



BOONVILLE

City of Boonville

August 4, 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

A. Sy Harvell

II. Roll Call

III. Hearing of Citizens' Comments

IV. Approval of Minutes

A. July 21 Council Minutes

V. Consent Items

A. Consider Pay App No. 8 in the amount of **\$12,448.52** to Glovecon for City Hall upstairs Remodel.

B. Consider Pay App #6 in the amount of **\$178,394.41** to GBH Builders, Inc for YMCA remodel

C. Consider Change Order No.1 in the amount of **\$19,508.60** for YMCA Remodel

D. Consider Change Order No. 2 for **<\$0.00>** for Hydrovac of Missouri

VI. Presentation of Accounts and Claims

A. Appropriations

VII. Unfinished Business

A. Second Reading of Bill No. 2025-015 Approving a final site plan for 98 Investments, LLC at 17120 Jackson Road

B. Second Reading of Bill No. 2025-016 Approving a Preliminary Site Plan for Ballparks Central on Jackson Road

VIII. New Business

A. Consider Resolution R2025-013 Authorizing and Approving an Agreement between GameTime and the City of Boonville for the Purchase and Installation of Harley Park Bleachers

B. First Reading of Bill No. 2025-017 Establishing the Tax Levy for FY 2025-2026

IX. Reports of Standing Committees

X. Reports of City Officials

A. Mayor

B. City Administrator

C. City Clerk

D. City Counselor

- Dangerous Building Update

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 21, 2025

7:00 PM

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

I. Call to order – Pledge and Prayer

The Boonville City Council met in Regular Session on July 21, 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; Amber Davis, City Clerk; and Brad Wooldridge, City Counselor. The meeting was called to order. Andrew Couberd led the prayer after the Pledge of Allegiance.

II. Roll Call

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

III. Hearing of Citizens' Comments

Nellie Sims came before the council and expressed her concerns about a tree that fell on her property at 520 10th Street.

Henry Hurt came before the council to express his concerns about the condition of some streets in Boonville and to request that they be repaired.

Guy Landfear came before the council to get some guidance on opening up a Cannabis Club.

- Life Saving Awards

Police Chief Randy Ayers presented three life-saving awards to three officers for their lifesaving efforts during the line of duty.

The officers are Ryan Litzsinger, Matthew Naumann, and William Schmidt.

IV. Approval of Minutes

A. July 7 Council Minutes

The minutes stand as submitted

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.

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

VI. Presentation of Accounts and Claims

- A.** Appropriations

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

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

VII. Unfinished Business

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

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

VIII. New Business

- A.** First Reading of Bill No. 2025-015 Approving a final site plan for 98 Investments, LLC at 17120 Jackson Road

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

- B.** First Reading of Bill No. 2025-016 Approving a Preliminary Site Plan for Ballparks Central on Jackson Road

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

IX. Reports of Standing Committees

- A.** Boonville Housing Authority

Minutes are in the packet

- B.** Planning and Zoning Commission

Minutes are in the packet

- C.** Airport Board - June 5, 2025 (Andrew Cowherd)

Minutes are in the packet

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

Minutes are in the packet

X. Reports of City Officials

A. Mayor

None

B. City Administrator

Ms. Fjell stated she attended the open house that MODOT held about information on the I-70 expansion.

Mr. Linhart Parks, director, came before the council and presented a proposal for new bleachers on the Little League field at Harley Park.

Jim Gann appeared before the council and provided a data review of visitors in Boonville for a busy weekend. There were events at the pool, soccer field, and Harley Park. Mr. Gann determined there were around 9,200 visits generated by 6,678 individuals in town that weekend.

C. City Clerk

None

D. City Counselor

None

XI. Miscellaneous

Mr. Harvell stated he had an individual approach him about a pond that the city owns, which is covered with moss. Mr. Linhart stated they are going to add a chemical to the pond soon, so hopefully this will help with the issue.

XII. Adjourn

With no further discussion, Mr. Young moved, and Mr. Cowherd seconded the motion to adjourn at 7:46 p.m., and the voice vote was unanimous.

PORTER, BERENDZEN & ASSOCIATES, P.C.



A R C H I T E C T U R E

200 SOUTH HENRY CLAY BLVD.

P.O. BOX 446

ASHLAND, MO 65010

(573) 657-2022

E-MAIL: jay@pba-architecture.com

July 22, 2025

Kate Fjell – City Administrator
City of Boonville
401 Main Street
Boonville, Missouri 65233
660-882-2332

Re: Remodeling at City Hall - General Contractor Pay Application No. 8

We have reviewed the AIA Document G702 - Application for Payment No. 08 from GloveCon.
We have reviewed the amount requested and believe it to be appropriate.
We have also received Payroll Reports and Lien Waivers for previous payments to date.

We have requested all close out paperwork and will compile all paperwork for you to be presented soon. There will be one final payment after we receive the closeout documents.

Change Order #1 has been executed and is accounted for on this pay application.
The \$5,000 contingency was depleted in Change Order #1.

Please review the Pay Application. Please pay the 'Amount Certified' on page 1 of the Application. Please make payment directly to the contractor.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Jay D. Berendzen, AIA - PORTER, BERENDZEN & ASSOCIATES, P.C.

PAYMENT APPLICATION

Page 1

TO: City of Boonville 401 Main Street Boonville, MO 65233 Attn: FROM: GloveCon, Inc. 1200 South Business 54 Fulton, Missouri 65251 FOR:	PROJECT NAME AND LOCATION: City of Boonville Remodeling of the City Hall Building 401 Main Street Boonville, MO 65233 ARCHITECT:	APPLICATION # 8 PERIOD THRU: 07/13/2025 PROJECT #s: PBA-2413 DATE OF CONTRACT: 09/27/2024	Distribution to: ☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ ☐
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CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
 Continuation Page is attached.

1. CONTRACT AMOUNT	\$192,940.00
2. SUM OF ALL CHANGE ORDERS	\$23,498.20
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$216,438.20
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$216,438.20
5. RETAINAGE:	
a. 5.00% of Completed Work	\$10,821.91
(Columns D + E on Continuation Page)	
b. 5.00% of Material Stored	\$0.00
(Column F on Continuation Page)	
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$10,821.91
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$205,616.29
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$193,167.77
8. PAYMENT DUE	\$12,448.52
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$10,821.91

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: GloveCon, Inc.

By: Jurea Love Date: 7/21/25

ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT.....\$12,448.52

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

ARCHITECT:

By: [Signature] Date: 07-22-2025

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$23,498.20	\$0.00
Total approved this month	\$0.00	\$0.00
TOTALS	\$23,498.20	\$0.00
NET CHANGES	\$23,498.20	

PAYMENT APPLICATION

Quantum Software Solutions, Inc. Document

APPROVED

By Jay D. Berendzen - July 22, 2025

CONTINUATION PAGE

Page 2 of 2

PROJECT: City of Boonville
Remodeling of the City Hall Building

APPLICATION #: 8
DATE OF APPLICATION: 07/21/2025
PERIOD THRU: 07/13/2025
PROJECT #s: PBA-2413

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
01	General Conditions	\$27,471.00	\$26,494.20	\$976.80	\$0.00	\$27,471.00	100%	\$0.00	\$1,373.55
02	Existing Conditions Demo	\$4,400.00	\$4,400.00	\$0.00	\$0.00	\$4,400.00	100%	\$0.00	\$220.00
03	Casework - Vanity	\$1,370.00	\$1,370.00	\$0.00	\$0.00	\$1,370.00	100%	\$0.00	\$68.50
04	Thermal & Moisture Protection on Caulking and sealants	\$200.00	\$200.00	\$0.00	\$0.00	\$200.00	100%	\$0.00	\$10.00
05	Openings	\$1,140.00	\$1,140.00	\$0.00	\$0.00	\$1,140.00	100%	\$0.00	\$57.00
06	Finishes	\$72,832.00	\$69,473.60	\$3,358.40	\$0.00	\$72,832.00	100%	\$0.00	\$3,641.60
07	Plumbing	\$1,750.00	\$1,750.00	\$0.00	\$0.00	\$1,750.00	100%	\$0.00	\$87.50
08	HVAC	\$59,777.00	\$59,777.00	\$0.00	\$0.00	\$59,777.00	100%	\$0.00	\$2,988.85
09	Electrical	\$29,000.00	\$29,000.00	\$0.00	\$0.00	\$29,000.00	100%	\$0.00	\$1,450.00
10	Contingency	(\$5,000.00)	(\$5,000.00)	\$0.00	\$0.00	(\$5,000.00)	100%	\$0.00	(\$250.00)
11	Change Order # 1	\$4,935.70	\$4,935.70	\$0.00	\$0.00	\$4,935.70	100%	\$0.00	\$246.79
12	Change Order # 2	\$7,744.00	\$7,744.00	\$0.00	\$0.00	\$7,744.00	100%	\$0.00	\$387.20
14	Change Order # 4	\$10,818.50	\$2,050.00	\$8,768.50	\$0.00	\$10,818.50	100%	\$0.00	\$540.93

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

PORTER, BERENDZEN & ASSOCIATES, P.C.



A R C H I T E C T U R E

200 SOUTH HENRY CLAY BLVD.

P.O. BOX 446

ASHLAND, MO 65010

(573) 657-2022

E-MAIL: jay@pba-architecture.com

July 22, 2025

Kate Fjell – City Administrator
City of Boonville
401 Main Street
Boonville, Missouri 65233
660-882-2332

Re: Remodeling at Boonslick Heartland YMCA - General Contractor Pay Application No. 6

We have reviewed the AIA Document G702 - Application for Payment No. 06 from GBH Builders. We have reviewed the amount requested and believe it to be appropriate.

We have also received payroll reports and Lien Waivers, see attached. We will include this information with each Pay Application. We will also compile all paperwork for you to be presented at the completion of the project.

We will generate Change Order #1 to capture all approved proposals to date. This will be issued prior to the next pay request and will be reflected on Pay Application #7.

