING THIS
SEAL. REVISIONS WILL BE SUBMITTED AS
SEPARATE SHEETS.

Date: JULY 15, 2021

Project:

Design: HP Drawn: CDH

COVER

Sheet

C0.01

ES&S PROJECT NO. 15185

BOONVILLE - KEMPER SITE



Engineering Surveys & Services
 Consulting Engineers, Land Surveyors and Professional Surveyors
 1111 N. 4th St., Suite 100
 Boonville, MO 64609
 Phone: (660) 583-1111
 Fax: (660) 583-1112
 Email: info@esandse.com
 Website: www.esandse.com

BOONVILLE - KEMPER SITE
 NORTHWEST CORNER OF SECTION 36, TOWNSHIP 36N, RANGE 10E
 BOONVILLE, COOPER COUNTY, MISSOURI



MATTHEW A. KRETE
 PROFESSIONAL ENGINEER
 No. 000000000

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD OF THIS PROJECT AS SUBMITTED TO THE MISSOURI DEPARTMENT OF REVENUE FOR RECORDATION.

Date

JULY 15, 2021

Project

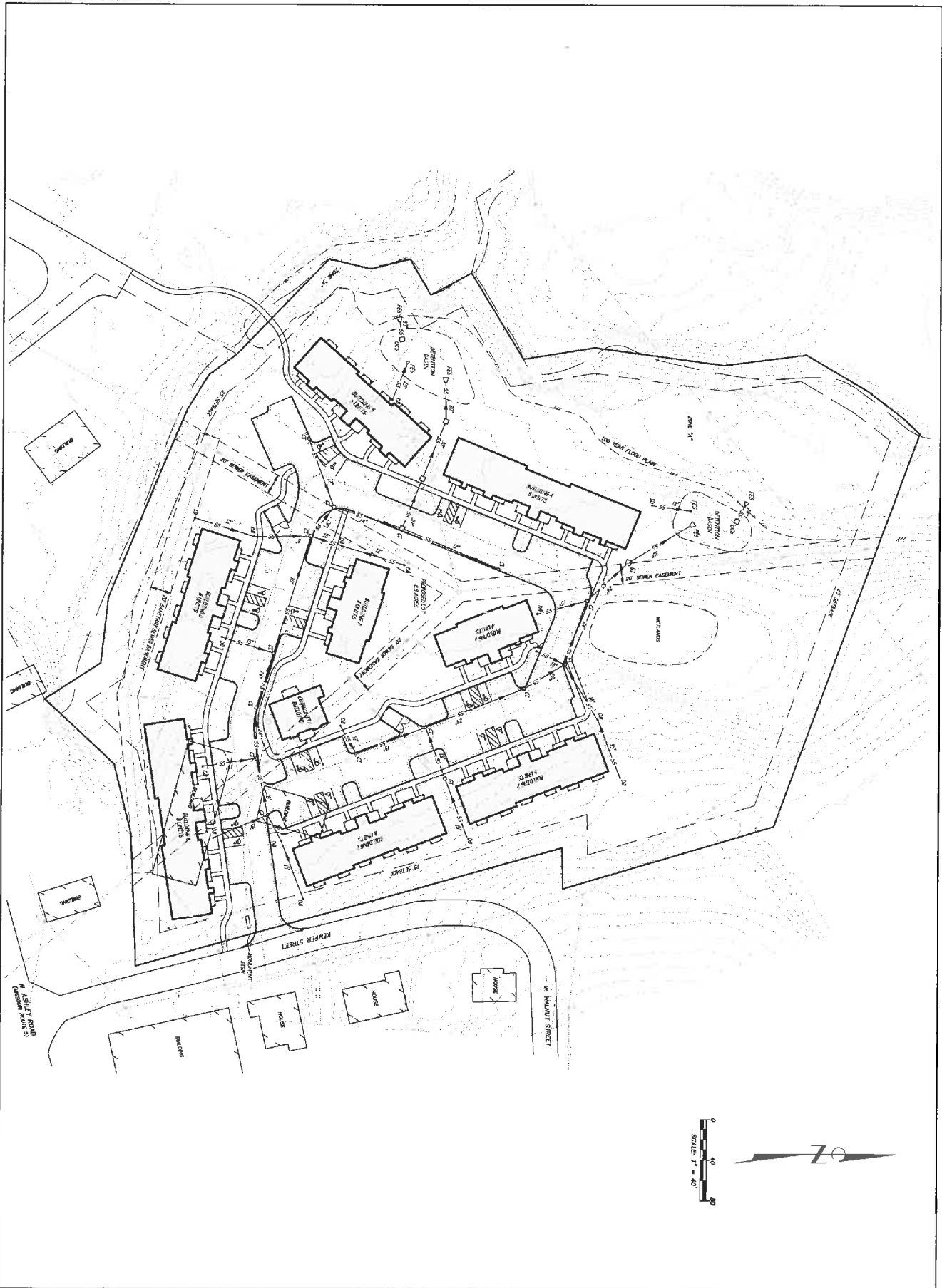
Design: HP Drawn: CSF

DEMOLITION PLAN

Sheet

CL.01

KSAS PROJECT NO. 15185



LAST PROJECT NO. 1189 C301 Sheet OWNER: J.P. POWER CO. DESIGNER: STOKER/REDFERN	DATE: JUL 13, 2021 PROJECT: BOONVILLE - KEMPER SITE LOCATION: NORTHWEST CORNER OF KEMPER STREET AND MISSOURI ROUTE 5, BOONVILLE, COOPER COUNTY, MISSOURI	BOONVILLE - KEMPER SITE NORTHWEST CORNER OF KEMPER STREET AND MISSOURI ROUTE 5 BOONVILLE, COOPER COUNTY, MISSOURI	Engineering Surveys & Services Consulting Engineers, Land Surveyors and Geospatial Services 1111 E. 1st St., Boonville, Missouri 64601 573-683-2464 www.esands.com Chris O'Brien Jeffrey C. C. - Indiana - Wisconsin Missouri Engineering Corporation # 1208807001	
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Engineering Surveys & Services Professional Engineer in Land Surveying and Geomatics Analysis and Remedial Laboratories 1111 Fox Street, Columbia, Missouri 65201 573-545-2010 • www.es-s.com Other Offices: Jefferson City • St. Louis • Willow Springs Missouri Engineering Professional Seal # 0000000000	Boonville - Kemper Site NORTHWEST CORNER OF KEMPER STREET AND MISSOURI ROUTE 5 BOONVILLE, COOPER COUNTY, MISSOURI	JULY 15, 2021 Scale Drawing Sheet C401 EAST PROJECT NO. 1185
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Sheet C501	EMISSION CONTROL # 4 JULY 15, 2011		BOONVILLE - KEMPER SITE NORTHWEST CORNER OF KEMPER STREET AND MISSOURI ROUTE 5 BOONVILLE, COOPER COUNTY, MISSOURI	Engineering Surveys & Services "Providing the Highest Quality Surveying and Engineering Services" 1115 Fay Street, Columbia, Missouri 65201 573-445-2540 www.esandse.com Matthew A. Conner, P.E. Missouri Engineering Commission # 200400000	

BILL NO. 2021-026

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE KEMPER PROJECT AND PRELIMINARY SITE PLAN, LOCATED AT ASHLEY ROAD AND KEMPER DRIVE, ADJACENT TO KEMPER VILLAGE

