

**CITY OF BOONVILLE  
COUNCIL MEETING  
AGENDA**

**October 1, 2018**

**7:00 p.m.**

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

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**I. Call to Order – Pledge and Prayer (Whitney Venable)**

**II. Roll Call**

**III. Hearing of Citizens' Comments**

- Sam Giroux -- Mayor's Select Committee on Housing Final Report

**IV. Approval of the Minutes of the September 17, 2018 Council Meeting**

**V. Consent Items**

- a. Consider Pay Request No. 2 from Concrete Solutions, LLC in the amount of \$49,377.36 for Krohn Street Curb and Gutter Improvements
- b. Consider Change Order No. 1 from Concrete Solutions, LLC in the amount of \$1,625.00 for Krohn Street Curb and Gutter Improvements
- c. Consider Pay Request No. 7 from Lehman Construction, LLC in the amount of \$127,889.22 for Wastewater Treatment Facility Improvements Flow Equalization

**VI. Presentation of Accounts and Claims**

**VII. Unfinished Business**

- A) None.

**VIII. New Business**

- A) Consider Resolution R2018-12 Approving a Telecommunications Service Contract with Socket Telecom LLC
- B) Consider Resolution R2018-13 Approving Intergovernmental Agreement to Contract for Building Inspection Services Between the City of Boonville and the City of Prairie Home, Missouri

**IX. Reports of Standing Committees**

- A) Fire Board – September 19, 2018 (Brent Bozarth)
- B) Housing Authority – September 19, 2018 (Morris Carter)
- C) Street, Alley, and Sanitation Board – September 26, 2018 (Michael Stock)

## **X. Reports of City Officials**

City Administrator

Mayor

- Committee Appointment

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.

# Findings from the Mayor’s Select Committee on Housing

## **Members:**

Hon. Ned Beach – Mayor

Sam Giroux – Co-Chair

John Boyer

Ken Hirlinger

David Day

Gigi McAreavy

Kyle Day

Chad Murray – Co-Chair

Kate Fjell – Secretary

Whitney Venable

## **Background**

In November 2017, the Municipal Facilities Authority (MFA) hosted a Housing Symposium to discuss the possible need for housing growth in the City of Boonville (hereafter referred to as “The City”), how we can accomplish this, and what obstacles stand in our way. The symposium drew over 50 people from across a full spectrum of professions supporting the housing industry. There was a lively discussion that covered a wide range of topics from perceived past mistakes from The City, to difficulties to make a profit in housing in The City, to no active developers in The City anymore. While there was some contention between groups on why we are at a standstill on housing growth; there was consensus that everyone wanted The City to pursue this topic further and bring back some more information.

Shortly thereafter, Mayor Julie Thacher, with support of Mayor-Elect Ned Beach, created this Committee to take the comments originated from the Housing Symposium and study them more to formulate a clearer picture of the situation and how it may be resolved. The Committee met for the first time on February 1, 2018 and discussed the background and goals for the committee along with introductions to all the members. Over the course of the next 6 months, the committee met about once per month to identify the exact questions that needed answers and develop clarity to the information it was finding.

## **Why is housing growth important?**

It would be premature and irresponsible to discuss correcting a problem if there is not a problem to correct. So, it is prudent to first answer the question, “*Why does Boonville need to grow its household base?*”

This is a very difficult question that ultimately The City needs to find consensus. Some citizens prefer a small town with minimal amenities where “everyone knows everyone.” They may feel that the larger a town becomes, the more problems come with it; and you lose that

feeling of intimacy. Yet, there is the opposing view that believes “if a town is not growing, it is dying.” A growing town may be more vibrant, diverse, and prepared for the changes of the future. A growing town base increases the tax base which provides town management to expand services and keep infrastructure maintenance current. It also aids in the attraction of new businesses to the region that support its citizens with services and additional income streams. Growth, then spurs new growth which further spurs new growth and so on.

While this is a question the citizens of Boonville must decide, given the charge to the committee, it will assume that The City wants to encourage expansion of new homes and an increase to its population base.

### **Findings**

The committee explored the ideas presented at the MFA symposium and concluded that a thorough exploration of successful expansion of housing would need to cover 5 major areas

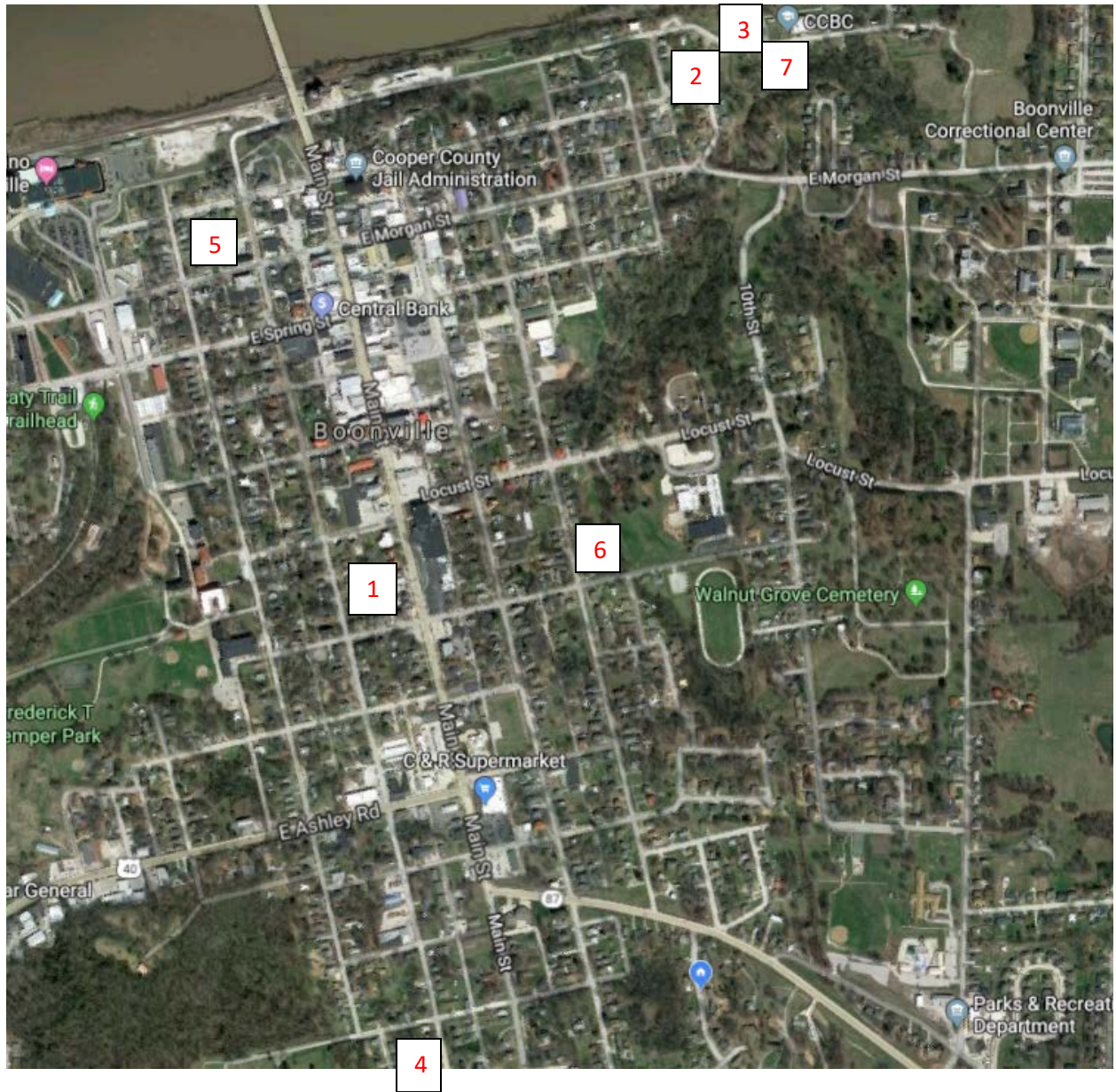
- 1) Land
- 2) Developers
- 3) Competition
- 4) Marketing
- 5) City Government Relations

### **Land**

Any expansion to housing would be impossible without available land for development. So, the committee first looked at the available land in and around the City to identify land suitable for residential housing, land owners willing to sell, and land that meets the statutory requirements to be annexed into The City if it is currently outside the current city limits.