Please review the Pay Application. Please pay the 'Amount Certified' on page 1 of the Application. Please make payment directly to the contractor.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Jay D. Berendzen, AIA - PORTER, BERENDZEN & ASSOCIATES, P.C.

AIA Document G702 - 1992

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: City of Boonville
401 Main Street
Boonville MO 65233

PROJECT: Boonslick YMCA
401 Main Street
Boonville MO 65233

APPLICATION NO: 6

DISTRIBUTION TO:
OWNER
ARCHITECT
CONTRACTOR
FIELD
OTHER

FROM

CONTRACTOR: GBH Builders, Inc.
PO Box 945
Jefferson City MO 65102

VIA ARCHITECT:

PERIOD TO: 07/03/2025

CONTRACT DATE:

PROJECT NOS:

APPROVED

By Jay D. Berendzen - July 22, 2025

CONTRACT FOR: 1327 - Boonslick YMCA

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM..... \$1,007,000.00
2. NET CHANGES IN THE WORK..... \$0.00
3. CONTRACT SUM TO DATE (Line 1 + 2) \$1,007,000.00
4. TOTAL COMPLETED AND STORED TO DATE: (Column G on G703) \$723,175.73
5. RETAINAGE:
- a. 0.00 % of Completed Work
(Column D+E on G703)
- b. 0.00 % of Stored Material
(Column F on G703)
- Total Retainage (Lines 5a + 5b or Total in Column I on G703) \$36,158.80
6. TOTAL EARNED LESS RETAINAGE..... \$687,016.93
(Line 4 minus Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... \$508,622.52
(Line 6 From Prior Certificate)
8. CURRENT PAYMENT DUE..... \$178,394.41
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 minus Line 6) \$319,983.07

SUMMARY OF CHANGE IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this month including Construction Change Directives		
TOTALS		
NET CHANGES IN THE WORK		0.00

The undersigned Contractor certifies that to the best of his 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 him 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: GBH Builders, Inc.

By:

State of : Missouri

County of: Cole

Subscribed and sworn to before
me on 07/09/2025

Notary Public:

My commission expires: 07/01/2028

Date:

Chad Nierman
Notary Public-Notary Seal
Commissioned for Cole County
My Commission expires 7/1/2028
Commission # 24870626

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that the Work has progressed to the point indicated; that to the best of his knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents and that the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ \$178,394.41

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

ARCHITECT:

By:

Date:

07-22-2025

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 all rights of the Owner or Contractor under this Contract.

AIA Document G703 - 1992

CONTINUATION SHEET

AIA Document, G702-1992, Application and Certification for Payment, or G736-2009, Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed Certification is attached.
In tabulations below, amounts are in US dollars nearest dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 6

APPLICATION DATE: 07/03/2025

PERIOD TO: 07/03/2025

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION	THIS PERIOD	MATERIALS STORED	TOTAL COMPLETED	%	BALANCE TO FINISH	RETAINAGE
1	General Conditions	12,401.31	6,076.31	4,000.00		10,076.31	81	2,325.00	503.82
2	Bond	10,056.00	10,056.00			10,056.00	100		502.80
3	Contingency Allowance	25,000.00	13,482.00			13,482.00	54	11,518.00	674.10
4	Supervision	68,597.90	33,612.90	16,000.00		49,612.90	72	18,985.00	2,480.65
5	Demolition-Labor	46,110.00	40,055.00	6,055.00		46,110.00	100		2,305.50
6	Demolition-Material	6,625.00	5,825.00	800.00		6,625.00	100		331.25
7	Masonry	6,254.00		6,254.00		6,254.00	100		312.70
8	Carpentry-Labor	39,766.96	16,381.16	15,000.00		31,381.16	79	8,385.80	1,569.06
9	Carpentry-Misc Material	9,275.00	2,000.00	500.00		2,500.00	27	6,775.00	125.00
10	Casework	17,097.80	11,680.36			11,680.36	68	5,417.44	584.02
11	Casework Install	6,890.00						6,890.00	
12	Countertops	19,239.00	8,787.00			8,787.00	46	10,452.00	439.35
13	Joint Sealants	530.00		530.00		530.00	100		26.50
14	HM Frames/Door/Hardware	41,340.00	22,375.00	18,965.00		41,340.00	100		2,067.00
15	HM Frames/Door/Hardware Install	8,480.00	6,164.00	1,316.00		7,480.00	88	1,000.00	374.00
16	Glass & Glazing	11,991.73						11,991.73	
17	Metal Frames/Insulation/Sheetrock	58,300.00	51,458.00	2,650.00		54,108.00	93	4,192.00	2,705.40
18	Tape/Finish	26,182.00	15,709.20	2,650.00		18,359.20	70	7,822.80	917.96
19	ACT & Suspended Ceilings	18,020.00		10,600.00		10,600.00	59	7,420.00	530.00
20	Plaster Repair	34,874.00						34,874.00	
21	LVT/Resinous Flooring/Base	46,102.58		26,653.70		26,653.70	58	19,448.88	1,332.69
22	Self-Leveler for Floors	34,322.80	28,390.00			28,390.00	83	5,932.80	1,419.50

AIA Document G703 - 1992

CONTINUATION SHEET

AIA Document, G702-1992, Application and Certification for Payment, or G736-2009, Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed Certification is attached.
In tabulations below, amounts are in US dollars nearest dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 6

APPLICATION DATE: 07/03/2025

PERIOD TO: 07/03/2025

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION	THIS PERIOD	MATERIALS STORED	TOTAL COMPLETED	%	BALANCE TO FINISH	RETAINAGE
23	PVC Wall Tile	10,071.06	6,400.00	3,671.06		10,071.06	100		503.55
24	Interior Painting	62,707.48	24,010.95	11,100.85		35,111.80	56	27,595.68	1,755.59
25	Signage	1,240.20						1,240.20	
26	Toilet Compartments	8,360.22						8,360.22	
27	Toilet Accessories	9,294.08	9,294.08			9,294.08	100		464.70
28	Fire Extinguishers	685.82	685.82			685.82	100		34.29
29	Lockers	33,742.98		33,742.98		33,742.98	100		1,687.15
30	Locker Install	6,018.68						6,018.68	
31	Plumbing Mobilization/Submittals	10,600.00	10,600.00			10,600.00	100		530.00
32	Plumbing Demolition	8,480.00	8,480.00			8,480.00	100		424.00
33	Below Grade Plumbing	48,183.36	48,183.36			48,183.36	100		2,409.17
34	Above Grade Plumbing	62,152.04	55,912.00			55,912.00	90	6,240.04	2,795.60
35	Plumbing Fixtures	13,780.00		3,445.00		3,445.00	25	10,335.00	172.25
36	Plumbing Insulation	5,416.60		2,650.00		2,650.00	49	2,766.60	132.50
37	HVAC Rough-In	14,310.00	10,733.00			10,733.00	75	3,577.00	536.65
38	Mech Equipment	56,498.00	42,374.00			42,374.00	75	14,124.00	2,118.70
39	HVAC Devices and Start-up	17,702.00	13,277.00			13,277.00	75	4,425.00	663.85
40	HVAC-2nd Floor	1,590.00	1,590.00			1,590.00	100		79.50
41	Electrical Admin	2,120.00	2,120.00			2,120.00	100		106.00
42	Lighting Fixtures	10,600.00	10,600.00			10,600.00	100		530.00
43	Electrical Devices	3,180.00		2,120.00		2,120.00	67	1,060.00	106.00
44	Fire Alarm	5,512.00		3,180.00		3,180.00	58	2,332.00	159.00

AIA Document G703 - 1992

CONTINUATION SHEET

AIA Document, G702-1992, Application and Certification for Payment, or G736-2009, Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed Certification is attached.
In tabulations below, amounts are in US dollars nearest dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 6

APPLICATION DATE: 07/03/2025

PERIOD TO: 07/03/2025

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION	THIS PERIOD	MATERIALS STORED	TOTAL COMPLETED	%	BALANCE TO FINISH	RETAINAGE
45	Electrical Labor and Misc Materials	67,299.40	19,080.00	15,900.00		34,980.00	52	32,319.40	1,749.00
	Totals:	1,007,000.00	535,392.14	187,783.59		723,175.73		283,824.27	36,158.80

AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> City of Boonville - Remodeling of Johnston Fieldhouse 757 3rd Street Boonville, MO 65233	CONTRACT INFORMATION: Contract For: General Construction Date: October 21, 2024	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: May 22, 2025
OWNER: <i>(Name and address)</i> City of Boonville 401 Main Street Boonville, MO 65233	ARCHITECT: <i>(Name and address)</i> Porter, Berendzen & Associates, P.C. 200 South Henry Clay Blvd. Ashland, MO 65010	CONTRACTOR: <i>(Name and address)</i> GBH Builders, Inc. P.O. Box 945 Jefferson City, MO 65102

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Item No. 1 - Per Change Proposal P-01 - per ASI-01 Floor Fill Changes - The total cost for the Proposal is an ADD of \$5,554.42.

Required extra days: Zero.

Item No. 2 - Per Change Proposal P-02 - per ASI-02 Interior Layout Adjustments - The total cost for the Proposal is a DEDUCT of (\$726.40). Required extra days: Zero.

Item No. 3 - Per Change Proposal P-03 - per RFI-03 Add Floor Drains - The total cost for the Proposal is an ADD of \$2,866.45.

Required extra days: Zero.

Item No. 4 - Per Change Proposal P-04 - per ASI-03 Re-Route Plumbing - The total cost for the Proposal is an ADD of \$1,472.87.

Required extra days: Zero.

Item No. 5 - Per Change Proposal P-05 - per RFI-05 Existing Electric Panel - The total cost for the Proposal is an ADD of \$16,533.76 plus Time and Materials. Required extra days: Zero.

Item No. 6 - Per Change Proposal P-06 - Chipping of Concrete Floor - The total cost for the Proposal is an ADD of \$6,198.42 plus Time and Materials. Required extra days: Zero.

