



August 3, 2026

7:00 PM

City Council Chambers

525 E. Spring Street

Boonville MO 65233

I. Call to order – Pledge and Prayer

A. Andrew Cowherd

The Boonville City Council met in Regular Session on August 03, 2026, at 7:00 p.m. in the Council Chambers located at 525 East Spring Street, Boonville, Missouri. The following officers were present: Randy Ayers, Sergeant at Arms; Mike Conway, Mayor; Kate Fjell, City Administrator. Amber Davis, City Clerk, and Brad Wooldridge, City Attorney. The meeting was called to order. Andrew Cowherd led the prayer after the Pledge of Allegiance.

II. Roll Call

The following council representatives were present: Andrew Cowherd, Sy Harvell, Barry Elbert, Whitney Venable, Tanner Bechtel, and Hallie Thompson. Council Representatives Drew Davis and Evan Melkersman were absent.

III. Hearing of Citizens' Comments

Tao. Lundolos, a senior software engineer came before the council and spoke in support of the Boonville Police Department's use of license plate reader (LPR) technology, particularly for stolen vehicles and Amber Alerts.

His main concern was **how Boonville's LPR data is stored and who can access it**. He explained that:

- **Boonville owns its Leonardo Elsag cameras**, unlike the Cooper County Sheriff's Flock cameras, which operate through a corporate cloud subscription.
- Both systems reportedly have AI capabilities that can identify vehicles associated with particular events or locations, potentially revealing attendance at sensitive activities such as political rallies, churches, or schools.
- He raised **cybersecurity concerns regarding Elsag**, including reported vulnerabilities such as hard-coded passwords and unencrypted communications.
- The existing technology could potentially be upgraded to **capture Wi-Fi and Bluetooth device signals**, although he stated Boonville is not currently using that capability.
- His **primary concern is Boonville's use of the HHIDTA federal database**. He stated that Boonville's LPR data is uploaded daily, retained for two years, and can be

searched by hundreds of outside law-enforcement and federal agencies without a warrant or direct local judicial oversight.

- He contrasted this with Flock's reported 30-day retention period.

Proposed solution

Mr. Lundolos proposed that **Boonville consider storing its LPR data on a city-owned local server instead of uploading it to federal servers**

IV. Approval of Minutes

A. July 20 Council Minutes

Halle Thompson noted that she had two first names listed (referenced as "Hallie Evan" — corrected to reflect the proper name).

Ms. Davis stated the correction had already been made.

Mayor Conway stated that with the noted corrections, the minutes would stand as presented.

V. Consent Items

None

VI. Presentation of Accounts and Claims

A. Appropriations

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. Mr. Venable moved, and Mr. Bechtel seconded a motion to approve the ordinance appropriating money. Roll Call was taken: Ayes: Cowherd, Harvell, Elbert, Venable, Bechtel, and Thompson; Opposed: None. Absent: Davis and Melkersman. Motion Carried.

VII. Unfinished Business

None

VIII. New Business

A. Consider Resolution 2026-015 Amending the Development Agreement with Kemper Apartments, LLC for A and d Barracks Redevelopment

Mr. Venable moved, and Mr. Cowherd seconded a motion to approve this resolution.

Mr Bechtel noted the resolution was listed as R-2026-015, but the previously passed Hail Ridge item was R-2026-015. Therefore, this resolution should be renumbered to **R-2026-016**. Kate Fjell and Andrew Cowherd confirmed the correction. Roll Call was taken: Ayes: Cowherd, Harvell, Elbert, Venable, Bechtel, and Thompson; Opposed: None. Absent: Davis and Melkersman. Motion Carried.

B. First Reading of Bill No. 2026-013 Authorizing and Approving a Vacant Land Contract for Cliff Drive Property

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

IX. Reports of Standing Committees

None

X. Reports of City Officials

A. Mayor

Mayor Conway participated in the Bookworm Relay event and commended it as a strong community-building event, noting the large number of participants working toward a common purpose.

He also expressed excitement about the opening of the new Boonville library.

Mayor Conway offered congratulations and good luck to the Boonville 12-year-old All-Stars as they advance to the World Series.

B. City Administrator

Ms. Fjell stated that the Cliff Drive Property Seller accepted the city's offer of \$7,500 for the approximately 0.44-acre parcel.

Ms. Fjell stated the city has not yet received the required tax paperwork from the county auditor. The tax levy must be approved by September 1, requiring a public hearing notice published in the newspaper. Fjell expressed concern about the delay but noted the city has been late in prior years (confirmed by Amber Davis two years ago). Fjell clarified that the levy rate is determined by the county auditor (based on property valuation and the Hancock Amendment), not by city staff. Council members with additional questions were directed to contact the auditor directly.

- Ms. Fjell announced three upcoming work sessions designed to get ahead of the budget cycle:
- September 21, 2026 Water Rates – Presentation on water rate structure, contributing factors, and potential rate adjustments 5:00 PM (approx. 2 hours)
- October 5, 2026 Airport – Discussion of whether to pursue expanded planning/feasibility studies for the airport; Lockner consulting firm to present
- October 19, 2026 Gaming Funding – Distribution of gaming fund revenues year-over-year (requested by Andrew Cowherd) 6:00 PM
- Fjell noted she had originally referenced December for work sessions but corrected herself to October, stating she wants to allow time for the council to provide direction before year-end.

