



City Of
BOONVILLE

City of Boonville

September 16, 2024

7:00 PM

City Council Chambers

525 E. Spring Street

Boonville MO 65233

Meeting Live streamed <https://www.youtube.com/user/cityofboonvillemo> & Channel 3 with Suddenlink Cable TV

I. Call to order – Pledge and Prayer

A. Drew Davis

II. Roll Call

III. Hearing of Citizens' Comments

- Senior Citizen Property Tax Freeze Discussion - Presiding Commissioner George Monk and Eastern District Commissioner Charlie Melkersman

IV. Approval of Minutes

A. September 3 council minutes

V. Consent Items

VI. Presentation of Accounts and Claims

A. Appropriations

VII. Unfinished Business

A. Second Reading of Bill No. 2024-014 Electing Changes Under the Missouri Local Government Employees Retirement System (LAGERS)

VIII. New Business

- A. First Reading of Bill No. 2024-015 Approving Boone Point Plat 3
- B. First Reading of Bill No. 2024-016 Approving a site plan for 512 Investments, LLC. located at 1290 Locust Street
- C. First Reading of Bill No. 2024-017 Approving a final site plan for Huebert Fiberboard located at 1545 East Morgan Street
- D. Homecoming Street Closure Request

IX. Reports of Standing Committees

A. Planning and Zoning Commission (Sy Harvill)

X. Reports of City Officials

- A.** City Administrator
- B.** Mayor Pro tem
- C.** City Clerk
- D.** City Counselor

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.



BOONVILLE

City of Boonville

September 3, 2024

7:00 PM

City Council Chambers

525 E. Spring Street

Boonville MO 65233

I. Call to order – Pledge and Prayer

Whitney Venable

Call to order – The Boonville City Council met in Regular Session September 3, 2024, at 7:00 p.m. in the Council Chambers located at 525 East Spring Street, Boonville, Missouri. The following officers were present; Kate Fjell, City Administrator; Amber Davis, City Clerk; Randy Ayers, Sergeant at arms; Mayor Pro-Tem Andrew Cowherd; and City Counselor, Brad Wooldridge. Mayor Ned Beach was absent. The meeting was called to order. Whitney Venable led the prayer, after the pledge of allegiance.

II. Roll Call

The following council representatives were present: Barry Elbert, Whitney Venable, Drew Davis, Brad Atkinson, Steve Young, Heather Yoder, Andrew Cowherd and Sy Harvell.

III. Hearing of Citizens' Comments

None

IV. Approval of the minutes

A. August 19 minutes

The minutes stand as submitted

V. Consent Items

None

VI. Presentation of Accounts and Claims

A. Appropriations

Ms. Davis read the ordinance appropriating money, in its entirety, and a second time, by title only, since a copy of the ordinance had been made available prior to the meeting, Mr.

Venable moved and Mr. Davis seconded the motion to approve the ordinance appropriating

money. Roll call was taken Ayes: Elbert, Venable, Davis, Atkinson, Young, Yoder, Cowherd, and Harvell. Total (8). Opposed : None. Absent None. Motion Carried.

VII. Unfinished Business

VIII. New Business

A. Resolution R2024-13 Authorizing and Approving a Contract with Hydrovac of Missouri, LLC for Lead Service Line Inventory

Mr. Venable moved and Mr. Atkinson seconded the motion to approve the resolution. Roll call was taken Ayes: Elbert, Venable, Davis, Atkinson, Young, Yoder, Cowherd, and Harvell. Total (8). Opposed: None. Absent: None. Motion Carried.

B. First and Second Reading of Bill No. 2024-013 Amending Hours of One-Way Restriction on Seventh Street due to Scrivener's Error

Ms. Davis read the bill in its entirety, and a second time, by title only, since a copy was made available prior to the meeting. Mr. Atkinson moved and Mr. Venable seconded the motion to approve the bill. Roll call was taken Ayes: Elbert, Venable, Davis, Atkinson, Young, Yoder, Cowherd, and Harvell. Total (8). Opposed: None. Absent: None. Motion Carried.

C. First Reading of Bill No. 2024-014 Electing Changes Under the Missouri Local Government Employees Retirement System (LAGERS)

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

IX. Reports of Standing Committees

X. Reports of City Officials

A. City Administrator

Ms Fjell stated that if any of the council people have questions about the Lager's increase, please reach out to her.

B. Mayor

• Committee Appointment- Airport Board

Mr. Venable moved and Mr. Davis seconded the motion to approve the airport board committee. The people who were approved are as follows.

Theresa Hurt

Kyle Thacher

Susan Meadows

Logan Pfieffer

Bob Irish.

C. City Clerk

None

D. City Counselor

Mr. Wooldridge stated if there are any questions about Lager's increase council can reach out to him or Kate.

XI. Miscellaneous

Mr. Harvell asked for a list of nearby towns and what their modifier is for Lagers.

Mr. Harvell asked for an update on the demo of the 6th Street house, Ms. Fjell stated the city had started demolition that day.

Mr. Atkinson stated he was approached by a neighbor who received a tall grass/ weeds violation letter. Mr. Atkinson asked what the process is to decide on whom and when the violation letters get sent to.

Ms. Fjell stated there are two ways. The code enforcement staff divides the city into two or three parts and drives the entire city once a week to look for violations. The other way would be getting complaints from citizens.

XII. Closed Session

XIII. Adjourn

With no further discussion, Mr. Young moved and Mr. Atkinson seconded the motion to adjourn at 7:27 p.m. The voice vote was unanimous.

ORDINANCE APPROPRIATING MONEY

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

Section 1: For the purpose of paying salaries and various accounts against the City of Boonville, which have been allowed by the Council, at the regular meeting thereof on **September 16, 2024** the sum of **\$318,375.48**

General Fund	\$148,971.61
Sanitation	\$22,597.29
CIP Tax	\$3,558.72
Water Works	\$82,895.61
Capital Projects	\$0.00
Waste Water	\$23,552.72
Tourism	\$9,619.61
Gaming	\$17,852.13
Parks/Water	\$9,327.79
Kemper Sales Tax	\$0.00
Economic Development Projects	\$0.00

Section 2: The Accountant is hereby authorized and instructed to draw checks on the respective City bank accounts, in favor of the persons whose salaries and accounts have been allowed as above, amounting to **\$318,375.48** being the total amount of money above appropriated.

Section 3: This ordinance shall take effect and be in force from and after its passage. First reading on **September 16, 2024** read for the second time this **September 16, 2024** since a copy was made available prior to the meeting.

Approved **September 16, 2024**

Mayor

Endorsed **September 16, 2024** : I hereby certify that a sufficient sum of money stands to the credit of the City, unappropriated, in the various funds to meet the requirements of this ordinance.