Infill lots are open/ vacant lots within the City limits of Boonville. There are several privately owned parcels that may be available and there are lots currently owned by the City. The lots could be sold to private individuals at a discount for individuals to construct single unit residential housing. To the best knowledge of the committee, there is no city owned land large enough to accommodate a residential housing subdivision project. According to the City records here is a list of said lots (See map on page 3):

- 1) 724 4<sup>th</sup> Street
- 2) 112 Bell Street
- 3) 1101 Rural
- 4) Poplar Street (Old Water Tower)
- 5) 313 E. Morgan
- 6) 740 7<sup>th</sup> Street
- 7) 9 Hart Street



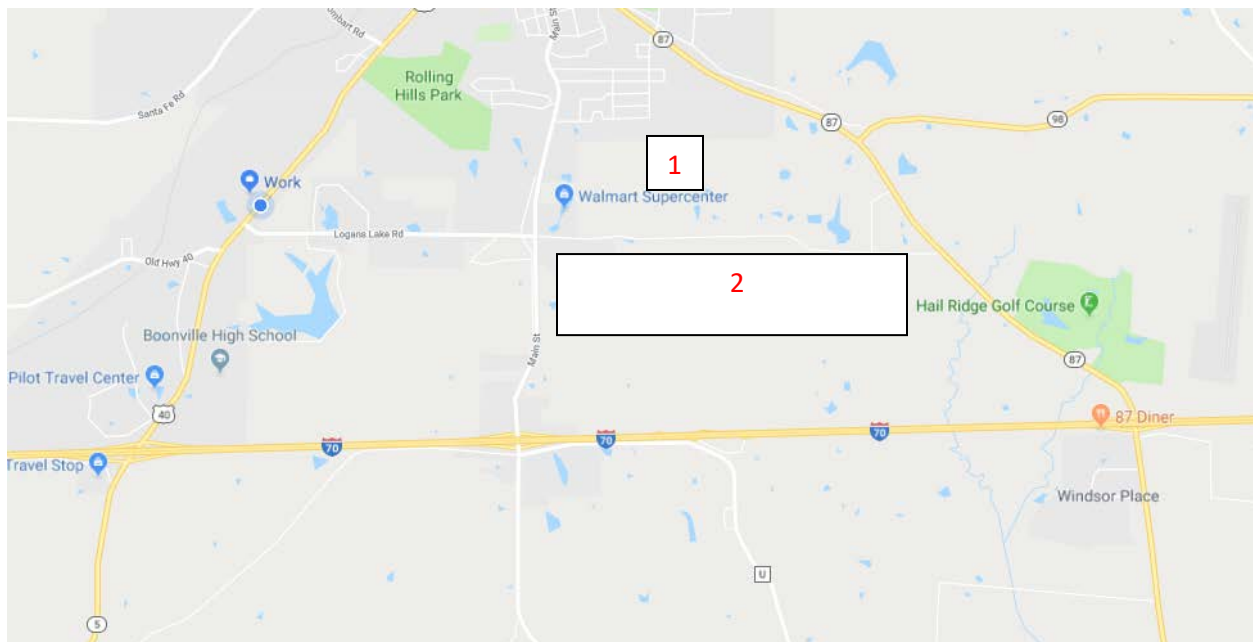
The committee also identified land owned by private individuals located in the City limits that would be large enough to accommodate a housing development with suitable building conditions (see map on page 4).

- 1) Big G Ranch LLC (Marvin L. Greis) / 120 Acres / Parcel: 10-6.0-14-000-000-008.000
- 2) Davis, Paul and Debora / 138 Acres / Parcel: 09-3.0-05-000-000-007.000



The following are parcels of land identified outside the City limits that could be legally annexed according to statutory law. The owners have indicated a willingness to sell for the right price and the land is suitable to residential housing development (see map below).

- 1) Oswald, Gilbert A. / 143.62 Ares / Parcel: 10-1.0-01-003-001-001.000
- 2) Various properties along Jackson Road



In addition to the land listed above, the committee is aware of several more land owners willing to sell for market prices, but did not want to divulge their names in this report.

Thus, even if the listed land sites are not utilized for residential housing developments, it can still be concluded that there is adequate land available in and around The City to support the growth of households to The City's footprint.

## **Developers**

Various members of the committee spoke to developers both in Boonville, the surrounding area, and in Columbia. The developers wished to remain anonymous in this report so that they could speak freely about their thoughts without possibly damaging relationships with the City or other municipalities. The main drivers for a residential land developer when selecting land sites is development costs, local lot prices, and marketing time. Essentially, the developer wants to maximize their profit margin while minimizing the time it takes to sell all of their available lots. In discussing their impression and willingness to develop in Boonville, developers had the following concerns: 1) It is unknown if a new development can be successful in Boonville because it has been about 10 years since a subdivision has gone in within the City limits. 2) Some developers have either had a bad experience with the City or have the perception that The City is difficult to deal with.

The biggest question and hesitation for developers is if Boonville can absorb a new subdivision in a timely fashion. Land development requires a large front load of assets and they do not realize returns until the final phases of the project, especially if bank financing is involved. So, they are very sensitive to the time value of money and the fact banks also need to see their loans repaid within a reasonable course of time. One large development deal that goes bad can sink a developer. So, for a land development to be successful, they need to purchase the land at a fair price, the land must be quickly improvable, they need a contingent of builders lined up willing to purchase lots on a regular basis, and they need a motivated consumer base to purchase spec homes from builders or purchase custom build lots. Yet, the developers did say that they would be willing to look at Boonville if their concerns could be addressed. Since it was not a direct charge to the committee to answer the concerns of the developers, it did not spend a lot of time on that topic. Yet the committee does believe that The City could favorably address these concerns.

- 1) The committee feels there is a pent-up demand for housing in Boonville both from local residence and those looking to move to The City from Columbia and surrounding areas. We feel that the most demand for new housing is in the \$180,000 - \$230,000 range.
- 2) There are many qualified and well known builders from Boonville that do the majority of their work in Columbia. Based on conversations with some of

these builders, the committee believes that they would absorb lots in Boonville if an experienced developer is in the mix.

- 3) We currently have a new subdivision being developed south of Windsor Place (Village South) and Legends West has begun to aggressively market their remaining lots. The committee feels that these will help create momentum and new inventory to help bolster property values in anticipation of future developments.

The next concern that the several developers have expressed both at the housing symposium and with members of the committee were frustration working with the City in the past. This experience has been passed along and there is a perception that they city is difficult to work with on projects. Since the committee has dedicated a section of this report to Government Relationships, a better report of its findings will be addressed there.

### **Competition**

In any business venture, it is best to address if there is any competition towards your interests. This is an important step to consider since any effort to establish new residential households would be in direct competition for the same consumers as other housing projects surrounding The City. In this case, the committee has identified the follow subdivision developments outside the City limits that would compete for homeowners from a new residential development.

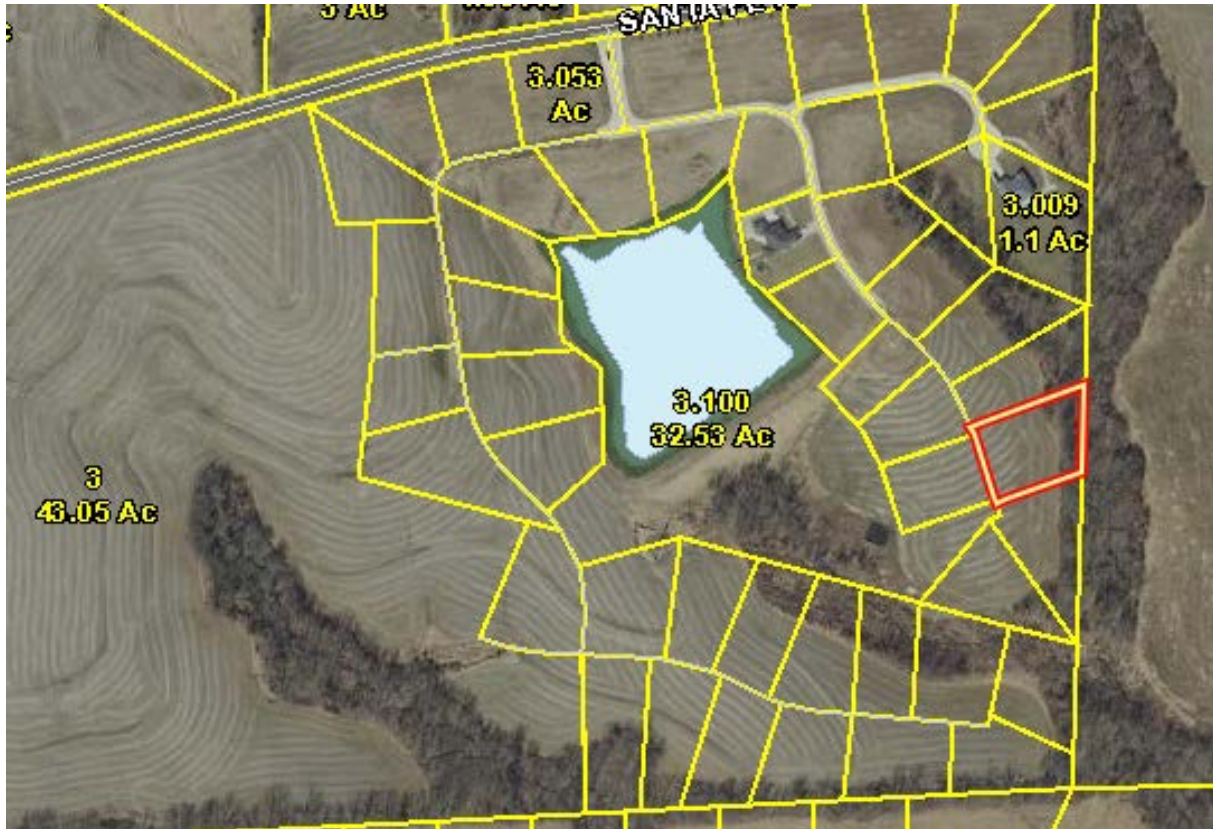
- 1) Timberlake Subdivision / Philip Imhoff Construction – This is subdivision is in its 3<sup>rd</sup> phase of development with homes ranging from \$250,000+. Lots in the newest phase are running between \$31,000 – 47,500 depending on size and lake access. It is the committee’s opinion that this development would not be in direct competition with a new development in The City since the target price point for the target demographic house would be \$180,000 - \$230,000.



