



City Of
BOONVILLE

City of Boonville

November 17, 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. Andrew Cowherd

II. Roll Call

III. Hearing of Citizens' Comments

IV. Approval of Minutes

A. November 3 Council Minutes

V. Consent Items

A. Consider Pay App No. 1 in the amount of \$105,425.70 to C.L. Richardson Construction for Water and Sewer Improvements 2025

B. Consider Change Order No. 1 in the amount of **\$0.00** to C.L. Richardson Construction for Water and Sewer Improvements 2025.

VI. Presentation of Accounts and Claims

A. Appropriations

VII. Unfinished Business

VIII. New Business

A. Consider Resolution R2025-16 Authorizing and Approving an Agreement with Vantage Point Solutions

IX. Reports of Standing Committees

A. Planning and Zoning Commission (Sy Harvell)

B. Board of Public Works

X. Reports of City Officials

A. Mayor

B. City Administrator

- Rolling Hills Discussion

C. City Clerk

D. City Counselor

- Hail Ridge Lease Discussion

XI. Miscellaneous

XII. Adjourn

- Public Works Monthly Report

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



BOONVILLE

City of Boonville

November 3, 2025

7:00 PM

City Council Chambers

525 E. Spring Street

Boonville MO 65233

I. Call to order – Pledge and Prayer

A. Susan Meadows

The Boonville City Council met in Regular Session on November 03, 2025, at 7:00 p.m. in the Council Chambers located at 525 East Spring Street, Boonville, Missouri. The following officers were present. Randy Ayers, Sergeant at Arms; Kate Fjell, City Administrator; Ned Beach, Mayor; Amber Davis, City Clerk; and Brad Wooldridge, City Counselor. 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, Tanner Bechtel, Steve Young, Susan Meadows, and Sy Harvell. Council representatives Whitney Venable and Andrew Cowherd were absent.

III. Hearing of Citizens' Comments

James Oliver came before the council and stated that his neighbor's backyard is overgrown and needs to be mowed. Mr. Oliver stated he has brought this issue up to the City numerous times, and nothing has been done; the overgrown grass and weeds have caused rodent issues at Mr. Oliver's home.

Ms. Studley came before the council and expressed her concerns about the possibility of closing down Rolling Hills Park to drivers.

IV. Approval of Minutes

A. October 20 council minutes

The minutes stand as submitted

V. Consent Items

- A. Consider Pay App No. 8 in the amount of **\$70,355** to Spectrum Environmental, LLC for Abatement at A and D Barracks at FT Kemper Park.**

Mr. Davis moved, and Mr. Bechtel seconded the motion to approve the consent item. Roll call was taken. Ayes: Elbert, Davis, Bechtel, Young, Meadows, and Harvell. Opposed: None. Absent: Venable and Cowherd. 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. Ms. Meadows moved, and Mr. Davis seconded the motion to approve the ordinance appropriating money. Roll call was taken. Ayes: Elbert, Davis, Bechtel, Young, Meadows, and Harvell. Opposed: None. Absent: Venable and Cowherd. Motion carried.

VII. Unfinished Business

A. Second Reading of Bill No. 2025-025 Approving an Intergovernmental Agreement with Consolidated Public Water Supply District No. 1 of Cooper County

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

B. Second Reading of Bill No. 2025-026 Authorizing Execution of State Block Grant Agreement With the Missouri Highways and Transportation Commission to Secure Funding for Airport Improvements

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

C. Second Reading of Bill No. 2025-027 Approving a Preliminary Site Plan for 2415 Mid America Industrial Drive

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

D. Second Reading of Bill No. 2025-028 Amending Chapter 14, Relating to the Sale of Fireworks in City limits

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

VIII. New Business

A. Consider Resolution R2025-15 Approving an Intergovernmental Agreement with Pilot Grove for Building Inspections Services

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

IX. Reports of Standing Committees

None

X. Reports of City Officials

A. Mayor

None

B. City Clerk

Ms. Davis stated that the candidacy filing for the upcoming April 2026 election will begin on December 9th and end on December 30th.

C. City Administrator

Ms. Fjell stated that Economic Developer Jim Gann generated a report on when the busiest times are at Rolling Hills Park. Ms Fjell stated she would share the information in an email at a later date.

D. City Counselor

None

E. Economic Developer

Report is in the packet

XI. Miscellaneous

XII. Adjourn

With no further discussion, Mr. Young moved, and Mr. Davis seconded the motion to adjourn at 7:25 p.m., and the voice vote was unanimous.

APPLICATION AND CERTIFICATE FOR PAYMENT (PAY ESTIMATE)

Original 1 of 6
Page 1 of 3

PROJECT: Water and Sewer Improvements 2025

CONTRACTOR: C.L. Richardson Construction
ADDRESS: 15475 US-63 S, Ashland, MO 65010

APPLICATION NO: 1

PROJECT NO: 454-314

APPLICATION DATE: 17-Nov-25

OWNER: City of Boonville, MO

PERIOD FROM: 9/1/2025 - 10/27/2025

ORIGINAL CONTRACT SUM: \$1,710,530.69

NET CHANGE BY CHANGE ORDERS: \$0.00

CONTRACT SUM TO DATE: \$1,710,530.69

TOTAL COMPLETED & STORED TO DATE: \$117,139.67

RETAINAGE 10%: \$11,713.97

TOTAL EARNED LESS RETAINAGE: \$105,425.70

LESS PREVIOUS CERTIFICATES OF PAYMENT: \$0.00

CURRENT PAYMENT DUE: \$105,425.70

CONTRACT TIME LIMIT DATE: _____

ORDER NO.	DATE APPROVED	ADDITIONS	DEDUCTIONS
1	11/17/2025	\$0.00	
TOTALS		\$0.00	\$0.00

NET CHANGE BY CHANGE ORDERS: \$0.00

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

In accordance with the Contract Documents, based on site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED OF \$ 105,425.70
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

CONTRACTOR:

OWNER:

ENGINEER:

BY: Daniel B. Richardson

BY: _____

BY: [Signature]

DATE: 11-5-25



MECO ENGINEERING COMPANY, INC.
ENGINEERS * SURVEYORS

2701 INDUSTRIAL DRIVE
JEFFERSON CITY, MO 65109

(573)893-5558

Pay Estimate No.1

Base Bid

Item No.	Description	Contract Quantity	Unit	Unit Price	Total	In Place Prev. Pay App	Installed This Period	\$ Installed This Pay App	Total in Place	Left to Finish	Unit
1	Mobilization	1	LS	\$ 29,152.10	\$ 29,152.10	0	1	\$29,152.10	\$29,152.10	0	LS
2	Traffic Control	1	LS	\$ 7,480.00	\$ 7,480.00	0	0.25	\$1,870.00	\$1,870.00	1	LS
3	Remove Existing Fire Hydrant Assembly (Salvage to City)	7	EA	\$ 926.42	\$ 6,484.94	0	0	\$0.00	\$0.00	7	EA
4	Fire Hydrant Assembly	8	EA	\$ 6,828.05	\$ 54,624.40	0	2	\$13,656.10	\$13,656.10	6	EA
5	6" Class 200 PVC Water Main	173	LF	\$ 31.23	\$ 5,402.79	0	23	\$718.29	\$718.29	150	LF
6	8" Class 200 PVC Water Main	3,491	LF	\$ 42.12	\$ 147,040.92	0	695	\$29,273.40	\$29,273.40	2,796	LF
7	8" Gate Valve with Valve Box	2	EA	\$ 5,024.85	\$ 10,049.70	0	0	\$0.00	\$0.00	2	EA
8	6" Tapping Tee and Valve with Valve Box (CO #1)	5	EA	\$ 5,568.89	\$ 27,844.45	0	2	\$11,137.78	\$11,137.78	3	EA
9	8" Tapping Tee and Valve with Valve Box	3	EA	\$ 4,872.39	\$ 14,617.17	0	1	\$4,872.39	\$4,872.39	2	EA
10	Full Depth Granular Fill (Water Main Lines) (CO #1)	3,690	LF	\$ 20.13	\$ 74,279.70	0	742	\$14,936.46	\$14,936.46	2,948	LF
11	Full Depth Granular Fill (Water Service Lines)	969	LF	\$ 8.62	\$ 8,352.78	0	0	\$0.00	\$0.00	969	LF
12	Water Service Line	73	EA	\$ 2,072.12	\$ 151,264.76	0	0	\$0.00	\$0.00	73	EA
13	1" Saddle and Corp. Stop w/ Curb Box	4	EA	\$ 365.62	\$ 1,462.48	0	0	\$0.00	\$0.00	4	EA
14	2" Saddle and Corp. Stop w/ Curb Box (CO#1)	2	EA	\$ 1,047.09	\$ 2,094.18	0	0	\$0.00	\$0.00	2	EA
15	Water: #12 AWG Solid Copper Clad Steel Locate Wire w/ 0.030" HDPE Blue Insulation (CO#1)	3,669	LF	\$ 0.43	\$ 1,577.67	0	718	\$308.74	\$308.74	2,951	LF
16	6" Cap on Existing Water Line	8	EA	\$ 1,250.86	\$ 10,006.88	0	0	\$0.00	\$0.00	8	EA
17	8" Cap on Existing Water Line	2	EA	\$ 1,706.18	\$ 3,412.36	0	0	\$0.00	\$0.00	2	EA
18	Full Depth Granular Backfill at Sewer Manholes	14	EA	\$ 554.46	\$ 7,762.44	0	0	\$0.00	\$0.00	14	EA
19	Full Depth Granular Backfill at Sewer Mains	2,433	LF	\$ 78.26	\$ 190,406.58	0	0	\$0.00	\$0.00	2,433	LF
20	Full Depth Granular Backfill at Sewer Service Lines	458	LF	\$ 48.42	\$ 22,176.36	0	0	\$0.00	\$0.00	458	LF
21	8" PVC SDR 35 Sewer Pipe 0'-6' Deep	92	LF	\$ 37.20	\$ 3,422.40	0	0	\$0.00	\$0.00	92	LF
22	8" PVC SDR 35 Sewer Pipe 6'-8' Deep	1,460	LF	\$ 33.48	\$ 48,880.80	0	0	\$0.00	\$0.00	1,460	LF
23	8" PVC SDR 35 Sewer Pipe 8'-10' Deep	711	LF	\$ 33.54	\$ 23,846.94	0	0	\$0.00	\$0.00	711	LF
24	8" PVC SDR 35 Sewer Pipe 10'-12' Deep	212	LF	\$ 51.57	\$ 10,932.84	0	0	\$0.00	\$0.00	212	LF
25	8" PVC SDR 35 Sewer Pipe 12'-14' Deep	19	LF	\$ 75.50	\$ 1,434.50	0	0	\$0.00	\$0.00	19	LF
26	48" Std. Manhole w/ Frame and Lid (0'-6' Depth)	15	EA	\$ 5,221.73	\$ 78,325.95	0	0	\$0.00	\$0.00	15	EA
27	48" Std. Manhole Additional Depth	37.4	VLF	\$ 602.67	\$ 22,539.86	0	0	\$0.00	\$0.00	37.4	VLF
28	Abandon Existing Manhole	5	EA	\$ 885.91	\$ 4,429.55	0	0	\$0.00	\$0.00	5	EA
29	Polyurea Liner Applied to Manholes	28.8	VLF	\$ 513.96	\$ 14,802.05	0	0	\$0.00	\$0.00	28.8	VLF
30	Sewer Service Lines	57	EA	\$ 624.94	\$ 35,621.58	0	0	\$0.00	\$0.00	57	EA
31	Remove Improvements (Concrete)	253	SY	\$ 16.89	\$ 4,273.17	0	0	\$0.00	\$0.00	253	SY
32	Subgrade Compaction	427	SY	\$ 2.92	\$ 1,246.84	0	0	\$0.00	\$0.00	427	SY
33	4" Type 5 Aggregate	152	SY	\$ 15.04	\$ 2,286.08	0	0	\$0.00	\$0.00	152	SY
34	4" Concrete Sidewalk	68	SY	\$ 162.00	\$ 11,016.00	0	0	\$0.00	\$0.00	68	SY
35	30" Type A Curb and Gutter Including MoDOT Type 5 Aggregate	268	LF	\$ 106.04	\$ 28,418.72	0	0	\$0.00	\$0.00	268	LF
36	18" Roll Back Curb and Gutter Including MoDOT Type 5 Aggregate	147	LF	\$ 91.45	\$ 13,443.15	0	0	\$0.00	\$0.00	147	LF
Base											
37	Fertilizing, Seeding and Mulching	1	LS	\$ 1,194.33	\$ 1,194.33	0	0	\$0.00	\$0.00	1	LS
38	Adjust Utilities	15	EA	\$ 237.11	\$ 3,556.65	0	0	\$0.00	\$0.00	15	EA
39	Raise Manhole Lid	20	EA	\$ 725.72	\$ 14,514.40	0	0	\$0.00	\$0.00	20	EA
40	Remove Improvements	174	SY	\$ 15.60	\$ 2,714.40	0	0	\$0.00	\$0.00	174	SY
41	Remove Unsuitable Materials	45	CY	\$ 6.24	\$ 280.80	0	0	\$0.00	\$0.00	45	CY
42	Rock Backfill in Unsuitable Material Areas	45	CY	\$ 39.93	\$ 1,796.85	0	0	\$0.00	\$0.00	45	CY
43	Geotextile Separation Fabric	238	SY	\$ 2.40	\$ 571.20	0	0	\$0.00	\$0.00	238	SY

Pay Estimate No.1 Continue

Item No.	Description	Contract Quantity	Unit	Unit Price	Total	In Place Prev. Pay App	Installed This Period	\$ Installed This Pay App	Total in Place	Left to Finish	Unit
44	6" Type 5 Aggregate	174	SY	\$ 67.37	\$ 11,722.38	0	0	\$0.00	\$0.00	174	SY
45	Tack Coat	467	GAL	\$ 8.80	\$ 4,109.60	0	0	\$0.00	\$0.00	467	GAL
46	3" Plant Mix Bituminous Black Base	174	SY	\$ 33.41	\$ 5,813.34	0	0	\$0.00	\$0.00	174	SY
47	8" Thk PCC Pavement	84	SY	\$ 145.20	\$ 12,196.80	0	0	\$0.00	\$0.00	84	SY
48	Mill and 3" Black Base	2,820	SY	\$ 43.14	\$ 121,654.80	0	0	\$0.00	\$0.00	2,820	SY
49	2" BP-1 Overlay	9,337	SY	\$ 12.82	\$ 119,700.34	0	0	\$0.00	\$0.00	9,337	SY
50	2" Edge Mill w/ Butt Joint	1,918	SY	\$ 17.40	\$ 33,373.20	0	0	\$0.00	\$0.00	1,918	SY
51	Gravel Approach	29	EA	\$ 575.48	\$ 16,688.92	0	0	\$0.00	\$0.00	29	EA
52	Contingency (CO #1)	1	LS	\$ 77,360.84	\$ 77,360.84	0	0	\$0.00	\$0.00	1	LS
74	Locating Main at Reams & Hickman (CO #1)	1	LS	\$ 5,676.00	\$ 5,676.00	0	1	\$5,676.00	\$5,676.00	0	LS
75	4" Tapping Tee and Valve with Valve Box (CO #1)	1	EA	\$ 5,538.41	\$ 5,538.41	0	1	\$5,538.41	\$5,538.41	0	EA
76	2" Blue Polyethylene Plastic Tubing (CO#1)	25	LF	\$ 48.48	\$ 1,212.00	0	0	\$0.00	\$0.00	25	LF
77	2" Live Tap w/ Fittings (CO#1)	1	EA	\$ 3,516.00	\$ 3,516.00	0	0	\$0.00	\$0.00	1	EA
Base Bid Total					\$ 1,523,604.35			\$117,139.67	\$117,139.67		

