



City Of
BOONVILLE

City of Boonville

January 5, 2026

7:00 PM

City Council Chambers

525 E. Spring Street

Boonville MO 65233

AMENDED 01-05-2026

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

I. Call to order – Pledge and Prayer

A. Whitney Venable

II. Roll Call

III. Hearing of Citizens' Comments

- Raenada Mason and LaMonica Lacey — U.S Small Business Administration

IV. Approval of Minutes

A. December 15 council Minutes

V. Consent Items

- A. Consider Pay App No. 8 in the amount of \$22,009.60 to Hydrovac of Missouri for Lead Survey Line Inventory
- B. Consider Pay App No. 3 in the amount of \$95,263.56 to C.L. Richardson Construction for Water and Sewer Improvements.

VI. Presentation of Accounts and Claims

A. Appropriations

VII. Unfinished Business

- A. Second Reading of Bill No. 2025-031 Approving a Final Site Plan for AEI Utility Services 2415 Mid America Industrial Drive

VIII. New Business

- A. First Reading of Bill No. 2026-01 Amending Chapter 20, Streets and Sidewalks (Filling and Surfacing) and Appendix G.

IX. Reports of Standing Committees

A. Boonville Housing Authority

X. Reports of City Officials

A. Mayor

B. City Administrator

- Budget Discussion: Admin, Airport, Economic Development, and Debt Service

C. City Clerk

D. City Counselor

E. Economic Developer

XI. Miscellaneous

XII. Adjourn

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



BOONVILLE

City of Boonville

December 15, 2025

7:00 PM

City Council Chambers

525 E. Spring Street

Boonville MO 65233

I. Call to order – Pledge and Prayer

A. Barry Elbert

The Boonville City Council met in Regular Session on December 15, 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. Barry Elbert led the prayer after the Pledge of Allegiance.

II. Roll Call

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

III. Hearing of Citizens' Comments

None

IV. Approval of Minutes

A. December 1 council minutes

The minutes stand as submitted

V. Consent Items

None

VI. Presentation of Accounts and Claims

A. Appropriations

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

money. Roll call was taken. Ayes: Elbert, Venable, Davis, Bechtel, Young, Cowherd, and Harvell. Opposed: None. Absent: Meadows. Motion carried.

VII. Unfinished Business

- A.** Second Reading of Bill No. 2025-029 Amending the Solid Waste Collections Fees Portion of Administrative Fees (Appendix G) in the Code of General Ordinances.

Mr. Venable moved, and Mr. Cowherd seconded the motion to approve the bill. Roll call was taken. Ayes: Venable, Davis, Bechtel, Young, Cowherd, and Harvell. Opposed: Elbert. Absent: Meadows. Motion carried.

- B.** Second Reading of Bill No. 2025-030 Approving an Agreement with Black Flock LLC

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

VIII. New Business

- A.** Consider Resolution R2025-17 Authorizing and Approving an Agreement with Environmental Works for Phase 1 Site Assessment

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

- B.** Consider Resolution R2025-18 Authorizing and Approving an Agreement with Missouri Department of Economic Development for CDBG Funding

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

- C.** First Reading of Bill No. 2025-031 Approving a final site plan for AECl Utility Services at 2415 Mid America Industrial Drive

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

IX. Reports of Standing Committees

- A.** Planning and Zoning (12.9.25) - Sy Harvell

The Minutes are in the Packet

- B.** Airport Board — September 4, 2025 (Andrew Cowherd)

The Minutes are in the Packet

- C.** Airport Board — December 4, 2025 (Andrew Cowherd)

Meeting was Cancelled

X. Reports of City Officials

A. Mayor

None

B. City Administrator

- Quarter 3 Capital Project Update

Ms. Fjell provided a quarter 3 capital project update.

Mr. Cowherd requested an update on the water, sewer, and paving project. Ms. Fjell stated they have finished Reams St. and have moved on to 4th Street.

Ms. Fjell gave a brief update on the revenue outlook and insurance costs for 2026.

- FY 26-27 Budget Comments: Revenue outlook and Insurance Costs

C. City Clerk

Ms. Davis gave an update on who has filed to run for City Council so far.

Morris Carter and Mike Conway have filed for Mayor.

Sy Harvel for Ward 4

Andrew Cowherd for Ward 3

D. City Counselor

Mr. Wooldridge wanted to address the council on the timeline leading up to the demolition of 806 and 810 Third Street.

The timeline is as follows:

On April 21, 2025, the property owner signed a consent order agreeing to abate all dangerous conditions of the properties no later than August 1st. The consent order also stated that if the dangerous building conditions were still present after August 1st, the city had the right to demolish the buildings.

August 1, 2025, came and went, with no complete abatement per the repair plan that was in place in the order

August 4, 2025, the property owner appeared at the August 4th Council Meeting asking the council for more time, and the council authorized the property owner to obtain a building permit within 1 week and to abate the property to the satisfaction of the building inspector by September 4, 2025.

On Sept 15, 2025, the Building Inspector did an on-site investigation and inspection. He then circled back on October 21, 2025, with photographs to show that no compliance with the abatement of the dangerous conditions had been satisfied.

Shortly after that, Mr. Wooldridge, City Counselor, drafted a letter to the property owner stating that the City was moving forward with the order from April 21st, stating the buildings would be demolished.

After the service of that letter, the Missouri Department of Natural Resources contacted the City with concerns about asbestos in those buildings. The City employed GEHM Environmental to gather the samples. The samples came back with no evidence of asbestos. The City then initiated demolition on December 15, 2025.

Mr. Wooldridge wanted to give a timeline on this issue for the council in case they had

questions on this issue.

XI. Miscellaneous

A. Public Works Monthly Report for November 2025

XII. Adjourn

With no further discussion, Mr. Young moved, and Mr. Cowherd seconded the motion to adjourn at 7:34 p.m., and the voice vote was unanimous.

**APPLICATION AND CERTIFICATE FOR PAYMENT
(PAY ESTIMATE)**

Original _____ of 6
Page _____ of

PROJECT: City of Boonville Lead Service Line Inventory

PROJECT NO: 454-306

CONTRACTOR: Hydrovac of Missouri

ADDRESS:

125 Irwin Dr, Jefferson City MO 65109

OWNER: City of Boonville Missouri

APPLICATION NO:

8

APPLICATION DATE:

8-Dec-25

PERIOD FROM:

11/1/2025 - 11/30/2025

ORIGINAL CONTRACT SUM:

\$144,800.00

NET CHANGE BY CHANGE ORDERS:

\$55,205.00

CONTRACT SUM TO DATE:

\$200,005.00

TOTAL STORED TO DATE:

\$0.00

TOTAL COMPLETED TO DATE:

\$117,650.00

RETAINAGE 5%:

\$5,882.50

TOTAL EARNED LESS RETAINAGE:

\$111,767.50

LESS PREVIOUS CERTIFICATES OF PAYMENT:

\$89,757.90

CURRENT PAYMENT DUE:

\$22,009.60

CONTRACT TIME LIMIT DATE:

March 1st, 2026

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

CONTRACTOR:

BY:

DATE:

OWNER:

BY:

ENGINEER:

BY:

MECO ENGINEERING COMPANY, INC.
ENGINEERS * SURVEYORS

2701 INDUSTRIAL DRIVE
JEFFERSON CITY, MO 65109

(573)893-5558

ORDER NO.	DATE APPROVED	ADDITIONS	DEDUCTIONS
1	9/3/2024	\$55,205.00	\$0.00
2	7/21/2025	\$0.00	\$0.00
TOTALS		\$55,205.00	\$0.00

NET CHANGE BY CHANGE ORDERS:

\$55,205.00

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 \$ 22,009.60
(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.)



Pay Estimate No.8
City of Boonville Lead Service Line Inventory

Item No.	Description	Contract		Unit		Total	Total Completed		Completed	\$ Completed		Total	Left to		Unit
		Quantity	Unit	Price			Prev. Pay App			This Pay App			Completed	Finish	
1	Resident Service Line Visual Inspection	1,105	EA	\$ 181.00		\$ 200,005.00	522		128	\$23,168.00		\$117,650.00	455		EA
						Contract Total	\$ 200,005.00			\$23,168.00		\$117,650.00			

**APPLICATION AND CERTIFICATE FOR PAYMENT
(PAY ESTIMATE)**

Original 6 of 6
Page 1 of 4

PROJECT: Water and Sewer Improvements 2025

PROJECT NO: 454-314

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

OWNER: City of Boonville, MO

APPLICATION NO: 3

APPLICATION DATE: 5-Jan-26

PERIOD FROM: 15-Nov-25 12/19/2025

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: \$312,056.37

RETAINAGE 10%: \$31,205.64

TOTAL EARNED LESS RETAINAGE: \$280,850.73

LESS PREVIOUS CERTIFICATES OF PAYMENT: \$185,587.17

CURRENT PAYMENT DUE: \$95,263.56

CONTRACT TIME LIMIT DATE:

ORDER NO.	DATE APPROVED	ADDITIONS	DEDUCTIONS
1	11/17/2025	\$0.00	
2	12/1/2025	\$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 \$

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

CONTRACTOR:

BY: Dan B Richardson

DATE: 12-31-25

OWNER:

BY: _____

ENGINEER:

BY: _____



MECO ENGINEERING COMPANY, INC.
ENGINEERS * SURVEYORS

2701 INDUSTRIAL DRIVE
JEFFERSON CITY, MO 65109

(573)893-5558

Pay Estimate No.3

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	1	0	\$0.00	\$29,152.10	0	LS
2	Traffic Control	1	LS	\$ 7,480.00	\$ 7,480.00	0.25	0.25	\$1,870.00	\$3,740.00	0.5	LS
3	Remove Existing Fire Hydrant Assembly (Salvage to City) (CO#2)	6	EA	\$ 926.42	\$ 5,558.52	1	0	\$0.00	\$926.42	5	EA
4	Fire Hydrant Assembly	8	EA	\$ 6,828.05	\$ 54,624.40	2	3	\$20,484.15	\$34,140.25	3	EA
5	6" Class 200 PVC Water Main	173	LF	\$ 31.23	\$ 5,402.79	23	69	\$2,154.87	\$2,873.16	81	LF
6	8" Class 200 PVC Water Main	3,491	LF	\$ 42.12	\$ 147,040.92	695	712	\$29,989.44	\$59,262.84	2,084	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	2	0	\$0.00	\$11,137.78	3	EA
9	8" Tapping Tee and Valve with Valve Box	3	EA	\$ 4,872.39	\$ 14,617.17	1	0	\$0.00	\$4,872.39	2	EA
10	Full Depth Granular Fill (Water Main Lines) (CO #1)	3,690	LF	\$ 20.13	\$ 74,279.70	767	712	\$14,332.56	\$29,772.27	2,211	LF
11	Full Depth Granular Fill (Water Service Lines)	969	LF	\$ 8.62	\$ 8,352.78	163	0	\$0.00	\$1,405.06	806	LF
12	Water Service Line	73	EA	\$ 2,072.12	\$ 151,264.76	13	0	\$0.00	\$26,937.56	60	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	2	0	\$0.00	\$2,094.18	0	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	743	781	\$335.83	\$655.32	2,145	LF
16	6" Cap on Existing Water Line	8	EA	\$ 1,250.86	\$ 10,006.88	2	0	\$0.00	\$2,501.72	6	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	3	1	\$554.46	\$2,217.84	10	EA
19	Full Depth Granular Backfill at Sewer Mains	2,433	LF	\$ 78.26	\$ 190,406.58	118	250	\$19,565.00	\$28,799.68	2,065	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	36	\$1,339.20	\$1,339.20	56	LF
22	8" PVC SDR 35 Sewer Pipe 6'-8' Deep	1,460	LF	\$ 33.48	\$ 48,880.80	0	153	\$5,122.44	\$5,122.44	1,307	LF
23	8" PVC SDR 35 Sewer Pipe 8'-10' Deep	711	LF	\$ 33.54	\$ 23,846.94	84	35	\$1,173.90	\$3,991.26	592	LF
24	8" PVC SDR 35 Sewer Pipe 10'-12' Deep	212	LF	\$ 51.57	\$ 10,932.84	41	0	\$0.00	\$2,114.37	171	LF
25	8" PVC SDR 35 Sewer Pipe 12'-14' Deep	19	LF	\$ 75.50	\$ 1,434.50	19	0	\$0.00	\$1,434.50	0	LF
26	48" Std. Manhole w/ Frame and Lid (0'-6' Depth)	15	EA	\$ 5,221.73	\$ 78,325.95	3	1	\$5,221.73	\$20,886.92	11	EA
27	48" Std. Manhole Additional Depth	37.4	VLF	\$ 602.67	\$ 22,539.86	15.1	0	\$0.00	\$9,100.32	22.3	VLF
28	Abandon Existing Manhole	5	EA	\$ 885.91	\$ 4,429.55	0	3	\$2,657.73	\$2,657.73	2	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 Base	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 Base	147	LF	\$ 91.45	\$ 13,443.15	0	0	\$0.00	\$0.00	147	LF
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