Accountant

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI ELECTING CHANGES UNDER THE MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM FOR CITY EMPLOYEES; PROVIDING AN EFFECTIVE DATE THEREFOR, AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS: The Council of the City of Boonville has complied with the notice and filing requirement of Section 105.675 RSMo; and

WHEREAS: The Council of the City of Boonville understand that, by adopting this benefit change, the Council of the City of Boonville is accepting the legal obligation to fund the elected benefits now and in the future and that it will be financially able to do so; and

WHEREAS: The Accountant of the City of Boonville is authorized to deduct from the wages or salaries of each employee member, the employee contributions, if any, required by Section 70.705 RSMo, and to promptly remit such contributions to LAGERS, along with the employer contributions required by Sections 70.705, 70.730, and 70.735 RSMo.

NOW, THEREFORE, BE IT ORDAINED THAT THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI, AN EMPLOYER UNDER THE MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM (LAGERS), HEREBY ELECTS THE FOLLOWING:

SECTION 1: To adopt a change in the Benefit Program of covered employees, changing to Benefit Program L-6 in accordance with 70.655 RSMo.

SECTION 2: The City Clerk shall certify this election to the Missouri Local Government Employees Retirement System with ten (10) days hereof. Such election shall be effective on the first day of October, 2024.

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

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

FIRST READING: SEPTEMBER 3, 2024

**READ FOR THE SECOND TIME AND PASSED THIS 16TH DAY OF
SEPTEMBER, 2024, AFTER A COPY OF THIS ORDINANCE HAS BEEN MADE
AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST AND SECOND
READINGS.**

PRESIDENT OF THE COUNCIL

APPROVED THIS 16TH DAY OF SEPTEMBER, 2024

ANDREW COWHERD, MAYOR PRO TEM

ATTEST:

AMBER DAVIS, CITY CLERK

BILL NO. 2024-015

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE
BOONE POINT PLAT 3, LOCATED ON ASHLEY ROAD ADJACENT TO ROLLING
HILLS PARK**

WHEREAS, The developer, through its professional consulting firm, has made an application for approval of its final plat for Boone Point Plat 3; and

WHEREAS, City staff, including the City Engineer, Building Inspector, Public Works Director, and the City Administrator met and communicated with project engineers and planners to work out all the details and site planning to ensure that plans are in compliance with the City's zoning ordinances and planning standards; and

WHEREAS, the developers of Boone Point had already submitted and received approval from City Council on a Preliminary Plat on March 15th, 2021, Ordinance No. 4555, after review and recommendation of approval by Planning and Zoning at their February 9, 2021 meeting; and

WHEREAS, the developers of Boone Point had already submitted and received approval from City Council on Boone Pointe Final Plat 1 on September 7th, 2021, Ordinance No. 4567, after review and recommendation of approval by Planning and Zoning at their August 10, 2021 meeting; and

WHEREAS, the Planning and Zoning Commission voted on September 10, 2024 to approve Plat 3, attached hereto and marked as **Exhibit A** Said final plat is incorporated herein as if set forth fully in this ordinance; and

WHEREAS, the City Council is required to approve this final plat before it may be recorded, in accordance with Section 89.400.1, RSMo.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE

CITY OF BOONVILLE, MISSOURI AS FOLLOWS:

SECTION 1: That the Plat 3 for Boone Point Subdivision, **Exhibit A**, should be and is hereby approved.

SECTION 2: This ordinance shall take effect and be in full force from passage of this ordinance and the approval granted herein shall be valid for a period not to exceed 12 months thereafter.

READ FOR THE FIRST TIME THE 16th DAY OF SEPTEMBER 2024 AND PASSED THIS 7TH DAY OF OCTOBER, 2024, AFTER A COPY OF THIS ORDINANCE AND REFERENCED FINAL PLAT HAS BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS PASSAGE.

PRESIDENT OF THE COUNCIL

APPROVED THIS 7TH DAY OF OCTOBER, 2024

ANDREW COWHERD, MAYOR PRO TEM

ATTEST:

AMBER DAVIS, CITY CLERK

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE FINAL SITE PLAN FOR 512 INVESTMENTS, LLC, LOCATED AT 1290 LOCUST STREET, BOONVILLE, COOPER COUNTY, MISSOURI; PROVIDING AN EFFECTIVE DATE THEREFORE AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, 512 Investments, LLC, is proposing to construct a building at 1290 Locust Street; and

WHEREAS, City staff met and communicated with 512 Investments, LLC to discuss the proposed development plan; and

WHEREAS, The final plan was considered at the Planning and Zoning Commission meeting on September 10, 2024. The plans include **Exhibit A**, herein incorporated, and attached hereto this ordinance. The Commission has recommended their approval by the Council, including a variance for a partial gravel parking lot located on the west and south portion of the parking lot. Said site plans are incorporated herein as if set forth fully in this ordinance; and

WHEREAS, the City Council has evaluated the site plans for compatibility with the use of abutting sites, the safety and convenience of vehicle and pedestrian traffic and in view of the potential economic benefit to the City of Boonville and finds them to be appropriate to further economic development of the City of Boonville.

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

SECTION 1: That the final plan as shown and indicated in **Exhibit A**, attached hereto, and made a part hereof, located at 1290 Locust Street in the City of Boonville, Cooper County, Missouri should be and is hereby approved.

SECTION 2: This ordinance shall take effect and be in full force from and after its passage; and approval granted herein shall be valid for a period not to exceed 12 months thereafter.

READ FOR THE FIRST-TIME 16th DAY OF SEPTEMBER 2024

READ FOR THE SECOND TIME THIS 7TH DAY OF OCTOBER 2024, AFTER A COPY OF THIS ORDINANCE AND REFERENCED PLANS HAVE BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS READING.

PRESIDENT OF THE COUNCIL

APPROVED THIS 7TH DAY OF OCTOBER 2024

Andrew Cowherd, Mayor Pro Tem

ATTEST:

Amber Davis, City Clerk

BILL NO: 2024-17

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE FINAL SITE PLAN FOR HUEBERT FIBERBOARD LOCATED AT 1545 EAST MORGAN STREET, BOONVILLE, COOPER COUNTY, MISSOURI; PROVIDING AN EFFECTIVE DATE THEREFORE AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, Huebert Fiberboard is proposing to construct a new office building at 1545 East Morgan Street; and

WHEREAS, City staff met and communicated with Huebert Fiberboard to discuss the proposed development plan; and

WHEREAS, The final plan was considered at the Planning and Zoning Commission meeting on September 10, 2024. The plans include **Exhibit A**, herein incorporated, and attached hereto this ordinance. The Commission has recommended their approval by the Council and said site plans are incorporated herein as if set forth fully in this ordinance; and

WHEREAS, the City Council has evaluated the site plans for compatibility with the use of abutting sites, the safety and convenience of vehicle and pedestrian traffic and in view of the potential economic benefit to the City of Boonville and finds them to be appropriate to further economic development of the City of Boonville.