Alternate No. 1

Item No.	Description	Contract Quantity	Unit	Unit Price	Total	In Place Prev. Pay App	Installed This Period	\$ Installed This Pay App	Total in Place	Left to Finish	Unit
53	Mobilization	1	LS	\$ 6,051.05	\$ 6,051.05	0	0	\$0.00	\$0.00	1	LS
54	Traffic Control	1	LS	\$ 7,480.00	\$ 7,480.00	0	0	\$0.00	\$0.00	1	LS
55	Full Depth Granular Backfill at Sewer Mains	86	LF	\$ 21.49	\$ 1,848.14	0	0	\$0.00	\$0.00	86	LF
56	8" PVC SDR 26 Sewer Pipe 0'-6' Deep	32	LF	\$ 51.73	\$ 1,655.36	0	0	\$0.00	\$0.00	32	LF
57	8" PVC SDR 26 Sewer Pipe 6'-8' Deep	140	LF	\$ 38.45	\$ 5,383.00	0	0	\$0.00	\$0.00	140	LF
58	8" PVC SDR 26 Sewer Pipe 8'-10' Deep	293	LF	\$ 37.34	\$ 10,940.62	0	0	\$0.00	\$0.00	293	LF
59	8" PVC SDR 26 Sewer Pipe 10'-12' Deep	392	LF	\$ 52.48	\$ 20,572.16	0	0	\$0.00	\$0.00	392	LF
60	8" PVC SDR 26 Sewer Pipe 12'-14' Deep	106	LF	\$ 54.89	\$ 5,818.34	0	0	\$0.00	\$0.00	106	LF
61	8" PVC Restrained Joint Pipe 0'-6' Deep	66	LF	\$ 58.74	\$ 3,876.84	0	0	\$0.00	\$0.00	66	LF
62	8" PVC Restrained Joint Pipe 6'-8' Deep	17	LF	\$ 81.76	\$ 1,389.92	0	0	\$0.00	\$0.00	17	LF
63	8" PVC Restrained Joint Pipe 8'-10' Deep	27	LF	\$ 69.75	\$ 1,883.25	0	0	\$0.00	\$0.00	27	LF
64	8" PVC Restrained Joint Pipe 10'-12' Deep	33	LF	\$ 81.10	\$ 2,676.30	0	0	\$0.00	\$0.00	33	LF
65	14" Steel Casing Pipe	123	LF	\$ 171.39	\$ 21,080.97	0	0	\$0.00	\$0.00	123	LF
66	48" Std. Manhole w/ Frame and Lid (0'-6' Depth)	9	EA	\$ 5,221.83	\$ 46,996.47	0	0	\$0.00	\$0.00	9	EA
67	48" Std. Manhole Additional Depth	35.2	VLF	\$ 598.82	\$ 21,078.46	0	0	\$0.00	\$0.00	35	VLF
68	4" Concrete Sidewalk Including MoDOT Type 5 Aggregate Base	4	SY	\$ 276.80	\$ 1,107.20	0	0	\$0.00	\$0.00	4	SY
69	6" Concrete Replace Concrete Flume	19	LF	\$ 317.00	\$ 6,023.00	0	0	\$0.00	\$0.00	19	LF
70	8" Concrete Pavement Replace Including MoDOT Type 5 Aggregate Base	40	LF	\$ 236.60	\$ 9,464.00	0	0	\$0.00	\$0.00	40	LF
71	Asphalt Pavement Replace	19	LF	\$ 204.60	\$ 3,887.40	0	0	\$0.00	\$0.00	19	LF
72	30" Type A Curb and Gutter Including MoDOT Type 5 Aggregate Base	16	LF	\$ 109.13	\$ 1,746.08	0	0	\$0.00	\$0.00	16	LF
73	Fertilizing, Seeding and Mulching	1	LS	\$ 5,967.78	\$ 5,967.78	0	0	\$0.00	\$0.00	1	LS
Alternate No. 1 Total					\$ 186,926.34			\$0.00	\$0.00		

Total Contract \$ 1,710,530.69

\$ 117,139.67 \$ 117,139.67

**CONTRACT CHANGE ORDER
SECTION 00941**

Change Order No. 1
Project No. 454-314
Project: Water & Sewer Improvements 2025
Recommended: MECO Engineering Co., Inc.
(Engineer)

To: C.L. Richardson Construction Co., Inc.
(Contractor)

Sheet 1 of 1
Original L of 6

From: City of Boonville, Missouri
(Owner)

You are hereby directed to make the following changes:

- I. Reason for change and effect on completion time (if any):
Line items 8 & 75 - The line running along Bingham was thought to be 6" inch cast iron, however it was discovered to be 4" PVC at the tie in location
Line items 10 & 74 - The water main was not at location marked. Contractor incurred an additional labor for exploratory digging.
Line Items 10, 14, 15, 76, & 77 - Live tap of the new 8" water line and running 2" poly to the valve on Reams serving Jefferson St.
- 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
8	6" Tapping Tee and Valve with Valve Box	6 EA	\$5,568.89	\$33,413.34			-1 EA	-\$5,568.89	5 EA
10	Full Depth Granular Fill (Water Main)	3630 LF	\$20.13	\$73,071.90			60 LF	\$1,207.80	3690 LF
74	Locating Main at Reams & Hickman	0 LS	\$ 5,676.00	\$0.00			1 LS	\$5,676.00	1 LS
75	4" Tapping Tee with Valve and Valve Box	0 EA	\$ 5,538.41	\$0.00			1 EA	\$5,538.41	1 EA
14	2" Saddle and Corp Stop w/ Curb box	1 EA	\$ 1,047.09	\$1,047.09			1 EA	\$1,047.09	2 EA
15	#12 AWG Solid Copper Clad Steel Locate wire w/ 0.030" HDPE Blue Insulation	3644 LF	\$ 0.43	\$1,566.92			25 LF	\$10.75	3669 LF
76	2" Blue Polyethylene Plastic Tubing	0 LF	\$ 48.48	\$0.00			25 LF	\$1,212.00	25 LF
77	2" Live Tap w/ fittings	0 EA	\$ 3,516.00	\$0.00			1 EA	\$3,516.00	1 EA
52	Contingency	1 LS	\$ 90,000.00	\$90,000.00			1 LS	-\$12,639.16	\$77,360.84 LS
Total This Sheet:								\$0.00	

1. Original Contract Amount: \$1,710,530.69
2. Add or Deduct This Order Totals: \$0.00
3. Add or Deduct Previous: \$0.00
(Line 4 of previous order)
4. Total Add or Deduct to Date (2+3): \$0.00
5. Revised Contract Amount (1+4): \$1,710,530.69

Re 1/6/25

Recommended: Engineer - MECO Engineering Company Date

Ordered: Owner Date

Accepted: Contractor Date 11-5-25

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 **November 17, 2025** the sum of **\$479,625.49**

General Fund	\$199,717.73
Sanitation	\$12,489.86
CIP Tax	\$20,171.94
Water Works	\$54,403.69
Capital Projects	\$0.00
Waste Water	\$28,505.84
Tourism	\$6,392.87
Gaming	\$21,052.50
Parks/Water	\$22,112.81
Kemper Sales Tax	\$114,778.25
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 **\$479,625.49** 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 **November 17, 2025** read for the second time this **November 17, 2025** since a copy was made available prior to the meeting.

Approved **November 17, 2025** _____
Mayor

Endorsed **November 17, 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

RESOLUTION NO. R2025-16

A RESOLUTION OF THE CITY OF BOONVILLE, MISSOURI AUTHORIZING AND APPROVING AN AGREEMENT BETWEEN VANTAGE POINT SOLUTIONS AND THE CITY OF BOONVILLE, MISSOURI PERTAINING TO CULTURAL RESOURCE SURVEY AT FT KEMPER PARK IN COMPLIANCE WITH CDBG REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE THEREFORE

WHEREAS, the City of Boonville has solicited and received proposals for this project and determined that **Vantage Point Solutions**, represents the best proposal pursuant to the purchasing code set forth in Section 2-20 of the City of Boonville Code of Ordinances;

WHEREAS, the Cultural Resource Survey is a requirement for CDBG funding which was awarded to the City of Boonville for Academic Hall Renovations at FT Kemper Park.

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

SECTION 1: That a certain Agreement between CL Richardson Construction Co., Inc and the City of Boonville, Missouri relating to the **Cultural Resource Survey** 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 17th Day of November 2025, by the City Council of Boonville, Missouri

Ned Beach, Mayor

ATTEST:

Amber Davis, City Clerk

STANDARD FORM OF AGREEMENT BETWEEN OWNER & CONSULTANT FOR PROFESSIONAL ARCHAEOLOGICAL SERVICES

This is an agreement made as of this day _____ of _____, 2025, between the **City of Boonville (owner) and Vantage Point Solutions (consultant)**. The owner intends to perform a community development project, and the owner and consultant in consideration of their mutual covenants herein agree in respect of the performance of professional archaeological services by the consultant and the payment for those services by owner as set forth below. The consultant shall provide professional archaeological services for the owner as described hereunder.

Section 1 – Phase 1 Cultural Resource Survey

The consultant shall render professional archaeological services and complete a Phase I Cultural Resource Survey and produce a report in compliance with Missouri Dept. of Natural Resources' State Historic Preservation Office (SHPO) and Secretary of the Interior (SOI) guidelines as well as Tribal Government requirements for the CDBG Project: # 2023-CF-02-CC. The specific services of the consultant are indicated in Section 6: Scope of Services Part 1 and Part 2.

Section 2 – Owner's Responsibilities

The owner shall:

- 2.1 Provide all criteria and full information as to owner's requirements for the project, and furnish copies of all documents related to the project
- 2.2 Assist consultant by placing at his/her disposal all available information pertinent to the project including previous reports and any other data relative to the project.
- 2.3 Give prompt written notice to consultant whenever owner observes or Otherwise becomes aware of any development that affects the scope of timing of the consultant's services.
- 2.4 Bear all costs incidental to compliance with the requirements of Section 2.

Section 3 – Period of Service

- 3.1 The provisions of this Section 3 and the rates of compensation for the consultant's services provided for elsewhere in this Agreement have been agreed to in anticipation of the orderly and continuous progress of the project through completion.
- 3.2 The consultant agrees to complete the project within 45 days of the signed Notice to Proceed.
- 3.3 Additional time may be requested by the consultant for delays due to weather but shall only granted at the owner's discretion.
- 3.4 If the owner has requested significant modifications or changes in the extent of the project, the time of performance of consultant's services and his/her rates of compensation shall be adjusted appropriately.

Section 4 – Payments to Consultant

- 4.1 The maximum amount the owner shall pay the consultant for performance of this agreement shall not exceed \$4000. Compensation will be based on a time, materials, overhead, and fixed fee (if consultant is a for-profit entity) basis documented in a manner acceptable by the owner.

- 4.2 Consultant may submit a statement for services, and expenses incurred when the Phase I Cultural Survey Report has been delivered.

Section 5 – General Considerations

- 5.1 The obligation to provide further services under this Agreement may be terminated by either party upon (10) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party.
- 5.2 The consultant shall comply with all applicable rules, regulations, laws, and requirements in relation to the Community Development Block Grant Program as distributed by the Missouri Department of Economic Development.
- 5.3 The owner and consultant each binds himself/herself and his/her partners, successors, executors, administrators, assigns, and other legal representatives of such other party, in respect to all covenants, agreements, and obligations to this agreement.
- 5.4 Neither owner nor consultant shall assign, sublet, or transfer any rights under or interest in (including but not without limitation, monies that are due) this Agreement without the written consent of the other, except to the extent that the effect of this limitation may be restricted by law except as stated in paragraph 5.3 and except to the extent that the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to or assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent consultant from employing such independent consultants, associates, and subcontractors as he/she may deem appropriate to assist him/her in the performance of service hereunder.

Section 6 – Special Provisions and Exhibits

- 6.1 The following exhibits are attached to and made part of this Agreement.
 - 6.1.1 Part I “Scope of Services,” City of Boonville Cultural Survey RFP and Scope of Work Consisting of 3 pages.
 - 6.1.2 Part II “Terms and Conditions,” consisting of 6 pages.
- 6.2 This Agreement (consisting of pages 1 to 12, inclusive), together with the exhibits identified above, constitute the entire agreement between the owner and the consultant and supersede all prior written or oral understandings. This agreement and said exhibits may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

In witness whereof, the parties hereto have made and executed this Agreement as of the day and year first above written.

Owner: City of Boonville

Print Name: _____

Sign: _____

Date: _____

Attest Sign: _____

Seal:

Consultant:_____

Print Name: _____

Sign: _____

Date: _____

REQUEST FOR PROPOSALS - Phase I Cultural Resource Survey

The City of Boonville is requesting proposals from archaeological and cultural resource firms to assist with a proposed project financed with \$500,000 in Community Development Block Grant (CDBG) funds and approximately \$6,330,000 in City matching funds. The project will include renovations to Academic Hall and an addition to Academic Hall located on the former Kemper Military Academy Site.

The prospective firm must be capable of completing a Phase I Cultural Resource Survey in compliance with the Missouri Department of Natural Resources' State Historic Preservation Office (SHPO) and the Secretary of the Interior (SOI) guidelines as well as Tribal Government requirements. The survey will be conducted in a manner so as to assist the city in completing their Section 106 consultation requirements per the U.S. Housing and Urban Development, non-entitlement CDBG program, administered through the Missouri Department of Economic Development.