WHEREAS, GRM, LLC through a professional engineer has made an application to the City of Boonville to develop Boone Point Subdivision in the City of Boonville; and

WHEREAS, The preliminary site plan herein attached as **Exhibit A** is subject to the standards for site plans under Appendix C, Section 2.5.5 preliminary development plan; and

WHEREAS, The Planning and Zoning Commission, City Engineer, and City Staff have reviewed the preliminary site plan in detail and recommend approval of the plan, at their meeting on August 10, 2021, herein attached and incorporated by reference as **Exhibit A**; and

WHEREAS, The City Council has evaluated the plans submitted according to the criteria and standards set forth in Appendix A- Subdivision regulations and Sections 2.99 and 2.100 of the Appendix C- Zoning of the Code of General Ordinances.

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

SECTION 1: That the Kemper Project as described is hereby approved.

SECTION 2: That the preliminary site plan, as shown and indicated in **Exhibit A** attached hereto and made a part hereof, is hereby approved.

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

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

READ FOR THE FIRST TIME: 7th DAY OF SEPTEMBER, 2021

READ FOR THE SECOND TIME AND PASSED THIS 20TH DAY OF SEPTEMBER, 2021, 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 20TH DAY OF SEPTEMBER 2021.

NED BEACH, MAYOR

ATTEST:

AMBER DAVIS, CITY CLERK

*BOONVILLE, COOPER COUNTY, MISSOURI
PRELIMINARY SITE PLAN
JULY 15, 2021*



Engineering Surveys & Services
Building Equipment, Load Surveys, and On-Site Structural
Analysis and Material Laboratory
3111 Fry Street, Columbus, Missouri 65203
573-445-2346 • www.es-s.com

Robert O'Brien
Jefferson City • St. Louis • Waldo
Missouri Engineering Corporation • 20400-0818

BOONVILLE - KEMPER SITE
NORTHWEST CORNER OF KEMPER STREET AND MISSOURI ROUTE 5
BOONVILLE, COOPER COUNTY, MISSOURI



MATTHEW A. KRBE
PROFESSIONAL ENGINEER
PE-2007002811

IF ORIGINAL SIGNATURE OR DIGITAL
AUTHENTICATION IS NOT PRESENT THIS
MEDIA SHOULD NOT BE CONSIDERED A

Date
JULY 15, 2021

Revised

Design: HP Drawn: GGH

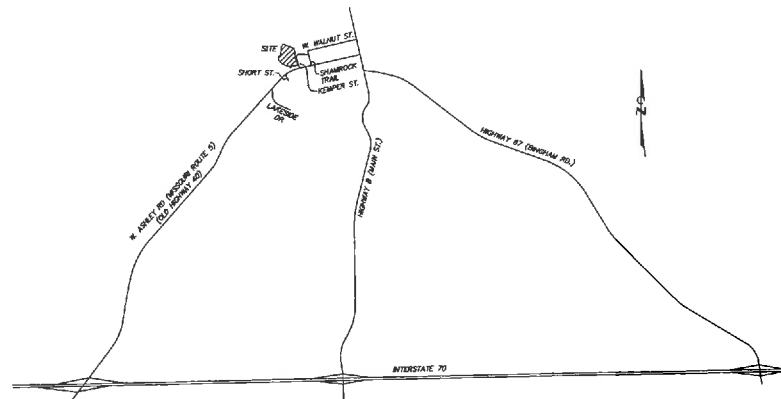
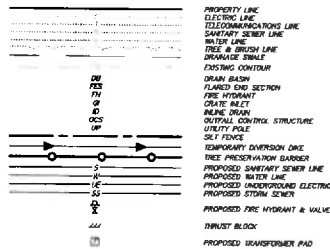
COVER

Sheet

C0.01

ES&S PROJECT NO. 15185

LEGEND



SITE LOCATION MAP

NOT TO SCALE

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "A" AREAS WITH 1% CHANCE ANNUAL FLOOD HAZARD, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBERS 29053JC0132C, 29053JC0133C, AND 29053JC0135C DATED MAY 3, 2011.

