

**CITY OF BOONVILLE
COUNCIL MEETING
AGENDA**

January 2, 2018

7:00 p.m.

**City Council Chambers
525 E. Spring Street
Boonville, Missouri**

I. Call to Order – Pledge and Prayer (Susan Meadows)

II. Roll Call

III. Hearing of Citizens' Comments

IV. Approval of the Minutes of the December 18, 2017 Council Meeting

V. Consent Items

a. None.

VI. Presentation of Accounts and Claims

VII. Unfinished Business

A) Second Reading of Bill No. 2017-038 Amending Salaries of the Mayor and City Council

VIII. New Business

A) Fire Truck Discussion

IX. Reports of Standing Committees

- A) Parks and Recreation Board – December 19, 2017 (Vanessa Dorman)
- B) Housing Authority – December 13, 2017 (Morris Carter)
- C) Street, Alley, and Sanitation Board – December 27, 2017 (Michael Stock)
- D) Board of Public Works – December 28, 2017 (Susan Meadows)
- E) Municipal Facilities Authority – December 21, 2017 (Steve Young)
- F) Industrial Development Authority – December 21, 2017 (Steve Young)

X. Reports of City Officials

City Administrator

- Animal Shelter Update (Steve Hage/M.L. Cauthon)

Mayor

City Counselor

Economic Developer

- December 21, 2017 Economic Development Report

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.

DRAFT COPY PENDING CITY COUNCIL REVIEW AND APPROVAL

City of Boonville
City Council Meeting
Minutes
December 18, 2017

The Boonville City Council met in Regular Session on December 18, 2017 at 7:00 p.m. in the Council Chambers. The following officers were present: Julie Thacher, Mayor; Irl Tessendorf, City Administrator; Charissa Mayes, City Counselor; and Teresa Studley, City Clerk.

CALL TO ORDER – PLEDGE AND PRAYER

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

ROLL CALL

The following Council Representatives were present: Steve Young, Susan Meadows, Ned Beach, Henry Hurt, Morris Carter, and Whitney Venable. Council Representatives Vanessa Dorman and Michael Stock were absent.

HEARING OF CITIZENS' COMMENTS

None.

APPROVAL OF THE MINUTES OF THE DECEMBER 4, 2017 COUNCIL MEETING

The minutes were approved as presented.

CONSENT ITEMS

The following Consent Item was presented for approval:

- a. Consider Pay Request No. 1 from Byrne & Jones Construction in the amount of \$554,400.00 for Soccer Fields Turf Installation

Mr. Carter moved, and Mr. Venable seconded the motion to approve the Consent Item. Mr. Carter questioned if this included material and labor costs for the project. Ms. Fjell confirmed that it did include material and labor costs for what has been completed. Roll call was taken. Ayes: Young, Meadows, Beach, Hurt, Carter, and Venable. Total (6). Opposed: None. Total (0). Absent: Dorman and Stock. Total (2). Motion Carried.

PRESENTATION OF ACCOUNTS AND CLAIMS

Ms. Studley read the ordinance appropriating money in its entirety and a second time by title only, since a copy of the ordinance had been made available prior to the meeting. Mr. Carter moved, and Mr. Venable seconded the motion for approval. Roll call was taken. Ayes: Young, Meadows, Beach, Hurt, Carter, and Venable. Total (6). Opposed: None. Total (0). Absent: Dorman and Stock. Total (2). Motion Carried.

UNFINISHED BUSINESS

None.

NEW BUSINESS

FIRST READING OF BILL NO. 2017-038 AMENDING SALARIES OF THE MAYOR AND CITY COUNCIL

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

REPORTS OF STANDING COMMITTEES

BOARD OF PUBLIC WORKS – NOVEMBER 30, 2017

Ms. Meadows reported that the board approved to pay bills and Mr. Cauthon updated the board on Water and Wastewater projects.

TOURISM COMMISSION – DECEMBER 12, 2017

Mr. Carter reported that the meeting was cancelled.

POLICE BOARD – DECEMBER 11, 2017

Mr. Hurt reported that the board met and there was an update on the telephone system at the police station. The police station is getting an updated phone system that is compatible with the system at City Hall.

REPORTS OF CITY OFFICIALS

CITY ADMINISTRATOR

Mr. Tessendorf reported that the purchase of a new fire truck has been on the “Capital” list for quite some time. There have been some opportunities to look at a few fire trucks that were available for purchase, however, the purchase was not made at those times. Mr. Tessendorf stated that within the last few weeks, Chief Carmichael has been approached with an opportunity to purchase a used fire truck. From all the opportunities that we have had, this fire truck is probably in the best condition of a used truck that we have had the opportunity to look at. Mr. Tessendorf advised that he wanted the Council to be aware that this may come back in the future

for Council approval. Mr. Tessendorf is not sure if anything will come of this opportunity, but wanted the Council to be aware. Mr. Tessendorf stated that if any of the Council would like further information, Chief Carmichael has pictures and specific information on the truck that he will share with the Council.