- 2) Village South SD / C & M Development (Nathan Sapp) – This development is in phase one. It is located directly south of Holliday Hills in Windsor Place. The current phase is platted for 25 lots. Lot prices are in the low to mid \$30,000's. Houses are selling between \$180,000 - \$230,000. So far, two homes and seven lots have sold in this development. While this subdivision would be a direct competitor to a development in Boonville, it is actually a positive for total home growth. Success with this development would indicate to other developers that Boonville can be a profitable place for housing. This momentum also spreads to the consumer base to increase inventory turn.



- 3) Santa Fe Ridge / Hern Farms – Located west of Boonville and just north of Timberlake SD. Not much is known about this development as only 2 homes have been erected. Several lots have been sold, but most are still owned by the developer. If a development in Boonville is successful, there is a chance this subdivision could come back alive.



In summary, while there are competing developments outside of The City, the committee feels that they provide a positive impact to future developments. The City can take advantage of the momentum these subdivisions provide plus a record of home sales to support absorption rates. In addition, the committee feels that The City offers exclusive services such as high-quality public water, sewer, police, etc. that sets itself apart from these other options. These services can offer a competitive advantage to The City given similar lot and home price ranges.

The following two sections are a result of the findings from the first three sections.

### **Marketing**

Based on the results from the MFA Housing Symposium, conversations with local and regional stakeholders, and using publically derived data there is an audience of people that are looking for a community such as Boonville. The public schools are seeing more and more families registering that list Columbia as their previous address. In addition, local realtors are consistently fielding inquiries about homes in the area since there are so few listings available. Yet, this is a very small portion of the larger pool of people The City is missing because there is no overt outreach movement to capture their attention.

Therefore, it is the opinion of the committee that in order to provide a climate for a successful residential development and support to an entrepreneurial developer, there needs to be a formal and strategic marketing campaign to attract the interest of regional families, especially those in the Columbia area.

Based on our findings, there is a hole in the Columbia marketplace that Boonville can fill – middle management personnel that are in the middle income bracket. Currently, Columbia has a large supply of housing options for the upper tier homeowner (\$300,000+) in the South part of town. There are some lower cost options on the north portion of Columbia, but due to increased media coverage on crime, these areas are being perceived as unsafe and undesirable. Boonville has the opportunity to promote our strengths as an affordable community with quality schools and safe neighborhoods.

In concert with a formal marketing campaign to personal households, there should also be a strategic marketing effort to professional land developers and builders promoting Boonville and its advantages compared to Columbia and building outside of The City. This directly relates to our final section.

### **City Government Relations**

During the course of this committee's work, it has become evident that there is a perceived animosity from developers and builders toward working with The City. The committee recognizes that The City employs a very knowledgeable staff that all care about the positive welfare of The City, especially its citizens. It also recognizes that the ordinances and policies are in place to protect and maintain the health and property of each citizens and all of which are in place based on best practices. We feel that The City has everyone's best intentions at heart.

Unfortunately, perception can be reality when attracting new business to the area. In the committee's conversations, the leading issues found were that people have been frustrated that it is difficult to reach key city personnel on the first phone call and it can take some time to have a call returned, it is difficult to easily research all policies that would affect development in one

section of The City’s website, and is not compassionate or understanding to the risks that a developer takes on to create value within the borders of The City. It is usually “my way or the highway,” instead of “let’s find a way to make this work well for both parties in an efficient manner.”

Therefore, the committee finds that it may be best for The City to research and develop some strategies to promote a positive City image; one that is out engaging people and trying to “win” their business and not one that waits for people to come to them for support. Some suggestion for this may be to design a dedicated landing spot on The City’s website for developers similar to what it does very well for new residents. Part of a strategic market campaign, The City may even create a unique URL dedicated for developers and builders (i.e. [www.developboonville.org](http://www.developboonville.org)). The committee found that when people understood why The City had certain policies and ordinances in place, they were more compliant and cooperative. Therefore, The City can use this new platform to have proactive conversations with key developer targets and discuss the use of experienced civil engineers, the traditions and history of Boonville, and to provide transparency for expected turnaround times on zoning requests, building inspection wait times, design approvals, etc. We should promote that The City has much lower development costs than area communities while maintaining a stable utility infrastructure. The goal is to now have builders and developers say that they would rather work with The City than other municipalities, and that The City values their time, talent, and treasure. The City can be known as a promoter of progress rather than a pain in the neck.

## **Conclusion**

In less than a year since the MFA Housing Symposium, this committee believes that it has compiled a report that addresses the questions, concerns, and desires coming out of that meeting. The committee has taken a conscious effort to analyze these items and feel that the topics of Land, Developers, Competition, Marketing, and Government Relations fairly encapsulates the issues at hand. Furthermore, using this information, the committee feels that The City has a great opportunity to position itself for successful growth which would benefit everyone in the community.

The committee would like to thank Mayor’s Julie Thacher and Ned Beach for the opportunity to meet and discuss these issues as well as their support going forward after this report is presented. It trusts that the City Council will take this information under advisement and make the best decisions for the future of Boonville. It feels that Boonville is a fantastic place to call home and looks forward to the next steps awaiting us.

***DRAFT COPY PENDING CITY COUNCIL REVIEW AND APPROVAL***

City of Boonville  
City Council Meeting  
Minutes  
September 17, 2018

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The Boonville City Council met in Regular Session on September 17, 2018 at 7:00 p.m. in the Council Chambers. The following officers were present: Ned Beach, Mayor; Irl Tessendorf, City Administrator; and Teresa Studley, City Clerk. Interim City Counselor, Doug Abele was absent.

**CALL TO ORDER – PLEDGE AND PRAYER**

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

**ROLL CALL**

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

**HEARING OF CITIZENS' COMMENTS**

None.

**APPROVAL OF THE MINUTES OF THE AUGUST 6, 2018 COUNCIL MEETING**

The minutes were approved as presented.

**CONSENT ITEMS**

None.

**PRESENTATION OF ACCOUNTS AND CLAIMS**

Ms. Studley read the ordinance appropriating money in its entirety and a second time by title only, since a copy of the ordinance had been made available prior to the meeting. Mr. Carter moved, and Mr. Bozarth seconded the motion for approval. Roll call was taken. Ayes: Carter, Dorman, Young, Bozarth, and Hurt. Total (5). Opposed: None. Total (0). Absent: Venable, Stock, and Meadows. Total (3). Motion Carried.

**UNFINISHED BUSINESS**

None.

## **NEW BUSINESS**

### ***CONSIDER RESOLUTION R2018-11 APPROVING AN AGREEMENT WITH EARTHWORKS EXCAVATION AND ASSOCIATES, LLC FOR RICE/MUELLER STORMWATER IMPROVEMENTS***

Ms. Studley read the resolution in its entirety. Mr. Carter moved, and Ms. Dorman seconded the motion for approval. Mr. Cauthon informed the Council that this is the first project with the City that, by state law, removes the prevailing wage requirement for projects under \$75,000. Mr. Cauthon commented that these are good priced bids. Mr. Cauthon updated the Council on the work that will be completed on the job. Mr. Cauthon advised that this will repair ongoing problem of erosion that has occurred. It will also clean up and improve the performance of the storm water facility and will allow for cleanup of overgrown brush and trees in that area. Mr. Young confirmed with Mr. Cauthon that the City will not be putting in a street at that location. Mr. Cauthon replied that this was a subject from a previous councilman from many years ago and there were no plans to put in the street. Roll call was taken. Ayes: Carter, Dorman, Young, Bozarth, and Hurt. Total (5). Opposed: None. Total (0). Absent: Venable, Stock, and Meadows. Total (3). Motion Carried.

## **REPORTS OF STANDING COMMITTEES**

### ***STREET, ALLEY, AND SANITATION BOARD – AUGUST 29, 2018***

Mayor Beach asked if there were any questions. No questions by Council.

### ***BOARD OF PUBLIC WORKS – AUGUST 30, 2018***

Mayor Beach asked if there were any questions. No questions by Council.

### ***PLANNING AND ZONING COMMISSION – SEPTEMBER 11, 2018***

Mayor Beach advised the meeting was cancelled.

## **REPORTS OF CITY OFFICIALS**

### ***CITY ADMINISTRATOR***

No report was offered.

### ***MAYOR***

Mayor Beach inquired if there were any questions for Mr. Tessendorf reference the financials that were included in the Council Packet. There were no questions by Council.

Mayor Beach advised that there are two committee appointments that need approval by council. The appointments are Christy Linhart for the Architectural Review Board and Christy Linhart for the Fire Board. Mr. Carter moved, and Mr. Bozarth seconded the motion to accept

the Mayor's committee appointments. Roll call was taken. Ayes: Carter, Dorman, Young, Bozarth, and Hurt. Total (5). Opposed: None. Total (0). Absent: Venable, Stock, and Meadows. Total (3). Motion Carried.

Mayor Beach invited the Council to drive by the new animal shelter. It looks very good and it is a nice accomplishment.

#### ***CITY CLERK***

No report was offered.

#### **MISCELLANEOUS**

Mr. Hurt commented that after you look at the new animal shelter, you need to be sure to look at the old animal shelter. Mayor Beach agreed.

