



BOONVILLE

City of Boonville

July 21, 2025

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

II. Roll Call

III. Hearing of Citizens' Comments

- Life Saving Awards

IV. Approval of Minutes

- A.** July 7 Council Minutes

V. Consent Items

- A.** Consider Pay App No. 5 in amount of **\$24,633.00** to Spectrum Environmental, LLC for asbestos and lead abatement at A and D Barracks at FT Kemper Park.

VI. Presentation of Accounts and Claims

- A.** Appropriations

VII. Unfinished Business

- A.** Second Reading of Bill No. 2025-014 Approving a Sublease with Cherry Road Media, Inc. at the Katy Depot

VIII. New Business

- A.** First Reading of Bill No. 2025-015 Approving a final site plan for 98 Investments, LLC at 17120 Jackson Road
- B.** First Reading of Bill No. 2025-016 Approving a Preliminary Site Plan for Ballparks Central on Jackson Road

IX. Reports of Standing Committees

- A.** Boonville Housing Authority
- B.** Planning and Zoning Commission
- C.** Airport Board - June 5, 2025 (Andrew Cowherd)

D. Local Agency Funding Committee - June 12, 2025 (Drew Davis)

X. Reports of City Officials

A. Mayor

B. City Administrator

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.



July 7, 2025

7:00 PM

**City Council Chambers
525 E. Spring Street
Boonville MO 65233**

Public Hearings at 7:00 p.m. for Rezoning of 911 Kemper Drive and Community Development Block Grant Program.

I. Call to order – Pledge and Prayer

A. Susan Meadows

The Boonville City Council met in Regular Session on July 7, 2025, 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; Randy Ayers, Sergeant at Arms; Ned Beach, Mayor; and Amber Davis, City Clerk. Brad Wooldridge, City Counselor, was absent. The meeting was called to order. Susan Meadows led the prayer after the Pledge of Allegiance.

II. Roll Call

The following council representatives were present: Barry Elbert, Drew Davis, Steve Young, Susan Meadows, Andrew Cowherd, and Sy Harvell. Whitney Venable and Tanner Bechtel were absent.

III. Hearing of Citizens' Comments

None

IV. Approval of Minutes

A. June 16 Council 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. Cowherd moved, and Ms. Meadows seconded the motion to approve the ordinance appropriating money. Roll call was taken. Ayes: Elbert, Davis, Young, Meadows, Cowherd, and Harvell. Total (6). Opposed: None. Absent: Venable and Bechtel. Motion Carried.

VII. Unfinished Business

A. Third Reading of Bill No. 2025-009 Approving Annexation of Ballparks Central at 17120 Jackson Road and associated tracts

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

B. Second Reading of Bill No. 2025-010 Approving a Final Plat of a minor Subdivision at 913 Santa Fe Trail

Mr. Davis moved, and Mr. Cowherd seconded the motion to approve the bill. Roll call was taken. Ayes: Elbert, Davis, Young, Meadows, Cowherd, and Harvell. Total (6). Opposed: None. Absent: Venable and Bechtel. Motion Carried.

C. Second Reading of Bill No. 2025-011 Authorizing and approving a rezoning of 911 Kemper Drive from R-3 to C-P

Ms. Meadows moved, and Mr. Harvell seconded the motion to approve the bill. Roll call was taken. Ayes: Elbert, Davis, Young, Meadows, Cowherd, and Harvell. Total (6). Opposed: None. Absent: Venable and Bechtel. Motion Carried

D. Second Reading of Bill No. 2025- 012 Approving a Preliminary Site Plan for 98 Investments, LLC

Mr. Cowherd moved, and Mr. Davis seconded the motion to approve the bill. Roll call was taken. Ayes: Elbert, Davis, Young, Meadows, Cowherd, and Harvell. Total (6). Opposed: None. Absent: Venable and Bechtel. Motion Carried.

E. Second Reading of Bill No. 2025-013 Adopting a Procedure for considering redevelopment plan and tax abatement or exemption pursuant to Chapter 353 of the Revised Statutes of Missouri

Ms. Meadows moved, and Mr. Davis seconded the motion to approve the bill. Roll call was taken. Ayes: Elbert, Davis, Young, Meadows, Cowherd, and Harvell. Total (6). Opposed: None. Absent: Venable and Bechtel. Motion Carried

VIII. New Business

A. Homecoming Parade

B. Consider Resolution R2025-11 Authorizing and Approving the Application of CDBG funds for roundabout at Hwy B and Americana Drive

Mr. Davis moved, and Mr. Harvell seconded the motion to approve the resolution. Roll call was taken. Ayes: Elbert, Davis, Young, Meadows, Cowherd, and Harvell. Total (6). Opposed: None. Absent: Venable and Bechtel. Motion Carried

- C.** Consider Resolution R2025-012 Authorizing and approving purchase of a pumper truck for Boonville Fire Department

Ms. Meadows moved, and Mr. Davis seconded the motion to approve the resolution. Roll call was taken. Ayes: Elbert, Davis, Young, Meadows, Cowherd, and Harvell. Total (6). Opposed: None. Absent: Venable and Bechtel. Motion Carried

- D.** First Reading of Bill No. 2025-014 Approving a Sublease with Cherry Road Media, Inc. at the Katy Depot

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

IX. Reports of Standing Committees

- A.** Housing Authority - June 11, 2025 (Susan Meadows)

Minutes are in the packet

X. Reports of City Officials

- A.** City Administrator

Ms. Fjell stated that the audit was completed and there were no issues. Ms. Fjell also gave an update on the Capital Project List.

Ms. Fjell gave thanks to the police, parks, and public works departments for their hard work during Heritage Days.

- FY 24-25 Audit Letter

- B.** Mayor

None

- C.** City Clerk

None

- D.** City Counselor

None

- E.** Economic Developer

Jim Gann, Economic Developer, presented his June report to the council.

XI. Miscellaneous

Ms. Meadows thanked members of the council who made it to the Library Open House during Heritage Days.

XII. Adjourn

With no further discussion, Mr. Young moved, and Mr. Cowherd seconded the motion to adjourn at 8:02 p.m., and the voice vote was unanimous.

APPLICATION AND CERTIFICATION FOR PAYMENT

TO Bonnslick Community Development C PROJECT:
420 E Spring St Old Kemper Military School A & D
Boonville MO 65233

FROM Spectrum Environmental, LLC
717 Crown Industrial Ct, Suite A-C
Chesterfield, MO 63005

AIA DOCUMENT G702
APPLICATION NO: 5
INVOICE#: 2-22-1519

PERIOD TO: 6/30/2025

SPECTRUM PROJECT NO: 2200220

PROJECT NO:

CONTRACT NO:

CONTRACT DATE: 1/31/2025

OWNER:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM
\$ 1,397,198.00
2. Net change by Change Orders
\$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)
\$ 1,397,198.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)
\$ 1,028,295.00
5. RETAINAGE:
a. % of Completed Work (Column D + E on G703) \$ 0.00
b. % of Stored Material (Column F on G703) Included in above
Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)
\$ 1,028,295.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE
\$ 1,003,662.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)
\$ 24,633.00
\$ 368,903.00

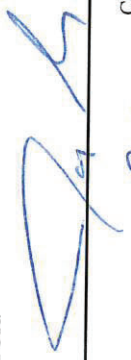
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

AIA DOCUMENT G702 - APPLICATION AND CERTIFICATION FOR PAYMENT - 1992 EDITION - AIA - ©1992

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

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

CONTRACTOR:

By:  Date: 6-25-25

State of: County of:
Subscribed and sworn to before me on
Notary Public:
My Commission expires:

STACY KREIENHEDER
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 24050406
My Commission Expires 12/03/2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect'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.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: _____ Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

APPLICATION DATE: 2-22-1496

5

PERIOD TO:

6/30/2025

PROJECT NO:

0

A	B	C	D		E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)							
1	Building A	\$73,450.00	\$73,450.00				\$73,450.00	100%	\$0.00	\$0.00
2	Building D	\$888,740.00	\$876,212.00		\$12,528.00		\$888,740.00	100%	\$0.00	\$0.00
3	Building A - Exterior	\$40,050.00	\$14,000.00				\$14,000.00	35%	\$26,050.00	\$0.00
4	Building A - Demolition	\$24,320.00					\$0.00	0%	\$24,320.00	\$0.00
5	Building A Universal Waste	\$1,150.00	\$1,150.00				\$1,150.00	100%	\$0.00	\$0.00
6	Building D - Exterior	\$161,188.00	\$32,100.00		\$12,105.00		\$44,205.00	27%	\$116,983.00	\$0.00
7	Building D - Demolition	\$176,500.00					\$0.00	0%	\$176,500.00	\$0.00
8	Building D - Roof	\$25,050.00					\$0.00	0%	\$25,050.00	\$0.00
9	Building D Universal Waste	\$6,750.00	\$6,750.00				\$6,750.00	100%	\$0.00	\$0.00
	BASE CONTRACT TOTALS	\$1,397,198.00	\$1,003,662.00		\$24,633.00	\$0.00	\$1,028,295.00	74%	\$368,903.00	\$0.00
	CHANGE ORDERS									
1							\$0.00	#DIV/0!	\$0.00	\$0.00
2							\$0.00	#DIV/0!	\$0.00	\$0.00
3							\$0.00	#DIV/0!	\$0.00	\$0.00
4							\$0.00	#DIV/0!	\$0.00	\$0.00
5							\$0.00	#DIV/0!	\$0.00	\$0.00
	CHANGE ORDERS TOTAL	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	GRAND TOTALS	\$1,397,198.00	\$1,003,662.00		\$24,633.00	\$0.00	\$1,028,295.00	74%	\$368,903.00	\$0.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

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 **July 21, 2025** the sum of **\$918,363.39**

General Fund	\$438,746.57
Sanitation	\$23,958.60
CIP Tax	\$10,581.24
Water Works	\$228,274.43
Capital Projects	\$2,144.13
Waste Water	\$160,762.65
Tourism	\$7,434.71
Gaming	\$1,553.13
Parks/Water	\$44,907.93
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 **\$918,363.39** 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 **July 21, 2025** read for the second time this **July 21, 2025** since a copy was made available prior to the meeting.

Approved **July 21, 2025**

Mayor

Endorsed **July 21, 2025** : 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

BILL NO. 2025-014

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING A SUBLEASE FOR A PORTION OF THE KATY DEPOT TO CHERRY ROAD MEDIA INC. FOR OFFICE SPACE, PROVIDING AN EFFECTIVE DATE THEREFOR; AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS: The City of Boonville has leased the Katy Depot from the Missouri Department of Natural Resources (DNR) since 2011; and

WHEREAS: Cherry Road is desiring to utilize 620 square feet of the Depot for use as the Boonville Daily News Office; and

WHEREAS: Local media is integral to community vitality and identity; and

WHEREAS: DNR has approved the sublease of office space by the City.

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

SECTION 1: That Sublease Agreement CO2520, between DNR, Cherry Road Media, Inc. and the City of Boonville is approved as set forth on “**Exhibit A**” attached hereto and made a part hereof as if fully set out herein.

SECTION 2: That Cherry Road Media, Inc. agrees to pay two hundred dollars and no cents per month (\$200.00) to the City of Boonville in exchange for subleasing the space.

SECTION 3: That the City Administrator and the City Clerk are hereby authorized to execute and attest said Amendment #1 on behalf of the City of Boonville.

SECTION 3: That this Ordinance authorizing the sublease is effective immediately, and the attached and executed sublease shall take effect and be in full force from and after both parties have signed it.

FIRST READING: JULY 7, 2025

READ FOR THE SECOND TIME AND PASSED THIS 21st DAY OF JULY, 2025 AFTER A COPY OF THIS ORDINANCE AND REFERENCED AGREEMENT HAVE BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST READING.

PRESIDENT OF THE COUNCIL

APPROVED THIS 21ST DAY OF JULY. 2025

NED BEACH, MAYOR

ATTEST:

AMBER DAVIS, CITY CLERK

SUBLEASE

This Sublease Agreement, **CO2520**, is entered this ____ day of ____, 2025 between the City of Boonville (City/sublessor) and CherryRoad Media Inc. (Media/sublessee), a Florida for-profit business, for the property commonly known as the Boonville Depot.

WHEREAS, the Boonville Depot is owned by the Department of Natural Resources (DNR), and is the subject of a Lease agreement among DNR and Boonville Area Chamber of Commerce dated November 25, 1997, and an assignment to the City dated June 13, 2011 through June 12, 2036 (Exhibit A); and

WHEREAS, the Lease allows for subletting with approval of the Lessor; and

WHEREAS, Lessor approved a sublease for a portion of the leased property among sublessor and sublessee by email dated May 2, 2025 (Exhibit B), and herein approves the sublease on the terms and conditions described herein for a time period not to exceed the term of the Lease between DNR and City.

NOW THEREFORE, pursuant to covenants contained herein and other valuable consideration, which the parties acknowledge to be adequate and sufficient, Sublessor and Sublessee agree as follows:

- 1) Sublessor and Sublessee acknowledge the terms of the Lease by and between DNR and City, a copy of which is incorporated by reference as though fully stated herein and attached as Exhibit A for reference, and agree that each shall comply fully with its terms.
- 2) Pursuant to Paragraph 20 of the Lease, Lessee may sublease with the approval of Lessor but shall at all times remain fully responsible and liable for the compliance of all of its obligations under the terms, provisions, and covenants of that lease, including, but not limited to, paragraphs 4 and 17. These provide:

4. Use: Lessee covenants and agrees that during the term of this agreement, it shall use said premises for work space to conduct office activities that enhance the business interests of the Boonville community, the Katy Trail State Park, and other parks and historic sites within the Missouri State Park System, and for no other purpose whatsoever. The sale of goods directly associated with Lessee's office activities will be permitted on the leased premises. Sales of other goods are prohibited. Lessee further agrees to use the leased premises in such a manner as not to interfere with the conduct of Lessor's business, or with the safe operation of the Katy Trail State Park ("Katy Trail") adjacent thereto. Lessee further agrees and covenants to conform to and observe all municipal, county, state and federal ordinances, rules, laws and regulations, and all public authorities, boards or officers relating to said premises, or improvements upon the same or use thereof, and shall not, during such term, permit the same to be used for any illegal or immoral purpose, business or occupation, or any use which would interfere with the railbank purpose of the adjacent Katy Trail property or be incompatible with the use of the adjoining Katy Trail in the Missouri State Park System; provided, that a violation of

this section will operate as a breach of this agreement only in the event that the property herein will be closed by the proper legal authorities for any illegal or immoral purpose, business or occupation, or determined by Lessor to be a use which interferes with the railbank purpose of the adjacent Katy Trail property or be incompatible with the use of the adjoining Katy Trail itself.

17. Right of Entry: Lessor, through its duly authorized representative(s) shall, at all reasonable times, have right of entry and free access to said leased premises, and every part hereof, for the purpose of inspecting the same to determine its condition, and to determine whether or not Lessee is using and occupying the same for the purpose, and in the manner herein allowed; or to make any improvement or repair of said leased premises; or for any other reason whatsoever.

- 3) The term of the Sublease is on the terms and conditions of the Lease and additional terms stated herein, which renews automatically on June 30th of each year until it terminates June 12, 2036, the termination of the Lease between DNR and the City of Boonville. To terminate, sublessee shall notify lessor of its intent to terminate sublease at least 60 days before automatic renewal.
- 4) Sublessor assumes the risk of, and to protect, indemnify and hold harmless the Department, its officers, agents and employees from and against all liability for or on account of injury to or death of any and all persons or damage to property, resulting from or incident to the Sublease. Sublessor agrees to immediately investigate any claims, demands or suits and shall defend, settle, and/or otherwise dispose of its sole cost and expense.
- 5) Sublease is for approximately 519 square feet of the 620 square feet in the Boonville Depot as shown in attached Exhibit C. Lessor shall retain its lease for the remaining approximately 101 square feet.
- 6) Sublessee agrees to limit items in the sublease area to three desks, associated cabinets, and other standard office equipment to be used in the operation of a newspaper.
- 7) Sublessee shall have access to the area depicted in Exhibit C seven days a week.
- 8) In the event Sublessor or its Sublessee does not abide by the terms of this agreement, the Department may declare this Agreement terminated pursuant to the 2011 Lease.
- 9) No utilities will be provided by lessor.
- 10) Notice: Any notice required to be given to either party shall be properly given if served or delivered to party, or their authorized agent, of if posted on or if mailed by certified mail, postpaid, to the address below.

If to Lessor:

Real Estate Section
Division of State Parks
P.O. Box 176
Jefferson City, MO 65102-0176
Office: 573-522-8191
FAX: 573-526-4395

If to Sublessor:

City of Boonville
Attn: City Administrator
401 Main Street
Boonville, MO 65233
Office: (660) 882-2332
Fax: (660) 882-6608

If to Sublessee:

CherryRoad Media Inc.
Attn: VP Administration
6 Upper Pond Rd
2nd Floor
Parsippany, NJ 07054
Phone: (973) 402-7802
Email: AGulban@cherryroad.com

With a copy to:

Katy Trail Coordinator
Rock Bridge Memorial State Park
5901 S. Hwy. 163
Columbia, MO 65203
Office: 573-449-7402
Fax: 573-442-2249

IN WITNESS WHEREOF, the parties have executed this Sublease Renewal the day and year first written below.

SUBLESSOR
CITY OF BOONVILLE

SUBLESSEE
CHERRYROAD MEDIA, INC

**KATE FJELL, CITY
ADMINISTRATOR**

**ANN MARIE GULBAN, VP
ADMINISTRATION**

DATE

DATE

LESSOR CONSENT
STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

LAURA HENDRICKSON, DIRECTOR
DIVISION OF STATE PARKS

DATE

Exhibit A

ASSIGNMENT OF BOONVILLE DEPOT LEASE

WHEREAS, on November 25, 1997, the Missouri Department of Natural Resources ("Lessor") executed and delivered to the Boonville Area Chamber of Commerce ("Lessee") Lease No. BO9600, attached hereto as Exhibit 1 and incorporated herein by reference, for the following property:

AN AREA COMPRISING 620 GROSS SQUARE FEET OF INTERIOR SPACE, MORE OR LESS, SITUATED WITHIN THE BOONVILLE DEPOT AT 320 FIRST STREET ON KATY TRAIL STATE PARK PROPERTY BETWEEN SPRING AND MORGAN STREETS, CITY OF BOONVILLE, COOPER COUNTY, MISSOURI, AS DEPICTED ON EXHIBIT "A," ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

WHEREAS, Lease No. BO9600 was for a nine-year term and included an option permitting Lessee to renew the lease three times for additional five-year terms.

WHEREAS, on October 20, 2006, Lessee exercised its first option to renew Lease No. BO9600, attached hereto as Exhibit 2, extending the term of the lease to December 28, 2011.

WHEREAS, Lessee desires to assign Lease No. BO9600 to the City of Boonville ("Assignee").

NOW THEREFORE, in consideration of the covenants herein, Lessor hereby agrees to the assignment by Lessee unto Assignee, along with all of Lessee's interest in Lease No. BO9600. Assignee agrees to be bound by each of the terms and conditions of Lease No. BO9600 and its amendments, including the following:

1. PREMISES: In consideration of the rental to be paid by Lessee to Lessor, and of the covenants and agreements as hereinafter set forth, Lessor hereby leases to Lessee the following described premises at the City of Boonville, County of Cooper, State of Missouri, to wit:

THE BOONVILLE DEPOT BUILDING (5,881 SQUARE FEET, MORE OR LESS) LOCATED AT 320 FIRST STREET ON KATY TRAIL STATE PARK PROPERTY IN BOONVILLE, COOPER COUNTY, MISSOURI.

2. TERM: The primary term of this lease shall be for 25 years, beginning on the date of this instrument June 13, 2011 and ending on June 12, 2036. Lessee shall have the option to renew this lease for an addition 25 years. Said notice shall be received 30 days prior to termination of this lease and shall be deemed properly given if postmarked and addressed to Lessor at the

address indicated in Paragraph 21. Possession hereof shall be given upon the date of this agreement and surrendered on the last day of this lease as herein provided.

3. Rental: In lieu of paying pecuniary rent to Lessor, Lessee agrees to maintain of the grounds immediately surrounding the leased premises as shown on Exhibit 3, which is attached hereto and incorporated herein by reference. Such maintenance shall include, but not be limited to: mowing grass, caring for shrubs, caring for trees, performing general landscaping, and keeping the parking area clean. If Lessee's maintenance of the grounds fails to be satisfactory to Lessor, Lessor will notify Lessee of any deficiencies and work with Lessee to resolve them. Lessee further agrees to locate, acquire and maintain for the duration of this lease alternate office space for the members of Lessor's staff currently occupying a portion of the leased premises, which office space must comply with the applicable standards of the Missouri Office of Administration relating to space management and utilization, maintenance, energy conservation, safety and security and be approved in writing by Lessor. While occupying the alternate office space, Lessor agrees to bear the expense of utilities, cleaning and trash service for said office space or, in the event that Lessor's staff only occupies a portion of the premises wherein such office space is located, the costs associated with the portion of the premises occupied by Lessor's staff. Until such alternate office space is secured, Lessee shall continue to make office space in the leased premises available to Lessor's staff and Lessee shall bear all costs for utilities, cleaning and trash service associated with the leased premises.

* * *

5. UTILITIES: (a) Lessee hereby agrees to comply with all federal, state, county and municipal laws, orders, regulations and ordinances connected with the maintenance and use of utilities and further agrees to protect, indemnify and hold harmless Lessor from any fines or penalties arising from any violation by Lessee of any said laws, orders, regulations or ordinances.

(b) Lessee shall equip, maintain, and bear all costs for the provision and usage of water and sewage systems for the leased premises. Lessee shall also equip and maintain electrical systems, including heating and cooling units.

(c) Lessee agrees to pay for the utilities of heat, air conditioning, light, gas, electricity and communication systems.

(d) Lessor shall permit Lessee, at Lessee's cost, to install communications systems necessary for the conduct of Lessee's business, and said systems shall remain the property of Lessee.

6. SERVICES: (a) Lessee agrees to provide and pay for janitorial and housekeeping services, equipment, and supplies, including paper products (restroom tissue, paper towels, etc.).

(b) Lessee agrees to provide and pay for general garbage and trash removal from the leased premises.

(c) Lessee agrees to remove all ice and snow from the sidewalks and parking area.

(d) Lessee agrees to provide and pay for effective and safe pest control (insect and rodent).

7. CONFERENCE ROOM USE: Lessor shall be permitted to hold meetings in the conference room located within the depot structure upon timely notification to Lessee of the date, time and duration of its intended use of the conference room, and resolution of any scheduling conflicts with Lessor's intended use. If a conflict exists, the parties shall act in good faith to resolve the conflict.

8. PARKING FACILITIES: Lessee shall maintain the parking area at the leased premises.

* * *

12. INSURANCE: Before entering the premises, Lessee shall obtain and maintain, at its sole expense, general public liability insurance in the amounts sufficient to cover Lessor's potential liability as specified in Section 537.610, RSMo, naming Lessor as an additional insured.

a) Each policy shall contain a cancellation clause reading in substance as follows:

It is agreed that this policy shall not be canceled nor the amount of coverage provided herein reduced until after Lessor's Director shall have received prior written notice of such cancellation or reduction, as evidenced by return receipt of certified mail.

b) The insurer will not cancel or reduce the insured's coverage without prior written notice to Lessor's Director.

c) Lessor will not be responsible for premiums or assessments on the policy.

Insurance policies must remain in force and effect for all injuries and damages incurred during the term of this lease, regardless of when the actual claims are asserted or presented.