Pay Estimate No.3 Continued

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
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
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 #2)	1	LS	\$ 69,208.61	\$ 69,208.61	0	0	\$0.00	\$0.00	1	LS
74	Locating Main at Reams & Hickman (CO #1)	1	LS	\$ 5,676.00	\$ 5,676.00	1	0	\$0.00	\$5,676.00	0	LS
75	4" Tapping Tee and Valve with Valve Box (CO #1)	1	EA	\$ 5,538.41	\$ 5,538.41	1	0	\$0.00	\$5,538.41	0	EA
76	2" Blue Polyethylene Plastic Tubing (CO#1)	25	LF	\$ 48.48	\$ 1,212.00	25	0	\$0.00	\$1,212.00	0	LF
77	2" Live Tap w/ Fittings (CO#1)	1	EA	\$ 3,516.00	\$ 3,516.00	1	0	\$0.00	\$3,516.00	0	EA
78	Onsite Coring of Manhole less than 1' (CO#2)	1	EA	\$ 400.00	\$ 400.00	1	0	\$0.00	\$400.00	0	EA
79	Onsite Coring of Manhole 3.5' (CO#2)	1	EA	\$ 1,000.00	\$ 1,000.00	1	0	\$0.00	\$1,000.00	0	EA
80	Additional Labor Resetting Manhole F4-28 (CO#2)	1	LS	\$ 7,006.50	\$ 7,006.50	1	0	\$0.00	\$7,006.50	0	LS
81	MS Plug Fast-Setting Hydraulic Cement (CO#2)	2	EA	\$ 100.00	\$ 200.00	1	0	\$0.00	\$100.00	1	EA
82	6" PVC SDR 35 Sewer Pipe (CO#2)	5	LF	\$ 94.43	\$ 472.15	5	0	\$0.00	\$472.15	0	LF
Base Bid Total					\$ 1,523,604.35			\$104,801.31	\$312,056.37		

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	35.2	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

Pay Estimate No.3 Continued

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
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		\$ 104,801.31	\$ 312,056.37		

Presentation of Accounts and Claims

(Ordinance Appropriating Money)

**Report will be available at the
meeting**

BILL NO: 2025-031

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE FINAL SITE PLAN FOR AECI UTILITY SOLUTIONS, 2415 MID AMERICA INDUSTRIAL DRIVE, BOONVILLE, COOPER COUNTY, MISSOURI; PROVIDING AN EFFECTIVE DATE THEREFORE AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, AECI Utility Solutions is proposing to locate their regional distribution center in Boonville; and

WHEREAS, City staff met and communicated with AECI Utility Solutions to discuss the proposed development plan; and

WHEREAS, The Preliminary plan was reviewed and approved by Planning and Zoning on October 14, 2025 and Council approved the preliminary site plan and a parking lot variance on November 3rd, 2025; and

WHEREAS, The final plan was considered at the Planning and Zoning Commission meeting on December 9, 2025. The plans include **Exhibit A**, herein incorporated, and attached hereto this ordinance. The Commission has recommended approval by the Council; and

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

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

SECTION 1: That the final plan and the requested variance as shown and indicated in **Exhibit A**, attached hereto, and made a part hereof, located at 2415 Mid America Industrial Drive in the City of Boonville, Cooper County, Missouri should be and is hereby approved.

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

READ FOR THE FIRST TIME 15th DAY OF DECEMBER 2025

READ FOR THE SECOND TIME AND PASSED THIS 5th DAY OF JANUARY, 2026, AFTER A COPY OF THIS ORDINANCE AND REFERENCED PLANS HAVE BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST AND SECOND READING.

PRESIDENT OF THE COUNCIL

APPROVED THIS 5th DAY OF JANUARY, 2026

Ned Beach, Mayor

ATTEST:

Amber Davis, City Clerk

DWG NAME: \J:\2025\M25-9124 - Mid-America Industrial Drive, Boonville MO\M25-9124A\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M25-9124A_CO_COVER.dwg LAYOUT TAB: 24x36 COVER PLOTTED ON: Nov 07, 2025 - 2:41pm PLOTTED BY: Eneckman



CONTACT INFORMATION

OWNER / DEVELOPER

OWNER: COR DEVELOPMENT

REPRESENTATIVE: NICHOLAS ORSCHELN

ADDRESS: 209 E. BROADWAY, COLUMBIA, MO 65203

PHONE: (816) 812-4123

SEWER

OWNER: CITY OF BOONVILLE

REPRESENTATIVE: JEFF DITTO

ADDRESS: 1200 LOCUST ST, BOONVILLE, MO 65233

PHONE: (660) 882-2720

WATER

OWNER: CITY OF BOONVILLE

REPRESENTATIVE: JEFF DITTO

ADDRESS: 1200 LOCUST ST, BOONVILLE, MO 65233

PHONE: (660) 882-2720

ELECTRIC

OWNER: AMEREN MISSOURI ELECTRIC

REPRESENTATIVE: KYLE WHANGER

ADDRESS: 301 SECOND ST, BOONVILLE, MO 65233

PHONE: (573) 975-9962

GAS

OWNER: AMEREN MISSOURI GAS

REPRESENTATIVE: CHRIS MAGERS

ADDRESS: 301 SECOND ST, BOONVILLE, MO 65233

PHONE: (573) 876-3063

TELEPHONE

OWNER: AT&T DISTRIBUTION

REPRESENTATIVE: CUSTOMER SERVICE

ADDRESS: 208 S. AKARD ST, DALLAS, TX 75202

PHONE: (800) 924-9420

SPECIAL NOTES :

PROJECT BENCHMARK:
THE SURVEYED BEARINGS SHOWN ON THE TOPOGRAPHIC SURVEY WERE ESTABLISHED FROM GRID NORTH OF THE "MISSOURI COORDINATE SYSTEM OF 1983" AND ELEVATIONS REFERENCED TO NAVD 1988 BY UTILIZING GNSS RECEIVER INSTRUMENTATION AND THE MODOT GNSS RTK NETWORK.

SITE BENCHMARK:
ELEV=756.72 (NAVD88)
THE SITE BENCHMARK IS A CUT CROSS IN A SQUARE AT THE SOUTHEAST CORNER OF A CURB INLET ON THE NORTHEAST SIDE OF MID-AMERICA INDUSTRIAL DRIVE, OPPOSITE THE ENTRANCE TO A PARKING LOT ON THE SOUTHWEST SIDE OF MID-AMERICA INDUSTRIAL DRIVE.

VICINITY MAP
NO SCALE

SITE IMPROVEMENT PLANS

AECI UTILITY SOLUTIONS

BOONVILLE, MISSOURI



PROJECT ADDRESS

MID-AMERICA INDUSTRIAL DRIVE

BOONVILLE, MO 65233

PROJECT NO. M25-9124A



- CIVIL ENGINEERING

•LAND SURVEYING

•ARCHITECTURE
- SITE DEVELOPMENT

•MASTER PLANNING

•GENERAL CONSULTING

8 EAST MAIN STREET, WENTZVILLE, MISSOURI 63385

TELEPHONE (636) 332-4574

FAX (636) 327-0760

E-MAIL wentmail@cochraneng.com

NOVEMBER, 2025

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GRADING PLAN	C5
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All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

CALL OR CLICK 3 DAYS BEFORE YOU DIG!

1-800-DIG-RITE OR 811

www.motcall.com



Michael L. Hackmeister No. PE-2017018980
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

DWG NAME: \J 2025\M25-9124 - Mid-America Industrial Drive, Boonville MO\M25-9124A\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M25-9124A_C1_GENERAL NOTES AND LEGEND.dwg LAYOUT TAB: C3 SITE PLAN PLOTTED ON: Nov 07, 2025 - 2:41pm PLOTTED BY: Eheckman

- SITE NOTES
1. PROJECT BENCHMARK:
THE SURVEYED BEARINGS SHOWN ON THE TOPOGRAPHIC SURVEY WERE ESTABLISHED FROM GRID NORTH OF THE "MISSOURI COORDINATE SYSTEM OF 1983" AND ELEVATIONS REFERENCED TO NAVD 1988 BY UTILIZING GNSS RECEIVER INSTRUMENTATION AND THE MDOOT GNSS RTK NETWORK.

SITE BENCHMARK:
ELEV=756.72 (NAVDB88)
THE SITE BENCHMARK IS A CUT CROSS IN A SQUARE AT THE SOUTHEAST CORNER OF A CURB INLET ON THE NORTHEAST SIDE OF MID-AMERICA INDUSTRIAL DRIVE. OPPOSITE THE ENTRANCE TO A PARKING LOT ON THE SOUTHWEST SIDE OF MID-AMERICA INDUSTRIAL DRIVE.

2. ZONED: C-1 LOCAL COMMERCIAL AND C-2 CENTRAL COMMERCIAL
FRONT YARD 50 FT.
SIDE YARD 0 FT.
REAR YARD 0 FT.

3. FLOODZONE:
THIS SITE FALLS WITHIN UNSHADED "ZONE X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM FLOOD INSURANCE RATE MAPS, FOR CITY OF BOONVILLE, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29053C01350, EFFECTIVE DATE OF MAY 5, 2011. FLOOD ZONES SHOWN HEREON ARE DETERMINED BY SCALING.

4. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.

5. ALL STORM WATER RUNOFF SHALL MEET GOVERNING AUTHORITY CURRENT STANDARDS.

6. THE SITE SHALL CONFORM TO CITY OF BOONVILLE CURRENT STANDARDS.

7. THE TOPOGRAPHIC INFORMATION AS SHOWN HEREON PER FIELDWORK PERFORMED BY COCHRAN.

8. TOTAL SITE ACREAGE 8.73 AC(380,279 SF.)

9. THIS SITE IS SERVED BY:
WATER – THE CITY OF BOONVILLE
SANITARY SEWER – THE CITY OF BOONVILLE
FIRE – BOONVILLE FIRE DEPARTMENT
TELEPHONE – AT&T DISTRIBUTION
ELECTRIC – AMEREN MISSOURI ELECTRIC
GAS – AMEREN MISSOURI GAS

10. THE DEVELOPMENT SHALL BE SERVED BY UNDERGROUND ELECTRIC.

11. BOUNDARY INFORMATION IS PER SURVEY PERFORMED BY COCHRAN.

12. THIS SITE WILL DEVELOP IN ONE PHASE.

13. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

14. NO INVESTIGATION WAS PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT.

15. ALL GREEN SPACE AREAS SHALL BE SEEDED AND STRAWED.

16. SIGNAGE FOR THIS SITE WILL REQUIRE A SEPARATE APPROVAL AND PERMIT.

17. ALL CONCRETE PARKING IS TO BE STRIPED WITH 4" WIDE PAINTED YELLOW LINES AS INDICATED. ADA STRIPING SHALL BE BLUE.

18. CONTRACTOR SHALL SAW CUT ALL CURB AND GUTTER SECTIONS AND ALONG PAVEMENT WHERE PROPOSED CONSTRUCTION TIES INTO EXISTING AREAS. CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW AND PROVIDE TRAFFIC CONTROL THROUGHOUT CONSTRUCTION.

- UTILITY NOTES
1. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON PLANS.

3. CONTRACTOR TO CONTACT TELEPHONE, ELECTRIC, GAS, WATER AND CABLE COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO THIS SITE PRIOR TO DOING ANY EXCAVATING.

4. ALL TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR.

5. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI AT THE CONTRACTOR'S EXPENSE.

6. UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAPPING AND TIE-IN FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS AND METERS TO THE BUILDING.

7. NEW WATER LINES SHALL BE SDR 21 PVC OR C900. ALL WATERLINES CONSTRUCTED SHALL HAVE A MINIMUM OF 42 INCHES OF COVER BELOW FINISHED GRADE, UNLESS OTHERWISE INDICATED ON PLANS.

8. CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANY AS WORK PROGRESSES.

9. CONTRACTOR SHALL COORDINATE THE SCHEDULING AND LOCATION OF THE DEMOLITION AND INSTALLATION OF ALL UTILITIES, INCLUDING STAKEOUT, CONDUIT REQUIRED, TRENCHING REQUIRED, ETC. CONTRACTOR SHALL CONTACT EACH UTILITY PROVIDER WITH AT LEAST 30 DAYS ADVANCE NOTICE OF ANY WORK TO BE DONE.

10. ALL UNDERGROUND ELECTRIC AND TELEPHONE WIRE THAT LIE BENEATH PAVED AREAS SHALL BE INSTALLED IN CONDUIT. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY SERVICE PROVIDER FOR SIZE AND TYPE OF CONDUIT REQUIRED. CONDUIT SHALL BE PROVIDED AT THE CONTRACTORS EXPENSE.

11. CONTRACTOR SHALL PROVIDE A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATERLINES AND A MINIMUM OF 18" VERTICAL OF CLEARANCE BETWEEN STORM SEWERS AND WATERLINES. THIS MAY MEAN THAT LOWERING OF WATERLINES MAY BE NECESSARY.

12. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR FROM THE PROPER UTILITY COMPANY PROVIDING SERVICE.

13. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

14. UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.

15. ALL NECESSARY INSPECTIONS, TESTING, AND/OR CERTIFICATIONS REQUIRED BY CODES, THE CITY, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

16. ALL DRAINAGE STRUCTURES, STORM SEWER PIPES, AND THE WATER METER LID SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING REQUIREMENTS.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES THAT ARE REQUIRED TO BE REMOVED OR RELOCATED.

18. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

19. UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECT/MEP.

20. ALL SEWERS AND STRUCTURES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD CONSTRUCTION SPECIFICATIONS OF THE GOVERNING AGENCY.

21. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

22. CONTRACTOR SHALL OBTAIN AND FOLLOW INSTALLATION REQUIREMENTS FOR STORM SEWER, SANITARY SEWER, & WATER MAIN FROM PIPE MANUFACTURER FOR EACH TYPE OF PIPE MATERIAL.

23. CONTRACTOR SHALL INSTALL A FACTORY CAP EQUAL TO THE SIZE OF UTILITY STUB TO BE SEALED OFF, AND BLOCK THE CAP WITH CONCRETE AT UTILITIES NOTES TO BE "CAPPED AND MARKED."

24. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE, OR IN RIGHT-OF-WAY, 30 DAYS PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO START OF GRADING.