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

SECTION 1: That the final plan as shown and indicated in **Exhibit A**, attached hereto, and made a part hereof, located at 1545 East Morgan Street in the City of Boonville, Cooper County, Missouri should be and is hereby approved.

SECTION 2: This ordinance shall take effect and be in full force from and after its passage; and approval granted herein shall be valid for a period not to exceed 12 months thereafter.

READ FOR THE FIRST-TIME 16th DAY OF SEPTEMBER 2024

READ FOR THE SECOND TIME THIS 7TH DAY OF OCTOBER 2024, AFTER A COPY OF THIS ORDINANCE AND REFERENCED PLANS HAVE BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS READING.

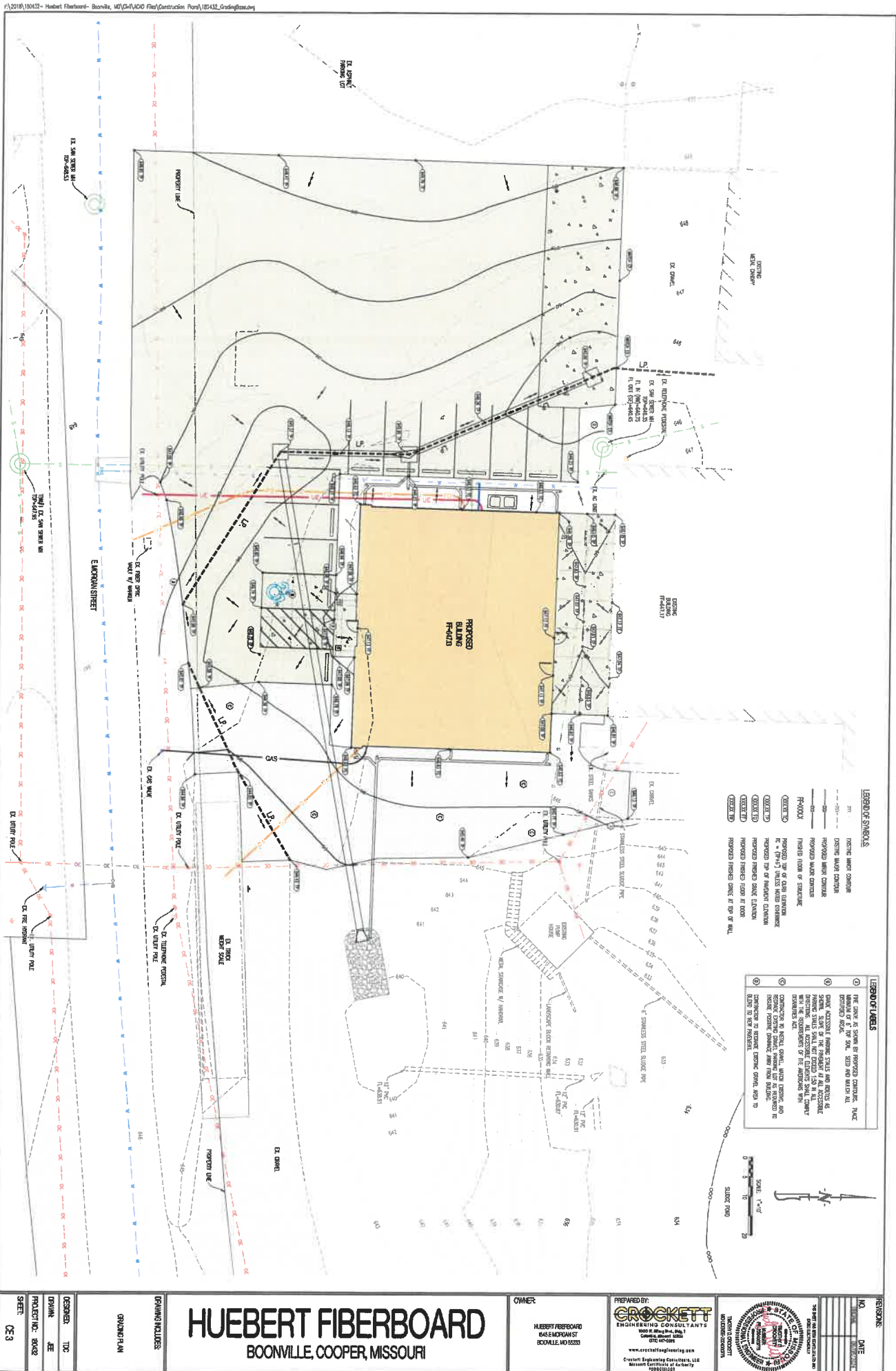
PRESIDENT OF THE COUNCIL

APPROVED THIS 7TH DAY OF OCTOBER 2024

