CITY OF BOONVILLE
COUNCIL MEETING
AGENDA
October 5, 2015
7:00 p.m.

I. Call to Order – Pledge and Prayer (Kari Evans)

II. Roll Call

III. Hearing of Citizens' Comments

IV. Approval of the Minutes of the September 21, 2015 Council Meeting

V. Consent Items

- **a.** Consider Pay Request No. 4 from Concrete Solution LLC, in the amount of $7,177.48, for Locust Street & Kemper Drive Repairs STP 1300(508)
- **b.** Consider Pay Request No. 1 from Aplex, Inc. in the amount of $100,474.20 for Concrete Street Repairs 2015
- **c.** Consider Pay Request No. 1 from Vance Brothers Inc. in the amount of $32,867.73 for Asphalt Pavement Seals 2015

VI. Presentation of Accounts and Claims

VII. Unfinished Business

- A) Second Reading of Bill No. 2015-028 Authorizing Renewal of Professional Service Agreement between the City of Boonville and Alliance Water Resources, Inc.
- B) Third Reading of Bill No. 2015-027 Requesting Voluntary Annexation and Zoning of June Ramer property at 17923 Stewart Drive.

VIII. New Business

- A) Consider Purchase of Material and Labor for Wastewater Treatment Plant Clarifier Scum Trough Replacement
- B) First Reading of Bill No. 2015-030 Approving the Casey's General Store Re-Development and Final Site Plan at 909 Main Street

IX. Reports of Standing Committees

- A) Tourism Commission (Vanessa Dorman)
- B) Park Board (Becky Ehlers)
- C) Board of Public Works (Becky Ehlers)
- D) Street, Alley and Sanitation Board (Henry Hurt)
- E) Planning and Zoning Commission (Ned Beach)

X. Reports of City Officials

City Administrator

Mayor

City Clerk

XI. Miscellaneous

XII. Closed Session RSMO 610.021 (2) Real Estate

XIII. Adjourn

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

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DRAFT COPY PENDING REVIEW AND APPROVAL OF CITY COUNCIL

City of Boonville
City Council Meeting
Minutes
September 21, 2015

PUBLIC HEARING ON PROPOSED VOLUNTARY ANNEXATION AND ZONING OF JUNE RAMER PROPERTY AT 17923 STEWART DRIVE.

Mayor Thacher opened the Public Hearing at 7:00 p.m. to consider a voluntary annexation and zoning request for 17923 Stewart Drive.

Ms. Susan Bledsoe and Ms. June Ramer addressed the Council requesting annexation into the City of Boonville due to an issue with the sewer at the property. Ms. Bledsoe advised that her father, Mr. Jim Ramer (now deceased), came before the Council a few years ago requesting annexation. However, the annexation was not granted.

Ms. Bledsoe advised that they have tried different sewer systems to help solve a sewer issue at 17923 Stewart Drive, but have had no solution. Therefore, Ms. Bledsoe was hoping with the property being annexed, they might have a permanent solution to the sewer issue.

Ms. McGuire questioned Ms. Ramer verifying that she was the sole owner of the property, and there was no trust. Ms. Ramer responded that she is the sole owner of the property and there are no further issues with the ownership of the property.

The City Council Members were then allowed to address questions to the petitioners.

Ms. Vanessa Dorman questioned if there would be any expense to the City for annexing the property. Ms. Bledsoe responded that the only expense would be for the property owner connecting to the sewer main. Ms. Bledsoe stated that Mr. Cauthon would need to verify that information.

Mayor Thacher asked for any public comments. Hearing none, the public hearing was closed at 7:05 P.M.

The Boonville City Council met in Regular Session on September 21, 2015 at 7:05 p.m. in the Council Chambers. The following officers were present: Julie Thacher, Mayor; Irl Tessendorf, City Administrator; Megan McGuire, City Counselor; and Teresa Studley, City Clerk.

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CALL TO ORDER – PLEDGE AND PRAYER

The meeting was called to order at 7:05 p.m. and Mr. Michael Stock led the prayer after the pledge of allegiance.

ROLL CALL

The following Council Representatives were present: Michael Stock, Kari Evans, Susan Meadows, Ned Beach, Henry Hurt, Mark Livingston, Becky Ehlers, and Vanessa Dorman.

HEARING OF CITIZENS' COMMENTS

Dan Buckley, General Manager of Northern Missouri of Advanced Disposal, gave the annual performance review for 2014. Mr. Buckley reported that there have been management changes for the local office and introduced Mr. Justin Hicks, the new Operations Manager for the Boonville Office. Mr. Hicks has had 11 years of experience in the solid waste industry. Mr. Buckley gave a brief overview of the handout that was given to the Council prior to the meeting (See **Attachment A** herein incorporated and attached to these minutes). Mr. Buckley stated that on Page 3 of the handout is a list of "Key Personnel" that may be contacted should a problem arise. Mr. Buckley reviewed the total quarterly tonnage for the current and previous 2 years. Mr. Buckley advised that with the lower tonnage, the Royalty Payments are lower; however, the Revenue Retention has increased. Mr. Buckley advised with the new annexations, there has been an increase of about 110 pickups, which increases the route sizes. Therefore, Mr. Buckley is requesting that the City Council will approve a route change. Mr. Buckley referenced Page 4 of the handout and stated that the highlighted portion of the map be changed to a Friday pickup. Therefore, adding a 5th day to the weekly pickup. Mayor Thacher questioned the Council if they had a problem with adding a Friday pickup. Mr. Ehlers responded that she believes it will be a solution to many of the complaints that they have been receiving. Ms. Ehlers questioned how soon this would be implemented. Mr. Buckley advised it would be after October 1. Mr. Buckley stated that he would want to advertise on the radio for a few weeks and put fliers on the doors advising customers.

APPROVAL OF THE MINUTES OF THE SEPTEMBER 8, 2015 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. Livingston moved and Ms. Dorman seconded the motion for approval. Ayes: Stock, Evans, Meadows, Beach, Hurt, Livingston, Ehlers, and Dorman, Total (8); Opposed: None, Total (0); Absent: None, Total (0). Motion Carried.

UNFINISHED BUSINESS

SECOND READING OF BILL NO. 2015-027 REQUESTING VOLUNTARY ANNEXATION AND ZONING OF JUNE RAMER PROPERTY AT 17923 STEWART DRIVE

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

Mr. Tessendorf reviewed the application of the twelve factors to determine whether this annexation, consisting of one lot, is "reasonable and necessary" for the proper development of City of Boonville to act favorably. Mr. Tessendorf stated that many of the variables are not applicable since this is only one lot. Mr. Tessendorf stated on the "Beneficial effect of uniform application and enforcement of municipal zoning ordinances"; it was considered by the Planning and Zoning Commission and was decided to be zoned an R-1 category, which is consistent with the use of the general area currently. Mr. Tessendorf stated on the "Beneficial effect and need for extending of city police protection to the newly annexed area"; it will be applicable, whereas, the City Police staff will patrol the area. Mr. Tessendorf advised that he is not aware of any significant crime in the area that would necessitate police service in the area. Mr. Tessendorf stated on the "Beneficial effect of and need for uniform application and enforcement of municipal health ordinances"; it will deal with the sewer service issue, which the applicants stated was the main desire of being annexed into the city limits. Mr. Tessendorf stated this would be a beneficial impact to the area. Mr. Tessendorf stated on the "Boonville's need and ability to extend essential municipal services to the newly annexed area"; Mr. Cauthon will speak further on any additional expense supplying the sewer to the property. Mr. Tessendorf advised that the street would not be included in the annexation. Mr. Tessendorf advised he has driven by the property and he noticed a pile of debris around the garage area. Mr. Tessendorf advised that if the property was inside the city limits at this time, the property would merit a nuisance letter.

Mr. M.L. Cauthon III advised the Council that if the property is annexed into the city, the water service for the property would remain the same; however, the sewer service would be provided to them by the City of Boonville. Mr. Cauthon stated that the sewer main has been extended to the property; therefore, there will be no added expense to the City of Boonville. Mr. Cauthon advised that due to the sewer being a forced main, the property would need to have a grinder pump, which would be an expense for the property owner. Mr. Cauthon advised that any additional effort by the City would be a plumbing inspection for the newly connected sewer line to the City's main. Mr. Cauthon stated that the road in front of the property would not be annexed into the city limits; therefore, there would be no expense to the City of Boonville. Mr. Hurt questioned Mr. Cauthon on how the sewer bill would be determined. Mr. Cauthon responded that this would be figured the same as a few other properties inside the city limits; the water meter, owned by the Cooper County Public Water District, would be read therefore, charging the sewer based on the water consumption. Mr. Cauthon stated that if there is a problem with the bill, the Public Water District would be notified and they would disconnect the water service.

Ms. Dorman questioned if the property would be cleaned up. Ms. Susan Bledsoe, the owner's sister-in-law, stated that they have been cleaning up the property in the back. Ms. Bledsoe stated that the debris was moved to the front for easier access to get on a truck to take to the dump. Ms. Bledsoe advised that they could have the property cleaned up by the next meeting at the latest.

Mayor Thacher advised there would be a third reading to the bill; therefore, the Council has some time to think over the matter.

SECOND READING OF BILL NO. 2015-029 CHANGING RATES FOR A STATE MANDATED USER FEE TO BE CHARGED FOR WASTEWATER SERVICE

Ms. Studley read, by title only, a copy of the bill. Mr. Beach moved and Ms. Ehlers seconded the motion for approval. Roll was taken on Mr. Beach's motion. Ayes: Stock, Evans, Meadows, Beach, Hurt, Livingston, Ehlers, and Dorman, Total (8); Opposed: None, Total (0); Absent: None, Total (0). Motion Carried.

DISCUSSION ON 911 PORTER STREET PROPERTY FROM DANGEROUS BUILDING HEARING HELD ON FEBRUARY 17, 2015

Mr. Tessendorf advised this property went through a dangerous building hearing on February 17, 2015 where there was a period of time given to the property owner to work on the property. Mr. Tessendorf advised the property owner and his family came before the council requesting an extension of 60 days that was granted and he felt that there needed to be an update to the Council on the failure of the prospects of compliance. Mr. Tessendorf directed the Council to the Inspection and Correction Report and pictures that have been included in the packet.