25. ALL NEW UNDERGROUND FACILITIES INSTALLED, WITH THE EXCEPTION OF STORM SEWER AND SANITARY SEWER MAINS AND LATERALS ARE INSTALLED AT DEPTHS MORE THAN SIX FEET, SHALL BE INSTALLED WITH A DETECTABLE UNDERGROUND LOCATION DEVICE UNLESS THE FACILITY IS CAPABLE OF BEING DETECTED FROM ABOVE GROUND WITH AN ELECTRONIC LOCATING DEVICE. AT A MINIMUM THIS WILL INCLUDE WATER, STORM SEWER AND SANITARY SEWER.

- GRADING NOTES
1. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

2. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

3. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

4. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN.

5. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

6. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

7. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN ANY STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

8. ON-SITE & OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

9. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

10. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.

11. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD.

12. ALL GRADING AND MATERIAL PLACEMENT ON THE SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR PER THE GEOTECHNICAL REPORT.

PAD PREPARATION NOTE

COCHRAN PREPARED A GEOTECHNICAL INVESTIGATION FOR THIS PROJECT SITE AND THE REPORT IS DATED SEPTEMBER 2, 2025. THE CONTRACTOR SHALL REVIEW THIS REPORT IN ITS ENTIRETY AND FOLLOW THE RECOMMENDATIONS INCLUDED IN THE REPORT.

SOIL PREPARATION AND COMPACTION NOTE

REMOVE ALL STUMPS, BUSHES, TREES, WEEDS, ROOTS AND OTHER SURFACE OBSTRUCTIONS FROM THE SITE. CONTRACTOR TO STRIP ALL TOPSOIL FROM THE ENTIRE AREA TO BE GRADED. AFTER THE REMOVAL OF ALL FOREIGN ORGANIC MATTER, AND AFTER STRIPPING OF TOPSOIL, THE ENTIRE SURFACE TO BE FILLED, OR AREAS THAT ARE CUT TO SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12 INCHES AND THEN COMPACTED TO THE RECOMMENDED LEVEL. PROOF ROLL SHALL BE REFORMED AFTER SUFFICIENT COMPACTION IS ACHIEVED.

THE MAXIMUM THICKNESS OF FILL SHALL BE IN LOOSE LIFTS NOT TO EXCEED 8 INCHES. THE FILL COMPACTION OPERATIONS AND BACKFILL FOR ALL TRENCHES SHALL PRODUCE AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY TEST. ALL OTHER AREAS SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. ANY SOFT AREAS ENCOUNTERED DURING PROOF ROLLING SHALL BE UNDERCUT AND REPLACED WITH A PROPERLY COMPACTED FILL. THE COMPACTION OF THE FILL SHALL BE TESTED DURING PLACEMENT BY A QUALIFIED SOIL TECHNICIAN TO DETERMINE IF THE PROPER DENSIFICATION IS TAKING PLACE. ALL FILL USED ON THE SITE SHOULD BE APPROVED BY THE SOIL ENGINEER. AFTER PROOF ROLLING, NO WATER SHOULD BE ALLOWED TO POND ON THE SURFACE.

- LANDSCAPE NOTES
1. ALL AREAS ON SITE THAT ARE DISTURBED SHALL BE SEEDED AND STRAWED.

ADA COMPLIANCE

ALL ADA PARKING SPACES SHALL HAVE A 2% OR LESS SLOPE IN ANY DIRECTION. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1.5% PREFERRED). ALL WALKS SHALL HAVE A 5% OR LESS LONGITUDINAL SLOPE WHERE POSSIBLE. WHERE WALKS REQUIRE A SLOPE MORE THAN 5% LONGITUDINALLY WITH MORE THAN 6" OF VERTICAL RISE, THE CONTRACTOR SHALL INSTALL HANDRAILS MEETING ADA GUIDELINES. THE LONGITUDINAL SLOPE OF ANY WALK SHALL NOT EXCEED 8.33%. ANY WALK WITH A SLOPE BETWEEN 5% AND 8.33% SHALL NOT EXCEED 30FT. HORIZONTALLY IN LENGTH WITHOUT A LANDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADA PARKING PAVEMENT, WALKS, ETC. MEETS CURRENT ADA AND MUNICIPALITY GUIDELINES.

NOTE:

DURING GRADING OPERATIONS THE SOILS SHALL BE BENCHED AS NECESSARY ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER OF RECORD OR THE MATERIALS TESTING FIRM ONSITE DURING CONSTRUCTION.

DRAWING LEGENDS

EXISTING	NEW
RIGHT-OF-WAY	MAJOR CONTOUR
PROPERTY LINE	MINOR CONTOUR
MAJOR CONTOUR	STORM SEWER PIPE
MINOR CONTOUR	WATER/ FIRE PROTECTION LINE
EASEMENT	GAS LINE
FENCE	SANITARY LATERAL
WALL	SANITARY CLEAN OUT
STORM SEWER	STORM MANHOLE
GAS LINE	STORM INLET/ OUTFALL STRUCTURE
SANITARY LINE	GRADED INLET
UNDERGROUND CABLE	WATER VALVE
WATER MAIN	FIRE HYDRANT
SANITARY MANHOLE	WATER METER
CABLE PEDESTAL	VAULT BOX
COMMUNICATIONS PEDESTAL	TRANSFORMER
CURB INLET	DOWNSPOUT
AREA INLET	LIGHT
STORM MANHOLE	SPOT ELEVATION
FLARED END SECTION	ACCESSIBLE PARKING SYMBOL
SIGN	BUILDING
FIRE HYDRANT	HEAVY DUTY CONCRETE
LIGHT	STANDARD DUTY CONCRETE
BENCHMARK	NEW CONCRETE SIDEWALK
TREE	
TREELINE	
BUILDING	
CONCRETE PAVEMENT	
GRAVEL	

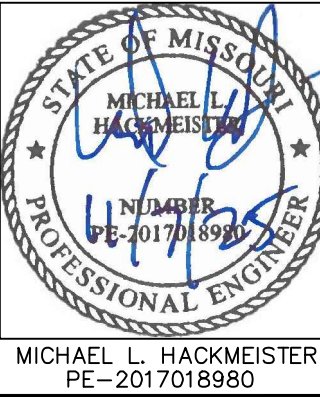
OWNER/DEVELOPER:
COR DEVELOPMENT
209 E. BROADWAY
COLUMBIA, MISSOURI

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE or 811
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GENERAL NOTES AND LEGEND

DATE:	DWN. BY:	APPD. BY:
NOV. 2025	EBB	MLH
SCALE:		
NO SCALE		
PROJ. NO:		
M25-9124A		
DWG. NO:		
C1		

SITE DEVELOPMENT PLANS
AECI UTILITY SOLUTIONS
BOONVILLE, MISSOURI



Missouri State Certificate
Authority Numbers:
2010000046

Two working days prior to the start of any excavation or construction, call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations for excavation and construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

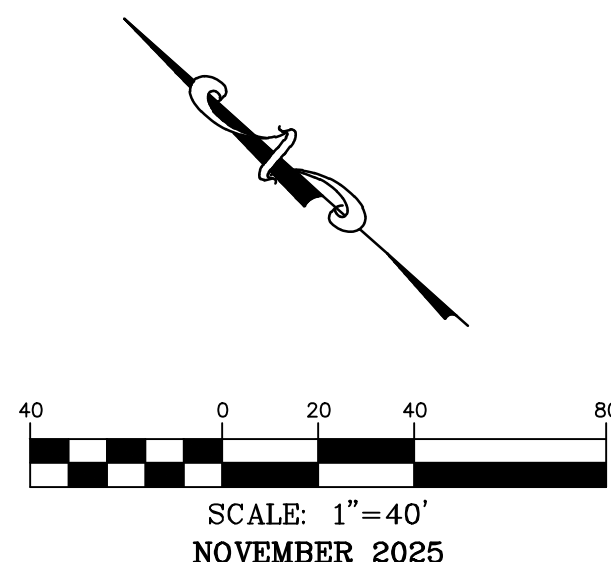
636-332-4574 (tel.)
636-327-0760 (fax)
weinfo@cochraneeng.com

North Office
8 East Main Street
Wentzville, Missouri 63385

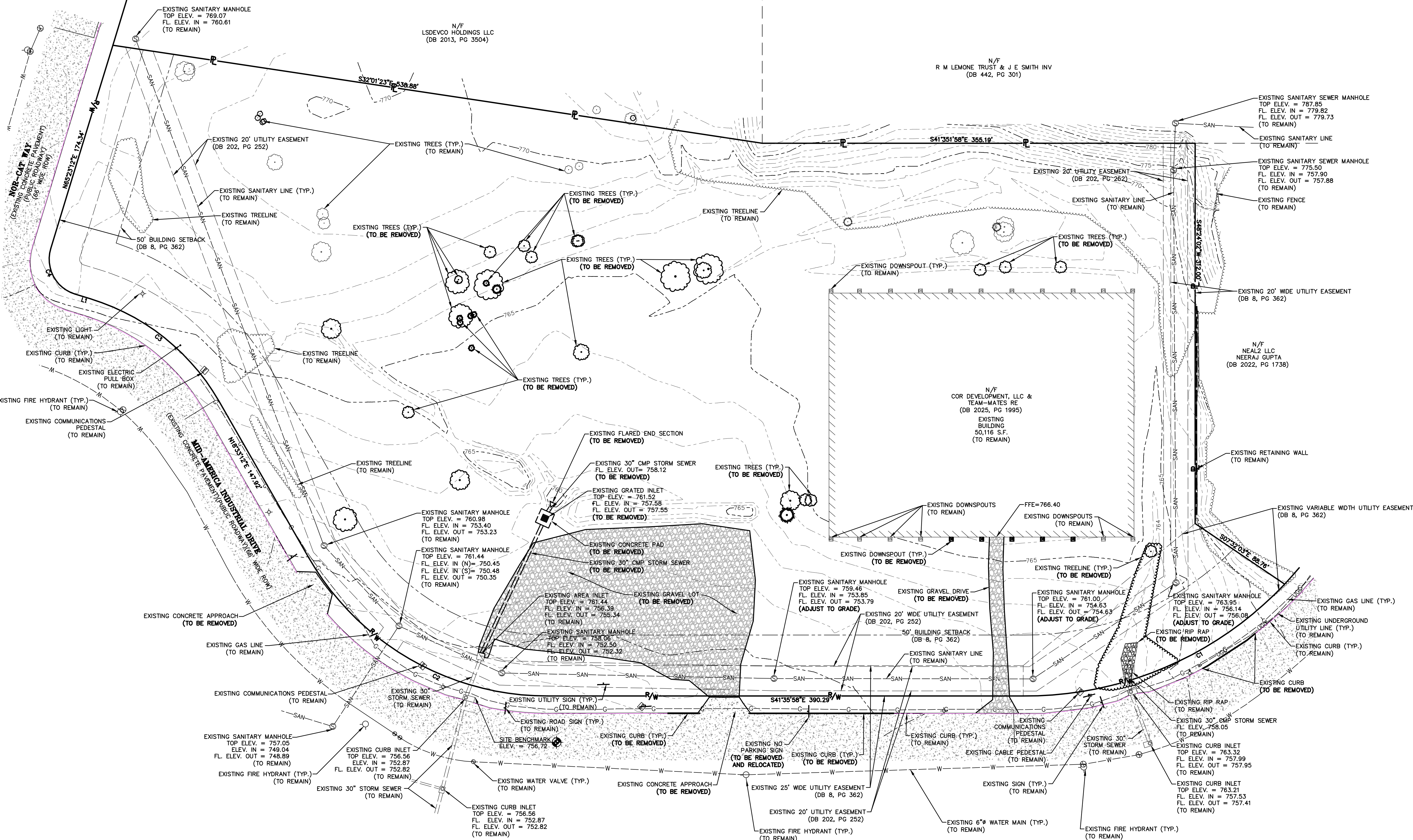
COCHRAN
ENGINEERING

• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

EXISTING CONDITIONS



L1
N24°38'13"W 13.27'
C1
RADIUS=292.52'
ARC LENGTH=240.03'
CHORD BEARING= N64°14'13"W
CHORD LENGTH=233.35'
C2
RADIUS=226.01'
ARC LENGTH=237.28'
CHORD BEARING= N11°31'23"W
CHORD LENGTH=226.53'
C3
RADIUS=183.00'
ARC LENGTH=138.04'
CHORD BEARING= N03°03'06"W
CHORD LENGTH=134.79'
C4
RADIUS=30.00'
ARC LENGTH=47.12'
CHORD BEARING= N20°23'02"W
CHORD LENGTH=42.43'



OWNER/DEVELOPER:
COR DEVELOPMENT
209 E. BROADWAY
COLUMBIA, MISSOURI

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
MISSOURI
1-800-DIG-RITE OR 811
www.mot1call.com

636-332-4574 (tel.)
636-327-0760 (fax)
weinfo@ochraneng.com

North Office
8 East Main Street
Wentzville, Missouri 63385

ochran

Missouri State Certificate
of Authority Numbers:
2010000046

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the start of any excavation
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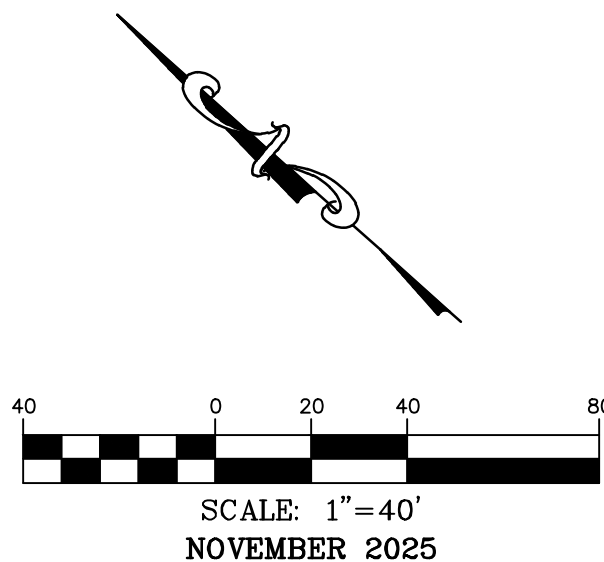
All OSHA rules & regulations
must be followed. All safety
plans and be strictly followed
(ie. trenching, blasting, etc.)