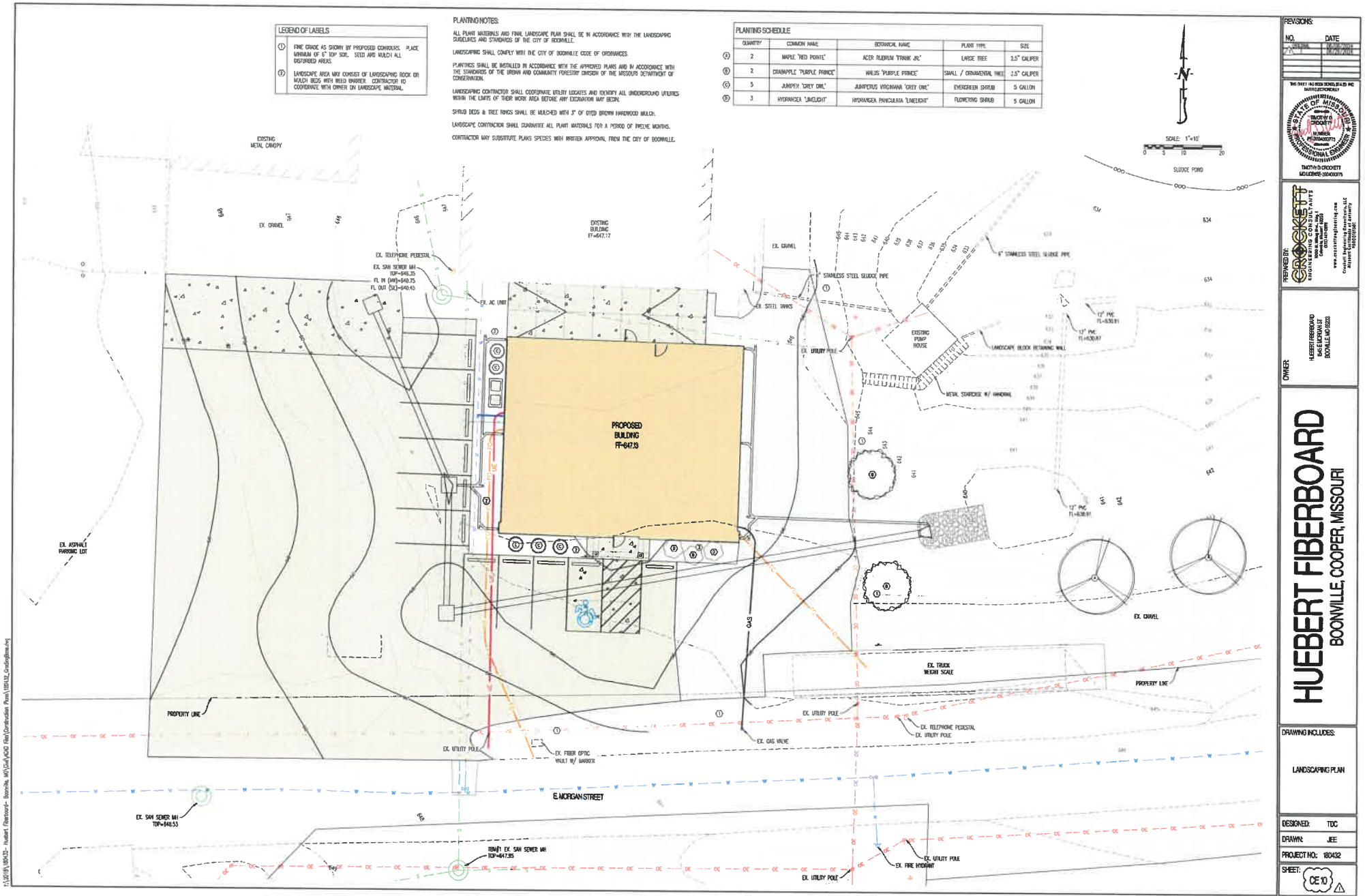
Andrew Cowherd, Mayor Pro Tem

ATTEST:

Amber Davis, City Clerk



1:250 (A) 180432- Huebert Fiberboard- Boonville, MO (Scale) 1/8" = 1'-0" Plan (Construction From BOONVILLE) 180432-0001



SITE PLAN SYMBOL LEGEND

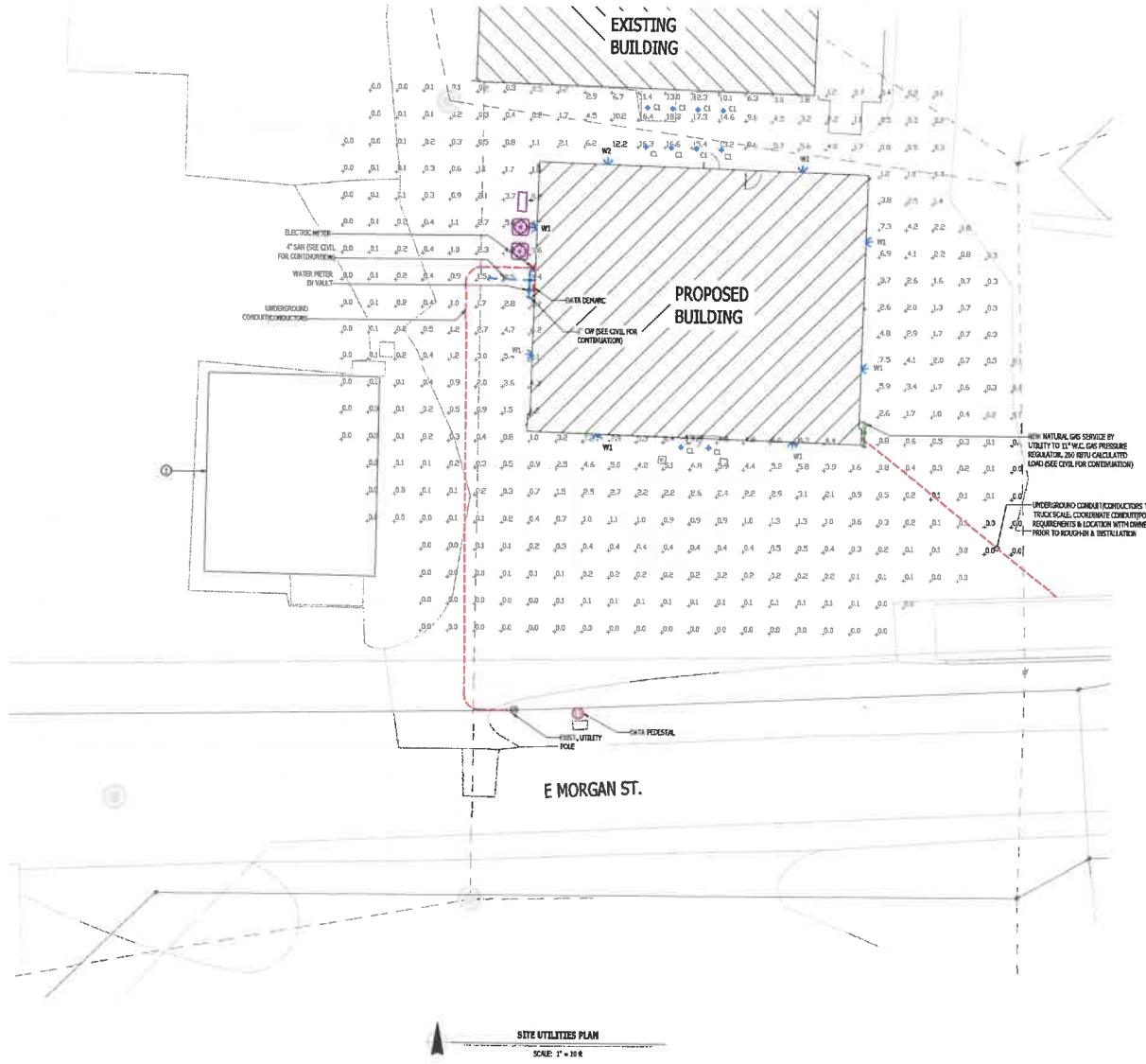


SITE UTILITIES PLAN GENERAL NOTES:

1. REFER TO CIVIL PLAN FOR EXACT UTILITY LOCATIONS, CONNECTIONS, DETAILS, ETC.
2. SITE PHOTOMETRIC VALUES HAVE BEEN CALCULATED FOR SPECIFIED LIGHT FEATURES AT INDICATED MOUNTING HEIGHTS. ANY CHANGES OR ALTERATIONS TO LIGHTING LAYOUT SHOWN WILL REQUIRE RECALCULATING SITE PHOTOMETRICS WHO WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR/EQUIPMENT SUPPLIERS.
3. PHOTOMETRIC CALCULATIONS SHOWN DO NOT INCLUDE EXISTING LIGHT FEATURES.
4. SEE SHEET EPM1 FOR CALCULATIONS OF BUILDING MOUNTED LIGHTING.