#### **ADJOURN**

With no further discussion, Mr. Carter moved, and Mr. Young seconded the motion to adjourn at 7:10 p.m. and the voice vote was unanimous.

Respectfully Submitted,

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Teresa Studley, City Clerk

Approved:

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Ned Beach, Mayor

# **APPLICATION AND CERTIFICATE FOR PAYMENT (PAY ESTIMATE)**

Original 1 of 6  
Page 1 of 2

PROJECT NO: 454-269

Krohn Street Curb and Gutter Improvements

CONTRACTOR: Concrete Solution LLC

OWNER: City of Boonville MO

APPLICATION NO:

2-FINAL

APPLICATION DATE:

1-Oct-18

PERIOD FROM:

ORIGINAL CONTRACT SUM:

\$83,860.39

NET CHANGE BY CHANGE ORDERS:

\$1,625.00

CONTRACT SUM TO DATE:

\$85,485.39

TOTAL COMPLETED & STORED TO DATE:

\$85,485.39

RETAINAGE 0%:

\$0.00

TOTAL EARNED LESS RETAINAGE:

\$85,485.39

LESS PREVIOUS CERTIFICATES OF PAYMENT:

\$36,108.03

CURRENT PAYMENT DUE:

\$49,377.36

CONTRACT TIME LIMIT DATE:

November 29, 2018

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

CONTRACTOR:

BY: [Signature] Concrete Solution LLC

DATE:

OWNER:

BY: \_\_\_\_\_

ENGINEER:

BY: [Signature]

MECO ENGINEERING COMPANY, INC.  
ENGINEERS \* SURVEYORS

2701 INDUSTRIAL DRIVE  
JEFFERSON CITY, MO 65109

(573)893-5558

| ORDER NO. | DATE APPROVED | ADDITIONS  | DEDUCTIONS |
|-----------|---------------|------------|------------|
| 1-FINAL   | 10/1/2018     | \$1,625.00 |            |
| TOTALS    |               | \$1,625.00 | \$0.00     |

NET CHANGE BY CHANGE ORDERS: \$1,625.00

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 \$ 49,377.36  
(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.)



**CONTRACT CHANGE ORDER  
SECTION 00941**

Change Order No. 1-FINAL  
Project No. **454-269**

Sheet of  
Original 1 of 6

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

To: Concrete Solution LLC  
(Contractor)

From: City of Boonville MO  
(Owner)

**You are hereby directed to make the following changes:**

- I. Reason for change and effect on completion time (if any):  
 Line Item 6: Was reduced due to the quantity not being used  
 Line Item 7: Was reduced due to the quantity not being used  
 Line Item 15: Sidewalk Replacement was added to the project because the existing sidewalk was not going to match the proposed curb and gutter
- II. Cost of work affected by this Change Order:

| Item No.                 | Item Description                          | Bld. Amount    |            |            | Previous Change Orders |                  | This Change Order              |                             | Revised Contract |
|--------------------------|-------------------------------------------|----------------|------------|------------|------------------------|------------------|--------------------------------|-----------------------------|------------------|
|                          |                                           | Quantity/Units | Unit Price | Value      | C.O. #                 | Quantity Changed | Increase Qty.<br>Decrease Qty. | Amount Added<br>or Deducted | Quantity/Unit    |
| 6                        | Unsuitable Material Excavation            | 5 CY           | \$ 50.00   | \$250.00   |                        |                  | -3 CY                          | -\$150.00                   | 2 CY             |
| 7                        | Rock Backfill in Unsuitable Material Area | 5 CY           | \$ 50.00   | \$250.00   |                        |                  | -3 CY                          | -\$150.00                   | 2 CY             |
| 15                       | Sidewalk Replacement                      | 35 SY          | \$ 55.00   | \$1,925.00 |                        |                  | 35 SY                          | \$1,925.00                  | 35 SY            |
| <b>Total This Sheet:</b> |                                           |                |            |            |                        |                  |                                | <b>\$1,625.00</b>           |                  |

- |                                                          |                    |
|----------------------------------------------------------|--------------------|
| 1. Original Contract Amount:                             | \$83,860.39        |
| 2. Add or Deduct This Order Totals:                      | <u>\$1,625.00</u>  |
| 3. Add or Deduct Previous:<br>(Line 4 of previous order) | <u>\$0.00</u>      |
| 4. Total Add or Deduct to Date (2+3):                    | <u>\$1,625.00</u>  |
| 5. Revised Contract Amount (1+4):                        | <u>\$85,485.39</u> |

9/19/18

Recommended: [Signature] Engineer - MECO Engineering Company Date

Ordered: Owner Date

Accepted: [Signature] Contractor Date 9-19-18

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

# APPLICATION AND CERTIFICATE FOR PAYMENT (PAY ESTIMATE)

Original 1 of 6  
Page 1 of 3

PROJECT NO: 454-267

Wastewater Treatment Facility Improvements Flow Equalization

CONTRACTOR: Lehman Construction, LLC

OWNER: City Of Boonville MO

APPLICATION NO: 7

APPLICATION DATE: 1-Oct-18

PERIOD FROM:

|                                        |                         |
|----------------------------------------|-------------------------|
| ORIGINAL CONTRACT SUM:                 | <u>\$2,195,102.00</u>   |
| NET CHANGE BY CHANGE ORDERS:           | <u>\$0.00</u>           |
| CONTRACT SUM TO DATE:                  | <u>\$2,195,102.00</u>   |
| MATERIALS STORED:                      | <u>\$0.00</u>           |
| TOTAL COMPLETED & STORED TO DATE:      | <u>\$1,675,233.13</u>   |
| RETAINAGE 10%:                         | <u>\$167,523.31</u>     |
| TOTAL EARNED LESS RETAINAGE:           | <u>\$1,507,709.82</u>   |
| LESS PREVIOUS CERTIFICATES OF PAYMENT: | <u>\$1,379,820.60</u>   |
| CURRENT PAYMENT DUE:                   | <u>\$127,889.22</u>     |
| CONTRACT TIME LIMIT DATE:              | <u>November 2, 2018</u> |

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

CONTRACTOR:

BY: Brett Hall

DATE:

OWNER:

BY:

ENGINEER:

BY: [Signature]

MECO ENGINEERING COMPANY, INC.  
ENGINEERS \* SURVEYORS

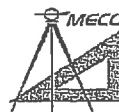
2701 INDUSTRIAL DRIVE  
JEFFERSON CITY, MO 65109

(573)893-5558

| ORDER NO. | DATE APPROVED | ADDITIONS | DEDUCTIONS |
|-----------|---------------|-----------|------------|
| 1         | 5/7/2018      |           | \$0.00     |
| 2         | 7/2/2018      |           | \$0.00     |
| 3         | 8/6/2018      |           | \$0.00     |
| TOTALS    |               | \$0.00    | \$0.00     |

NET CHANGE BY CHANGE ORDERS: \$0.00

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 \$ 127,889.22  
(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.)



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**ORDINANCE APPROPRIATING MONEY**

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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 October 1, 2018 the sum of **\$696,791.29**

|                  |              |
|------------------|--------------|
| General Fund     | \$141,425.64 |
| Sanitation       | \$19,127.87  |
| CIP Tax          | \$17,156.09  |
| Water Works      | \$192,948.65 |
| Capital Projects | \$1,204.94   |
| Waste Water      | \$83,706.63  |
| Tourism          | \$15,405.91  |
| Gaming           | \$28,881.75  |
| Parks/Water      | \$196,933.81 |

**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 **\$696,791.29** 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 October 1, 2018 read for the second time this 1st day of October, 2018 since a copy was made available prior to the meeting.

Approved October 1, 2018 \_\_\_\_\_  
Mayor

Endorsed October 1, 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

Date: September 25, 2018

To: Mayor and City Council

From: Kate Fjell and Teresa Studley

RE: Security Cameras

---

As you may recall, when we did budget planning last January and then when we did our budget amendment in May, we discussed the need for security cameras in and around City buildings and parks. Staff have been investigating the requirements and options for installing security cameras and is now ready to put forth a recommendation. As with many other projects, it is not just buying and installing cameras, there are several other components necessary to undertake this project. We will detail each component here with our recommended path forward.

1. Connectivity (Broadband internet)

Currently, the City's buildings are connected to each other via a mesh network. This network is created by utilizing antennas on water towers and buildings that create an internet connection for the City. Unfortunately, to utilize security cameras, the City will need more bandwidth and improved connectivity between and inside buildings. The amount of data that would be sent between the antennas and through the mesh network is far greater than the capacity of our network. Therefore, this is the first required step in installing security cameras around the City.

Since Socket is installing fiber to the home/business throughout town, we have solicited from them a proposal to install fiber to the following City locations: City Hall, City Council Chambers, Fire Station, Police Station, Parks Department/Pool, Tourism, Public Works and Kemper. Several of these properties extend beyond their current service areas, so we will have to pay them to extend services to all these buildings. The only building that would not be connected is the Animal Shelter, which Socket cannot connect at this time.

The cost of installing all this fiber to the buildings is \$50,000.

For comparison, the City did receive a proposal from Bluebird in 2016, their proposal was \$70,000 for installation (buildings covered: Police, Public Works, City Hall, Council Chambers and Fire) with a monthly cost of \$4500 for the service.