MAYOR

Mayor Thacher reminded the Council that there was a request from the Housing Summit, which was hosted by the Municipal Facilities Authority, for the Mayor to appoint a committee to continue looking into the issue of housing in Boonville. Therefore, Mayor Thacher appointed the following people: Gigi McAreavy, John Boyer, David Day, Chad Murray, Ken Hirlinger, Sam Giroux, Council Representative Whitney Venable, and a builder is yet to be appointed. The staff members assigned to the committee are Charissa Mayes and Kate Fjell. Mayor Thacher stated that his committee will be a temporary Ad-Hoc Committee. Mayor Thacher inquired if the Council had any questions. There were no questions.

CITY COUNSELOR

Ms. Mayes reminded the Council that at the last council meeting she indicated that she will be offering Sunshine Law Training. Ms. Mayes believes the best timing for this training will be after the new administration has been sworn in after the April 2018 election. Ms. Mayes noted that she was reviewing her notes from when she handed out the Attorney General's Booklet for Sunshine Law information and found that Mr. Young had not signed the form showing receipt of the booklet. Therefore, Mr. Young has received the booklet and signed for his booklet today.

Ms. Mayes stated that on the salary ordinance that was before the Council for the first reading this evening, she had researched other municipalities and how they managed with ordinances similar to this. Rather than having the disparity of the salaries between the Council members, the ordinance was written for the Councilman's salaries to come into effect after the April 2019 election. Then at that time, all Councilman will start off at the same salary. Therefore, no Councilman is voting for their own salary. The Mayor's salary will begin at the commencement of the new term in April 2018.

Ms. Mayes briefed the Council on the two handouts that she placed at each Councilman's seat: an article that came from the St. Louis Post Dispatch regarding a Sunshine Law issue that arose during St. Louis County budget negotiations (See **Attachment A** herein incorporated and attached to these minutes) and the second handout was an excerpt from Chapter 17 of the Code of General Ordinances (See **Attachment B** herein incorporated and attached to these minutes). Ms. Mayes pointed out in Section 17-1, the Code references the adoption of the Comprehensive City Plan, prepared by Allstate Consultants in January 2003. There have been no subsequent planning documents adopted. Ms. Mayes stated that since the 2003 plan predates the addition of the Isle of Capri Casino and many other significant economic changes to the City, a review and possible revision of the long-term and short-term goals for the City might be a worthwhile endeavor. Ms. Mayes also brought the Council's attention to Section 17-21 discussing the planning commission's ability to appoint employees and staff necessary for its work and its authority for contracting with city planners and other professional persons for services required

by the planning and zoning commission. Ms. Mayes stated that, if budgeted, such planning consultants could put together strategic plans and a comprehensive vision for the City. Ms. Mayes showed the Council some examples of other municipalities' plans. Ms. Mayes requested that the Council consider an appropriation in the upcoming fiscal year for such planning and requested that the Council invest in comprehensive planning as a smart strategy for future development.

CITY CLERK

Ms. Studley advised the Council that on Friday, December 15, 2017, the following City Employees volunteered an hour of their time to ring the bell to benefit the community through the Salvation Army. The 2017 bell ringers were Mark Strange, Kerry Shipman, Paula Renfrow, Ned Beach, Aubrey Williamson, Nick Edwards, Bill Sterling, Jesse Keeran, Guy Kaiser, Katie Gibson, Jade Danner, Kate Fjell, Charissa Mayes, John Kaiser, Tina Glover and Ms. Studley. Ms. Studley offered her thanks to all of them.

Ms. Studley updated the Council on the latest election filings. As of today's date, there had been one filing for the April 3, 2018 Election. That is Edward "Ned" Beach for Mayor. The upcoming election is for the four Council Seats located on the South side of the Chambers (which is to my LEFT) and also for the office of Mayor. The filing period for the election will close on January 16, 2018 at 5 P.M.

Ms. Studley reminded the Council that the next City Council meeting will be held on Tuesday, January 2, 2018 due to the New Year's Day holiday.

MISCELLANEOUS

Mayor Thacher wished everyone a Merry Christmas and a safe and happy holiday.

ADJOURN

With no further discussion, Mr. Carter moved, and Mr. Venable seconded the motion to adjourn at 7:19 p.m. and the voice vote was unanimous.

Respectfully Submitted,

Teresa Studley, City Clerk

Approved:

Julie Thacher, Mayor

ORDINANCE APPROPRIATING MONEY

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

Section 1: For the purpose of paying salaries and various accounts against the City of Boonville, which have been allowed by the Council, at the regular meeting thereof on January 2, 2018 the sum of **\$356,214.14**

General Fund	\$81,096.31
Sanitation	\$17,460.57
CIP Tax	\$3,922.61
Water Works	\$116,639.70
Capital Projects	\$27.00
Waste Water	\$53,259.93
Tourism	\$3,982.09
Gaming	\$20,821.65
Parks/Water	\$59,004.28

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 **\$356,214.14** 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 January 2, 2018 read for the second time this 2nd day of January, 2018 since a copy was made available prior to the meeting.