Item No. 7 - Per Change Proposal P-07-1 - per ASI-03 New Opening Lintel - The total cost for the Proposal is an ADD of \$16,314.86. Required extra days: Zero.

Item No. 8 - Per Change Proposal P-07-3 - Furr Restroom Walls - The total cost for the Proposal is an ADD of \$406.56. Required extra days: Zero.

Item No. 9 - Per Change Proposal P-07-4 - Add Drywall in Lobby - The total cost for the Proposal is an ADD of \$3,243.70. Required extra days: Zero.

Item No. 10 - Per Change Proposal P-09 - per ASI-06 Reinforce Shaft Wall - The total cost for the Proposal is an ADD of \$4,943.96. Required extra days: Zero.

Item No. 11 - Per Change Proposal P-10 - Unused floor fill credit - The total cost for the Proposal is a DEDUCT of (\$12,000.00). Required extra days: Zero.

The net ADD for the above Proposals is \$44,808.60.

Allowance No. 1 General Contingency of \$25,000.00 - The Contingency Amount will be drawn down to \$0.00 which will leave \$19,808.60 remaining.

The remaining \$19,808.60 will be ADDED to the Contract Sum.

The original Contract Sum was	\$ 1,007,000.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 1,007,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 19,808.60
The new Contract Sum including this Change Order will be	\$ 1,026,808.60

The Contract Time will be unchanged by () days.

The new date of Substantial Completion will be September 15, 2025.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.



ARCHITECT (Signature)

BY: Jay D. Berendzen, Architect

(Printed name, title, and license
number if required)

5-27-2025

Date



CONTRACTOR (Signature)

BY: Jake Hunget, President

(Printed name and title)

6-10-2025

Date

OWNER (Signature)

BY: Kate Fjell, City Administrator

(Printed name and title)

Date

**CONTRACT CHANGE ORDER
SECTION 00941**

Change Order No. 2
Project No. 454-306
Project: Boonville LSLI
Recommended: MECO Engineering Co., Inc.
(Engineer)

To: Hydrovac of Missouri LLC
(Contractor)

From: City of Boonville

Sheet 1 of 1
Original _ of 6

You are hereby directed to make the following changes:

I. Reason for change and effect on completion time (if any):

Due date extension of 210 days to the contract time limit date of August 3rd 2025 making the new date Sunday, March 1st 2026.

II. Cost of work affected by this Change Order:

Item No.	Item Description	Bid Amount			Previous Change Orders		This Change Order		Revised Contract
		Quantity/Units	Unit Price	Value	C.O. #	Quantity Changed	Increase Qty. Decrease Qty.	Amount Added or Deducted	Quantity/Unit
Total This Sheet:								\$0.00	

- | | | |
|---------------------------------------|--------------------|---------------------|
| 1. Original Contract Amount: | | \$144,800.00 |
| 2. Add or Deduct This Order Totals: | \$0.00 | |
| 3. Add or Deduct Previous: | <u>\$55,205.00</u> | |
| (Line 4 of previous order) | | |
| 4. Total Add or Deduct to Date (2+3): | | <u>\$55,205.00</u> |
| 5. Revised Contract Amount (1+4): | | <u>\$200,005.00</u> |

Recommended:  7/17/25
Date

Ordered: Owner
 7/14/25
Date

Accepted: Contractor
 7/14/25
Date

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

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 **August 4, 2025** the sum of **\$982,574.77**

General Fund	\$50,566.73
Sanitation	\$38,243.60
CIP Tax	\$6,446.58
Water Works	\$35,857.42
Capital Projects	\$807,459.15
Waste Water	\$14,152.44
Tourism	\$10,514.20
Gaming	\$12,822.00
Parks/Water	\$175.90
Kemper Sales Tax	\$6,336.75
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 **\$982,574.77** 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 **August 4, 2025** read for the second time this **August 4, 2025** since a copy was made available prior to the meeting.

Approved **August 4, 2025**

Mayor

Endorsed **August 4, 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: 2025-015

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

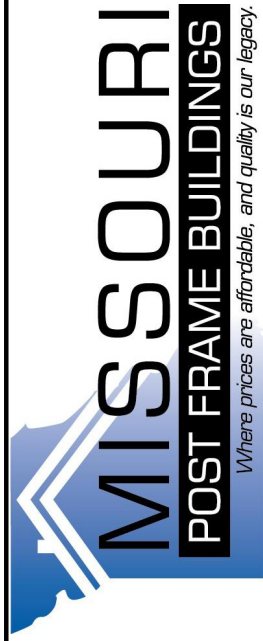
Eric Brady
1-573-999-9279

Page Description

Project Overview

Designer Information

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



DATE:

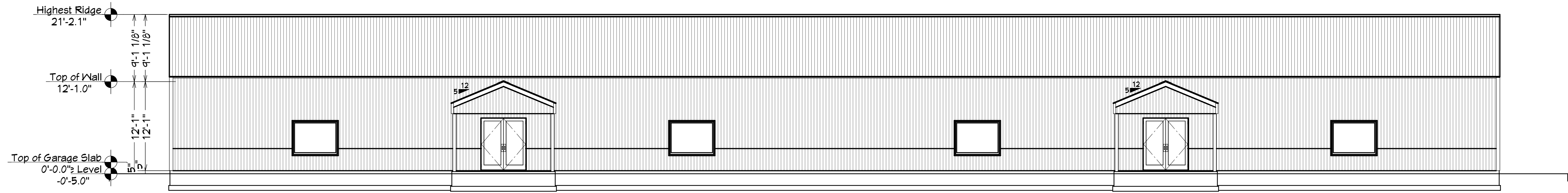
6/12/2025

SCALE:

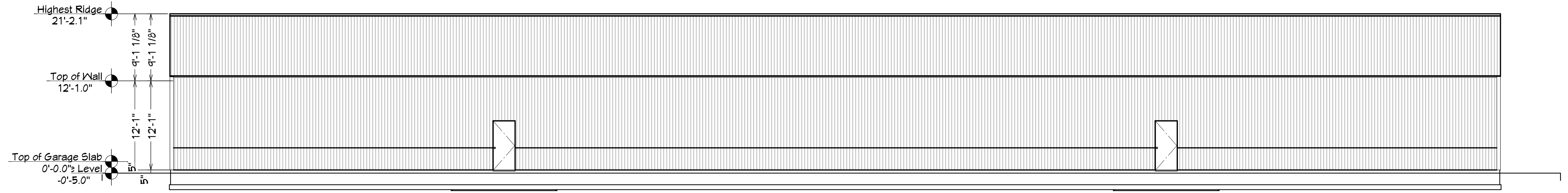
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SHEET:

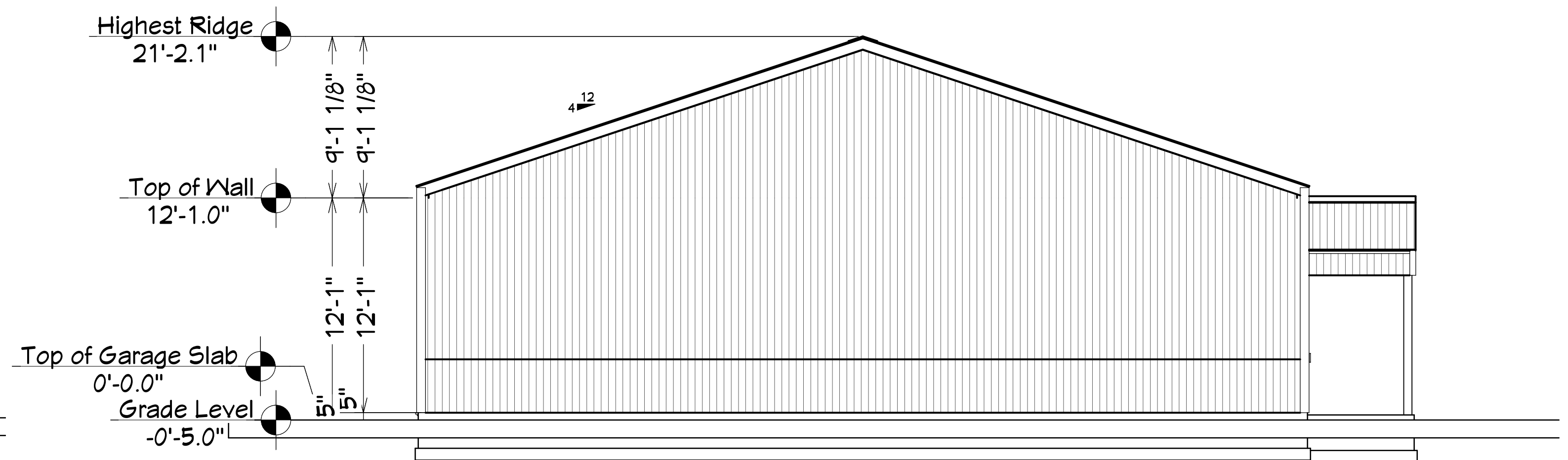
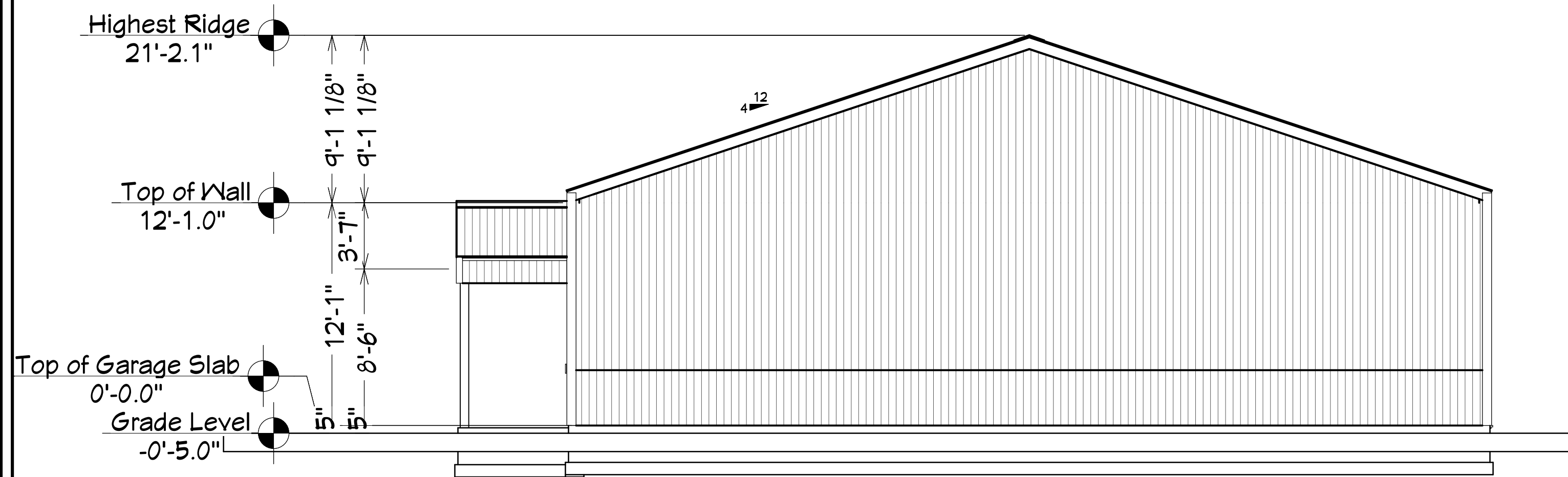
P-1