There are several benefits to utilizing Socket for internet services. First, this will bring all City departments under Socket, rather than our current situations which is split service between Bluebird, ATT and Suddenlink. Second, increasing our capacity and connectivity will enable the City to have off site back-ups for the police, public works and City hall. Currently, we do not have off site backups. Finally, without accepting Socket's proposal we will not be able to place security cameras at City parks and buildings.

2. Infinitech: One Time Project

When we set up our contract with Infinitech, it included all routine work within its monthly fee. Setting up security cameras (the installation of the cameras at their physical location, the Socket connection from outside the building and then also connecting cameras to computer network

systems) is outside the scope of our current contract. It is estimated that all of this work will cost approximately \$50,000 (one-time cost).

### 3. Cameras

Now, that the infrastructure is installed, we can purchase cameras. We currently have a proposal for approximately 35 cameras that will be installed in high priority areas: the pool, Lions Park, City Hall, City Services, Kemper. The cost of the cameras is approximately \$50,000. In addition to the installation cost, the video data from the camera is stored in the network, a backup created at the police department, and will be maintained by Infinitech. We are still awaiting a final figure for tourism; however they have set aside the money in their budget for the necessary security upgrades.

### 4. Monthly/Annual Fees:

Once the cameras and internet are installed, there will be some monthly fees for Socket and Kenton Brothers.

- The ongoing monthly cost for Socket is \$2000/month. This monthly cost will be split between all of the applicable departments, just as our current internet provider service bill is split. The \$2000 monthly socket bill will be offset by cancelling services with Bluebird, Suddenlink and ATT. Currently these services cost approximately \$1000/month.
- There is an annual fee for support and maintenance of video systems and cameras which will be approximately \$7000 with Kenton Brothers.

The City of Boonville has been making significant strides in improving our technology these past couple years. Our system is safer and more secure than before. Additionally, we have created a capital replacement program for our technology that enables us to better budget year over year. The proposed project is the next step in our technology development. Our up-front cost is approximately \$ 150,000. This will be covered from numerous sources: the \$100,000 budget amendment passed in May, individual budgets have included cameras in their budget and CIP sales tax monies.

Attached to this memo is the camera proposal provided by Kenton Brothers and the Socket installation estimate for your review. We would recommend the Council affirm this project.

**RESOLUTION NO. R2018-12**

**A RESOLUTION OF THE CITY OF BOONVILLE, MISSOURI, AUTHORIZING AND APPROVING A SERVICE CONTRACT BETWEEN SOCKET TELECOM, LLC AND THE CITY OF BOONVILLE, MISSOURI PERTAINING TO TELECOMMUNICATIONS SERVICE ; AND PROVIDING AN EFFECTIVE DATE THEREFOR**

**WHEREAS**, the City of Boonville desires to install fiber (internet) in Municipal buildings to improve internet connectivity and broadband capacity for the City and;

**WHEREAS**, Socket Telecommunications, LLC has the expertise and ability to provide fiber to Municipal Buildings in an efficient manner; and

**WHEREAS**, the installation of fiber will enable the City to install security cameras at Municipal buildings and grounds as well as improve the City's cyber security network.

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

**SECTION 1:** That a certain Agreement between Socket Telecoms, LLC and the City of Boonville, Missouri relating to the Telecommunications Service, 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 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 1<sup>st</sup> day of October 2018, by the City Council of Boonville, Missouri**

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Ned Beach, Mayor

ATTEST:

---

Teresa Studley, City Clerk



## Socket Telecom Services Form

### City of Boonville

#### Current Billing Address

#### New Billing Address

|                               |                  |                   |                               |                  |                   |
|-------------------------------|------------------|-------------------|-------------------------------|------------------|-------------------|
| Address 1: <b>401 E. Main</b> |                  |                   | Address 1: <b>401 E. Main</b> |                  |                   |
| Address 2:                    |                  |                   | Address 2:                    |                  |                   |
| City: <b>Boonville</b>        | State: <b>MO</b> | Zip: <b>65233</b> | City: <b>Boonville</b>        | State: <b>MO</b> | Zip: <b>65233</b> |

#### Contact Information

|                         |                     |
|-------------------------|---------------------|
| Customer Contact:       |                     |
| Customer Contact Email: | Customer Contact #: |

| Service Description                               | Service Location               | Private Line | Voice Lines | Data                | Monthly Unit Price | Monthly Recurring Charge |
|---------------------------------------------------|--------------------------------|--------------|-------------|---------------------|--------------------|--------------------------|
| Dark Fiber Connection                             | 100 E Spring Boonville, MO     | 0            | 0           | Dark Fiber          | \$230.00           | \$230.00                 |
| Dedicated 50Mb Internet and Dark Fiber Connection | 401 Main Boonville, MO         | 0            | 0           | 50MB and Dark Fiber | \$480.00           | \$480.00                 |
| Dark Fiber Connection                             | 401 E. Morgan Boonville, MO    | 0            | 0           | Dark Fiber          | \$230.00           | \$230.00                 |
| Dark Fiber Connection                             | 1200 Locust Boonville, MO      | 0            | 0           | Dark Fiber          | \$230.00           | \$230.00                 |
| Dark Fiber Connection                             | 701 Third Street Boonville, MO | 0            | 0           | Dark Fiber          | \$230.00           | \$230.00                 |
| Dark Fiber Connection                             | 525 E. Spring Boonville, MO    | 0            | 0           | Dark Fiber          | \$230.00           | \$230.00                 |
| Dark Fiber Connection                             | 1221 11th St Boonville, MO     | 0            | 0           | Dark Fiber          | \$230.00           | \$230.00                 |
| Small Business Connection                         | 500 Bingham Boonville, MO      | 0            | 0           | 50x3                | \$140.00           | \$140.00                 |

Please Initial:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>___ LAN/data configuration: Socket will provide (check one): Ethernet Serial T1 hand off at the point of demarcation unless otherwise noted below. Internal network changes will be the responsibility of the customer.</p> <p>___ PBX cutover: Customer will need to have PBX vendor onsite for transferring phone service to Socket.</p> <p>For a basic 1 - location switchover, customer should plan on having PBX vendor on site for 1-2 hours.</p> <p>___ Inside Wiring: Socket will provide local phone service to the point of demarcation at the customer premise.</p> <p>Any wiring beyond this point will be responsibility of Customer.</p> <p>___ Cancel Current Services: Customer will be responsible for canceling current Telecommunications services.</p> <p>Socket will notify Customer via US Mail when services with prior service provider can be canceled.</p> | <p>Total Monthly Recurring Charge: \$2,000.00</p> <p>Total Non Recurring Charge: \$0.00</p> <p>Non Waived Set-up &amp; Installation Charge: \$50,000.00</p> <p>Waived Set-up &amp; Installation Charge: \$0.00</p> <p>*Pricing does not include applicable taxes and surcharges</p> <p>*Amount Waived is based on Contract Term.</p> <p>*All pricing is confidential, proprietary and valid for 30 days</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Customer Initials



## Socket Telecom Services Form

### Telecommunications Service Contract

This Telecommunications Service Contract ("TSC") sets out the Terms and Conditions for regulated telecommunications services and on-regulated data and ancillary services ("Services"). This contract is made by and between Socket Telecom, LLC ("Socket" or "Seller") and ("Customer" or "Buyer").

1. Term - This contract shall be effective as of date the TSC is approved and accepted by Seller (the "Effective Date") as reflected on the Socket Telecom Services Form(s). The contract shall remain effective for a period of (60) month(s) after the Service Delivery Date. The Service Delivery Date shall be the date upon which service is ready to be activated. At the end of the Term, unless previously terminated by either party by providing 30 days prior written notice, the terms and conditions contained in this contract will remain in full force and effect until terminated by either party by providing at least thirty (30) days prior written notice to the other party.
2. Socket will provide the Services specified in the Socket Telecom Services Form(s). Socket may provide some or all of the specified Services through an affiliate or subsidiary or subcontractor. Socket shall use reasonable efforts to provision necessary facilities to provide the specified Services. In the event suitable facilities are unavailable or special construction is required, the Seller reserves the right to refuse service or assess additional non-recurring construction charges beyond normal installation charges. In the event the Seller seeks to assess special construction charges, the Customer will have the option of paying the charges or declining service prior to any work taking place.
3. Customer agrees to pay special construction, installation, non-recurring, and recurring charges as specified in Telecom Services Form(s). Socket will bill in full monthly increments with no proration for partial service periods when service ends in the middle of a billing cycle.
4. Services will be invoiced monthly. Payment is due 20 days after date of invoice. Accounts are in default if payment is not received within 45 days after date of invoice. If Customer's payment is returned to Socket, unpaid customer is immediately in default and subject to a \$25 return check charge from Socket. Accounts in default may have their service interrupted. Such interruption does not relieve customer from the obligation to pay the monthly charge. Accounts in default are subject to an interest charge of 1.5% per month on the outstanding balance. If customer's state law does not allow an interest rate of 1.5% per month, the maximum allowable rate of customer's state will be charged. If customer defaults, customer agrees to pay Socket its reasonable expenses, including attorney and collection agency fees, incurred in enforcing its rights under these Terms and Conditions.
5. In the event the Customer terminates Services prior to the end of the Term, the customer agrees on the next monthly bill to pay Socket, as liquidated damages and not as a penalty, an amount equal to 75% of the monthly payments remaining on the term period for each voice line and dedicated Internet service all previously waived and/or unpaid set up and installation charges. The customer agrees that the actual damage to Socket is difficult to ascertain and that the amounts fixed for liquidated damages are a reasonable estimate of the actual reduction in value of this TSC that Socket will sustain. Any modification or changes in Services requires the written approval of Seller. Customer must provide cancellation notice in writing.
6. All regulated services are provided subject to the terms of the applicable tariff or tariffs and Socket's Acceptable Use Policy ("AUP") which are herein incorporated by reference. In the event the rate or rates for a regulated service or services specified in the applicable tariff is changed, Socket will provide advance notice of the increase to the Customer. In the event that Socket increases the rate charged to the Customer for a regulated service during this Term, the Customer will have the option to terminate the services without incurring any early termination charges. Customer must exercise such option within 30 days of the date of the first invoice applying the increased rate. In the event of a conflict between tariffs and this TSC, the terms of the tariff shall prevail.
7. Customer agrees to provide sixty (60) days advance notice to Socket if Customer seeks to move Services to a different location. Socket may either (a) allow Customer to provide 60 days advance notice to move Services to new location and pay any applicable installation charges or (b) terminate affected Services if Customer is moving to location where Socket does not provide Services. If Customer moves services, Customer will be required to enter into a new TSC for such new location for a Term equal to or greater than the Term of the original TSC. Monthly charges may also be affected. In the event Socket terminates affected Services or customer does not enter into a new TSC for a Term equal to or greater than the Term of the original TSC, Socket will apply the liquidated damages set forth in Section 5 for terminated location. Customer agrees to pay the cost and expenses, if any, incurred by Socket to cancel the terminated circuit, including without limitation, any applicable third-party terminating liability charges.