STATE OF MISSOURI
MICHAEL L. HACKMEISTER
PE-2017018980

**SITE DEVELOPMENT PLANS
AECI UTILITY SOLUTIONS
BOONVILLE, MISSOURI**

DATE:	REVISION:	DWN. BY:	APPR. BY:
		EBB	MLH
NOV. 2025			
SCALE:			
1:40			
PROJ. NO:			
M25-9124A			
DWG. NO:			
C2			

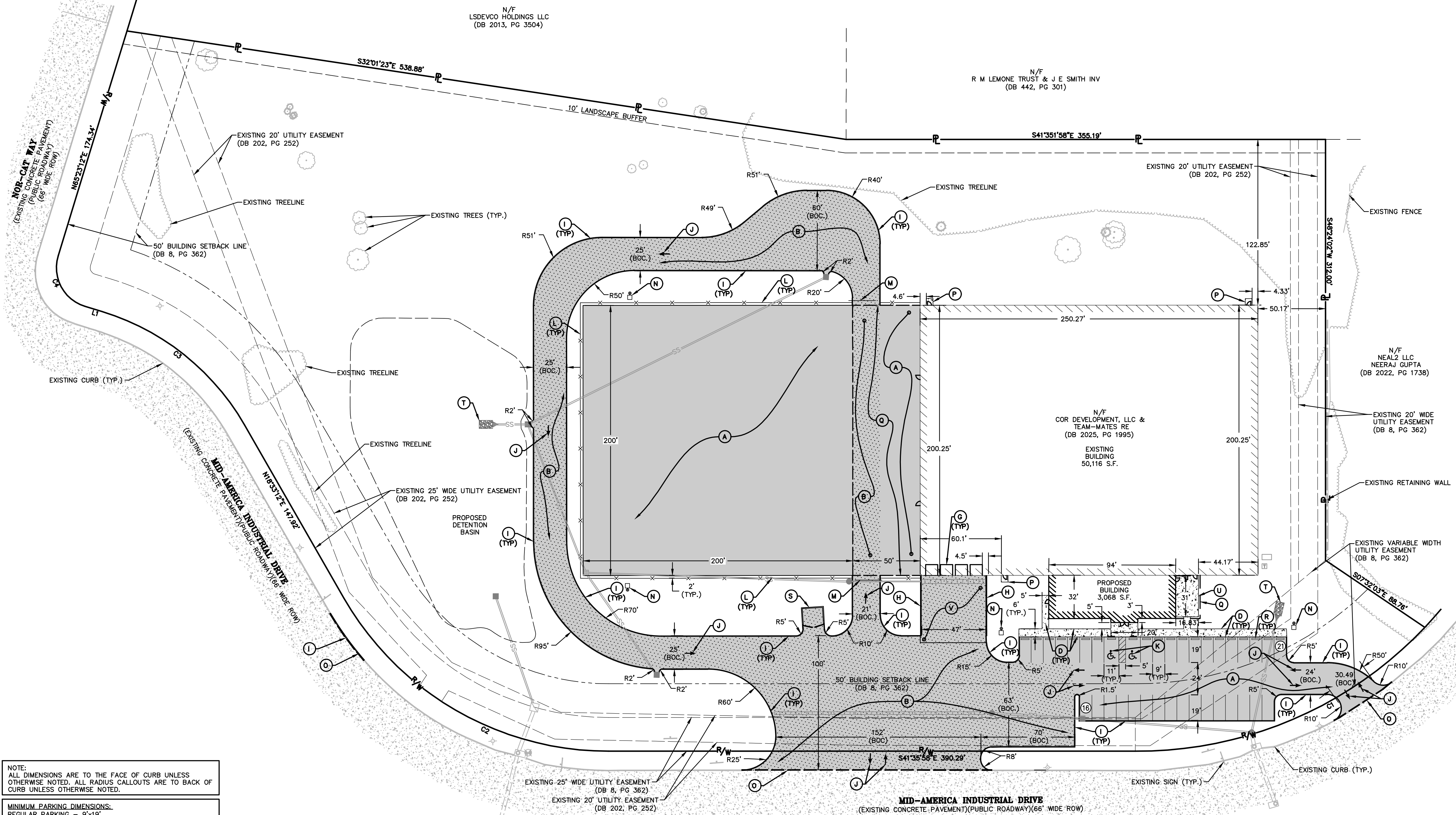
SITE PLAN



SITE LEGEND

- (A) NEW STANDARD DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET C16.
- (B) NEW HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET C16.
- (C) NOT USED.
- (D) NEW 4" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET C16.
- (E) NOT USED.
- (F) NOT USED.
- (G) NEW 8' X 7' TRUCK DOOR. SEE ARCH PLANS.
- (H) NEW CONCRETE TRUCK DOCK WALL. SEE ARCH PLANS.
- (I) NEW 6" CONCRETE CURB. SEE DETAIL, SHEET C16.
- (J) NEW TRAFFIC FLOW ARROW. SEE DETAIL, SHEET C16.
- (K) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING. SEE DETAIL, SHEET C16.
- (L) NEW 8' CHAINLINK FENCE W/ BARBED WIRE. SEE DETAIL, SHEET C16.
- (M) NEW 20' SLIDING GATE. BY OWNER.
- (N) NEW LIGHT STANDARD. SEE DETAIL, SHEET C21.
- (O) CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.
- (P) NEW 5' X 5' CONCRETE PAD (4" THICK).
- (Q) NEW CANOPY. SEE ARCH PLANS.
- (R) NEW WHEEL STOP. SEE DETAIL, SHEET C16.
- (S) NEW DUMPSTER ENCLOSURE. SEE DETAIL, SHEET C18.
- (T) NEW RIP RAP PAD. SEE DETAIL, SHEET C18.
- (U) NEW PATIO. SEE STRUCTURAL/ARCHITECTURAL PLANS.
- (V) NEW HEAVY DUTY TRUCK DOCK PAVEMENT. SEE DETAIL, SHEET C16.

L1
N24°38'13"W 13.27'
C1
RADIUS=292.52'
ARC LENGTH=240.03'
CHORD BEARING= N64°14'13"W
CHORD LENGTH=233.35'
C2
RADIUS=226.01'
ARC LENGTH=237.28'
CHORD BEARING= N11°31'23"W
CHORD LENGTH=226.53'
C3
RADIUS=183.00'
ARC LENGTH=138.04'
CHORD BEARING= N03°03'06"W
CHORD LENGTH=134.79'
C4
RADIUS=30.00'
ARC LENGTH=47.12'
CHORD BEARING= N20°23'02"W
CHORD LENGTH=42.43'



NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING - 9'x19'
ADA PARKING - 5'x19'
ADA VAN PARKING - 11'x19'
ADA ACCESSIBLE STRIPING - 5'x19'
PARKING DRIVE AISLES (TWO-WAY) - 24'W MIN.
PARKING DRIVE AISLES (ONE-WAY) - 18'W MIN.

PARKING REQUIREMENTS:
C-2 DISTRICT: 1 SPACE FOR 1,000 S.F. OF BUILDING AREA
5,808 S.F. ADĐT. BUILDING AREA/ 1,000 S.F.= 5.8 SPACES

TOTAL SPACES REQUIRED: = 6 SPACES
TOTAL SPACES PROVIDED: = 37 SPACES
ADA TOTAL SPACES REQUIRED: = 1 SPACES
ADA TOTAL SPACES PROVIDED: = 2 SPACES

OWNER/DEVELOPER:
COR DEVELOPMENT
209 E. BROADWAY
COLUMBIA, MISSOURI

636-332-4574 (tel.)
636-327-0760 (fax)
weinfo@ochraneng.com

North Office
8 East Main Street
Wentzville, Missouri 63385

COCHRAN

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

Missouri State Certificate
of Authority Numbers:
2010000046

Two working days prior to
the start of any excavation
work, the contractor shall
call 1-800-DIG-RITE for
utility location information.

All OSHA rules & regulations
must be strictly followed
during construction. Plans
and specifications shall be
strictly followed.
(ie. trenching, blasting, etc.)

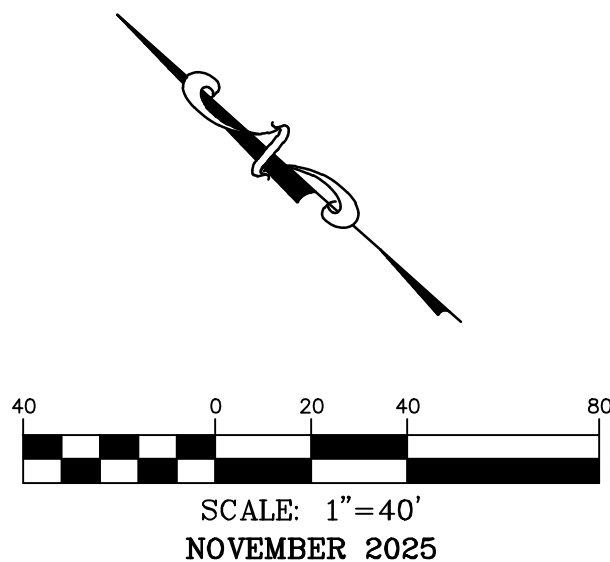
STATE OF MISSOURI
MICHAEL L. HACKMEISTER
Professional Engineer
No. 1017018980
PE-2017018980

SITE DEVELOPMENT PLANS
AECI UTILITY SOLUTIONS
BOONVILLE, MISSOURI

DATE:	DATE:
DWN. BY:	APPD. BY:
EBB	MLH
DATE:	NOV. 2025
SCALE:	1:40
PROJ. NO:	M25-9124A
DWG. NO:	C3

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UTILITY PLAN

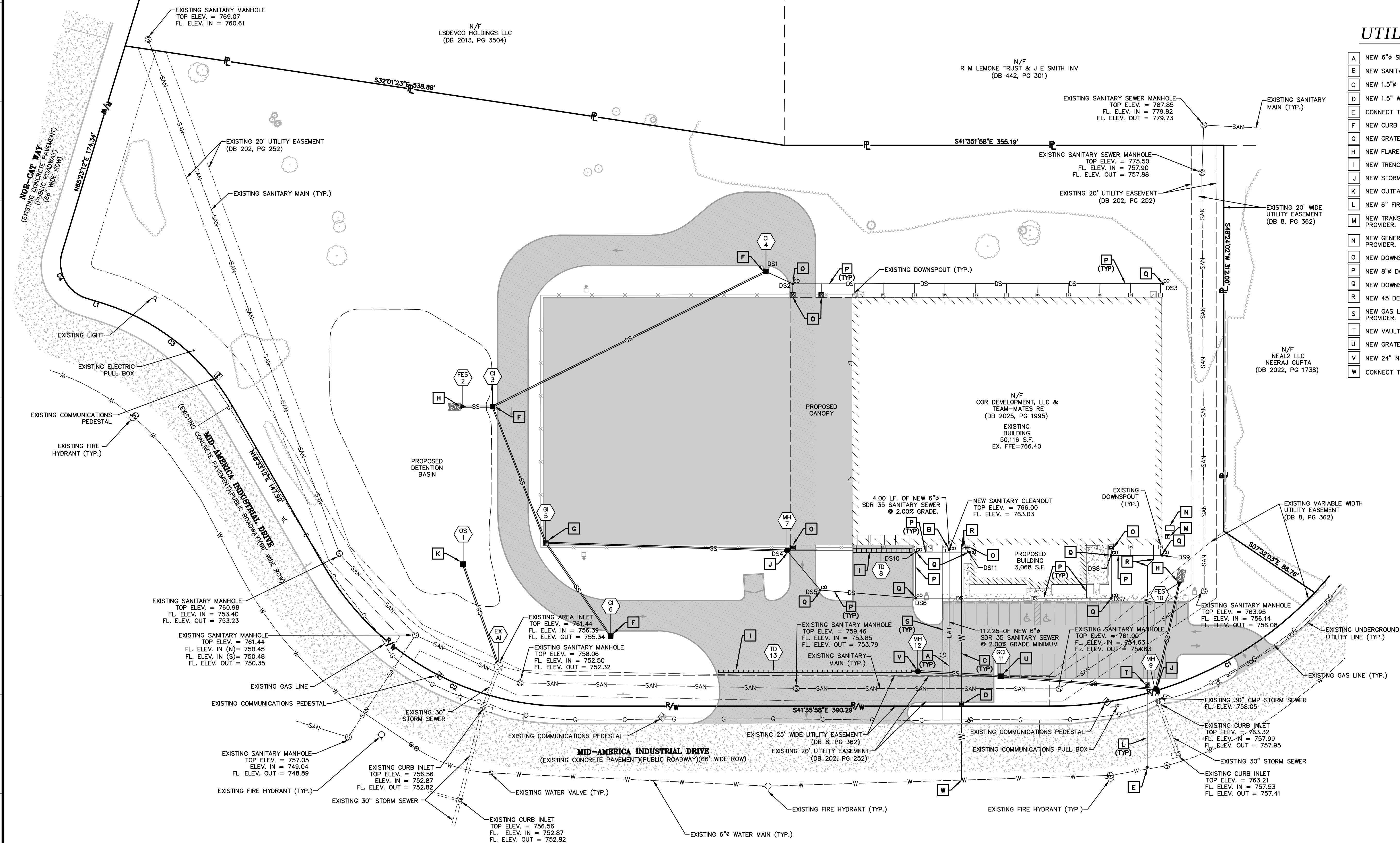


UTILITY LEGEND

- A NEW 6" SDR 36 PVC SANITARY LATERAL. SEE DETAIL, SHEET C17.
- B NEW SANITARY CLEAN-OUT. SEE DETAIL, SHEET C17.
- C NEW 1.5" WATER SERVICE LINE. (PRIVATE) SEE DETAIL, SHEET C16.
- D NEW 1.5" WATER METER. SEE DETAIL, SHEET C16.
- E CONNECT TO EXISTING WATER MAIN WITH TAPPING TEE AND VALVE.
- F NEW CURB INLET. SEE DETAIL, SHEET C17.
- G NEW GRATED INLET. SEE DETAIL, SHEET C17.
- H NEW FLARED END SECTION. SEE DETAIL, SHEET C17.
- I NEW TRENCH DRAIN. SEE DETAIL, SHEETS C17 & C18A.
- J NEW STORM MANHOLE. SEE DETAIL, SHEET C17.
- K NEW OUTFALL STRUCTURE. SEE DETAIL, SHEET C18.
- L NEW 6" FIRE PROTECTION LINE. SEE MEP PLANS.
- M NEW TRANSFORMER PAD. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER.
- N NEW GENERATOR PAD. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER.
- O NEW DOWNSPOUT.
- P NEW 8" DOWNSPOUT COLLECTOR. SEE DETAIL, SHEET C17.
- Q NEW DOWNSPOUT CLEAN OUT. SEE DETAIL, SHEET C17.
- R NEW 45 DEGREE BEND.
- S NEW GAS LINE. CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
- T NEW VAULT BOX. PER CITY OF BOONVILLE STANDARD DETAILS.
- U NEW GRATED CURB INLET. SEE DETAIL, SHEET C17.
- V NEW 24" NYLOPLAST MANHOLE. SEE DETAIL, SHEET C18A.
- W CONNECT TO EXISTING WATER MAIN WITH 1.5" DOMESTIC SERVICE LINE.