ZONING NOTE

CURRENT: THIS PROPERTY IS ZONED "C-P"
PROPOSED: "R-3" GENERAL RESIDENTIAL DISTRICT

SEWER DEMAND NOTE

AVERAGE DEMAND: 48 INDEPENDENT SENIOR LIVING @ 1.5 PERSONS/UNIT
@ 75 GPD/UNIT = 5,400 GPD

PEAK DEMAND: AVERAGE $\times 4.3 = 23,220$ GPD

SITE NOTES

SITE AREA = 8.8 ACRES
OPEN SPACE = 7.8 ACRES
DENSITY = 5.45 UNITS/ACRE

BUILDING NOTES
ONE BEDROOM = 24 UNITS
TWO BEDROOM = 24 UNITS
COMMUNITY BUILDING = 3,900 SF±
RESIDENTIAL = 43,000 SF±

PROPOSED CONSTRUCTION SCHEDULE
START: SUMMER 2022
COMPLETE: FALL 2023

SHEET INDEX

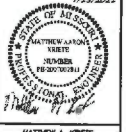
C0.01	COVER
G1.01	DEMOLITION PLAN
C2.01	SITE PLAN
E1.01	GRADING & STORM SEWER PLAN
C4.01	UTILITY PLAN
C9.01	EROSION CONTROL PLAN
E1.07	LANDSCAPE PLAN

BOONVILLE - KEMPER SITE



Engineering, Surveying & Services
 Consulting, Engineering, Land Development, and Surveying
 1111 N. Main Street, Suite 100
 Boonville, MO 64609
 Phone: (660) 586-1111
 Fax: (660) 586-1112
 Email: info@kemper-engineers.com
 Matthew Kemper, P.E., License No. 15181

BOONVILLE - KEMPER SITE
 NORTHWEST CORNER OF KEMPER STREET AND MISSOURI ROUTE 5
 BOONVILLE, COOPER COUNTY, MISSOURI



MATTHEW A. KEMPER
 PROFESSIONAL ENGINEER
 P.E. - 15181

IT IS THE DUTY OF THE ENGINEER TO EXAMINE THE PROJECT AND TO REPORT TO THE BOARD OF ENGINEERS AND SURVEYORS OF THE STATE OF MISSOURI.