Approved January 2, 2018 _____
Mayor

Endorsed January 2, 2018: I hereby certify that a sufficient sum of money stands to the credit of the City, unappropriated, in the various funds to meet the requirements of this ordinance.

Accountant

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI, AMENDING AND ADDING THE SALARIES OF THE MAYOR AND CITY COUNCIL TO CHAPTER 2, ARTICLE III OF THE BOONVILLE CODE OF GENERAL ORDINANCES; PROVIDING EFFECTIVE DATES THEREFOR AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE

WHEREAS, the City of Boonville has not amended the salaries of its Mayor and Council Members since 2005 and has determined it to be appropriate at this time.

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

SECTION 1: Section 2-37, previously reserved, shall be added to the Code and state as follows:

Each duly elected Council Member shall receive an annual salary of One Thousand Eight Hundred Dollars (\$1,800.00) beginning April 14, 2019. The Mayor shall receive an annual salary of Six Thousand Dollars (\$6,000.00) beginning April 15, 2018. No changes to the compensation set forth herein shall be made except by ordinance.

SECTION 2: That as and for the following amendments to the Code of General Ordinances of the City of Boonville, set forth herein at Section 2-30, text that is bracketed ([]) and ~~struck through~~ shall be deleted, and text in **bold print** shall be added.

SECTION 3: Section 2-30 of the Boonville Code shall be amended as follows:

Sec. 2-30. - Administration of oaths and affirmations.

(a) The mayor or president of the city council, is hereby authorized and empowered to administer oaths and affirmations to witnesses or other persons touching any subject under consideration by the council in which the interest of the city is involved.

~~[(b) The municipal judge is hereby authorized to administer oaths and affirmations to witnesses, jurors, or other persons relating to any trial or other proceeding within the jurisdiction of his court, or official oaths to any elective or appointive officer.]~~

~~[(c)]~~ **(b)** The city clerk is hereby empowered to administer official oaths, and also oaths against persons certifying to demands or claims against the city.

(Code 1958, § 12.02; Ord. No. 2311, § 1, 6-19-78; **Ord. No. _____, § 3, ____ - ____-18)**

SECTION 4: Section 3 of this Ordinance shall take effect and be in full force from and after its passage and approval.

SECTION 5: That all previous ordinances setting forth or amending the provisions of this ordinance, which are or may be in conflict with this ordinance, are hereby repealed and replaced with the changes herein specified on the respective effective dates provided.

FIRST READING: December 18, 2017

**READ FOR THE SECOND TIME AND PASSED ON THIS 2nd DAY OF JANUARY, 2018,
AFTER A COPY OF THIS ORDINANCE HAS BEEN MADE AVAILABLE FOR PUBLIC
INSPECTION PRIOR TO ITS FIRST READING.**

President of the Council

APPROVED THIS 2nd DAY OF JANUARY, 2018

Julie Thacher, Mayor

ATTEST:

Teresa Studley, City Clerk

MEMORANDUM

TO: Irl Tessendorf, City Administrator, Mayor and City Council
FROM: Tim Carmichael, Fire Chief
DATE: Dec. 26, 2017
RE: Aerial Platform Fire Truck

The current ladder truck we have is a 55' straight stick. Straight stick meaning it is just a ladder with a pre-piped waterway and nozzle at the end. The trucks we have been looking at are in the 95' plus range with a platform or bucket on the end. Some of the advantages of the platform are:

Firefighter safety inside the bucket. Two personnel can operate the pre-piped nozzles, perform ventilation, and rescue. They also have pre-piped breathing air at bucket, allowing them to be able to stay in the air longer without having to change out bottles. Firefighters are able to step into the bucket and not have to climb the ladder as we have now, which is one of the riskier tasks, since they are not harnessed on until they get to the top.

Rescue-It is much easier to get someone in the bucket and lower them to the ground, than trying to get them down a ladder.

Even though our current truck might reach a second story it doesn't mean we can get above a structure to shoot water down upon the fire. An example of this would have been the Stein House fire, which we could reach the roof, but were too short to get a good angle to spray downward. Many times we end up lobbing the water at the fire instead of being able to attack where we need to.

Since we have built a station capable of housing such a piece of apparatus, we have been watching the used truck market.

Two weeks ago a dealer brought a used 95' aerial platform by our station. We tested out the turning radius behind the station and pulled the truck into one of the bays. We were able to drive the truck around town and put the ladder up at Selwyn Apartments. Since that day we have compared all trucks we could find for comparables and pricing. The following is a rundown of our findings.