SITE UTILITIES PLAN KEY NOTES:

1. EXISTING BUILDING TO BE DEMOLISHED AFTER OCCUPANCY OF PROPOSED BUILDING.



James Williams, P.E. August 14, 2024
PE-0000000171
MO Certificate of Authority # 2118079160



**J-SQUARED
ENGINEERING**
2400 18th Creek Drive, Suite 101
Columbia, Missouri 65211
573.324.4415
www.j-squaredeng.com

J1 PROJECT No:	J21230
J2 DESIGNER:	TAM
ISSUE TITLE	DATE
PERMIT SET	08-14-2024

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

Huebert Fiberboard

1405 Morgan St.
Boonville, Cooper County, MO 65233

SITE UTILITIES PLAN

MEP2



THIS DOCUMENT IS
THE PROPERTY OF
THE ARCHITECT
AND MAY NOT BE
REPRODUCED
170 Certificate of
Architect No. 000644

SIMON ASSOCIATES INC.
ARCHITECTURE
211 First Avenue
Columbia, Missouri 65201
Phone: 573-474-1810



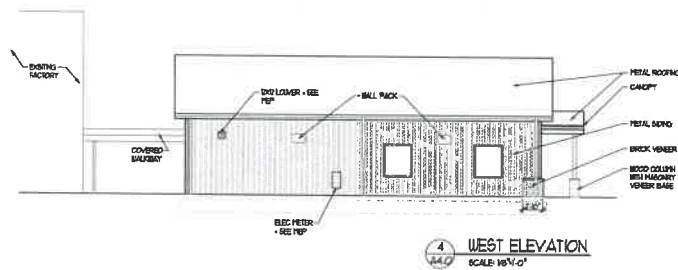
JACOB K. THEODORE
ARCHITECT POP & SONOCCO/STB

HUEBERT FIBERBOARD
1400 N. Main St.
Brentwood, MO 63143

REVISIONS:



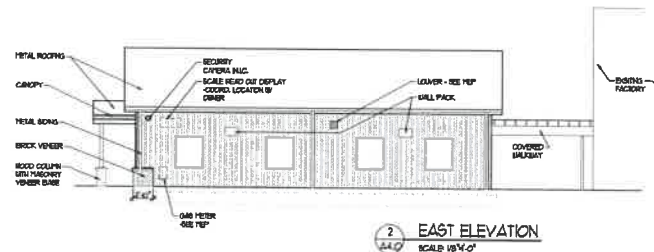
DATE: 06/07/2024
07/11/2024



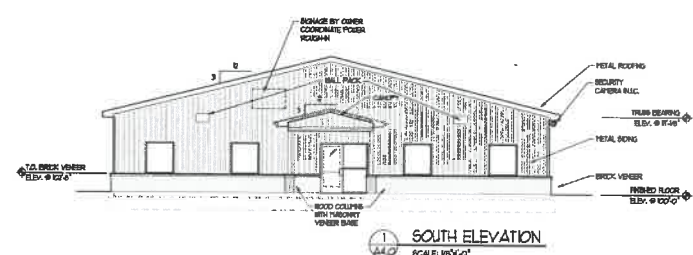
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



LICENSE NO: _____

FESTIVAL & EVENT PERMIT APPLICATION

Submit Completed Application to: 401 Main Street, Boonville MO 65233

Phone : 660-882-2332 / Fax: 660-882-6608 or e-mail

APPLICATION INSTRUCTIONS & TIMELINE

- Please fill out all information on this form as it pertains to your event
- Events that require street closures or other special requests are required to go before City Council for approval and to give the effected public the opportunity to address the council with any concerns. *Must submit 2 months prior to event
- Events on City property will require a \$1,000,000 liability insurance policy

EVENT INFORMATION

Event Name: Home Coming Parade
Event Start Date: Oct 4, 2024 Event End Date: Oct, 4, 2024
Date of Set Up: Oct 4, 2024 Times: 10 Am - 2pm
Date of Tear Down: ~~Oct 4~~ 10/4/24 Times: 3pm
Proposed Location: main street

☒ Downtown Area ☐ Kemper Park ☐ Harley Park
☐ Second Street Area ☐ Depot District *State Park Permit required also

Expected Attendance: 200 # of Staff & Volunteers: 10

Are Vendors Expected? YES ☐ NO ☒ If YES, how many? 1-15 16-20 21-25 26+

- Vendors are defined as those selling goods, food and services at the event that do NOT have a current Merchant License with the City of Boonville
- Vendors that are already exempt such as non profit groups and agriculture based vendors for Farmer's Market do not count in the vendor total

Vendor License Fee: ☐ (1-15) \$50 ☐ (16-20) \$75 ☐ (21-25) \$100 ☐ (26+) \$125

EVENT ORGANIZER INFORMATION

Company/ Organization Name: Boonville High School

Organizer's Name: Marjorie Brimer

Mailing Address: 1 Pirate Dr. Boonville, mo

Email Address: marjorie.brimer@bpsk12.net

Phone: 660-888-0673 Cell Phone: " "

Phone: _____ Cell Phone: _____

WHAT CITY SERVICES WILL BE REQUESTED

City Services-	Yes or No		Describe Your Needs-
Electricity Hookup *AMEREN	☐	☐	_____
Water Hookup	☐	☐	_____
Dumpster / Trash Cans	☐	☐	_____
Picnic Tables	☐	☐	_____
Street Closure	☐	☐	_____

EVENT COMPONENTS (Check all that apply)

☐ Alcohol	☐ First Aid/ EMT	☐ Security
☐ Amplified Sound	☐ Fireworks	☐ Signage/Banners
☐ Animals/ Petting Zoo	☐ Food Service	☐ Sporting Event
☐ Bicycling	☐ Inflatables	☐ Stage
☐ Bleachers	☒ Parade / Floats	☐ Tent / Canopies
☐ Carnival Rides	☐ Portable Restrooms	☒ Traffic Control
☐ Concert / Live Music	☐ Race (timed event)	☐ Water -City Source
☐ Electricity / Generator	☐ Run (non-timed event)	☐ Vendors
☐ *Other Items Not Listed <u>paracades</u>		