Date
JULY 15, 2021

Revised

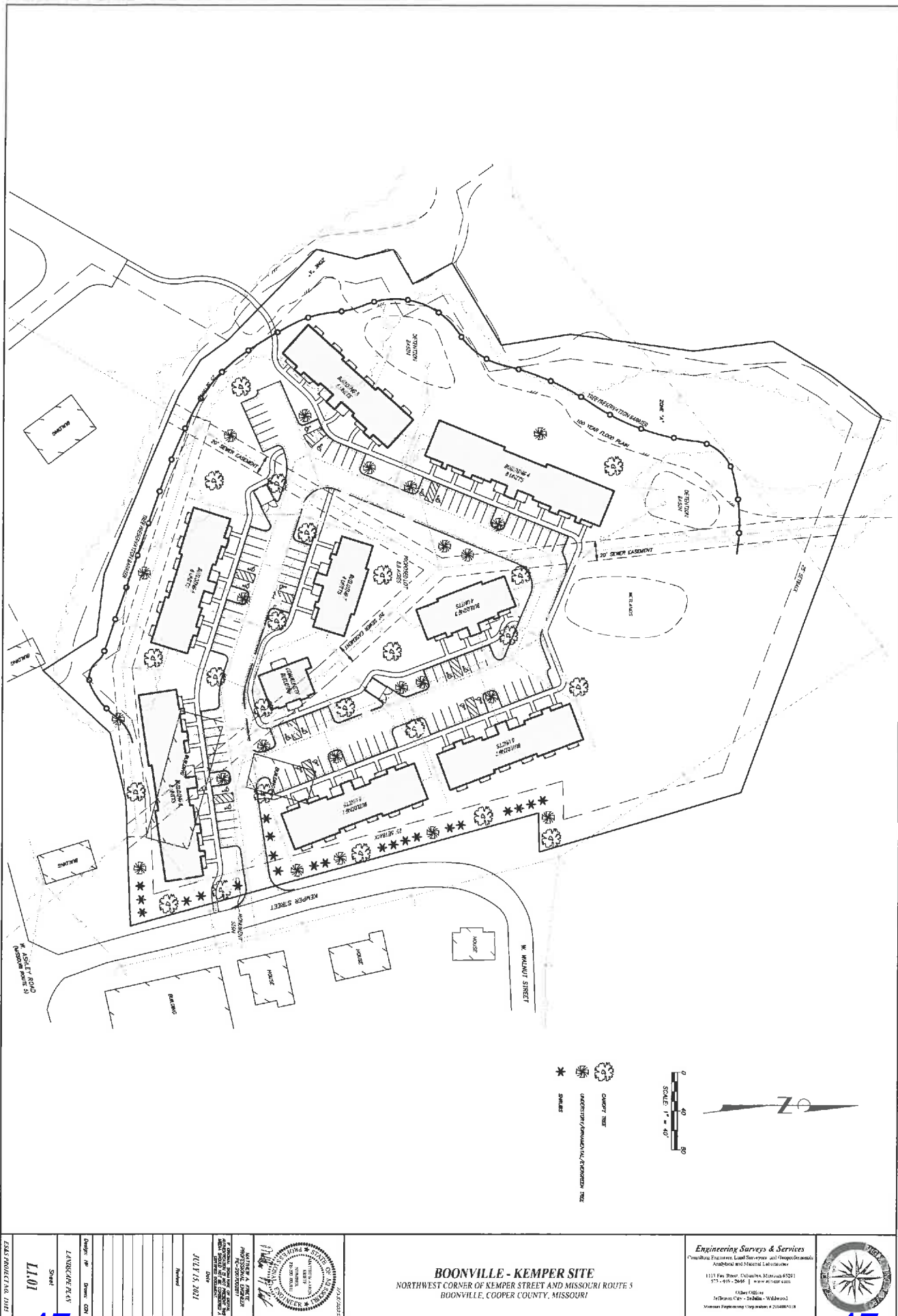
Design: HP Drawn: CDH

DEMOLITION PLAN

Sheet

C1.01

ES&S PROJECT NO. 15181



OPTION FOR EASEMENT AGREEMENT

This Agreement made and entered into this _____ day of _____, 2021 by and between _____ (hereinafter referred to as "Seller") and **Robinson Real Estate Easement Company, LLC**, a Missouri Limited Liability Company (hereinafter referred to as "Buyer"). Seller does hereby agree to sell and Buyer does hereby agree to purchase a Perpetual Easement on the tract of land ("Easement Tract") described and as further shown on Exhibit A subject to the following terms and conditions.

1. Option Period:

Option Period – 90-Days

Option Consideration - \$1.00

Seller hereby acknowledges receipt of the Option Consideration.

2. Easement Purchase Price: Exchange of material and labor to construct an on-premise sign for the City of Boonville Soccer Complex, as outlined in Exhibit C, for a Permanent Easement to erect an off-premise digital billboard. The on-premise sign will be constructed after the issuance of any required state and local sign and electrical permits necessary to erect an off-premise sign or other communication devices on the premises.

3. Closing Date: Seller shall give Buyer 30 days from date of notice of Buyer's election to exercise this option. Buyer shall have the option of choosing a time and date within the allotted 30 days in which to close. Buyer may give seller notice of exercise of option at any time within the option period set forth in item 1, which notice shall contain time, date and place of closing. Closing may occur after the expiration of the option period.

CONDITIONS AND CONTINGENCIES

This Agreement to purchase a perpetual easement shall specifically be contingent upon the following:

1. Buyer has permission to survey and conduct soil tests at Buyer's expense and Buyer shall be responsible to return the land on which the soil tests occurred to its previous condition.
2. Buyer shall acquire any required rezoning and/or State and local building permits and Seller agrees to cooperate and do all things reasonably required by Seller of

the permit issuing authorities to assist Buyer in acquiring the applicable permits, all at Buyer's cost and expense. This Agreement is contingent upon the ability to obtain any necessary Outdoor Advertising permits to erect a sign or other communication devices on the premises.

3. Seller agrees to provide copies of any Liens, Existing Leases, Options or Easements (written or oral) not yet recorded that have any effect on Easement Tract. Both parties agree this Agreement is contingent upon there being no existing property leases on the tract of property described in Exhibit A which would interfere with the lawful execution of this Agreement or the erection of an off-premise sign structure upon the easement. Should Seller be unable to provide Easement Tract which is clear and free of any Mortgages, Liens, Existing Leases, Options or Easements affecting Easement Tract, all option monies paid to Seller as consideration shall be refunded to Buyer. Buyer shall be held harmless in the event of any third-party claims.
4. All notices to be sent under this Agreement shall be either hand delivered or sent by Certified Mail, and postmark shall be deemed date of receipt.
5. This Option Agreement shall be binding upon all successors, heirs, and assigns of both parties hereto.
6. Seller agrees to grant Buyer the right to begin any construction and/or site preparation upon the exercising of the Option.
7. Seller agrees not to enter into, extend, or renew any agreements regarding leasehold of the property described in Exhibit A while this Agreement is in effect.
8. Buyer may automatically renew this Option Agreement under the same terms and conditions for not more than One (1) additional option period by payment of Option Consideration prior to expiration of the current Option Period.
9. Seller, its successors and assigns agree not to install or maintain any improvements or allow any impediment or obstruction to remain on its property and the Easement Tract, including, without limitation, trees or other vegetation that would interfere with or impede the sight-line view from MO Hwy 40 (aka West Ashley Road) or other public right-of-way adjacent to the Easement Tract to the Outdoor Display. Seller further agrees that Buyer may enter upon Grantor's adjacent property and the Easement Tract for the purpose of trimming any trees or vegetation which so obstructs the sight-line view to the Outdoor Display.