No cancellation provision in any insurance policy shall be construed in derogation of the continuous duty of Lessee to furnish insurance during the term of this lease. Said policy or policies shall be underwritten to the satisfaction of Lessor. A signed and completed certification of insurance, with all endorsements required by this paragraph

shall be submitted to Lessor concurrently with the execution of this lease. At least thirty (30) days prior to the expiration of any such policy, Lessee shall file with Lessor a signed and completed certification of insurance, with all endorsements required by this paragraph, showing that such insurance coverage has been renewed or extended.

Upon request, insurer shall furnish Lessor a certified copy of the policy within fifteen (15) days of the request. All signatures shall be handwritten on such policy. Rubber stamp signatures are not acceptable. The above-stated amounts of coverage are subject to amendments by Lessor every four (4) years, or immediately, as may be mandated by changes in State or Federal Law.

* * *

20. ASSIGNMENT: Lessee shall not sublet, assign or otherwise transfer any rights, interest or responsibilities under this lease without first receiving written permission for same from Lessor. This lease is personal to the Lessee and shall not inure to the benefit of any receiver, trustee or other officer of any assignee for the benefit of creditors, as an asset of Lessee, but shall cease and terminate upon the appointment of any such receiver, trustee or other officer.

21. MISCELLANEOUS: (a) This lease, and all of the provisions contained herein, shall be binding upon the parties hereto, their heirs, executors, administrators and assigns, and Lessee agrees to supply notice to Lessor of any name or address changes.

(b) Any notice herein required to be given by the Lessor to Lessee, or Lessee to Lessor shall be deemed properly given when served upon or hand delivered to, or upon receipt if mailed, postage paid, certified mail, return receipt requested, and addressed as follows:

If to Lessor:

Dept. of Natural Resources
Division of State Parks, Director
P.O. Box 176
Jefferson City, MO 65102

If to Lessee:

City of Boonville
City Administrator
525 E. Spring St.
Boonville, MO 65233

With a copy to: Katy Coordinator
c/o Rock Bridge Memorial State Park

Notices of either party to the other shall be deemed delivered on the date actually received.

(c) No oral promises, oral agreements or oral warranties shall be deemed a part of this lease, nor shall any alteration, amendment, supplement, or waiver of any of the provisions of this lease be binding upon either party hereto unless the same be supplemented, altered, changed or amended by an instrument in writing, signed by both parties.

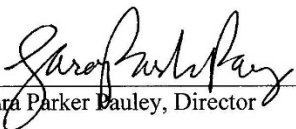
(d) This lease is made subject to rights to use Lessor's property granted in other agreements antedating this lease.

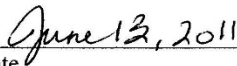
(e) This lease does not become binding upon Lessor until executed by Lessor's Director.

IN WITNESS WHEREOF, the parties hereto have executed this agreement.

Lessor:

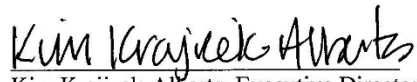
MISSOURI DEPARTMENT OF NATURAL RESOURCES

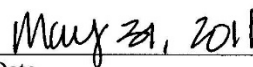

Sara Parker Pauley, Director


Date

Lessee

BOONVILLE AREA CHAMBER OF COMMERCE


Kim Krajcek-Alberts, Executive Director


Date

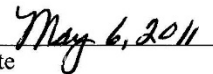
Assignee

CITY OF BOONVILLE, MISSOURI


Julie Thacher, Mayor


Date


Mary McAllister, City Clerk


Date

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES
BOONVILLE DEPOT LEASE

THIS LEASE, No. BO9600, is by and between the Missouri Department of Natural Resources and the Boonville Area Chamber of Commerce of Boonville, Cooper County, Missouri.

WHEREAS, the Missouri Department of Natural Resources is the successor in title to property in Cooper County, Missouri referred to as Katy Trail State Park, formerly owned by the Missouri-Kansas-Texas Railroad Company and conveyed to the Department of Natural Resources by deeds recorded in Book 195, Page 161 and Book 192, Page 422 of the Cooper County Recorder's Office;

WHEREAS, the Missouri Department of Natural Resources was granted the use of said property for a recreation trail and to preserve the former railroad corridor in accordance with a Certificate of Interim Trail Use, Docket No. AB-102 (Sub-No.13), issued by the Interstate Commerce Commission and dated April 22, 1987;

WHEREAS, the Department of Natural Resources will restore and remodel the former railroad depot located at 320 First Street in Boonville, Cooper County, Missouri on the former railroad property presently used as Katy Trail State Park;

WHEREAS, the Missouri Department of Natural Resources will use approximately SEVENTEEN HUNDRED (1,700) gross square feet of the Boonville, Missouri depot structure for office space;

WHEREAS, the Boonville Area Chamber of Commerce desires to utilize approximately SIX HUNDRED TWENTY (620) gross square feet of interior office space within the restored and remodeled depot structure;

Exhibit 1

WHEREAS, the Boonville Area Chamber of Commerce shall grant to the Missouri Department of Natural Resources a minimum of FORTY-TWO THOUSAND FIFTY DOLLARS AND NO/100 (\$42,050.00) to support the restoration and remodeling of the Boonville, Missouri depot structure;

WHEREAS, the Boonville Area Chamber of Commerce is agreeable to providing literature and services to the general public to promote the Katy Trail State Park and other parks and historic sites within the Missouri State Park System;

WHEREAS, the Boonville, Missouri community has provided ONE HUNDRED THOUSAND DOLLARS AND NO/100 (\$100,000.00) toward the construction of a bicycle walkway across the new State Highway 40 Missouri River bridge at Boonville, Missouri, which connects two segments of Katy Trail State Park; and

WHEREAS, the City of Boonville, Missouri constructed, maintained, and operated an initial three-mile (3-mile) section of Katy Trail State Park within the corporate limits of Boonville, Missouri from August 1990 to April 1992.

NOW, THEREFORE, in consideration of the mutual promises and benefits herein contained, which shall inure to the benefit of each party, the Missouri Department of Natural Resources ("Lessor"), and the Boonville Area Chamber of Commerce (Lessee), agree as follows:

1. PREMISES: In consideration of the rental to be paid by Lessee to Lessor, and of the covenants and agreements as hereinafter set forth, Lessor hereby leases to Lessee the following described premises at the

City of Boonville, County of Cooper, State of Missouri, to-wit:

AN AREA COMPRISING 620 GROSS SQUARE FEET OF INTERIOR SPACE, MORE OR LESS, SITUATED WITHIN THE BOONVILLE DEPOT AT 320 FIRST STREET ON KATY TRAIL STATE PARK PROPERTY BETWEEN SPRING AND MORGAN STREETS, CITY OF BOONVILLE, COOPER COUNTY, MISSOURI, AS DEPICTED ON EXHIBIT "A," ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

2. TERM: The initial term of this lease shall be for nine (9) years, which shall commence upon the completion of the Boonville depot renovations and shall end nine (9) years thereafter. Lessor shall provide written notice to Lessee of the completion of the renovations to said depot, and the date of receipt of said written notice shall begin the above-stated nine-year (9-year) term. Lessee is hereby given an option for three (3) additional five-year (5-year) lease renewals, with the first renewal's terms to be negotiated within one (1) year prior to the expiration of the initial term of this lease. Both subsequent renewal terms shall be negotiated within one (1) year prior to the expiration of the then current renewal term of this lease. Possession shall be given upon receipt of the written notice mentioned above and surrendered on the last day of this lease as hereinafter provided. This lease may, at any time, be terminated upon the mutual written agreement of both parties.

3. RENTAL: Lessee agrees to pay Lessor as rental for the use of said premises the sum of TEN DOLLARS (\$10.00) per annum, payable upon demand, and to pay all taxes, special and general, which may be assessed against any property of Lessee's or of others on the leased

premises.

4. USE: Lessee covenants and agrees that during the term of this agreement, it shall use said premises for work space to conduct office activities that enhance the business interests of the Boonville community, the Katy Trail State Park, and other parks and historic sites within the Missouri State Park System, and for no other purpose whatsoever. The sale of goods directly associated with Lessee's office activities will be permitted on the leased premises. Sales of other goods are prohibited. Lessee further agrees to use the leased premises in such a manner as not to interfere with the conduct of Lessor's business, or with the safe operation of the Katy Trail State Park ("Katy Trail") adjacent thereto. Lessee further agrees and covenants to conform to and observe all municipal, county, state and federal ordinances, rules, laws and regulations, and all public authorities, boards or officers relating to said premises, or improvements upon the same or use thereof, and shall not, during such term, permit the same to be used for any illegal or immoral purpose, business or occupation, or any use which would interfere with the railbank purpose of the adjacent Katy Trail property or be incompatible with the use of the adjoining Katy Trail in the Missouri State Park System; provided, that a violation of this section will operate as a breach of this agreement only in the event that the property herein will be closed by the proper legal authorities for any illegal or immoral purpose, business or occupation, or determined by Lessor to be a use which interferes with the railbank purpose of the adjacent Katy Trail property or be incompatible with the use of the adjoining Katy Trail itself.

5. UTILITIES: (a) Lessee hereby agrees to comply with all federal, state, county and municipal laws, orders, regulations and ordinances connected with the maintenance and use of utilities, and further agrees to protect, indemnify and hold harmless Lessor from any fines or penalties arising from any violation by Lessee of any said laws, orders, regulations or ordinances.

(b) Lessor shall equip, maintain, and bear all costs for water and sewage systems and usage for the leased premises. Lessor shall also equip and maintain electrical systems, including heating and cooling units.

(c) Lessee agrees to pay for the utilities of heat, air conditioning, light, gas, electricity, and communication systems. Upon contract execution, Lessor shall furnish all fluorescent and incandescent light bulbs necessary on the premises. Thereafter, Lessee shall furnish and install replacements for all fluorescent and incandescent light bulbs necessary on the premises.

(d) Lessor shall permit Lessee, at Lessee's cost, to install communication systems necessary for the conduct of Lessee's business, and said systems shall remain the property of Lessee.

6. SERVICES: (a) Lessee agrees to provide and pay for janitorial and housekeeping services, equipment, and supplies, including paper products (restroom tissue, paper towels, etc.).

(b) Lessee agrees to provide and pay for general garbage and trash removal from the leased premises.

(c) Lessor shall be responsible for removal of snow and ice from the sidewalks and parking area, and shall provide general lawn care.

(d) Lessor agrees to provide and pay for effective and safe pest control (insect and rodent).

7. **CONFERENCE ROOM USE:** Lessee shall be permitted to hold meetings in Lessor's conference room located within the depot structure. Lessee's use of the conference room shall be dependent upon receipt of Lessor's verbal approval prior to the use of the conference room.

8. **PARKING FACILITIES:** Lessor shall furnish and maintain parking for Lessee, its employees, and invitees.

9. **MAINTENANCE:** Lessee shall maintain the leased premises in a manner and to standards acceptable to Lessor. In the event the leased premises is not adequately maintained or operated in accordance with the covenants and restrictions set forth herein, Lessor shall give Lessee written notice of a significant violation. Lessee shall correct said violation to the satisfaction of Lessor within fourteen (14) days following the giving of said notice or within any greater period of time expressly allowed in writing by Lessor.

10. **INTERIOR REPAIRS AND ALTERATIONS:** (a) Pursuant to the terms and conditions of this lease, the general maintenance, repair, and repainting needs of the leased premises that have resulted from deterioration or ordinary wear and tear shall be performed by and at the cost of Lessee without written permission of Lessor provided that such general maintenance, repair, and repainting is performed in a manner that will not materially alter the appearance of the leased premises.

(b) In the event Lessee desires to alter or change the appearance of

permanent walls, doors, windows, or other permanent amenities of the leased premises, Lessee shall submit a written request to Lessor outlining the desired alterations to the leased premises, and Lessee shall receive written approval from Lessor prior to Lessee making said alterations or changes at Lessee's expense.

(c) Lessee shall have the right to make temporary alterations, and attach fixtures and signs upon the premises, which alterations, fixtures and signs so placed upon or attached to the premises shall be and remain the property of Lessee and shall be removed and otherwise disposed of by Lessee at the expiration of this lease. The above changes or alterations shall in no way weaken or cause structural injury to the premises, and the altered part of the premises shall, upon removal by the Lessee, be returned to the condition existing prior to such change, alteration, or installation (ordinary wear and tear excepted), if required by Lessor.

11. DAMAGE OR LOSS: (a) Lessee agrees to pay for any damage to the premises caused by the acts of Lessee or its employees, ordinary wear and tear excepted.

(b) Lessor shall not be obligated to repair or restore the premises in the event the premises are damaged or destroyed by fire or other casualty so as to render the premises untenable.

12. INSURANCE: Before entering the premises, Lessee shall provide and maintain in force during the term of this lease public liability insurance in the sum of not less than ONE HUNDRED THOUSAND DOLLARS (\$100,000) per person for injury to or death of any one person, and ONE MILLION DOLLARS (\$1,000,000) per

occurrence; and property damage in the sum of FIFTY THOUSAND DOLLARS (\$50,000) per occurrence. Lessor shall be expressly named as a coinsured party on each public liability insurance policy issued to Lessee up to the minimum dollar amounts set forth herein. This policy or policies of liability insurance shall contain the following special endorsement:

a) Each policy shall contain a cancellation clause reading in substance as the following approved notice:

"It is agreed that this policy shall not be canceled nor the amount of coverage provided herein reduced until after Lessor's Director shall have received prior written notice of such cancellation or reduction, as evidenced by return receipt of certified mail."

b) The insurer will not cancel or reduce the insured's coverage without prior written notice to Lessor's Director.

c) Lessor will not be responsible for premiums or assessments on the policy.

Insurance policies must remain in force and effect for all injuries and damages incurred during the term of this lease, regardless of when the actual claim is asserted or presented. Claims made insurance policies are not acceptable.

No cancellation provision in any insurance policy shall be construed in derogation of the continuous duty of Lessee to furnish insurance during the term of this lease. Said policy or policies shall be underwritten to the satisfaction of Lessor. A signed and completed certification of insurance, with all endorsements required by this

paragraph, shall be submitted to Lessor concurrently with the execution of this lease. At least thirty (30) days prior to the expiration of any such policy, a signed and completed certification of insurance, with all endorsements required by this paragraph, showing that such insurance coverage has been renewed or extended, shall be filed with Lessor.

Upon request, insurer shall furnish Lessor a certified copy of the policy within fifteen (15) days of the request. All signatures shall be handwritten on such policy. Rubber stamp signatures are not acceptable. The above-stated amounts of coverage are subject to amendment by Lessor every four (4) years, or immediately, as may be mandated by changes in State or Federal law.

13. **NONDISCRIMINATION:** No person shall, on account of race, creed, sex, handicap or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of the leased premises. Lessee shall conform to all requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and rules issued pursuant to that title in administering said premises. Lessee shall also conform to all requirements of Discriminatory Practices outlined in Chapter 314 of the Revised Statutes of Missouri. Furthermore, Lessee shall also conform to all requirements of the Americans with Disabilities Act.

14. **VIOLATION:** In the event of a violation of these covenants and restrictions, all legal and equitable remedies, including injunctive relief, specific performance, and damages, shall be available to Lessor. No failure on the part of Lessor to enforce any covenant or restriction herein shall discharge or invalidate such covenant or restriction hereof,

or a continuing or repeated violation.

15. **ABANDONMENT OR FAILURE:** If Lessee abandons the premises or substantially fails to perform under the terms and conditions of this lease, Lessor may terminate this lease and Lessee's rights to possession hereunder upon initial written notice to Lessee. Should Lessee fail to rectify the situation to the satisfaction of Lessor, within the reasonable period of time specified, termination shall become effective upon mailing of final written notification by Lessor, whereupon Lessee shall surrender possession of and vacate the premises immediately and deliver possession thereof to Lessor.

16. **LIABILITY:** Lessee assumes the risk of, and shall protect, indemnify and hold harmless Lessor from and against all liability and claims for or on account of any injury to or death of any and all persons or damage to property arising from Lessee's occupancy of said premises. Lessee shall be responsible for maintaining said premises in a safe condition and in good repair, and shall protect, indemnify and hold harmless Lessor, its agents and employees from all claims, demands, suits or actions growing out of any loss, injury or demands, including investigation costs, court costs, and attorneys' fees resulting or in any manner arising from Lessee's use, possession, and maintenance of said premises. Lessee further agrees to immediately investigate any such claims, demands or suits and shall defend, settle and/or otherwise dispose of the same at its sole cost and expense. In the event Lessee settles any such claims, demands or suits, it shall obtain a release which includes Lessor.

17. **RIGHT OF ENTRY:** Lessor, through its duly authorized

representative(s) shall, at all reasonable times, have right of entry and free access to said leased premises, and every part hereof, for the purpose of inspecting the same to determine its condition, and to determine whether or not Lessee is using and occupying the same for the purpose, and in the manner herein allowed; or to make any improvement or repair of said leased premises; or for any other reason whatsoever.

18. WAIVER: No waiver by either party at any time of any of the terms, conditions or covenants of this agreement shall be deemed as a waiver at any time thereafter of the same or of any other term, condition or covenant herein contained, nor of the strict and prompt performance thereof. Lessor may waive any default of Lessee at any time without affecting or impairing any right arising from any subsequent default.

19. TERMINATION: (a) Upon the expiration or any termination of this lease, including termination by reason of default, Lessee shall abide by the terms and conditions set forth in this agreement regarding removal of personal property from the leased premises, and shall furthermore surrender possession and vacate the premises immediately upon such expiration or termination.

(b) It is understood by the parties that due to the nature of Lessor's ownership of the subject premises, Lessor may terminate this lease upon thirty (30) days written notice if the premises is required for railroad purposes pursuant to the National Trails System Act, 16 U.S.C. §1241, et seq., as amended.

20. ASSIGNMENT: Lessee shall not sublet, assign or otherwise

transfer any rights, interest or responsibilities under this lease. This lease is personal to the Lessee and shall not inure to the benefit of any receiver, trustee or other officer or of any assignee for the benefit of creditors, as an asset of Lessee, but shall cease and terminate upon the appointment of any such receiver, trustee, or other officer.

21. MISCELLANEOUS: (a) This lease, and all of the provisions contained herein, shall be binding upon the parties hereto, their heirs, executors, administrators, successors and assigns, and Lessee agrees to supply notice in writing to Lessor of any name or address changes.

(b) Any notice herein required to be given by Lessor to Lessee, or Lessee to Lessor shall be deemed properly given when served upon or hand delivered to, or upon receipt if mailed, postage paid, certified mail, return receipt requested, addressed as follows:

If to Lessee:

Boonville Area Chamber
of Commerce
318 Main Street
Boonville, MO 65233

If to Lessor:

Katy Trail State Park
Division of State Parks
Department of Natural Resources
P.O. Box 166
Boonville, MO 65233

Notices of either party to the other shall be deemed delivered on the date actually received.

(c) No oral promises, oral agreements or oral warranties shall be deemed a part of this lease, nor shall any alteration, amendment, supplement, or waiver of any of the provisions of this lease be binding upon either party hereto unless the same be supplemented, altered,

changed or amended by an instrument in writing, signed by both parties.

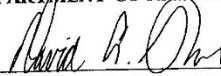
(d) This lease is made subject to rights to use Lessor's property granted in other agreements antedating this lease.

(e) This lease does not become binding upon Lessor until executed by Lessor's Director.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

LESSOR:

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

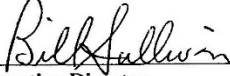

David A. Shorr, Director

NOV 25 1997

DATE: _____

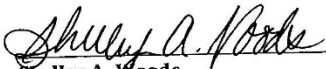
LESSEE:

BOONVILLE AREA
CHAMBER OF COMMERCE


Executive Director

DATE: Nov 10, 1997

APPROVED AS TO FORM:


Shelley A. Woods
Assistant Attorney General

B09600

DEPOT LEASE SUPPLEMENT

KNOW ALL MEN BY THESE PRESENTS:

THIS SUPPLEMENTAL AGREEMENT, is entered into this 20th day of OCTOBER, 2006, by and between the Missouri Department of Natural Resources, hereinafter "Lessor" and Boonville Area Chamber of Commerce of Boonville, Cooper County, Missouri, hereinafter "Lessee".

WITNESSTH:

WHEREAS, on November 25, 1997, Lessor and Lessee entered into the Boonville Depot Lease Agreement, which became effective December 28, 1998, for Lessee to use SIX HUNDRED TWENTY (620) gross square feet of interior office space within the restored and remodeled Boonville depot structure; on property owned by the Lessor in Cooper County, Missouri, described in the Boonville Depot Lease attached hereto and incorporated herein reference; and

WHEREAS, the current term of the Boonville Depot Lease will expire on December 28, 2006, and;

WHEREAS, Lessee desires to exercise the first of three options to renew for an additional five (5) year term, as provided in the Boonville Depot Lease, page 3, Section 2.

IT IS THEREFORE, mutually agreed by the parties hereto as follows:

1. Lessee hereby exercises its option to renew the November 25, 1997 Boonville Depot Lease for a subsequent five (5) year term, thereby extending the lease to December 28, 2011.
2. All other terms and conditions of the November 25, 1997 Boonville Depot Lease, as amended, shall remain in full force and effect.

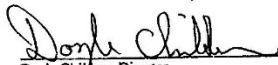
IN WITNESS WHEREOF, the parties hereto have executed this Boonville Depot Lease Supplemental Agreement the day and year first above written.