Deliverable include a Phase I Cultural Resource Survey Report and accompanying SHPO consultation and archaeological survey cover forms

Information provided to the city must include:

1. The specialized experience and technical competence of the firm with respect to cultural resource surveys and related work.
2. Past performance of the firm with respect to such factors as accessibility to clients, quality of work, and ability to meet schedules.
3. Knowledge of and in compliance with Missouri Department of Natural Resources' State Historic Preservation Office and Secretary of the Interior Standard requirements for Cultural Resource Survey Reports; and final reports are in compliance with and acceptable to consulting Tribal Governments.
4. References from previous clients of related work with the firm within the past five years.
5. Copy of the curricula vitae/resumes for project supervisor and field staff
6. Documentation of compliance with E-Verify requirements – submit your E-Verify MOU
7. Cost of services should be calculated on a lump sum basis.

Selection will be based on these qualifications with special priority given to cost, knowledge of SHPO, Tribal, and SOI guidelines, and specialized experience with cultural surveys.

Please submit **4 copies** of the firm's proposal no later than _____, 2025, to the City of Boonville, 401 Main Street, Boonville, MO 65233. Submittals by mail can be sent to the City of Boonville at the above address, ATTN: Kemper Project: Cultural Survey RFP, and must be received prior to the deadline. For more information, contact Boonville City Administrator Kate Fjell at kate.fjell@boonville-mo.org or Lincoln Brown, Mid-Missouri Regional Planning Commission, CDBG Administrator, by phone at (573) 657-9779, Ext. 102, or by email at lincolnbrown@midmorpc.org.

The City of Boonville is an Equal Opportunity Employer and invites the submission of proposals from minority, women and Section 3-owned firms.

SCOPE OF WORK – Cultural Resource Survey

Project Description:

In 2003, the City of Boonville purchased the closed Kemper Military Academy campus following its bankruptcy. In 2024, City of Boonville received funds from the Missouri Department of Economic Development Community Development Block Grant Program for renovations to the former Kemper's former Academic Hall. The two main project components include renovations to Academic Hall and an addition to Academic Hall. Academic Hall is a three-story existing building that consists of classrooms on the lower, middle and upper levels. Each of the buildings' floors is 4,452 SF per floor. The construction of the existing building consists of load bearing brick masonry exterior and interior walls and wood framed floor and roof structure. There will be extensive interior renovations to the existing building.

The proposed building addition will connect to Academic Hall and will be one story totaling 8,720 SF. The addition will consist of a Multi-Purpose Room, Kitchen, Storage, Restrooms and Offices. The connection between the new and existing will include a new three stop elevator that will make all levels accessible. The Construction will be load-bearing CMU walls interior and exterior. The exterior finish will be brick and stone masonry to match the existing building. The roof structure will be bar joist/metal deck, insulation and membrane roofing. The goal is to renovate and re-purpose the existing building into a daycare facility to be used by Boonslick YMCA. The design governing the project will be retained and will match the original design elements of Academic Hall while also installing some more modern requirements such as an ADA compliant ramp and elevator. The proposed elevator will be a 3-level elevator and elevator lobby connecting the existing building to the proposed addition.

Scope of Work:

The consultant shall complete, in a professional and timely manner, a Phase I Cultural Resource Survey in support to the owner's Community Block Grant Program funded project. Such actions shall be performed in a manner compliant with the Missouri Department of Natural Resources, State Historic Preservation Office (SHPO) guidelines for a Phase I Cultural Survey as well as Secretary of the Interior regulations and Osage Nation guidelines hereunder as outlined as part of the initial request for proposals. (RFP) and the subsequent proposal submitted by the consultant.

Deliverables:

The consultant is responsible for providing the County with the final survey report and as well as any accompanying Missouri DNR State Historic Preservation Office forms required for submission to SHPO.

This project is funded by the Missouri Department of Economic Development through a Community Development Block Grant (CDBG) and the City of Boonville. Pursuant to requirements of this funding, and environmental assessment is being completed. As part of that process. Tribal governments with an interest in the area were informed of the project and asked to consult. The Osage Nation requested that Cultural Resource Survey be completed as part of this consultation process. The winning firm will be expected to complete the requested work and submit the report within **45 days** of the notice to proceed to facilitate timely completion of the environmental assessment.

PART II -TERMS AND CONDITIONS

1. Termination of Contract for Cause. If, through any cause, the Consultant shall fail to fulfill in a timely and proper manner his obligations under this Contract, or if the Consultant shall violate any of the covenants, agreements, or stipulations of this Contract, the Owner shall thereupon have the right to terminate this contract by giving written notice to the Consultant of such termination and specifying the effective date thereof, at least ten (10) days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by the Consultant under this Contract shall, at the option of the Owner, become its property and the Consultant shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

Notwithstanding the above, the Consultant shall not be relieved of liability to the Owner for damages sustained by the Owner by virtue of any breach of the Contract by the Consultant, and the Owner may withhold any payments to the Consultant for the purpose of set-off until such time as the exact amount of damages due the Owner from the Consultant is determined.

2. Termination for Convenience of the Owner. The Owner may terminate this Contract at any time by giving at least ten (10) days' notice in writing to the Consultant. If the Contract is terminated by the Owner as provided herein, the Consultant will be paid for the time provided and expenses incurred up to the termination date. If this Contract is terminated due to the fault of the Consultant, Paragraph 1 hereof relative to termination shall apply.
3. Changes. The Owner may, from time to time, request changes in the scope of the services of the Consultant to be performed hereunder. Such changes, including any increase or decrease in the amount of the Consultant's compensation, which are mutually agreed upon by and between the Owner and the Consultant, shall be incorporated in written amendments to this Contract.
4. Personnel.
 - a. The Consultant represents that he/she has, or will secure at his/her own expense, all personnel required in performing the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the Owner.
 - b. All of the services required hereunder will be performed by the Consultant or under his/her supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and Local law to perform such services.
 - c. None of the work or services covered by this Contract shall be subcontracted without the prior written approval of the Owner. Any

work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Contract.

5. Assignability. The Consultant shall not assign any interest on this Contract, and shall not transfer any interest in the same (whether by assignment or invitation), without the prior written consent of the Owner thereto. Provided, however, that the claims for money by the Consultant from the Owner under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the Owner.
6. Reports and Information. The Consultant, at such times and in such forms as the Owner may require, shall furnish the Owner such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Contract, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this Contract.
7. Records and Audits. The Consultant shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Contract and such other records as may be deemed necessary by the Owner to assure proper accounting for all project funds, both Federal and nonfederal shares. These records will be made available for audit purposes to the Owner or any authorized representative, and will be retained for five years after the expiration of this Contract unless permission to destroy them is granted by the Owner.
8. Findings Confidential. All of the reports, information, data, etc. prepared or assembled by the Consultant under this Contract are confidential and the Consultant agrees that they shall not be made available to any individual or organization without the prior written approval of the Owner.
9. Copyright. No report, maps, or other documents produced in whole or in part under this Contract shall be the subject of an application for copyright by or on behalf of the Consultant.
10. Compliance with Local Laws. The Consultant shall comply with all applicable laws, ordinances, and codes of the State and local governments, and the Consultant shall save the Owner harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Contract.
11. Equal Employment Opportunity. During the performance of this Contract, the Consultant agrees as follows
 - a. The Consultant shall not discriminate against any employee or applicant for employment because of race, creed, color, national origin, religion, or sex. The Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, national origin, religion, or sex. Such action shall include, but not be limited to, employment, upgrading, demotion, or transfer; recruitment or

recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Owner setting forth the provisions of this non-discrimination clause.

- a. The Consultant will, in all solicitation or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, national origin, religion, or sex.
- b. The Consultant will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- c. The Consultant will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- d. The Consultant will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the Owner and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- e. In the event of the Consultant's noncompliance with the non-discrimination clauses of this Agreement or with any of such rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part, and the Consultant may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- f. The Consultant will include the provisions of paragraphs (a) through (g) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204, Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Consultant will take such action with respect to any subcontract or purchase order as the City may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event the Consultant becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Owner, the Consultant may request the United States Government to enter into such litigation to protect the interests of the United States.

12. Civil Rights Act of 1964. Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.
13. Section 109(a) of the Housing and Community Development Act of 1974. No person in the United States shall on the grounds of race, color, national origin, religion, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.
14. Section 503 of the Rehabilitation Act of 1973, as amended, provides for the nondiscrimination in contractor employment. All recipients of Federal funds must certify to the following through all contracts issued.
15. Affirmative Action for Handicapped Workers.
 - a. The consultant will not discriminate against any employee or applicant for affirmative action to employ, advance in employment, and to otherwise treat qualified handicapped individuals without discrimination based upon their physical or mental handicap in all employment practices, such as employment upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training including apprenticeship.
 - b. The consultant agrees to comply with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.
 - c. In the event of the consultant's noncompliance with the requirements of this clause, actions for noncompliance may be taken in accordance with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.
 - d. The consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the Director, provided by or through the contracting officer. Such notices shall state the consultant's obligation under the law to take affirmative action to employ and advance in employment qualified handicapped employees and applicants for employment, and the rights of the applicants and employees.
 - e. The consultant will notify each labor union or representative of workers, if applicable, with which it has a collective bargaining agreement or other contract understanding that the contractor is bound by terms of Section 503 of the Rehabilitation Act of 1973 and is committed to take affirmative action to employ and advance in employment physically and mentally handicapped individuals.
 - f. The consultant will include the provisions of this clause in every subcontract, if applicable, or purchase order of \$2,500 or more unless exempted by rules, regulations, or orders of the Secretary issued pursuant to Section 503 of the Act, so that such provisions will be binding upon each subcontractor or vendor. The consultant will take such action with respect to any subcontractor or purchase order as the

Director of the Office of Federal Contract Compliance Programs may direct to enforce such provisions, including action for noncompliance.

16. Section 504 of the Rehabilitation Act of 1973. As amended, provides for non discrimination of an otherwise qualified individual solely on the basis of his handicap in benefiting from any program or activity receiving Federal financial assistance. All recipients must certify to compliance with all provisions of this Section.
17. Age Discrimination Act of 1975. No person in the United States, on the basis of age, shall be excluded from participation in, be denied benefits of, or be subjected to discrimination under, any program or activity receiving Federal financial assistance.
18. Authorized Employees. Consultant acknowledges that Section 285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Consultant therefore covenants that is not knowingly in violation of subsection 1 or Section 285.530, RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform work on the Project, and that its employees are lawfully to work in the United States.
19. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract, and the Consultant shall take appropriate steps to assure compliance.
20. Interest of Other Local Public Officials. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract, and the Consultant shall take appropriate steps to assure compliance.
21. Interest of Consultant and Employees. The Consultant covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his/her services hereunder. The Consultant further covenants that in the performance of this Contract, no person having any such interest shall be employed.

STATE OF MISSOURI)
) ss
COUNTY OF Cooper)

AFFIDAVIT

(as required by Section 285.530, Revised Statutes of Missouri)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge,

- a. With respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or
- b. With respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. § 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared _____, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is _____ and I am currently the Executive Director of the _____ (hereinafter "Contractor"), whose business address is _____ "and I am authorized to make this affidavit.
2. I am of sound mind and capable of making this affidavit and am personally acquainted with the facts stated herein.
3. Contractor is enrolled and in and participates in a federal work authorization program with respect to the employees working in connection with the following services contracted between Contractor and the City of Boonville.
4. Contractor does not knowingly employ any person who is unauthorized alien in connection with the contracted services as set forth above.
5. Attached hereto is documentation affirming Contractor's enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.

Further, Affiant sayeth not.

Affiant

Subscribed and sworn to before me this _____ day of _____, 2025.

Commission #

**CITY OF BOONVILLE
PLANNING AND ZONING COMMISSION MEETING
MINUTES OF NOVEMBER 11, 2025**

VOTING MEMBERS PRESENT

- 1) Brooks Rapp
- 2) Sy Harvell
- 3) Ernie Ueligger
- 4) Josh Snoddy

VOTING MEMBERS ABSENT: Ned Beach, Steve Hage, Clark Greis

STAFF/PRESENTERS/GUESTS

Jeff Ditto
Kate Fjell
Drew Davis
Andrew Cowherd
Scott Vogler
Jennifer Bowden, Mid MORPC

Due to a lack of quorum there was no official business conducted.

There was discussion with Jennifer Bowden of Mid MoRPC, related to future growth and zoning, as it related to the continued work on the City's comprehensive plan.

**BOARD OF PUBLIC WORKS
MEETING
October 30th, 2025**

The Board of Public Works met at the City Services Building at 1200 Locust, 5:30 p.m. October 30th, 2025. The following voting members were present: Ed Scrivner, James Quint, and Glenn Bishop; consisting of a quorum. Other individuals present: Jeff Ditto, Director of Public Works.

ABSENT or EXCUSED: Drew Davis

MINUTES: August 28th, 2025, minutes were presented, and a motion was made by James Earl Quint to approve the minutes, and Ed Scrivner seconded the motion. The vote was unanimous.

PUBLIC COMMENTS: None.

BILLS PAID: Bills for October were looked at, and a motion was made to approve by Glenn Bishop, seconded by Ed Scrivner, approved by all.

OLD BUSINESS: None

NEW BUSINESS:

- a) The residents at 316 Main Street B requested a sewer average adjustment due to a leak that has since been fixed that affected the sewer averaging period. A motion was made to lower sewer average to average of last 3 months with no reimbursement for past bills by James Earl Quint, seconded by Glenn Bishop, approved by all.
- b) The owner of 1211 Sixth Street is requesting reimbursement on his water bill due to a cut Read-O-Matic wire resulting in unbilled water. While doing routine meter swaps for the new meter system, the usage was found and was subsequently billed on one bill. Due to the water being used by the residence, a motion was made not to provide reimbursement by James Earl Quint, seconded by Ed Scrivner, approved by all.

MISCELLANEOUS: None

ADJOURN: With no further business, the meeting was adjourned at 5:55 p.m. with a motion from Ed Scrivner, seconded by Glenn Bishop.