Mr. Morgan Weaver, son of Mr. Ken Weaver who is the owner of 911 Porter Street, came before the council in reference to the structure at 911 Porter Street that was found to be a dangerous building and public nuisance by the City Council on February 17, 2015. Mr. Weaver stated that much of the work that has been completed to the property is unseen, for example: work on the sewer line for 2 weeks, excavating the lower driveway, 2800 lbs. of metal taken off property, debris in the yard has been removed, put up drywall for six rooms, and rough in of plumbing for house. Mr. Weaver stated that he has paid the taxes for the property and he has had the water bill switched over into his name. Mr. Weaver stated that he moved into the property in August. Mr. Livingston questioned Mr. Weaver if he knew the date that his extension expired or the date of the first deadline expired. Mr. Weaver responded that he did not know the dates. Mr. Weaver stated that he tries to complete a minimum of 40 hours per week of work on the property. Mr. Weaver stated that he has had to fix the structural damage to the house before he could put any siding on. Mr. Weaver added that he has had a difficult time with local contractors getting the siding onto the house. Mr. Weaver stated that the removal of the squatters went quickly, considering the legal process can be slow.

Ms. Evans questioned Mr. Hage if there can be a plan put in place to clean up the exterior of the property for the more bothersome issues. Mr. Hage responded that there can be a plan; siding needs to be complete, close the gable end that is open, complete the gutters, repair the soffit and fascia, clean up the piles of trash in the gated backyard, and seed the yard with grass. Mr. Hage stated to clean up the exterior first and then continue onto the interior. Mr. Hage advised that the progress needs to be improved compared to what is being done.

Mayor Thacher stated that she has driven by the property, watching the progress, and the house still does not comply with the codes of the City of Boonville.

Mr. Livingston moved and Ms. Evans seconded the motion to invoke the dangerous building and have the property demolished since every deadline has been missed.

Mr. Hurt stated that the exterior of the building should have been completed before the interior because of the weather changing; it might still damage the interior work that has been completed.

Mr. Beach stated that whatever action is taken by the City Council tonight, it would set a precedence for the future. Mr. Beach stated that the Council would like the building to be compliant with city codes; however, the performance has been lacking getting to that point. Mr. Livingston stated that if an extension was granted for another 60 days, he feels that it would still not be completed. Mr. Livingston stated that if a sizable bond was paid that would cover the demolition of the property, and then he might consider an extension. However, he feels that a bond would not be paid.

Roll call was taken on Mr. Livingston's motion. Ayes: Stock, Evans, Livingston, and Ehlers, Total (4); Opposed: Meadows, Beach, Hurt, and Dorman, Total (4); Absent: None, Total (0). The motion received a tie vote. Mayor Thacher cast a yes vote to break the tie and the motion carried.

Mr. Tessendorf explained to Mr. Weaver that with the result of the vote, Mr. Hage will be instructed to solicit bids to have the property demolished and the bid will be awarded because the bid would possibly be under $30,000.00.

NEW BUSINESS

FIRST READING OF BILL NO. 2015-028 AUTHORIZING RENEWAL OF PROFESSIONAL SERVICE AGREEMENT BETWEEN THE CITY OF BOONVILLE AND ALLIANCE WATER RESOURCES, INC.

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

REPORTS OF STANDING COMMITTEES

HOUSING AUTHORITY

Mr. Livingston advised that he was unable to attend the meeting. Mr. Livingston advised that the minutes are available in the packet. Mayor Thacher pointed out that the minute's state that the Antiques Road Show film crew was in Boonville last fall to film Boonville Housing Authority Commissioners to be featured in national training curriculum videos.

HISTORIC PRESERVATION BOARD

Ms. Meadows advised the meeting was cancelled due to lack of agenda items.

REPORTS OF CITY OFFICIALS

CITY ADMINISTRATOR

No report was provided.

MAYOR

No report was provided. Mayor Thacher wanted to let the Council know that this will be Ms. McGuire's last meeting. Mayor Thacher thanked Ms. McGuire for coming back to attend the Planning and Zoning Meeting and the Council Meeting.

CITY COUNSELOR

Ms. McGuire reported that she has prepared a summary of all outstanding and pending issues and it has been presented to Mr. Tessendorf. The report is a summary of issues pending with each department. Ms. McGuire stated that if the Council has any questions regarding any issue, Mr. Tessendorf has the detailed report. Ms. McGuire stated that once someone is hired, this would be the list of "to-do items" once they start.

ECONOMIC DEVELOPMENT

Dr. Jim Gann reviewed his August 20, 2015 and September 17, 2015 report with the Council with particular note to several items.

2) Attraction Activities – Dr. Gann advised he has had many inquiries in reference to different "Projects". Dr. Gann advised many complex questions were in reference to the water and wastewater treatment capabilities available in the City of Boonville. Dr. Gann advised that once the thorough research was completed it was found that the City was not a viable candidate to fit their needs.

6) Certified Work Ready Community Designation – Dr. Gann advised that 85% of the goal has been met. Dr. Gann advised that 100% of the goal would need to be met by the end of the year.

7) Locally Sourced Projects – Dr. Gann advised that a project not listed called "Bed 2", which is very similar to "Project Bed", continues to move forward. Dr. Gann advised "Project Teach" would have a formal announcement after January 1.

Dr. Gann advised that the Industrial Development Authority (hereinafter IDA) and members of the county commission have been working on a comprehensive plan for incentives and that plan continues as the Enhanced Enterprise Zone. Dr. Gann advised that a map of the area that is eligible for the program has been included in the packet. Dr. Gann advised that once everything has been prepared there would be a packet presented to the Council by the IDA for consideration.

CITY CLERK

No report was provided.

MISCELLANEOUS

Ms. Meadows advised that she was able to attend the barbeque that was held by the Boonslick Model Railroad Club. Ms. Meadows stated that it was very nice. Ms. Meadows stated that the club is very appreciative.

ADJOURN

With no further discussion, Mr. Beach moved and Ms. Evans seconded the motion to adjourn at 8:04 p.m. and the voice vote was unanimous.

Respectfully Submitted,

____
Teresa Studley, City Clerk

Approved:

____
Julie Thacher, Mayor

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RECEIVED
9/25/2015

APPLICATION AND CERTIFICATE FOR PAYMENT
(PAY ESTIMATE)

Locust Street & Kemper Drive
City of Boonville

Original 1 of 6
Page 1 of 2

CONTRACTOR: Concrete Solution LLC

APPLICATION NO: 4-Final

PROJECT NO: 454-254 (454-237 Design)

OWNER: City of Boonville

APPLICATION DATE: 21-Sep-15

PERIOD FROM:

ORIGINAL CONTRACT SUM:	$231,756.07
NET CHANGE BY CHANGE ORDERS:	$12,936.88
CONTRACT SUM TO DATE:	$244,692.95
TOTAL COMPLETED & STORED TO DATE:	$244,692.95
LESS DEDUCTION FOR SUBSTANDARD MATERIAL:	($1,044.52)
LESS PREVIOUS CERTIFICATES OF PAYMENT:	$236,470.95
CURRENT PAYMENT DUE:	$7,177.48
CONTRACT TIME LIMIT DATE:	

ORDER NO.	DATE APPROVED	ADDITIONS	DEDUCTIONS
2	7/7/2015	$3,288.00	
3	8/21/15	$9,648.88	
	TOTALS	$12,936.88	$0.00
	NET CHANGE BY CHANGE ORDERS:		$12,936.88

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.

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 $ 7,177.48
(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.)

CONTRACTOR:

BY:

DATE:

OWNER:

BY:

ENGINEER:

BY:

MECO

MECO ENGINEERING COMPANY, INC.
ENGINEERS * SURVEYORS

2701 INDUSTRIAL DRIVE
JEFFERSON CITY, MO 65109 (573)893-5558

APPLICATION AND CERTIFICATE FOR PAYMENT
(PAY ESTIMATE)

Original 1 of 6
Page 1 of 3

Concrete Street Repairs 2015 City of Boonville MO	CONTRACTOR: Aplex, Inc.	APPLICATION NO: 1
PROJECT NO: 454-251	OWNER: City Of Boonville MO	APPLICATION DATE: 9/18/2015
		PERIOD FROM:

ORIGINAL CONTRACT SUM:	$459,598.00
NET CHANGE BY CHANGE ORDERS:	-$113,815.00
CONTRACT SUM TO DATE:	$345,783.00
TOTAL COMPLETED & STORED TO DATE:	$111,638.00
RETAINAGE 10%:	$11,163.80
TOTAL EARNED LESS RETAINAGE:	$100,474.20
LESS PREVIOUS CERTIFICATES OF PAYMENT:	$0.00
CURRENT PAYMENT DUE:	$100,474.20
CONTRACT TIME LIMIT DATE:	November 10, 2015

ORDER NO.	DATE APPROVED	ADDITIONS	DEDUCTIONS
1	7/16/2015		($113,815.00)
	TOTALS	$0.00	-$113,815.00

NET CHANGE BY CHANGE ORDERS: -$113,815.00

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.

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 $ 100,474.20
(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.)

CONTRACTOR:
BY: Aplex INC Juan [signature]
DATE:

OWNER:
BY:

ENGINEER:
BY: [signature]

MECO

MECO ENGINEERING COMPANY, INC.
ENGINEERS * SURVEYORS

2701 INDUSTRIAL DRIVE
JEFFERSON CITY, MO 65109
(573)893-5558

RECEIVED 9/30/2015

APPLICATION AND CERTIFICATE FOR PAYMENT
(PAY ESTIMATE)

Original 1 of 6
Page 1 of 2

Asphalt Pavement Seals 2015 City Of Boonville MO

PROJECT NO: 454-252

CONTRACTOR: Vance Brothers, Inc.