Jon's Mid America Fire Apparatus, Inc. brought the 2002 E-One Cyclone II 95' Mid Mount Platform. This truck has 13,349 miles and 1,747 engine hours. These miles are extremely low for a truck of this age. The overall condition of the truck is excellent. Jon's would also take our 1985 ladder truck and 1975 pumper in on trade. This truck has a 2000gpm pump which would be equivalent to the pump capacity of the two trucks we would be trading off. This truck is priced at \$390,000, less trade in of \$10,500 for our trucks. Pictures are the first three in your packet.

This truck is comparable in price with several other trucks we have found in this age range with less miles and hours. Without flying all over the country to look at these other trucks, we can only compare by pictures and mileage.

On the other end of the spectrum we have found a 2015 Rosenbaur 101' Rear Mount platform in Pennsylvania for \$799,000 with 10,000 miles and 1000 hours. This truck is in new condition. I have not seen this truck in person. Pictures are the last three in your packet. This truck is offered for sale by Command Fire Apparatus. We called the Fire Commissioner of Chester Pa. who owned the truck . We were told the truck was just too big for their small older streets.

The difference between a rear mount and a mid mount is where the turntable is mounted. A mid mount the turntable is located behind the cab and the bucket is at the rear of the truck. A rear mount the turntable is at the rear of the truck and the bucket is out over the front of the cab. Both applications could work for us.

From research I have found new units to run in the \$1,000,000 plus range. There are a couple of demo units out there in the \$950,000 range.

If the decision is made to replace our current ladder truck there would be some equipment we would have to purchase to equip out a truck, hose, nozzles, pike poles, etc. We would take everything off our old trucks and see just what we need from there. This should be under \$20,000.

Tim Carmichael-Fire Chief

MEMORANDUM

DATE: December 26, 2017
TO: Mayor and City Council
FROM: Irl Tessendorf
SUBJECT: Fire Truck



The topic of a fire truck (tall ladder) has been considered for perhaps 10 years. Originally it would not have fit within the fire station. When the new one was built, it was sized to accommodate a larger truck.

In our financial planning for larger projects and expenditures, the truck has always been on the candidate list but (along with the Airport Terminal Building) has never made the funded list.

Consequently, we have not aggressively pursued a truck. We are solicited periodically by sales people for used ladder trucks. Until now, none of these informal proposals have “jelled”. About a year ago we thought we had a very good opportunity but it turned out to be flawed.

An initial choice is between new and used. Ideally, we would purchase new, ordered with the exact features we desire and it would be good for 30 years. As Tim noted in his memo, the price starts at about \$1.0m and moves up. We can justify a ladder truck in Boonville. It can also be used as a back-up pumper truck without using the ladder.

However even in that scenario, Boonville is not going to utilize the truck heavily. In big cities such a truck may run daily – here probably a few times per month.

In that case, we certainly need a dependable vehicle but our usage might not justify incurring the opportunity cost of \$1.0m for new compared to at least \$400k for used. Ideally, new is the best alternative, however Boonville may no longer have the financial discretion to engage the ideal.

Indeed the used price is a challenge in that we do not presently have it in our current capital planning. For a start, Tim has “saved” about \$100,000 from his part of the Sales Tax which can be applied.

Thereafter, we would need to try to finesse funding for the remainder. Soccer is presently our highest priority. A lease purchase can likely be done until we piece together some non-recurring monies to pay it off. It may also be appropriate to seek some new tax monies if this obligation could be paired with other larger projects under a funding initiative.

In addition, this is about a ladder truck. Our two pumper trucks are both over 20 years old. The ladder truck can supplement these two as previously noted. But I think prudence demands that a replacement pumper

be considered in the near future. Perhaps it would also fit within a tax initiative if such evolves in the upcoming months.

Again, these are all capital costs. Capital Expenditures are non-recurring by definition. We may want to undertake them but are not required. In this case, we only need to pay for this truck, whatever the price, once. This is unlike operational expenditures – such as salaries, insurances, electricity for street lights which recur forever – at least until major changes in operational structure are forth-coming.

In this truck's case, it may not add to recurring operating expenses since maintenance, fuel, insurance costs of the newer truck will be mostly offset by getting rid of 2 other trucks. However, one of the used trucks is 15 years old. This is a reality. Time degrades everything. It is a larger truck than we have and any repairs that do occur will be of higher cost.

So there are, at least, the following questions:

1. Evaluate New vs. Used (in general)
2. If used OK: How old is acceptable given specific facts at hand.
3. Is this “used” alternative “good enough” to make the decision to purchase. As there will be other “used” alternatives appear to us as time passes. The 2002 unit has good specifics (hours/miles) but is 15 years old. Comparables Tim looked at were around 25,000 miles and more hours for 2005's. The 2015 alternative in Tim's memo may very well be a unique opportunity in that though it is 2+ years old, it has apparently never been really used for fires. They apparently backed it into a building and did body damage which required factory repair. Much of the mileage is highway miles back and forth to factory and now sales lot. It is of course a higher price, but in its own way, may represent a real value. I would think it would be good for perhaps 30 years.
4. Is it appropriate to execute the purchase given our funding for it is partially uncertain since it is not in our existing funded capital planning??