DOWNSPOUT COLLECTOR FLOWLINE TABLE	
DS1 FL ELEV. =	760.77
DS2 FL ELEV. =	761.01
DS3 FL ELEV. =	764.00
DS4 FL ELEV. =	759.23
DS5 FL ELEV. =	759.65
DS6 FL ELEV. =	760.43
DS7 FL ELEV. =	763.24
DS8 FL ELEV. =	763.59
DS9 FL ELEV. =	764.00
DS10 FL ELEV. =	763.57
DS11 FL ELEV. =	764.00

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OWNER/DEVELOPER:
COR DEVELOPMENT
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COLUMBIA, MISSOURI

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ochran

North Office
8 East Main Street
Wentzville, Missouri 63385

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

Missouri State Certificate
of Authority Numbers:
2201000046

Two working days prior to
the start of any excavation
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utility location information.

All OSHA rules & regulations
must be followed during
construction required by these
plans and be strictly followed
(ie. trenching, blasting, etc.)

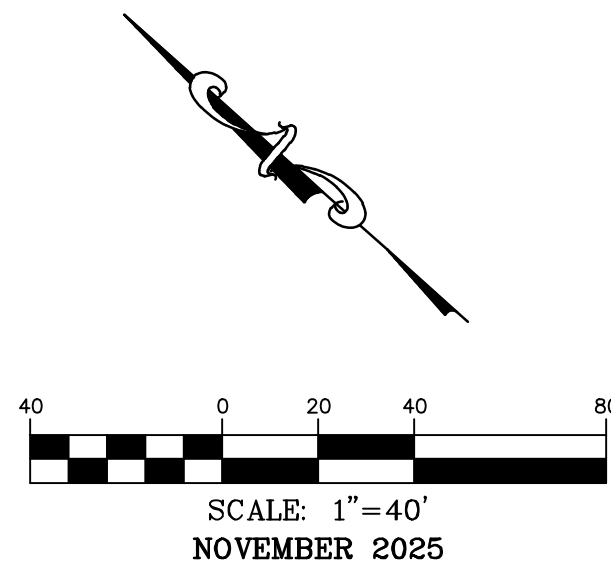
STATE OF MISSOURI
MICHAEL L. HACKMEISTER
PE-2017018980
PROFESSIONAL ENGINEER

**SITE DEVELOPMENT PLANS
AECI UTILITY SOLUTIONS
BOONVILLE, MISSOURI**

DWN. BY:	APPR. BY:
EBB	MLH
DATE:	DATE:
NOV. 2025	
SCALE:	1:40
PROJ. NO:	M25-9124A
DWG. NO:	C4

UTILITY PLAN

GRADING PLAN



L1
N24°38'13"W 13.27'
C1
RADIUS=292.52'
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CHORD LENGTH=42.43'

N/F
LSDEVCO HOLDINGS LLC
(DB 2013, PG 3504)

N/F
R M LEMONE TRUST & J E SMITH INV
(DB 442, PG 301)

N/F
NEAL2 LLC
NEERAJ GUPTA
(DB 2022, PG 1738)

N/F
COR DEVELOPMENT, LLC &
TEAM-MATES RE
(DB 2025, PG 1995)
EXISTING
BUILDING
50,116 S.F.
EX. FFE=766.40

MID-AMERICA INDUSTRIAL DRIVE
(EXISTING CONCRETE PAVEMENT)(PUBLIC ROADWAY)(66' WIDE ROW)

OWNER/DEVELOPER:
COR DEVELOPMENT
209 E. BROADWAY
COLUMBIA, MISSOURI

NOTE:
PROVIDE CITY WITH A COPY OF
GRADING COMPACTION TEST
RESULTS.

NOTE:
ALL SPOT ELEVATIONS SHOWN ON
THIS PLAN ARE TOP OF PAVEMENT
UNLESS OTHERWISE NOTED.

SITE DISTURBANCE
TOTAL SITE AREA = 8.91 AC.
DISTURBED AREA = 4.53 AC.

GRADING QUANTITY:

CUT - 6,352 CY.
FILL - 5,942 CY.

NOTE:
THESE QUANTITIES ARE RAW NUMBERS.
THE CONTRACTOR SHALL NOT USE THESE
NUMBERS AS THEIR BID QUANTITIES. THE
CONTRACTOR SHALL DETERMINE THEIR OWN
QUANTITIES.

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636-327-0760 (fax)
weinfo@ochran.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning



Missouri State Certificate
of Authority Numbers:
2010000046

Two working days prior to
the start of any excavation
work, the contractor shall
call 1-800-DIG-RITE for
utility location information.
All OSHA rules & regulations
pertaining to excavation
construction required by these
plans shall be strictly followed
(ie. trenching, shoring, etc.).



MICHAEL L. HACKMEISTER
PE-2017018980

SITE DEVELOPMENT PLANS
AECI UTILITY SOLUTIONS
BOONVILLE, MISSOURI

DATE	BY	DATE	BY
DATE	DWN. BY	DATE	APPD. BY
NOV. 2025	EBB	NOV. 2025	MLH
SCALE:	1:40	PROJ. NO.:	M25-9124A
DWG. NO.:	C5		

OWNER/DEVELOPER:
COR DEVELOPMENT
209 E. BROADWAY
COLUMBIA, MISSOURI

- 636-332-4574 (fax)
636-322-0760 (tel)
www.michaelchambers.com
- North Office
8 East Main Street
Wentzville, Missouri 63385
- CHAMBERS**
- Civil Engineering
 - Surveying
 - Architecture
 - Site Development
 - General Consulting
 - Master Planning
- Missouri State Certificate of Authority Numbers:
2010000046
- Two working days prior to the start of any excavation work, the contractor shall call 1-800-DIG-NE for utility location information.
- All OSHA rules & regulations established for the type of these plans shall be strictly followed (i.e. Trenching, Blasting, etc.)
- STATE OF MISSOURI
MICHAEL L. CHAMBERS
PE-01708598
- MISSOURI PROFESSIONAL ENGINEERS
- MICHAEL L. CHAMBERS
PE-01708598

**SITE DEVELOPMENT PLANS
AECI UTILITY SOLUTIONS
BOONVILLE, MISSOURI**

[illegible]

NOTE:
ALL TRUCKS SHALL BE WASHED
DOWN BEFORE LEAVING SITE.

NOTE:
ALL INLETS ARE TO RECEIVE
INLET SILT FENCE PROTECTION
(SEE DETAIL, SHEET C7)

CALL OR CLICK 3 DAYS BEFORE YOU DIG

 **1-800-DIG-RITE or 811**
www.motcall.com

DWG NAME: J:\2025\W25-9124 - Mid-America Industrial Drive, Booneville MO\W25-9124\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\W25-9124_C7_SWPPP GENERAL NOTES AND DETAILS.dwg LAYOUT TAB: C7 S.W.P.P.P. GENERAL NOTES AND DETAILS PLOTTED ON: Nov 07, 2025 - 2:42pm PLOTTED BY: Enechmen

GENERAL EROSION NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MISSOURI NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
4. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS.
5. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
6. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
7. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
8. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
9. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. THE LOCAL AGENCY(IES) MUST BE NOTIFIED AT LEAST FORTY-EIGHT HOURS PRIOR TO THE COMMENCEMENT OF ANY GRADING OPERATIONS.
12. NO GRADED AREA IS TO REMAIN WITHOUT VEGETATIVE GROUND COVERFOR MORE THAN THIRTY (30) DAYS WITHOUT BEING SEEDED AND MULCHED OR SOODED.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
16. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
18. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES) TO PREVENT EROSION.
19. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING.
20. THE CONTRACTOR SHALL FIELD INVESTIGATE THE ENTIRE SITE PRIOR TO HIS BID SUBMITTAL NOTING THE EXISTING VEGETATION AND TREES AND INCLUDING THE REMOVAL AND DISPOSAL IN HIS BID.
21. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. LOCATION, RELOCATION AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
22. UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
23. FLOOD ZONE: THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM, FLOOD INSURANCE RATE MAPS, FOR CITY OF BOONVILLE, MISSOURI AND INCORPORATED AREAS. MAP NUMBER 29053001356 AND 29053001506, EFFECTIVE DATE OF MAY 03, 2011. FLOOD ZONES SHOWN HEREON ARE DETERMINED BY SCALING.
24. THE BOUNDARY INFORMATION AND CONTOURS AS SHOWN IS FROM A TOPOGRAPHIC SURVEY PERFORMED BY COCHRAN.
25. TEMPORARY SILTATION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL A VEGETATIVE COVER OF AREA DISTURBED IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE, AS DETERMINED BY THE CITY ENGINEER.
26. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED. VEGETATIVE COVER OF AREA DISTURBED AS TO PREVENT EROSION. PERMANENT TYPE GRASSES SHALL BE ESTABLISHED AS SOON AS POSSIBLE OR DURING THE NEXT SEEDING PERIOD AFTER GRADING HAS BEEN COMPLETED.
27. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN THIRTY (30) DAYS, PERMANENT GRASS MUST BE ESTABLISHED TO VEGETATIVE COVER TO PROVIDE EROSION CONTROL ON THE SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE CITY ENGINEER'S RECOMMENDATIONS. ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENTS) IN TWENTY (20) PERCENT SLOPES (5 HORIZONTAL TO 1 VERTICAL) SHALL BE MULCHED.
28. ALL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED FOLLOWING EACH RAINSTORM CAUSING SIGNIFICANT RUNOFF, OR BEING OF SUFFICIENT INTENSITY OR DURATION AS TO STOP CONSTRUCTION OR GRADING PROGRESS. THE SEDIMENT CONTROL FACILITIES SHALL BE CLEANED OF SEDIMENT, REPAIRED IF DAMAGED AND RESTORED TO SERVICEABLE CONDITIONS IF:
 1. EROSION SEDIMENT HAS ACCUMULATED IN SILT DEVICES.
 2. SEDIMENT EROSION CONTROL DEVICES HAVE BEEN DAMAGED,
 3. OBVIOUS GULLIES OR SEDIMENT DEPOSITS HAVE BEEN FORMED ON THE DOWNSTREAM SIDE OF CONTROL DEVICES, OR
 4. SEDIMENT HAS BEEN CARRIED BEYOND THE WORKING SITE.
29. THE DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH ALL COPIES OF INTERIM SOIL TESTING REPORTS.
30. ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED OR FUTURE PAVED AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD COMPACTION TEST. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACK FILLING OPERATIONS.
31. AREA SHALL BE TEMPORARILY RESEEDD AT A RATE OF 6-8 LBS. OF RYE GRASS PER 1000 SQ. FT. FERTILIZER SHALL BE APPLIED AT A RATE OF 50 LBS. PER 10,000 SQ. FT.

OWNER/DEVELOPER:
COR DEVELOPMENT
209 E. BROADWAY
COLUMBIA, MISSOURI

- EROSION CONTROL NOTES:
1. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM BUILDINGS FOR ALL NATURAL & PAVED AREAS.
 2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL. CONTRACTOR TO SEED, MULCH, AND FERTILIZE ALL AREAS OUTSIDE OF PAVED AREAS THAT WERE DISTURBED DURING CONSTRUCTION UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
 3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
 4. SHOULD CONSTRUCTION STOP FOR LONGER THAN 15 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED BY TEMPORARY SEEDING MIX.
 5. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
 6. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
 7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
 8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
 9. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
 10. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
 11. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
 12. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
 13. ALL STORM WATER RUNOFF SHALL MEET LOCAL AGENCY(IES) STANDARDS.
 14. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO KEEP ALL MUD AND SILT ON SITE AND OFF OF STREETS.
 15. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STORM WATER RUN-OFF AND SILTATION UNDER CONTROL DURING CONSTRUCTION.
 16. CONTRACTOR SHALL MAINTAIN THE SITE IN A WELL-DRAINED MANNER IN ORDER TO ASSUME THE SHORTEST POSSIBLE DRYING TIME AFTER EACH RAINFALL. THIS WILL MEAN THAT PUMPING OF STANDING WATER IN LOW AREAS ON THE SITE WILL MOST LIKELY BE REQUIRED DURING CONSTRUCTION.