\_\_\_\_\_  
Customer Initials



## Socket Telecom Services Form

### Telecommunications Service Contract

8. All taxes and government-approved fees will be added to Customer's bill.
9. The services provided under this contract may only be used for lawful purposes. Transmission of any material in violation of any International, U.S., or state law or regulation is prohibited. This includes, but is not limited to, transmission of materials in violation of copyright protections, material legally judged to be threatening or obscene, or material in violation of trade laws trade secret protections. Customer agrees to indemnify, defend, and hold harmless Socket from any claims resulting from customer's use of the service or breach of these Terms and Conditions or Socket's Acceptable Use Policy which results in damage to customer or another party.
10. In compliance with FCC rules, Socket will not release a customer's Customer Proprietary and Network Information to any non-affiliated company without the customer's consent and will take appropriate measures to safeguard that information from unauthorized disclosure.
11. Socket shall use reasonable efforts to make Services available by the estimated Service Delivery Date. Socket shall not be liable for any damages whatsoever for late delivery, including delays incurred for reasons beyond the reasonable control of Socket such as casualty, condemnation, loss of rights-of-way, delays in obtaining necessary regulatory approvals, and weather related delays in actual construction work (Force Majeure Events). If Customer is not ready to accept Socket Services on the actual Service Delivery Date, Socket shall nevertheless commence billing.
12. Socket disclaims all express or implied warranties, obligations, or liabilities, including but not limited to the implied warranties of merchantability and fitness for a particular purpose, except for any limited warranties expressly set forth herein or in the applicable tariffs. The products, including software, are provided as is without warranty of any kind, either express or implied. Socket does not warrant that equipment sold, if any, including software and security software, will be uninterrupted or error free in its operation or prevent third party hacking or access to customer's networks. Socket shall not be liable for loss of data, the inability to use data, damage or expense arising from the use or inability to use the service, either separately or in combination with any other system, whether or not Socket has received notice of the possibility of such damages.
13. Customer is responsible for returning Customer Premise Equipment furnished by Socket in good working condition upon the termination of service. In the event the Customer does not return Customer Premise Equipment, customer will be billed by Socket for the cost of Customer Premise Equipment. In the event Customer Premise Equipment is damaged or destroyed, Customer is responsible for the cost of replacing Customer Premise Equipment. Customer Premise Equipment that Socket uses in the normal course of business is subject to a 10% restocking fee while Customer Premise Equipment that Socket does not stock in the normal course of business will be subject to a 25% restocking fee in the event Customer cancels service prior to the turn up of service.
14. These Terms and Conditions supersede all previous representations, understandings or agreements and shall prevail notwithstanding any variance with terms and conditions of any order submitted. The signed contract constitutes acceptance of the Terms and Conditions. This Agreement constitutes a legally enforceable contract between the Buyer and Seller hereto and shall be construed, interpreted, and governed by, the laws of the State of Missouri, with Boone County as the proper and accepted Venue.
15. Customer gives Socket, its vendors, or contractors all necessary rights of access and entry to the property to install, provide, maintain, repair, and upgrade Services. In the event that Socket, its vendors, or contractors install fiber-optic facilities and related equipment to serve Customer, Customer gives Socket permission to place such facilities in existing conduits and riser facilities if Socket determines such existing conduits and riser facilities have sufficient capacity. Customer also gives Socket the right to connect to and use existing customer-owned cabling. Customer may not, modify, move, remove, alter, use, occupy, or damage Socket's facilities, including Socket installed conduits, without the prior written consent of Socket.

Customer hereby agrees to the Terms and Conditions, Authorization to Change Service Provider(s) and other provisions of this Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by:

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Customer Printed Name

Approved and Accepted on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Socket Telecom.

\_\_\_\_\_  
Socket Signature

\_\_\_\_\_  
Socket Printed Name



## Socket Telecom Services Form

### Work Order Information

**Technical Contact:**

|          |        |
|----------|--------|
| Contact: | Phone: |
|----------|--------|

**Phone/PBX Consultant:**

|          |        |
|----------|--------|
| Contact: | Phone: |
|----------|--------|

**Computer/Data Consultant:**

|          |        |
|----------|--------|
| Contact: | Phone: |
|----------|--------|

**Billing Contact:**

|          |        |
|----------|--------|
| Contact: | Phone: |
|----------|--------|

**Service Details:**

|                                          |                            |                                    |                  |
|------------------------------------------|----------------------------|------------------------------------|------------------|
| # T1s: <b>8</b>                          | # of Voice Lines: <b>0</b> | Bandwidth Requirement: <b>50x3</b> | Hosting Servers? |
| LD Carrier: <b>None</b>                  | Current LEC:               | Current CLEC:                      |                  |
| Has 800 Number? <b>No</b>                | Local LOA? <b>No</b>       | 800 LOA? <b>No</b>                 |                  |
| Demarc Location:                         |                            |                                    |                  |
| PBX Interface: <b>Analog - Loopstart</b> |                            |                                    |                  |
| Current Local Account #:                 |                            | Current LD Billing #               |                  |
| Requested Yellow Pages Header:           |                            |                                    |                  |

**Features:**

|                                             |                                           |                                                    |                                               |
|---------------------------------------------|-------------------------------------------|----------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Call Transfer      | <input type="checkbox"/> Call Forwarding  | <input type="checkbox"/> Call Forward on Busy      | <input type="checkbox"/> Call Waiting         |
| <input type="checkbox"/> Caller Name        | <input type="checkbox"/> Caller Number    | <input type="checkbox"/> Voicemail                 | <input type="checkbox"/> Three-way Call       |
| <input type="checkbox"/> Call Block         | <input type="checkbox"/> Call Return      | <input type="checkbox"/> Anonymous Call Rejection  | <input type="checkbox"/> Distinctive Ring     |
| <input type="checkbox"/> Collect Call Block | <input type="checkbox"/> Local PIC Freeze | <input type="checkbox"/> IntraLATA PIC Freeze      | <input type="checkbox"/> InterLATA PIC Freeze |
| <input type="checkbox"/> Auth Codes?        | <input type="checkbox"/> Billing Codes?   | <input type="checkbox"/> # Digits in Billing Codes |                                               |

Auth Codes

|  |
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Numbers not to Port

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Directory Listings

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Notes

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DATE: September 26, 2018

TO: Mayor and City Council

FROM: Kate Fjell, Asst. to City Administrator

RE: Intergovernmental Agreement renewal with Prairie Home

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In 2016, we entered into an intergovernmental agreement with Prairie Home providing assistance in code enforcement, specifically dangerous buildings. Steve Hage assisted Prairie Home with inspection services on several properties. The agreement with Prairie Home has expired and they desire to renew the agreement as they have other properties they would like to address. Included in this packet is the minutes from the 2016 meeting when Prairie Home first asked us for assistance- the renewed agreement and scope are all the same as the 2016 agreement. The renewed agreement is extended for 2 years until 2020.

City of Boonville  
City Council Meeting  
Minutes  
April 18, 2016

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The Boonville City Council met in Regular Session on April 18, 2016 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 at 7:00 p.m. and Mr. Ned Beach led the prayer after the pledge of allegiance.