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:

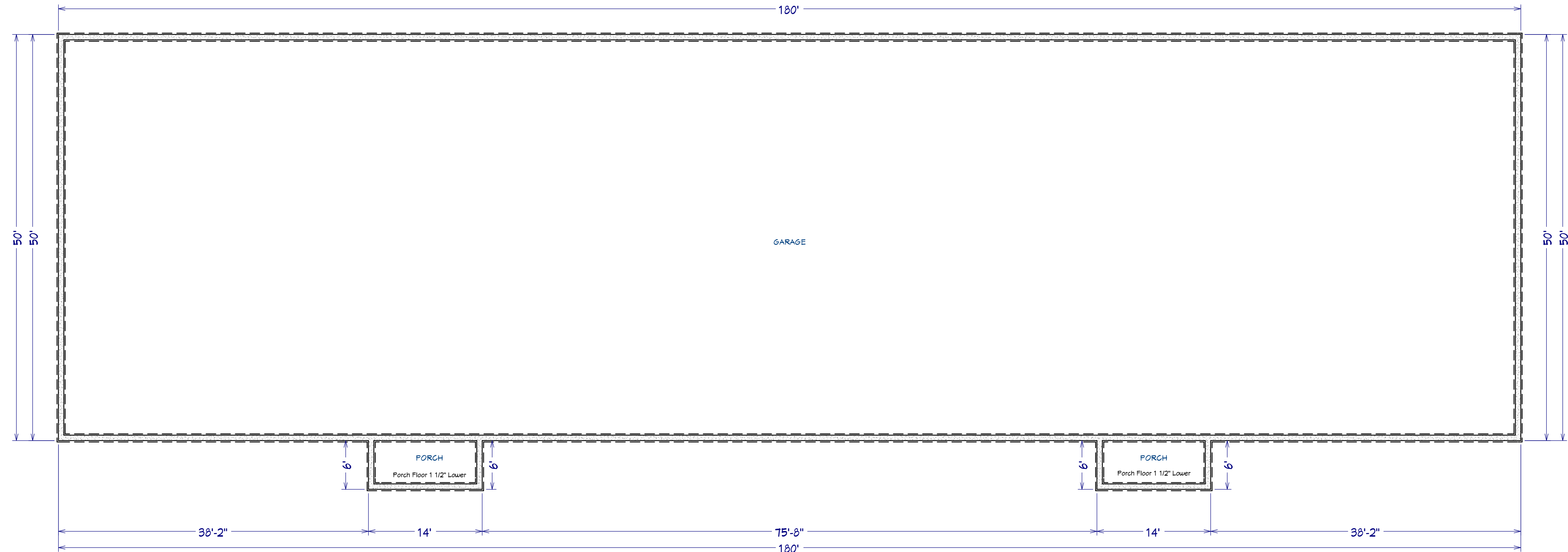
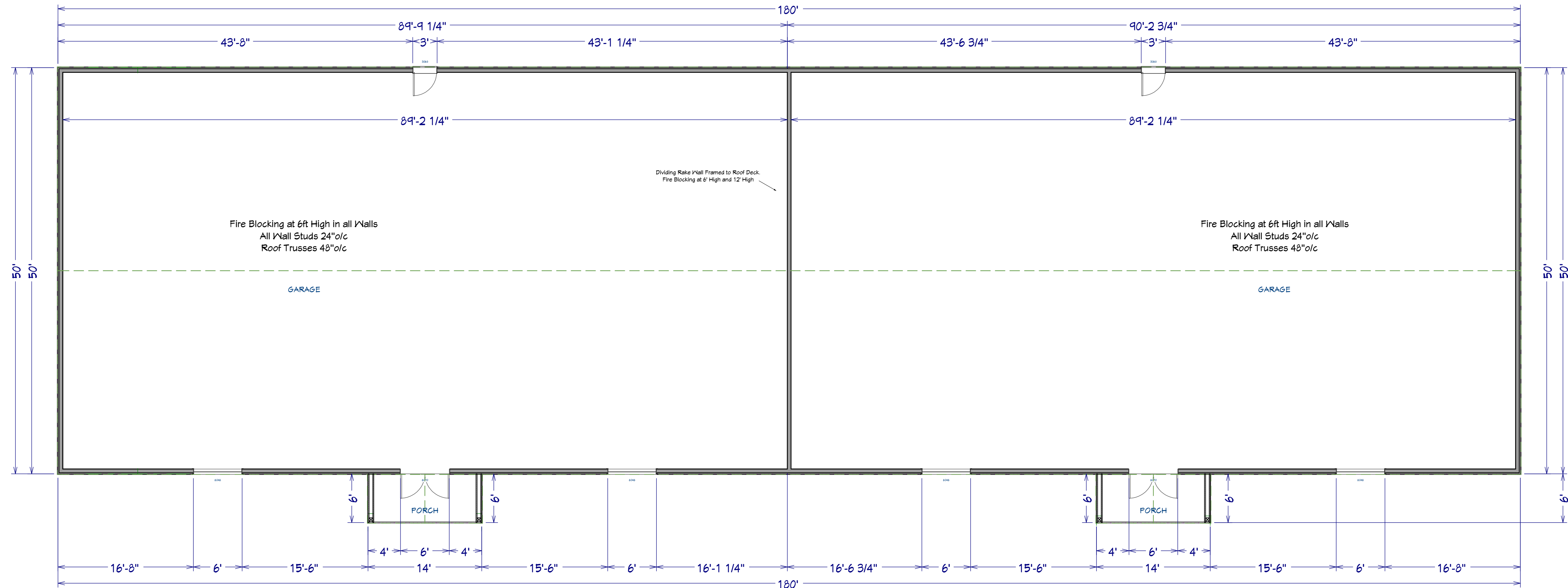
6/12/2025

SCALE:

1/8" = 1'

SHEET:

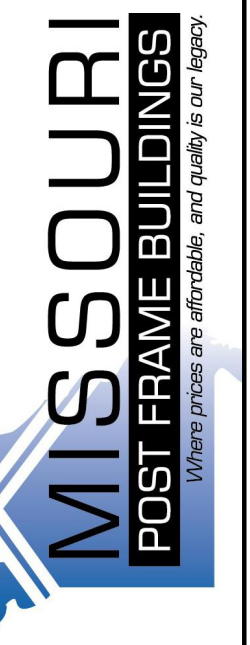
E-1



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.