MAINTENANCE:

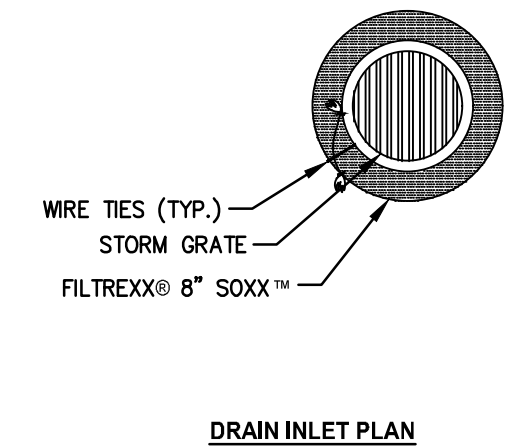
ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND AFTER A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. ALL CURB AND AREA INLETS SHALL HAVE INLET PROTECTION SUFFICIENT TO PREVENT TRANSPORTED SOIL FROM BEING DEPOSITED IN THE FORM OF SILT IN THE STORM DRAINAGE SYSTEMS ON-SITE OR OFF-SITE.
7. ALL FINISHED GRADES THAT EXCEED 20% (5 HORIZONTAL TO 1 VERTICAL) SHALL BE MULCHED.

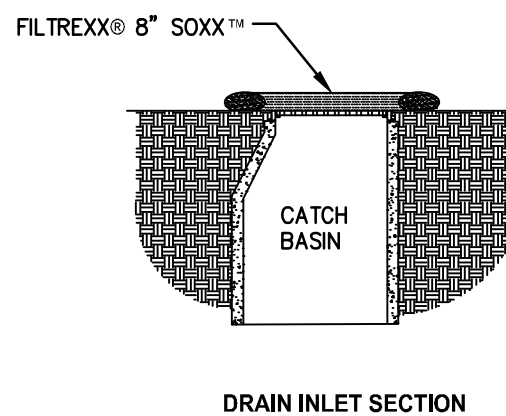
SEQUENCE OF CONSTRUCTION

- INSTALL EROSION CONTROL ITEMS.
1. INSTALL TEMPORARY CONTROL MEASURES
 2. BEGIN DEMOLITION OF EXISTING IMPROVEMENTS.
 3. PERFORM GRADING ACTIVITIES.
 4. TEMPORARY SEED DENUDED AREAS.
 5. PAVE SITE.
 6. FINAL SEEDING.
 7. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

S.W.P.P.P. GENERAL NOTES AND DETAILS



DRAIN INLET PLAN

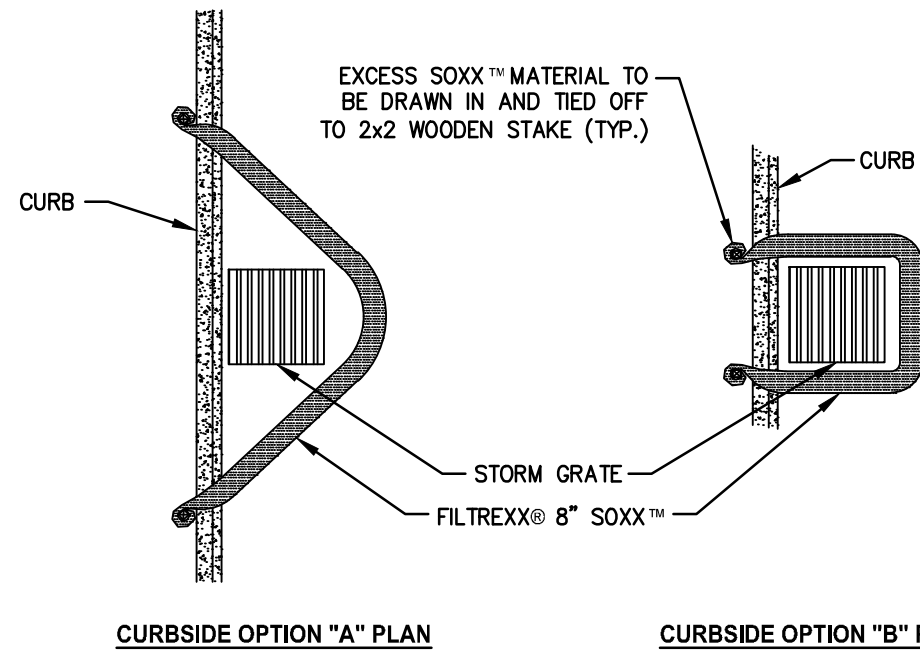


DRAIN INLET SECTION

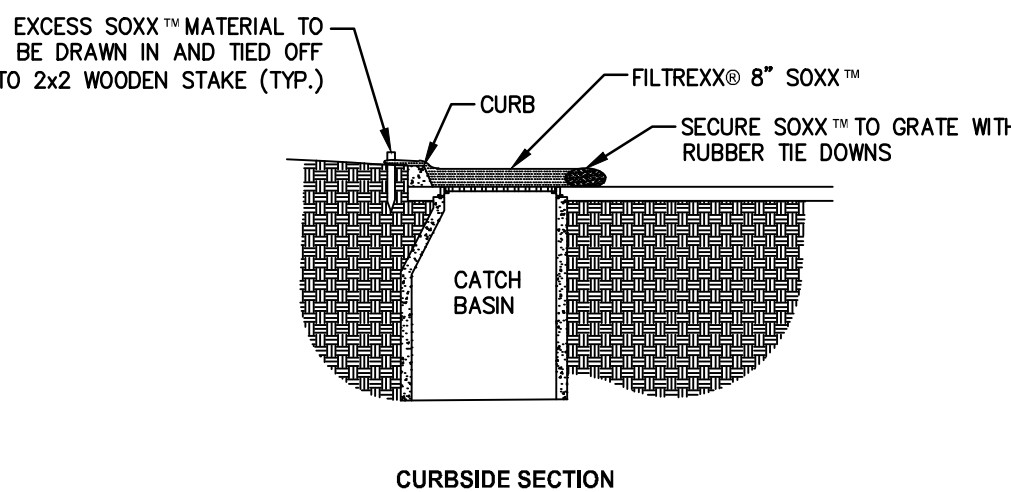
- NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

IP4 FILTREXX SILT SOCK INLET PROTECTION

NO SCALE



CURBSIDE OPTION "A" PLAN



CURBSIDE SECTION

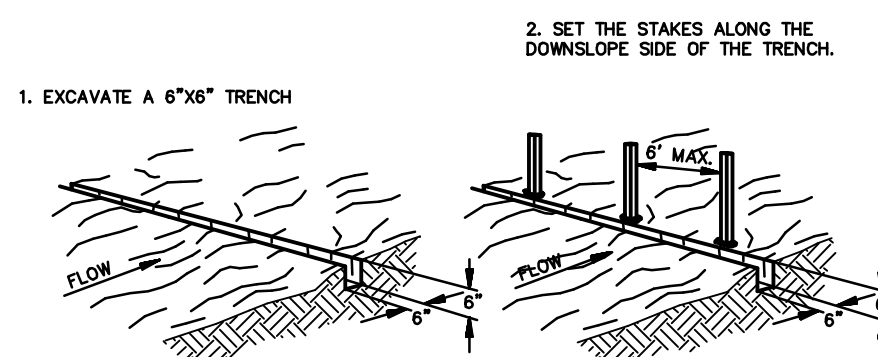
PERFORMANCE STANDARDS:

1. ALL SITE ACCESS MUST BE CONFINED TO THE CONSTRUCTION EXIT(S). BARRICADE TO PREVENT USE OF ANY LOCATIONS OTHER THAN THE CONSTRUCTION EXIT(S) WHERE VEHICLES OR EQUIPMENT MAY ACCESS THE SITE.
2. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.
3. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION EXIT(S) IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. ALL WASH WATER MUST BE ROUTED TO A SEDIMENT TRAP OR OTHER TREATMENT AREA AND SHALL NOT BE DIRECTLY DISCHARGED OFF-SITE.
4. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT TRACKING BEYOND THE PERMITTED PROJECT AREA. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
5. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEEP AS NECESSARY (AND WITHIN THE SAME DAY AS DISCOVERY) AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
6. EXIT(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD BEYOND THE EXIT(S). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT(S) AS CONDITIONS DEMAND.
7. CONTRACTOR SHALL BE PERMITTED TO TURN THE STONE WHEN THE SURFACE BECOMES SMOOTH AND SURFACE VOIDS ARE FILLED TO MAINTAIN EFFECTIVENESS OF CONSTRUCTION EXIT UNTIL SUCH TIME THAT VOIDS BELOW THE SURFACE BECOME FILLED AND THE CONSTRUCTION EXIT IS NO LONGER EFFECTIVE. AT SUCH A TIME THE CONTRACTOR SHALL REMOVE THE INEFFECTIVE STONE AND REPLACE PER DETAIL.
8. IF EXIT BMP IS STILL INEFFECTIVE, GC MUST CONTACT THE ENGINEER AND SUBMIT AN RFI AS NECESSARY.

NOTE TO GC: THE GOAL OF A CONSTRUCTION EXIT AND ASSOCIATED WHEEL WASH AREAS IS TO ELIMINATE TRACK OUT. SIMPLY MANAGING TRACK OUT THROUGH DESIGNATED OR CONTINUAL STREET SWEEPING IS NOT AN ACCEPTABLE PRACTICE. WHILE STREET SWEEPING IS AN ACCEPTABLE PRACTICE FOR REMOVING DUST AND MINIMAL AMOUNTS OF FINE SEDIMENT, OBSERVABLE TRACK OUT FROM THE PROJECT SHOULD TRIGGER THE USE OF ADDITIONAL MEASURES (WHEEL WASH). CONSIDERATION OF ALTERNATE EXITS, OR DISCONTINUING VEHICLE TRAFFIC UNTIL CONDITIONS ON-SITE HAVE IMPROVED. TRACK OUT IS A SEDIMENT RELEASE. ALL SEDIMENT RELEASES MUST BE REPORTED TO THE SWCT VIA THE ONLINE CRITICAL INCIDENT REPORT.

TEMPORARY CONSTRUCTION ENTRANCE

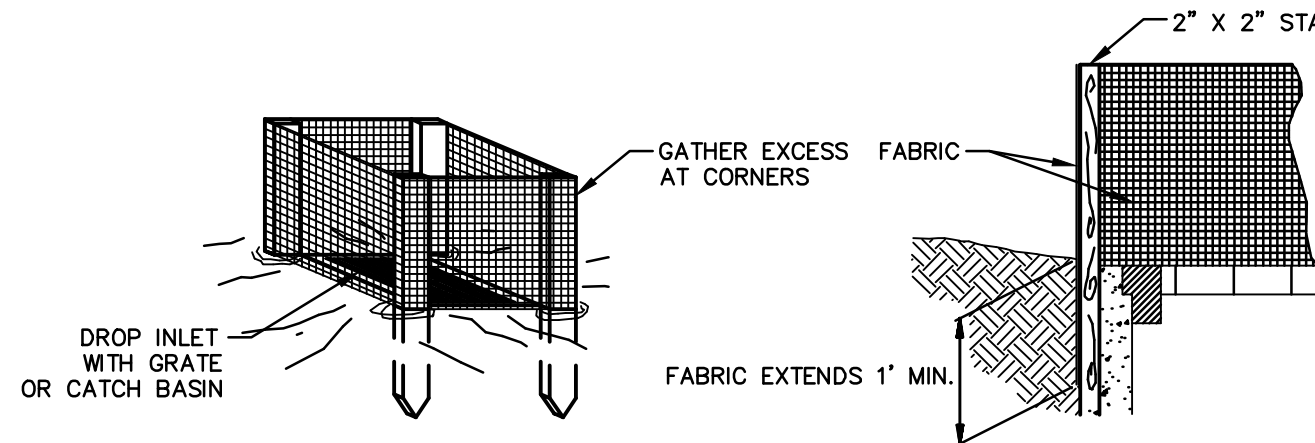
NO SCALE



NOTE: INSTALL IN ACCORDANCE WITH SILT FENCE DETAIL, EXCEPT AS NOTED ABOVE.