**ROLL CALL**

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

**HEARING OF CITIZENS' COMMENTS**

Ms. Linda Martin, City Clerk, & Mayor Donald Lohse of City of Prairie Home, Missouri addressed the Council requested an intergovernmental agreement to utilize the City of Boonville's Building Inspector for 7 properties that are in need of demolition. Ms. Martin handed out a pamphlet that includes pictures of the houses that need attention due to abandonment or are dangerous buildings in Prairie Home. The City of Prairie Home is unable to provide for a full time city building inspector within their budget, therefore, Ms. Martin was hoping the City of Boonville would allow the City Building Inspector to perform limited inspection services. The City of Prairie Home anticipate the services would be needed only for a short-term duration and on an as needed basis. Ms. Martin provided a list of seven houses that need attention, with five being a priority. Ms. Martin stated that the inspections that need to be performed should not interfere with his current schedule. Mayor Thacher asked the Council of their opinion for the intergovernmental agreement. Mayor Thacher stated that the agreement is very similar to the agreement with the City of Blackwater. Mr. Carter was favorable to the idea of an intergovernmental agreement with the City of Prairie Home, to be able to give City of Prairie Home some assistance in the matter. Ms. Ehlers questioned Mr. Steve Hage, City of Boonville Building Inspector, as to how this might be in comparison with the City of Blackwater inspections. Mr. Hage responded that he felt the task would be same as the City of Blackwater's inspections. He stated that the travel time to Prairie Home would be

less and he felt that the time spent in Prairie Home would be equivalent as the time spent in Blackwater. Mayor Thacher gathered from City Council that the consensus was to proceed with drafting an intergovernmental agreement. There was no further discussion.

#### **APPROVAL OF THE MINUTES OF THE APRIL 12, 2016 COUNCIL MEETING**

The minutes were approved as presented.

#### **CONSENT ITEMS**

None.

#### **PRESENTATION OF ACCOUNTS AND CLAIMS**

Ms. Studley read the ordinance 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 Ms. Ehlers seconded the motion for approval. Mr. Beach inquired as to the amount that is left to be paid out of fiscal year 2015-2016. Mr. Tessendorf responded that it would be a modest amount. With no further questions, roll call was taken. Ayes: Beach, Carter, Ehlers, Venable, and Meadows, Total (5); Opposed: None, Total (0); Absent: Hurt, Dorman, and Stock, Total (3). Motion Carried.

#### **SWEARING IN OF HENRY HURT, WARD 4 COUNCILMAN**

Mayor Thacher told the Council that Mr. Hurt was unable to attend the Council Meeting due to an illness, however, Mr. Hurt will be sworn in on Monday, May 2, at the next Council Meeting.

#### **UNFINISHED BUSINESS**

##### ***CONSIDER RESOLUTION R2016-06 ACCEPTING CERTAIN DOCUMENTS RELATED TO THE SEWER SYSTEM REFUNDING REVENUE BONDS SERIES 2016***

Ms. Studley read the resolution in its entirety. Mr. Tessendorf gave a brief summary of the steps taken to get the Resolution before the Council to decide on. Mr. Tessendorf invited Ms. Joy Howard, WM Financial Strategies, to give brief comments and to answer any questions that the Council may have regarding the refinancing of the bonds. Ms. Howard advised that Council that as the documents were being prepared for the refinancing, there was an unsolicited proposal through Stern Brothers & Company of a buyer interested in tax-exempt bonds. Ms. Howard reminded the Council that the expected savings for the refinancing was initially between \$230,000-\$260,000. However, with the proposal from Stern Brothers & Company, it will be an approximate savings of \$340,000. Ms. Howard explained that since USDA is unable to provide the City of Boonville an exact schedule of the principal interest payments to maturity, she is unable to give the City of Boonville an exact dollar amount on the savings. Ms. Howard

**RESOLUTION NO. R2018-13**

**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 1<sup>st</sup> Day of October 2018, by the City Council of Boonville, Missouri**

\_\_\_\_\_  
Ned Beach, Mayor

**ATTEST:**

\_\_\_\_\_  
Teresa Studley, 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 2018-2020.

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, 2020 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 \_\_\_\_\_, 2018.

**For the CITY OF BOONVILLE, MISSOURI**

By: \_\_\_\_\_  
Ned Beach, Mayor

ATTEST:

(Seal) \_\_\_\_\_  
Teresa Studley, City Clerk

Executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

**For the CITY OF PRAIRIE HOME, MISSOURI**

By: \_\_\_\_\_  
Donald R. Lohse, Mayor

ATTEST:

(Seal) \_\_\_\_\_  
Linda Martin, City Clerk

## **Fire Board Minutes**

**September 19, 2018**

**6:30 P.M.**

**Present:** Bill Hilden, Christy Linhart, Chris Howard, Brent Bozarth (Council Representative), Chief Tim Carmichael

Meeting called to order at 6:30 P.M.

Minutes of October 18, 2017 meeting approved

**Public Comments:** No public comments

**Old Business:**

A) None

**New Business:**

- A) Chief Carmichael told the board about upcoming Fire Prevention Week. Materials distributed to the kids are funded by local merchants through the National Fire Safety Council. The department has been busy with several Pub-Ed events. The new ladder truck has made several appearances.
- B) New Apparatus was demonstrated after meeting.
- C) Pump testing of all apparatus has already been done this year. A testing company was in the area and offered a reduced price if we wanted ours done while they were around. Chief Carmichael explained pump testing yearly is required for ISO points.

**Miscellaneous:**

- Bill Hilden asked if the department got rid of any apparatus since taking delivery of new trucks. Chief Carmichael reported they had sold the 1975 Ford 750 GPM pumper and the 1985 1250 GPM ladder. These two trucks had a combined pump capability of 2000 GPM. The two new trucks have a combined 2500 GPM capability. The added GPM's will also help with ISO. We will also save in not having the maintenance on the older trucks.

**Adjourn:** Adjourned at 7:30 p.m.



## HOUSING AUTHORITY of the City of Boonville

506 Powell Ct.  
Boonville, MO 65233-1521

Office: 660-882-7332  
Fax: 660-882-6811



### **MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF BOONVILLE, MO HELD ON SEPTEMBER 19, 2018**

**On the 19th of September 2018 at 12:00 P.M. the Housing Authority Commissioners  
met for a regular meeting at 506 Powell Court, Boonville, MO 65233**

**1. Roll Call:** A roll call of the following members were present;

|                                       |                             |                            |
|---------------------------------------|-----------------------------|----------------------------|
| City Council Rep. Morris Carter       | Chairperson, John Linville  | Vice Chair, Marilyn Adkins |
| Commissioner, Albert Turner           | Commissioner, Charles Green | Secretary, Robert Rorah    |
| Guest: Stacey Pagliaro, Scotty Purvis | Absent: Laura Holman        |                            |

There being a quorum present Chairperson, John Linville called the meeting to order and asked if there is any pertinent information to discuss before the agenda is placed on the table, hearing none:

**2. Meeting Minutes:** Consideration was given, and discussion held on minutes of the August 8, 2018 Regular Board Meeting. Albert Turner made motion to approve the minutes. The motion was seconded by Marilyn Adkins. The motion passed.

**3. Bills and Communications:** The UMB Bank Balance for September 19, 2018 was \$63,423.18. Consideration was given, and discussion held on Bills Paid in August 2018. The Bank Reconciliation Statement from July 31, 2018 along with the corresponding Operating Budget Trial Balance were discussed and reviewed.

**4. Report of the Secretary:** PIC Report for August 31, 2018 was at 100%. The Project Performance Reports for August, 2018 were also distributed and discussed, Tenant Occupancy was at 100%.

**5. Unfinished Business:** a. Discussion was held, and consideration was given on the Housing Authorities Fiscal Year End (FYE) June 30, 2018 financial statements were electronic submitted to HUD before Aug. 31, 2018. b. Discussion was held, and consideration was given on preparation and distribution of PILOT payments. Loucks & Schwartz will be calculating PILOT payments.

**6. New Business:** a. Discussion was held on the Fiscal Year End Operating Budget revision. John Linville made motion to approve the Operating Budget Revision as prepared by Loucks and Schwartz through Board Resolution No. 565. Marilyn Adkins second. The resolution passed. b. Discussion was held on the Parking Lot resurfacing and the upcoming Lead Based Paint Inspection. c. Discussion was held on new maintenance vehicle through W-K Ford. Delivery should be sometime in October 2018.

**7. Miscellaneous:** Mr. Rorah read results of the on-site inspection for Monitoring and Review from HUD to all Commissioners present. It was a very good report from HUD.

**8. Adjournment** John Linville made motion to adjourn the meeting, Marilyn Adkins second. Meeting adjourned.

CHAIRPERSON: \_\_\_\_\_ Date \_\_\_\_\_

SECRETARY: \_\_\_\_\_ Date \_\_\_\_\_

CITY OF BOONVILLE  
STREET, ALLEY AND SANITATION BOARD  
MEETING

September 26, 2018

The Street, Alley and Sanitation Board met at the City Services Building at 1200 Locust Street, 6:30 p.m., Wednesday, August 29, 2017.

Members present: Wayne Jones, David Smith, Lewis Miller and John Pasley. Also, present M. L. Cauthon, Public Works Director.

Members absent or excused: Brad Spears and Michael Stock, Council Representative

MINUTES: John Pasley made a motion, seconded by Wayne Jones to approve the minutes of the August 29, 2018 meeting. The motion passed unanimously.

PUBLIC COMMENTS: None

OLD BUSINESS: None.

NEW BUSINESS: Discuss Concern About Parking Near the intersection of Main and High Streets – The board discussed a concern and suggestion from a citizen that it is difficult to see southbound traffic on Main Street while sitting west bound on High Street at the intersection. The suggestion was to eliminate the first parking space on the east side of Main Street south of High Street. After much discussion, the board directed this matter be placed on the agenda for the next meeting for further discussion. The board requested the police department provide accident information for the intersection of High and Main Streets.

MISCELLANEOUS: None.