OWNER: City Of Boonville MO

APPLICATION NO: 1

APPLICATION DATE: 9/18/2015

PERIOD FROM:

ORIGINAL CONTRACT SUM:	$135,282.17
NET CHANGE BY CHANGE ORDERS:	-$13,812.11
CONTRACT SUM TO DATE:	$121,470.06
TOTAL COMPLETED & STORED TO DATE:	$36,519.70
RETAINAGE 10%:	$3,651.97
TOTAL EARNED LESS RETAINAGE:	$32,867.73
LESS PREVIOUS CERTIFICATES OF PAYMENT:	$0.00
CURRENT PAYMENT DUE:	$32,867.73
CONTRACT TIME LIMIT DATE:	October 9, 2015

ORDER NO.	DATE APPROVED	ADDITIONS	DEDUCTIONS
1	8/3/2015		($13,812.11)
	TOTALS	$0.00	-$13,812.11

NET CHANGE BY CHANGE ORDERS: -$13,812.11

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.

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 $ 32,867.73

(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.)

CONTRACTOR:

BY: [signature]

DATE: 9/28/15

OWNER:

BY:

ENGINEER:

BY: [signature]

MECO

MECO ENGINEERING COMPANY, INC.
ENGINEERS * SURVEYORS

2701 INDUSTRIAL DRIVE
JEFFERSON CITY, MO 65109
(573)893-5558

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 October 5, 2015 the sum of **$627,145.88**

General Fund	$272,690.94
Sanitation	$15,358.58
CIP Tax	$8,967.45
Water Works	$124,019.03
Capital Projects	$38,645.18
Waste Water	$56,342.12
Tourism	$13,616.60
Gaming	$97,505.98
Parks/Water	$0.00

Section 2: The Bookkeeper 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 $627,145.88 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 5, 2015 read for the second time this 5th day of October 2015 since a copy was made available prior to the meeting.

Approved October 5, 2015

____
Mayor

Endorsed October 5, 2015: 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.

____
Bookkeeper

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MEMORANDUM

TO: Irl Tessendorf, City Administrator

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

DATE: September 24, 2015

RE: WWTP Clarifier Scum Trough Replacement

After a year and some months of research we are ready to proceed with the WWTP clarifier scum trough replacement on one of the two clarifiers. We will do the same upgrade on the other clarifier in a follow-on fiscal year. The project will replace the current skimmer arm and scum trough with a full radius scum trough and two full radius skimmer arms. The equipment upgrade is necessary to deal with the continuing floating grease and foam problem on the clarifiers.

The original manufacturer and installer of the clarifier system in the various forms of U. S. Filter /Envirex/Siemens/Evoqua/ has worked with us to devise a plan for a complete replacement upgrade of both clarifier scum trough systems. This involves some customization of the new equipment which is difficult to specify and leads me to recommend we stay with the original installer to best insure new and old equipment and structure compatibility.

The best course of action is to accept the proposal from Fab Tech Wastewater Solutions. Fab Tech is a direct decedent of the original manufacturer and installer of the current system. I recommend we accept the proposal of Fab Tech Wastewater Solutions for $32,400, material and labor. The expenditure is charged to 17-01-4442 with a budgeted amount of $33,000.

M. L Cauthon III

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BILL NO. 2015-030 **ORDINANCE NO. ____________**

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE CASEY'S GENERAL STORE RE-DEVELOPMENT AND FINAL SITE PLAN AT 909 MAIN STREET, BOONVILLE, COOPER COUNTY, MISSOURI; PROVIDING AN EFFECTIVE DATE THEREFORE, AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, Casey's Marketing Company is the owner of the property at 909 Main Street at just north of the Ashley Road and Main Street; and

WHEREAS, Casey's is constructing a convenience store building with 10 pumps under canopy on one acre; and

WHEREAS, this C-1 zoned re-development is subject to the standards for final site planning under Sections 2.95 corridor standards and 2.98 of Appendix C – Zoning along with the erosion control, parking, storm water, lighting, traffic and landscape management standards of the Code of Ordinances; and

WHEREAS, Casey's is proposing to restrict the south entrance to the site to right-in, right-out only for improved traffic flow in and out of the site based upon previous traffic studies conducted in the last 5 years and traffic patterns for delivery truck and customer traffic; and

WHEREAS, the Board of Adjustment has met and approved the five feet rear yard set-back, and

WHEREAS, the Planning and Zoning Commission has reviewed the site plans and schedules in detail and recommends approval of the final site plan, including the rear yard set-back variance approved by the Board of Adjustment contingent upon the plan document verification of reasonable storm water upgrades and the right-in, right-out traffic controls on the south entrance as approved by the City Engineer prior to presentation to the City Council; and

WHEREAS, the City Engineer has verified satisfactory completion of the above requirements as in the compliance chart and site plans herein attached and incorporated by reference as "EXHIBIT A"; and

WHEREAS, the City Council has evaluated the plans and schedules submitted according to the criteria and standards set forth in Sections 2.99 and 2.100 of the Appendix C – Zoning of the Code of Ordinances.

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

SECTION 1: That the final site plans, including approval of the rear yard set-back variance and interstate sign variances for height and size, as shown and indicated in "EXHIBIT A" attached hereto and made a part hereof, are hereby approved.

SECTION 2: This ordinance shall take effect and be in full force from passage of this ordinance.

SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed

FIRST READING: _October 5___, 2015

READ FOR THE SECOND TIME AND PASSED THIS _19th_ DAY OF _October_, 2015, AFTER A COPY OF THIS ORDINANCE AND REFERENCED SITE PLANS HAVE BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST READING.

____
PRESIDENT OF THE COUNCIL

APPROVED THIS _19th_ DAY OF _October_, 2015

____
JULIE THACHER, MAYOR

ATTEST:

____
TERESA STUDLEY, CITY CLERK

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SITE & UTILITY NOTES:

1. ALL TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO MEET COMPACTION REQUIREMENTS FOR THE PARKING LOT. GRANULAR MATERIAL SHALL BE PLACED AND COMPACTED TO A LEVEL EQUAL TO THE TRENCH DEPTH AT THE TIME OF THE UTILITY INSTALLATION.
2. CONTRACTOR SHALL REFER TO THE BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, EXIT PORCHES, RAMPS, TRUCK DOCKS, DOWNSPOUTS, ROOF DRAINS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO THE BUILDING ELECTRICAL PLANS FOR THE UNDERGROUND ELECTRIC REQUIREMENTS FOR ALL SITE LIGHT POLES.
4. THE CONTRACTOR SHALL VERIFY AND/OR PERFORM ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES PRIOR TO THE ANNOUNCED BUILDING POSSESSION DATA AND THE FINAL CONNECTIONS OF UTILITY SERVICES.
5. CONTRACTOR SHALL NOTIFY UTILITY PROVIDERS AT LEAST 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE. UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO BACKFILLING.
6. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER PIPE SHALL BE SDR SCHEDULE 40 PVC.
7. ALL WATERLINES SHALL BE CONSTRUCTED A MINIMUM OF 42" INCHES BELOW FINISH GRADE, UNLESS OTHERWISE INDICATED ON PLANS.
8. CONTRACTOR SHALL PROVIDE ALL WATERLINE TEES, VALVES, BENDS, TAPPING SLEEVES, METERS, METER PITS, FIRE HYDRANTS, ETC. NECESSARY TO CONSTRUCT THE WATERLINES AS SHOWN ON THESE PLANS. THRUST BLOCKING SHALL BE PROVIDED AT ALL TEES, BENDS AND FIRE HYDRANTS.
9. ALL FLARED END SECTIONS SHALL BE RCP OR CMP WITH A SOIL TIGHT CONNECTION. HDPE & CPP FLARED END SECTIONS WILL NOT BE ALLOWED.
10. CONTRACTOR SHALL OBTAIN AND FOLLOW INSTALLATION REQUIREMENTS FOR STORM SEWER FROM PIPE MANUFACTURES FOR EACH TYPE OF PIPING MATERIAL.
11. CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANY AS WORK PROGRESSES.
12. UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAPPING AND TIE-IN FEES, AS WELL AS COST OF SERVICE CONNECTIONS.
13. UNLESS INDICATED OTHERWISE, ALL WATERLINE AND SANITARY SEWER CROSSINGS SHALL HAVE A MINIMUM 18 INCH VERTICAL SEPARATION AND 10 FEET HORIZONTAL SEPARATION. THE CONTRACTOR SHALL NOTE THAT THE DEPTHS OF EXISTING UTILITIES HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY VARIOUS UTILITY COMPANIES AND IS TO BE CONSIDERED APPROXIMATE. IF THE MINIMUM SEPARATIONS CANNOT BE CONSTRUCTED AS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE MODIFICATIONS WILL BE ISSUED.
14. VERIFY LOCATION OF ALL EXISTING UTILITIES TO BE CROSSED AND IDENTIFY POTENTIAL CONFLICTS PRIOR TO STARTING CONSTRUCTION.

GRADING NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION, EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED.
2. CONTRACTOR SHALL VERIFY ELEVATION OF TEMPORARY BENCHMARKS BASED ON THE ELEVATION OF THE PRIMARY BENCHMARK, PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ELEVATIONS DIFFER FROM THOSE SHOWN ON THESE PLANS.
3. THIS SITE IS NOT WITHIN A DESIGNATED FLOOD PLAIN.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IF NECESSARY, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON PLANS.
5. ALL TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED. GRANULAR MATERIAL SHALL BE PLACED AND COMPACTED TO A LEVEL EQUAL TO THE TRENCH DEPTH AT THE TIME OF THE UTILITY INSTALLATIONS.
6. ALL UNSURFACED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL. CONTRACTOR TO SEED, MULCH, FERTILIZE, AND MAINTAIN ALL AREAS OUTSIDE OF PAVED AREAS THAT WERE DISTURBED DURING CONSTRUCTION UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
7. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STORM WATER RUN-OFF AND SEDIMENT UNDER CONTROL DURING CONSTRUCTION.
8. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, EXIT PORCHES, RAMPS, TRUCK DOCKS, DOWNSPOUTS, ROOF DRAINS, BUILDING DIMENSIONS AND UTILITY ENTRANCES.
9. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTORS EXPENSE.
10. THE CONTRACTOR SHALL VERIFY AND/OR PERFORM ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES.
11. PRIOR TO PLACEMENT OF THE BASE ROCK WITHIN THE PARKING LOT, THE ENTIRE AREA SHALL BE PROOF ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK, HAVING NO MORE THAN 3 AXLES AND WEIGHING A MINIMUM OF 40,000 POUNDS.
12. THE CONTRACTOR SHALL GRADE ALL AREAS TO DRAIN IN ORDER TO PREVENT PONDING WATER. THE MINIMUM ALLOWABLE SLOPE ON ALL PAVED SURFACES SHALL BE 1 PERCENT.
13. THE MINIMUM DEPTH OF COVER ON ALL WATERLINES FOR THIS SITE IS 42 INCHES.
14. UNLESS INDICATED OTHERWISE, ALL WATERLINE AND SANITARY SEWER CROSSINGS SHALL HAVE A MINIMUM 18 INCH VERTICAL SEPARATION AND 10 FEET HORIZONTAL SEPARATION. THE CONTRACTOR SHALL NOTE THAT THE DEPTHS OF EXISTING UTILITIES HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY VARIOUS UTILITY COMPANIES AND IS TO BE CONSIDERED APPROXIMATE. IF THE MINIMUM SEPARATIONS CANNOT BE CONSTRUCTED AS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE MODIFICATIONS WILL BE ISSUED.
15. CONTRACTOR SHALL VERIFY ALL PERMITS AND APPROVALS FOR IMPROVEMENTS, WHICH ARE SHOWN TO BE CONSTRUCTED, ARE OBTAINED PRIOR TO CONSTRUCTION.