Is it enough of a priority to “go out on a limb” somewhat to secure the opportunity with the obligation to “figure it out financially”.

I emphasize this context since this deviation from planned capital cannot become a trend.

It is however worthy of note that this matter has been considered favorably for a long time. I think this separates the ladder truck from any other “new” ideas” that are unplanned and should not be funded.

5. Lastly, it is not necessary to do anything presently. We are becoming more conversant with the market with each overture and fire trucks are realistically next on our list. Without additional monies, the potential refunding of the 2010 COP's (BAB's) (available 1/15/2020—2 years) presents an internal funding opportunity. I believe that refinancing can realistically accommodate the fire truck expenditure potentially without impacting our current financial structure/status. If this scenario could be combined with a modest amount of supplemental funding from a new tax initiative, it is likely that we could accommodate both a ladder truck and pumper truck replacement from a comfortable financial position.

**City of Boonville
Building Heights and Ladder Shortcomings**

**Snapp's - 40' short
Hotel Frederick - 30' short
Laura Speed Elliott - 30' short - Locust St. Side
Shyrack Givens Building - Morgan St. -20' short
Thespian Hall - Vine St. side 30'-40' short
Court House - With the setback of the building about all we could do is lob water at it.
Selwynn Place - 20' short of 4th story and 40' short of roof
Isle of Capri Casino - 30' to 40' short
City Hall - 30' short
Babtist Church - 40' short
CAT - 40' plus
Holiday Inn - 30' short**

**These were buildings we actually put our ladder truck up and observed the shortcomings.
If these would of been actual fires, our positioning of the truck would of possibly been
farther away.**

Here are more buildings that come to mind that would call for a taller ladder.

**Senior Center
Cooper's Oak Winery
Toastmaster - 2nd & Vine
Nordyne
Walmart
Kemper Campus
DAR House
Most of the churches
Comfort Inn
Days Inn
Super 8
Most buildings downtown as was evident on the Stein House fire**

**There are also numerous residential homes that are unaccessable with our ladder due to
setbacks off the street.**













City of Boonville
Boonville Parks and Recreation Board

Cancelled Meeting
December 19, 2017



12/13/17

9:57 A.M.

A handwritten signature, possibly "JS", in dark ink.

The Tuesday, December 19, 2017 meeting of the Boonville Parks and Recreation Board has been cancelled. The next meeting will be 5:30 on Tuesday, January 9th at Boonville City Hall, 401 Main Street.

Please note the date and location change to accommodate conflicting meetings scheduled in January.

Teresa Studley

From: Bob Rorah <bob@boonvillepha.com>
Sent: Friday, December 15, 2017 12:14 PM
To: Teresa Studley
Cc: morriscarter1@hotmail.com; 'John Linville'; Marilyn Adkins; 'Albert Turner (dogman48@att.net)'; laura.holman@uoi.org; chasgreen23@gmail.com
Subject: No December Meeting - Housing Authority

Teresa,

The Boonville Housing Authority **cancelled** the Regular Board Meeting for Wednesday, December 13, 2017. The next regular Board Meeting will be held on January 10, 2017.

If you have any questions or concerns, please contact me.

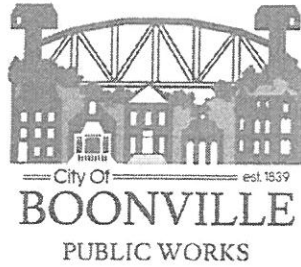
Merry Christmas and Happy New Year!

Bob



Robert J. Rorah
Executive Director
BOONVILLE HOUSING AUTHORITY
506 Powell Ct.
Boonville, MO 65233-1521
Office: 660-882-7332
Fax: 660-882-6811
bob@boonvillepha.com

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MEMORANDUM

TO: Street, Alley and Sanitation Board

FROM: M. L. Cauthon III, Director of Public Works

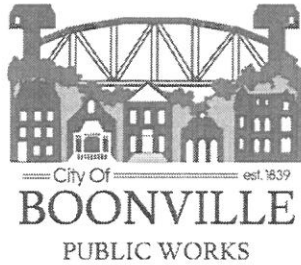
DATE: December 22, 2017

RE: December 27, 2017 Meeting Cancellation

The Street, Alley and Sanitation Board regularly scheduled meeting for Wednesday, December 27, 2017 is cancelled. There are no pending agenda items for board consideration.

A handwritten signature in black ink, appearing to read "M L Cauthon III". The signature is written in a cursive style with a large, sweeping flourish at the end.

M. L. Cauthon III



MEMORANDUM

TO: Board of Public Works

FROM: M. L. Cauthon III, Director of Public Works

DATE: December 22, 2017

RE: December 28, 2017 Meeting Cancellation

The Board of Public Works regularly scheduled meeting for Thursday, December 28, 2017 is cancelled.