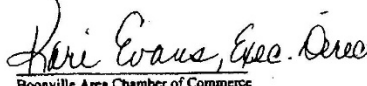
LESSOR

LESSEE

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

BOONVILLE AREA CHAMBER
OF COMMERCE


Doyle Childers, Director


Keri Evans, Exec. Dir.
Boonville Area Chamber of Commerce

TOTAL P.03

Exhibit 2

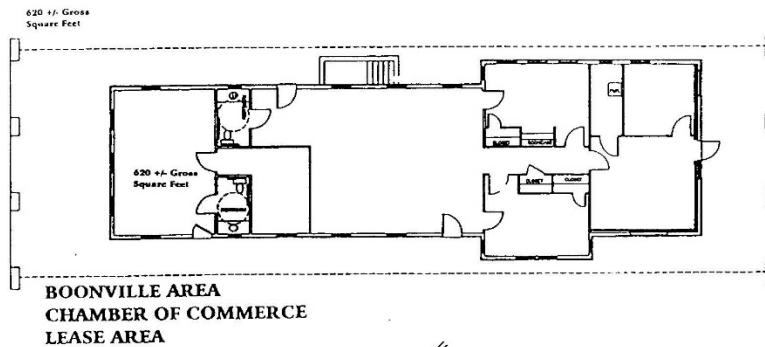
EXHIBIT "A"

**Lease between
Missouri Department of Natural Resources
and
Boonville Area Chamber of Commerce**

**620 Gross Square Feet of Interior Space located
within the Boonville Depot Structure at
320 First Street, Boonville, Cooper County, Missouri**

BOONVILLE DEPOT

**BOONVILLE AREA
CHAMBER OF COMMERCE
LEASE AREA**



FLOOR PLAN

14

19

24

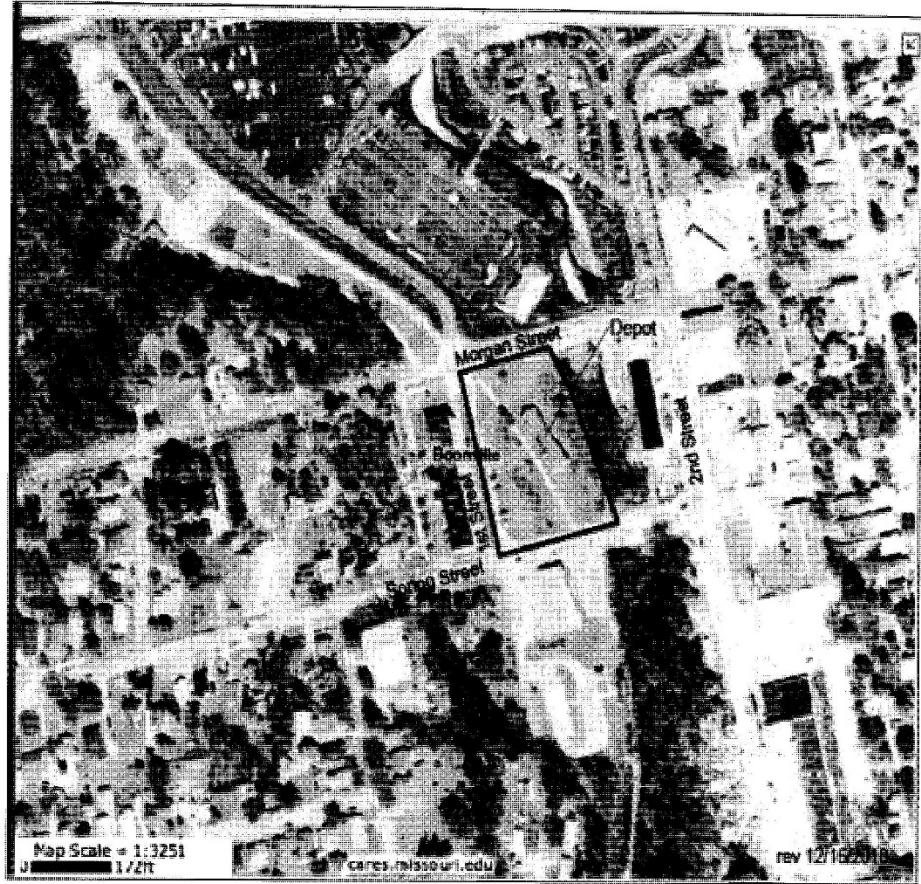


Exhibit 3

Exhibit B

Re: For Review: Boonville Depot Rental Request - Boonville Daily News

From Webb, Dustin <dustin.webb@dnr.mo.gov>

Date Fri 5/2/2025 4:21 PM

To Brigman, Daniel <Daniel.Brigman@dnr.mo.gov>

Cc Price, Zane <Zane.Price@dnr.mo.gov>; Brandt, Cassie <Cassie.Brandt@dnr.mo.gov>; Orazio, Anthony <Anthony.Orazio@dnr.mo.gov>

Greetings All,

I have no issues with the local newspaper working out of the Boonville depot. Eyes and ears in the building on a consistent schedule is good for old buildings.

I have a meeting with Justin on Tuesday and I will run this proposal by him and make sure there are no issues.

Thanks Daniel,

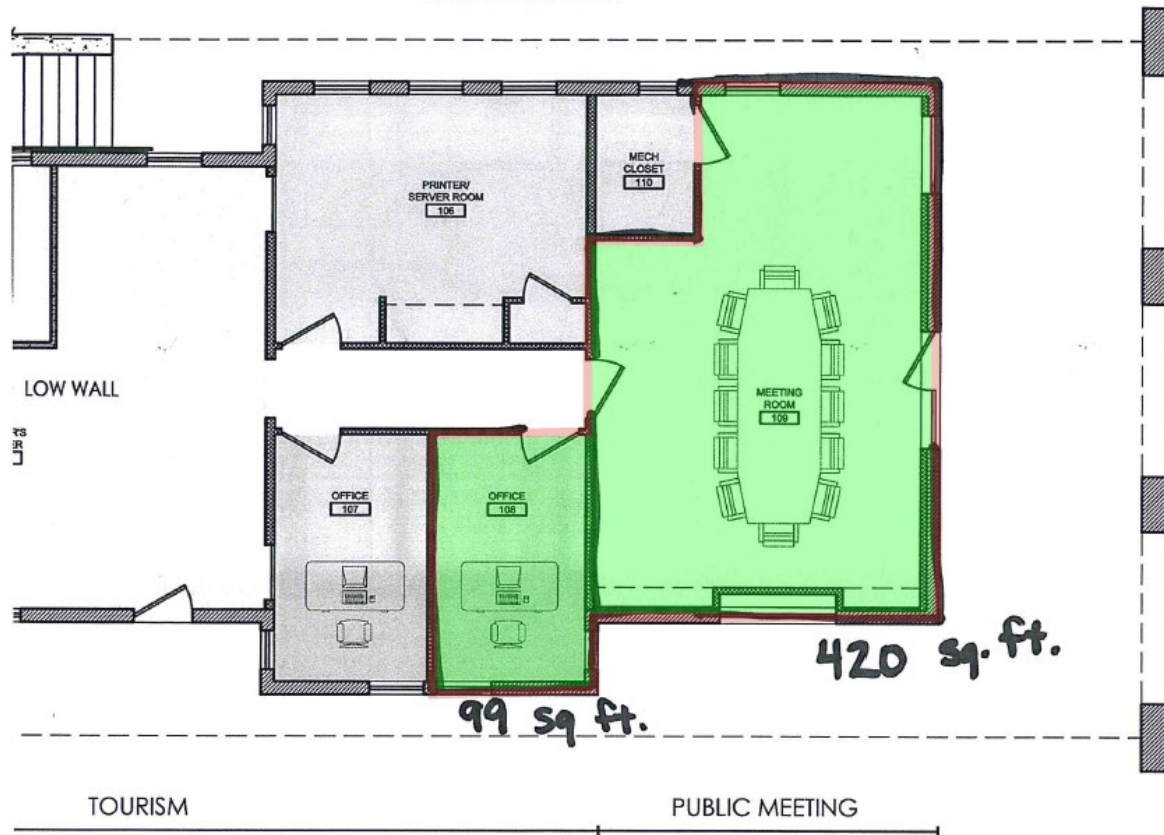
-Dustin Webb

Dustin Webb

Regional Director
Division of State Parks, Northern Region
Missouri Department of Natural Resources
660-258-4954

Exhibit C

Sublease in Green



BILL NO: 2025-015

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE FINAL SITE PLAN FOR 98 INVESTMENTS LLC, LOCATED AT 17120 JACKSON ROAD BOONVILLE, COOPER COUNTY, MISSOURI; PROVIDING AN EFFECTIVE DATE THEREFORE AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, 98 Investments LLC is proposing to build a commercial building at 17120 Jackson Road; and

WHEREAS, The owners of 98 Investments LLC have submitted a voluntary annexation request to the City of Boonville, on April 28th, 2025; and

WHEREAS, City staff met and communicated with 98 Investments LLC to discuss the proposed development plan; and

WHEREAS, The final site plan was considered at the Planning and Zoning Commission meeting on July 8, 2025. The plans include **Exhibit A**, herein incorporated, and attached hereto this ordinance. The Commission has recommended their approval, contingent upon final staff review, by the Council. Said site plans, **Exhibit A**, 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 site plan as shown and indicated in **Exhibit A**, attached hereto, and made a part hereof, located at 17120 Jackson Road 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 21st DAY OF JULY, 2025

READ FOR THE SECOND TIME AND PASSED THIS 4TH DAY OF AUGUST, 2025, 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 4TH DAY OF AUGUST, 2025

Ned Beach, Mayor

ATTEST:

Amber Davis, City Clerk



Layout Page Table			
Label	Title	Description	Comments
P-1	Project Overview		
E-1	Elevations		
A-1	Floor Plan		

Brady Building Project

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS,STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

Client Information

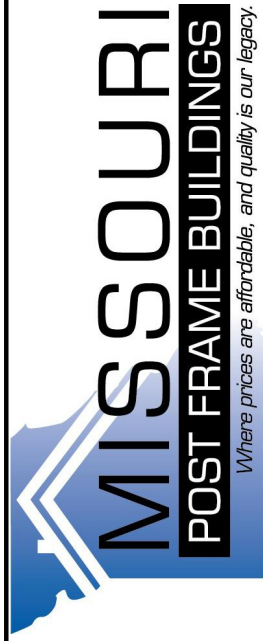
Eric Brady
1-573-999-9279

Page Description

Project Overview

Designer Information

Leon H Zimmerman
1-573-789-0286
leonatmissouribuildings@gmail.com



DATE:

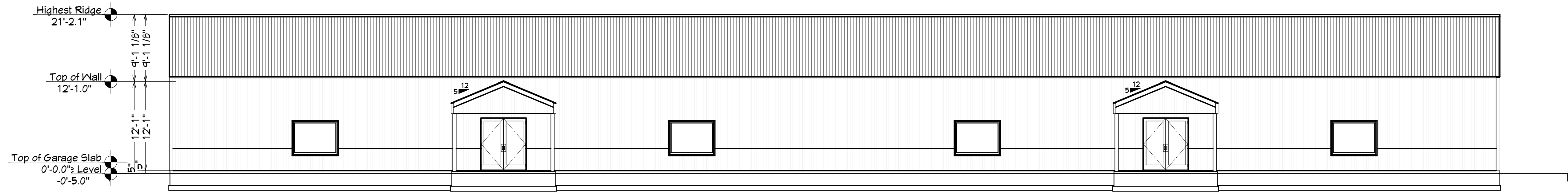
6/12/2025

SCALE:

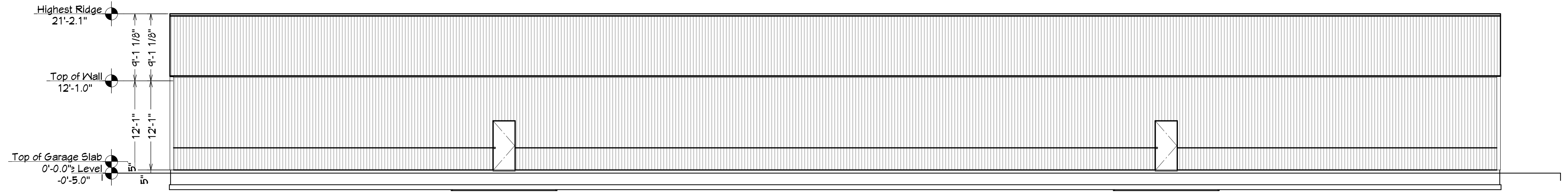
1/8" = 1'

SHEET:

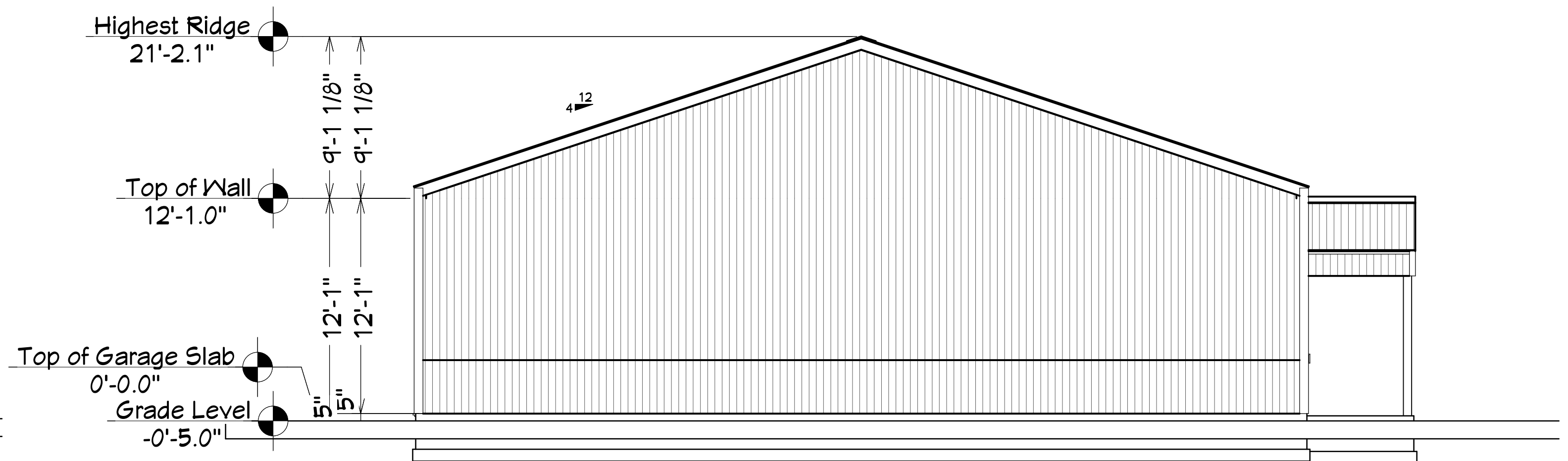
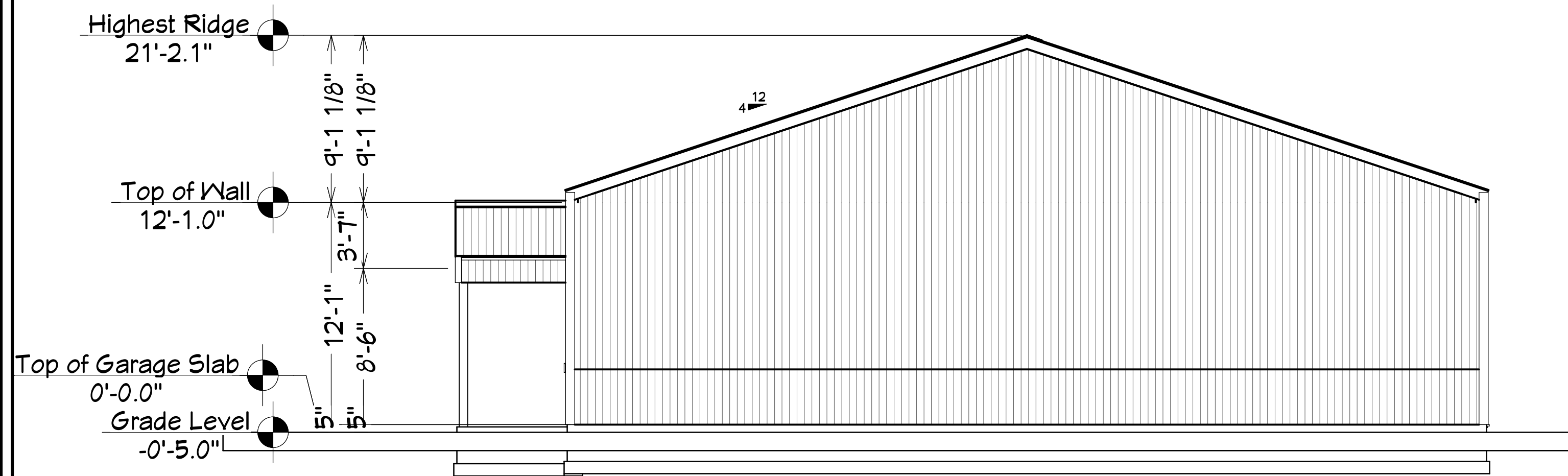
P-1



1/8" = 1'



1/8" = 1'



3/16" = 1'

Client Information
Eric Brady
1-573-999-9279

Page Description
Elevations

Designer Information
Leon H Zimmerman
1-573-789-0286
leonatmissouribuildings@gmail.com

MISSOURI
POST FRAME BUILDINGS
Where prices are affordable, and quality is our legacy.

DATE:

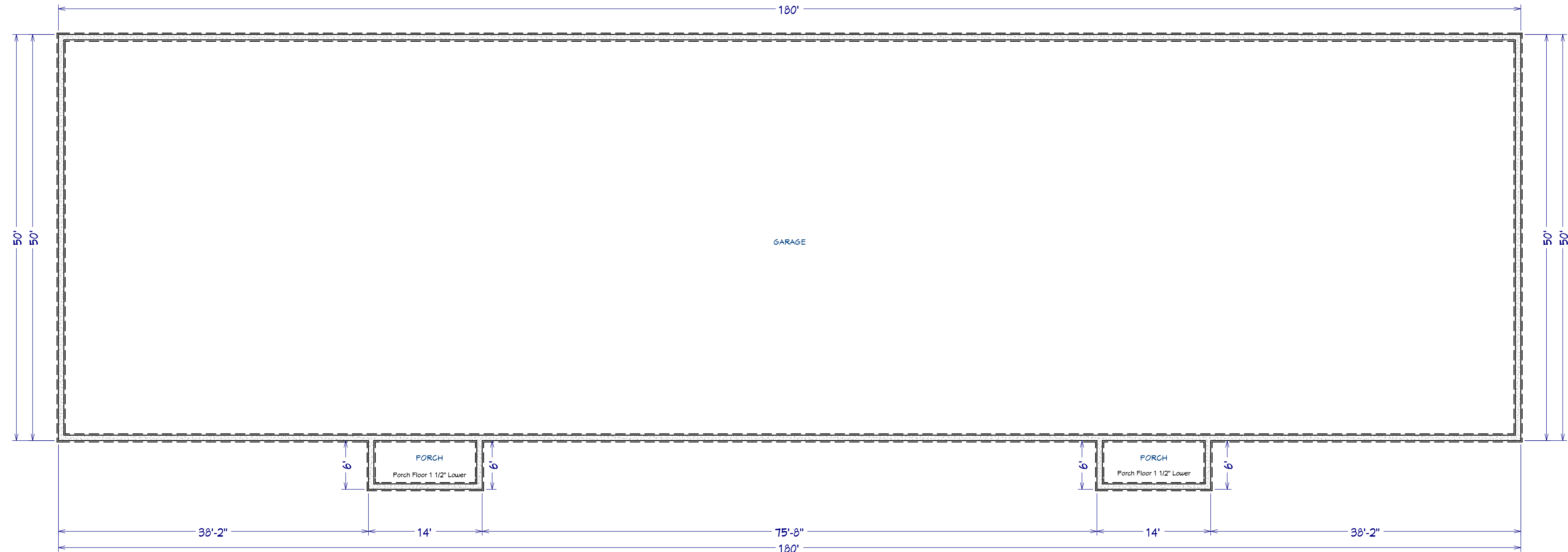
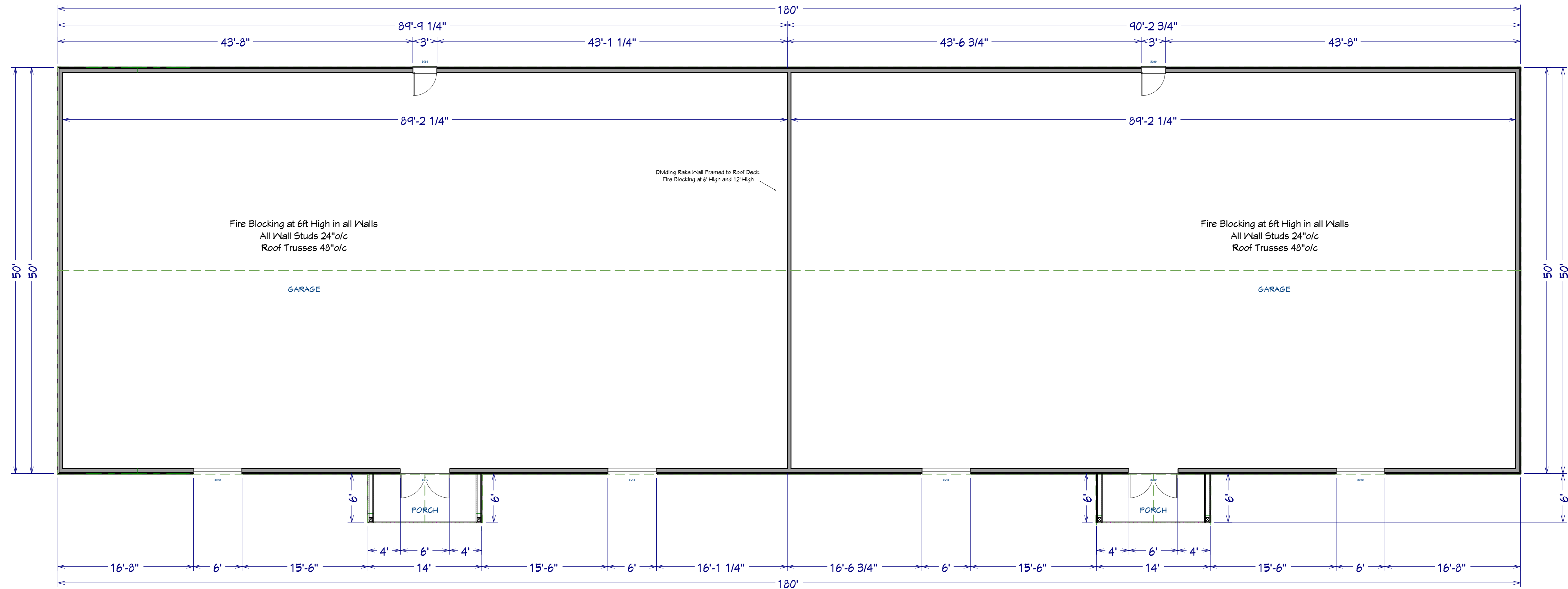
6/12/2025

SCALE:

1/8" = 1'

SHEET:

E-1



Client Information
Eric Brady
1-573-999-9279

Page Description
Floor Plan

Designer Information
Leon H Zimmerman
1-573-789-0286
leonatmissouribuildings@gmail.com



DATE:

6/12/2025

SCALE:

1/8" = 1'

SHEET:

A-1

BILL NO: 2025-016

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE PRELIMINARY SITE PLAN FOR BALLPARKS CENTRAL, LOCATED AT JACKSON ROAD BOONVILLE, COOPER COUNTY, MISSOURI; PROVIDING AN EFFECTIVE DATE THEREFORE AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, Ballparks Central is proposing to build a softball/baseball complex on Jackson Road; and

WHEREAS, The owners have submitted a voluntary annexation request to the City of Boonville, on April 28th, 2025; and

WHEREAS, City staff met and communicated with Ballparks Central to discuss the proposed development plan; and

WHEREAS, The preliminary plan was considered at the Planning and Zoning Commission meeting on July 8, 2025. The plans include **Exhibit A**, herein incorporated, and attached hereto this ordinance. The Commission has recommended their approval by the Council. Said site plans, **Exhibit A**, 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 preliminary plan as shown and indicated in **Exhibit A**, attached hereto, and made a part hereof, located at Jackson Road 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 21ST DAY OF JULY, 2025

READ FOR THE SECOND TIME AND PASSED THIS 4TH DAY OF AUGUST, 2025, 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 4TH DAY OF AUGUST, 2025

Ned Beach, Mayor

ATTEST:

Amber Davis, City Clerk



4240 Philips Farm Road, Suite 101
Columbia, MO 65201
573.397.5476
weareown.com

FORMERLY ANDERSON ENGINEERING

A licensed Missouri
Engineering Corporation
COA# 00062

BALLPARK CENTRAL

JACKSON ROAD
BOONVILLE, MO

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 25CO10006

DRAWN BY: CVM

CHECK BY: TPW

ISSUED DATE: 06/17/2025

FIELD BOOK:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY:

LICENSE NO:

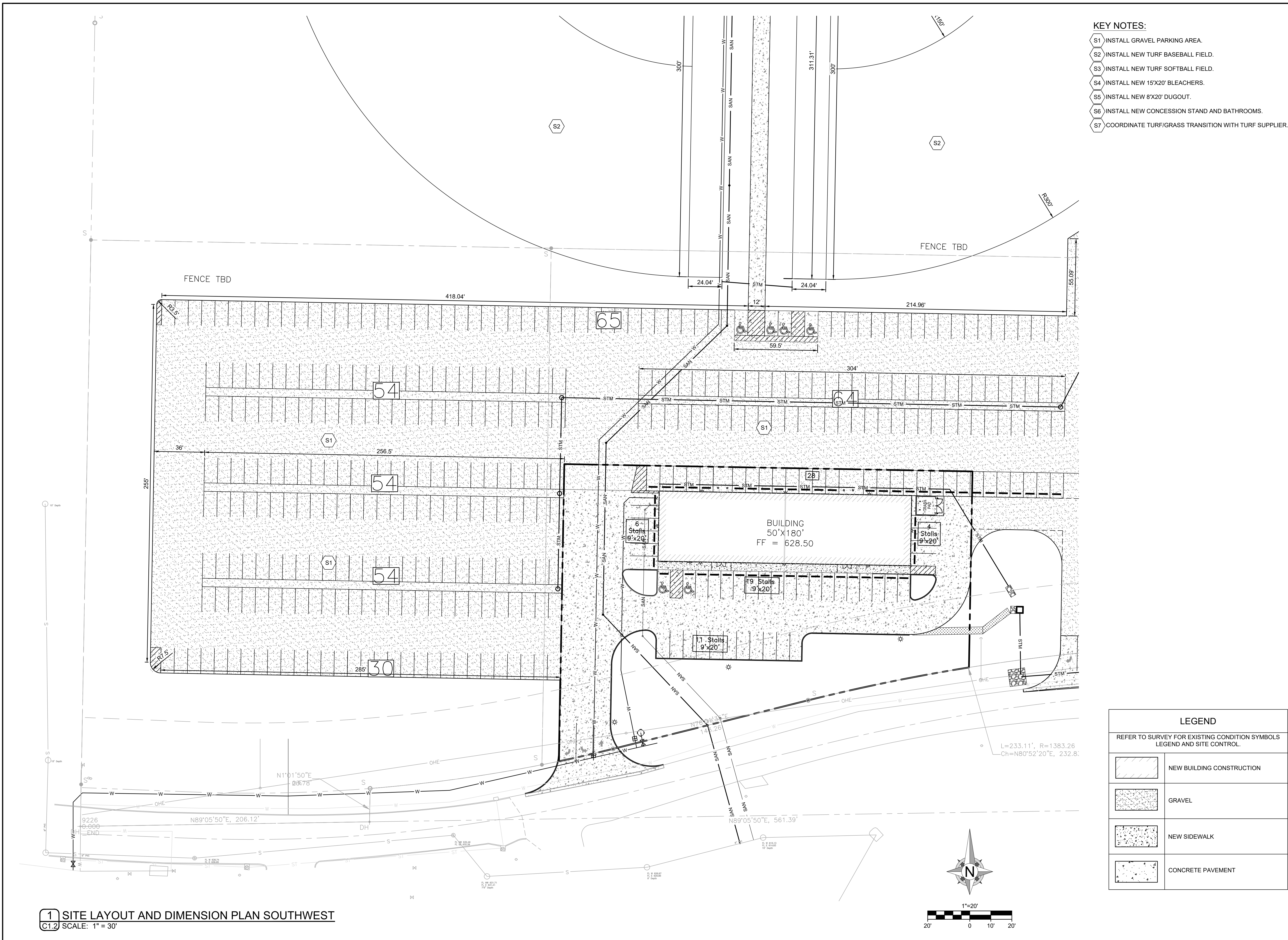
SHEET TITLE

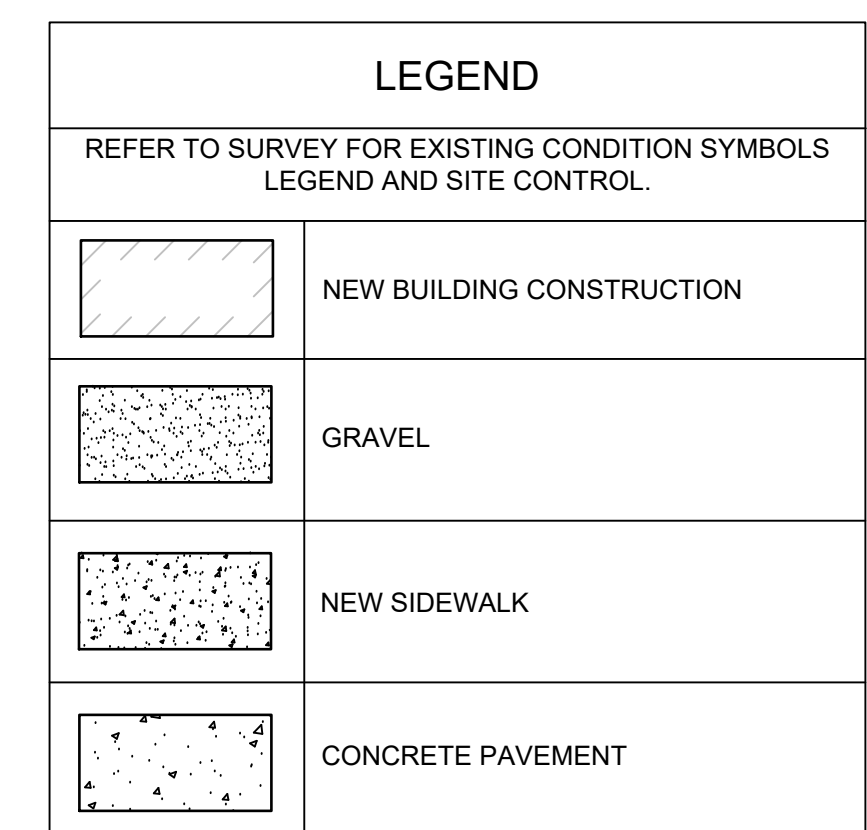
SITE LAYOUT & DIMENSION SOUTHWEST

SHEET NUMBER

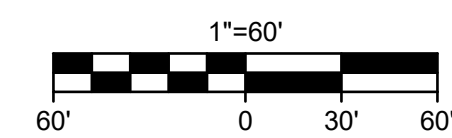
C1.2

02 OF 16





SHEET NUMBER
C1.4
03 OF 16

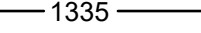
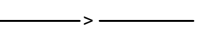


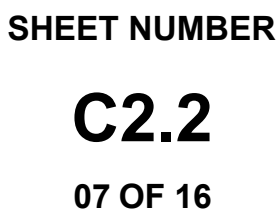
SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES
MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES,
SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS
PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR
SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.





G7	LOCATION OF 10'x10' CONCRETE WASHOUT AREA. REFER TO DETAIL 3/C4.O.
G8	INSTALL 267 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G9	INSTALL 44 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G10	INSTALL 60 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G11	INSTALL 48 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G12	INSTALL 118 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G13	INSTALL 44 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G14	INSTALL 83 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G15	INSTALL 97 LF OF 18"Ø PIPE. REFER TO PIPE NOTES.
G16	INSTALL 97 LF OF 18"Ø PIPE. REFER TO PIPE NOTES.
G17	INSTALL 284 LF OF 24"Ø PIPE. REFER TO PIPE NOTES.
G18	INSTALL 30 LF OF 24"Ø PIPE. REFER TO PIPE NOTES.
G19	INSTALL 50 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G20	INSTALL 50 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G21	INSTALL 50 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G22	INSTALL 387 LF OF 18"Ø PIPE. REFER TO PIPE NOTES.
G23	INSTALL 944 LF OF 24"Ø PIPE. REFER TO PIPE NOTES.

LEGEND	
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.	
	EXISTING GRADE LINES
	PROPOSED NEW GRADE LINES
	NEW BUILDING CONSTRUCTION
	DRAINAGE SWALE
	NEW SPOT ELEVATIONS
	LIST GRADE SIDEWALK TOP OF WALL BOTTOM OF WALL TOP OF CURB TOP OF PAVEMENT NEW GRADE CONCRETE EXISTING TOP OF CURB EXISTING GRADE EXISTING PAVEMENT EXISTING SIDEWALK LADOT PAVEMENT (+3.5") FLOW LINE TOP OF BERM ABBREVIATION NONE SW TW BW TC PVT GD CONC ETC EGD EPVT ESW NPVT FL TOP







G7 LOCATION OF 10'x10' CONCRETE WASHOUT AREA. REFER TO
DETAIL 3/C4.0.

G8 INSTALL 267 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.

G9 INSTALL 44 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.

G10 INSTALL 60 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.

G11 INSTALL 48 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.

G12 INSTALL 118 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.

G13 INSTALL 44 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.

G14 INSTALL 83 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.

G15 INSTALL 97 LF OF 18"Ø PIPE. REFER TO PIPE NOTES.

G16 INSTALL 97 LF OF 18"Ø PIPE. REFER TO PIPE NOTES.

G17 INSTALL 284 LF OF 24"Ø PIPE. REFER TO PIPE NOTES.

G18 INSTALL 30 LF OF 24"Ø PIPE. REFER TO PIPE NOTES.

G19 INSTALL 50 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.

G20 INSTALL 50 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.

G21 INSTALL 50 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.

G22 INSTALL 387 LF OF 18"Ø PIPE. REFER TO PIPE NOTES.

G23 INSTALL 944 LF OF 24"Ø PIPE. REFER TO PIPE NOTES.

[illegible]

DRAWING INFORMATION

PROJECT NO: 25CO10006

DRAWN BY: CVM

CHECK BY: TPW

ISSUED DATE: 06/17/2025

FIELD BOOK:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY:
LICENSE NO:

SHEET TITLE

**GRADING &
ESC PLAN
NORTHWEST**

SHEET NUMBER
C2.4
09 OF 16

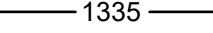
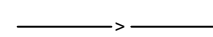
The logo features a stylized graphic of two upward-pointing chevrons, one light blue and one dark blue, stacked vertically. Below this is the word "OWN" in a large, bold, black sans-serif font. Underneath "OWN" is the tagline "Engineering beyond.™" in a smaller, italicized, black sans-serif font.

OWN
Engineering beyond.™

4240 Phillips Farm Road, Suite 101
Columbia, MO 65201
573.397.5476
weareown.com

FORMERLY ANDERSON ENGINEERING

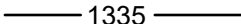
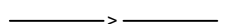
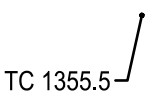
A licensed Missouri
Engineering Corporation
COA# 00062

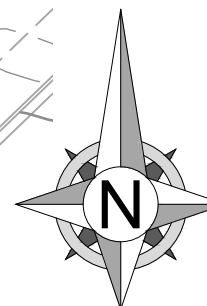
LEGEND		
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.		
	EXISTING GRADE LINES	
	PROPOSED NEW GRADE LINES	
	NEW BUILDING CONSTRUCTION	
	DRAINAGE SWALE	
	NEW SPOT ELEVATIONS LIST GRADE SIDEWALK TOP OF WALL BOTTOM OF WALL TOP OF CURB TOP OF PAVEMENT NEW GRADE CONCRETE EXISTING TOP OF CURB EXISTING GRADE EXISTING PAVEMENT EXISTING SIDEWALK LADOT PAVEMENT (+3.5") FLOW LINE TOP OF BERM	<u>ABBREVIATION</u> NONE SW TW BW TC PVT GD CONC ETC EGD EPVT ESW NPVT FL TOP



C2.5 SCALE: 1" = 30'

G7	LOCATION OF 10'x10' CONCRETE WASHOUT AREA. REFER TO DETAIL 3/C4.0.
G8	INSTALL 267 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G9	INSTALL 44 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G10	INSTALL 60 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G11	INSTALL 48 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G12	INSTALL 118 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G13	INSTALL 44 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G14	INSTALL 83 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G15	INSTALL 97 LF OF 18"Ø PIPE. REFER TO PIPE NOTES.
G16	INSTALL 97 LF OF 18"Ø PIPE. REFER TO PIPE NOTES.
G17	INSTALL 284 LF OF 24"Ø PIPE. REFER TO PIPE NOTES.
G18	INSTALL 30 LF OF 24"Ø PIPE. REFER TO PIPE NOTES.
G19	INSTALL 50 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G20	INSTALL 50 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G21	INSTALL 50 LF OF 12"Ø PIPE. REFER TO PIPE NOTES.
G22	INSTALL 387 LF OF 18"Ø PIPE. REFER TO PIPE NOTES.
G23	INSTALL 944 LF OF 24"Ø PIPE. REFER TO PIPE NOTES.

LEGEND		
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.		
	EXISTING GRADE LINES	
	PROPOSED NEW GRADE LINES	
	NEW BUILDING CONSTRUCTION	
	DRAINAGE SWALE	
	NEW SPOT ELEVATIONS	
	<u>LIST</u>	<u>ABBREVIATION</u>
	GRADE	NONE
	SIDEWALK	SW
	TOP OF WALL	TW
	BOTTOM OF WALL	BW
	TOP OF CURB	TC
	TOP OF PAVEMENT	PVT
	NEW GRADE	GD
	CONCRETE	CONC
	EXISTING TOP OF CURB	ETC
	EXISTING GRADE	EGD
	EXISTING PAVEMENT	EPVT
	EXISTING SIDEWALK	ESW
	LADOT PAVEMENT (+3.5")	NPVT
	FLOW LINE	FL
	TOP OF BERM	TOP

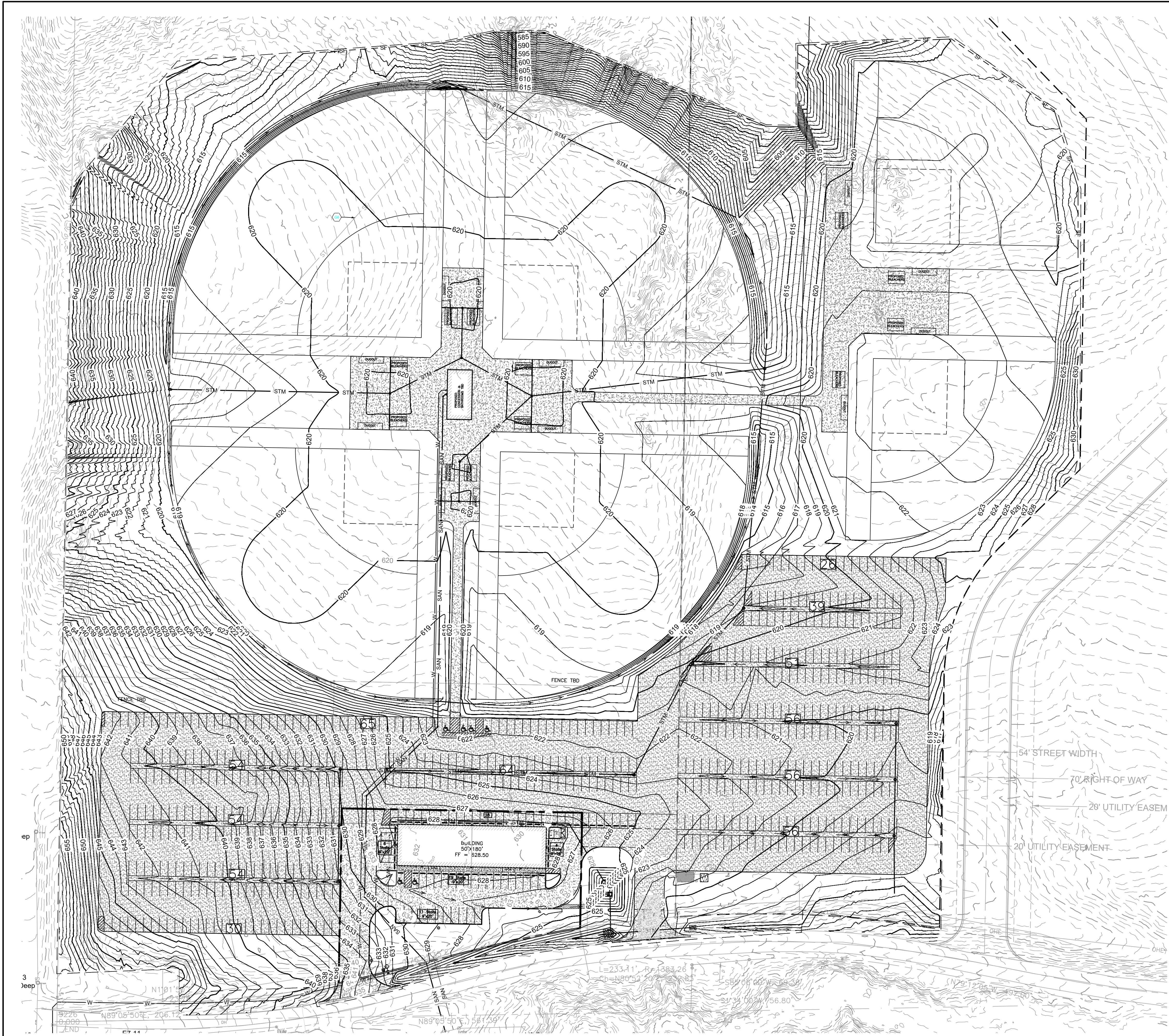
[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

LICENSE NO:

GRADING & ESC PLAN NORTHEAST

10 OF 16



CONTRACTOR CAUTION!!
VERIFY SEWER LINE ELEVATION
BEFORE STARTING ANY BUILDING PAD GRADING AND PLUMBING WORK THE CONTRACTOR SHALL FIELD VERIFY LOCATION, MATERIAL, CONDITION, ACCESSIBILITY (INCLUDING STATE HIGHWAY OR OTHER RIGHTS-OF-WAY) AND WORKABLE FLOW LINE ELEVATION OF THE EXISTING SANITARY SEWER SERVICE LINE OR MAIN.

IF A WORKABLE FLOW LINE HAS NOT BEEN ESTABLISHED AT THE TIME OF FINAL SANITARY SEWER SERVICE CONNECTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES ASSOCIATED WITH THE INSTALLATION OF A NEW GRINDER PUMP SYSTEM TO MEET OWNER AND LOCAL REQUIREMENTS.

- EXISTING CONDITIONS NOTES:**
1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
 2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
 3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
 4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
 5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

- UTILITY GENERAL NOTES:**
1. WATER LINES SHALL HAVE A MIN. 10 FEET HORIZONTAL CLEARANCE AND 18 INCHES VERTICAL CLEARANCE (MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE) FROM ALL SANITARY AND STORM SEWER LINES.
 2. WATER LINES SHALL HAVE A MINIMUM OF 42 INCHES OF COVER, UNLESS OTHERWISE NOTED, MEASURED FROM THE TOP OF FINISHED GROUND TO THE TOP OF PIPE.
 3. THERE SHALL BE A MINIMUM OF 18 INCHES CLEARANCE MEASURED FROM THE BOTTOM OF ANY STORMWATER PIPE TO THE TOP OF WATER LINES AT ALL CROSSING.
 4. AT WATER AND SANITARY SEWER CROSSINGS, THE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
 5. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 6. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND /OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
 7. NOTICE TO CONTRACTOR-PRIOR TO INSTALLATION OF WATER LINE, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND OWN OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
 8. COORDINATE ALL CONSTRUCTION WITH **BOONVILLE**. ALL SANITARY SEWER AND WATER LINE CONSTRUCTION MUST COMPLY WITH **BOONVILLE** STANDARDS.
 9. CONTRACTOR TO PROVIDE SANITARY SEWER CLEANOUTS EVERY 50' TO ALLOW ACCESS FOR CLEANING.
 10. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.

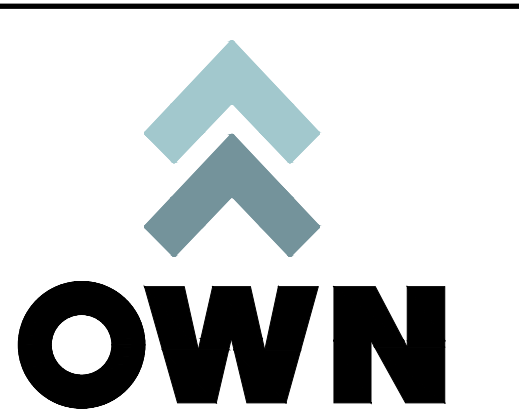
- UTILITY NOTES:**
1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
 2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
 3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
 4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
 5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

SPECIAL NOTE:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SPECIAL NOTE:
PRIOR TO BEGINNING ANY SITE WORK & ORDERING OF MATERIALS, CONTRACTOR SHALL FIELD VERIFY ALL UTILITY & DRAINAGE CONNECTIONS TO EXISTING SYSTEMS BY POT HOLING AND SHALL NOTIFY ENGINEER OF NEEDED CHANGES. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ALL REVISION COSTS AND DELAYS.

SPECIAL NOTE:
ANY BELOW-GRADE UTILITIES ENTERING THE BUILDING SHOULD HAVE CLAY STOPS PLACED AROUND THE UTILITY TO REDUCE WATER IN THE UTILITY TRENCH BACKFILL FROM ENTERING BELOW THE FOOTING AND/OR SLAB CAUSING SWELLING.

SPECIAL NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANIES.