THREE WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION ON THIS SITE THE CONTRACTOR SHALL CONTACT 1-800-344-7483 FOR UTILITY LOCATION INFORMATION.

ALL O.S.H.A. RULES AND REGULATIONS ESTABLISHED FOR THE TYPE OF CONSTRUCTION REQUIRED BY THESE PLANS SHALL BE STRICTLY FOLLOWED (ie. TRENCHING, BLASTING, ETC.)

UTILITIES ONE CALL SYSTEMS — CALL BEFORE YOU DIG

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 1-800-344-7483, MISSOURI.

DEMOLITION NOTES:

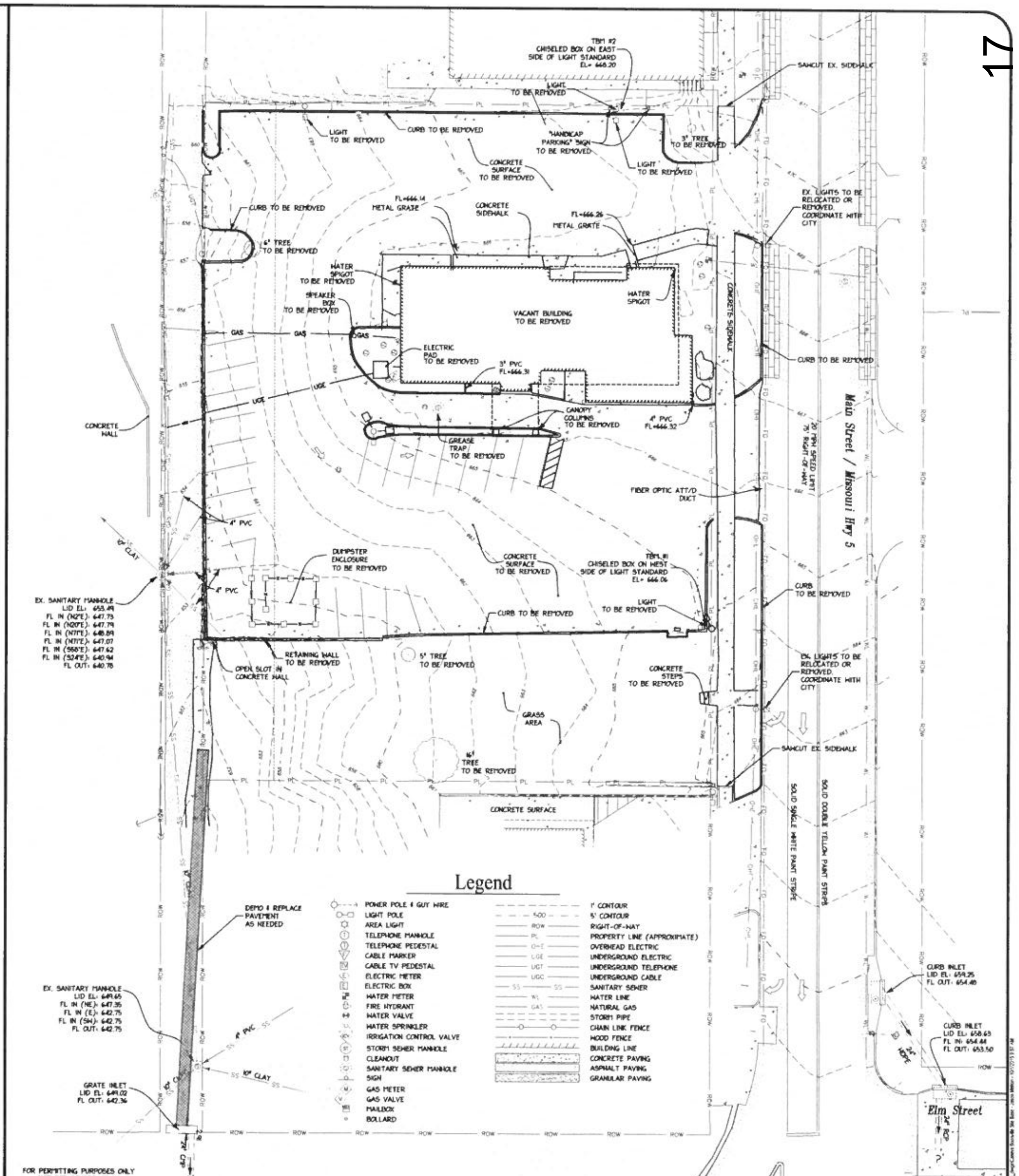
1. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, AND SEDIMENT & EROSION CONTROL DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND LICENSES FROM APPROPRIATE AUTHORITIES HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING & SCHEDULING WORK WITH ALL UTILITY COMPANIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOT CLOSE OR OBSTRUCT PUBLIC OR PRIVATE ROADWAYS, SIDEWALKS, OR FIRE HYDRANTS WITHOUT APPROPRIATE PERMITS OR WRITTEN AUTHORIZATION.
5. THE CONTRACTOR SHALL ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT WILL REMAIN AFTER DEMOLITION.
6. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN SEDIMENT & EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES, WHICH ARE NOT TO BE DEMOLISHED. ANY DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO OWNER.
8. THE CONTRACTOR SHALL PROTECT AND MAINTAIN IN A SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
9. THE CONTRACTOR SHALL NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGES OR DISRUPTIONS.
10. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OR REMOVAL OF STRUCTURES, WELLS, CISTERNS, ETC., USING APPROVED SELECT FILL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND. FILL MATERIALS SHALL BE FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER.
11. NO BURNING OF ANY MATERIAL, DEBRIS, OR TRASH ON-SITE OR OFF-SITE, EXCEPT WHEN ALLOWED BY APPROPRIATE GOVERNING AUTHORITY AND OWNER. ANY PERMITS REQUIRED FOR DOING SO SHALL BE OBTAINED BY THE CONTRACTOR.
12. ALL ITEMS NOTED "TO BE ADJUSTED" SHALL BE RAISED OR LOWERED TO MATCH THE NEW GRADE INDICATED OR FLUSH WITH THE SURROUNDING PAVEMENT. (I.E. MANHOLE RIMS, VALVE COVERS, GRATES, ETC.)
13. UNLESS NOTED OTHERWISE, UTILITIES DESIGNATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. TRENCHES SHALL THEN BE BACKFILLED AND COMPACTED.
14. SHOULD HAZARDOUS MATERIALS BE FOUND DURING DEMOLITION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ALL GOVERNING AGENCIES. CONTRACTOR SHALL THEN CONFORM TO ALL APPLICABLE REGULATORY PROCEDURES.
15. THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN TRAFFIC CONTROL AT ALL TIMES DURING CONSTRUCTION. THIS INCLUDES SIGNS, BARRIERS, CONSTRUCTION FENCING, STRIPING, ETC. NECESSARY TO SAFELY CONTROL SITE TRAFFIC.
16. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
17. THE FIRE PROTECTION FOR THE SITE SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION.
18. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR, LICENSED IN MISSOURI.
19. THE EDGES OF ALL PAVEMENT AND CURB SECTIONS TO BE REMOVED SHALL BE SAW CUT. REMAINING PAVEMENT AND CURB SECTIONS SHALL HAVE SMOOTH, CLEAN EDGES.
20. REMOVE ALL STUMPS, BUSHES, TREES, WEEDS AND OTHER SURFACE OBSTRUCTIONS THAT ARE WITHIN THE PROPOSED CONSTRUCTION AREA AND THAT ARE NOT OTHERWISE NOTED TO REMAIN. CONTRACTOR TO STRIP ALL TOPSOIL FROM ENTIRE AREA TO BE GRADED. THIS MAY BE DONE IN PHASES.
21. ALL ITEMS INDICATED ON THE DEMOLITION PLAN SHALL BE DEMOLISHED AND DISPOSED OF OFF-SITE.
22. CONTRACTOR SHALL PROTECT AND MAINTAIN ITEMS WHICH ARE INDICATED TO REMAIN.
23. CONDUCT DEMOLITION OPERATIONS AND DEBRIS REMOVAL TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND ADJACENT PROPERTIES.
24. THE CONTRACTOR SHALL ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, AND OTHER FACILITIES AND INJURY TO PERSONS.
25. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES WHICH ARE TO STAY IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING CONSTRUCTION.
26. THE CONTRACTOR SHALL NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTIONS HAVE BEEN COMPLETED.
27. THE CONTRACTOR MAY USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
28. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICE, FLOODING, AND POLLUTION.
29. THE CONTRACTOR SHALL CLEAN ADJACENT STRUCTURES OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO START OF WORK.
30. THE CONTRACTOR SHALL REMOVE ACCUMULATED DEBRIS, RUBBISH, AND OTHER MATERIALS FROM THE SITE AND DISPOSE OF THEM PER GOVERNING REGULATIONS.