Respectfully submitted,

Jeff Ditto

Approved by:

Ed Scrivner, Chairman

Civic Dashboard

Oct 1, 2024 - Sep 30, 2025

Property:

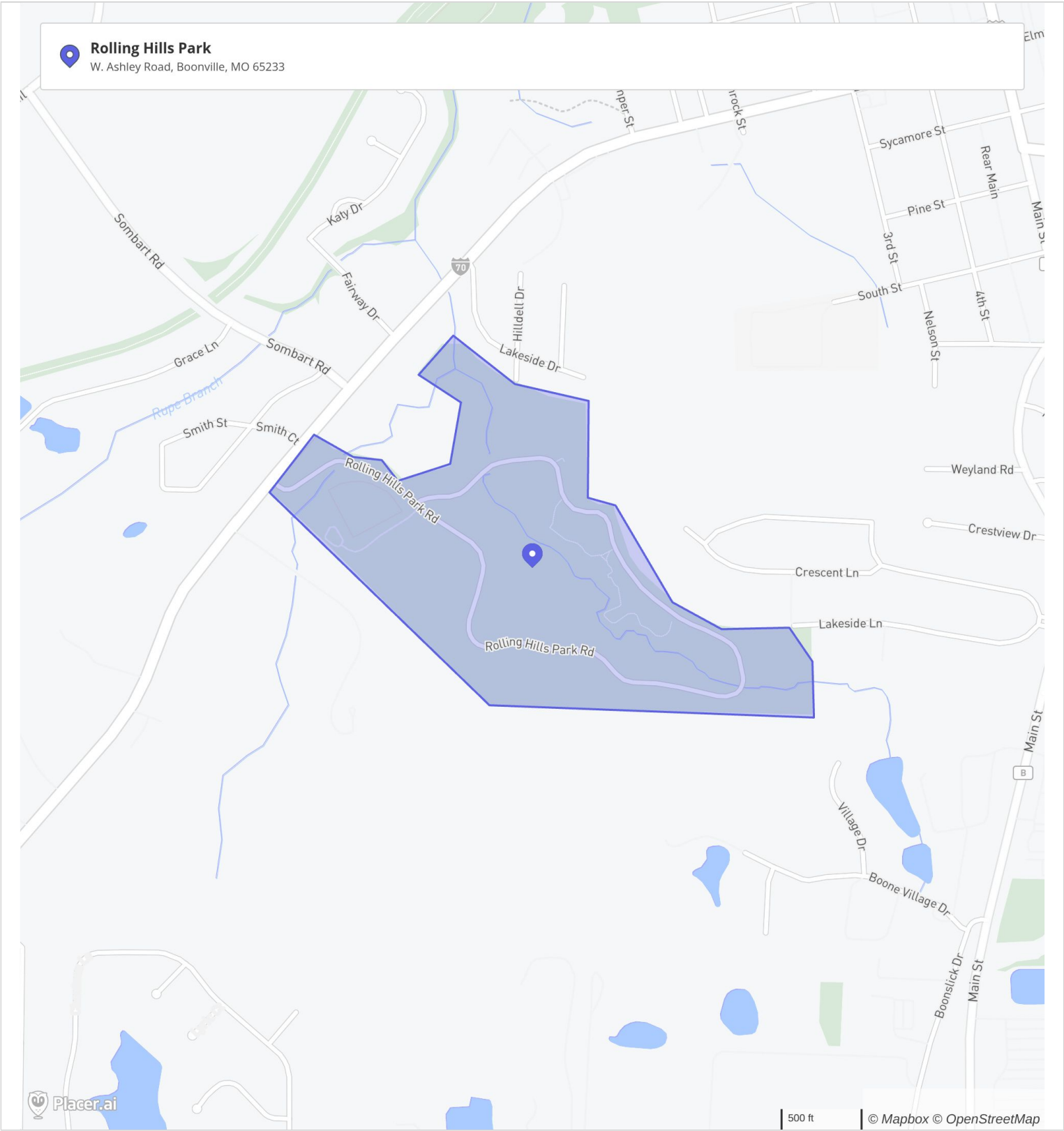


Rolling Hills Park

W. Ashley Road, Boonville, MO 65233



Scan to view on placer.ai platform





Metrics

Rolling Hills Park
W. Ashley Road, Boonville, MO

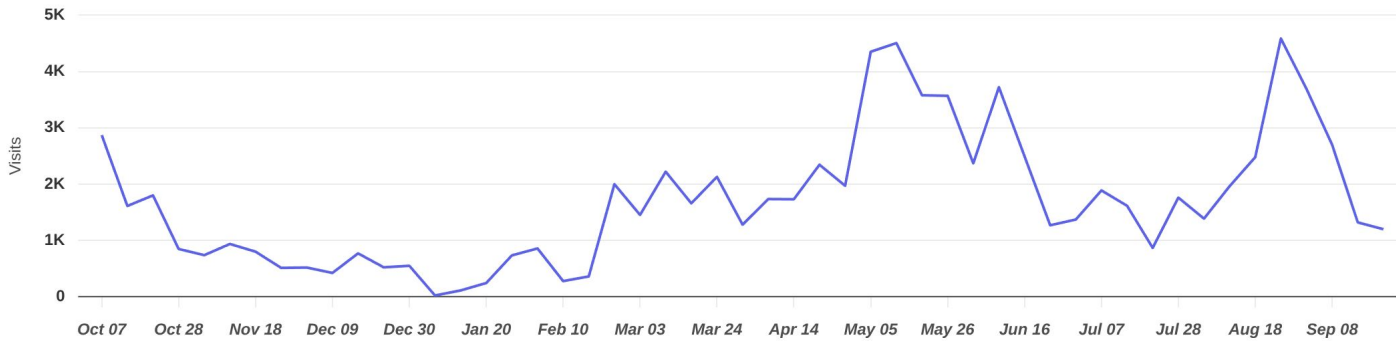
Visits	90.8K	Avg. Dwell Time	46 Min
Visits / sq ft	0.03	Panel Visits	6.9K
Size - sq ft	3.3M	Visits YoY	+8.4%
Visitors	17.2K	Visits Yo2Y	-4.3%
Visit Frequency	5.29	Visits Yo3Y	+13.3%

Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Rolling Hills Park
W. Ashley Road, Boonville, MO



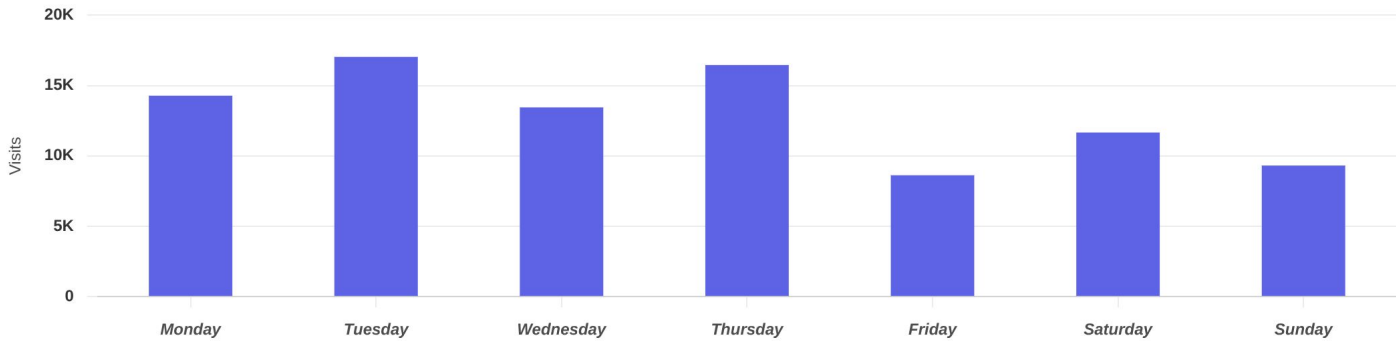
Weekly | Visits | Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Daily Visits

Rolling Hills Park
W. Ashley Road, Boonville, MO

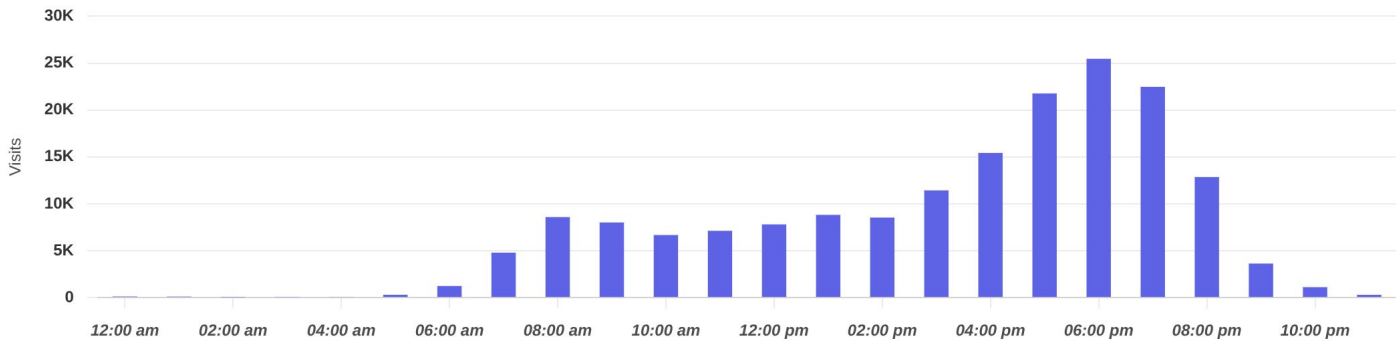


Visits | Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Hourly Visits

Rolling Hills Park
W. Ashley Road, Boonville, MO



Visits | Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Visitor Journey - Routes

Rolling Hills Park

W. Ashley Road, Boonville, MO



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

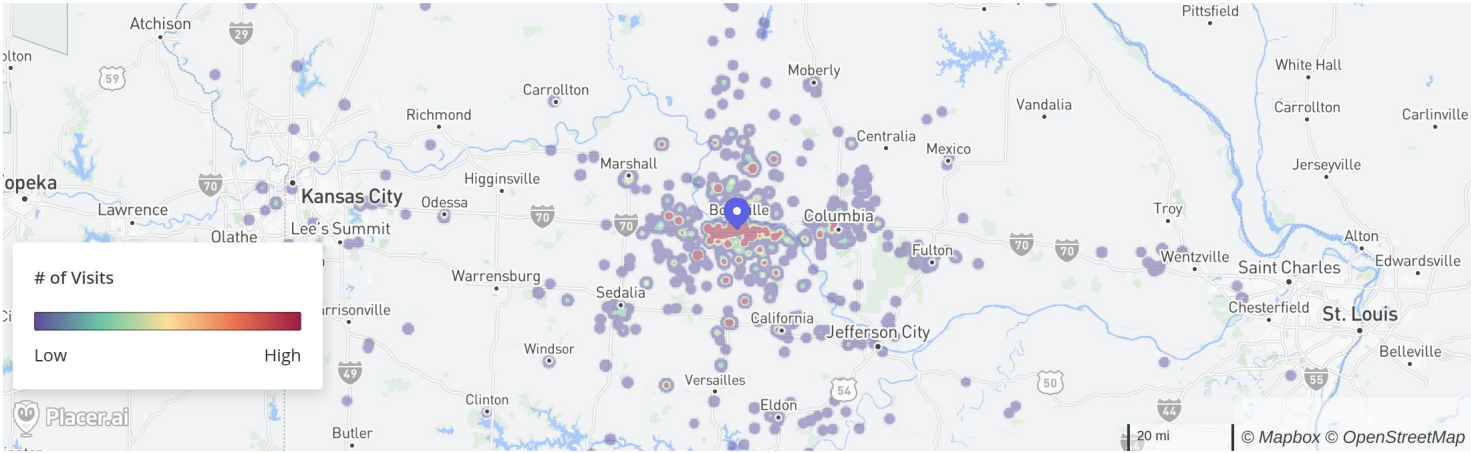
Journey Direction: To Property | Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Trade Area

Rolling Hills Park
W. Ashley Road, Boonville, MO



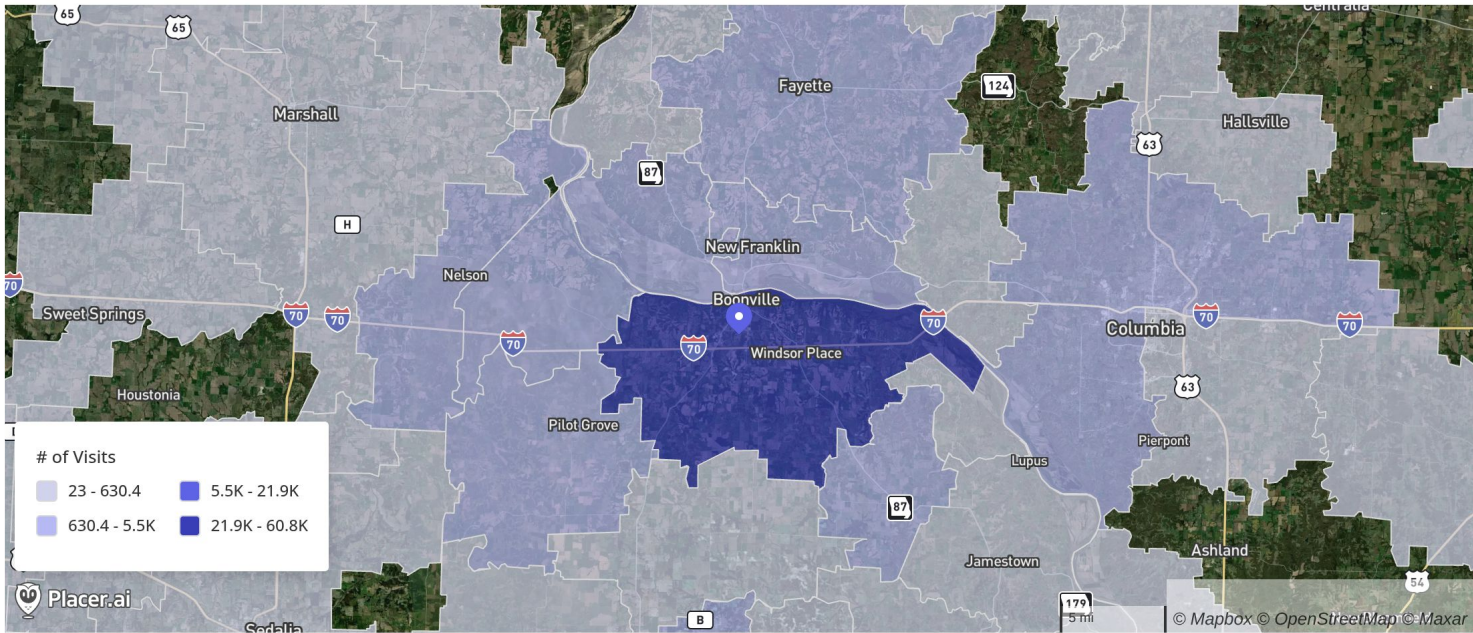
Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Visitors By Origin



Zip Code	Visits (% of Total)
65233 Boonville, MO	60.8K (66.9%)
65274 New Franklin, MO	3.6K (3.9%)
65276 Pilot Grove, MO	3.3K (3.6%)
65248 Fayette, MO	2.7K (3%)
65202 Columbia, MO	1.8K (1.9%)
65250 Franklin, MO	1.7K (1.9%)
65322 Blackwater, MO	1.4K (1.5%)