OWN
Engineering beyond.™
4240 Philips Farm Road, Suite 101
Columbia, MO 65201
573.397.5476
wearown.com
FORMERLY ANDERSON ENGINEERING

BALLPARK CENTRAL

JACKSON ROAD
BOONVILLE, MO

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION
PROJECT NO: 25CO10006
DRAWN BY: CVM
CHECK BY: TPW
ISSUED DATE: 06/17/2025
FIELD BOOK:
PRELIMINARY
NOT FOR CONSTRUCTION
ISSUED BY:
LICENSE NO: _____

SHEET TITLE
OVERALL
UTILITY PLAN

SHEET NUMBER
C3.1
11 OF 16



FORMERLY ANDERSON ENGINEERING

BALLPARK CENTRAL

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 25CO10006

DRAWN BY: CVM

CHECK BY: TPW

ISSUED DATE: 06/17/2025

FIELD BOOK:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY:

LICENSE NO:

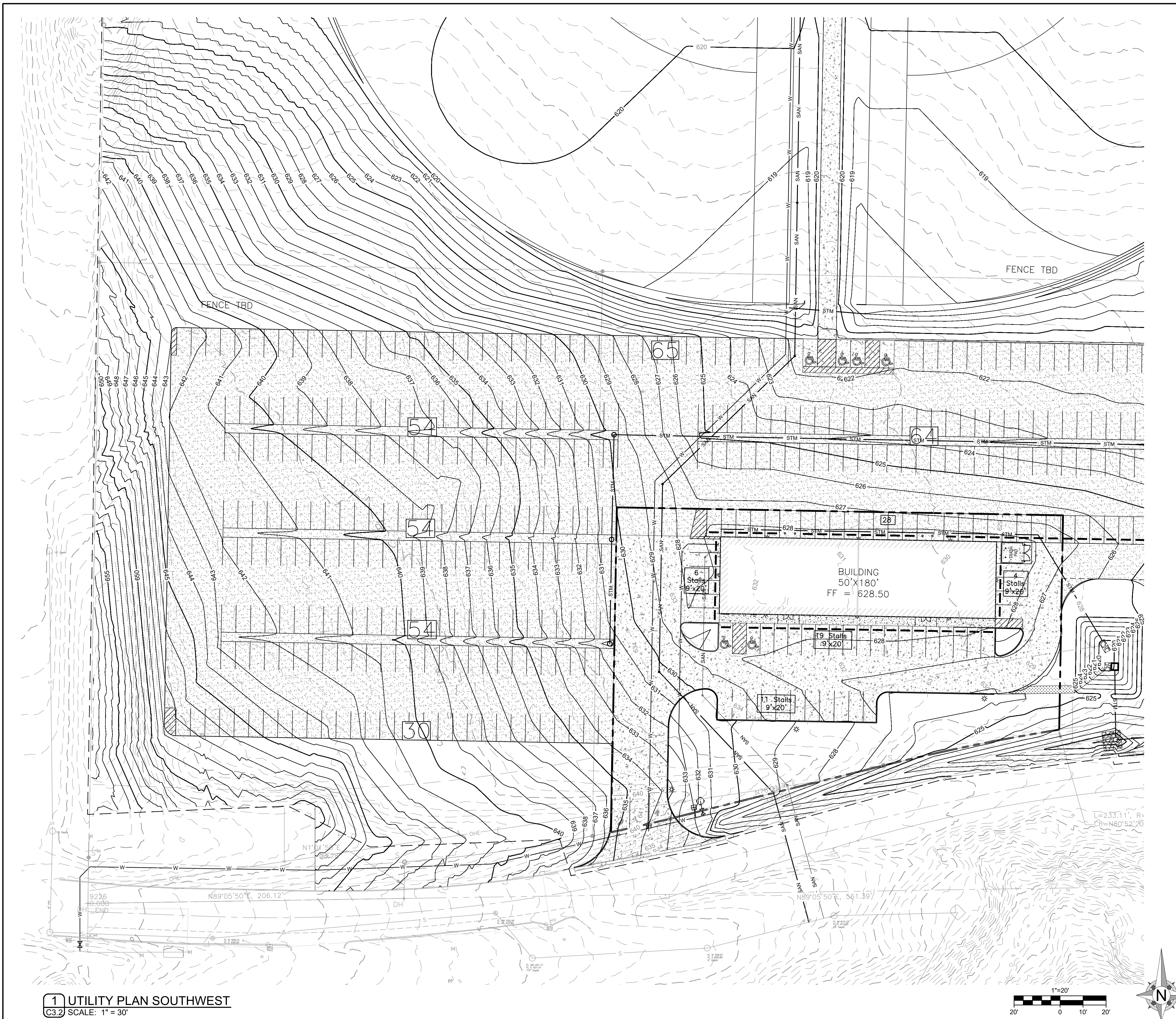
SHEET TITLE

UTILITY PLAN SOUTHWEST

SHEET NUMBER

C3.2

12 OF 16



NEW UTILITIES SYMBOLS	
(SYMBOLS APPLY ONLY WHEN USED ON DRAWINGS)	
——— W ———	WATER SERVICE
——— SAN ———	SANITARY SEWER SERVICE
——— UGE ———	U/G ELECTRIC
—— — — UGT ———	U/G PHONE
——— GAS ———	U/G GAS SERVICE
——— OHE ———	OVERHEAD ELECTRIC
—— — — OHT ———	OVERHEAD PHONE
——— FO ———	FIBER OPTIC CABLE



FORMERLY ANDERSON ENGINEERING

BALLPARK CENTRAL

REVISIONS

DRAWING INFORMATION

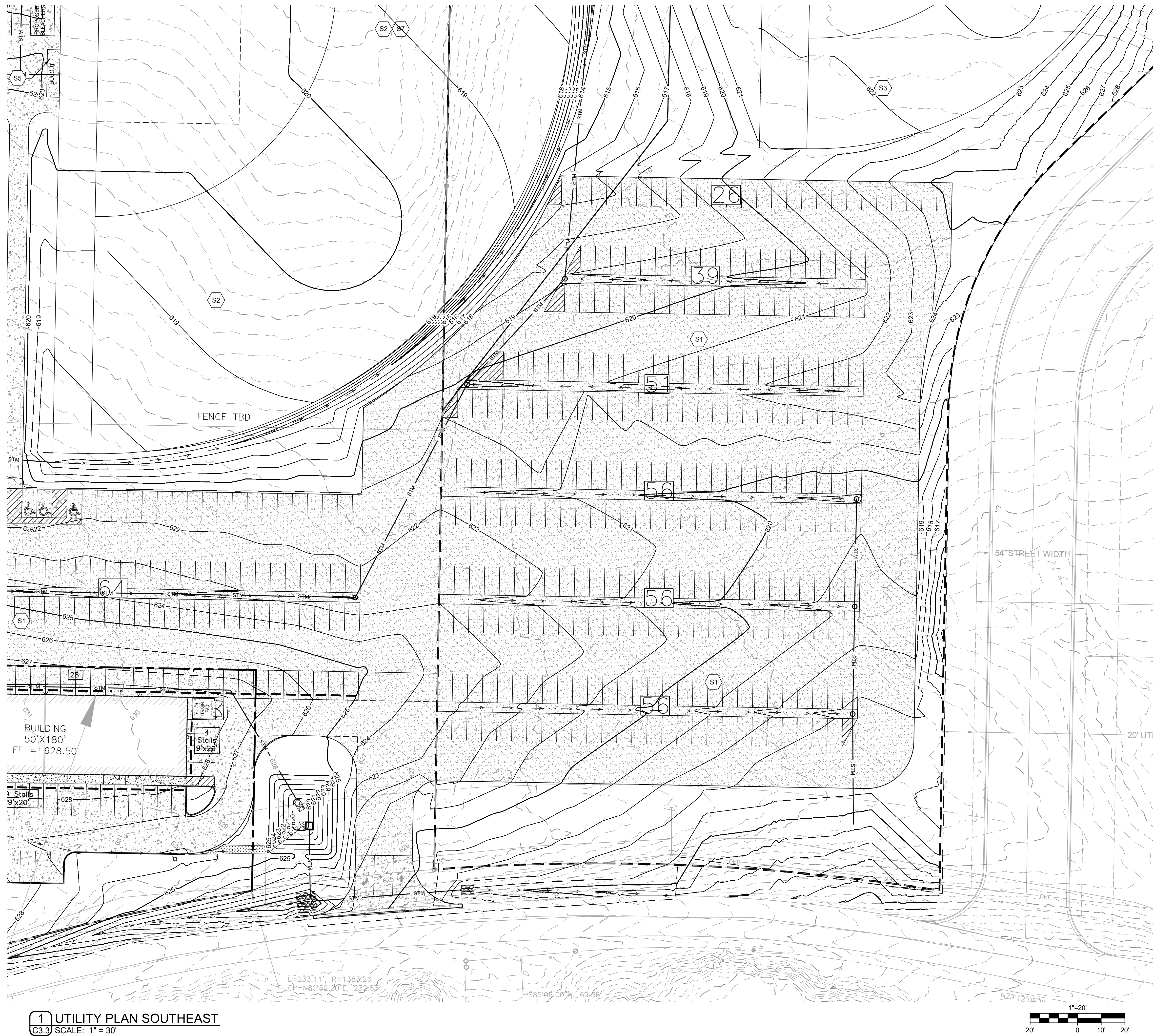
PRELIMINARY
NOT FOR CONSTRUCTION

LICENSE NO

UTILITY PLAN SOUTHEAST

C3.3

13 OF 16



NEW UTILITIES SYMBOLS	
(SYMBOLS APPLY ONLY WHEN USED ON DRAWINGS)	
——— W ———	WATER SERVICE
——— SAN ———	SANITARY SEWER SERVICE
——— UGE ———	U/G ELECTRIC
—— — — UGT ———	U/G PHONE
——— GAS ———	U/G GAS SERVICE
——— OHE ———	OVERHEAD ELECTRIC
—— — — OHT ———	OVERHEAD PHONE
——— FO ———	FIBER OPTIC CABLE



FORMERLY ANDERSON ENGINEERING

BALLPARK CENTRAL

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 25CO10006

DRAWN BY: CVM

CHECK BY: TPV

ISSUED DATE: 06/17/2025

FIELD BOOK

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY

LICENSE NO

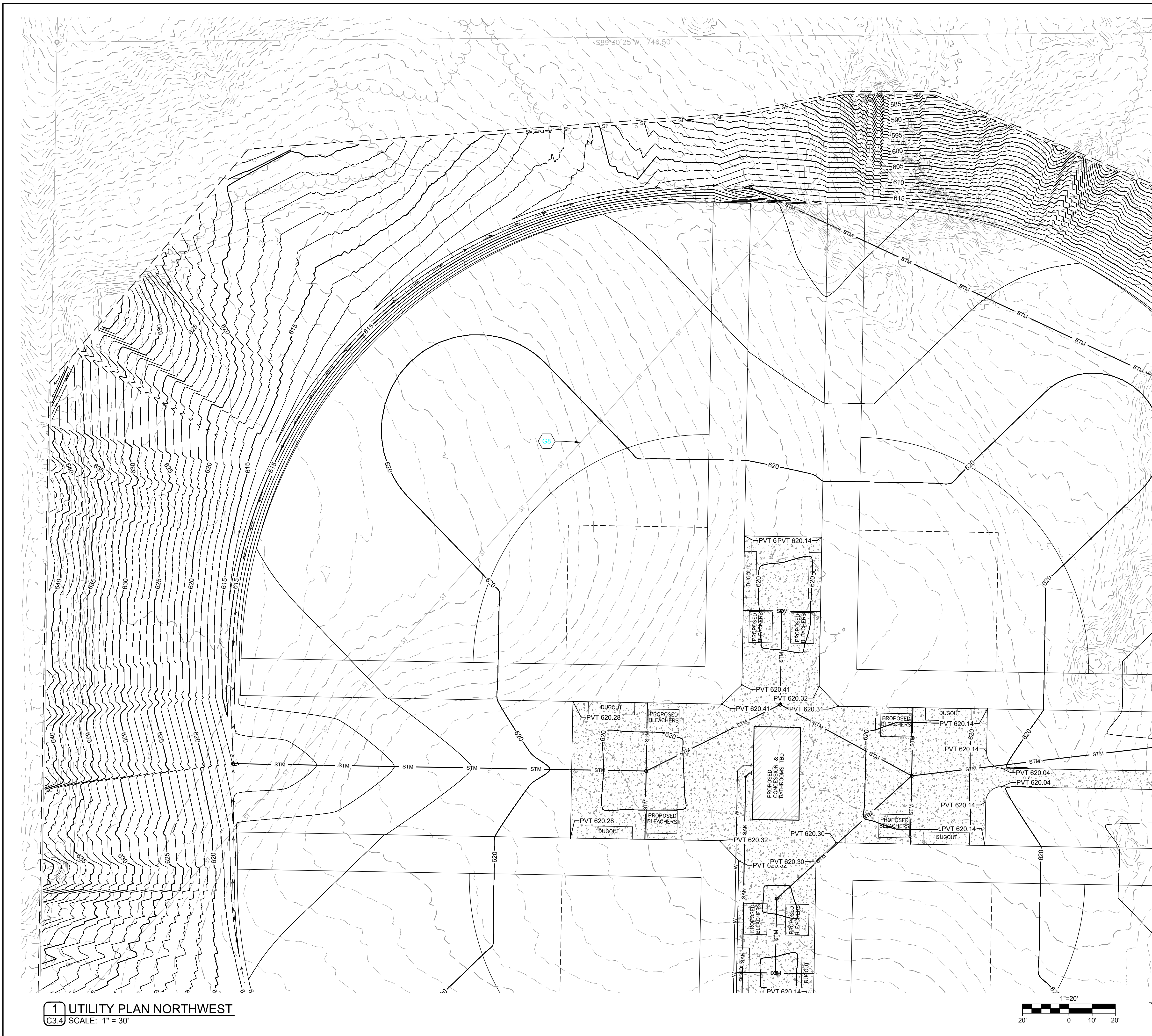
SHEET TITLE

UTILITY PLAN NORTHWEST

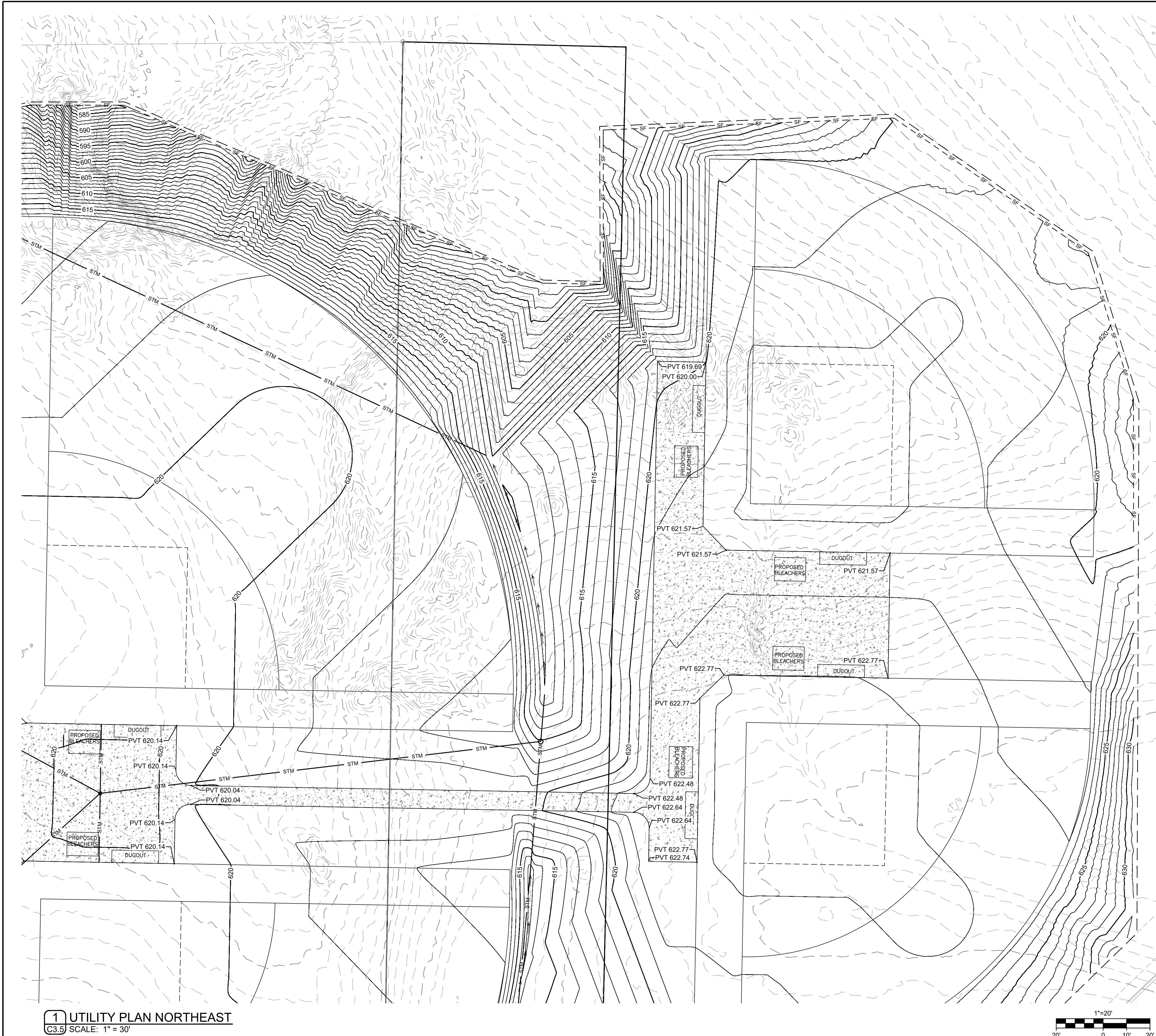
SHEET NUMBER

C3.4

14 OF 16



NEW UTILITIES SYMBOLS	
(SYMBOLS APPLY ONLY WHEN USED ON DRAWINGS)	
———— W ————	WATER SERVICE
———— SAN ————	SANITARY SEWER SERVICE
———— UGE ————	U/G ELECTRIC
— — — UGT — — —	U/G PHONE
———— GAS ————	U/G GAS SERVICE
———— OHE ————	OVERHEAD ELECTRIC
— — — OHT — — —	OVERHEAD PHONE
———— FO ————	FIBER OPTIC CABLE



1 UTILITY PLAN NORTHEAST
C3.5 SCALE: 1" = 30'

NEW UTILITIES SYMBOLS	
(SYMBOLS APPLY ONLY WHEN USED ON DRAWINGS)	
— W —	WATER SERVICE
— SAN —	SANITARY SEWER SERVICE
— UGE —	U/G ELECTRIC
— UGT —	U/G PHONE
— GAS —	U/G GAS SERVICE
— OHE —	OVERHEAD ELECTRIC
— OHT —	OVERHEAD PHONE
— FO —	FIBER OPTIC CABLE



Engineering beyond.™

4240 Philips Farm Road, Suite 101
Columbia, MO 65201
573.397.5476
weareown.com

FORMERLY ANDERSON ENGINEERING

BALLPARK CENTRAL

JACKSON ROAD
BOONVILLE, MO

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 25CO10006

DRAWN BY: CVM

CHECK BY: TPW

ISSUED DATE: 06/17/2025

FIELD BOOK:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY:

LICENSE NO:

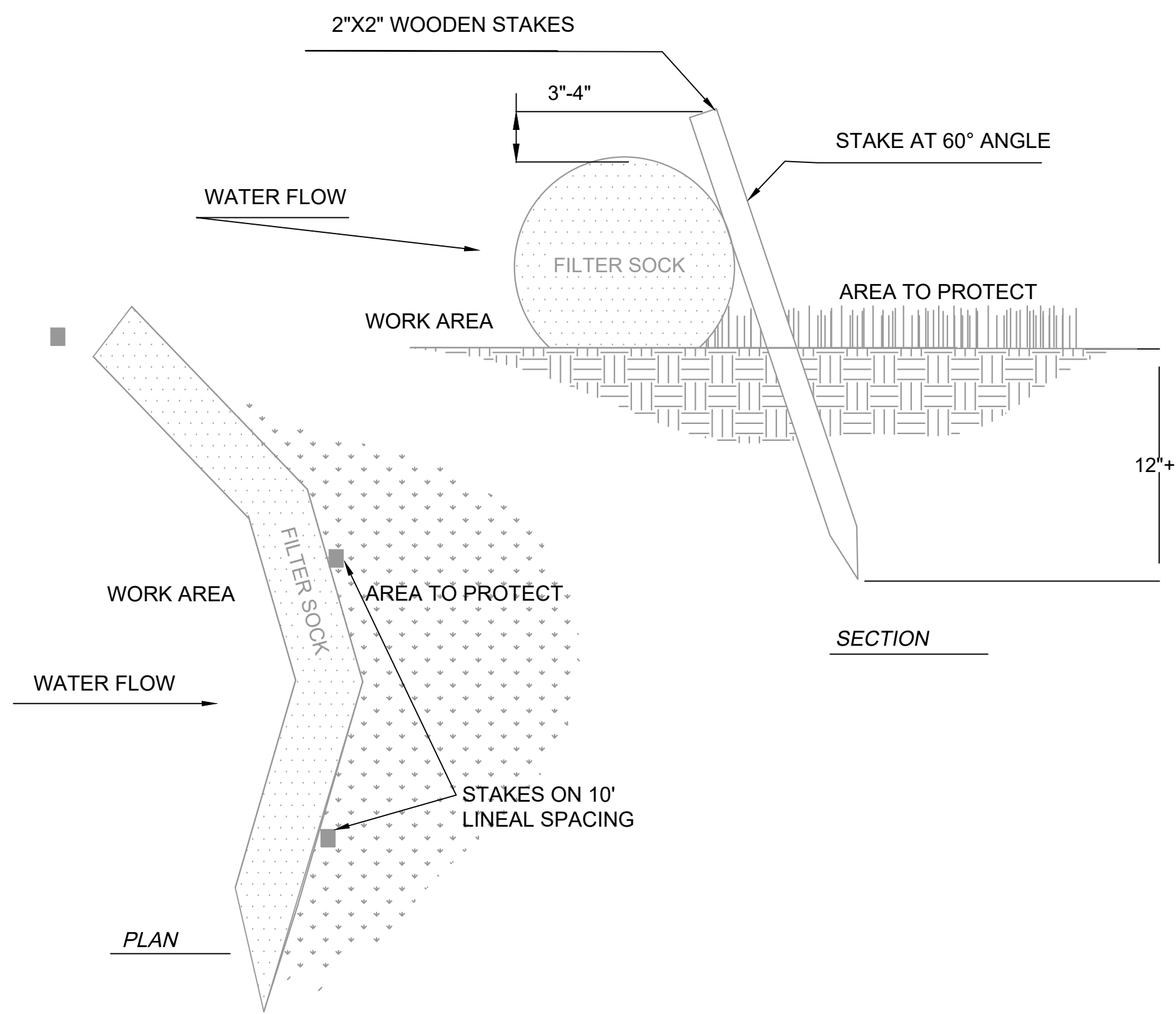
SHEET TITLE

UTLITY PLAN
NORTHEAST

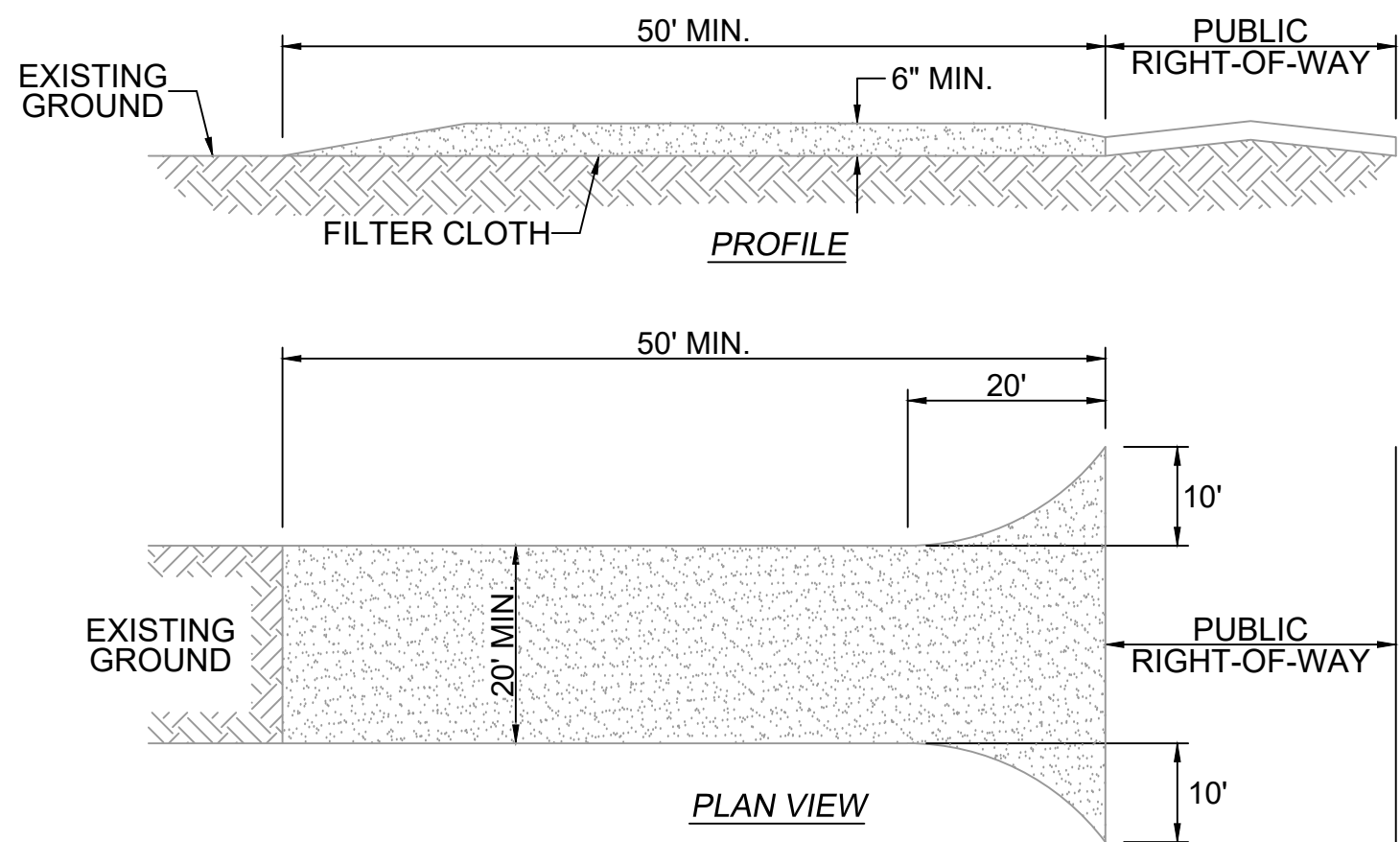
SHEET NUMBER

C3.5

15 OF 16

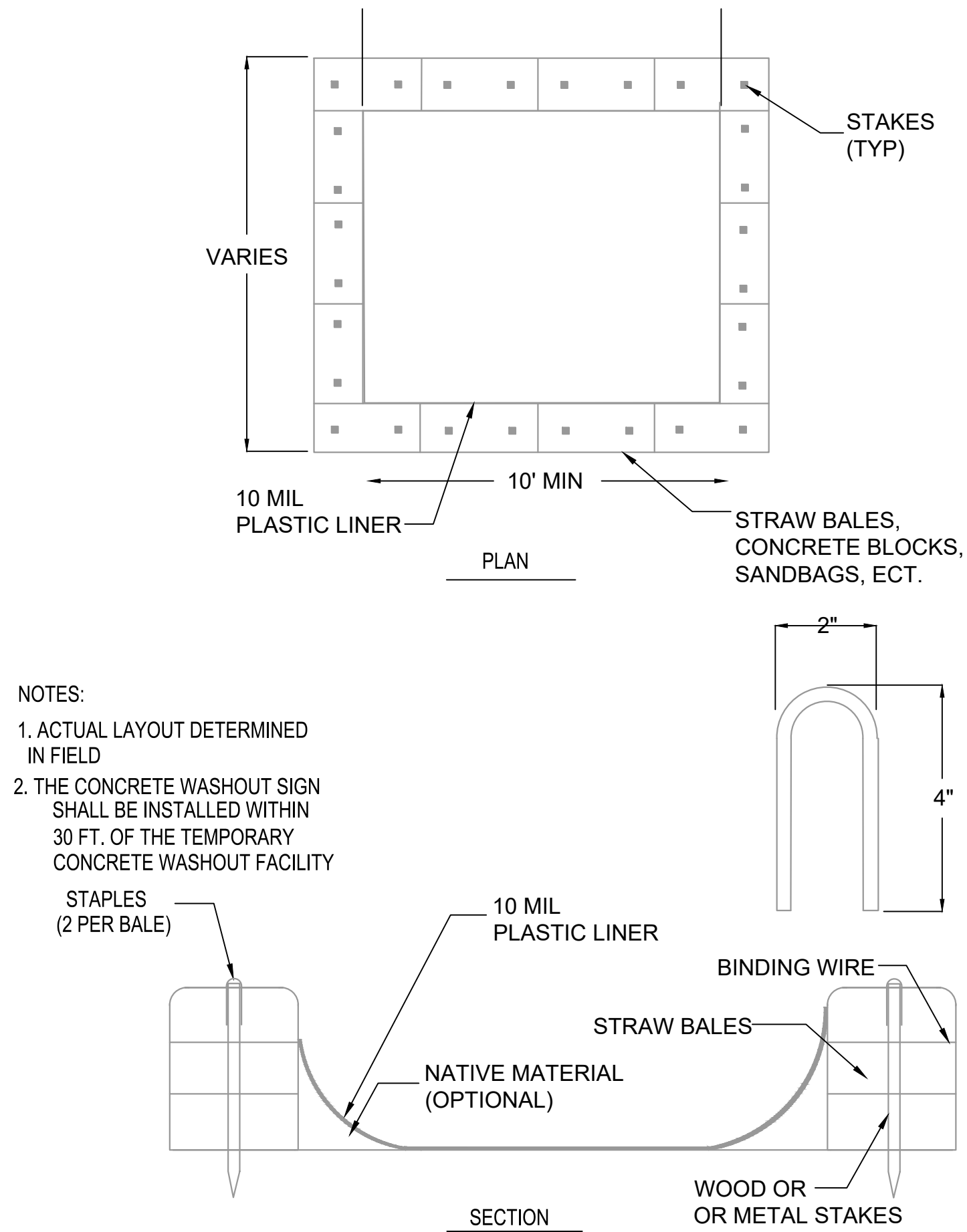


1 12" COMPOST FILTER SOCKS
C4.0 SCALE: N.T.S.



- CONSTRUCTION SPECIFICATIONS:
1. STONE SIZE - USE (2) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN (50) FEET.
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 TEMPORARY CONSTRUCTION ENTRANCE
C4.0 SCALE: N.T.S.



- NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

3 CONCRETE WASHOUT
C4.0 SCALE: N.T.S.



OWN
Engineering beyond.™

4240 Philips Farm Road, Suite 101
Columbia, MO 65201
573.397.5476
weareown.com

FORMERLY ANDERSON ENGINEERING

A licensed Missouri
Engineering Corporation
COA# 00062

BALLPARK CENTRAL

JACKSON ROAD
BOONVILLE, MO

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 25CO10006

DRAWN BY: CVM

CHECK BY: TPW

ISSUED DATE: 06/17/2025

FIELD BOOK:

ISSUED BY:

LICENSE NO:

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET TITLE

DETAILS

SHEET NUMBER

C4.0
16 OF 16



HOUSING AUTHORITY of the City of Boonville

506 Powell Ct. Office: 660-882-7332
Boonville, MO 65233-1521 Fax: 660-882-6811



MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF BOONVILLE, MO HELD ON July 9, 2025

On the 9th of June 2025 at 12:00 P.M. the Housing Authority Commissioners
met at 506 Powell Court, Boonville, MO 65233.

Present: Chairperson, Marilyn Adkins Vice Chair, Betty St. John
Commissioner, Chrissy Stemmons Commissioner, Wayne Jones
Commissioner, Peggy Carney Absent: Susan Meadows
Guest: Charlene Carter

1. Roll Call: Chairperson, Marilyn Adkins asked if there is any pertinent information to discuss before the agenda is placed on the table. There being a quorum present, Chairperson, Marilyn Adkins called the meeting to order, and the following matters were placed on the table for discussion.

2. Meeting Minutes: Consideration was given, and discussion was held on the draft minutes of June 11, 2025. Betty St. John made a motion to approve June 11, 2025, minutes. Peggy Carney second, the Minutes were approved.

3. Bills and Communications: Discussion was held, and consideration was given to the following. The UMB Bank Balance for July 9, 2025, was \$114,663.82. Reports on bills paid in June 2025 were discussed and reviewed. The Bank Reconciliation Statement from May 31, 2025, along with the corresponding Operating Budget Trial Balance, and Board Summary Reports were discussed and reviewed.

4. Report of the Secretary: The PIC Report for June 2025 was at 100% respectively. Project Performance Reports for the month ending June 30, 2025, were reviewed, occupancy was at 98%.

5. Unfinished Business: Small Rural Frozen Rolling Base – Johnson Controls: Discussion was held and consideration given on the Project Development Fee for Exiting the SR-FRB program. Betty St. John made motion to pay a \$10,000 Project Development Fee to Johnson Controls, Inc. for exiting the SR-FRB project and authorized Mr. Rorah to issue the payment to Johnson Controls Inc. as discussed. Marilyn Adkins second, the motion passed.

6. New Business: **a.** The Employee Handbook – Discussion was held on sick leave for part time personnel working 20 hours per week to be provided with 6 – sick days annually, accrued at 4 hours per month. Marilyn Adkins made a motion to provide sick leave to 20 hours per week part-time employees at the rate of 4 hours per month. Peggy Carney second, the motion passed. **b.** HUD Notice 2 CFR 200.305(b) requires a separate interest-bearing checking account for Operating Funds, and it must not be co-mingled with tenant rental payments and capital fund grant monies. Mr. Rorah reported Southern Bank could not sign the HUD Form requesting the interest-bearing account and thus could not open the account. Mr. Rorah reported UMB had already agreed to sign the HUD Form and asked to open the new Operating Fund Account at UMB. Marilyn Adkins made a motion to open the new Operating Fund Account at UMB, Wayne Jones second, the motion passed.

7. Miscellaneous: None

8. Adjournment Wayne Jones made motion to adjourn. Marilyn Adkins' second, meeting adjourned.

CHAIRPERSON: _____ Date _____

SECRETARY: _____ Date _____

**CITY OF BOONVILLE
PLANNING AND ZONING COMMISSION MEETING
MINUTES OF JULY 8, 2025**

VOTING MEMBERS PRESENT

- 1) Clark Greis
- 2) Ernie Ueligger (by phone)
- 3) Sy Harvell
- 4) Brooks Rapp
- 5) Steve Hage

VOTING MEMBERS ABSENT: Josh Snoddy and Ned Beach

STAFF/PRESENTERS/GUESTS

Jeff Ditto
Kate Fjell
Eric Brady
Bobby Laird, OWN Engineering
Derek Forbis
Scotty Vogler

1. CALL TO ORDER: Mr. Hage called the meeting to order at 6:05 p.m. Roll call was taken with five (5) of eight (8) members present constituting a quorum.
2. MINUTES: Mr. Rapp moved, and Mr. Greis seconded a motion that the minutes be approved. Motion passed unanimously.
3. HEARING OF PUBLIC COMMENTS:
None
4. OLD BUSINESS:
None
5. NEW BUSINESS:

a. Preliminary Site Plan for Ballparks Central

Mr. Laird came before the Commission and explained that the project included 4 ball fields, with a future expansion of two more fields, one concession stand. The complex will have sidewalks running throughout. Mr. Laird stated that there will be ditches in the parking lot to collect the stormwater and that the final stormwater detention is still being configured. Mr. Laird stated that they are asking for a variance from the paved parking and landscaping requirements for the complex parking lot for several reasons. First, if landscaping is required it will require a redesign of the stormwater control and make it more difficult to connect and second in the research done of other ballparks in Missouri very few of the parking lots are paved landscaped. Mr. Hage stated that in his experience, ballparks near Kansas City, Mack's Creek and others are neither paved nor landscaped and since the car park is behind the commercial frontage staff feels this variance is a reasonable request. Mr. Laird clarified that

the ADA spots will all be paved and connected to the parking lot to meet requirements. Mr. Hage asked Mr. Vogler if he had any comments. Mr. Vogler stated that he found several issues, however many of them have been addressed or discussed. Mr. Vogler stated that the variance from the landscaping and parking lot paving should be included in the final site plan approval.

Mr. Ueligger Gries and Mr. Brooks seconded a motion to recommend approval of the preliminary site plan. Ayes: Rapp, Greis, Harvell, Ueligger, Hage(5); Nays: None (0); Abstain: None (0)

b. Final Site Plan for 98 Investments Commercial Frontage

Mr. Laird came before the Commission and noted the developers have now paved the entire lot and side portions as requested by staff and Commission during preliminary site plan review. Mr. Vogler stated that he had several minor comments on the final site plan but the plans are being revised and should be received in the next week. Mr. Brady confirmed that the building is a G-rib metal building that will be black and white.

Mr. Hage stated that staff is comfortable moving the site plan forward to Council for approval with a contingency for Mr. Vogler's final review and approval prior.

Mr. Ueligger moved and Mr. Brooks seconded a motion to approve the final plan contingent upon Scott's final review and approval. Ayes: Rapp, Greis, Harvell, Ueligger, Hage(5); Nays: None (0); Abstain: None (0)

6. MISCELLANEOUS:

None

7. ADJOURN

Mr. Greis moved, and Mr. Rapp seconded a motion to adjourn the meeting. The motion passed unanimously. The Meeting adjourned at 6:35 PM

Respectfully submitted,

Kate Fjell, City Administrator

Date: July 21, 2025

To: Mayor and Council

From:

Re: Airport Board - June 5, 2025 (Andrew Cowherd)

City of Boonville
Airport Board Meeting Minutes
June 5, 2025

The Airport Board met on June 5, 2025, at 5:30 p.m. in the Council Chambers located at 525 East Spring Street, Boonville Missouri. The following staff and Council Representative were present: Teresa Studley, Assistant to City Administrator; Brad Wooldridge, City Counselor; John Taylor, Airport Manager; and Andrew Cowherd, Ward 3 Councilman.

NOTICE POSTED: Monday, June 2, 2025, at 3:45 p.m.

ROLL CALL

The following members were present: Ken Brownfield, Bob Irish, Logan Pfeiffer, and Ross Norbury. Kyle Thacher was absent.

GUEST/SPEAKERS

- Ian Wright and Larry Wagner, Engineering Consultants, with Lochner Engineer LLC.

APPROVAL OF MINUTES FROM DECEMBER 5, 2024

The minutes were approved as presented. Mr. Cowherd reminded the committee that we did not meet on March 6, 2025, due to lack of quorum.

UNFINISHED BUSINESS

TAXI LANE RECONSTRUCTION PROJECT UPDATE

Mr. Wagner informed the committee that the project is currently about thirty days behind schedule due to spring weather delays. Mr. Wagner stated that for Phase 1, it was originally planned to extend to thirty days but currently Phase 1 is on day sixty. The contractors are working as hard as they can to not be an inconvenience to the tenants. The contractor is still looking at getting the project completed within the seventy-five allotted construction days. The contractor will work longer days and work during the weekend to get caught up on schedule. Mr. Brownfield inquired about the project start date. Mr. Wagner responded that the project started on April 7, 2025. The project will be completed seventy-five days from April 7. Mr. Cowherd inquired what has been completed. Mr. Wagner replied that the concrete work will be completed on Saturday. The next steps include joint sealant replacement, patching, striping, slurry seal, and asphalt joint sealant. Temporary striping will be used initially; with the permanent striping to follow after thirty days. Mr. Wagner stated that additional work discovered during construction will result in a positive change order, with the City's share remaining at 10% of the cost.

NEW BUSINESS

MASTER PLAN DISCUSSION

Mr. Cowherd directed the committee to page twenty-one of the meeting packet to view the narrative provided by Mr. Wright regarding the Airport's Master Plan. Mr. Wright stated that he submitted the master plan to Ms. Studley to be added to the City of Boonville's website for reference, as it is. Mr. Wright stated that the Master Plan was completed by Lochner in 2010. The Master Plan encompasses an in-depth effort and provides a road map to the future of the airport. The Master Plan is not a "living document". This is just a report layout as a reference for projects that we may want to do in the future. Mr. Wright explained that the "Airport Layout Plan" (herein after ALP) is the "live document". The ALP has the current development of projects and as new things get constructed, for example when the runway was expanded, the new dimensions and how that lays out on the airport are included in that ALP. Therefore, as developments occur, Lochner updates the ALP, which then is used as a roadmap for considering future improvements. Mr. Wright explained that the Master Plan is an analysis of what the airport consisted of, at the time that the plan was completed, and what it was forecasted to grow into. Mr. Wright stated that forecasts and general aviation trends have shifted since 2010, but the core recommendations remain valid.

Mr. Cowherd asked Mr. Wright to give some clarity on the budget and funding that the City receives from MoDOT for the airport. Mr. Wright explained that the City receives funding from two separate pots: Nonprimary Entitlement Funding (herein after NPE) and the Infrastructure Investment and Jobs Act (herein after IIJA), which is also known as the Bipartisan Infrastructure Law (herein after BIL). The NPE gives the City \$150,000 annually which can be held back for future larger projects for four years. The funding is also a 90% Federal and 10% Local match for projects. Due to legislative changes, for the fiscal year 2025-2026, the actual percentage is 95% Federal and 5% Local match for projects. The IIJA funding is a five-year program, which the City is in year four. This funding fluctuates. The first year was \$159,000 and has gone down since then. This funding usually hovers around the \$150,000 range. Therefore, it is basically a doubling of our NPE; \$150,000 from NPE and \$150,000 from IIJA. However, we will not know the actual funding amount from IIJA until the federal government releases that information. The IIJA program will end its funding in fiscal year 2026; however, the NPE will stay in place.

MISCELLANEOUS

Ms. Studley informed the committee that the next meeting will be held on September 4, 2025, at 5:30 p.m.

Mr. Wright stated with the meeting in September, he encourages the members to bring ideas for future projects to that September meeting. Every year from October through December, Lochner will look into the Capital Improvement Plan to file the official updates with MoDOT. Therefore, Lochner will keep going on the course unless told otherwise. Therefore, the September meeting will be a great opportunity for anyone that has any thoughts or input where we need to focus on for future improvements, expansion, etc. Mr. Wright stated that the

next project planned for the airport will be the rehabilitation of the entrance road and the apron, and a portion of the parallel taxiway that did not get reconstructed. This is all set to replace broken concrete panels, get new joint sealants, and get new pavement markings on all the infrastructure there.

Mr. Cowherd explained that any additional projects that the committee feel need to be prioritized, those items need to be proposed during the city's budget planning cycle and review the budget for said items in this fiscal years third and fourth quarters. Mr. Cowherd stated that if there are ideas and things that the committee wants to be considered for the upcoming fiscal year budget process, this needs to be communicated via e-mail and discuss it with Mr. Taylor. Mr. Cowherd reminded the committee that there is a limited amount of resources for projects. Mr. Wooldridge stressed to the committee that as we move forward looking at any additional expenses or what is most important for the city, we must remember that the airport is already using next fiscal years federal funding for this reconstruction project. Therefore, we now must look at any priority issues above and beyond; and with the meeting falling into September that is perfect. As we move forward, we need to start looking at the end of the year, and if there's something else as board members, or if you hear anything in the community that think are issues that need to be addressed, we need to start talking about them going into that September meeting because we have limited funds available now through grants and federal funding. We are starting from scratch. Therefore, as board members, you will have a better grasp on what is important out there to relay to the Council, and to Lochner, so we can assess how do we prioritize what needs to happen at the Boonville airport versus some other Municipal Airport. Ms. Studley reminded the committee that the City capital funds are limited due to ongoing debt obligations (COP's) through 2029. Mr. Wooldridge added that we are going to have to be very pragmatic about what we do and when and focus on maintaining the safety and reliability of the airport. That is where Lochner can come in and give us their advice on what we are looking at is most important and then trickle down from there.

Mr. Cowherd invited each attendee to introduce themselves and their role or affiliation with the City of Boonville and our airport.

ADJOURN

Mr. Irish moved, and Mr. Norbury seconded the motion to adjourn at 5:58 p.m. and the voice vote was unanimous.

Respectfully Submitted,



Teresa Studley, Assistant to City Administrator

Date: July 21, 2025

To: Mayor and Council

From:

Re: Local Agency Funding Committee - June 12, 2025 (Drew Davis)

**Local Agency Funding Meeting
June 12, 2025
6:00 pm
Council Chambers
525 E. Spring Street
Boonville MO 65233**

NOTICE POSTED: Monday, June 10, 2025 at 5:20 P.M.

Present: Teresa Studley
Morris Carter
Brent Bozarth
Kathy Sears
Mike Poindexter
Drew Davis

Absent: Lindsey Murphy

Discuss the Rewarding of Funds for the Applications Received for Local Agency Funding Provided by the CIP Tax.

- The board was reminded of the following recommendations for awarding purposes:
 - ◆ 70% for People in Need
 - ◆ 20% for Community Betterment
 - ◆ 10% for New Projects.
- The board discussed the applications received for the funding. After much discussion it was decided to award the following:

2025-2026 Local Agency Funding Application
Proposed Activities

\$85,300 TO BE AWARDED

70% to People in Need (\$59,710)

20% for Community Betterment (\$17,060)

10% for “New” Projects (\$8,530)

Total Awarded -- \$47,200

Total Awarded -- \$27,250

Total Awarded -- \$10,850 .

Combined Total -- \$85,300

AGENCY

REQUESTED

AWARDED

American Legion Post 52

\$1,250

\$1,250

Community Betterment

Veterans Day Appreciation Dinner

Boonslick Center for Women’s Ministry

\$463

\$350

New

Printing Materials

•

<u>AGENCY</u>	<u>REQUESTED</u>	<u>AWARDED</u>
<u>Boonslick Master Gardeners</u> Community Betterment Fund for everything garden related	\$1,000	\$1,000
<u>Boonslick Regional Library</u> Community Betterment Shelving for Main Level	\$15,000	\$3,000
<u>Boonslick Salvation Army</u> New Provide Assistance to Boonville Residents	\$11,200	\$8,000
<u>Boonslick Senior Center</u> People in Need Food and supplies needed for serving meals to seniors	\$15,000	\$2,000
<u>Boonslick Area Chamber of Commerce</u> Community Betterment Website upgrade and purchase projector, webcam, and additional computer	\$5,000	\$5,000
<u>BHS Post Prom Committee</u> Community Betterment Renting of Midway Golf & Games and Bus Transportation to & from event	\$1000	\$1000
<u>Boonville Women's Club</u> Community Betterment Supplies to package cookies baked for BWC Christmas cookie sales for education	\$500	\$500
<u>Central Missouri Food Bank (Buddy Packs)</u> People in Need Purchase basic food items to provide food to Boonville partners for people in need	\$10,000	\$10,000
<u>Friends of Historic Boonville</u> Community Betterment Pay for performances/artists, and summer intern	\$12,000	\$12,000
<u>Helping Hearts Senior Pantry</u> People in Need Supply people in need with personal care and household items, etc.	\$1,500	\$1,500
<u>Hundred Acre Woods Riding Center</u> People in Need Scholarships for Boonville Residents for therapeutic riding	\$6,075	\$2,000
<u>Kiwanis Club of Boonville, MO Inc</u> People in Need School supplies and any other miscellaneous supplies needed for School Supply Drive	\$10,000	\$6,000

<u>AGENCY</u>	<u>REQUESTED</u>	<u>AWARDED</u>
<u>Neighbors Helping Neighbors</u> People in Need Milk Vouchers, egg project, and other supplemental canned food items	\$10,000	\$8,700
<u>Riley Equine Center</u> People in Need Scholarships for Boonville Residents for therapeutic riding	\$7,500	\$2,000
<u>SuperFinn Autism Foundation</u> New Adaptive playground equipment for various parks in Boonville	\$2,500	\$2,500
<u>Unlimited Opportunities</u> People in Need Services for disabled individuals with no transportation opportunities	\$25,000	\$15,000
<u>Walnut Grove Cemetery Assoc.</u> Community Betterment Metal grating to go over tree roots, asphalt for road by grate, ADA Compliant concrete sidewalk	\$5,200	\$3,500

Bethel Purim Ministries was a no show.

Adjourned at 9:08 p.m.

With no further discussion, the meeting was adjourned.

Respectfully Submitted,



Teresa Studley
Assistant to City Administrator



July 17, 2025

To: Mayor and City Council
From: Kate Fjell, City Administrator
Re: 7.21.25 Meeting Notes and Comments

Tonight's meeting agenda is relatively light: mainly just a business meeting. We will have a vote on the sublease to Cherry Road Media (Boonville Daily news) for office space at the Katy Depot.

New Business items include additional site plans for Ballparks Central and 98 Investments. These have both been approved by planning and zoning commission.

At the last meeting, I had hoped to have the Jackson Road annexation on for a vote at this meeting; however, the Water District meets on Tuesday, July 22, so we are holding for their meeting. We have offered them a buyout for the area based on the potential water usage of the development, based of the agreement we made in 2022 when the City annexed Fox Hollow and the airport. I hope to have the 4th and final reading on the August 4th agenda.

Jim is going to come up and provide Council with some comments on last weekend's full parks. For those who were out and about you may have noticed lots of activity at the soccer fields, the swimming pool and Harley Park.

I will not be at the next Council meeting, as I am on vacation. However, I will still provide a memo for the Council with any of my thoughts and comments on the agenda. If you have any questions in the meantime, please reach out.