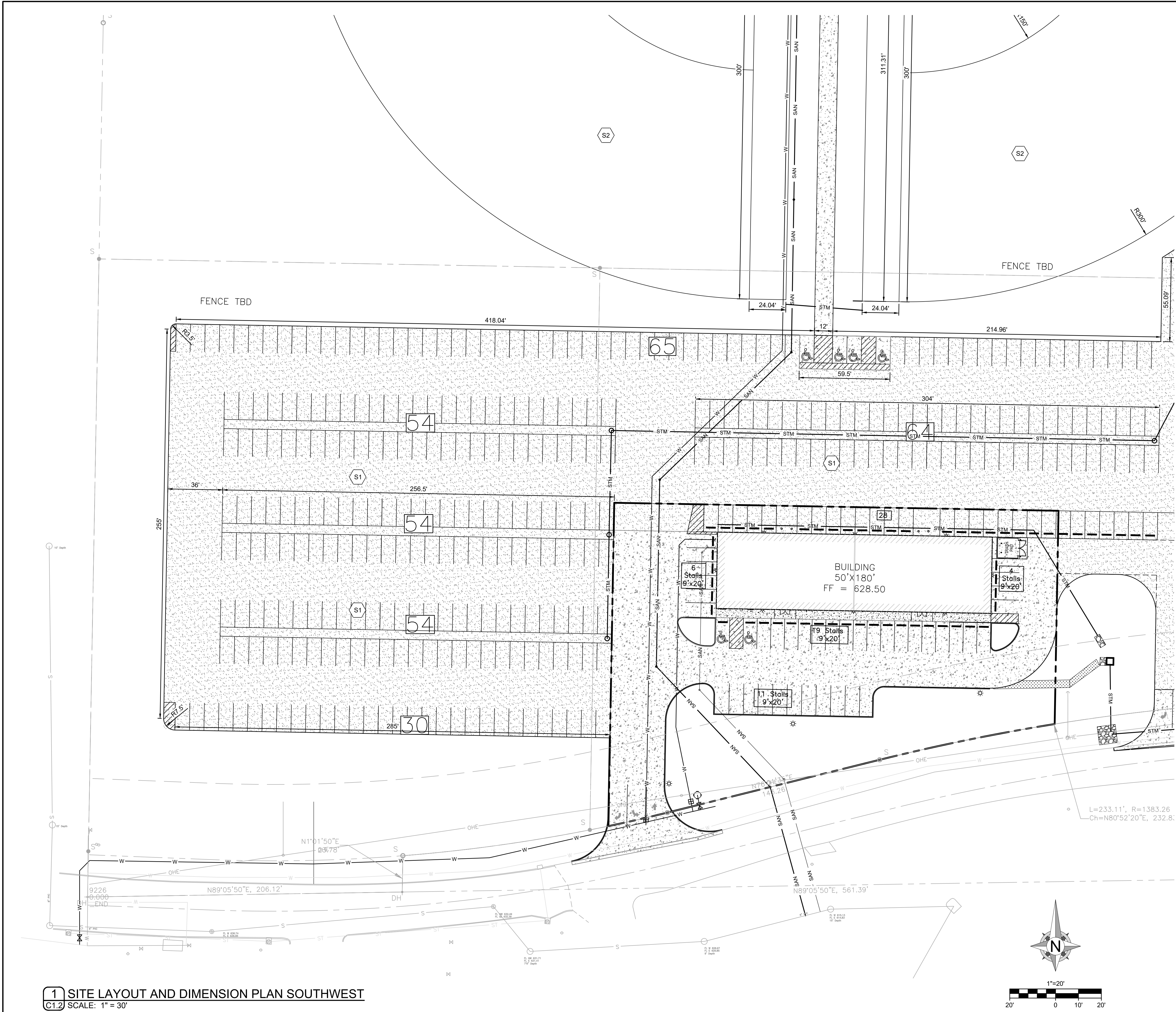
PRESIDENT OF THE COUNCIL

APPROVED THIS 4TH DAY OF AUGUST, 2025

Ned Beach, Mayor

ATTEST:

Amber Davis, City Clerk



- KEY NOTES:**
- S1)INSTALL GRAVEL PARKING AREA.
 - S2)INSTALL NEW TURF BASEBALL FIELD.
 - S3)INSTALL NEW TURF SOFTBALL FIELD.
 - S4)INSTALL NEW 15'X20' BLEACHERS.
 - S5)INSTALL NEW 8'X20' DUGOUT.
 - S6)INSTALL NEW CONCESSION STAND AND BATHROOMS.
 - S7)COORDINATE TURF/GRASS TRANSITION WITH TURF SUPPLIER.


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:

PRELIMINARY
NOT FOR CONSTRUCTION

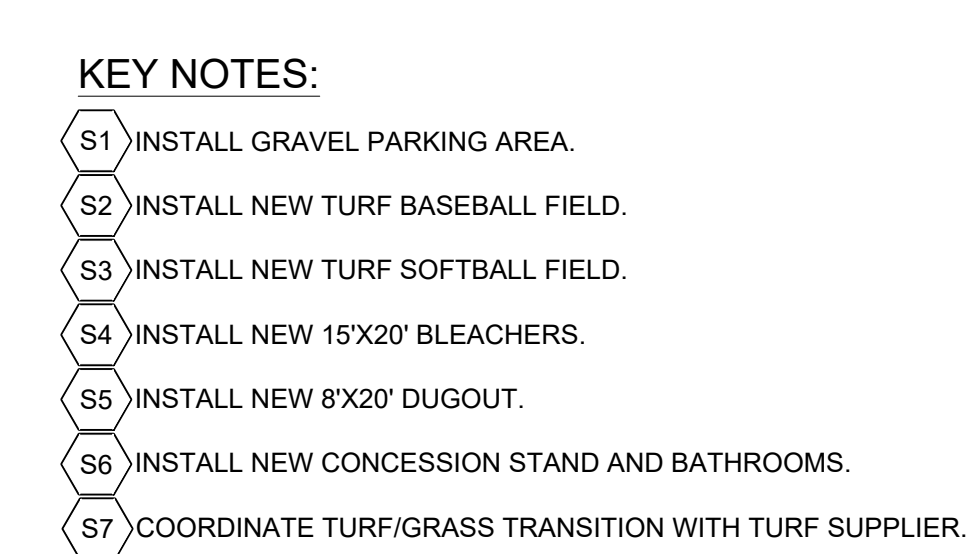
ISSUED BY: _____
LICENSE NO: _____

SHEET TITLE

**SITE LAYOUT
& DIMENSION
SOUTHWEST**

SHEET NUMBER

C1.2
02 OF 16



A licensed Missouri
Engineering Corporation
COA# 00062

JACKSON ROAD
BOONVILLE, MO

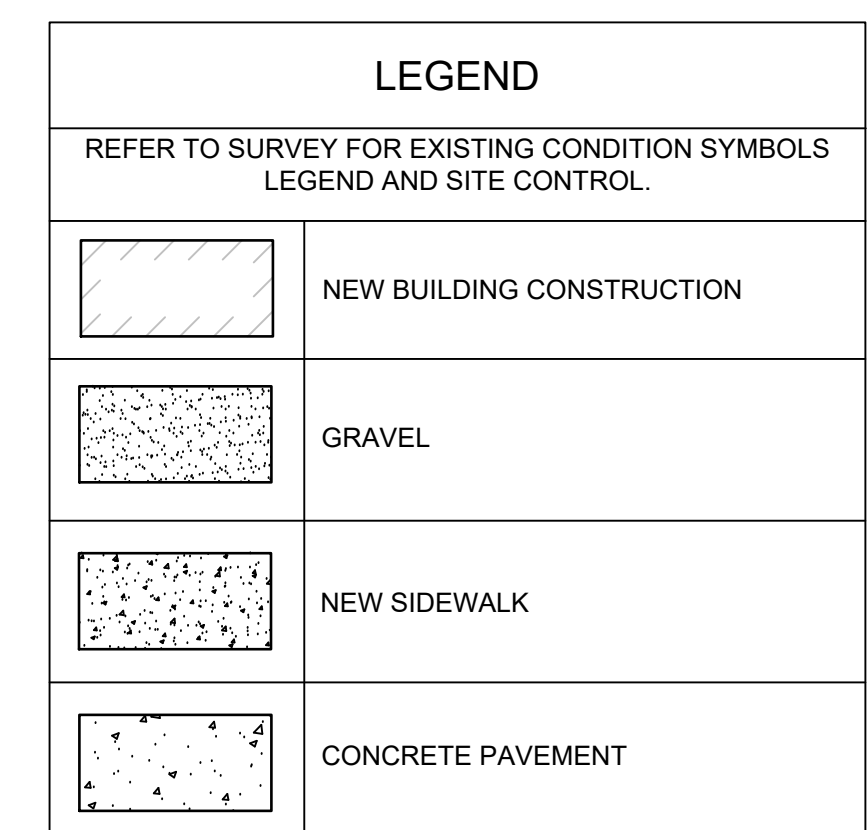
DRAWING INFORMATION
PROJECT NO: 25CO10006
DRAWN BY: CVM
CHECK BY: TPW
ISSUED DATE: 06/17/2025
FIELD BOOK:

ISSUED BY:
LICENSE NO:

SHEET NUMBER

C1.3

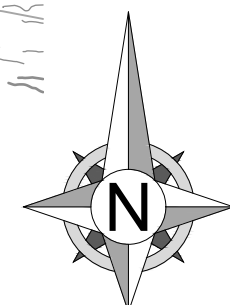
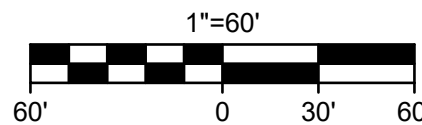
03 OF 16



SHEET NUMBER

C1.4

03 OF 16



1. RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OFF SITE.
2. PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND/OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
3. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES ON SITE AT LEAST ONE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
4. INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OF DATE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
5. CARE SHALL BE TAKEN TO MINIMIZE THE ENCRoACHMENT OF SEDIMENT INTO ALL STORM DRAIN APERTURNANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
6. REFER TO 11C4.0 FOR SILT FENCE CONSTRUCTION.
7. ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) SHALL UTILIZE CONTECH CONSTRUCTION PRODUCTS PERMANENT TURF REINFORCEMENT MAT 450 OR APPROVED EQUAL. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.

1. CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT OWNER WITH ANY CONFLICTS.
2. INSTALLATION OF CONSTRUCTION ENTRANCE.
3. INSTALLATION OF EROSION CONTROL FENCE.
4. DEMOLITION OF EXISTING SITE IMPROVEMENTS.
5. REMOVAL OF EXISTING PAVEMENT ON THE SITE.
6. INSTALLATION OF ALL STORM WATER DRAINAGE IMPROVEMENTS.
7. ROUGH GRADING.
8. CONSTRUCTION OF NEW SITE IMPROVEMENTS.
9. FINAL GRADING.
10. PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD.
11. REMOVAL OF EROSION CONTROL FENCE.

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
- D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

SPECIAL NOTE:
CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

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.

BALLPARK CENTRAL

JACKSON ROAD
BOONVILLE, MO

[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

**OVERALL
GRADING &
ESC PLAN**

SHEET NUMBER

C2.1

06 OF 16



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.

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND
AND SITE CONTROL.

LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND
AND SITE CONTROL.