Zip Code	Visits (% of Total)
65203 Columbia, MO	1.3K (1.5%)
65347 Nelson, MO	1.3K (1.4%)
65081 Tipton, MO	1K (1.1%)

Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Favorite Places

Rolling Hills Park
W. Ashley Road, Boonville, MO

Rank	Name	Distance	Visitors (%)
1	 Walmart 2150 Main St, Boonville, MO 65233	0.9 mi	13.5K (77.3%)
2	 Columbia Mall 2300 Bernadette Dr, Columbia, MO 65203	20.2 mi	13.3K (76.2%)
3	 Shoppes at Stadium 221 N Stadium Blvd, Columbia, MO 65203	20.3 mi	13K (74.6%)
4	 Broadway Marketplace 27 Conley Rd, Columbia, MO 65201	24.5 mi	12.7K (73%)
5	 McDonald's 490 Americana, Boonville, MO 65233-9756	1.6 mi	12K (68.9%)
6	 Pilot - Boonville 1701 West Ashley Road, Boonville, MO 65233	1.9 mi	11K (63.2%)
7	 SONIC Drive In 2230 Main Street, Boonville, MO 65233	0.9 mi	10.6K (61.1%)
8	 Casey's General Store 2450 Main St, Boonville, MO 65233	1.6 mi	10.5K (60.4%)
9	 Stadium Plaza 2001 West Worley, Columbia, MO 65203	20.5 mi	10.4K (59.7%)
10	 Taco Bell 2440 Main Street, Boonville, MO 65233	1.5 mi	10.2K (58.9%)

Category: All Categories | Min. Visits: 1 | Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Prior / Post Compare

Rolling Hills Park

W. Ashley Road, Boonville, MO

Rolling Hills Park / W. Ashley Road, Boonville, MO

Prior			Post		
Rank	Property	Foot-Traffic	Rank	Property	Foot-Traffic
1	 Casey's General Store Main St, Boonville, MO	1.9%	1	 Walmart Main St, Boonville, MO	4.9%
2	 Walmart Main St, Boonville, MO	1.9%	2	 SONIC Drive In Main Street, Boonville, MO	2.5%
3	 McDonald's Americana, Boonville, MO	1.6%	3	 McDonald's Americana, Boonville, MO	1.6%
4	 Taco Bell Main Street, Boonville, MO	1%	4	 Pilot - Boonville West Ashley Road, Boonville, MO	1.4%
5	 SONIC Drive In Main Street, Boonville, MO	1%	5	 Club Car Wash Boonslick Dr, Boonville, MO	1.3%
6	 Club Car Wash Boonslick Dr, Boonville, MO	0.9%	6	 A&W Restaurant E Ashley Rd, Boonville, MO	1.2%
7	 Pilot - Boonville West Ashley Road, Boonville, MO	0.8%	7	 Taco Bell Main Street, Boonville, MO	1.1%
8	 QuikTrip W Ashley Rd, Boonville, MO	0.8%	8	 QuikTrip W Ashley Rd, Boonville, MO	0.9%
9	 Dollar General W Ashley Rd, Boonville, MO	0.7%	9	 Dollar General W Ashley Rd, Boonville, MO	0.9%
10	 AT&T E Ashley Rd, Boonville, MO	0.7%	10	 Casey's General Store Main St, Boonville, MO	0.8%

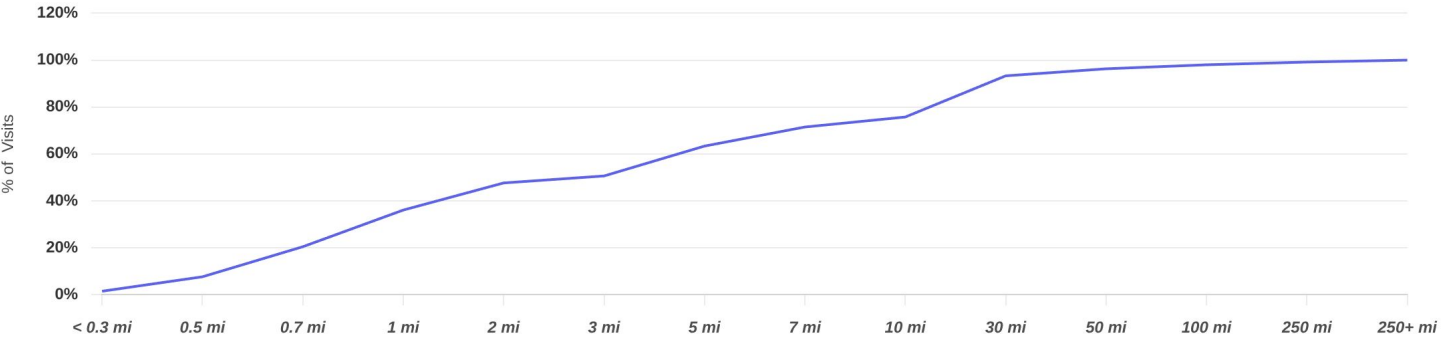
Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Trade Area Coverage by Distance

Rolling Hills Park
W. Ashley Road, Boonville, MO



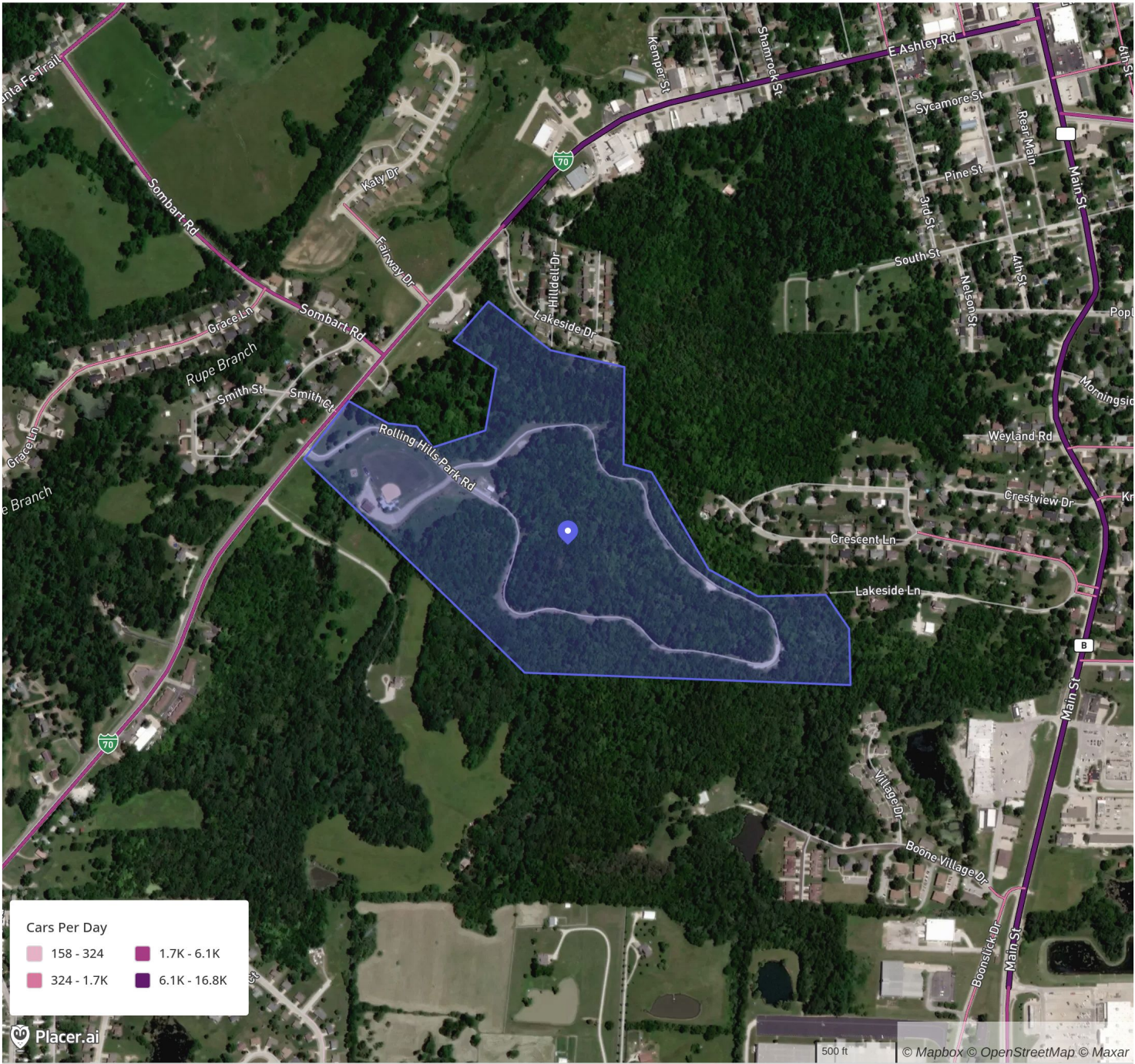
Home Location | % of Visits | Min Visits: 1 | Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Vehicle Traffic Volume

Rolling Hills Park
W. Ashley Road, Boonville, MO



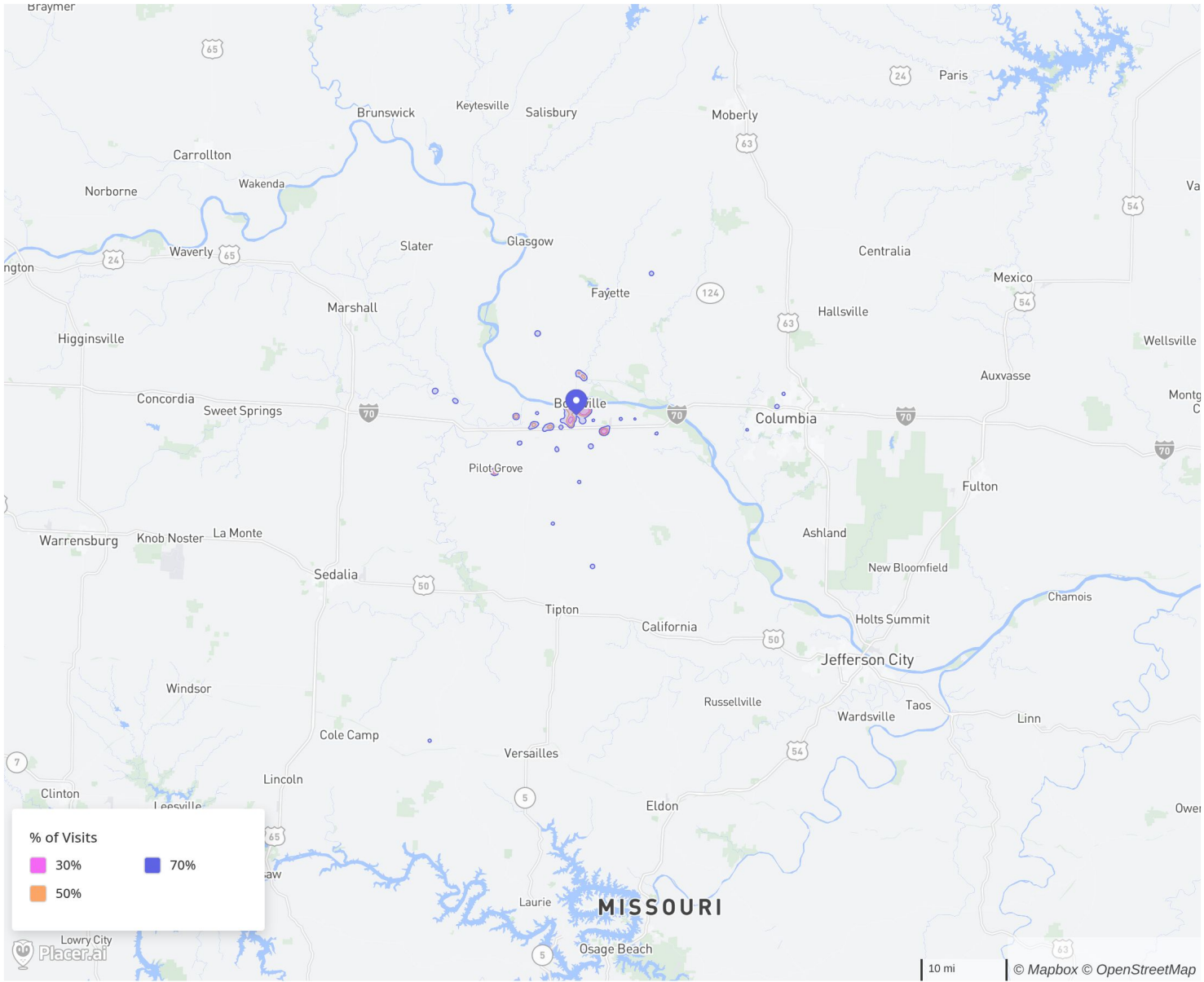
Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



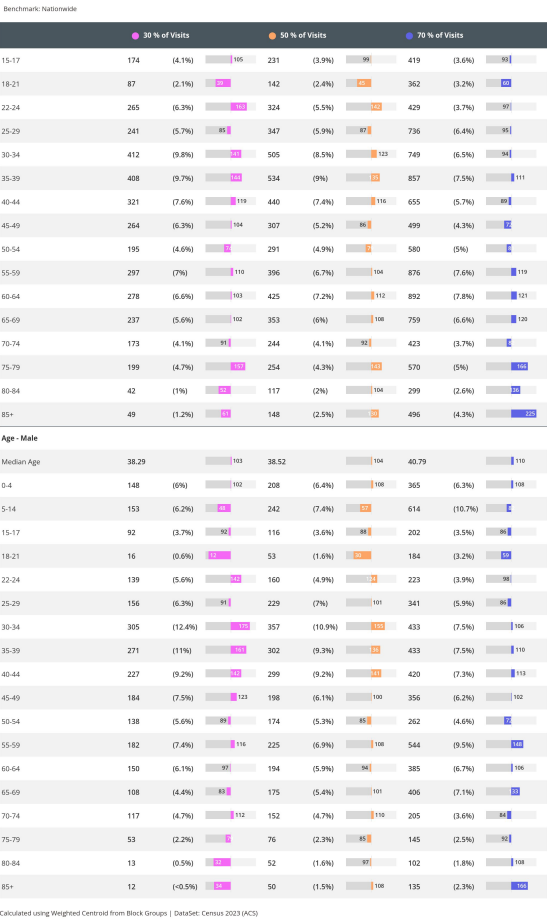
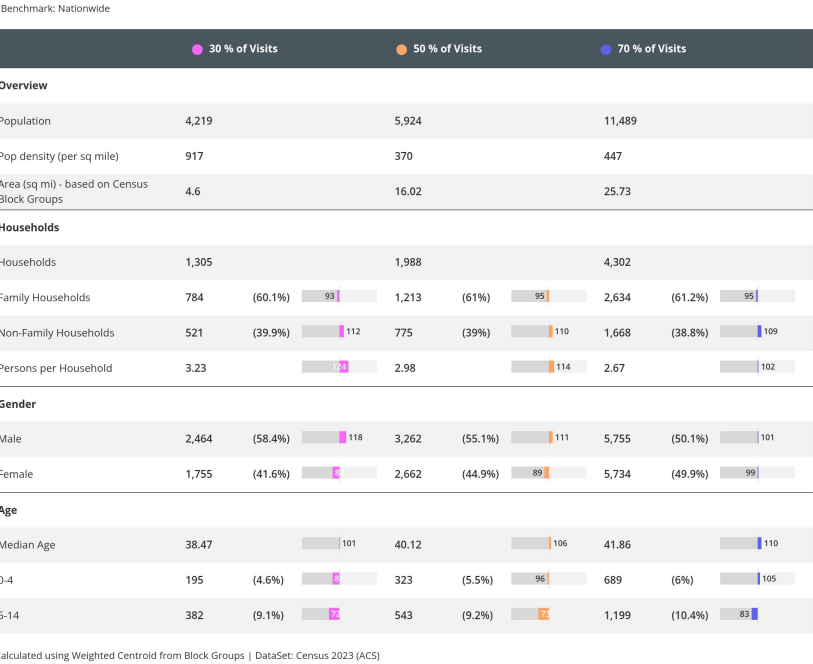


Rolling Hills Park

W. Ashley Road, Boonville, MO



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.