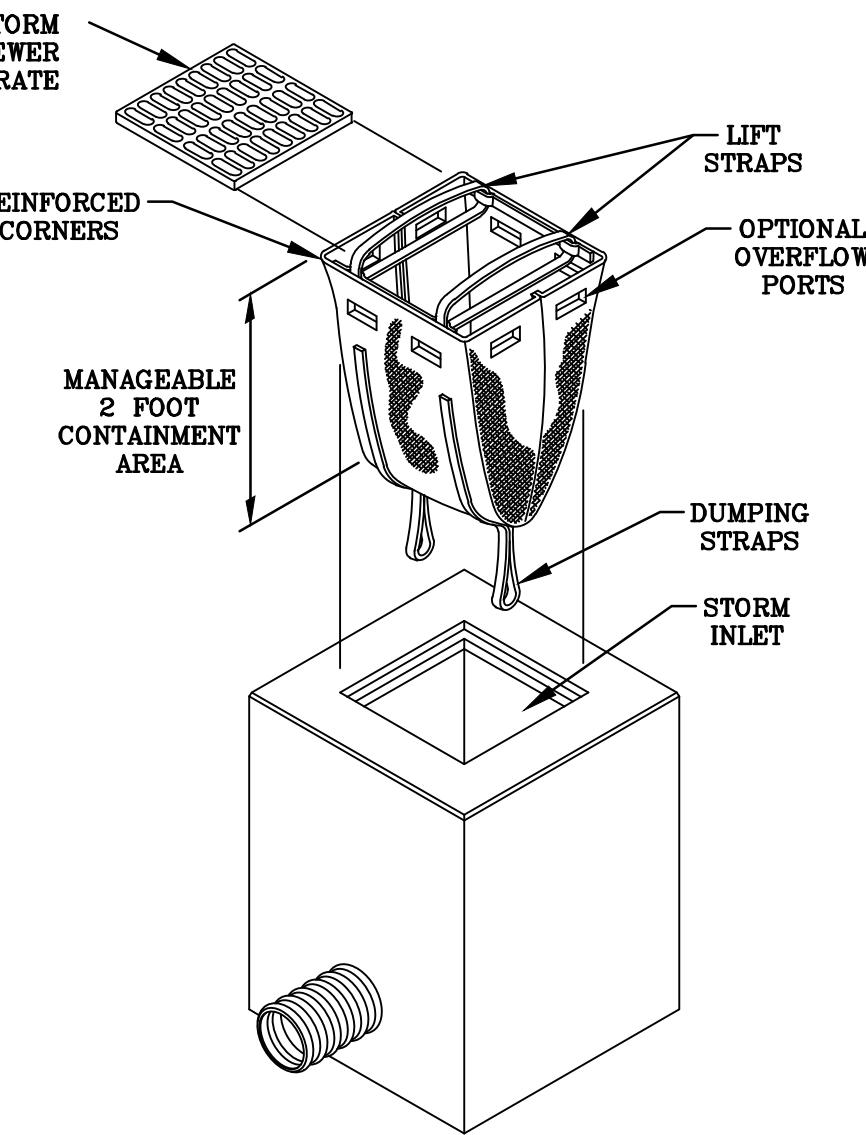
SEDIMENTATION/SILT FENCE WITHOUT WIRE SUPPORT

NO SCALE



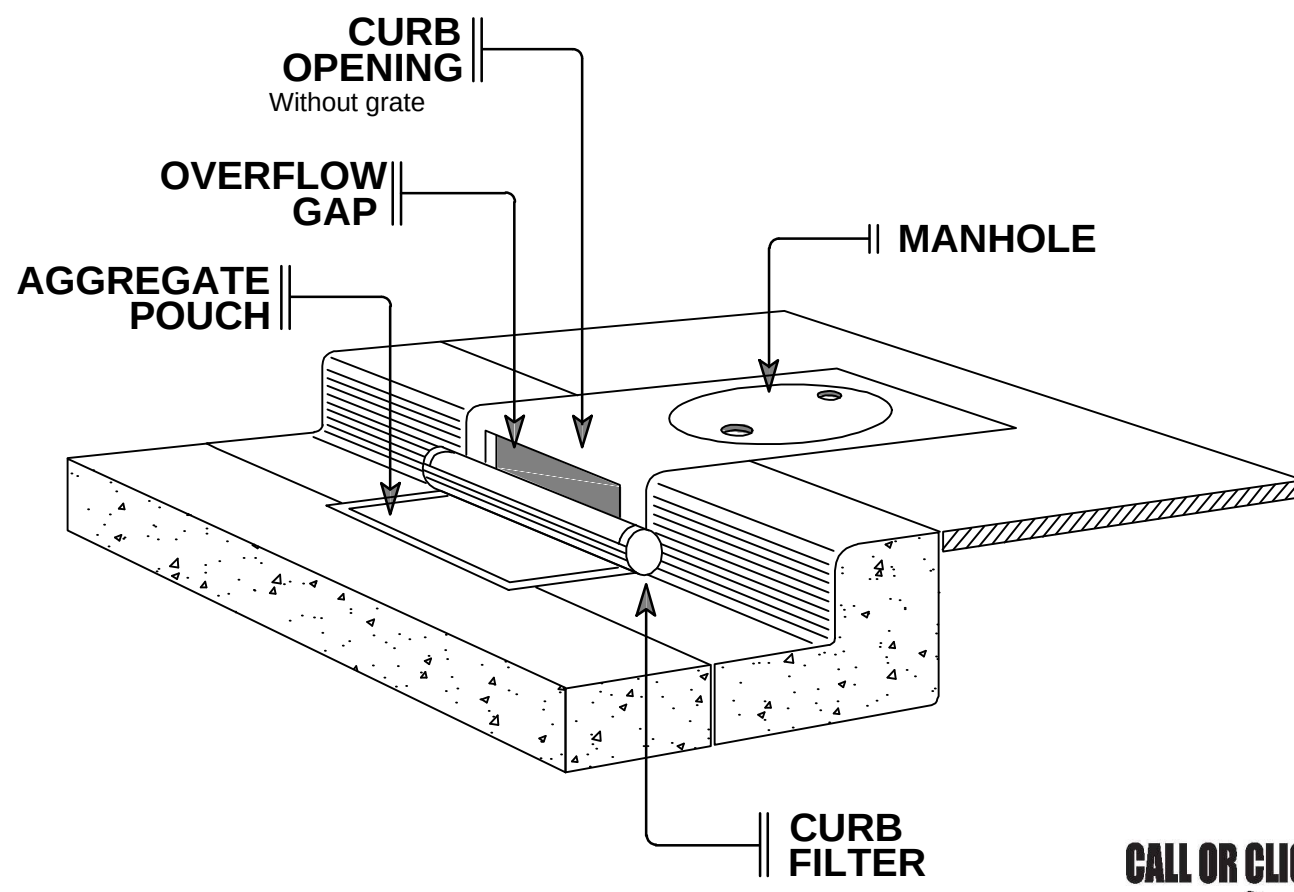
IP5 SILT FENCE INLET PROTECTION

NO SCALE



IP1 DANDY SACK GRATED INLET PROTECTION

NO SCALE



IP2 DANDY CURB INLET PROTECTION

NO SCALE

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utility location information.

All OSHA rules & regulations
must be followed by these
construction projects. Plans
must be strictly followed
(ie. trenching, blasting, etc.)

STATE OF MISSOURI
MICHAEL L. HACKMEISTER
PE-2017018980
PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS AECI UTILITY SOLUTIONS BOONVILLE, MISSOURI

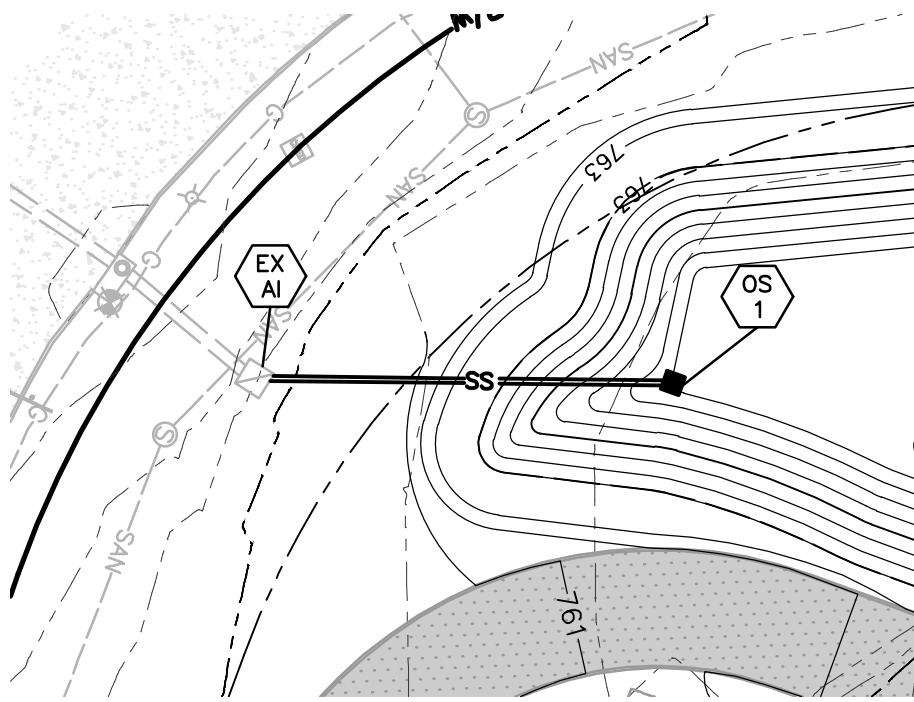
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NOV. 2025		EBB	MLH
SCALE			
PROJ. NO.			
DWG. NO.			

S.W.P.P.P. GENERAL NOTES AND DETAILS

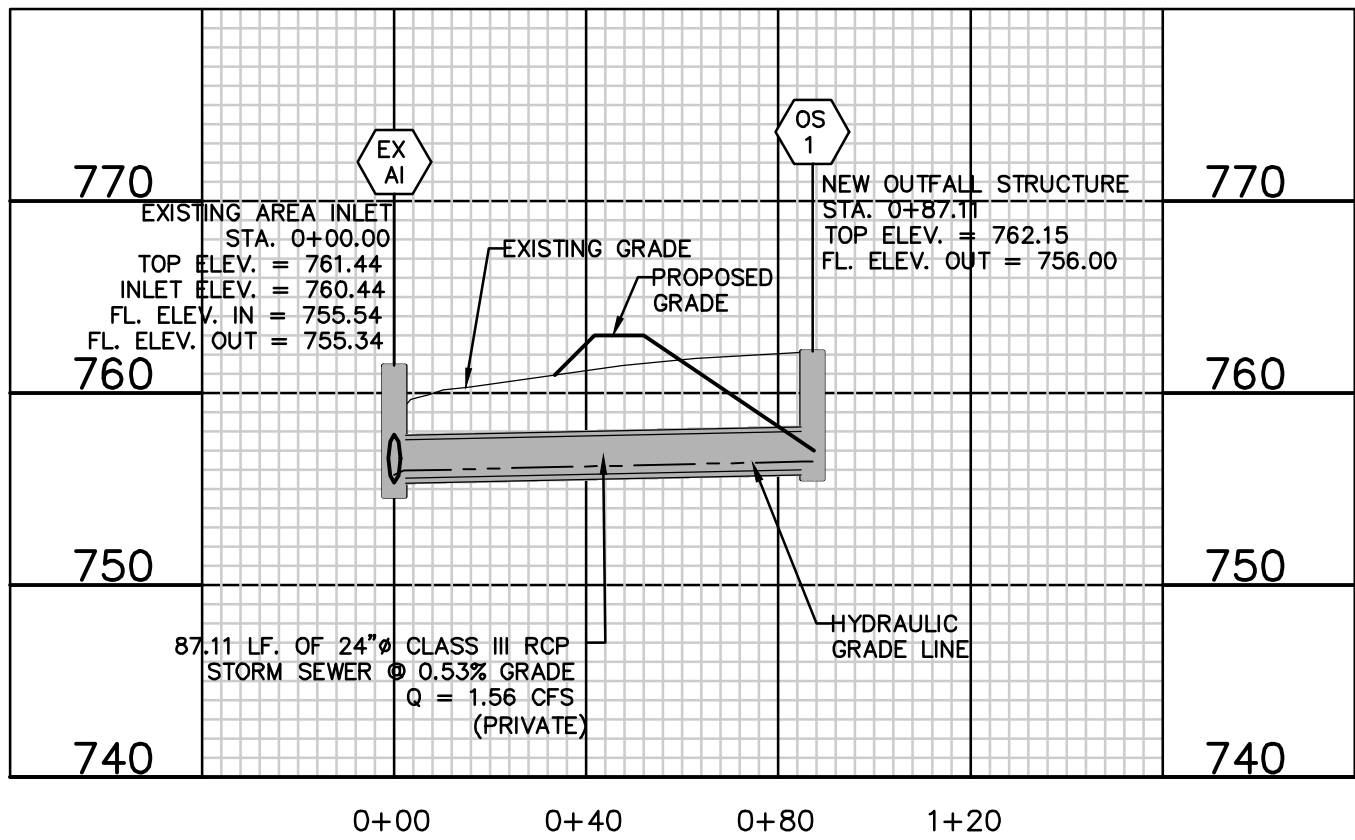
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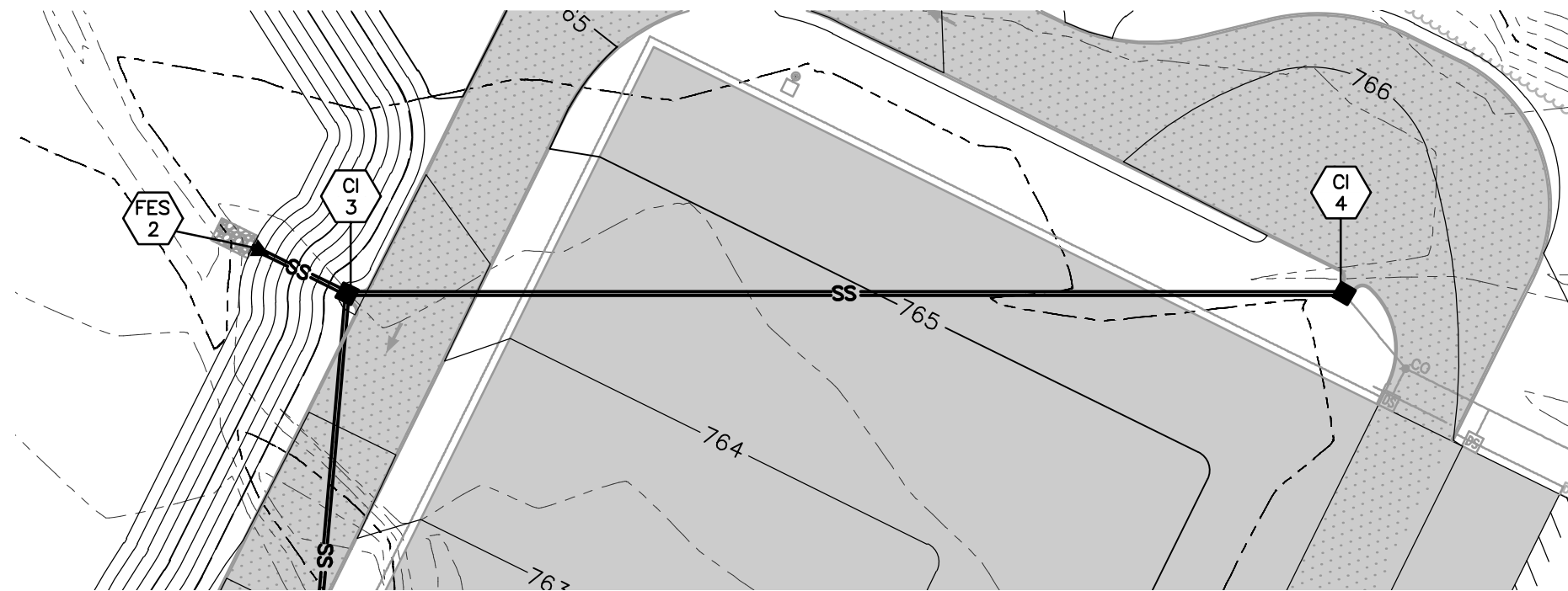
STORM SEWER PLAN AND PROFILE