— 1335 — — EXISTING GRADE LINES

— 1335 — | PROPOSED NEW GRAD

NEW BUILDING CONSTRUCTION

DRAINAGE SWALE

C 1355.5

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



JACKSON ROAD
BOONVILLE, MO

[illegible]

DRAWING INFORMATION

PROJECT NO: 25CO10006
DRAWN BY: CVM
CHECK BY: TPW
ISSUED DATE: 06/17/2025
FIELD BOOK:

FIELD BOOK:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY:

LICENSE NO:

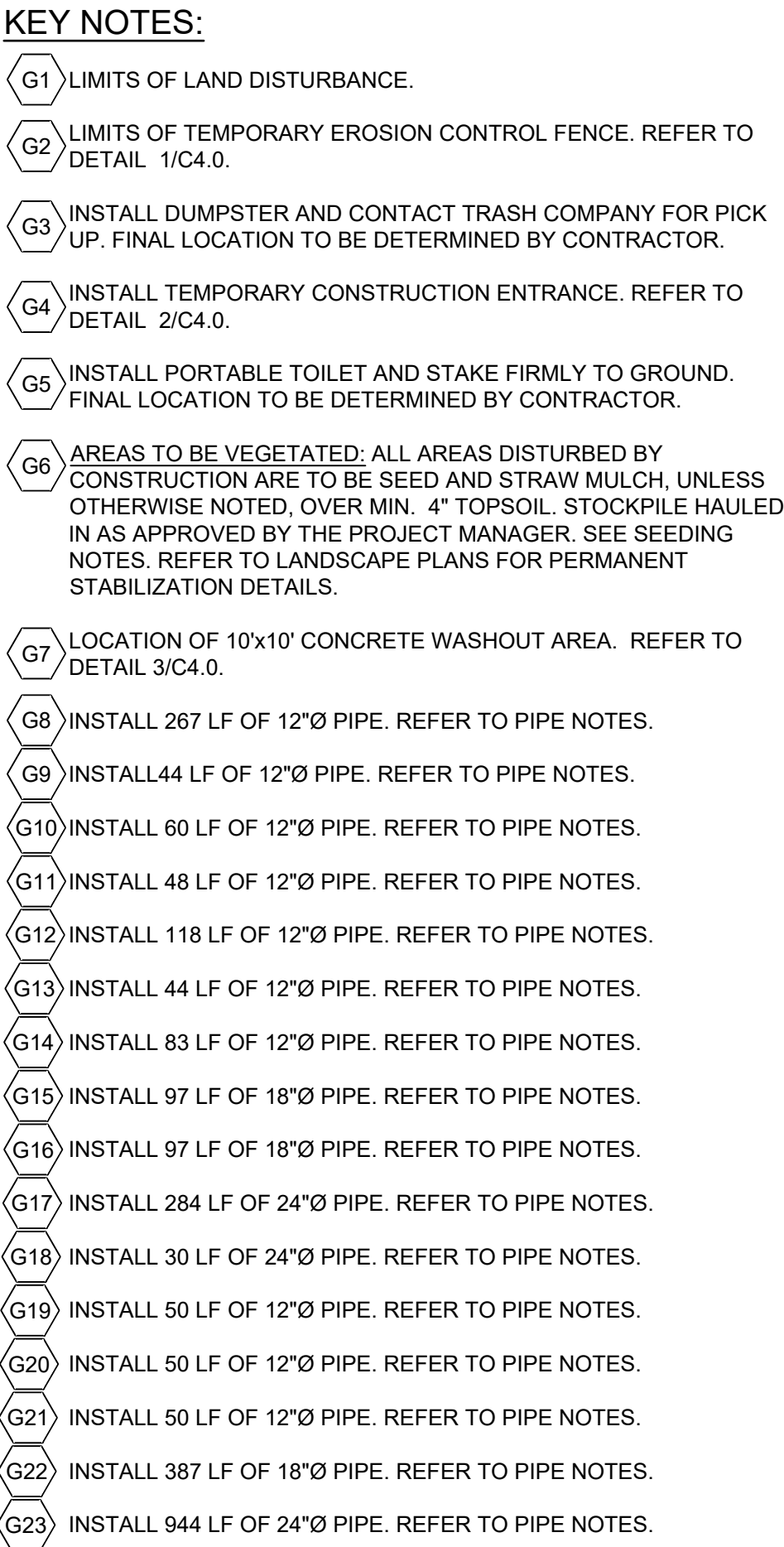
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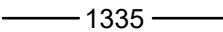
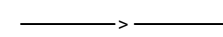
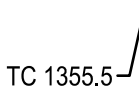
GRADING & ESC PLAN SOUTHWEST

SHEET NUMBER

C2.2

07 OF 16



LEGEND		
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.		
	EXISTING GRADE LINES	
	PROPOSED NEW GRADE LINES	
	NEW BUILDING CONSTRUCTION	
	DRAINAGE SWALE	
 TC 1355.5	NEW SPOT ELEVATIONS	
	LIST	ABBREVIATION
	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]



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.
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[illegible]

DRAWING INFORMATION

PROJECT NO: 25CO10006

DRAWN BY: CVM

CHECK BY: TPW

ISSUED DATE: 06/17/2025

FIELD BOOK:

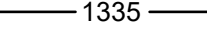
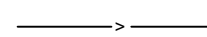
PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY:
LICENSE NO:

GRADING & ESC PLAN NORTHWEST

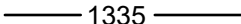
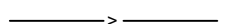
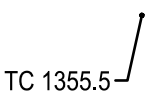
09 OF 16

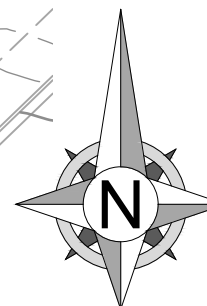
A licensed Missouri
Engineering Corporation
COA# 00062

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



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





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.





FORMERLY ANDERSON ENGINEERING

BALLPARK CENTRAL

REVISIONS

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 SOUTHWEST

SHEET NUMBER

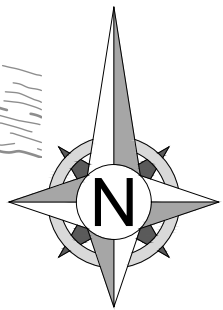
C3.2

12 OF 16



1"=20'

20' 0 10' 20'





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
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ISSUED BY:

LICENSE NO:

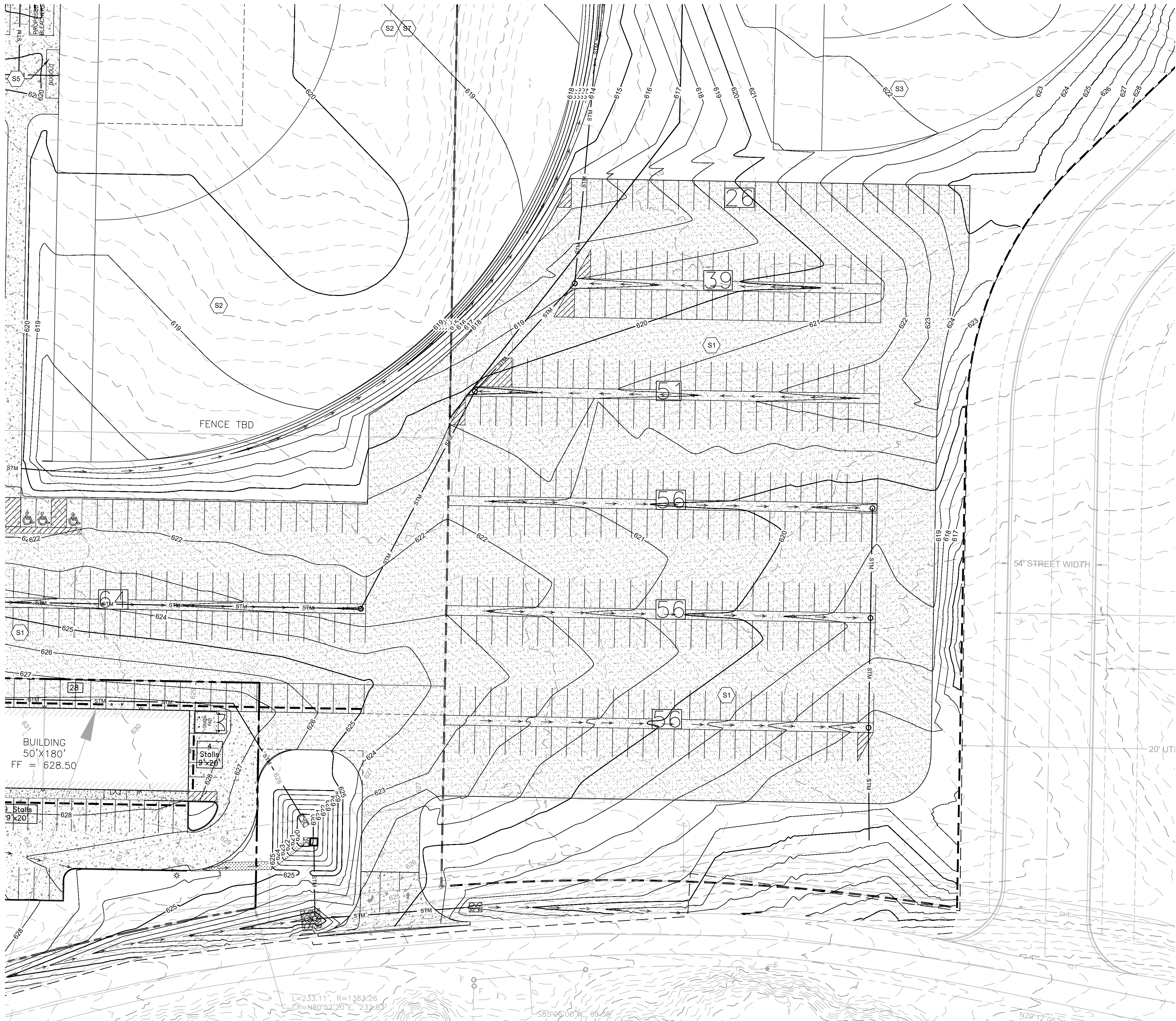
SHEET TITLE

UTILITY PLAN SOUTHEAST

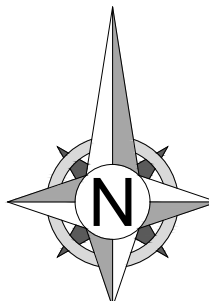
SHEET NUMBER

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



1 UTILITY PLAN SOUTHEAST
C3.3 SCALE: 1" = 30'



FORMERLY ANDERSON ENGINEERING

BALLPARK CENTRAL

REVISIONS

[illegible]