Benchmark: Nationwide



Age - Female

Median Age	38.81		100	41.39		106	43.78		113
0-4	47	(2.7%)	49	115	(4.3%)	76	324	(5.7%)	103
5-14	229	(13%)	108	301	(11.3%)	93	585	(10.2%)	84
15-17	82	(4.7%)	123	115	(4.3%)	114	217	(3.8%)	100
18-21	71	(4%)	74	89	(3.3%)	66	178	(3.1%)	61
22-24	126	(7.2%)	192	164	(6.2%)	165	206	(3.6%)	96
25-29	85	(4.8%)	74	118	(4.4%)	67	395	(6.9%)	105
30-34	107	(6.1%)	90	148	(5.6%)	82	316	(5.5%)	8
35-39	137	(7.8%)	119	232	(8.7%)	133	424	(7.4%)	112
40-44	94	(5.4%)	85	141	(5.3%)	84	235	(4.1%)	65
45-49	80	(4.6%)	74	109	(4.1%)	68	143	(2.5%)	42
50-54	57	(3.2%)	52	117	(4.4%)	71	318	(5.5%)	89
55-59	115	(6.6%)	102	171	(6.4%)	100	332	(5.8%)	90
60-64	128	(7.3%)	112	231	(8.7%)	133	507	(8.8%)	35
65-69	129	(7.4%)	128	178	(6.7%)	117	353	(6.2%)	107

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2023 (ACS)



Benchmark: Nationwide

	30 % of Visits		50 % of Visits		70 % of Visits	
70-74	56	(3.2%)	92	(3.5%)	218	(3.8%)
75-79	146	(8.3%)	178	(6.7%)	425	(7.4%)
80-84	29	(1.7%)	65	(2.4%)	197	(3.4%)
85+	37	(2.1%)	98	(3.7%)	361	(6.3%)

Population by Generation

Gen Alpha	577	(13.7%)	866	(14.6%)	1,888	(16.4%)
Gen Z	526	(12.5%)	697	(11.8%)	1,210	(10.5%)
Millennials	1,061	(25.1%)	1,386	(23.4%)	2,342	(20.4%)
Gen X	780	(18.5%)	1,038	(17.5%)	1,734	(15.1%)
Baby Boomers	985	(23.3%)	1,418	(23.9%)	2,950	(25.7%)
Silent & Greatest	290	(6.9%)	519	(8.8%)	1,365	(11.9%)

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2023 (ACS)



Benchmark: Nationwide



Ethnicity

White	3,293	(78.1%)	134	4,891	(82.6%)	142	9,813	(85.4%)	147
Black	548	(13%)	108	591	(10%)	83	973	(8.5%)	70
Hispanic or Latino	182	(4.3%)	23	186	(3.1%)	17	309	(2.7%)	14
Two or more races	155	(3.7%)	95	201	(3.4%)	88	325	(2.8%)	73
Other	26	(0.6%)	124	26	(<0.5%)	89	26	(<0.5%)	46
Asian	11	(<0.5%)	5	11	(<0.5%)	3	20	(<0.5%)	3
American Indian and Alaska Native	4	(<0.5%)	18	18	(<0.5%)	58	23	(<0.5%)	38
Native Hawaiian and Other Pacific Islander									

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2023 (ACS)



Benchmark: Nationwide



Hispanic or Latino

Two or more races	133	(73.1%)	203	133	(71.5%)	199	133	(43%)	120
White	23	(12.6%)	45	27	(14.5%)	52	133	(43%)	155
Black	18	(9.9%)	573	18	(9.7%)	561	18	(5.8%)	337
American Indian and Alaska Native	8	(4.4%)	236	8	(4.3%)	231	8	(2.6%)	139
Other							17	(5.5%)	17
Native Hawaiian and Other Pacific Islander									
Asian									

Household Income

Household Average Income	\$70,813.72	64	\$72,502.82	66	\$69,871.69	63			
Average Income per Person	\$22,986.27	53	\$25,648.45	59	\$26,989.91	62			
Household Median Income	\$61,747.16	74	\$61,995.71	79	\$58,663.79	74			
<\$10K	20	(1.5%)	31	40	(2%)	41	270	(6.3%)	129
\$10K - \$15K	112	(8.6%)	241	158	(7.9%)	224	181	(4.2%)	118
\$15K - \$20K	74	(5.7%)	181	131	(6.6%)	211	284	(6.6%)	211
\$20K - \$25K	71	(5.4%)	158	96	(4.8%)	140	148	(3.4%)	100

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2023 (ACS)



Benchmark: Nationwide

	30 % of Visits			50 % of Visits			70 % of Visits		
\$25K - \$30K	97	(7.4%)	216	126	(6.3%)	185	301	(7%)	204
\$30K - \$35K	34	(2.6%)	76	51	(2.6%)	75	163	(3.8%)	111
\$35K - \$40K	32	(2.5%)	70	48	(2.4%)	69	158	(3.7%)	105
\$40K - \$45K	44	(3.4%)	96	81	(4.1%)	117	271	(6.3%)	180
\$45K - \$50K	58	(4.4%)	129	91	(4.6%)	133	174	(4%)	117
\$50K - \$60K	90	(6.9%)	104	141	(7.1%)	107	232	(5.4%)	8
\$60K - \$75K	176	(13.5%)	147	233	(11.7%)	128	601	(14%)	153
\$75K - \$100K	217	(16.6%)	131	353	(17.8%)	140	579	(13.5%)	106
\$100K - \$125K	130	(10%)	99	186	(9.4%)	93	393	(9.1%)	91
\$125K - \$150K	32	(2.5%)	33	100	(5%)	68	234	(5.4%)	74
\$150K - \$200K	72	(5.5%)	59	83	(4.2%)	45	182	(4.2%)	46
>\$200K	46	(3.5%)	28	70	(3.5%)	28	131	(3%)	24

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2023 (ACS)



Benchmark: Nationwide



Household Size

1 Person Household	490	(37.5%)	132	711	(35.8%)	125	1,560	(36.3%)	127
2 Persons Household	456	(34.9%)	103	724	(36.4%)	108	1,545	(35.9%)	106
3 Persons Household	183	(14%)	91	290	(14.6%)	95	530	(12.3%)	8
4 Persons Household	116	(8.9%)	70	159	(8%)	63	378	(8.8%)	69
5 Persons Household	34	(2.6%)	44	65	(3.3%)	55	167	(3.9%)	66
6 Persons Household	16	(1.2%)	54	28	(1.4%)	62	101	(2.3%)	103
7+ Persons Household	10	(0.8%)	53	11	(0.6%)	38	21	(<0.5%)	34

Education

Elementary	433	(13.9%)	131	600	(13.8%)	130	1,091	(13%)	123
High School Graduate	1,198	(38.4%)	147	1,705	(39.1%)	149	3,226	(38.4%)	147
College / Associate Degree	727	(23.3%)	83	1,030	(23.6%)	84	2,134	(25.4%)	90
Bachelor Degree	421	(13.5%)	64	607	(13.9%)	65	1,152	(13.7%)	65
Advanced Degree	337	(10.8%)	7	419	(9.6%)	70	788	(9.4%)	68

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2023 (ACS)



Benchmark: Nationwide



Labor Force

Employed	1,424	(95.4%)	101	2,186	(96%)	101	4,290	(96.1%)	101
Unemployed	69	(4.6%)	89	90	(4%)	76	173	(3.9%)	75

Marital Status

Married	1,490	(40.9%)	82	2,085	(41.2%)	83	4,237	(44.1%)	89
Never Married	1,382	(37.9%)	111	1,810	(35.8%)	105	3,132	(32.6%)	96
Divorced	469	(12.9%)	120	671	(13.3%)	124	1,310	(13.6%)	128
Widowed	301	(8.3%)	149	492	(9.7%)	175	922	(9.6%)	173

Family Households

Married-couple Family	570	(72.7%)	99	865	(71.3%)	97	1,877	(71.3%)	97
Female Householder	158	(20.2%)	106	278	(22.9%)	121	554	(21%)	111
Male Householder	56	(7.1%)	91	70	(5.8%)	74	203	(7.7%)	98

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2023 (ACS)



Benchmark: Nationwide



Transport to Work

Drove alone	1,160	(82.5%)	118	1,755	(81.3%)	116	3,339	(78.5%)	112
Carpooled	108	(7.7%)	90	189	(8.8%)	103	532	(12.5%)	147
Worked from home	66	(4.7%)	35	103	(4.8%)	35	202	(4.8%)	35
Walked	46	(3.3%)	136	69	(3.2%)	133	97	(2.3%)	95
Motorcycle	13	(0.9%)	743	13	(0.6%)	484	13	(<0.5%)	246
Taxicab	13	(0.9%)	408	13	(0.6%)	266	42	(1%)	436
Other				16	(0.7%)	67	16	(<0.5%)	34
Bicycle							10	(<0.5%)	53
Public transportation									

Travel Time to Work

Median travel time to work	23		101	23		103	20		90
Less than 10 minutes	442	(33%)	261	554	(27%)	214	1,088	(26.9%)	213
10-15 minutes	119	(8.9%)	67	177	(8.6%)	65	581	(14.3%)	108
15-20 minutes	38	(2.8%)	19	128	(6.2%)	41	324	(8%)	52
20-25 minutes	109	(8.1%)	57	219	(10.7%)	74	507	(12.5%)	87

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2023 (ACS)

Benchmark: Nationwide

	30 % of Visits			50 % of Visits			70 % of Visits		
25-30 minutes	93	(6.9%)	102	116	(5.6%)	83	153	(3.8%)	55
30-35 minutes	302	(22.5%)	165	376	(18.3%)	134	610	(15.1%)	110
35-45 minutes	85	(6.3%)	89	188	(9.1%)	128	289	(7.1%)	100
45-60 minutes	57	(4.3%)	53	105	(5.1%)	63	201	(5%)	62
60 or more minutes	95	(7.1%)	8	192	(9.3%)	107	296	(7.3%)	84

Housing Units

Occupied	1,305	(77.4%)	86	1,988	(79%)	88	4,302	(82.9%)	93
Vacant	381	(22.6%)	217	528	(21%)	201	889	(17.1%)	164

Occupied Housing Units

Owner occupied	903	(69.2%)		1,367	(68.8%)		2,535	(58.9%)	
Renter occupied	402	(30.8%)		621	(31.2%)		1,767	(41.1%)	

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2023 (ACS)



Benchmark: Nationwide



Vacant Housing Units

Other	354	(92.9%)	257	471	(89.2%)	246	775	(87.2%)	241
Sold, not occupied	27	(7.1%)	174	27	(5.1%)	126	27	(3%)	75
For migrant workers									
For seasonal, recreational or occasional use				4	(0.8%)	2	4	(<0.5%)	1
For sale only				19	(3.6%)	63	45	(5.1%)	88
Rented, not occupied				7	(1.3%)	37	7	(0.8%)	22
For rent							31	(3.5%)	20

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2023 (ACS)



Benchmark: Nationwide



Value of Owner-Occupied Housing Units

Median house value	\$183,593.4	61	\$163,324.94	54	\$167,683.95	55
<\$100K	112 (12.4%)	102	265 (19.4%)	160	515 (20.3%)	167
\$100K - \$200K	413 (45.7%)	257	633 (46.3%)	260	1,006 (39.7%)	223
\$200K - \$300K	317 (35.1%)	180	370 (27.1%)	38	723 (28.5%)	146
\$300K - \$400K	34 (3.8%)	26	34 (2.5%)	17	136 (5.4%)	37
\$400K - \$500K	16 (1.8%)	17	24 (1.8%)	17	114 (4.5%)	43
\$500K - \$1000K	11 (1.2%)	6	41 (3%)	16	41 (1.6%)	8
>\$1000K						

Types of Housing Units Structure

Single Unit	1,307 (77.5%)	115	1,924 (76.5%)	113	3,599 (69.3%)	103
Multi-unit	373 (22.1%)	83	466 (18.5%)	69	1,360 (26.2%)	98
Mobile home	6 (<0.5%)	6	126 (5%)	88	232 (4.5%)	7

Boat, RV, van, etc.