M. L. Cauthon III

THE MUNICIPAL FACILITIES AUTHORITY (MFA) OF THE CITY OF BOONVILLE, MO
MINUTES
December 21, 2017

Call to Order

The Directors of the Industrial Development Authority of the City of Boonville, MO met at the City Council Chambers on December 21, 2017. President Ken Hirlinger called the meeting to order at 6:42PM. Members present were Bob Irish, Sam Giroux, Wilbert Meyer, Harry Enderle, Ken Hirlinger, Tabitha Greis, Lindi Overton, and Wendy Wooldridge. Also present was Jim Gann, Economic Development Director.

Public Comments

There were no public comments.

Approval of Minutes

Minutes of the November 16, 2017 meeting were presented. One mistake was identified. The correction will be made and revised minutes sent to board members. The content of the minutes were approved 8-0 after a motion by Wendy Wooldridge and a second by Sam Giroux

Treasurer's Report

The Treasurer's Report was presented by Treasurer Harry Enderle and reviewed by the Board. The Treasurer's Report was approved 8-0 after a motion by Wendy Wooldridge and a second by Lindi Overton.

Old Business

- (a) A lengthy discussion was held about the future of the MFA – do we keep it or dissolve it? The board consensus was that if we can accomplish what we need to do between the IDA and another non-government organization, the Boonslick Community Development Corporation (CDC), perhaps the MFA should be dissolved. This should be done with the knowledge and assistance of the City and the CDC.
- (b) If the MFA is dissolved there is a question of what happens to the revolving loan fund. The board agreed that Ken and Wendy should address this question with City Administrator Irl Tessendorf.

There was an application submitted for a loan from the Revolving Loan Fund which was rejected. Since no money changed hands the board agreed that no additional action was necessary.

New Business

- (a) The Technology/Broadband subcommittee is continuing with the information gathering portion of their task. AmerenUE is looking for a pilot community for their broadband project. We have asked Sudden Link to address our board.
- (b) The MFA Annual Meeting will be at the next regularly scheduled meeting. A motion was made by Harry Enderle and seconded by Tabitha Greis to move the meeting to January 25, 2018. The motion carried by a 8-0 vote.

President's Report

President Ken Hirlinger followed-up on the Housing Summit. The Mayor of Boonville has appointed a committee of citizens to pick up where the Housing Summit left off.

Next Board Meeting

The next meeting of the MFA is scheduled for January 25, 2018 after the IDA meeting in the Council Chambers.

Adjournment

There being no further business a motion was made to adjourn by Wendy Wooldridge and a second by Tabitha Greis. The motion carried and the meeting was adjourned.

Respectfully submitted,

Bob Irish
Secretary

THE INDUSTRIAL DEVELOPMENT AUTHORITY (IDA) OF THE CITY OF BOONVILLE, MO
MINUTES
December 21, 2017

Call to Order

The Directors of the Industrial Development Authority of the City of Boonville, MO met at the City Council Chambers on December 21, 2017. President Ken Hirlinger called the meeting to order at 5:33PM. Members present were Bob Irish, Sam Giroux, Wilbert Meyer, Harry Enderle, Ken Hirlinger, Tabitha Greis, Lindi Overton, and Wendy Wooldridge. Also present was Jim Gann, Economic Development Director.

Public Comments

There were no public comments.

Approval of Minutes

Minutes of the November 16, 2017 meeting were presented. One mistake was identified. The correction will be made and revised minutes sent to board members. The content of the minutes were approved 8-0 after a motion by Sam Giroux and a second by Lindi Overton.

Treasurer's Report

The Treasurer's Report was presented by Treasurer Harry Enderle and reviewed by the Board. The Treasurer's Report was approved 8-0 after a motion by Wendy Wooldridge and a second by Sam Giroux.

CMMG, Inc's first installment payment on their Economic Development loan is coming up. In our agreement with CMMG there is a forgiveness provision provided CMMG reached/maintains certain employment objectives. President Hirlinger has invited CMMG to our next meeting to present the number of employees in their organization as well as documentation to support this. President Hirlinger appointed a committee of Bob Irish, Harry Enderle, and Lindi Overton to review the documentation as well as our agreement and provide the board with a recommendation. A motion approving this process was made by Sam Giroux and seconded by Harry Enderle. The motion carried by a vote of 8-0.

Old Business

None

New Business

A discussion about the IDA advertising in the MEDC Guide took place. The Missouri Partnership has contracted with Conway Inc to develop a 100 page insert in the Area Development Magazine. They are asking for support and would like to see Boonville be part of this project. The cost of the ad is \$2,200. A motion to fund \$2,200 for the ad from Economic Development funds subject to City Council approval was made by Wilbert Meyer and seconded by Tabitha Greis. The motion carried by a 8-0 vote.