PARADE & STREET CLOSURE REQUEST

Event Date: 10/4/2024 Number of Parade Entries: 52-56
 Set up Time: 9am Start Time: 2pm
 Parade Route: from Main and High to Main and Ashley
 Staging Location: block of 4th near police station, water street & High Street on the boat side of Main
 Request for Parking Restrictions: ☒ Yes ☐ No
 Street Sweeper Requested: ☒ Yes ☐ No
 Description of Parking Restriction Request: no parking on High from Main to the boat and no parking on 4th from High to the Police Spring Street

SITE LAYOUT

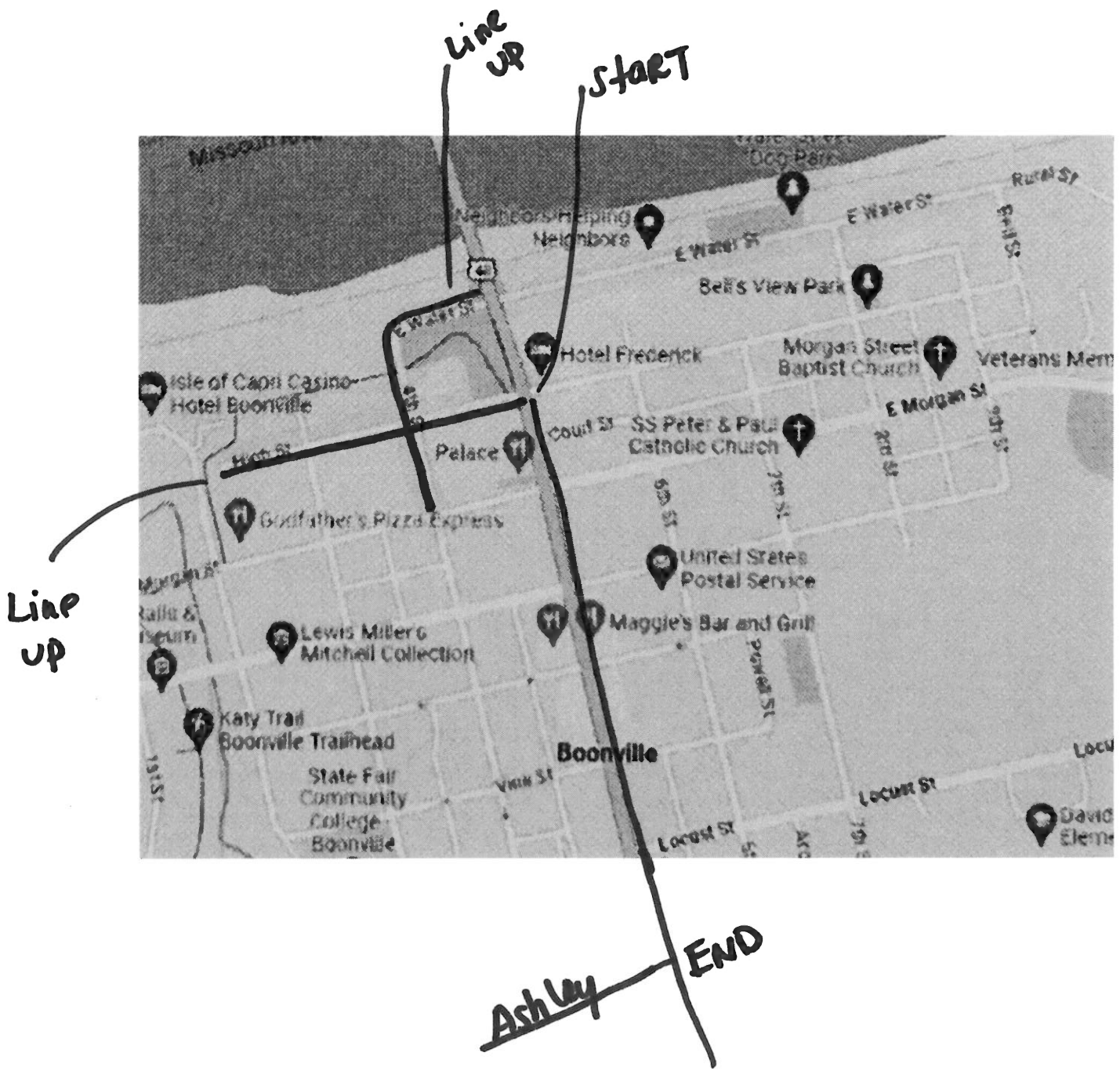
For large events, please include a site map and layout of the event, and make sure to include the following information that will be presented to City Council:

Include: tents / canopies, temporary structures, stages, alcoholic beverage areas, locations of portable restrooms, vendors and food concessions, transportation & parking plans, loading zones, vendor access and parking, and emergency vehicle accesses and/or route or any other pertinent information that may be unique to your event.

STREETS TO BE CLOSED

<u>Streets to be closed</u>	<u>From Where to Where</u>	<u>Times to be Closed</u>	<u>How many door hangers needed</u>
1.	From <u>Spring & 4th</u> to <u>4</u>	From _____ to _____	<u>10</u>
2.	From <u>The Boat</u> to <u>High & Main</u>	From <u>12</u> to <u>3:30</u>	<u>30</u>
3.	From _____ to _____	From _____ to _____	_____
4.	From _____ to _____	From _____ to _____	_____
5.	From _____ to _____	From _____ to _____	_____
6.	From _____ to _____	From _____ to _____	_____
7.	From _____ to _____	From _____ to _____	_____
8.	From _____ to _____	From _____ to _____	_____
9.	From _____ to _____	From _____ to _____	_____
10.	From _____ to _____	From _____ to _____	_____

<u>City Parking Lot Closure Request</u>	<u>Times to be Closed</u>	<u>How many door hangers needed</u>
_____	From _____ to _____	_____
<u>Street Parking Restriction Request</u>	<u>Times to be Closed</u>	<u>How many door hangers needed</u>
<u>Please make sure vehicles are removed from the lot</u>	From <u>12pm</u> to <u>3pm</u>	<u>40</u>



**CITY OF BOONVILLE
PLANNING AND ZONING COMMISSION MEETING
MINUTES OF SEPTEMBER 10, 2024**

VOTING MEMBERS PRESENT

- 1) Steve Hage
- 2) Brooks Rapp
- 3) Ernie Ueligger (by phone)
- 4) Drew Davis
- 5) Matt Billings

VOTING MEMBERS ABSENT:

- 1) Ned Beach
- 2) Clark Greis
- 3) Josh Snoddy

STAFF/PRESENTERS/GUESTS

- 1) Jeff Ditto
- 2) Scott Vogler- MECO
- 3) Kate Fjell

NOTICES AND EXHIBITS: Posted and available on September 4, 2024, at 8:51 a.m. at City Hall.