1. TRACT IS CLASSIFIED URBAN (20 CSR 2030_16.040).
2. DATE OF FIELD WORK: APRIL 21, 2015
3. DIMENSIONS SHOWN ARE MEASURED. FOR RECORD DIMENSIONS, SEE DOCUMENT(S) NOTED.
4. THE TRACT SHOWN ON THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE APPLICABLE FLOOD BOUNDARY AND FLOODWAY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION.
5. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OR NONEXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
6. TRACT IS ZONED C_1, COMMERCIAL DISTRICT. ACCORDING TO CURRENT CITY REGULATIONS, THERE ARE NO REQUIRED FRONT, REAR OR SIDE YARD SETBACKS.
7. TRACT IS WHOLLY WITHIN THE CORPORATE LIMITS OF BOONVILLE, MISSOURI.
8. VERTICAL DATUM IS NAVD 88 PER TIE TO NGS STATION U330.
9. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND AS POINTED OUT OR MAPPED BY UTILITIES PERSONNEL. LOCATIONS AND SIZES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. BURIED UTILITIES/STRUCTURES SHOWN HEREON MAY NOT EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO FIND OR VERIFY BURIED UTILITIES LOCATIONS.

FOR FURTHER INFORMATION REGARDING UTILITIES WHICH SERVE THIS AREA, CONTACT THE FOLLOWING:

STREETS, SEWER: WATER:	CITY OF BOONVILLE 401 MAIN STREET BOONVILLE, MO 65233 660-882-2332
ELECTRIC: NATURAL GAS:	AMEREN UE 800-552-7583
TELEPHONE:	AT&T DISTRIBUTION 1100 MAIN STREET BOONVILLE, MO 65233 660-882-3377

10. THE COMPLETE EXTENT OF DRAINAGE AREA(S) WHICH PLACE SURFACE WATER RUNOFF ONTO THIS SITE ARE NOT SHOWN. DOWNSTREAM IMPROVEMENTS AND/OR STORM WATER CONVEYANCES WHICH COULD BE AFFECTED BY STORM WATER RUNOFF FROM THIS SITE ARE NOT SHOWN. OWNER/DESIGNER SHOULD CONSIDER THE EFFECTS OF POST_IMPROVEMENT SURFACE WATER RUNOFF ONTO THIS SITE AND ONTO ADJOINERS.
11. THE PERMIT AUTHORITY FOR MAIN STREET IS THE CITY OF BOONVILLE.
12. THERE ARE SCHOOL LANDS LOCATED EAST OF THE SITE. THERE ARE LIQUOR SALES LOCATED SOUTH OF THE SITE. THERE WERE NO WELLS OR CHURCHES OBSERVED IN THE IMMEDIATE AREA.



☐ - Preliminary, not for construction, recording purposes or implementation.
☐ - This is a reduced copy, not for construction, recording purposes or implementation.

DESIGNED/DRAWN BY:	DATE:	No.	DATE	BY	REVISION BLOCK
cjs jam	10/01/15				

STATE OF MISSOURI — CAMERON J. SCHWEISS — NUMBER 2014017010 — PROFESSIONAL ENGINEER
Cameron J Schweiss P.E. 2014017010

CM Archer Group, P.C. dba:
ARCHER-ELGIN
engineering ▪ surveying ▪ architecture
Corporate Authority:
CM Archer Group, P.C.: E: 2003023612, LS: 2004017377-D
Archer-Elgin Surveying & Engineering, LLC: E: 2011024038, LS: 2011025471, A-2012014618
310 East 6th Street, Rolla, Missouri 65401 ▪ Phone 573-364-6362 Fax 573-364-4782 ▪ www.cmarcher.com www.elginsurvey.com

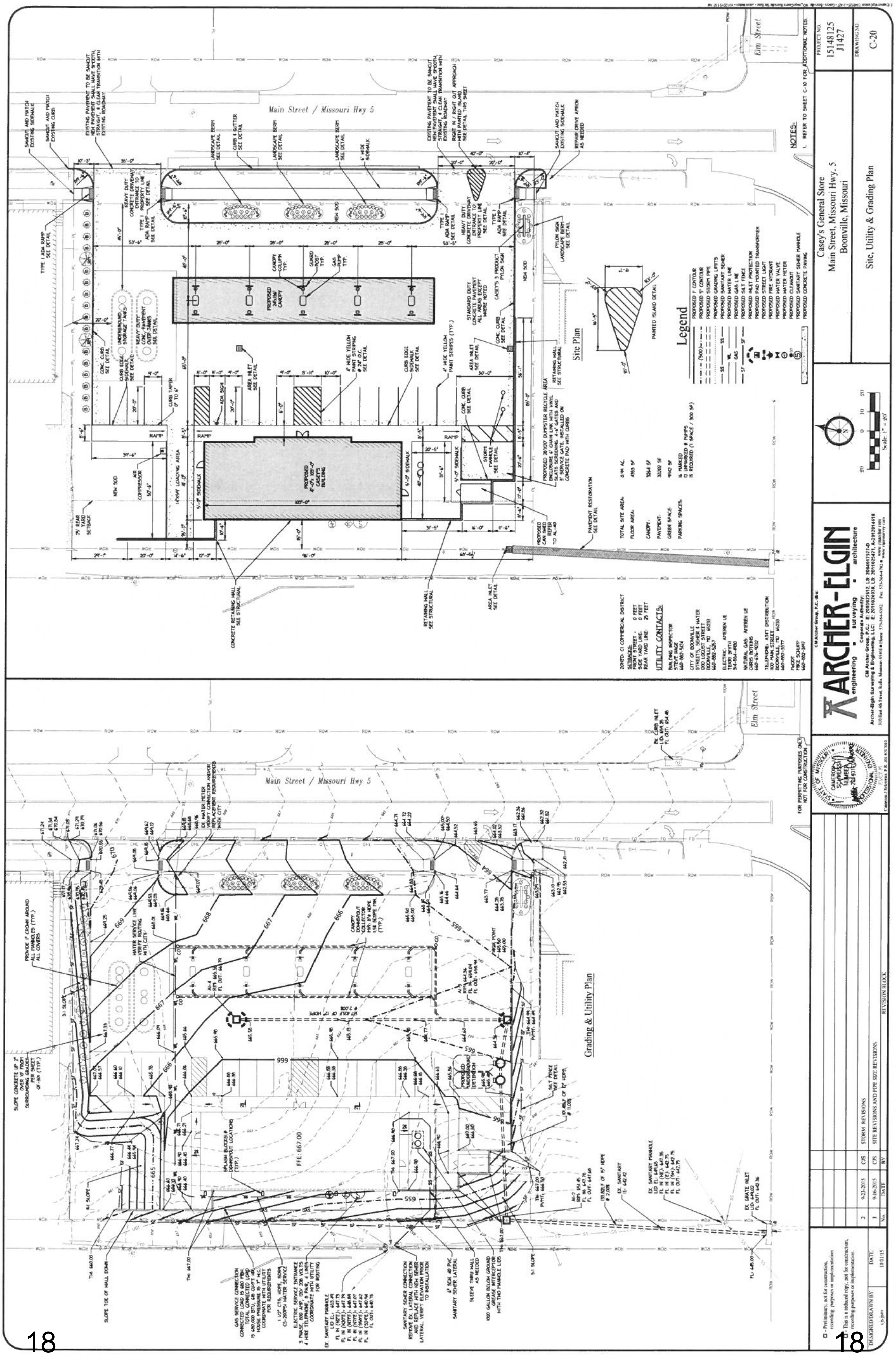
Scale: 1" = 20'

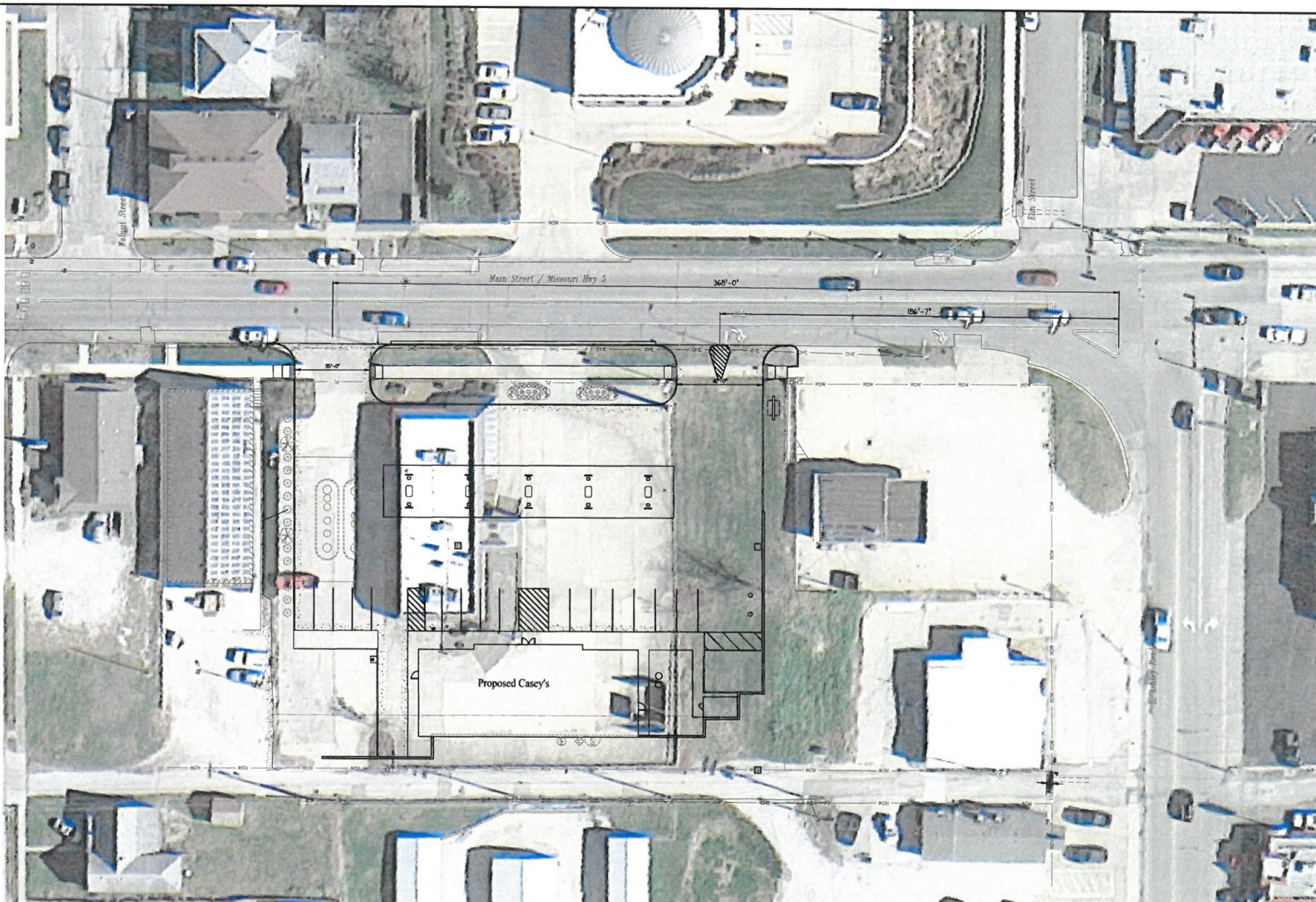
Casey's General Store
Main Street
Boonville, Missouri