Economic Developer's Report

Director of Economic Development, Jim Gann, reviewed his Economic Development Report for the month (attached).

President's Report

President Hirlinger stated that the IDA's Annual Meeting will be in conjunction with the next regular meeting of the IDA, January 18, 2018. Ken appointed a sub committee consisting of Tabitha Greis, Wendy Wooldridge, and Wilbert Meyer to assemble a slate of officers.

President Hirlinger appointed an Audit Committee consisting of Lindi Overton and Sam Giroux

President Hirlinger has been in touch with Irl Tessendorf, City Administrator, concerning city funds set aside for economic development. Irl said that 27% of sales tax money collected by the city goes to economic development. This amounts to about \$184,000 per year. These funds pay for Kate Fjell's salary, Jim Gann's contribution to the city and various other economic development expenses. There is also a line item entitled Economic Development Services that has a current balance of \$11,500 (the current fiscal year ends on 3/31/18). Ken went on to say that he wanted to challenge this board to think out of the box with

regard to Boonville's economic development efforts. He feels we need to get a more aggressive advertizing Boonville as a place to live.

Next Board Meeting

The next meeting of the IDA was originally scheduled for January 18, 2018; however the annual Chamber of Commerce meeting is also that night. A motion was made by Bob Irish and seconded by Lindi Overton to move the meeting to January 25, 2018. The motion carried by a 8-0 vote.

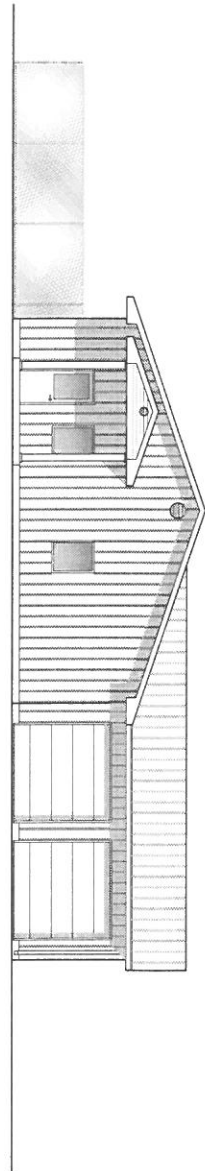
Adjournment

President Hirlinger thanked the board for a very productive year and wished all a happy holiday season.

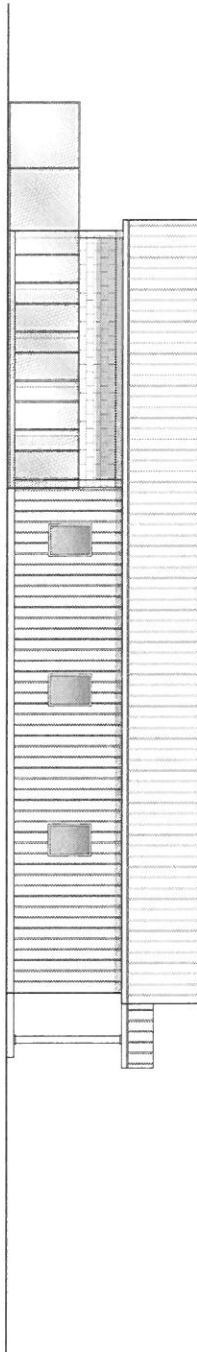
There being no further business a motion was made to adjourn by Sam Giroux and a second by Wendy Wooldridge. The motion carried and the meeting was adjourned.

Respectfully submitted,

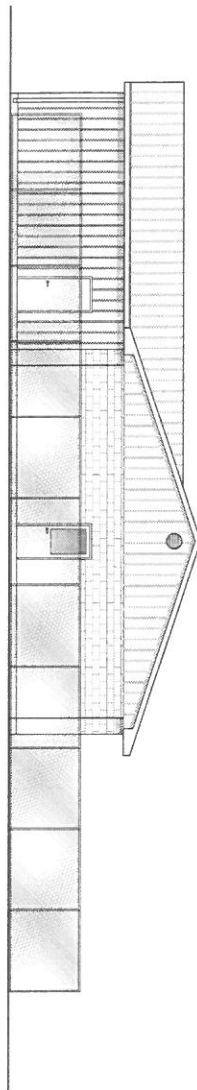
Bob Irish
Secretary



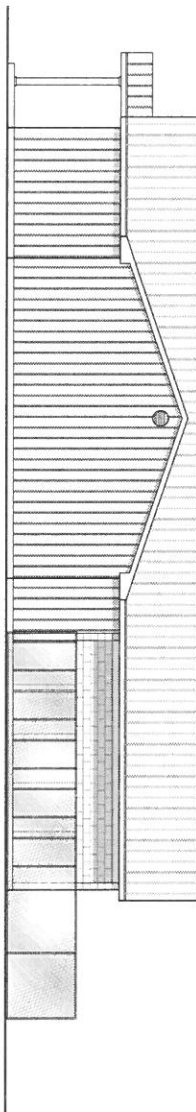
West Elevation
3/8" = 1'-0"