Date: July 17, 2025
To: Kate Fjell, City Administrator
From: Jim Gann, Director of Economic Development
RE: Park Activity from July 10-13, 2025

Kate,

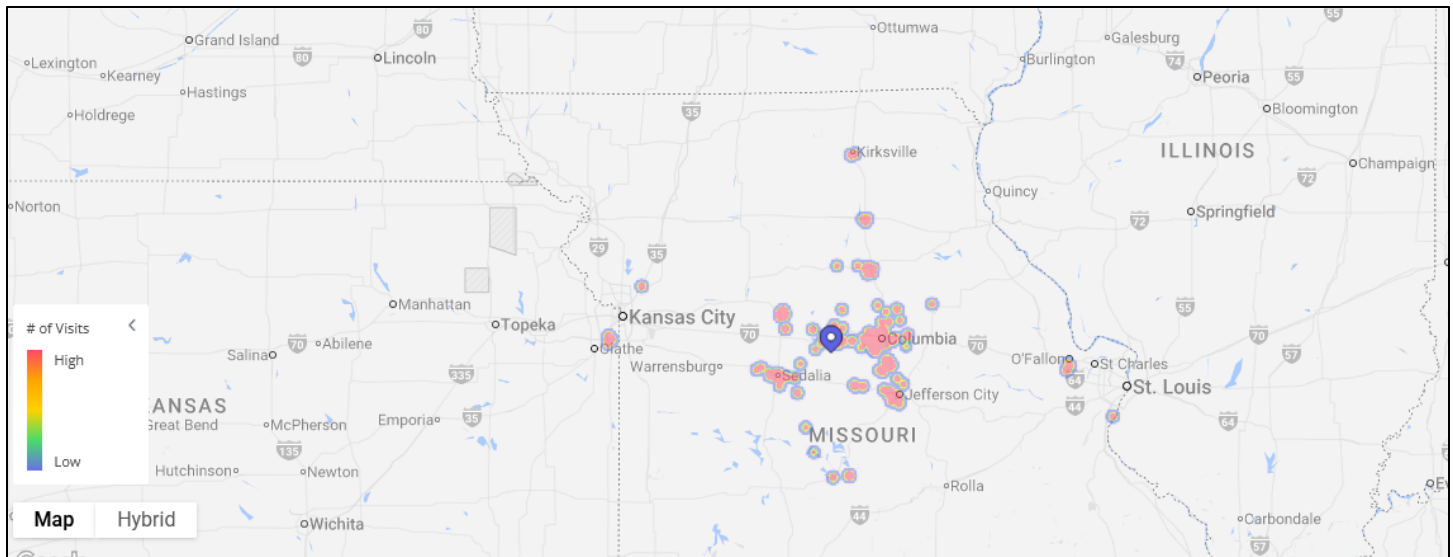
The week of July 7 was a very active weekend for sports tourism in Boonville, particularly on the weekend of the 12th/13th where Boonville was host to three different events: The Cal Ripken Baseball State Tournament at Harley Park and Rolling Hills Park, the YMCA Conference Swim Meet at the Lion's Park Aquatic Center and the "Midnight Melee" sponsored by the Boonville Soccer Academy at the Missouri Soccer Park. For the purposes of this report, I will use the time period of Thursday, July 10th through Sunday, July 13th for the aggregation of data.

According to Placer.ai data, during the 4-day period, **the 4 venues had 9,200 visits from 6,678 unique visitors**. Please know that some visitors may have been counted twice if they went from 1 venue to the other (i.e. a baseball family also going to the aquatic center), but city staff believes this potential crossover to be a small amount.

Venue	Missouri Soccer Park	Harley Park	Aquatic Center	Rolling Hills	Total
Visits	2,700	4,100	1,300	1,100	9,200
Unique Visitors	2,300	2,200	1,300	878	6,678

Missouri Soccer Park

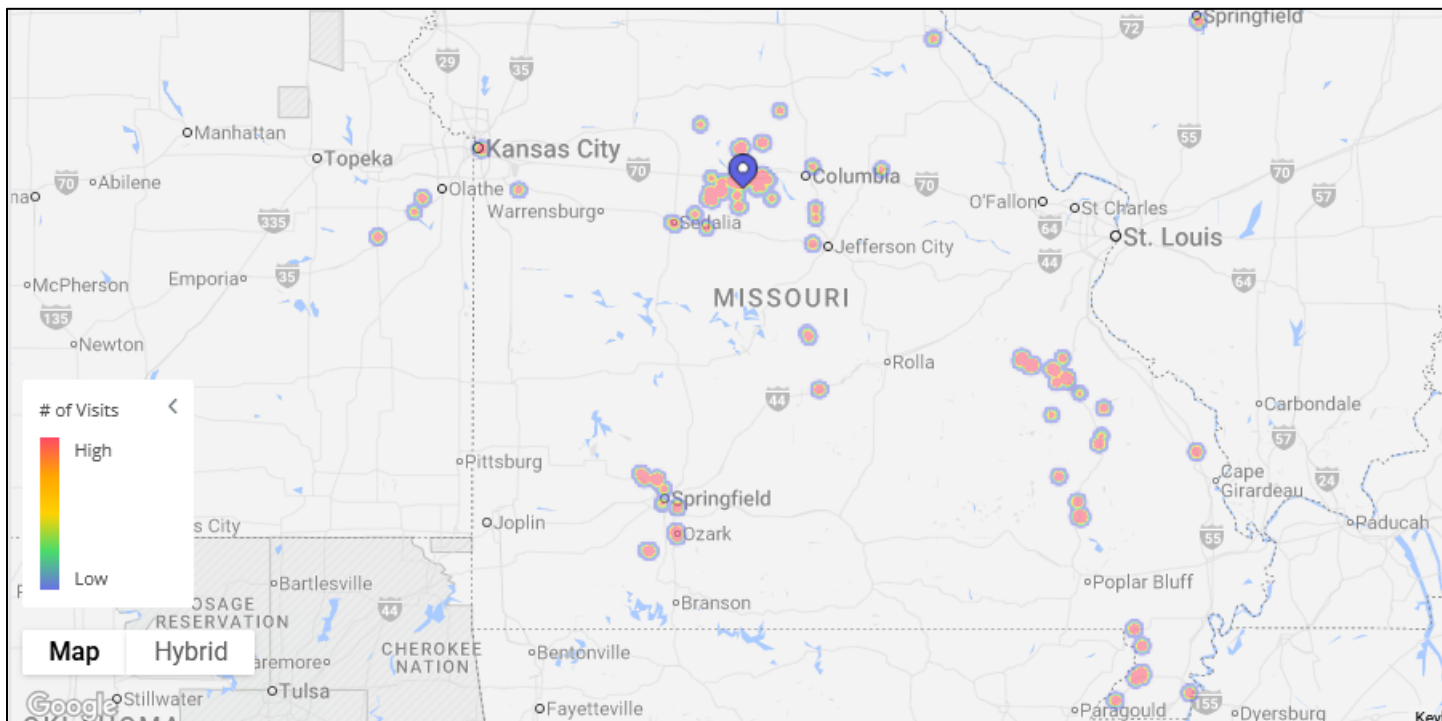
Attendees at the Midnight Melee were from across the state, with Columbia, Marshall and Sedalia accounting for more visits than Boonville. 57.3% of the visitors shopped at Pilot prior to entering the facility and 42.6% stopped at Pilot after leaving.



Visitor Heat Map for Midnight Melee

Harley Park

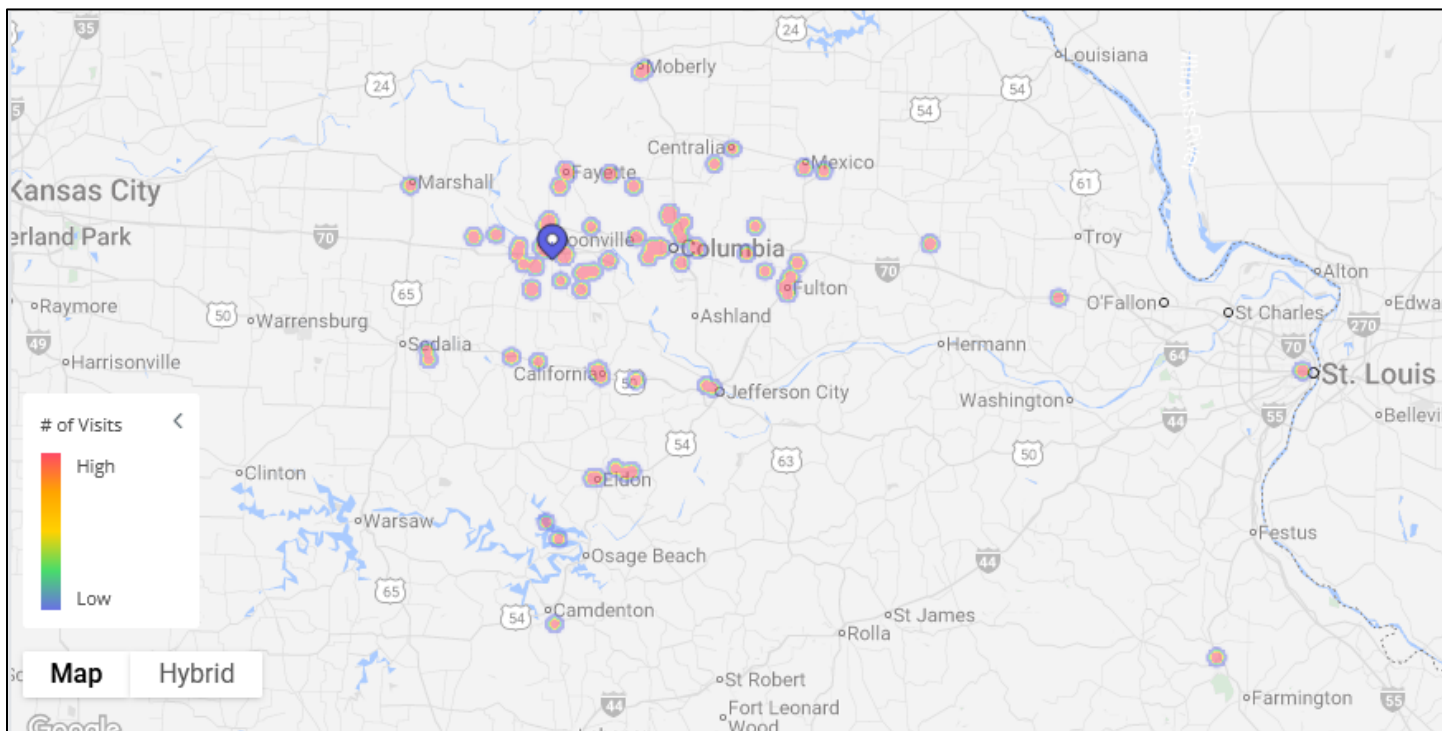
Attendees at the Cal Ripken Baseball State Tournament were from across the state and into Kansas, with most visits from people within Boonville (30%), but followed by Potosi, Pilot Grove, Kennett, Greenville, Ozark, Fayette, Springfield, Bonne Terre, Park Hills and others. 10.4% of the visitors Stayed at the Holiday Inn Express, 7% at the Holiday Inn Executive Center, and 2.2% at the Super 8 in Boonville. Popular restaurants with this group were A&W, Sonic, Taco Bell and Cheddars. Convenience store usage was distributed between the Eagle Stop on Morgan, Casey's, Break Time and Pilot. The data from Rolling Hills Park loosely corresponds to this data.



Visitor Heat Map for Cal Ripken Tournament

Boonville Aquatic Center

Attendees at the YMCA event were predominantly from Central Missouri, with most visits from people within Boonville (37%), but followed by Columbia, Fulton, Fayette, Eldon, New Franklin, California and others. In general, this event was a partial day trip for the visitors, with the most active locations visited beyond the center being Wal-Mart prior (4.6%) and after (3.5%).



Visitor Heat Map for YMCA Conference Swim Meet



REPORT OF OPERATIONS

Boonville, Missouri

Water & Wastewater Treatment Plant

June 2025

Submitted by Alliance Water Resources, Inc.

OUR MISSION

We partner with communities to deliver the finest water and wastewater services available at a competitive price. We are committed to keeping water safe and clean while serving people and taking care of communities with improved technical operations, careful management and financial oversight, and ensured regulatory compliance.

Alliance Water Resources, Inc.

**206 S. Keene St.
Columbia, MO
65201**

(573)874-8080

June 2025

Administrative

- None at this time.

Repair and Chemical Expense Report June 2025

<u>Description</u>	<u>Budgeted</u>	<u>Actual Spent</u>	<u>Remaining</u>
WT Repair Expense	\$38,800.00	\$3,325	\$24,165
WT Chemical Expense	\$328,550.00	\$37,467	\$241,956
WWT Repair Expense	\$40,000.00	\$2,180	\$31,448
WWT Lift station Expense	\$20,000.00	\$73	\$17,058
WWT Biosolids Expense	\$30,000.00	\$2,792	\$19,910
WWT Chemical Expense	\$95,000.00	\$5,940	\$89,060

Treatment and Operations

- Following pages have Treatment and Operations information for both Water and Wastewater Plants.

Plant Maintenance Updates

- Water Treatment Plant Cleaned primary and secondary basins.
- Collected 20 samples across town for MODNR 3 year requirement for Copper and Lead and sent them back waiting on results.
- Water Treatment Plant has 2 new personnel finish class for their water treatment license certification waiting on testing date.
- Wastewater Treatment repaired Grit Collector Sprocket and chain.
- Wastewater Treatment repaired pumps at Lift station 2 and MidAmerica.
- Wastewater Treatment had 1 new personnel finish class for his wastewater treatment license certification waiting on testing date.

Safety

- The staff conducted its Monthly Safety meeting and Inspections.

Regulatory

- All Labs results are within regulations.

Concerns for the Month.

- None at this time.

PHOTOS



This is the scraper system for the primary basin and has been down for a undetermined amount of time. When drained found that the issue is a sprocket is broken on the shaft and then some work needs to be done to the top motor and drive.

WATER RESOURCES®
Alliance
Professional Water and Wastewater Operations
OPERATIONS REPORT – Boonville



The Water Treatment Plant personnel draining the primary basin and cleaning out the sludge in the bottom the collects after treating the water. This is a once-a-year preventative maintenance to the basin to control the sludge and check the basin for any potential issues.

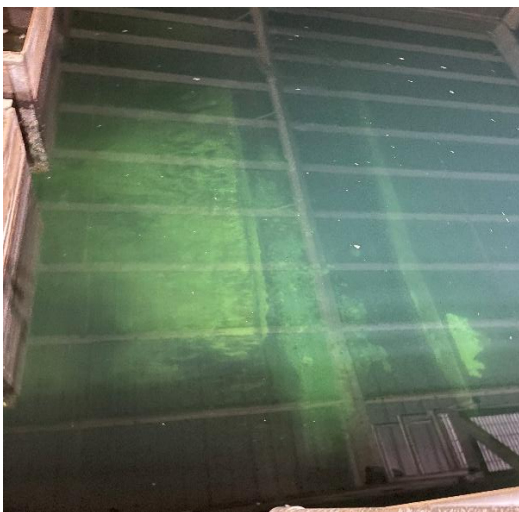
WATER RESOURCES®
Alliance
Professional Water and Wastewater Operations
OPERATIONS REPORT – Boonville



This is the secondary basin getting drained and cleaned. This leads directly to our filters in the water plant.



These are pictures of the water after we clean the basins and how clear and clean everything is after we are done with everything.



WATER RESOURCES®
Alliance
Professional Water and Wastewater Operations
OPERATIONS REPORT – Boonville



This is a valve to the high service pump for the water plant the split into that we asked to be upgraded. The cost of repair was just as much as the cost as the upgrade.

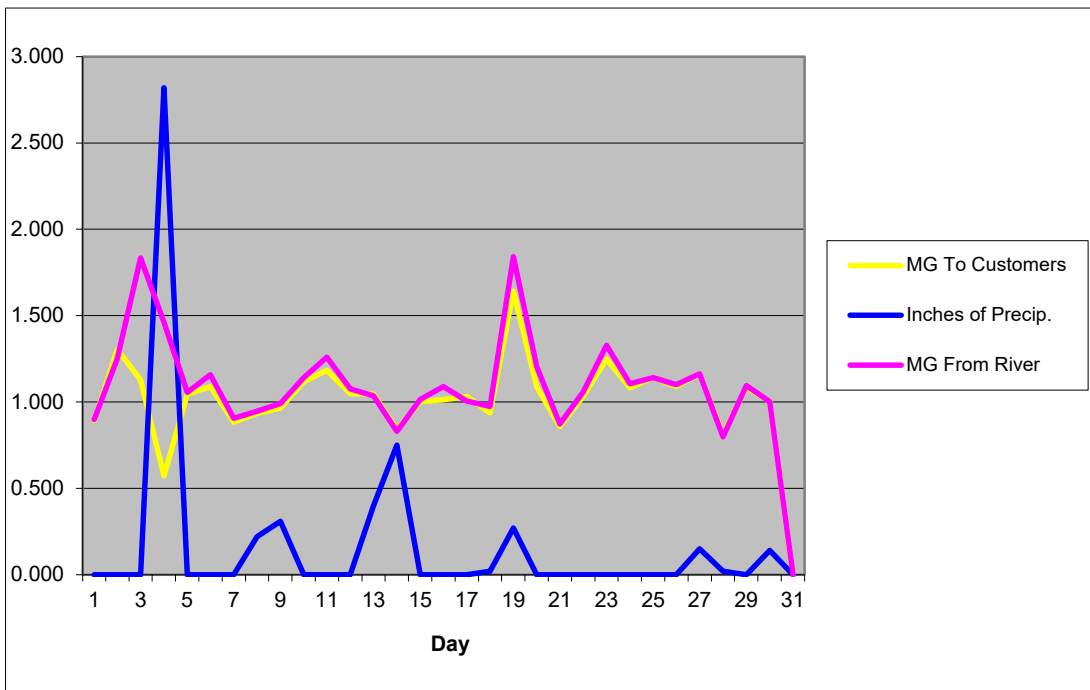
<u>WEATHER CONDITIONS</u>						
4. Precipitation:	5.13		liquid inches			
<u>FLOW</u>						
1. Million Gallons Flowed from City:	Daily Max:		1.74			
2. Million Gallons Flowed from City:	Daily Min:		0.600			
3. Million Gallons Flowed from City:	Monthly Average:		0.877			
4. Million Gallons Flowed from City:	Monthly Total:		26.30			
<u>SLUDGE REMOVAL/CHEMICAL USAGE</u>						
CHEMICALS	LBS		TONS OF SLUDGE HAULED			
Polymer	205					
Total:						75.48
<u>LABORATORY ANALYSIS</u>						
TESTS	INFLUENT	EFFLUENT	CHANNEL 1	CHANNEL 2	CHANNEL 3	DIGESTER
Temperature	X	X	21.9	22.11	22.20	26.03
BOD (Week)	X	3.13	X	X	X	X
BOD(MONTH)	129	2.52	X	X	X	X
BOD Percentage Removal	X	98%	X	X	X	X
PH (Max)	7.50	7.72	X	X	X	X
PH (Min)	7.07	7.46	X	X	X	6.03
Total Suspended Solids (TSS)(wk)	X	4.00	X	X	X	X
Total Suspended Solids (TSS)(MTH)	203.60	2.75	X	X	X	X
Total Suspended Solids % Removal	X	99%	X	X	X	X
Ammonia (Monthly)	23.40	0.07	X	X	X	X
Ammonia (Daily)	X	0.21	X	X	X	X
Ecoli	X	18.10	X	X	X	X
Phosphorus	5.40	1.38	X	X	X	X
Total Kjeldahl Nitrogen (TKN)	25.20	<1.00	X	X	X	X
Nitrite+Nitrate (N+N)	<.3	2.79	X	X	X	X
Dissolved Oxygen (DO)	X	X	1.16	1.98	1.72	0.73
<u>REQUIREMENTS FOR EFFLUENT</u>						
Total Flow Measured: Monitoring Required for Daily Max and Monthly Average						
BOD: Weekly Avg 45 and Monthly Avg 30 mg/L						
TSS: Weekly Avg 45 and Monthly Avg 30 mg/L						
N+N: Monitoring Required						
Phosphorus: Monitoring Required						
TKN: Monitoring Required						
PH: Min- 6.5 Max - 9.0 SU						
BOD: Percent removal Monthly Avg 85%						
TSS: Percent removal Monthly Avg 85%						
Ammonia: Daily Max- 12.1 and Monthly Avg 3.1 mg/L						