10. Seller shall further grant Buyer access over Seller's adjacent property and the Easement Tract as reasonably necessary for the purpose of constructing, erecting and maintaining the appropriate electrical wires and poles for the purpose of providing electricity to the Outdoor Display.
11. Seller agrees to grant Buyer reasonable ingress and egress access to and from the Easement Tract from Buyer's adjacent property for the purpose of constructing and maintaining advertising signs and signboards, where applicable.
12. Seller agrees that at closing, Seller shall execute a Perpetual Easement Deed (Exhibit B).
13. This Agreement shall not be modified or changed except in writing between the parties of interest at the time of the planned modification or change.
14. Seller further agrees not to allow any other off-premise outdoor advertising or communication device to be erected on the Easement Tract and/or Seller's adjacent property within a distance of 1,400 feet in any direction of the Easement Tract; **provided, however**, should Seller sell all or any portion of any adjacent property owned by Seller, the buyer of such property shall be allowed to erect any on-premise advertising device necessary in furtherance of its business purposes.
15. All structures or materials erected by Buyer upon the Easement Tract shall be and remain the property of Buyer and may be removed by Buyer at any time.
16. In the event of a breach of this Agreement, the aggrieved party shall be entitled to recover its legal fees incurred in the enforcement of this Agreement in addition to any other remedy provided by law or equity.
17. In the event any of Buyer's outdoor advertising devices are damaged or destroyed, Buyer shall have such damage repaired to reasonable and customary standards.
18. To the fullest extent permitted by law, Buyer shall indemnify, defend and hold harmless Seller from any and all claims and damages caused by Buyer's actions performed under this Agreement. This indemnification obligation shall survive the termination of this Agreement.

IN WITNESS WHEREOF, the Parties have hereunto set their hands the date first above written.

SELLER(S):

BUYER: ROBINSON REAL ESTATE
EASEMENT COMPANY, LLC

by

By: _____
Wes Bell, General Manager

by

by

EXHIBIT A

(this page intentionally left blank until legal description is received)

PERPETUAL EASEMENT DEED

THIS EASEMENT DEED made and entered into effective as of _____, 2021, by _____, a _____ Limited Liability Company, ("Grantor") and **Robinson Real Estate Easement Company, LLC, a Missouri Limited Liability Company**, ("Grantee"), whose address is 50 Robinson Industrial Drive, Perryville, Missouri 63775.

1. For and in consideration of One Dollar (\$1.00) and other valuable consideration paid by Grantee, receipt of which is hereby acknowledged by Grantor, Grantor has GRANTED AND CONVEYED and by these presents does GRANT AND CONVEY to Grantee, its successors, and assigns, the perpetual, exclusive, free and uninterrupted use, liberty and privilege of passage in, across, along and over the tract of land located in the County of _____, State of _____ (the "**Easement Tract**") described in Exhibit A attached hereto and incorporated herein by reference. Said easement to be for the purposes of construction, maintenance, operation, repair, replacement or removal of outdoor advertising display structures and/or other communication devices to be located on the Easement Tract (the "**Outdoor Display**"), and for the purpose of access, vehicular or pedestrian, to and from the Easement Tract over and across Grantor's adjacent property.

2. Grantor, its successors and assigns agree not to install or maintain any improvements or allow any impediment or obstruction to remain on its property and the Easement Tract, including, without limitation, trees or other vegetation, that would interfere with or impede the sight-line view from _____ or other public right-of-way to the Outdoor Display. Grantor further agrees that Grantee may enter upon Grantor's adjacent property and the Easement Tract for the purpose of trimming any trees or vegetation which so obstructs the sight-line view to the Outdoor Display.

3. Grantor further grants Grantee an easement over Grantor's adjacent property and the Easement Tract for the purpose of constructing, erecting and maintaining the appropriate electrical wires and poles for the purpose of providing electricity to the Outdoor Display.

4. Grantor, or its successors, may not in the future without the written consent of the then easement beneficiary-grantee change the zoning on the Easement Tract or do anything that would jeopardize the permit presently in force allowing the present outdoor display location.

Exhibit B

5. Grantor further covenants not to encumber, mortgage or lien the Easement Tract without the prior written consent of Grantee. If the Easement Tract is currently encumbered by a mortgage or Deed of Trust, then Grantor shall obtain the signature of the mortgage holder or beneficiary of the Deed of Trust on a Subordination Agreement, subordinating the interest of the mortgage holder or beneficiary of the Deed of Trust to this Perpetual Easement.

6. This Easement Deed shall not be modified or changed except in writing between the parties in interest at the time of the planned modification or change.

7. Grantor further agrees not to allow any other outdoor advertising or other communication device to be erected on Grantor's property or any property hereafter acquired by Grantor within a distance of 1,400 feet in any direction of the Easement Tract.

8. All structures or materials upon the Easement Tract shall be and remain the property of Grantee and may be removed by Grantee at any time.

TO HAVE AND TO HOLD such easements, together with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in any way pertaining unto Grantee, and unto its successors and assigns, FOREVER, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that Grantor has a good right to convey the same; and that Grantor will WARRANT AND DEFEND the easement rights in the premises conveyed unto Grantee, its successors and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the parties have hereunto set their hands the date first above written.

GRANTOR(S):

GRANTEE: ROBINSON REAL ESTATE EASEMENT
COMPANY, LLC., a Missouri Limited
Liability Company

by: Wes Bell, General Manager
Address: 50 Robinson Industrial Drive
Perryville, MO 63775

Exhibit B

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ of _____, 2021, before me personally appeared Wesley J. Bell, to me known, to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC

My Commission Expires:

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ of _____, 2021, before me personally appeared _____, to me known, to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC

My Commission Expires:

PROJECT PROPOSAL



50 Robinson Industrial Drive
Perryville, MO 63775
t: 573-768-8100
f: 573 547-1075

Proposal For

City of Boonville
401 Main Street
Boonville, MO 65233
Phone: 660-882-2332

Project Details

Project Name: Soccer Complex Sign
Project Manager: Danny Marler
Phone: 314-304-8725

Proposal Description & Objective

Furnish all material and labor to construct an on-premise sign for the City of Boonville Soccer Complex in exchange for a permanent easement to erect an off-premise digital billboard.