1. CALL TO ORDER: Mr. Billings called the meeting to order at 6:00 p.m. Roll call was taken with five (5) of eight (8) members present constituting a quorum. Mr. Ueligger phoned into the meeting
2. MINUTES: The Minutes stand as presented for June 11, 2024. The minutes stand as presented.
3. HEARING OF PUBLIC COMMENTS: None
4. OLD BUSINESS: None
5. NEW BUSINESS:
 - a. Boone Point Plat 3
Mr. Hage stated that the developers originally platted this lot for commercial use but have decided to use the lot for another duplex and common area (green space) lot. Mr. Hage stated that the plat meets all requirements and staff recommends approval

A motion to approve Boone Point Plat 3 was made by Steve Hage and seconded by Brooks Rapp. Roll Call was taken: Ayes: Hage, Rapp, Ueligger, Harvill, Billings (5). Nays: (0). Abstained: (0).

b. 512 Investments, LLC Final Plan Review

Mr. Hage stated that this is the second time a plan has come before the commission for this lot. The proposed plan is for this lot to be used as the bus barn and includes construction of a 60x80 building that will allow buses to pull through. The Developers are asking for a variance, specifically the northeast lot will be paved which will be used as parking for employees and customers, while the lot on the west and south will be gravel. This gravel lot will be used for bus parking only. There are other gravel rear lots in town, so this request is in line with existing conditions.

Mr. Vogler stated that the final site plan meets all requirements.

Mr. Hage stated that staff recommends approval of the site plan and variance.

A motion to approve the final site plan for 512 Investments, LLC and the variance allowing for a gravel lot on the west and south of the lot was made by Brooks Rapps and seconded by Steve Hage. Roll Call was taken: Ayes: Hage, Rapp, Ueligger, Harvill, Billings (5). Nays: (0). Abstained: (0).

c. Huebert Fiberboard Final Site Plan Review

Mr. Hage stated that Huebert Fiberboard is proposing to demo the existing office building and construct a new one. It will include the construction of a new paved parking lot on the south and west side of the new building.

Mr. Vogler stated that the final site plan meets all requirements.

Mr. Hage stated that staff recommends approval of the final site plan.

A motion to approve the final site plan for Huebert Fiberboard was made by Brooks Rapp and seconded by Steve Hage. Roll Call was taken: Ayes: Hage, Rapp, Ueligger, Harvill, Billings (5). Nays: (0). Abstained: (0).

6. MISCELLANEOUS: None

7. ADJOURN: A motion was made to adjourn the meeting by was made by Mr. Hage and seconded by Mr. Rapp at 6:15 pm.

Respectfully submitted,

Kate Fjell, City Administrator

Approved by:

Matt Billings, Chairman



September 12, 2024
To Mayor and City Council
From: Kate Fjell, City Administrator
Re: 818 6th Street

There has been some local press and social media commentary regarding the demolition and clean up at 818 6th Street. Staff wanted to provide a timeline of notifications, hearings and communication with the property owner as this started in November of 2023. If you have any further questions about this property specifically, or the dangerous building process generally, please let me know. As Council members, you serve as the decision makers during an administrative hearing, deciding when a structure is unsafe and/or dangerous. The City follows a procedure set out in local ordinances and state statute. We budget \$30,000 annually to address dangerous buildings. The average cost of taking down these houses is \$6000-\$18,000 depending on the size and if the house has a basement, which if the City does end up demoing and cleaning up the property, is charged to the property owner and if the bill is unpaid then becomes a lien on the property. Staff try to do between 3-6 dangerous buildings a year through this process.

Regarding the property at 818 6th Street, Boonville.

The city has taken all necessary steps to ensure public safety and inspection standards with regards to the property located on 818 6th Street. This was an ongoing process from November 2023 through September 2024.

The following actions were taken by the City of Boonville:

- **November 2023:** A letter notifying Mr. Kuhlman of the dangerous building determination was sent on 11/13/23. At that time, Mr. Kuhlman was given 30 days to contact the city as to the plans to demolish or repair the structure.
 - Mr. Kuhlman reported to the city building inspector on (or about) 11/21/2024 regarding the letter and mentioned the interior log cabin along with plans to salvage the cabin structure.
 - The city took no further action, hoping to see positive improvements to the property and to give the owner time to execute his stated plans.
- **April 2024:** Seeing no improvements since November 2023, the Boonville Council set dangerous building hearing at the April 1 council meeting. The dangerous building hearing was planned for May 6, 2024.
 - The first notification letter was sent to Mr. Kuhlman on 4/2/24 – but was never accepted as certified on delivery.
 - A hand delivery through a special process server was scheduled, but she was unable to hand deliver on the following dates:
 - April 5
 - April 12
 - April 14
 - The hearing was postponed due to no response.

- **May 2024:** The city posted notice at the property on 5/7 and ran notices in the Columbia Tribune the following dates regarding the dangerous building hearing:
 - May 14
 - May 16
 - May 28
- **June 2024:** The City Council set a second dangerous building hearing for June 3, 2024, since no response was received in April and May.
 - The Boonville City Council set a public dangerous building hearing on June 3 and extended the deadline for the owner at 60 additional days (until August 1) to complete the stated demolition.
- **July 2024:** Mr. Kuhlman attended the city council meeting on July 15 and requested an additional month extension (to September 1st) due to weather delays.
 - The council passes voted to grant the request of Mr. Kuhlman
 - Public comments were stated by council members that no additional extensions would be granted
- **September 2023:** On September 3, the City of Boonville removed debris from the property
 - Intact logs and reusable bricks were stacked or not disturbed and were not disposed of by city workers.