ALLIANCE WATER RESOURCES BOONVILLE DIVISION

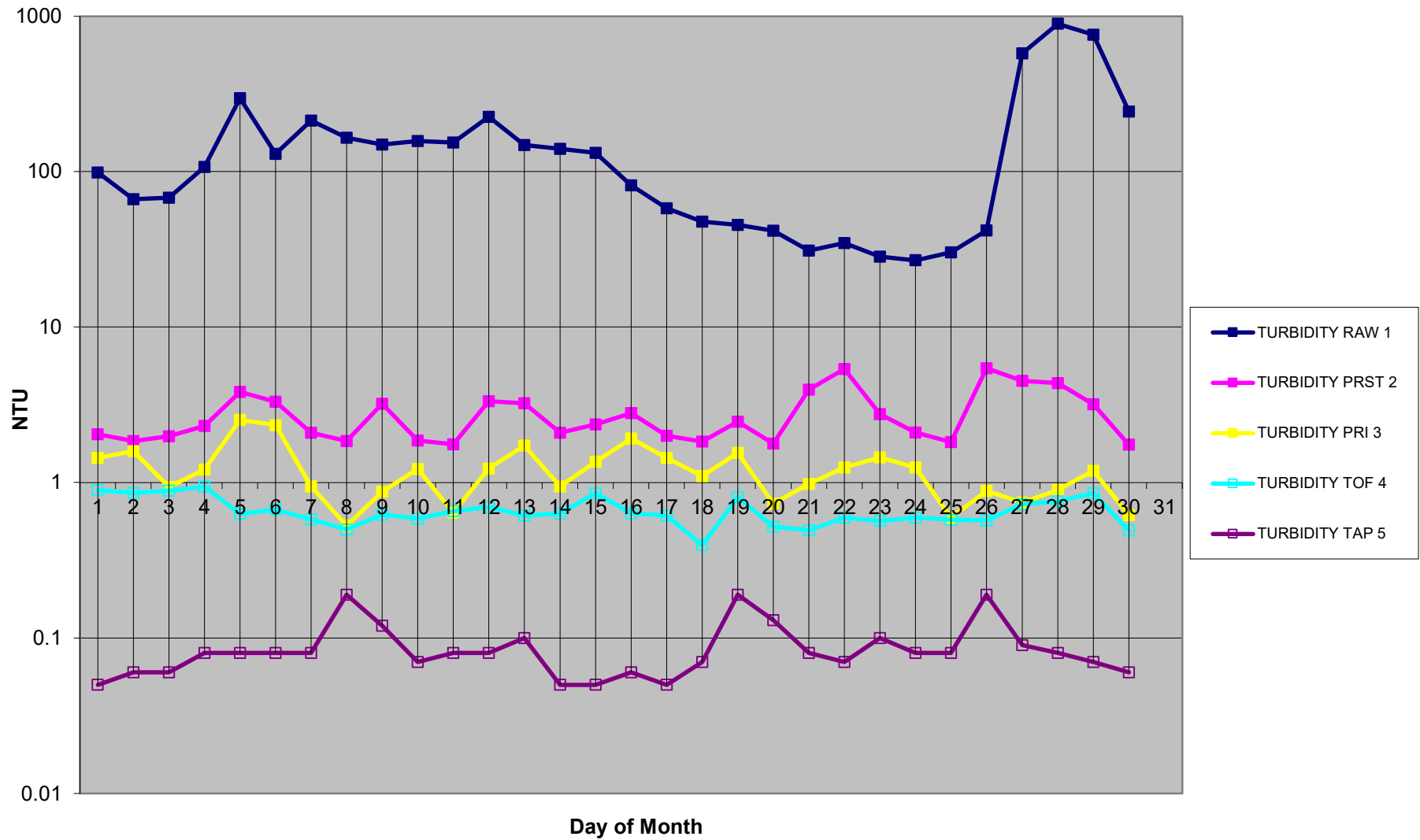
June 2025

WEATHER & RIVER CONDITIONS						
1. River Stage:	Average:	10.20	Maximum:	16.04	Minimum:	7.48
4. Precipitation:		5.10	liquid inches			
PUMPING						
1. Million Gallons Pumped From River:	33.637		Average /day:		1.12	
2. Million Gallons To Customers:	31.281		Average /day:		1.11	
3. Hours #1 River Pump Operated:	200.75		Average /day:		6.92	
4. Hours #2 River Pump Operated:	5.5		Average /day:		5.50	
5. Total Hours River Pumps Operated:	206.25		Average /day:		12.42	
6. Main St. Booster Station Gallons Pumped:	1.373		Average /day:		0.045766667	
FILTRATION						
1. Hours Transfer Pumps Operated:	158.50		Average/day:		5.28	
2. Hours Tower Pump Operated:	0.00		Average/day:		0.00	
3. Filters Washed:	12					
4. Gallons Washwater Used:	0.447					
5. % Treated water used in backwashing:	1.43					
MATERIALS PRECIPITATED DURING TREATMENT (IN TONS)						
Polymer	5.991					
Others	0					
Total	5.991					
Effect Of Materials Precipitated On Missouri River						
Increase In River Water Suspended Solids:	0.0010890349618	mg/L				
LABORATORY ANALYSIS						
TESTS	RAW	PRESET	PRIMARY	FILTERS	BOF	TAP
Temperature	X	X	X	X	X	24 ° C
Fluoride (ppm)	X	X	X	0.48	X	0.85
Free Cl ₂ Residual (ppm)	X	X	X	1.49	0.16	0.18
Total Cl ₂ Residual (ppm)	X	X	X	1.70	X	1.48
Turbidity (NTU)	173	2.8	1.2	0.66	X	0.09
pH	8.1	8.2	8.2	8.0	X	7.9
Total Alkalinity (ppm)	X	150	X	X	X	153
Total Hardness (ppm)	X	X	X	X	X	218
Calcium Hardness (ppm)	X	X	X	X	X	115
Magnesium Hardness (ppm)	X	X	X	X	X	103
Total Iron (ppm)	0.00	X	X	X	X	0.00
Manganese (ppm)	0.02	X	X	0.04	X	0.01
Copper (ppm)	X	X	X	X	X	0.00
Total Dissolved Solids (ppm)	X	X	X	X	X	488
Bacteriological Samples Examined:				10		
Bacteriological Samples Positive:				0		
Bact. Samples Below 0.2 ppm Cl ₂ :				0		
Average Free Chlorine in Dist. System at time of Bact. Samples (ppm):				#DIV/0!		
Average Total Chlorine in Dist. System at time of Bact. Samples (ppm):				1.51		
Total # tap turbidity samples taken for month:				208		
Average # of tap turbidity samples taken daily:				6.9		
Total # tap turbidity samples taken for month below 0.3 NTU:				208		
Total # tap turbidity samples taken for month above 1.0 NTU:				0		
Total # tap turbidity samples taken for month above 5.0 NTU:				0		
Average lowest Total Chlorine to distribution system:				1.43		
Duration Total Chlorine fell below 1.0 ppm:				0		

Date	MG From River	MG To Customers	Inches of Precip.
1	0.898	0.892	0.00
2	1.250	1.305	0.00
3	1.834	1.128	0.00
4	1.461	0.573	2.82
5	1.056	1.044	0.00
6	1.157	1.090	0.00
7	0.906	0.883	0.00
8	0.947	0.934	0.22
9	0.991	0.965	0.31
10	1.142	1.117	0.00
11	1.260	1.184	0.00
12	1.076	1.049	0.00
13	1.035	1.045	0.40
14	0.829	0.843	0.75
15	1.015	1.002	0.00
16	1.089	1.014	0.00
17	1.005	1.031	0.00
18	0.975	0.937	0.02
19	1.842	1.643	0.27
20	1.204	1.087	0.00
21	0.872	0.858	0.00
22	1.058	1.032	0.00
23	1.329	1.248	0.00
24	1.105	1.082	0.00
25	1.142	1.142	0.00
26	1.101	1.089	0.00
27	1.163	1.163	0.15
28	0.798	0.814	0.02
29	1.095	1.083	0.00
30	1.002	1.004	0.14
31	0.000	0.000	0.00
TOTAL	33.637	31.281	5.1
AVERAGE	1.085	1.009	0.164516129
MAX	1.842	1.643	2.82
MIN	0.000	0.000	0



Turbidities



Instructions:

Input daily data into highlighted columns

Shaded columns are formulas and should not be altered

Choose the values corresponding to the number of days in the month to report in the DMR

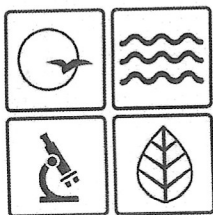
Reporting Requirement	28 DAYS IN MONTH			29 DAYS IN MONTH			30 DAYS IN MONTH			31 DAYS IN MONTH		
	Flow (MGD)	River Solids Accumulation Rate (g/m3/d)	Water Treatment Additives (tons/mo)	Flow (MGD)	River Solids Accumulation Rate (g/m3/d)	Water Treatment Additives (tons/mo)	Flow (MGD)	River Solids Accumulation Rate (g/m3/d)	Water Treatment Additives (tons/mo)	Flow (MGD)	River Solids Accumulation Rate (g/m3/d)	Water Treatment Additives (tons/mo)
Monthly Average	1.043	1.307	0.188	1.044	1.511	0.196	1.043	1.532	0.200	1.009	1.483	0.193
Daily Maximum	1.643	6.403	0.358	1.643	7.223	0.408	1.643	7.223	0.408	1.643	7.223	0.408

Day of the Month	FLOW	RIVER SOLIDS							Water Treatment Plant Additives			
	Transfer Pump (MGD)	Raw Water Turbidity (NTU)	Raw Water TSS (mg/L)	Finished Water Turbidity (NTU)	Finished Water TSS (mg/L)	Outfall 001 River Solids TSS (mg/L)	Outfall 001 River Solids (lbs/day)	Outfall 001 River Solids (tons/day)	River Coagulants (lbs/day)	DFLOCC 9939 (lbs/day)	Filter Aid (lbs/day)	Outfall 001 Total Additives (tons/day)
1	0.892	98.60	218.64	0.050	10.68	207.96	1547.07	0.77	113	53	13	0.0895
2	1.305	66.30	150.48	0.060	10.70	139.78	1521.32	0.76	110	74	19	0.1015
3	1.128	67.80	153.64	0.060	10.70	142.94	1344.76	0.67	173	247	20	0.22
4	0.573	107.00	236.36	0.080	10.74	225.62	1078.21	0.54	138	224	34	0.198
5	1.044	297.00	637.30	0.080	10.74	626.56	5455.44	2.73	448	183	24	0.3275
6	1.090	130.00	284.90	0.080	10.74	274.16	2492.25	1.25	376	221	26	0.3115
7	0.883	213.00	460.04	0.080	10.74	449.30	3308.77	1.65	189	172	23	0.192
8	0.934	165.00	358.75	0.190	10.97	347.78	2709.07	1.35	178	153	22	0.1765
9	0.965	149.00	324.99	0.120	10.82	314.17	2528.44	1.26	200	113	22	0.1675
10	1.117	157.00	341.87	0.070	10.72	331.15	3084.95	1.54	262	111	23	0.198
11	1.184	154.00	335.54	0.080	10.74	324.80	3207.28	1.60	286	167	26	0.2395
12	1.049	225.00	485.37	0.080	10.74	474.63	4152.34	2.08	291	164	23	0.239
13	1.045	148.00	322.88	0.100	10.78	312.10	2720.03	1.36	203	158	21	0.191
14	0.843	140.00	306.00	0.050	10.68	295.32	2076.30	1.04	178	125	67	0.185
15	1.002	132.00	289.12	0.050	10.68	278.44	2326.84	1.16	223	154	23	0.2
16	1.014	81.60	182.76	0.060	10.70	172.07	1455.12	0.73	193	165	23	0.1905
17	1.031	58.00	132.96	0.050	10.68	122.29	1051.48	0.53	168	153	21	0.171
18	0.937	47.70	111.23	0.070	10.72	100.51	785.43	0.39	128	148	21	0.1485
19	1.643	45.30	106.16	0.190	10.97	95.19	1304.37	0.65	168	281	37	0.243
20	1.087	41.70	98.57	0.130	10.84	87.72	795.24	0.40	105	183	25	0.1565
21	0.858	31.00	75.99	0.080	10.74	65.25	466.89	0.23	68	132	17	0.1085
22	1.032	34.70	83.79	0.070	10.72	73.08	628.96	0.31	77	140	22	0.1195
23	1.248	28.40	70.50	0.100	10.78	59.72	621.57	0.31	67	146	27	0.12
24	1.082	26.90	67.33	0.080	10.74	56.60	510.71	0.26	54	133	23	0.105
25	1.142	30.20	74.30	0.080	10.74	63.56	605.36	0.30	44	151	25	0.11
26	1.089	41.80	98.78	0.190	10.97	87.81	797.47	0.40	52	141	24	0.1085
27	1.163	577.00	1228.16	0.090	10.76	1217.40	11808.03	5.90	533	156	26	0.3575
28	0.814	894.00	1897.09	0.080	10.74	1886.35	12805.98	6.40	475	105	17	0.2985
29	1.083	758.00	1610.10	0.070	10.72	1599.38	14445.99	7.22	648	144	24	0.408
30	1.004	243.00	523.35	0.060	10.70	512.65	4292.62	2.15	465	133	21	0.3095
31	0.000	0.00	10.57	0.000	10.57	0.00	0.00	0.00	0	0	0	0

Assumptions:

Backwash TSS (mg/L) 300
 Backwash flow (% of total) 1.2%
 Clarifier residuals TSS (%) 2.0%
 9939 % as TSS 40%
 3078 % as TSS 20%
 Turbidity to TSS x coefficient 2.1102
 Turbidity to TSS y intercept 10.57

B. Sizerici Yildiz, in Metropolitan Sustainability, 2012 (See Reference Info Sheet)
 Used Boonville Flow Data (10/1/20 through 9/22/22) - Sum of Daily Filter Backwash Water flow divided by sum of Daily Raw Water Intake
 Based on internal engineering professional judgement



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

Mike Kehoe
Governor

Kurt U. Schaefer
Director

June 3, 2025

RE: Addendum Sample Report for Reanalyzed Sample Results

Public Water System Official:

The Department of Natural Resources is sending the enclosed addendum report for samples collected for inorganic contaminant analysis by your water system. Sample results that were previously sent to your water system had incorrectly reported values due to an instrument calibration error discovered at the department's laboratory for EPA Method 200.8. The enclosed addendums reflect the new results for your system.

After identifying and correcting the issue, your system's samples were able to be reanalyzed so no recollection of samples was necessary. However, because the sample results previously provided by the laboratory were incorrect, the addendum results will replace the previously reported results, and the original reported sample results will be rejected. No additional actions are needed from your water system at this time due to this issue.

The department appreciates your efforts in helping to ensure the water provided to your customers meets safe drinking water standards. We apologize for this inconvenience and have taken corrective actions to ensure the calibration issue does not happen again. If you should have any questions about this letter, please contact me at 573-522-5028 or at eric.medlock@dnr.mo.gov.

Sincerely,

WATER PROTECTION PROGRAM

Eric Medlock

Eric Medlock, Chief, Monitoring Section
Public Drinking Water Branch

Enclosures





Environmental Services Program
PO Box 176 Jefferson City MO 65102-0176
Results of Sample Analyses

Original Report Date: 2/10/2025
Addendum Report Date: 04/18/2025
Test Group: 2025 January IOCNO3 mailing
Order ID: WO241218052



PDW-2025Jan-17769

Public Drinking Water Branch
MO3010089
Boonville PWS

KEVIN MCKEE
901 RIVIERA DR
BOONVILLE MO 65233

Comment:

Addendum Reason: EPA Method 200.8 analytes
reanalyzed due to calibration error from
original reported results.



Sample:2423326

Site: Boonville PWS
Site Number: MO3010089
Sample Location and Type: BOONVILLE - TREATMENT PLANT (Treatment
Plant) /TP 50234

County: Cooper

Collected 01/14/25 09:42

Public Drinking Water Supply

Analyte	Result	MCL	SS	Qualifier(s)
Analysis: 200.7 Metals - Direct Analysis - IOC by EPA 200.7				
Calcium	69.0 mg/L			
Iron	<5 µg/L		300	ND
Magnesium	25.0 mg/L			
Potassium	6.20 mg/L			
Sodium	58.7 mg/L			
Analysis: 200.8 Metals - Direct Analysis - IOC by EPA 200.8				
Aluminum	18.8 µg/L		200	
Antimony	<1 µg/L	6		ND
Arsenic	<1 µg/L	10		ND
Barium	75.1 µg/L	2,000		
Beryllium	<1 µg/L	4		ND
Cadmium	<0.2 µg/L	5		ND
Chromium	<5 µg/L	100		ND
Copper*	91.5 µg/L	1,300		
Lead*	<1 µg/L	15		ND
Manganese	1.39 µg/L		50	
Mercury	<0.2 µg/L	2		ND
Nickel	3.83 µg/L			
Selenium	<5 µg/L	50		ND
Silver	<1 µg/L		100	ND
Thallium	<1 µg/L	2		ND
Zinc	18.0 µg/L		5000	
Analysis: Chloride by Standard Methods 4500-Cl- E (1997)				
Chloride	39.5 mg/L		250	
Analysis: Direct Hardness as CaCO₃ (Calculated) by Standard Methods 2340-B				
Hardness as CaCO ₃	275 mg/L			
Analysis: Fluoride (Lachat) by Lachat L 10-109-12-Z-A				
Fluoride	0.62 mg/L	4	2	
Analysis: Nitrate + Nitrite as N by Lachat L 10-107-04-1-C -- NO₃NO₂				
Nitrate + Nitrite as N	1.648 mg/L	10		
Analysis: pH - Water by Standard Methods 4500-H-B				
pH	8.10 pH			

Analyte	Result	MCL	SS	Qualifier(s)
Analysis: Sulfate (Discrete) by ASTM D516-16 -SO4				
Sulfate	186 mg/L		250	09
Analysis: Total Alkalinity as CaCO₃ by US EPA 310.2				
Total Alkalinity as CaCO ₃	223 mg/L			
Analysis: Total Dissolved Solids by Standard Methods 2540-C				
Total Dissolved Solids	476 mg/L		500	
Analysis: Turbidity - IOC by EPA 180.1				
Turbidity	<1 NTU			ND

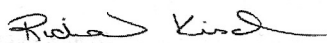
MCL- A Maximum Contaminant Level (MCL) is the legal threshold limit on the amount of a substance that is allowed in drinking water under the Federal Safe Drinking Water Act. MCLs are health based, legally enforceable standards. Drinking water results below the MCLs are considered safe.

*Lead and Copper samples have an Action Level (AL) and not an MCL. The AL levels for Lead and Copper are shown in the MCL column.

SS- Secondary Drinking Water Regulations (secondary standards) are non-enforceable guidelines regulating contaminants that may cause aesthetic effects in drinking water, such as taste, color or odor. It is recommended that water systems comply with secondary standards but water systems are not required to comply.

The analysis of this sample was performed in accordance with procedures approved or recognized by the U. S. Environmental Protection Agency.

If you have any questions, please contact the Public Drinking Water Branch's chemical monitoring coordinator Brent Weis at 573-751-3458.



Richard Kirsch
Laboratory Manager
Environmental Services Program
Division of Environmental Quality

Data qualifiers used in this report:

09 Sample diluted during analysis
ND Not detected at reported value

Units used in this report:

µg/L micrograms per liter
mg/L milligrams per liter
NTU nephelometric turbidity units
pH pH units

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

Public Works Monthly Report
June 2025

WWTP:

Total flow processed - 26,300,000 gals

Average daily flow - 877,000 gals

Sludge disposed – 75.48 Tons

- Repaired Grit Collector sprocket and chain.
- Repaired 3 lift stations and pumps.
- 1 personnel finished their class for wastewater treatment license and are waiting for the test date.

WTP:

Plant Influent from River: 33,637,000 gals

Plant Effluent to System: 31,281,000 gals

- Cleaned Primary and Secondary Basins.
- Collected Copper and Lead samples for MODNR for the 3-year sampling requirements.
- Cleaned up Sodium Permanganate room and organized.
- 2 new personnel finished their classes for water treatment licenses and are waiting on their date for testing

Water Distribution / Sewer Collection:

Renew water service at 611 E Morgan Street and 219 High Street

Repaired water main break at 1812 Main Street

Helped pour concrete on Morgan Street

Installed new water meter service at 2360 Main Street

Vactor Truck Maintenance

Installed 34 new meters

Street Department:

Helped with water leak repairs

Storm drain maintenance

Concrete repair for Water Department Street Cuts

Patch potholes

Street Sweeping

Picked up yard waste

Central Garage:

Vehicles serviced and inspected – 7

Vehicle and equipment repairs – 11

Weather:

Average Temperature –75°

High Temperature – 93° June 22nd-24th and 26th, 2025

Low Temperature – 58° June 9th-11th, 2025

Total Rain – 4.96"

Maximum Rain – 2.74" June 4th, 2025



Missouri Gaming Commission

State/Local Allocation of Gaming Revenues

RPT MGC/3

For the Period 6/1/2025 through 6/30/2025

Year beginning 6/1/2025

Gaming Date	Day	Admission Tax Remitted	GamingTax Remitted	Total Tax Remitted	State & Local Portion of AdmTax	State Portion of GamingTax	Local Portion of Gaming Tax	Total Local Adm & Gaming Tax
Isle of Capri IB								
06/01/2025	Sunday	\$7,002.00	\$65,555.59	\$72,557.59	\$3,501.00	\$59,000.03	\$6,555.56	\$10,056.56
06/02/2025	Monday	\$3,702.00	\$33,973.77	\$37,675.77	\$1,851.00	\$30,576.39	\$3,397.38	\$5,248.38
06/03/2025	Tuesday	\$4,058.00	\$34,809.76	\$38,867.76	\$2,029.00	\$31,328.78	\$3,480.98	\$5,509.98
06/04/2025	Wednesday	\$5,234.00	\$56,688.98	\$61,922.98	\$2,617.00	\$51,020.08	\$5,668.90	\$8,285.90
06/05/2025	Thursday	\$5,664.00	\$37,788.36	\$43,452.36	\$2,832.00	\$34,009.52	\$3,778.84	\$6,610.84
06/06/2025	Friday	\$8,572.00	\$64,330.50	\$72,902.50	\$4,286.00	\$57,897.45	\$6,433.05	\$10,719.05
06/07/2025	Saturday	\$11,262.00	\$84,771.77	\$96,033.77	\$5,631.00	\$76,294.59	\$8,477.18	\$14,108.18
06/08/2025	Sunday	\$5,420.00	\$35,415.23	\$40,835.23	\$2,710.00	\$31,873.71	\$3,541.52	\$6,251.52
06/09/2025	Monday	\$3,746.00	\$32,008.28	\$35,754.28	\$1,873.00	\$28,807.45	\$3,200.83	\$5,073.83
06/10/2025	Tuesday	\$4,274.00	\$39,722.58	\$43,996.58	\$2,137.00	\$35,750.32	\$3,972.26	\$6,109.26
06/11/2025	Wednesday	\$4,230.00	\$34,682.72	\$38,912.72	\$2,115.00	\$31,214.45	\$3,468.27	\$5,583.27
06/12/2025	Thursday	\$5,286.00	\$39,287.90	\$44,573.90	\$2,643.00	\$35,359.11	\$3,928.79	\$6,571.79
06/13/2025	Friday	\$8,758.00	\$81,489.75	\$90,247.75	\$4,379.00	\$73,340.78	\$8,148.97	\$12,527.97
06/14/2025	Saturday	\$11,878.00	\$89,754.54	\$101,632.54	\$5,939.00	\$80,779.09	\$8,975.45	\$14,914.45
06/15/2025	Sunday	\$7,474.00	\$54,497.41	\$61,971.41	\$3,737.00	\$49,047.67	\$5,449.74	\$9,186.74
06/16/2025	Monday	\$6,106.00	\$39,414.31	\$45,520.31	\$3,053.00	\$35,472.88	\$3,941.43	\$6,994.43
06/17/2025	Tuesday	\$4,114.00	\$35,322.92	\$39,436.92	\$2,057.00	\$31,790.63	\$3,532.29	\$5,589.29
06/18/2025	Wednesday	\$4,476.00	\$32,053.13	\$36,529.13	\$2,238.00	\$28,847.82	\$3,205.31	\$5,443.31
06/19/2025	Thursday	\$6,368.00	\$45,247.86	\$51,615.86	\$3,184.00	\$40,723.07	\$4,524.79	\$7,708.79
06/20/2025	Friday	\$7,318.00	\$53,135.56	\$60,453.56	\$3,659.00	\$47,822.00	\$5,313.56	\$8,972.56
06/21/2025	Saturday	\$10,650.00	\$81,749.84	\$92,399.84	\$5,325.00	\$73,574.86	\$8,174.98	\$13,499.98
06/22/2025	Sunday	\$6,474.00	\$56,522.53	\$62,996.53	\$3,237.00	\$50,870.28	\$5,652.25	\$8,889.25
06/23/2025	Monday	\$3,702.00	\$30,586.49	\$34,288.49	\$1,851.00	\$27,527.84	\$3,058.65	\$4,909.65
06/24/2025	Tuesday	\$4,456.00	\$36,699.11	\$41,155.11	\$2,228.00	\$33,029.20	\$3,669.91	\$5,897.91
06/25/2025	Wednesday	\$4,546.00	\$25,963.05	\$30,509.05	\$2,273.00	\$23,366.75	\$2,596.30	\$4,869.30
06/26/2025	Thursday	\$4,820.00	\$40,408.27	\$45,228.27	\$2,410.00	\$36,367.44	\$4,040.83	\$6,450.83
06/27/2025	Friday	\$7,626.00	\$60,794.68	\$68,420.68	\$3,813.00	\$54,715.21	\$6,079.47	\$9,892.47
06/28/2025	Saturday	\$11,138.00	\$92,368.25	\$103,506.25	\$5,569.00	\$83,131.43	\$9,236.82	\$14,805.82
06/29/2025	Sunday	\$8,322.00	\$48,814.95	\$57,136.95	\$4,161.00	\$43,933.46	\$4,881.49	\$9,042.49
06/30/2025	Monday	\$4,816.00	\$52,673.79	\$57,489.79	\$2,408.00	\$47,406.41	\$5,267.38	\$7,675.38
Casino Report Totals:		\$191,492.00	\$1,516,531.88	\$1,708,023.88	\$95,746.00	\$1,364,878.70	\$151,653.18	\$247,399.18
Casino YTD Totals		\$191,492.00	\$1,516,531.88	\$1,708,023.88	\$95,746.00	\$1,364,878.69	\$151,653.19	\$247,399.19

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

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