Ms. Fjell stated the Boonville pool closes for the season on August 16, 2026.

C. City Clerk

- BAMA Customer Appreciation Event

Amber Davis introduced the event permit application and invited Jason Bishop (BAMA) to present.

Jason Bishop, Boonville Area Merchants Association, came before the council and stated

The BAMA Customer Appreciation Event is proposed as a replacement for the wine walk (not held in 2026), intended to become an annual continuing event.

- **Customer Appreciation Week:** September 7–12, 2026 (individual store events throughout the week).
- **Block Party:** Saturday, September 12, 2026.
- **Requested Street Closure:** Morgan Street from Main Street to Sixth Street.
 - A secondary request for a Chestnut Street closure was also listed as a backup; only one closure is needed.
- **Event Activities:** DJ or live band on Morgan Street, food vendors, picnic tables, similar in character to former Heritage Days events on Morgan Street.
- **Participating Businesses:** Local businesses pooling funds to host the event as a customer thank-you.
- **Alcohol/Open Container Request:** Applicants requested a suspension of the open container ordinance for the designated area (Morgan Street from Main to Sixth) during the event.
 - Brad Wooldridge (City Counselor, and owner of The Pub on Morgan Street) clarified the proposed arrangement: customers would purchase beverages inside the two licensed businesses on Morgan Street (The Pub and Hooch and Leaf) and carry them outside into the closed street area. Under a council-approved open container variance, this would not constitute a violation within the designated perimeter.
 - Wooldridge noted that if businesses wished to sell outside their licensed premises, they would need a caterer's permit. The open container variance approach is the simpler path.
 - Wooldridge confirmed Jason Bishop had reached out to him in advance, and he is 100% in support as a property and business owner on Morgan Street.

Brad Wooldridge disclosed there is a pool tournament at The Pub on the Saturday afternoon of the event, which will not be affected by the street closure or concert.

Jason Bishop confirmed 13 merchants/businesses are participating.

Council Discussion: Sy Harvell asked Brad Wooldridge whether the street closure works for his business. Wooldridge confirmed full support. Tanner Bechtel expressed support for the event concept. Kate Fjell confirmed that the formal street closure ordinance and the open container suspension ordinance will be brought to the **next council meeting** (August 17,

2026) for formal action. Amber Davis will prepare the necessary door-knock notifications for affected properties

D. City Counselor

Mr. Wooldridge stated he had addressed his relevant items during the discussion of the BAMA event. No additional items were reported.

E. Economic Developer

Jim Gann, Economic Developer

(Full report included in council packet; Gann invited questions and offered to be contacted directly.)

Mr. Gann reported It has been a fairly busy month with requests for information and entrepreneurial assistance. Gann is seeing increasing interest from entrepreneurs about doing business in Boonville.

- Received four (4) inquiries from the Missouri Partnership (the organization that markets Missouri to out-of-state businesses).
- Two (2) inquiries were responded to, as the city had qualifying lots available.
- The Missouri Partnership is transitioning to a new response management system, which significantly increased the labor burden of submitting responses. Gann noted this is expected to improve efficiency long-term.

Mr. Bechtel noted that three projects had recently been lost due to site or building readiness constraints and asked whether there are common barriers the city can address

Mr. Gann identified the following recurring constraints:

- **Energy/Power:** A frequently encountered barrier. Gann noted this is an ongoing challenge.
- **Water Capacity:** Some RFIs require water volumes far beyond the city's production capacity (e.g., 50 million gallons per day), which is not solvable at the local level.
- **Natural Gas:** Two current submissions (Fall Back and Simmer) require an \$11 million gas line extension to reach the site, representing approximately 10% of each project's total cost. This may disqualify Boonville from selection for those projects.
- **Developable Acreage:** A significant and recurring barrier. The best currently available site is the 103-acre certified site at Windsor Place (Village of Windsor Place), located south of the interstate, north of the village. After this site, remaining available lots in the Mid-America Industrial Center Park are small and some are not flat, making them less attractive. RFIs frequently request 250+ acres, which Boonville cannot accommodate.

Mr. Gann offered to research the three lost projects individually and send Bechtel a summary identifying which specific barriers caused disqualification.

- Mr. Gann initially stated the Windsor Place site was "north of the interstate" and corrected himself to "south of the interstate / south of the highway." Council confirmed the location.

XI. Miscellaneous

None

XII. Closed Session

With no further discussion, Mr. Cowherd moved, and Ms. Thompson seconded the motion to go into closed session at 7:40 p.m. Roll Call was taken: Ayes: Cowherd, Harvell, Elbert, Venable, Bechtel, and Thompson; Opposed: None. Absent: Davis and Melkersman. Motion Carried.

- Closed Session Pursuant to 610.021 (3) Personnel

XIII. Adjourn

Mr. Cowherd moved, and Mr. Harvell seconded the motion to go back into open session and adjourn at 8:01 p.m. The voice vote was unanimous.