General Notes & Existing Site & Demolition Plan

PROJECT NO. 15148125 J1427
DRAWING NO. C-10

17


Casey's General Store
Main Street, Missouri Hwy. 5
Boonville, Missouri
Site, Utility & Grading Plan
15148125
J1427
C-20
Site Plan
Grading & Utility Plan
Main Street / Missouri Hwy 5
Elm Street
Legend
NOTES:
ARCHER-ELGIN
engineering • surveying • architecture



- Preliminary, not for construction, recording purposes or implementation
- This is a reduced copy, not for construction, recording purposes or implementation.

DESIGNED/DRAWN BY:	DATE:
cjs/jsm	10/01 15

No.	DATE	BY	REVISION BLOCK
1	10-01-2015	CJS	ENTRANCE DISTANCE AND SIZE

STATE OF MISSOURI
CAMERON SCHWEISS
NUMBER PE-2014017010
PROFESSIONAL ENGINEER
Cameron J Schweiss, P.E. 2014017010

CM Archer Group, P.C. dba:
ARCHER-ELGIN
engineering ▪ surveying ▪ architecture
Corporate Authority:
CM Archer Group, P.C.: E: 2003023612, LS: 2004017577-D
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310 East 6th Street, Rolla, Missouri 65401 ▪ Phone: 573-364-6362 Fax: 573-364-4782 ▪ www.cmarcher.com www.elginsurvey.com

20 0 10 20
Scale: 1" = 20'

Casey's General Store
Main Street, Missouri Hwy. 5
Boonville, Missouri

PROJECT NO.
15148125
J1427

Aerial Map

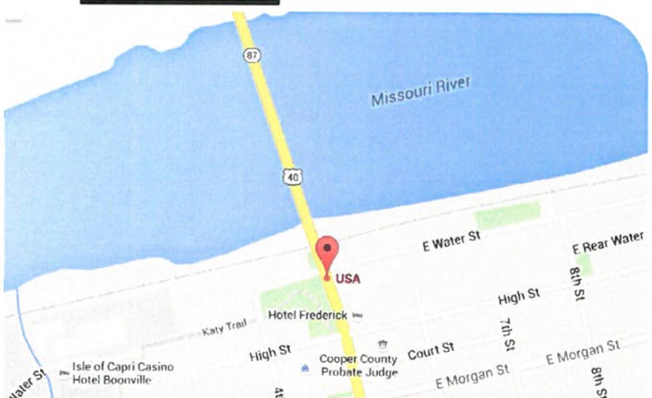
DRAWING NO.
D-1

red leonard associates
5630 BRIDGETOWN RD SUITE 2 - CINCINNATI, OH 45248
(513) 574 - 9500 - redleonard.com

CASEY'S

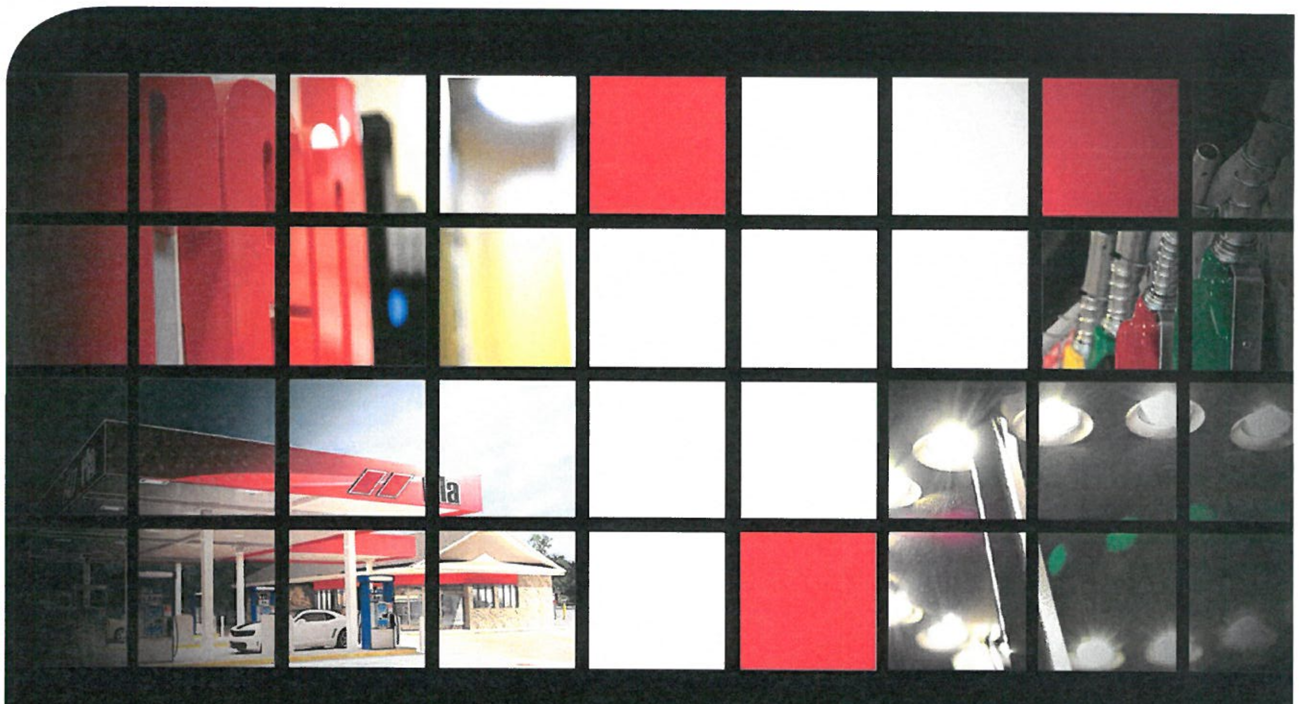
RL-3044-S1
7/10/15

CASEY'S GENERAL STORE



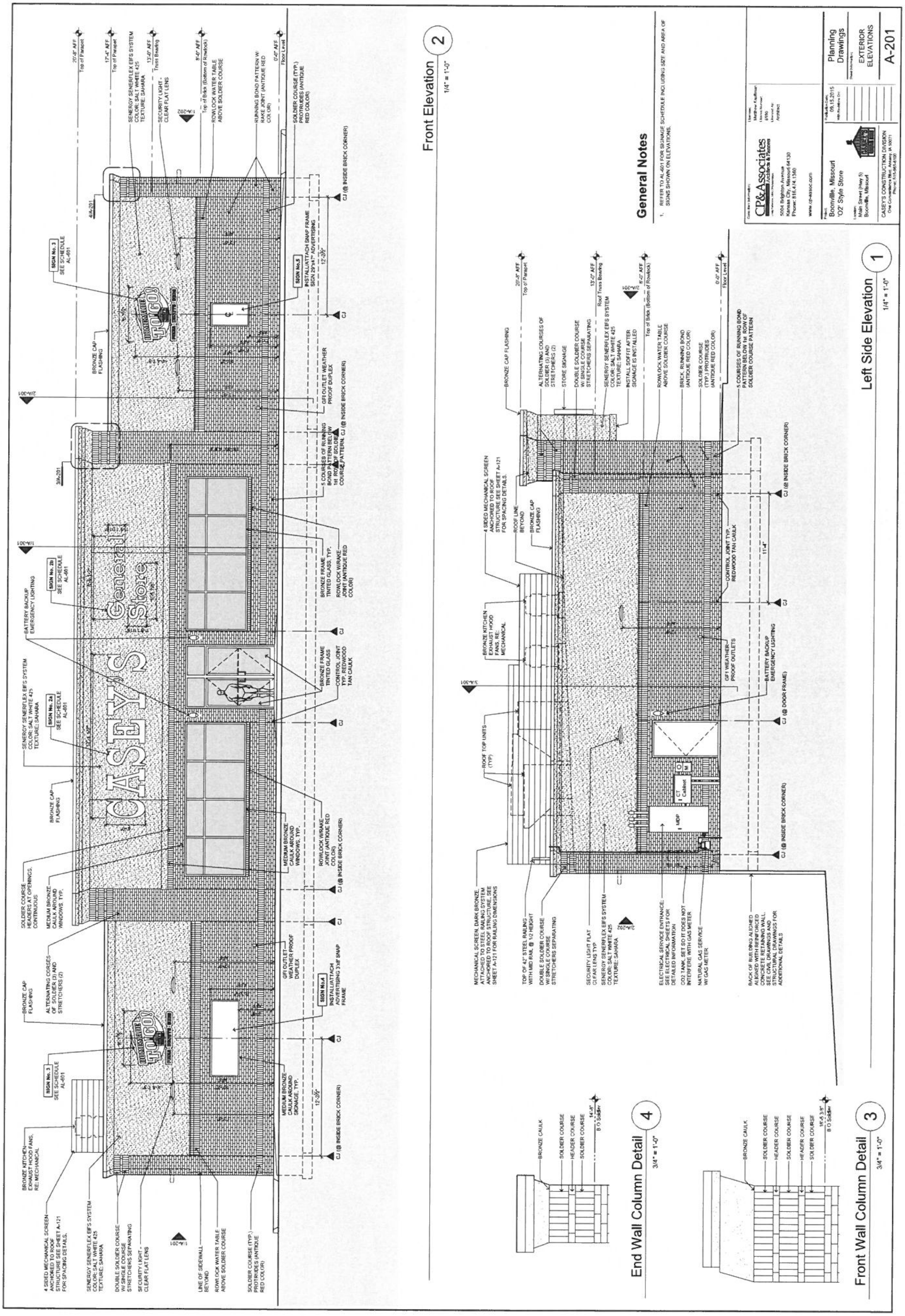
MAIN ST/MISSOURI HWY 5
BOONVILLE, MO

SCAN CODE FOR SITE LOCATION



1. Exterior Photometric Application
2. Fixture Detail
3-5. Fixture Specification

EXTERIOR
LIGHTING LAYOUT


Front Elevation 2
1/4" = 1'-0"
Left Side Elevation 1
1/4" = 1'-0"
End Wall Column Detail 4
3/4" = 1'-0"
Front Wall Column Detail 3
3/4" = 1'-0"
General Notes
1. REFER TO AL401 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.
CP&Associates
Boonville, Missouri
'O2' Style Store
Planning Drawings
EXTERIOR ELEVATIONS
A-201