DRAWING INFORMATION

FIELD BOOK:

PRELIMINARY
NOT FOR CONSTRUCTION

LICENSE NO:

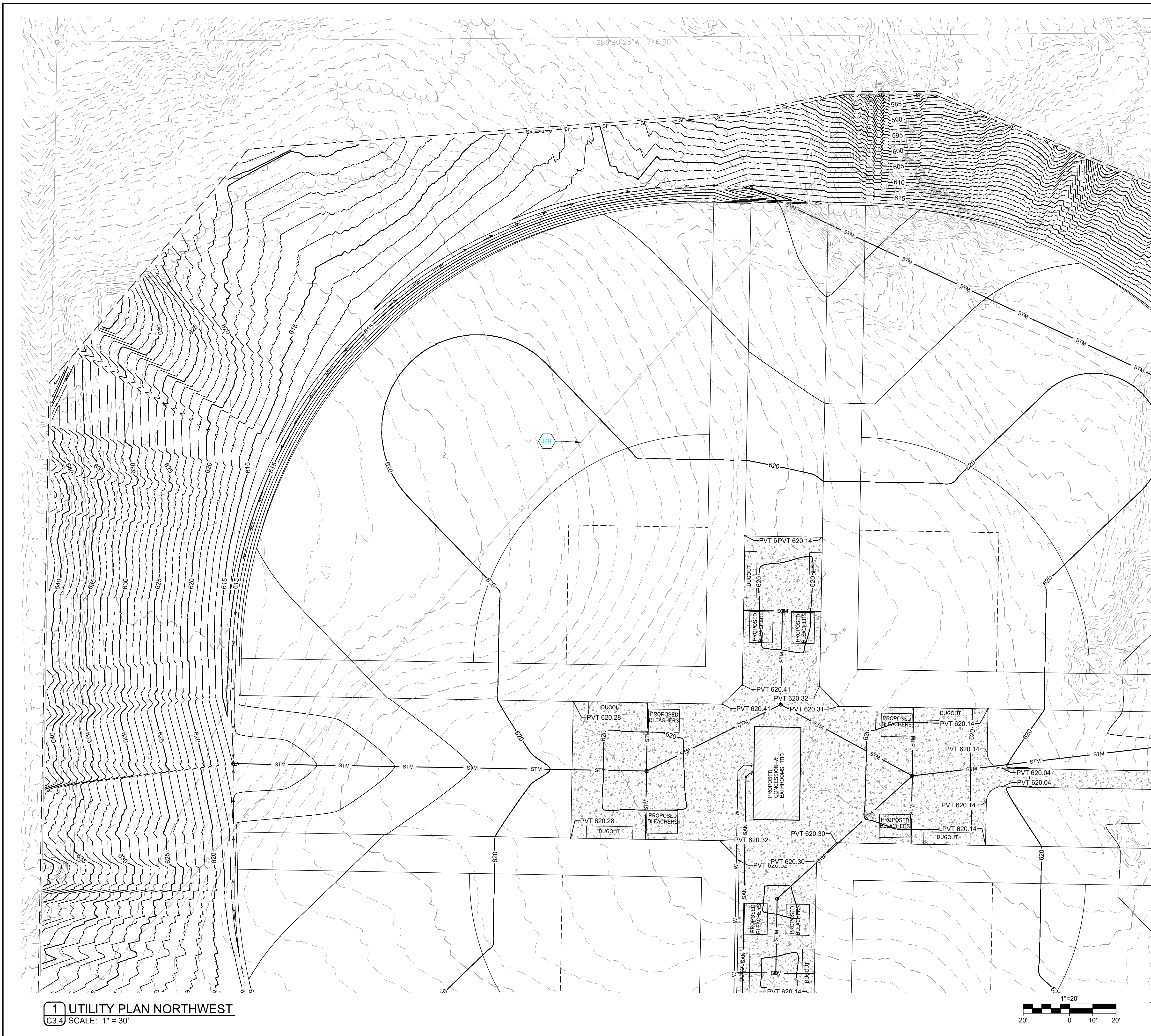
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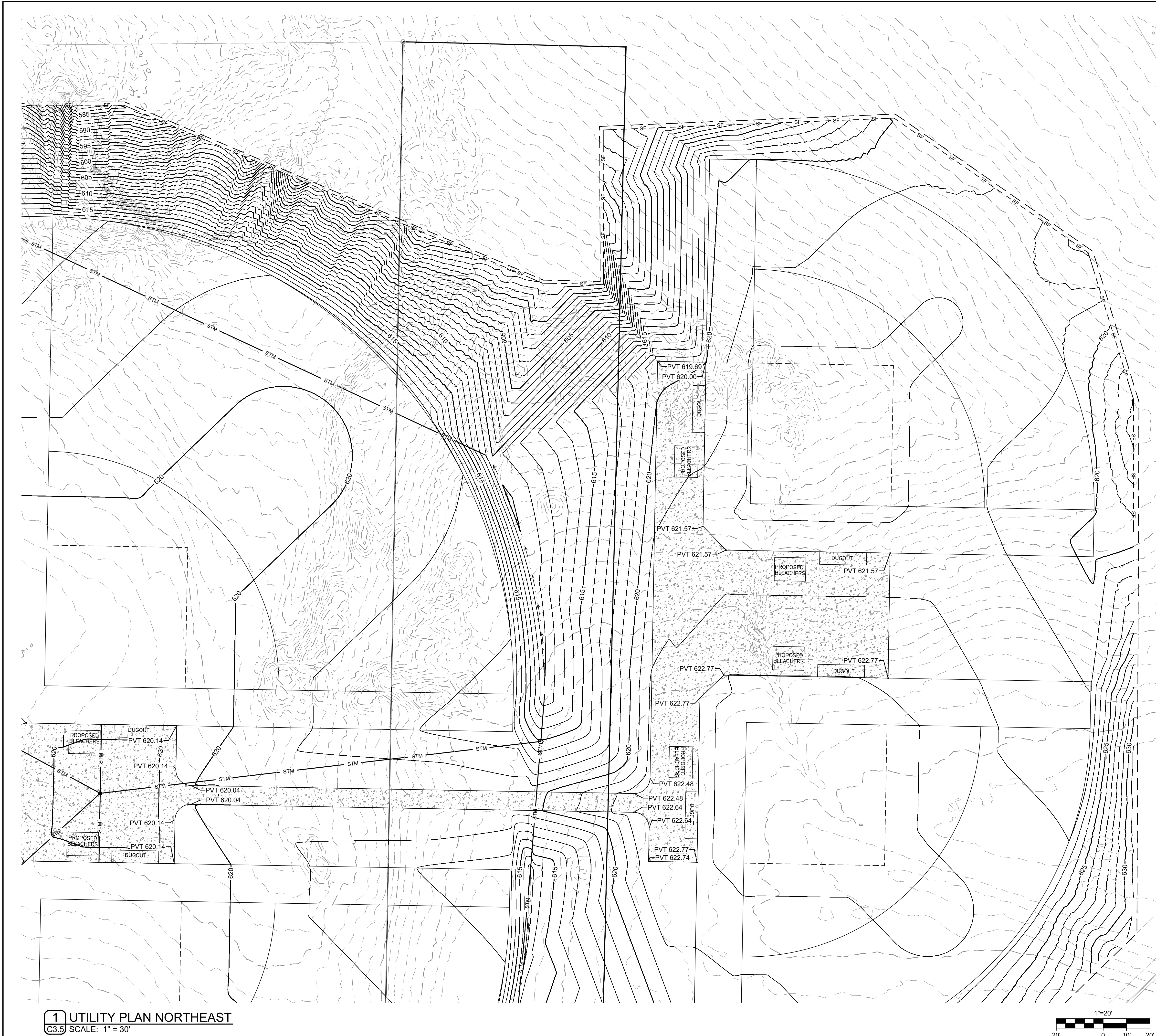
UTILITY PLAN NORTHWEST

SHEET NUMBER

C3.4

14 OF 16





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

RESOLUTION NO. R2025-13

A RESOLUTION OF THE CITY OF BOONVILLE, MISSOURI AUTHORIZING AND APPROVING AN AGREEMENT BETWEEN GAMETIME AND THE CITY OF BOONVILLE, MISSOURI PERTAINING TO PURCHASE AND INSTALLATION OF HARLEY PARK BLEACHERS; AND PROVIDING AN EFFECTIVE DATE THEREFORE

WHEREAS, the City of Boonville has solicited and received bids for this project and determined that GameTime represents the best bid pursuant to the purchasing code set forth in Section 2-20 of the City of Boonville Code of Ordinances;

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

SECTION 1: That a certain Agreement between GameTime and the City of Boonville, Missouri relating to the Purchase and Installation of Harley Park Bleachers a copy of which is marked "Exhibit A" is attached hereto and made a part hereof, is hereby approved.

SECTION 2: That the City Administrator and the City Clerk are hereby authorized to execute and attest said agreement on behalf of the City of Boonville.

SECTION 3: This resolution shall take effect and be in full force from and after its passage and approval.