ADJOURN: With no further business, the meeting was adjourned at 7:00 PM with a motion by Wayne Jones seconded by Lewis Miller. The motion passed unanimously.

Respectfully submitted,

M. L. Cauthon III

## **VACANT COMMITTEE POSITIONS & COMMITTEE APPOINTMENTS**

### **Airport**

Vacant - 4

### **Board of Adjustments**

Vacant-2

### **BOCA Board of Appeals**

Vacant-1

### **Tourism Commission**

Gwin Coleman

### **Transportation Development**

Vacant-2



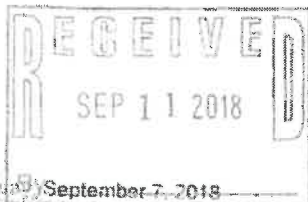
# Missouri Gaming Commission State/Local Allocation of Gaming Revenues

RPT MGC/3

For the Period 8/1/2018 through 8/31/2018

Year beginning 8/1/2018

| Gaming Date                  | Day       | Admission Tax Remitted | Gaming Tax Remitted | Total Tax Remitted | State & Local Portion of Adm Tax | State Portion of Gaming Tax | Local Portion of Gaming Tax | Total Local Adm & Gaming Tax |
|------------------------------|-----------|------------------------|---------------------|--------------------|----------------------------------|-----------------------------|-----------------------------|------------------------------|
| <b>Isle of Capri IB</b>      |           |                        |                     |                    |                                  |                             |                             |                              |
| 08/01/2018                   | Wednesday | \$5,858.00             | \$33,696.99         | \$39,554.99        | \$2,929.00                       | \$30,327.29                 | \$3,369.70                  | \$6,298.70                   |
| 08/02/2018                   | Thursday  | \$6,956.00             | \$38,543.95         | \$45,499.95        | \$3,478.00                       | \$34,689.56                 | \$3,854.39                  | \$7,332.39                   |
| 08/03/2018                   | Friday    | \$11,890.00            | \$70,459.96         | \$82,349.96        | \$5,945.00                       | \$53,413.96                 | \$7,046.00                  | \$12,991.00                  |
| 08/04/2018                   | Saturday  | \$20,612.00            | \$87,823.25         | \$108,435.25       | \$10,306.00                      | \$79,040.93                 | \$8,782.32                  | \$19,088.32                  |
| 08/05/2018                   | Sunday    | \$9,582.00             | \$50,764.22         | \$60,346.22        | \$4,791.00                       | \$45,687.80                 | \$5,076.42                  | \$9,867.42                   |
| 08/06/2018                   | Monday    | \$4,892.00             | \$28,551.18         | \$33,443.18        | \$2,446.00                       | \$25,696.06                 | \$2,855.12                  | \$5,301.12                   |
| 08/07/2018                   | Tuesday   | \$7,054.00             | \$36,274.47         | \$43,328.47        | \$3,527.00                       | \$32,647.02                 | \$3,627.45                  | \$7,154.45                   |
| 08/08/2018                   | Wednesday | \$6,322.00             | \$25,513.34         | \$31,835.34        | \$3,161.00                       | \$22,962.01                 | \$2,551.33                  | \$5,712.33                   |
| 08/09/2018                   | Thursday  | \$7,492.00             | \$49,717.77         | \$57,209.77        | \$3,746.00                       | \$44,745.99                 | \$4,971.78                  | \$8,717.78                   |
| 08/10/2018                   | Friday    | \$11,232.00            | \$57,634.45         | \$68,866.45        | \$5,616.00                       | \$51,871.01                 | \$5,763.44                  | \$11,379.44                  |
| 08/11/2018                   | Saturday  | \$15,640.00            | \$79,612.81         | \$95,252.81        | \$7,820.00                       | \$71,651.53                 | \$7,961.28                  | \$15,781.28                  |
| 08/12/2018                   | Sunday    | \$9,346.00             | \$44,065.52         | \$53,411.52        | \$4,673.00                       | \$39,658.97                 | \$4,405.55                  | \$9,079.55                   |
| 08/13/2018                   | Monday    | \$5,074.00             | \$0.00              | \$5,074.00         | \$2,537.00                       | \$0.00                      | \$0.00                      | \$2,537.00                   |
| 08/14/2018                   | Tuesday   | \$7,676.00             | \$26,962.83         | \$34,638.83        | \$3,838.00                       | \$24,266.55                 | \$2,696.28                  | \$6,534.28                   |
| 08/15/2018                   | Wednesday | \$6,804.00             | \$49,428.56         | \$56,232.56        | \$3,402.00                       | \$44,485.70                 | \$4,942.86                  | \$8,344.86                   |
| 08/16/2018                   | Thursday  | \$6,790.00             | \$44,273.74         | \$51,063.74        | \$3,395.00                       | \$39,846.37                 | \$4,427.37                  | \$7,822.37                   |
| 08/17/2018                   | Friday    | \$12,194.00            | \$62,637.25         | \$74,831.25        | \$6,097.00                       | \$56,373.53                 | \$6,263.72                  | \$12,360.72                  |
| 08/18/2018                   | Saturday  | \$13,362.00            | \$71,160.60         | \$84,522.60        | \$6,681.00                       | \$64,044.54                 | \$7,116.06                  | \$13,797.06                  |
| 08/19/2018                   | Sunday    | \$7,946.00             | \$60,064.11         | \$68,010.11        | \$3,973.00                       | \$54,057.70                 | \$6,006.41                  | \$9,979.41                   |
| 08/20/2018                   | Monday    | \$5,228.00             | \$29,865.14         | \$35,093.14        | \$2,614.00                       | \$26,878.63                 | \$2,986.51                  | \$5,600.51                   |
| 08/21/2018                   | Tuesday   | \$7,118.00             | \$44,502.11         | \$51,620.11        | \$3,559.00                       | \$40,051.90                 | \$4,450.21                  | \$8,009.21                   |
| 08/22/2018                   | Wednesday | \$6,752.00             | \$34,712.43         | \$41,464.43        | \$3,376.00                       | \$31,241.19                 | \$3,471.24                  | \$6,847.24                   |
| 08/23/2018                   | Thursday  | \$7,248.00             | \$36,475.29         | \$43,723.29        | \$3,624.00                       | \$32,827.76                 | \$3,647.53                  | \$7,271.53                   |
| 08/24/2018                   | Friday    | \$11,900.00            | \$73,116.78         | \$85,016.78        | \$5,950.00                       | \$65,805.10                 | \$7,311.68                  | \$13,261.68                  |
| 08/25/2018                   | Saturday  | \$14,986.00            | \$75,171.33         | \$90,157.33        | \$7,493.00                       | \$67,654.20                 | \$7,517.13                  | \$15,010.13                  |
| 08/26/2018                   | Sunday    | \$8,552.00             | \$43,920.52         | \$52,472.52        | \$4,276.00                       | \$39,528.47                 | \$4,392.05                  | \$8,668.05                   |
| 08/27/2018                   | Monday    | \$5,478.00             | \$43,681.44         | \$49,159.44        | \$2,739.00                       | \$39,313.30                 | \$4,368.14                  | \$7,107.14                   |
| 08/28/2018                   | Tuesday   | \$6,074.00             | \$34,362.83         | \$40,436.83        | \$3,037.00                       | \$30,926.55                 | \$3,436.28                  | \$6,473.28                   |
| 08/29/2018                   | Wednesday | \$5,642.00             | \$34,311.67         | \$39,953.67        | \$2,821.00                       | \$30,880.50                 | \$3,431.17                  | \$6,252.17                   |
| 08/30/2018                   | Thursday  | \$6,180.00             | \$38,144.99         | \$44,324.99        | \$3,090.00                       | \$34,330.49                 | \$3,614.50                  | \$6,904.50                   |
| 08/31/2018                   | Friday    | \$13,784.00            | \$85,256.71         | \$99,040.71        | \$6,892.00                       | \$76,731.04                 | \$8,525.67                  | \$15,417.67                  |
| <b>Casino Report Totals:</b> |           | \$275,664.00           | \$1,490,706.24      | \$1,766,370.24     | \$137,832.00                     | \$1,341,635.65              | \$149,070.59                | \$286,902.59                 |
| <b>Casino YTD Totals:</b>    |           | \$275,664.00           | \$1,490,706.24      | \$1,766,370.24     | \$137,832.00                     | \$1,341,635.62              | \$149,070.62                | \$286,902.62                 |



\*Note: The figures contained in this report may be subject to adjustment.

Wide Area Progressive Jackpot Contribution Reported as Manual Jackpot on Third Saturday of Month

# LOWER RATES. GREATER BENEFITS FOR YOU.



**Ameren Missouri's Smart Energy Plan**, made possible by a new energy law approved this year by the Missouri state legislature, includes a wide variety of benefits for you.

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A 6% rate cut which began August 1, 2018.

*Negative Impact  
on General Fund*

### **RATE FREEZE**

Your base electric rates will be frozen until April 2020.

### **RATE CAP**

For the first time ever, rate caps are in place to control the size of any future increases for the life of the plan, making your rates more stable and predictable.

### **SMART ENERGY INFRASTRUCTURE**

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Incentives for companies that expand or build new facilities in Missouri, making it an attractive place to do business and hire workers.

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**[AmerenMissouri.com/SmartEnergyPlan](http://AmerenMissouri.com/SmartEnergyPlan)**