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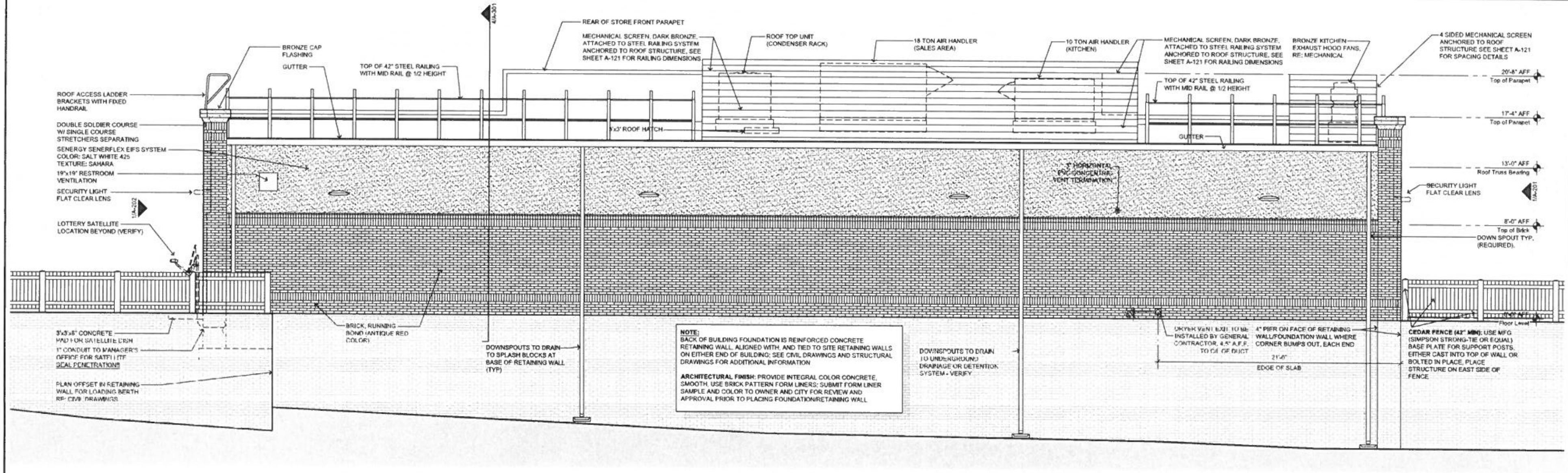
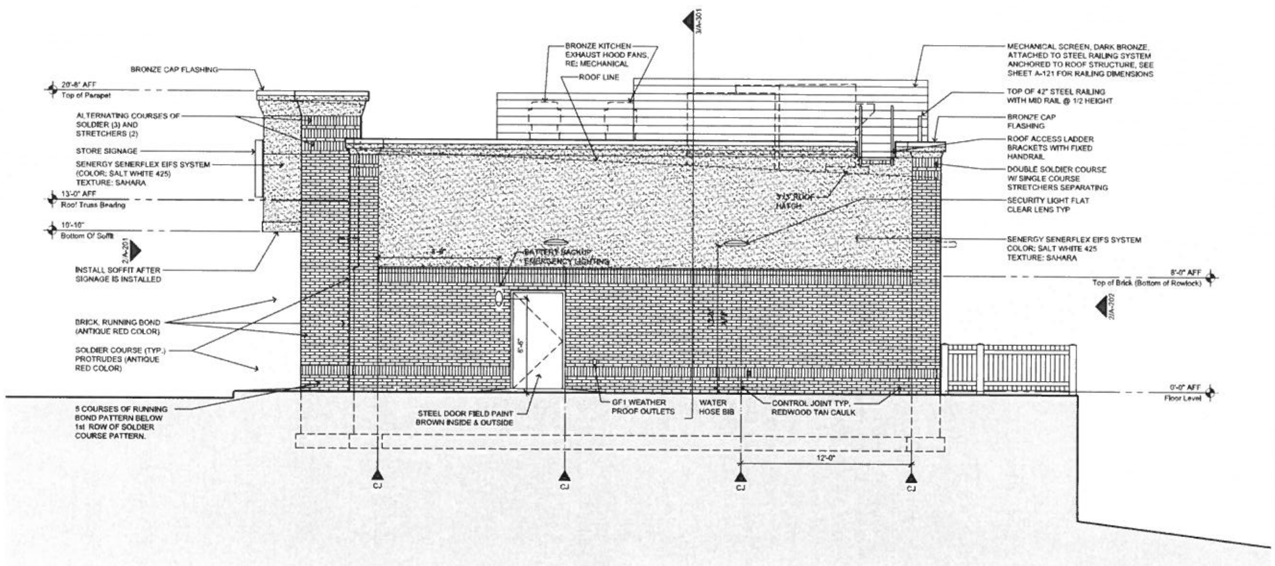


Rear Elevation 2

1/4" = 1'-0"



Right Side Elevation 1

1/4" = 1'-0"

General Notes

1. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

CP&Associates Architects & Planners
5004 Brighton Avenue
Kansas City, Missouri 64130
Phone: 816.474.1360
www.cp-assoc.com

Matthew Kauffman
6590
Architect

Boonville, Missouri
'O2' Style Store
Main Street (Hwy 5)
Boonville, Missouri

09.15.2015

Planning Drawings

EXTERIOR ELEVATIONS

A-202

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd. Ankeny, IA 50021
Phone: 515-965-6100

CITY OF BOONVILLE, MISSOURI

Tourism Commission Meeting
Tuesday, August 18, 2015 @ 6:00 p.m.
Katy Depot
320 First St.
Boonville, MO 65233

Tourism Commission Members present: Theresa Krebs , Robin Billings, Deb Jewett, Katie Gibson- Tourism Director and Margo Heekin- Tourism Assistant
Not Present: Holly Peterson, Leah Jonkers, Vanessa Dorman – Council Rep.

I. Call to Order @ 6:03pm

II. Public Comments

III. NEW BUSINESS

a. Minutes from July meeting - update on Rivercene, approved as corrected.

b. June and July Financial Reports – Theresa moved and Robin seconded to approve the June, July Financial reports
   1. Missouri Tourism advertising
   2. Christmas lights
   3. Cabella's King Kats fishing – labor day weekend

c. Advertising opportunities with USA Today and Adventure Outdoors -
   1. USA Today - $2000-1/8 page - $3000 ¼ page
   2. Outdoor Adventure – camping, hunting and fishing, etc $1500 plus,
   3. Missouri Tourism – Everyone agreed that it was better to pass on the two USA Today and Outdoor Adventure Ads and put that money into having a larger presence in the State Missouri Tourism Guide. Voted and Approved by everyone present.

d. Copier Quotes – Looking at upgrading and downsizing the tourism copier Motion to go with Image Technologies quote, to purchase (not Lease) and maintenance package presented by Theresa, seconded by Robin and passed

e. POW WOW Grant Application – intertribal event on October 2-4
Motion to decline for this year and apply next year in December – Robin motioned and Theresa seconded.

f. Mitchell Car Tour Funding – What it should be used for? Katie brought up that for the next fiscal year we will be adding a new line item for the Mitchell revenue from tours and it was brought up that we should look into making that money go to capital projects such as:
-Fixing up downtown
-Steinhouse wall (concern was brought up that murals can look junkie and overdone)

-Expanding the Walking tours
-QR codes
-Historical tours

g. Margo's presentation on the Washington Conference (see attached)
h. Tourism Signage in town, and opportunities to improve it. Everyone was in agreement to move forward with pricing and getting options for new Tourism directional signage in the downtown areas.

IV. OLD BUSINESS

a. None

V. Misc.

a. Holiday Committee will be starting up – if anyone wants to be involved

b. New October Event – Historic Haunts of BOOnville – October 23 and 24

VI. Adjourn @ 8:09pm

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PARK BOARD MINUTES
September 22, 2015

Present: Morris Carter, Jimi Barbarotta, Kathleen Conway, Albert Turner, Kevin Griffy, Matt Schneringer, YMCA and Gary W. Nauman, Director of Parks.

Absent: Becky Ehlers, Council Representative.

Jimi Barbarotta moved to accept Minutes of August 18, 2015 meeting as submitted. Motion seconded by Morris Carter. Motion carried.

Public Comments: None

Old Business:

A. Continue Discussion on Kemper Park Master Plan: Gary Nauman advised the Board that he has attempted to contact Letitia Johnson, UMC Extension twice since the August 18th meeting. He anticipated having a draft of the survey document ready for the Board, but has been unable to. Today he found out she is out of the office until September 24th. He hopes to have more information by the October meeting.