Project Costs

Material and Labor to Install Sign	
Per Semco Outdoor Estimate #17022-1 (attached)	\$59,819.42
Double-Sided Digital Marquee	\$26,080.00
5' x 9'	
8mm - 192 x 352	
4g Wifi with 1-year paid subscription	
Cloud Based Software	
5 year parts / 5 year labor warranty	
Freight to Destination	
Mounting Hardware, Installation & Electrical Connection	\$3,000.00
Estimated Total Project Cost	\$88,899.42

Welcome to *B*oonville

Discover our River, Rails & Trails

Est. 1839





VAN MATRE LAW FIRM, P.C.

A PROFESSIONAL CORPORATION

ATTORNEYS AND COUNSELORS AT LAW

1103 EAST BROADWAY

POST OFFICE BOX 1017

COLUMBIA, MISSOURI 65201

(573) 874-7777

TELECOPIER (573) 875-0017

E-MAIL robert@vanmatre.com

CRAIG A. VAN MATRE (RETIRED)
ROBERT N. HOLLIS
GARRETT S. TAYLOR
CASEY E. ELLIOTT
RICHARD B. HICKS
KAREN E. HAJICEK
BRIAN R. HAJICEK

THOMAS M. HARRISON
JOSHUA J. SIEG
ROGER W. JOHNSON

EVERETT S. VAN MATRE
(1922-1998)

August 30, 2021

City of Boonville
Office of City Administrator
Attn: Kate Fjell
401 Main Street
Boonville, Missouri 65233

Re: Thurman Development

Dear Ms. Fjell,

As you know, I represent Troy Thurman Construction Company, Inc. (the "Applicant"). I am reaching out to you with respect to Applicant's 216.81 acres (the "Site") that is immediately east of the limits of the City of Boonville (the "City"). The Site was recently the subject of a redevelopment proposal submitted by the Applicant, which would have included tax increment financing ("TIF") assistance. The Applicant no longer seeks TIF assistance; however, we would like to proceed with seeking approvals from the City for development of the site within the boundaries of the City as described herein.

The Applicant is providing this letter for your consideration as a potential outline and proposal for matters related to development of the Site. It is the Applicant's hope that this information will permit the City Council of the City to move this project onto the active agendas of the City Council and Planning and Zoning Commission as soon as feasible and allow City staff to work on matters of City approval necessary for the proposed development. In that regard, please see the following lists generally describing proposed obligations of the City and the Applicant, which are necessary to permit development of the site within the boundaries of the City:

City Obligations

1. Annex the Site and place it in the zoning classifications requested by the Applicant
2. Purchase approximately 15 acres within the Site (east side near airport) for use as a public park
 - a. The price will be \$300,000, which is substantially less than fair market value
 - b. Conveyance will occur after development approvals are obtained
 - c. The City will not be obligated to pay the entire purchase price until May 2022
3. Design and construct a City street and water lines north from Pearre Lane through a portion of the Site

- a. Street and water lines constructed slightly north of Phase 1 by March 2022
 - b. Street and water lines constructed to City park land by December 2022
4. Design and construct sewer improvements in the area
- a. Lower existing lift station to permit adequate service to surrounding area by March 2022
 - b. Extend sewer from manhole south of lift station to two southwest corners of development by March 2022
 - c. Extend sewer from lift station through development to park by March 2023

Developer Obligations

1. Convey 15 acres to the City for a public park
 - a. Complete survey necessary for conveyance
 - b. Finance a portion of the below market value purchase price
2. Pursuant to the City's plans, rough grade land to facilitate City's street and water line construction obligations
3. Revise annexation, development, and all other plans and submittals required by the City
 - a. Preliminary plat adjustments to accommodate park
 - b. Zoning application amended to permit the following
 - (i) South portion (approximately 2 acres) of former R-A zoning district will be commercial
 - (ii) Former R-3 will be R-1
 - (iii) Area south of park will be R-3
 - (iv) Possibly a few R-2 lots north of the park and adjacent to the airport
 - c. Annexation area remains the same
4. Lower grade on City property west of Phase 1 pursuant to City's approved grading plan

Should you have any questions about the foregoing, please do not hesitate to contact me.
Thank you in advance for your time and consideration.