Passed this 4th day of August 2025, by the City Council of Boonville, Missouri

Ned Beach, Mayor

ATTEST:

Amber Davis, City Clerk

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER
OF THE CITY COUNCIL OF BOONVILLE, MISSOURI**

In Re: 810 3rd Street, Boonville, Missouri

Now, on this 21st day of April, 2025, comes the City of Boonville, Missouri, by and through its attorney, Brad L. Wooldridge. Owner and Respondent Samantha Kuhlmann appears not but consents to the *Findings of Fact, Conclusions of Law and Order* offered by the City of Boonville. Owner and Respondent Chris Kuhlmann appears not but consents to the *Findings of Fact, Conclusions of Law and Order* offered by the City of Boonville. This cause is submitted to the City Council of Boonville, Missouri, evidence is adduced, and the City finds:

FINDINGS OF FACT

1. Property owners of the above-referenced property have been notified by the Boonville Building Inspector that the structure on this property is dangerous.
2. Property owners were provided notice of the date, time, and place of the evidentiary hearing held before the Boonville City Council this date: April 21, 2025 at 6:15 p.m.
3. That, based on the exhibits and other substantial and competent evidence, the structure at 810 3rd Street, Boonville, Missouri is a dangerous building.
4. And, that the structure at 810 3rd Street, Boonville, Missouri is detrimental to the health, safety, and welfare of the residents of the City of Boonville.

CONCLUSIONS OF LAW

The City of Boonville has the authority to declare the above-referenced structure a danger and detriment to the community and to order it vacated, demolished, or repaired pursuant to Section 67.400, RSMo. and Chapter 13 of the Ordinances of the City of Boonville, Missouri.

WHEREFORE, based on the foregoing *Findings of Fact* and *Conclusions of Law*, the City Council of the City of Boonville, Missouri enters the following:

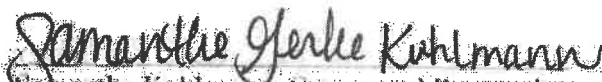
ORDER

No later than August 1, 2025, the property owners of 810 3rd Street, Boonville, Missouri shall abate all dangerous conditions thereon as outlined in the attached *Repair and Abatement Plan*, provided to property owner and approved by the Boonville City Building Inspector.

If property owners fail to abate all dangerous conditions at the structure at 810 3rd Street, Boonville, Missouri, by August 1, 2025, the City of Boonville has the authority to have the property **demolished and the property cleaned up** at the direction of the City of Boonville and at the expense of the property owners.

SO ORDERED by the City Council of the City of Boonville, Missouri on April 21, 2025.


Amber Davis, City Clerk


Samantha Kuhlmann, Owner and Respondent


Chris Kuhlmann, Owner and Respondent

REPAIR AND ABATEMENT PLAN

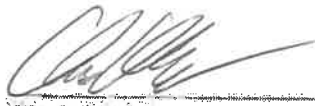
RE: 810 3rd Street, Boonville, Missouri

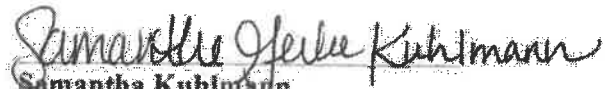
**Property Owners: Chris Kuhlmann
Samantha Kuhlmann**

- 1. Re-brick and tuckpoint the south side of the structure.**
- 2. Cover the hole on the south side of the roof (where the chimney was).**
- 3. Repair and replace any missing fascia and/or soffit.**
- 4. Remove and safeguard all falling pieces from the structure.**
- 5. Remove and replace any rotten material from the external part of the structure.**
- 6. Cover any open windows.**

All dangerous conditions above must be abated no later than August 1, 2025.

Acknowledge and Consent.


Chris Kuhlmann


Samantha Kuhlmann

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER
OF THE CITY COUNCIL OF BOONVILLE, MISSOURI**

In Re: 806 3rd Street, Boonville, Missouri

Now, on this 21st day of April, 2025, comes the City of Boonville, Missouri, by and through its attorney, Brad L. Wooldridge, Owner and Respondent Samantha Kuhlmann appears not but consents to the *Findings of Fact, Conclusions of Law* and *Order* offered by the City of Boonville. Owner and Respondent Chris Kuhlmann appears not but consents to the *Findings of Fact, Conclusions of Law* and *Order* offered by the City of Boonville. This cause is submitted to the City Council of Boonville, Missouri, evidence is adduced, and the City finds:

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CONCLUSIONS OF LAW

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If property owners fail to abate all dangerous conditions at the structure at 806 3rd Street, Boonville, Missouri, by August 1, 2025, the City of Boonville has the authority to have the property **demolished and the property cleaned up** at the direction of the City of Boonville and at the expense of the property owners.

SO ORDERED by the City Council of the City of Boonville, Missouri on April 21, 2025.


Samantha Kuhlmann, Owner and Respondent


Amber Davis, City Clerk


Chris Kuhlmann, Owner and Respondent

REPAIR AND ABATEMENT PLAN

RE: 806 3rd Street, Boonville, Missouri

Property Owners: Chris Kuhlmann
Samantha Kuhlmann

1. Remove and safeguard all falling pieces from the structure.
2. Repair and replace any missing fascia and/or soffit.
3. Remove and replace any rotten material from the external part of the structure.
4. Stabilize all walls and roof, including back porch roof.
5. Cover any open windows.

All dangerous conditions above must be abated no later than August 1, 2025.

Acknowledge and Consent.



Chris Kuhlmann



Samantha Kuhlmann

Date: August 4, 2025

To: Mayor and Council

From:

Re: First Reading of Bill No. 2025-017 Establishing the Tax Levy for FY 2025-2026

BILL NO. 2025-017

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI, ESTABLISHING THE RATE OF TAXES TO BE LEVIED ON ALL PROPERTY SUBJECT TO TAXES IN THE CITY OF BOONVILLE, MISSOURI, FOR THE FISCAL YEAR BEGINNING APRIL 1, 2025

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

SECTION 1: The rate of taxes for the use and benefit of the City of Boonville, Missouri, for the fiscal year beginning April 1, 2025, are hereby established as follows:

- 1.) The rate of taxes for the General Fund shall be Seventy Thirty-Five Hundredth Cents (\$.7035) per One Hundred Dollars (\$100.00) assessed valuation.

SECTION 2: This ordinance shall be in full force and effect from and after its passage and approval.

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

FIRST READING: AUGUST 4TH, 2025

READ FOR THE SECOND TIME AND PASSED THIS 18th DAY OF AUGUST, 2025, AFTER A COPY OF THIS ORDINANCE HAS BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST READING AND BASED UPON INFORMATION RECEIVED SUBSEQUENT TO THE FIRST READING FROM THE MISSOURI STATE AUDITOR'S OFFICE INCLUDING FINAL NUMBERS AND PRO FORMA TAX RATE CALCULATIONS REGARDING TAX RATE CEILINGS AND COMPLIANCE WITH SECTION 137.073 RSMO AND ARTICLE X SECTION 22 MISSOURI CONSTITUTION, ALL OF WHICH HAVE BEEN INCLUDED IN A NOTICE OF PUBLIC HEARING AS PROVIDED BY LAW.

APPROVED THIS 18TH DAY OF AUGUST 2025.

Ned Beach, Mayor

ATTEST:

Amber Davis, City Clerk



July 29, 2025

To: Mayor and City Council
From: Kate Fjell, City Administrator
Re: 8.4.25 Meeting Notes and Comments

Just to remind everyone, I will not be at the meeting on Monday. However, I will provide a few comments and updates for this meeting.

Appropriations and Consent Items

- GloveCon Pay App no. 8 – There will be one final Pay app for GloveCon to pay out the retainage, but the projects is now complete.
- GBH Buildings, Inc Pay App no. 6 – Work continues to move along at the Y. They are estimating that the bathroom and pool work should all be done by the end of August and then there is some work in the stairway (to the gym) and a remodel of the upstairs bathroom remaining. They hope to complete the project by the end of September.
- Change Order No. 1 for YMCA: As with most projects there have been several changes along the way as we uncovered the actual building conditions vs. the assumptions. This encapsulates a significant number of changes (some adding cost some deducting cost) up to today.
- Change Order No. 2 for Hydrovac- This is time extension only, no cost increase.
- The Appropriations looks a little high because included in this is an 800K payout to Clarkson Construction for the airport project.

New Business

- Resolution for Harley Park Bleachers- Following on Paul's presentation at the last Council meeting, this is the resolution to approve the agreement for the installation and purchase of bleachers.

Misc. Notes and Comments

- Brad will provide an update on the dangerous building hearings at 3rd Street. There is a follow-up report from Steve regarding these two structures.
- Annexation update: We are still meeting and discussing with the water district. The Water District's next meeting is August 26th, so the next update will be at the September meeting. The construction is continuing.
- There will be a public hearing for the City's FY 2025 real and personal tax levy. The rate will remain the same, .7035, this is the same rate now since April 2021. This levy rate is determined by the Missouri State Auditor.

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER
OF THE CITY COUNCIL OF BOONVILLE, MISSOURI**

In Re: 810 3rd Street, Boonville, Missouri

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CONCLUSIONS OF LAW

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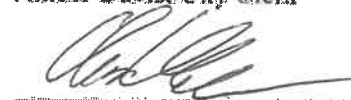
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SO ORDERED by the City Council of the City of Boonville, Missouri on April 21, 2025.


Amber Davis, City Clerk


Samantha Kuhlmann, Owner and Respondent


Chris Kuhlmann, Owner and Respondent

REPAIR AND ABATEMENT PLAN

RE: 810 3rd Street, Boonville, Missouri

**Property Owners: Chris Kuhlmann
Samantha Kuhlmann**

AS of 7/30/25

1. Re-brick and tuckpoint the south side of the structure. *Not completed*
2. Cover the hole on the south side of the roof (where the chimney was). *not completed*
3. Repair and replace any missing fascia and/or soffit. *not completed*
4. Remove and safeguard all falling pieces from the structure.
5. Remove and replace any rotten material from the external part of the structure. *not completed*
6. Cover any open windows. *not completed*

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Acknowledge and Consent.



Chris Kuhlmann



Samantha Kuhlmann

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Amber Davis, City Clerk


Samantha Kuhlmann, Owner and Respondent


Chris Kuhlmann, Owner and Respondent

REPAIR AND ABATEMENT PLAN

RE: 806 3rd Street, Boonville, Missouri

Property Owners: Chris Kuhlmann
Samantha Kuhlmann

AS of 7/30/25

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Chris Kuhlmann



Samantha Kuhlmann