North Elevation
3/8" = 1'-0"



East Elevation
3/8" = 1'-0"



South Elevation
3/8" = 1'-0"

12/21/2017 9:32 AM

A2.1

Boonville Animal Shelter
Boonville, Missouri



**SEPTAGON
CONSTRUCTION**
118 East Third Street, Boonville, MO 64601
800-427-8888 FAX: 417-938-8500
www.septagon.com

JAMES JOSEPH HENRICH
ARCHITECT
118 East Third Street, Boonville, MO 64601

NO. DATE: REVISIONS:

1	12/21/2017	Initial Design
2		
3		
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7		
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9		
10		

Dr. Jim Gann

Director of Economic Development
City of Boonville, Missouri
401 Main Street
Boonville, MO 65233
660/882-4001-www.boonvillemo.org



A collaboration between the City of Boonville, County of Cooper and the University of Missouri

**Economic Development Report
December 21, 2017**

1. Follow up Items

- a. Housing Summit
 - i. Summit Report - Completed
 - ii. EMSI Comparisons (**Separate Handout**)
- b. MEDC District 4 Meeting in Holt's Summit

2. Missouri Partnership-Sourced Attraction Activities

- a. **NEW – Project Coil** – Steel Processing (**Handout**)
 - i. Submitted Nordyne
- b. **NEW – Project Guard** (**Handout**)
 - i. No submission – ceiling height requirement
- c. **Project Black Walnut** – Food Manufacturing (Spec Building)
 - i. No activity
- d. **Project Aurora** – Clean Room Manufacturing (Nordyne Plant)
 - i. No activity
- e. **Project 20** – Agricultural Manufacturing (Nordyne Plant)
 - i. No activity
- f. **Project Tito** - Manufacturing (Nordyne Plant)
 - i. 12/8/17 Communication – “Still in the Mix”

3. Locally-Sourced Attraction Activities

- a. **NEW – Real Estate Inquiry** – Mid Missouri Printing Building
- b. **NEW – Project Watermelon** – Retail/Service business (Bakery)
 - i. Site visit 12/14
- c. **NEW – Project Bluebird** – Aerospace Mfg. (Nordyne)
 - i. Referral from local consulting engineer
 - ii. Site visit on 12/1/17
- d. **Project Wildcat** - Ag Equipment Mfg. (Spec Building)
 - i. 11/27 communication – focusing on other states, but we are not out
- e. **Project Spring** – (Food Manufacturing)
 - i. Discussions to continue after the first of the year
- f. **Project Switch** (Biomaterials Processing)
 - i. No Activity
- g. **Project Sword** (Greenfield Major Tourism)
 - i. No Activity
- h. **Project Pen** (Green Field) – Materials Processing
 - i. No activity

4. Expansion/Retention Activities

- a. No Activity

5. Economic Gardening Activities

- a. Pending RLF Application – Report from Donna Hamilton
- b. Revision of RLF Application (**Separate Handout**)

6. Community Engagement Initiatives

- a. No Activity

7. Workforce Development

- a. Higher Ed Strategy – BTEC/SFCC – Continuing
- b. Workforce Insight Report (**Handout**)
- c. Talent Attraction Report (**Handout**)

8. Kemper Campus

- a. No Activity

9. Other Matters

- a. 1 of 3 Big Industrial Ad Pieces
- b. Co-Op with City on Area Development Advertising (**Handout**)
- c. “Two Companies Will Receive...” (**Handout**)
- d. Missouri Per Capita Income (**Handout**)
- e. Article on Columbia’s October unemployment rate (**Handout**)
- f. “Before Prime Time” article on Coffeyville KS. (**Handout**)
- g. Net Neutrality and Community Broadband (**Handout**)
- h. Banding Together for Broadband Article (**Handout**)
- i. Draft Letter to Village of Windsor (**Handout**)
- j. Draft Letter to Jay Burchfield (**Handout**)
- k. Lois Shaw Letter Regarding Long Term Care (**Handout**)
- l. Advertising for Nordyne Building (**Handout**)

10. Upcoming Activities

- a. I will speak at the annual Chamber of Commerce meeting – **NOTE- Conflict with next meeting**

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MML CENTRAL DIVISION MEETING

CITY OF BOONVILLE

WHEN:

January 17, 2018

WHERE:

Boonville Visitors Center/
River, Rails & Trails Museum
100 East Spring Street
Boonville, MO 65233

**CLICK HERE FOR MORE
INFO & TO REGISTER****FEATURED
PRESENTATION**

"Poverty in our Region"
presented by
Evan Melkersman,
Community Organizer,
Central Missouri
Community Action

OFFICERS:

President - Mike West, Fulton
Vice President - Mike Leeman, Sedalia
Secretary - Michael Trapp, Columbia