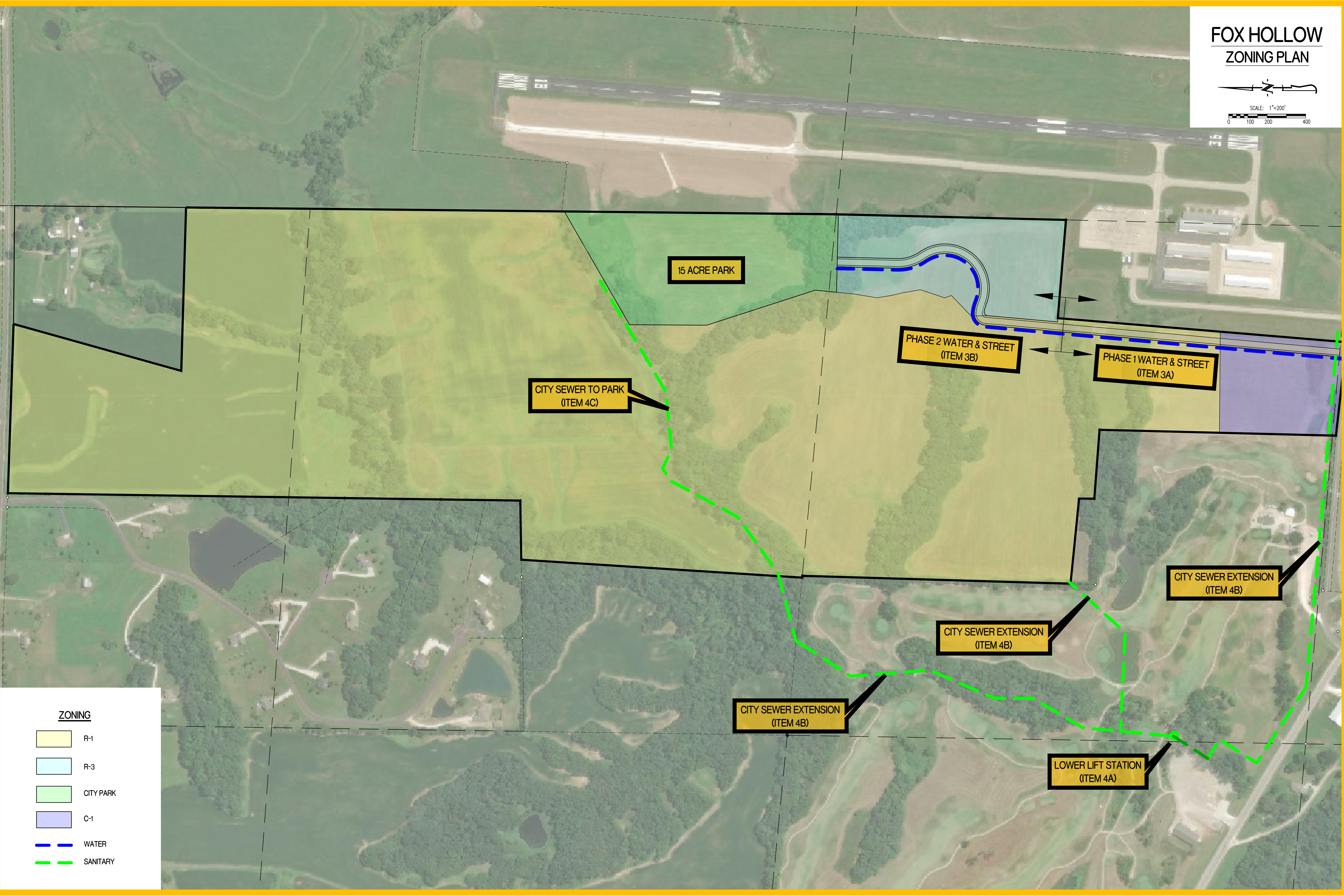
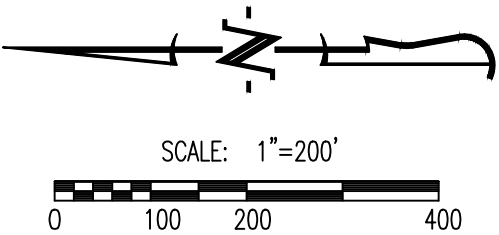
Very truly yours,

Van Matre Law Firm, P.C.

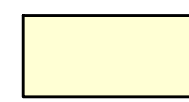
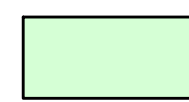
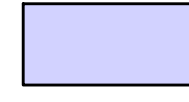
By:


Robert N. Hollis

FOX HOLLOW
ZONING PLAN



ZONING

-  R-1
-  R-3
-  CITY PARK
-  C-1
-  WATER
-  SANITARY

**STREET, ALLEY and SANITATION BOARD
MEETING
August 25, 2021**

The Street, Alley and Sanitation Board met at the City Services Building, 1200 Locust St., 5:30 p.m., August 25, 2021. The following voting members were present: Lewis Miller, David Smith and Wayne Jones. Jeff Ditto, Director of Public Works.

ABSENT or EXCUSED: Dale Monteer, Rex Myers, and Steve Young Council Rep

MINUTES:

Minutes of the February 24, 2021 Street, Alley and Sanitation Board meeting were approved as presented. Motion made by David Smith and seconded by Wayne Jones. Vote approved.

PUBLIC COMMENTS: Jannaka Espeleta Brown of Seventh Street attended the meeting to discuss the parking congestion on Seventh Street during the drop-off and pick-up times at Ss Peter & Paul School. In her opinion it causes problems during those times. She is requesting the board consider Seventh Street between Locust and Spring Streets (Northbound) be made One-Way all the time.

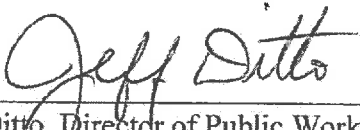
OLD BUSINESS: None

NEW BUSINESS: *A) Consider One Way on Seventh Street between Locust and Spring Streets traveling north.* The board decided to table the subject until the next board meeting. Motion was made by David Smith and seconded by Wayne Jones. Vote was unanimous.

MISCELLANEOUS: None

ADJOURN: With no further business, the meeting adjourned at 6:15 p.m. The motion was made by Wayne Jones and seconded by Lewis Miller. The vote was unanimous.

Respectfully submitted,



Jeff Ditto, Director of Public Works

**CITY OF BOONVILLE
BOARD of PUBLIC WORKS
CANCELLATION**

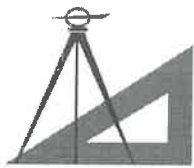
August 26, 2021

5:30 p.m.

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

The **Thursday, August 26, 2021** meeting of the **BOARD of PUBLIC WORKS** has been cancelled due to lack of agenda items. The next regularly scheduled meeting is **September 30, 2021**.

Date Posted:
Time Posted:



MECO
ENGINEERING CO., INC.