Public Works Monthly Report
August 2024

WWTP:

Total flow processed – 22,030,000 gallons

Average daily flow – 711,000 gallons

Sludge disposed – 43.0 tons

WTP:

Gallons pumped from river – 30,588,000 gallons

Gallons pumped to customers – 30,280,000 gallons

Remarks:

Water Distribution / Sewer Collection:

Vactored out sink hole at donut shop and repaired concrete

Replaced 6" water main break at 1300 Grayling Drive

New Water services at Fox Hollow (6)

Repaired water leak at 221 W Morgan Street

Repaired 8" water main on Sportsman Road

Repaired 2" water main at 2223 Jason Drive

Installed 43 new meters

Street Department:

Storm drain project of on Lori Drive

Paint Streets

Patched potholes

Swept streets with street sweeper

Picked up yard waste

Central Garage:

Vehicles serviced and inspected – 6

Vehicle and equipment repairs – 9

Weather:

Average Temperature – 75°

High Temperature – 98° August 27th, 2024

Low Temperature – 56° August 11th, 22nd, 23rd, 2024

Total Rain – 3.84"

Maximum Rain – 1.67" August 15th, 2024



Missouri Gaming Commission

State/Local Allocation of Gaming Revenues

RPT MGC/3

For the Period 8/1/2024 through 8/31/2024

Year beginning 8/1/2024

Gaming Date	Day	Admission Tax Remitted	Gaming Tax Remitted	Total Tax Remitted	State & Local Portion of AdmTax	State Portion of Gaming Tax	Local Portion of Gaming Tax	Total Local Adm & Gaming Tax
Isle of Capri IB								
08/01/2024	Thursday	\$5,458.00	\$47,320.23	\$52,778.23	\$2,729.00	\$42,588.21	\$4,732.02	\$7,461.02
08/02/2024	Friday	\$8,056.00	\$59,177.46	\$67,233.46	\$4,028.00	\$53,259.71	\$5,917.75	\$9,945.75
08/03/2024	Saturday	\$9,614.00	\$66,681.64	\$76,295.64	\$4,807.00	\$60,013.48	\$6,668.16	\$11,475.16
08/04/2024	Sunday	\$6,754.00	\$36,674.44	\$43,428.44	\$3,377.00	\$33,007.00	\$3,667.44	\$7,044.44
08/05/2024	Monday	\$3,566.00	\$32,289.74	\$35,855.74	\$1,783.00	\$29,060.77	\$3,228.97	\$5,011.97
08/06/2024	Tuesday	\$4,000.00	\$29,827.19	\$33,827.19	\$2,000.00	\$26,844.47	\$2,982.72	\$4,982.72
08/07/2024	Wednesday	\$4,404.00	\$37,580.27	\$41,984.27	\$2,202.00	\$33,822.24	\$3,758.03	\$5,960.03
08/08/2024	Thursday	\$5,446.00	\$47,943.72	\$53,389.72	\$2,723.00	\$43,149.35	\$4,794.37	\$7,517.37
08/09/2024	Friday	\$7,782.00	\$59,113.06	\$66,895.06	\$3,891.00	\$53,201.75	\$5,911.31	\$9,802.31
08/10/2024	Saturday	\$10,198.00	\$67,927.53	\$78,125.53	\$5,099.00	\$61,134.78	\$6,792.75	\$11,891.75
08/11/2024	Sunday	\$5,864.00	\$53,328.22	\$59,192.22	\$2,932.00	\$47,995.40	\$5,332.82	\$8,264.82
08/12/2024	Monday	\$4,024.00	\$31,942.72	\$35,966.72	\$2,012.00	\$28,748.45	\$3,194.27	\$5,206.27
08/13/2024	Tuesday	\$3,978.00	\$25,876.40	\$29,854.40	\$1,989.00	\$23,288.76	\$2,587.64	\$4,576.64
08/14/2024	Wednesday	\$4,620.00	\$38,312.09	\$42,932.09	\$2,310.00	\$34,480.88	\$3,831.21	\$6,141.21
08/15/2024	Thursday	\$5,542.00	\$55,586.89	\$61,128.89	\$2,771.00	\$50,028.20	\$5,558.69	\$8,329.69
08/16/2024	Friday	\$8,168.00	\$68,863.67	\$77,031.67	\$4,084.00	\$61,977.30	\$6,886.37	\$10,970.37
08/17/2024	Saturday	\$9,656.00	\$69,875.50	\$79,531.50	\$4,828.00	\$62,887.95	\$6,987.55	\$11,815.55
08/18/2024	Sunday	\$6,682.00	\$42,753.04	\$49,435.04	\$3,341.00	\$38,477.74	\$4,275.30	\$7,616.30
08/19/2024	Monday	\$3,678.00	\$34,109.55	\$37,787.55	\$1,839.00	\$30,698.60	\$3,410.95	\$5,249.95
08/20/2024	Tuesday	\$3,522.00	\$39,292.26	\$42,814.26	\$1,761.00	\$35,363.03	\$3,929.23	\$5,690.23
08/21/2024	Wednesday	\$3,890.00	\$28,762.25	\$32,652.25	\$1,945.00	\$25,886.03	\$2,876.22	\$4,821.22
08/22/2024	Thursday	\$4,940.00	\$46,982.42	\$51,922.42	\$2,470.00	\$42,284.18	\$4,698.24	\$7,168.24
08/23/2024	Friday	\$7,552.00	\$60,868.68	\$68,420.68	\$3,776.00	\$54,781.81	\$6,086.87	\$9,862.87
08/24/2024	Saturday	\$9,720.00	\$73,700.44	\$83,420.44	\$4,860.00	\$66,330.40	\$7,370.04	\$12,230.04
08/25/2024	Sunday	\$5,928.00	\$52,536.13	\$58,464.13	\$2,964.00	\$47,282.52	\$5,253.61	\$8,217.61
08/26/2024	Monday	\$3,634.00	\$32,562.68	\$36,196.68	\$1,817.00	\$29,306.41	\$3,256.27	\$5,073.27
08/27/2024	Tuesday	\$4,138.00	\$31,873.16	\$36,011.16	\$2,069.00	\$28,685.84	\$3,187.32	\$5,256.32
08/28/2024	Wednesday	\$4,486.00	\$31,710.10	\$36,196.10	\$2,243.00	\$28,539.09	\$3,171.01	\$5,414.01
08/29/2024	Thursday	\$6,080.00	\$49,515.74	\$55,595.74	\$3,040.00	\$44,564.17	\$4,951.57	\$7,991.57
08/30/2024	Friday	\$9,124.00	\$86,631.74	\$95,755.74	\$4,562.00	\$77,968.57	\$8,663.17	\$13,225.17
08/31/2024	Saturday	\$10,892.00	\$77,603.05	\$88,495.05	\$5,446.00	\$69,842.75	\$7,760.30	\$13,206.30
Casino Report Totals:		\$191,396.00	\$1,517,222.01	\$1,708,618.01	\$95,698.00	\$1,365,499.84	\$151,722.17	\$247,420.17
Casino YTD Totals:		\$191,396.00	\$1,517,222.01	\$1,708,618.01	\$95,698.00	\$1,365,499.81	\$151,722.20	\$247,420.20

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