New Business:

A. Activity Report: Gary Nauman reviewed the September Activity Report with the Board.

Miscellaneous: Kevin Griffy asked about accessibility to the upper field at Kemper Park during BSA soccer on Sundays. He had received a complaint about access since the road was closed during the games. Jimi Barbarotta stated that BSA has two Gators to transport spectators to the upper field who are unable to walk up there. Kevin stated that he would pass that on.

During the July meeting, Albert Turner had asked about assembling so type of recreation equipment bags that could be checked out by members of the community. Gary Nauman stated that he had not followed up, but would check on prices. Matt Schneringer stated that the Y would be willing to serve as the agency to check out the bags.

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There being no further business, Jimi Barbarotta moved, seconded by Morris Carter to adjourn. Motion carried.

Respectfully submitted,

Gary W. Nauman

Gary W. Nauman
Director of Parks

MEMORANDUM

TO: Irl Tessendorf, City Administrator

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

DATE: September 25, 2015

RE: Board of Public Works Meeting, September 24, 2015

The September 24, 2015 Board of Public Works meeting was canceled for a lack of a quorum.

M. L Cauthon III

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BOONVILLE MISSOURI

CITY SERVICES • 1200 LOCUST STREET • BOONVILLE, MISSOURI 65233-1358 • 660-882-5257 • FAX 660-882-8218

MEMORANDUM

TO: Street, Alley and Sanitation Board

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

DATE: September 25, 2015

RE: September 30, 2015 Meeting Cancellation

The Street, Alley and Sanitation Board regularly scheduled meeting for Wednesday, September 30, 2015 is cancelled. There are no pending agenda items for board consideration.

M L Cauthon III

M. L. Cauthon III

DRAFT PENDING REVIEW AND APPROVAL OF COMMISSION AND SECRETARY

CITY OF BOONVILLE
PLANNING AND ZONING COMMISSION SPECIAL MEETING
MINUTES OF September 21, 2015

VOTING MEMBERS PRESENT:

1) Matt Billings, Chairman
2) Dick Casanova
3) Ted Bleil
4) David Day
5) Brent Bozarth
6) Julie Thacher, Mayor
7) Steve Hage, Building Inspector
8) Ned Beach, Council Member

VOTING MEMBERS ABSENT:

None

STAFF/PRESENTERS/GUESTS

Cameron Schweiss, PE., Archer Elgin, Rolla, Missouri
James O'Donnell, III, Architect, Republic, Missouri
Jerry Quinlan
Bill Patton
Russell Imhoff
Susan Bledsoe
June Ramer
Irl Tessendorf
M.L. Cauthon
Megan McGuire

NOTICES AND EXHIBITS: Posted and available on Thursday, September 17, 2015 at 11:55 a.m. at City Hall and on the city website.

1. CALL TO ORDER: Chairman Matt Billings called the meeting to order at 5:30 p.m. Roll call was taken with eight (8) of eight (8) members present constituting a quorum.

2. MINUTES: The minutes of July 28, 2015 were approved as presented by unanimous voice vote.

3. HEARING OF PUBLIC COMMENTS:

    a. Jerry Quinlan, realtor and life-long resident of Boonville, stated that he did not see why a traffic study was necessary for the proposed downtown Casey's because unfortunately there is no traffic downtown as there are few businesses in the downtown area to generate traffic issues. When the previous Casey's came to town, it took 9 months to get through all the approvals primarily because we did a traffic study.

b. Bill Patton, realtor and broker of sale with buyer and seller of Casey's store, stated that the only traffic at the nearby intersection is when the high school lets out in the afternoon. There have been previous traffic concerns expressed on Main Street like when Casino came to town and we have never had any traffic issues on Main Street. In fact for the 40 years I have been selling commercial real estate, it is the lack of traffic count that is keeping business from investing in downtown.

c. Russell Imhoff, owner of business next door to proposed Casey's redevelopment, stated that he is not opposed to the new business. He wanted to state that he is concerned about two things: people getting out of their cars safely at the Main Street parking location and the height of the canopy impacting his solar panels on the roof of his building.

4. NEW BUSINESS:

a. Cameron Schweiss, PE, Archer Elgin Engineering presented the **Casey's Gas Station and Convenience Store final site plan,** see **Attachment A** herein attached to and incorporated in these minutes, at the former vacant Hardee's location at 909 Main Street. The new store will have 10 pumps and the convenience store will be located at the far west side of the lot. Casey's will be asking for a five (5) foot rear yard set-back variance on the layout of the main building in order to maximize parking and turning radius on the lot. The entire site will be demolished and re-graded. The Casey's site will be more flat than the current Hardee's lot. There will be a large retaining wall protecting the site on the west, alley side which will tie into the building just like the Casey's site at the south Main Street location. There will be a standard, back lite pole sign with a digital read out on the lot meeting the height and square foot city requirements. Casey's is finalizing the specifications on the retaining wall and signage. There will be two street light poles that will need to be relocated to accommodate the new site configuration. I am coordinating with Ameren. These lighting poles will become part of the Casey's site and responsibility. All lighting on the site will be LED with slight if any carry over onto public right-of-ways and neighboring properties as demonstrated by the lighting plan. The building will be all brick facade with matching concrete base in rear to match with the retaining wall. There will be screening on all mechanicals, dumpster and can storage shed. There will be a cedar fence on top of the retaining wall. The height of the canopy is 16.5 feet to the bottom of the canopy and it is 50 feet to the neighboring lot - not any interference with solar panels on the roof of the neighboring business.

As for traffic, the south site entrance is 185 feet from the intersection. The north entrance will be in the same location as the Hardee's entrance but will see an upgrade in radius and pavement. From reviewing previous traffic studies in the area, configuration of the southbound turning lane on Main Street, and staff discussions, Casey's would propose a right-in, right-out at the south entrance with a roll back curb to force northbound traffic to the north entrance and limit Main

Street cross overs of traffic leaving the site to the north entrance, furthest from the Main-Ashley Road intersection. There is no alley ingress and egress. Delivery trucks with gas and groceries can enter the site without backing in or blocking the street by using both entrances.

As for storm water management, this is a redevelopment site. My calculations have reduced storm water run-off from the site slightly, but Casey's has not attempted to detain any water through a detention basin or underground storage at this time other than through improved perimeter landscaping and better grading at the site. Casey's and I are open to suggestions to try to design a storm water flow that will attempt to meet the numerous existing concerns in the area including current flooding at the Main-Ashley intersection, overloading the south drainage basin that flows to the Kemper park area and taking water to an already overloaded and secondary alley.

Scott Vogler, City Engineer, provided his review of the site as to lighting, traffic and storm water. He pointed out to the Commission the minimal carry over of light off the site in the road way and business areas, he conconcurred that the right-in, right,out would assist in traffic management on and off the site, and he believed that splitting the storm water to detain some more water on the site and redirecting the run off in several directions was an appropriate plan, pending final review of the storm water calculations.

After an extensive discussion of the storm water and traffic alternatives, Ned Beach moved and Dick Casanova seconded to approve the final site plan contingent upon the variance approval of the rear yard set-back at the Board of Adjustment, storm water management plan revised to incorporate techniques to detain, retain and spread the storm water from the site as reasonably possible and change the traffic control at the south entrance to a right-in, right-out only. With a roll call vote, all members present unanimously approved the motion. The final site plan with upgrades will be forwarded to the City Council for approval.

b. James O'Donnell, III, Architect, presented the **AT&T store preliminary site plan,** see **Attachment B** herein attached to and incorporated in these minutes, at the former corner gas station location at 929 Main Street. AT&T is moving its retail location into a free standing building with a new prototype design. The site plan demonstrates a closure of one of the three entrances on this corner lot for improved traffic management on and off the site. The site meets the corridor standards with split face block, brick and stucco on all sides. The storm water management will include a detention basin to collect the building roof drains with all other drainage to sheet flow into grass areas and out to the storm water inlets in the right-of-way. Lighting will be on the building and parking lot lighting. Scott Vogler commented on several items including the detention, landscaping and traffic management. Mr. O'Donnell would like to take some time to

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adjust and make a few additions to the preliminary to get to the level of a final site plan before presenting to the City Council based upon the feedback tonight to include more specifications on the storm water, lighting and landscaping and present a final to Planning and Zoning at the October 13 meeting if possible.

Following discussion of the site plan and needed additions to get to a final plan with staff review and approval, Steve Hage moved and Dick Casanova seconded to approve the preliminary site plan and request staff to review the subsequent addition and adjustment to meet a final site plan prior to submission to the October 13 Planning and Zoning meeting. With a roll call vote, all members present unanimously approved the motion.

c. At 6:45 p.m. Chairman Billings opened the public hearing on the **Ramer property zoning**. Ms. McGuire stated that the zoning application is before the Commission in conjunction with a petition to annex this tract of land with one house into the city limits. The owner, June Ramer, is requesting that if annexed, that the property be zoned single family, R-1 district. Susan Bledsoe, sister in law to the owner and daughter of resident to the property at 17923 Stewart Drive, spoke on behalf of the family. She stated that her father, the late Richard Ramer, had requested to be annexed several years ago but it was denied. The property is in need of a sewer upgrade and the family would like to be in the city for access to city maintained sewer and improved valuation of the property. At 6:50, Chairman closed the public hearing with no further comments or presenters offered.

   Commissioner Beach asked about the surrounding uses and staff stated that it is surrounded by single-family housing on three sides and C-1 commercial to the west across Stewart Drive – dentist office and nursing home.

   Following a brief discussion, Ned Beach moved and Steve Hage seconded to approve the R-1 zoning application contingent upon annexation and forward the recommendation to the City Council for their consideration as part of the annexation petition. With a roll call vote, all members present unanimously approved the motion.

5. <u>MISCELLANEOUS</u>:
   Nominations were received from the floor to elect Matt Billings as official Chairman. With a roll call vote, all members present unanimously approved the motion.

6. <u>ADJOURN</u>: Steve Hage moved and Ted Bleil seconded to adjourn the meeting with all Commissioners voting in favor. Chairman called to adjourn the meeting at 6:52 p.m.

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NEXT REGULAR MEETING: October 13, 2015

Respectfully submitted,
Megan McGuire
Acting Secretary

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