Delivering Engineering Services that Work

CIVIL SITE PLANNING

DESIGN DRAFTING
COMPUTER MODELING
SITE DEVELOPMENT
HYDRAULIC CALCULATIONS
WETLANDS DETERMINATION
FUNDING APPLICATION ASSIST

STRUCTURAL ENGINEERING

STRUCTURE ANALYSIS
DESIGN NEW BUILDINGS
DESIGN EXISTING BUILDINGS
INDUSTRIAL STRUCTURES
LIQUID CONTAINER STRUCTURES
FLOOD WALLS & BRIDGES
RETAINING WALLS

MECHANICAL, ELECTRICAL, PLUMB

HVAC SYSTEM DESIGN
ADA COMPLIANT PLUMBING
FACILITY ELECTRICAL SERVICES
EMERGENCY POWER SYSTEMS
BUILDING LIGHTING
ROADWAY LIGHTING

LAND SURVEYING

ENGINEERING SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
CONSTRUCTION SURVEYS
CONSTRUCTION STAKING
AERIAL PHOTO CONTROL
EASEMENT DESCRIPTIONS

WASTEWATER

PRELIMINARY ENGINEER REPORT
FACILITY PLANS
WASTEWATER COLLECTION
WASTEWATER TREATMENT
LIFT STATIONS
REHABILITATION PROJECTS

WATER TREATMENT & DISTRIBUTION

PUBLIC DRINKING WATER
FACILITY SYSTEMS
REHABILITATION & EXPANSION
GROUNDWATER SOLUTIONS
SURFACE WATER SOLUTIONS
SYSTEM PRESSURE & FLOW EVAL
DISTRIBUTION & STORAGE

STORMWATER

FLOOD STUDIES / FEMA FIRM
DRAINAGE MAPPING / EROSION
INLET SYSTEMS
PUMP STATIONS
POLLUTION & PREVENTION PLAN
DEBRIS FILTERS
STORMWATER HYDROLOGY

TRANSPORTATION

RIGHT OF WAY EASEMENTS
FEASIBILITY STUDIES & PLANS
STREETS, ROADS, HIGHWAYS
BRIDGE DESIGN
ASPHALT, CONCRETE, BRICK

ENHANCEMENTS

UNIVERSITIES & SCHOOLS
RESIDENTIAL, COMMERCIAL,
INDUSTRIAL
SOCCER FIELDS
COMMUNITY SWIMMING POOLS
PARKS, TRAILS, PUBLIC RESTROOMS

AUTOCAD / GIS

3D MODELING
ORTHOPHOTOGRAPHY
LAND DEVELOPMENT
LAND COVER TRENDS
HIGHWAY MAPPING
WATERSHED MANAGEMENT
FORESTRY MANAGEMENT
LAND BOUNDARIES
NATURAL RESOURCE MNGMT

CITY ENGINEER

CITY OF BOONVILLE
CITY OF ELDON
CITY OF FAYETTE
CITY OF ASHLAND
CITY OF HIGBEE
CITY OF PILOT GROVE
CITY OF WINFIELD
UNIVERSITY OF MO (TOOLBOX)

**SERVICE CAPACITY &
PRE-QUALIFIED**

10 PROFESSIONAL ENGINEERS
2 STAFF ENGINEERS
3 PROFESSIONAL LAND SURVEYORS
1 CERTIFIED FLOOD PLAIN MGR

MO DEPT OF TRANSPORTATION
MODOT LPA CONSULTANT
ILLINOIS DEPT OF TRANSPORTATION
ILLINOIS CAPITAL DEV. BOARD



Date: August 31, 2021
TO: Mayor and City Council
From: Kate Fjell, City Administrator
RE: Update on Dangerous Building Hearing Request



Since the building inspector submitted his request for a dangerous building hearing, the County held their annual tax sale auction. One of the properties auctioned, 209 3rd Street, is included on our dangerous building list. We have spoken to the purchasers of the property, and they have intentions to stabilize the house and demo the garage immediately. They cannot do anything else to the property (except mowing, weeding, etc) for a one-year waiting period. This waiting period is a last chance for the owners who had not paid three years of property taxes to reclaim their property.

After discussion with the new owners, it is Steve and I's recommendation that we do not pursue the dangerous building hearing for 209 10th Street. We will reinspect the property in 2022.



September 1, 2021

To: Kate Fjell, City Administrator
Ned Beach, Mayor and President of the Council

From: Steve Hage, Building Inspector

Subject: **Dangerous Building Report and Request for Hearing**

Pursuant to Section 13-13 of the Boonville Code of Ordinances, I hereby report to the City Council that the following properties have been inspected and found to be a public nuisance and dangerous building according to the definitions and Codes of the City:

209 3 rd Street, Boonville, MO 65233	057035002011016000
521 10 th Street, Boonville, MO 65233	057036002002007000

The Building Inspection Department has 1) determined the owner(s) of the above property, 2) provided notice of the inspection findings and 3) detailed the requirements for remediation of the problems. The owner(s) have failed to commence demolition or repair to proceed continuously with the demolition or repair process without unnecessary delay within the time established by the codes and communicated in the notification letter.

The Council has the authority to set a hearing upon the matter pursuant to Section 5-21(b) to conduct a full and adequate hearing. All parties shall receive at least twenty-one (21) days' notice and have the right to be represented by counsel and present evidence at said hearing. A final decision shall be rendered by the Council based upon the evidence.

In consultation with the City Administrator and City Counselor, I hereby recommend setting an evidentiary hearing for Monday, October 4, 2021 at 6:00PM.

Respectfully,

Steve Hage
Building Inspector