Health Insurance

Employer based health insurance only	1,577 (51.1%)	111	2,243 (46.8%)	102	4,227 (41.7%)	91
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Calculated using Weighted Centroid from Block Groups | DataSet: Census 2023 (ACS)



Benchmark: Nationwide

	30 % of Visits			50 % of Visits			70 % of Visits		
Medicaid/means-tested public coverage only	253	(8.2%)	55	499	(10.4%)	69	957	(9.5%)	63
Other coverage combinations	246	(8%)	132	314	(6.5%)	109	790	(7.8%)	130
No health insurance coverage	236	(7.6%)	89	455	(9.5%)	111	870	(8.6%)	100
With direct purchase and medicare coverage	223	(7.2%)	230	377	(7.9%)	250	621	(6.1%)	195
Medicare coverage only	186	(6%)	99	298	(6.2%)	102	1,316	(13%)	213
Direct purchase health insurance only	163	(5.3%)	85	248	(5.2%)	83	497	(4.9%)	7
Medicare and medicaid/means-tested public coverage	95	(3.1%)	133	142	(3%)	128	199	(2%)	85
Employer based and medicare coverage	63	(2%)	67	123	(2.6%)	85	262	(2.6%)	86
Employer based and direct purchase coverage	26	(0.8%)	53	51	(1.1%)	67	176	(1.7%)	110
Other private only combinations	13	(<0.5%)	105	13	(<0.5%)	68	13	(<0.5%)	32
Other public only combinations	4	(<0.5%)	28	16	(<0.5%)	73	102	(1%)	220
VA Health Care only	4	(<0.5%)	51	6	(<0.5%)	50	87	(0.9%)	340
TRICARE/military health coverage only				9	(<0.5%)	21	9	(<0.5%)	10

SNAP Households

Non-snap Households	1,199	(91.9%)	104	1,793	(90.2%)	102	3,879	(90.2%)	102
Snap Households	106	(8.1%)	69	195	(9.8%)	83	423	(9.8%)	84

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2023 (ACS)

COMMERCIAL LEASE AND OPERATING AGREEMENT

THIS LEASE AND OPERATING AGREEMENT (hereinafter referred to as the "Agreement"), is made and entered into this ____ day of _____, 2025, by and between the City of Boonville (hereinafter referred to as the "City"), a municipal corporation of the State of Missouri, and Josh Black, individually, and Black Flock, LLC, a limited liability company operating in the State of Missouri (hereinafter collectively referred to as the "Operator") for the lease and management of an eighteen (18) hole golf course owned by the City.

RECITALS

WHEREAS, the City and the Operator have previously entered into a *Commercial Lease and Operating Agreement*, dated December 5, 2016, wherein the City leased full operational control of the City's eighteen (18) hole golf course to the Operator; and

WHEREAS, the aforesaid *Commercial Lease and Operating Agreement* has now expired and the City and the Operator wish to enter into a new agreement; and

WHEREAS, the Operator desires to continue to have the exclusive right to occupy and maintain the City's property (commonly known as the Hail Ridge Golf Course) under a new, long-term lease from the City in order to continue to operate the course as a commercial enterprise in exchange for investing time, energy, equipment, materials, experience and expertise in the course to make it a premier asset to the City of Boonville and surrounding area; and

WHEREAS, the City desires to enter a new lease and operating agreement with the Operator so that the eighteen (18) hole golf course at Hail Ridge can continue to operate for the benefit and enjoyment of the public, while continue to offer business opportunities to the Operator; and

WHEREAS, the Operator and the City have negotiated the following terms which each find to be acceptable and mutually advantageous in the short term and which allow, if mutually agreeable, for renewal and continuation over a period of years; and

WHEREAS, neither the City nor the Operator is desirous of pursuing agreement with any other agency or firm for the mutual agreements herein provided but each acknowledges that there must be adequate communication and singleness of vision and purpose to keep the contemplated relationship mutually advantageous over the long term and wish to establish a process for ensuring a successful collaboration into the future.

NOW THEREFORE, in consideration of the covenants and agreements of the parties herein contained, the City and the Operator agree as follows:

1) Description of Premises. The Operator agrees to lease certain real estate and buildings consisting of approximately 162 acres, commonly known as the Hail Ridge Golf Course (hereinafter "the golf course"), which is further described in the attached Exhibit A, and is inclusive of the main maintenance building, located along Highway 87, the pro shop with an executive office, located in

the former residential structure at Highway 87 and Pearre Lane, and an adjacent bi-level, concrete and gravel parking lot.

2) Initial Term and Renewal.

- a) Initial Term. This Agreement shall be for a term of sixty (60) months, commencing on or about the 1st day of January 2026, and expiring on the 31st day of December 2030 (the “Initial Term”), unless extended or terminated as agreed to in writing by the parties.
- b) Renewal. The Operator shall report on operations of the golf course and on any needs or concerns the Operator proposes to be addressed by the City no less than once per year. The City may also express any needs or concerns about the golf course operations to the Operator.
 - i. No less than ninety (90) days prior to the expiration of the original term, and upon agreement in writing between the parties, the Operator and the City may renew this Agreement for up to five (5) years.
 - ii. Terms of any renewal or amendment the terms of this Agreement shall be deliberated by the Operator and the City prior to the time of renewal.
 - iii. Should the parties agree to terms of a renewal of this Agreement, the Boonville City Council shall vote on the approval of the renewal of this Agreement no later than November 30, 2030.
 - iv. Should either party choose not to renew this Agreement, notice must be given to the other party no less than ninety (90) days prior to the expiration of the original term. If notice is not given by either party, this Agreement shall continue after its expiration with the same terms therein for one (1) year.

3) Rent. The Operator hereby agrees to pay rent to the City in the amount of Eighteen Thousand and 00/100 Dollars (\$18,000.00) per year, payable in monthly installments of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) or quarterly installments of Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00).

4) Relationship of the Parties. It is hereby understood and agreed that the Operator is an independent contractor and not an agent or employee of the City. Therefore, no liability for the acts or omissions of the Operator shall attach to the City by reason of entering this Agreement, except as may be expressly provided herein. Nothing in this Agreement does or shall be construed to create a partnership or joint venture between the City and the Operator. Additionally, the Operator may hire employees to work at the golf course for any purpose, but the Operator shall be solely responsible for the hiring and supervision of such employees and shall bear full responsibility for hiring, firing, disciplining, promoting, training, scheduling and compensating them. No right to any hearing or appeal to the City will be available respecting the Operator’s personnel decisions. The Operator shall manage its own payroll, legal deductions and withholding obligations, and shall pay Worker’s Compensation premiums for each individual on the Operator’s payroll. At the sole discretion of the Operator, a single, non-transferable golf season pass may be given to each employee annually as part

of his/her compensation package.

5) Operator's Duties to the City. The Operator is solely responsible for the following duties:

- a) Supervision and professional operation of the City's golf course in a clean, efficient, attractive, welcoming, and inviting manner so that it is generally regarded in the community as a good place to play golf and enjoy leisure time and recreation;
- b) Employment of such course attendants and other staff in sufficient numbers to sell and collect greens and cart fees, make reservations, assist with promotions and management of tournaments, and to otherwise keep operations going continuously during the usual and customary weekday and evening golf hours and throughout weekends and holidays from the beginning to the end of the golfing season;
- c) Furnishing janitorial services, solvents and solutions and supplies (including bathroom products for personal care) for the clubhouse and maintenance buildings;
- d) Providing a sufficient number of motorized golf carts to meet the needs of the public and to keep the carts in a clean, safe, working condition at all times the course is open for business;
- e) The Operator shall post rules in the Clubhouse, which the Operator shall enforce and patrons must follow, which rules shall include but not be limited to the following:
 - (i) Motorized golf cart will not be rented to any person under the age of 16.
 - (ii) No more than two (2) persons shall ride in any cart at once.
 - (iii) No personal coolers are permitted to be transported in the carts, with the exception of coolers used to carry medically necessary items.
- f) Provide all pieces of equipment necessary for the continued maintenance and improvement of the grounds of the golf course.
- g) Improving the agronomical condition of the greens, fairways and other vegetation and maintain them in optimal condition throughout the year;
- h) Development of a robust and vigorous marketing and promotional strategy to optimize use and enjoyment of the course and generate revenue. Any re-branding, re-naming, re-purposing or remodeling of the space in the clubhouse shall be subject to first review and express authorization by the City and performed at the expense of the Operator unless otherwise agreed to in writing.

6) Obligations for Use of Premises and Consent for Expansion. For the length of the initial term and any renewal periods, the Operator is granted the exclusive privilege and responsibility to occupy the premises solely for the purposes outlined in this Agreement, starting at the execution of this lease agreement. The parties agree that the Operator is charged with continuous operation of the golf

course, pro shop and concessions for the duration of this Agreement. However, should the Operator identify any additional or ancillary uses for the premises for the expansion of business operations, which are consistent with and in furtherance of community recreation and entertainment for the benefit of the community, the City would review and consent if deemed appropriate by the City Council.

7) Absence of the Operator. In the event that the Operator, in the person of Josh Black or the company of Black Flock, LLC, shall be absent from the premises for more than five (5) consecutive days, the Operator shall notify the City Administrator and identify a designee as the Person in Charge of the golf course operations during the Operator's absence.

8) Commercial Rights and Reporting. In consideration of fulfilling the care and maintenance obligations for the course and the pro shop/clubhouse building, the Operator shall have exclusive rights and privileges and duties to report, as follows:

- a) Exclusive right to operate concessions for food and beverages at the pro shop and elsewhere on the course and retain receipts therefrom.
- b) To teach and give golf lessons for the Operator's own compensation.
- c) To rent and operate golf carts and other golf equipment.
- d) To sell clothing, golf equipment, accessories, balls and other golf-related items at retail.
- e) Collect and retain all green fees, locker fees, promotional fees, tournament fees and rent for golf carts and other equipment. Play without payment is prohibited, unless the Operator exercises limited discretion to discount playing fees as a professional courtesy, based on a legitimate business purpose.

9) Security and Indemnification for Loss. The Operator shall be solely responsible for the safe keeping of all money receipts and will indemnify and hold the City harmless from any loss, theft destruction, vandalism of any property belonging to the City on account of misappropriation, dereliction or breach of security in the day-to-day operations of the course.

10) Care and Repair of the Premises.

- a) The Operator will neither commit any waste of the golf course premises, nor shall it use or permit the use of said premises in violation of current law of the United States or the State of Missouri or in violation of City Ordinance.
- b) If the golf course or any building(s) thereon are damaged by fire, explosion, earthquake, tornado, act of terrorism, civil unrest or other cause of damage, which is not due to the fault or negligence of the Operator or its agents or employees, the City will repair any such damaged portions of the premises to a condition as near as reasonably possible to the condition prior to the destruction, so long as such repair can reasonably be made exclusively by applying insurance proceeds received for the casualty. If insurance proceeds are deemed by the City to

be insufficient to repair the affected premises, the City shall provide written notice to the Operator of its assessment within a reasonable time of the City's determination of the same, and in such event the Operator's sole recourse shall be to terminate this Agreement by written notice to the City or to repair the premises at its own or the joint expense with the City and hold the City harmless for additional contribution (besides the agreed split) therefor.

11) Alterations, Improvements and Additions to the Clubhouse. The Operator may make alterations, improvements and additions to the clubhouse building at its sole cost and expense, provided that such permanent alterations, improvements or additions shall be of good workmanship and material. The City must grant written consent for any alterations before work is commenced and shall not unreasonably withhold its authorization, provided there is some legitimate business reason for the Operator to make the requested changes.

12) Utilities. The Operator shall keep the property, including each of the buildings and curtilage, in good repair and free from accumulations of trash, debris, outdoor storage or other items or conditions constituting a nuisance under City Ordinance. The Operator shall pay all costs for gas, heat, electricity, sewer, trash disposal and any other utilities furnished to the premises, excepting water which payment is specifically provided below.

13) Water. Operator shall receive water service from City at a discounted rate of Three Dollars per One Thousand Gallons (\$3.00/1,000 Gallons). This discounted and agreed upon rate shall apply for the first Ten Thousand (10,000) Gallons of water used per month. Once the Operator surpasses Ten Thousand (10,000) Gallons used in a one-month billing cycle, the Operator will then pay the standard rate current at the time. The rate of \$3.00/1,000 Gallons will be subject to annual increases at the same rate applied to other water consumers in the city. Any increases in rates will not exceed ten percent (10%).

14) Insurance and Indemnification.

- a) General Liability and Business Insurance. At all times in which the Agreement remains in effect, the Operator shall have and maintain general liability insurance on the premises and on the business of the golf course, including pro shop and concessions. Such insurance(s) shall be carried with companies authorized to do business in the State of Missouri and rated A or better by Best's Insurance Rating System or its equivalent. The Operator shall maintain insurance on the leased premises (including clubhouse, maintenance and cart storage buildings), the Operator's implements and heavy equipment, carts and accessories, merchandise, back stock, inventory offered for sale, and materials and tools used for maintenance. The Operator agrees to comply with all reasonable requirements of the City's insurance company and to refrain from any activities which would contravene or violate the reasonable requirements of the City's insurance company, provided such requirements do not interfere with the Operator's normal and customary business activity. Proof of the Operator's policy or policies shall be provided by the Operator to the City and shall name the City of Boonville as an additional insured.
- b) Dram Shop Insurance. Operator shall also procure liquor (dram shop) liability insurance in the base amount of \$500,000 per occurrence.

- c) Indemnification of Operator. Except for loss, cost or damage occasioned by the Operator's gross negligence, the City shall protect, indemnify, save and keep harmless the Operator and the Operator's agents, servants and employees against and from all damage, suits, liability, claims, loss, cost or expense (including court costs and reasonable attorney's fees) arising out of or from any of the following:
- (i) Any accident or other occurrence on the premises arising in connection with the City's use of it; the City's construction in, on or about the premises; or any act or omission by the City through its employees, agents, invitees, subtenants, licensees, customers, suppliers, assignees or contractors;
 - (ii) Any claim made by the City's employees for unemployment benefits or Worker's Compensation arising from any work on the premises;
 - (iii) Any violation by the City's agents, employees, invitees, or subtenants of any terms of this Agreement.
- (d) Indemnification of the City. Except for accidents arising from the City's gross negligence, the Operator shall protect, indemnify, save and keep harmless the City and its agents, servants and employees against and from all damage, suits, liability, claims, loss cost or expense (including court costs and reasonable attorney's fees) arising out of or from any of the following:
- (i) Any accident or other occurrence on the golf course, use of the maintenance equipment for the course, or use of the maintenance or cart storage garages arising in the conduct of the Operator's business and fulfillment of its obligations under this Agreement;
 - (ii) Any accident or other occurrence arising out of any construction undertaken by the Operator in, on or about the buildings on the premises or any act or omission of the Operator or its employees, agents, invitees, licensees, customers, suppliers, assignees or contractors;
 - (iii) Any claim made by the Operator's employees for unemployment benefits or Worker's Compensation;
 - (iv) Any violation by the Operator or the Operator's agents, employees, or invitees of any terms of this Agreement.

15) Any policy or policies (if more than one is obtained) of insurance held by the Operator shall include and be endorsed to indicate that the City shall receive thirty (30) days advanced written notice, sent by certified mail to 401 Main Street, Boonville, Missouri 65233, of any cancellation of or material change to the policy or policies of insurance. Failure of the Operator to continue the insurance coverage described in this section shall render the Operator in material breach of this Agreement.

16) Waiver of Subrogation. Neither the Operator nor the City shall assert against the other, and the Operator and the City hereby waive with respect to each other, any claims and rights of recovery for any losses, damages, liability or expense (including attorneys' fees) incurred or sustained by either of them on account of injury to persons or damage to property arising out of the ownership, operation and maintenance of the golf course, to the extent that the same are covered by the insurance required in Section 13. The City and the Operator hereby grant to each other, on behalf of any insurance company providing insurance under this Agreement, a waiver of any right of subrogation when any insurer or party may acquire against the other party by virtue of payment of any loss under any insurance policy. The City and the Operator shall give notice to the insurance companies providing insurance under this Agreement of the mutual waiver of subrogation in this Section at the time any loss is reported and investigated.

17) Security. The City shall have no obligation or responsibility to provide security services, equipment or monitoring for the premises or the buildings at the golf course, but the City may, in its sole discretion, provide security services or retain a security service to provide such services.

18) Successors or Assigns. The covenants and agreements contained within the lease of the premises shall apply to, inure to the benefit of and be binding upon the parties hereto and upon their respective successors and assigns, except as otherwise expressly hereinabove provided.

19) Assignment. The Operator shall not voluntarily assign or encumber its interest in this Agreement or in the premises herein described. Any assignment, encumbrance, or sublease without the City's consent shall be voidable and may be deemed a default at the option of the City. No consent to any assignment, encumbrance, or sublease shall be construed as any further waiver of the provisions of this Section.

20) No Liens or Encumbrances. Neither the Operator nor anyone acting on the Operator's behalf shall file, place or cause to be filed or placed, any mechanic's lien or any other lien on the premises owned by the City. The Operator shall not allow any person or firm to furnish materials, services, supplies or labor for any improvements, alterations, or repairs on the premises under any claim or right to enforce a lien therefore or to otherwise pledge security in any property belonging to the City in exchange for securing such work or services.

21) Surrender of Premises. On expiration or termination of this Agreement, if either occurs while the course is open for regular play, the Operator shall have ten (10) days to vacate and surrender the golf course premises to the City, free of any trash, debris, personal property or other items kept and stored on the premises by the Operator. If expiration or termination occurs during the off season, Operator shall surrender under the same conditions within twenty (20) days. All keys, padlocks, codes, manuals, maps, locating devices, specialized tools matched to fixtures and other proprietary and security equipment and information shall be turned over to the City on demand, with reasonable rights to access for the removal of property belonging to the Operator. All real estate and improvements leased shall be surrendered in good order and condition, except for ordinary wear and tear. Any personal property left at the golf course more than ten (10) days after expiration or termination of this lease will be deemed abandoned by the Operator and may then be disposed of by the City in any manner that is expedient.

22) Insolvency of Operator. Should the Operator become insolvent or make or file for a declaration of bankruptcy during any period when this Agreement is in effect, the City shall have a right to terminate this Agreement and/or accept payment from any receiver, trustee or other officer of the court having jurisdiction over the insolvency proceedings without impairing, abridging or compromising the rights of the City under this Agreement.

23) Agreement Non-transferrable. The Operator agrees not to transfer, assign or subcontract any of the duties or obligations set forth in this Agreement.

24) Goodwill. Any goodwill that is engendered by or arises out of the activities governed and contemplated by the parties to this Agreement shall inure solely to the benefit of the City, and the Operator hereby waives, releases and promises to forego any rights or claims to the benefits of same.

25) Licensing. The Operator shall secure any licenses and permits required by the City of Boonville, Cooper County and the State of Missouri to operate and maintain the food and beverage concession, pro shop and liquor sales on the premises

26) Taxes. The Operator shall maintain a Missouri sales tax identification number and collect and remit sales tax as required by Missouri law. The Operator shall declare all taxable tangible personal property to the Cooper County Assessor, except that which is titled in the name of the City and shall pay any taxes assessed and levied thereon.

27) Non-waiver and Severability. None of the terms, conditions, covenants or agreements contained in this document shall be deemed modified, waived, or abandoned by the City unless done expressly, in writing, and delivered to the Operator in a manner provided for in the Notice section below. Should any part of this Agreement be determined to be unenforceable, invalid or void, such determination shall not affect, impair, invalidate, or render unenforceable any other term, condition, covenant, or obligation of this Agreement.

28) Non-discrimination. It is expressly understood and agreed that the Operator shall not discriminate against any applicant for employment or any other person or group while carrying out the business and work described herein on the basis of said person or group's race, color, creed, religion, disability, gender, or national origin.

29) Notices. Any notice under this Agreement will be in writing and will be sent by prepaid mail or hand-delivered to the Operator at the address listed in this Section. The parties shall notify each other at once of any change of address for purposes of this provision. A notice will be deemed given on the date of first attempted delivery (if sent by certified mail) or upon hand-delivery or posting in a prominent place at or near the door of the clubhouse on the leased premises.

Notice to the City:

Attention: City Administrator
401 Main Street
Boonville, MO 65233

Notice to the Operator:

Attention: Josh Black and Black Flock, LLC
17511 MO Hwy 87
Boonville, MO 65233

30) Grounds for Termination. If the Operator defaults in the performance of any promise, term, condition or covenant required of the Operator and fails to cure or commence to cure such default within thirty (30) calendar days following notice from the City Administrator, and to thereafter proceed diligently with such cure, this Agreement may be terminated by the City. Such failure shall include but may not be limited to failure to maintain, market, and promote the golf course in a competent and professional manner. No notice of default condition shall be required, and immediate termination of the Agreement may be made upon the occurrence of any of the following events:

- a) Failure to maintain all required forms of insurance in full force and effect;
- b) Failure to obtain a business license and keep it current;
- c) Significant health or safety violations reported to the City by any regulatory agency;
- d) Conviction or plea of guilty or nolo contendere of the Operator or any current employee thereof to any crime involving moral turpitude.

31) Governing Law. This *Commercial Lease and Operating Agreement* shall be governed by the laws of the State of Missouri and any claims arising from it shall be adjudicated in the Circuit Court of Cooper County, if necessary. The parties expressly agree to state court jurisdiction over any controversies arising from it.

32) Fees and Costs. In the event either party resorts to litigation to enforce the terms of this Agreement, the party at fault shall pay the cost and expenses incident thereto, including reasonable attorneys' fees. Should settlement of any lawsuit occur without the admission of fault by either party, each shall pay its own fees and expenses.

33) Remedies Cumulative. Neither the right of termination of this Agreement nor the right to sue for damages shall be exclusive of any other remedy given under this Agreement or which now or hereafter may exist at law or in equity.

34) Entire Agreement. This *Commercial Lease and Operating Agreement* contains the entire agreement between the City and the Operator regarding use and operation of the premises. This Agreement may be modified only by a written amendment, expressed in writing, and signed by the City and the Operator. No surrender of the premises, or of the remainder of the term, will be valid unless accepted by the City in writing. This Agreement was thoroughly negotiated by the City and

the Operator, each having consulted with legal counsel and no inference will be drawn based on which party drafted the original version of it.

35) Brokers. Each party represents that it has not dealt with any brokers in connection with the negotiation or execution of this Agreement. Each party agrees to indemnify and hold the other harmless against any loss, costs, damage or liability arising out of claims for brokerage fees or commissions resulting from the conduct of the indemnifying party, including reasonable attorney's fees.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF BOONVILLE

BLACK FLOCK, LLC

By: _____

By: _____

Kate Fjell, City Administrator

Josh Black, President

JOSH BLACK, INDIVIDUALLY

By: _____

Josh Black

ATTEST:

Amber Davis, City Clerk

EXHIBIT A

(Legal description to be provided prior to execution)



Missouri Gaming Commission

State/Local Allocation of Gaming Revenues

RPT MGC/3

For the Period 10/1/2025 through 10/31/2025

Year beginning 10/1/2025

Gaming Date	Day	Admission Tax Remitted	Gaming Tax Remitted	Total Tax Remitted	State & Local Portion of Adm Tax	State Portion of Gaming Tax	Local Portion of Gaming Tax	Total Local Adm & Gaming Tax
Isle of Capri IB								
10/01/2025	Wednesday	\$5,088.00	\$30,684.06	\$35,772.06	\$2,544.00	\$27,615.65	\$3,068.41	\$5,612.41
10/02/2025	Thursday	\$5,728.00	\$31,322.82	\$37,050.82	\$2,864.00	\$28,190.54	\$3,132.28	\$5,996.28
10/03/2025	Friday	\$8,688.00	\$70,205.21	\$78,893.21	\$4,344.00	\$63,184.69	\$7,020.52	\$11,364.52
10/04/2025	Saturday	\$15,320.00	\$132,221.21	\$147,541.21	\$7,660.00	\$118,999.09	\$13,222.12	\$20,882.12
10/05/2025	Sunday	\$6,906.00	\$48,255.78	\$55,161.78	\$3,453.00	\$43,430.20	\$4,825.58	\$8,278.58
10/06/2025	Monday	\$3,764.00	\$29,025.35	\$32,789.35	\$1,882.00	\$26,122.82	\$2,902.53	\$4,784.53
10/07/2025	Tuesday	\$4,574.00	\$45,346.50	\$49,920.50	\$2,287.00	\$40,811.85	\$4,534.65	\$6,821.65
10/08/2025	Wednesday	\$4,982.00	\$57,894.70	\$62,876.70	\$2,491.00	\$52,105.23	\$5,789.47	\$8,280.47
10/09/2025	Thursday	\$5,488.00	\$48,281.62	\$53,769.62	\$2,744.00	\$43,453.46	\$4,828.16	\$7,572.16
10/10/2025	Friday	\$8,694.00	\$59,731.55	\$68,425.55	\$4,347.00	\$53,758.40	\$5,973.15	\$10,320.15
10/11/2025	Saturday	\$12,732.00	\$109,689.06	\$122,421.06	\$6,366.00	\$98,720.15	\$10,968.91	\$17,334.91
10/12/2025	Sunday	\$6,928.00	\$51,597.99	\$58,525.99	\$3,464.00	\$46,438.19	\$5,159.80	\$8,623.80
10/13/2025	Monday	\$4,316.00	\$43,959.59	\$48,275.59	\$2,158.00	\$39,563.63	\$4,395.96	\$6,553.96
10/14/2025	Tuesday	\$3,998.00	\$42,630.96	\$46,628.96	\$1,999.00	\$38,367.86	\$4,263.10	\$6,262.10
10/15/2025	Wednesday	\$4,698.00	\$35,255.09	\$39,953.09	\$2,349.00	\$31,729.58	\$3,525.51	\$5,874.51
10/16/2025	Thursday	\$5,550.00	\$26,222.04	\$31,772.04	\$2,775.00	\$23,599.84	\$2,622.20	\$5,397.20
10/17/2025	Friday	\$8,260.00	\$71,742.88	\$80,002.88	\$4,130.00	\$64,568.59	\$7,174.29	\$11,304.29
10/18/2025	Saturday	\$12,818.00	\$105,058.52	\$117,876.52	\$6,409.00	\$94,552.67	\$10,505.85	\$16,914.85
10/19/2025	Sunday	\$6,458.00	\$42,367.56	\$48,825.56	\$3,229.00	\$38,130.80	\$4,236.76	\$7,465.76
10/20/2025	Monday	\$3,828.00	\$29,610.95	\$33,438.95	\$1,914.00	\$26,649.86	\$2,961.09	\$4,875.09
10/21/2025	Tuesday	\$3,856.00	\$33,048.90	\$36,904.90	\$1,928.00	\$29,744.01	\$3,304.89	\$5,232.89
10/22/2025	Wednesday	\$4,502.00	\$29,000.49	\$33,502.49	\$2,251.00	\$26,100.44	\$2,900.05	\$5,151.05
10/23/2025	Thursday	\$5,528.00	\$35,925.73	\$41,453.73	\$2,764.00	\$32,333.16	\$3,592.57	\$6,356.57
10/24/2025	Friday	\$9,134.00	\$74,633.67	\$83,767.67	\$4,567.00	\$67,170.30	\$7,463.37	\$12,030.37
10/25/2025	Saturday	\$13,640.00	\$87,738.36	\$101,378.36	\$6,820.00	\$78,964.52	\$8,773.84	\$15,593.84
10/26/2025	Sunday	\$6,162.00	\$54,753.17	\$60,915.17	\$3,081.00	\$49,277.85	\$5,475.32	\$8,556.32
10/27/2025	Monday	\$3,494.00	\$26,370.98	\$29,864.98	\$1,747.00	\$23,733.88	\$2,637.10	\$4,384.10
10/28/2025	Tuesday	\$4,044.00	\$41,496.48	\$45,540.48	\$2,022.00	\$37,346.83	\$4,149.65	\$6,171.65
10/29/2025	Wednesday	\$4,878.00	\$46,982.51	\$51,860.51	\$2,439.00	\$42,284.26	\$4,698.25	\$7,137.25
10/30/2025	Thursday	\$5,730.00	\$49,231.92	\$54,961.92	\$2,865.00	\$44,308.73	\$4,923.19	\$7,788.19
10/31/2025	Friday	\$8,598.00	\$70,756.16	\$79,354.16	\$4,299.00	\$63,680.54	\$7,075.62	\$11,374.62
Casino Report Totals:		\$208,384.00	\$1,661,041.81	\$1,869,425.81	\$104,192.00	\$1,494,937.62	\$166,104.19	\$270,296.19
Casino YTD Totals		\$208,384.00	\$1,661,041.81	\$1,869,425.81	\$104,192.00	\$1,494,937.63	\$166,104.18	\$270,296.18

Public Works Monthly Report
October 2025

Water Treatment Plant

Plant Influent From River: 30,437,000 gals

Plant Effluent To System: 29,800,000 gals

- Water Treatment Plant replaced the backwash check valve that was leaking all over the electrical panel. This valve prevents reverse flow from filters to distribution system.
- Water Treatment Plant winterized the sodium permanganate line that feeds into the basin and was directed by MODNR before winter to keep from freezing.
- Water Treatment Plant completed the winterization process of the water plant and Towers to make sure everything was ready for the winter.

Wastewater Treatment Plant

Total flow processed - 20,880,000 gals

Average daily flow - 674,000 gals

Sludge disposed – 108.67 Tons

- Wastewater Treatment Plant worked on Riveria and Scenic lift stations for alternation failure. This is an electrical issue where the pump does not switch back and forth from one to the other.
- Wastewater Treatment Plant removed a pump at Love's lift station and found the electrical wire was frayed and pump went bad from sewer water into the electrical. Waiting on quote for new pump.
- Wastewater Treatment Plant nutrient optimization has ended and received a recognition for our efforts and attached is the report.

Water Distribution / Sewer Collection:

Cleaned Problem Sewers

Finished hydrant flushing

2 new water services at Fox Hollow

Installed new hydrant at Main & Spring Streets

Installed 15 new meters

Street Department:

Repaired 2 Public Works Street Cuts

Worked on gun range

Storm drain project at 4th St & Ashley Road

Street Sweeping

Picked up yard waste

Central Garage:

Vehicles serviced and inspected – 8

Vehicle and equipment repairs – 15

Weather:

Incomplete Weather Data