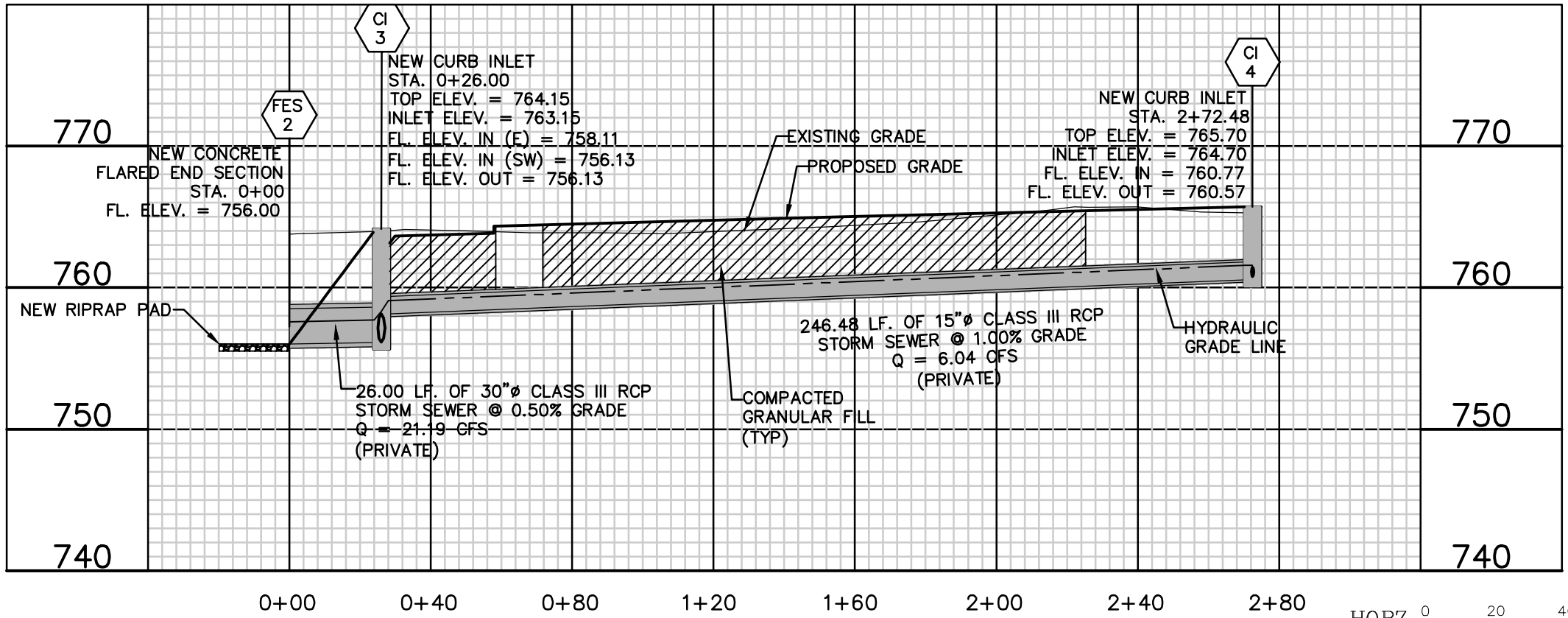
PLAN VIEW 1



PROFILE VIEW 1



PLAN VIEW 2



PROFILE VIEW 2

NOTE:
HP STORM POLYPROPYLENE PIPE MEETING ASTM F2881 MAY
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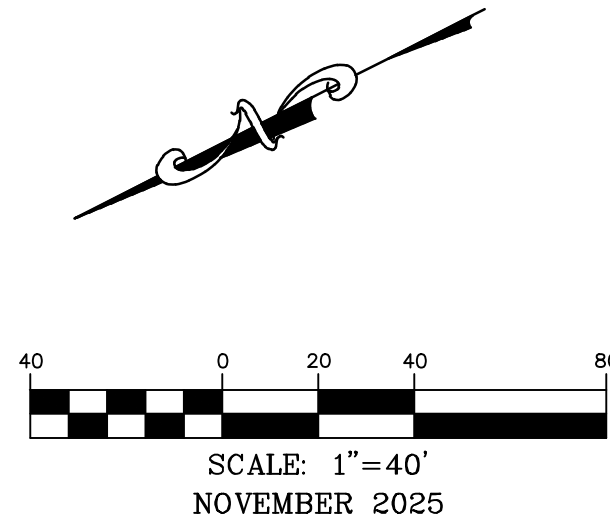
STATE OF MISSOURI
MICHAEL L. HACKMEISTER
PE-2017018980
PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS
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STORM SEWER PLAN AND PROFILE

DWN. BY: EBB
DATE: NOV. 07, 2025
APPD. BY: MLH
DATE: NOV. 07, 2025
HOR. SCALE: 1"=40'
VERT. SCALE: 1"=10'
PROJ. NO.: M25-9124A
DWG. NO.: C8

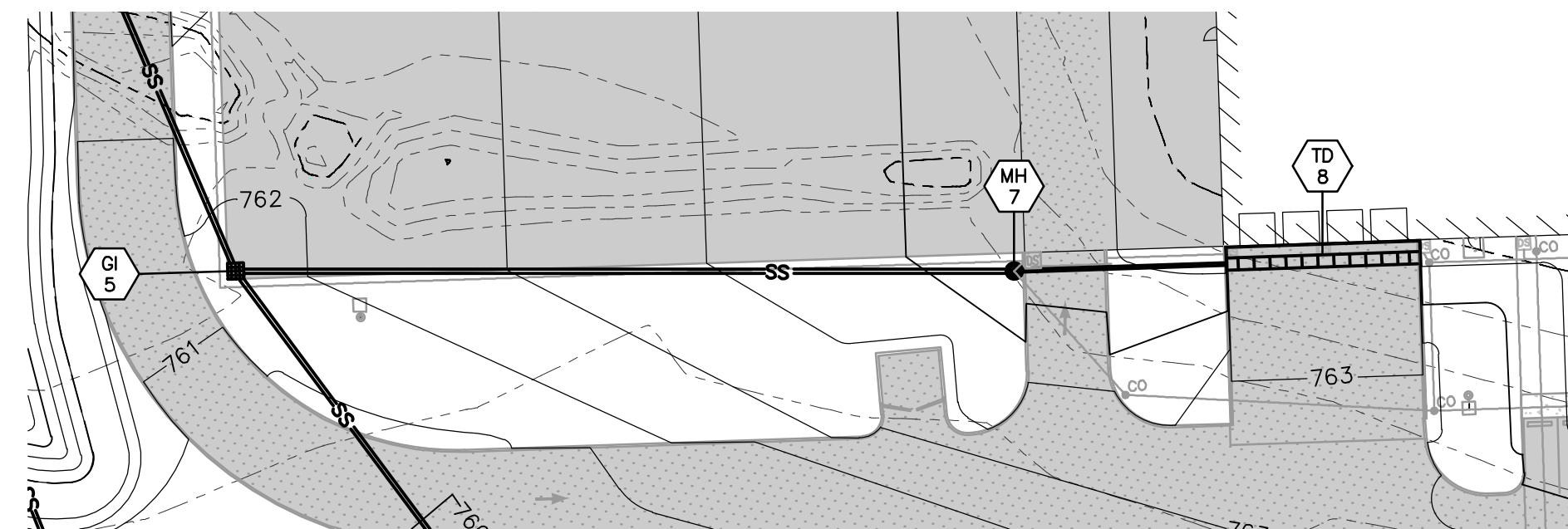
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LAYOUT TAB: 24x36 P&P 30 SCALE PLOTTED ON: Nov 07, 2025 - 2:42pm
EFFECTIVE DATE: 11/07/2025



Profile view of a storm sewer installation. The vertical axis shows elevation from 740 to 770 feet. The horizontal axis shows stationing from 0+00 to 2+40. The diagram includes two manholes (CI 3 and CI 6), a proposed grade line, and two segments of storm sewer pipe. The first segment is 118.18 feet long, made of 24-inch Class III RCP, with a 0.50% grade and a 13.67-foot offset (private). The second segment is 92.00 feet long, made of 18-inch Class III RCP, with a 0.51% grade and a 1.46-foot offset (private). The sewer is installed in a trench with compacted granular fill. The existing ground surface is shown as a dashed line, and the proposed grade is a solid line. The sewer is located below the existing ground surface.

Station	Feature	Top Elev.	FL Elev. In	FL Elev. Out
0+00.00	New Curb Inlet (CI 3)	764.15	763.15	758.11
1+18.18	New Grated Inlet (CI 6)	761.65	756.72	756.72

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All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.)

MICHAEL L. HACKMEISTER
PE-2017018980

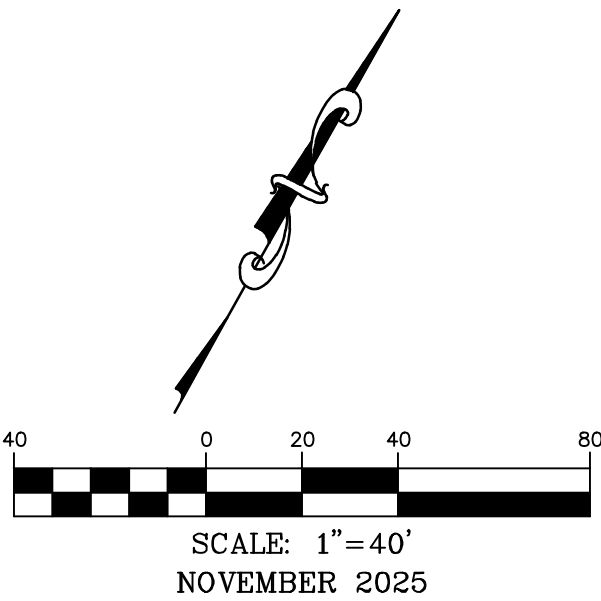
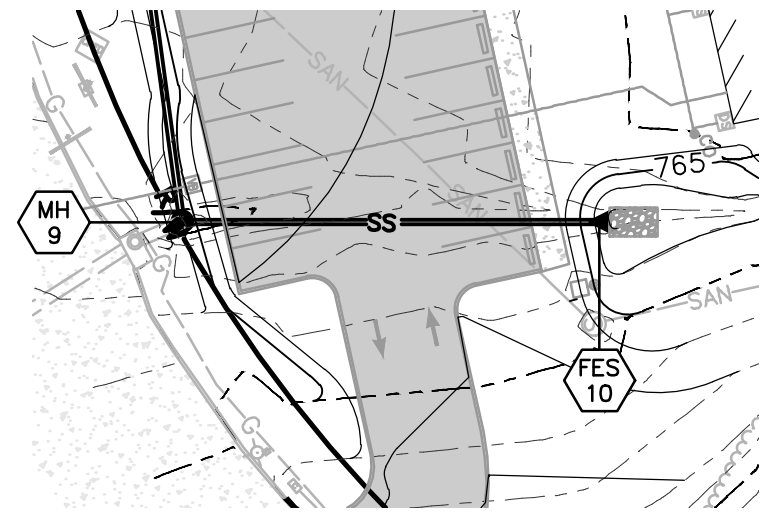
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STORM SEWER PLAN AND PROFILE

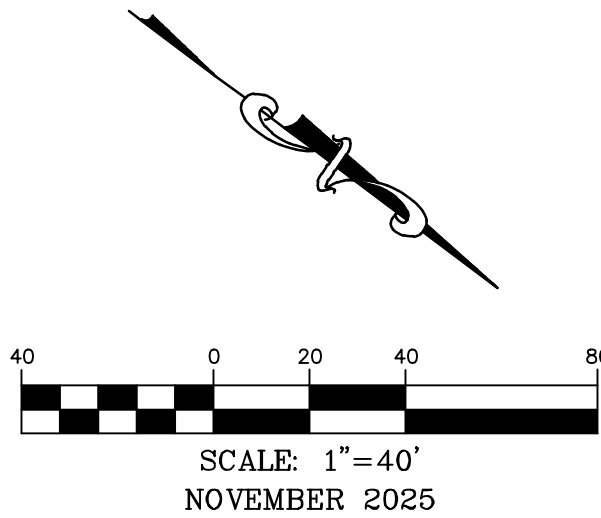
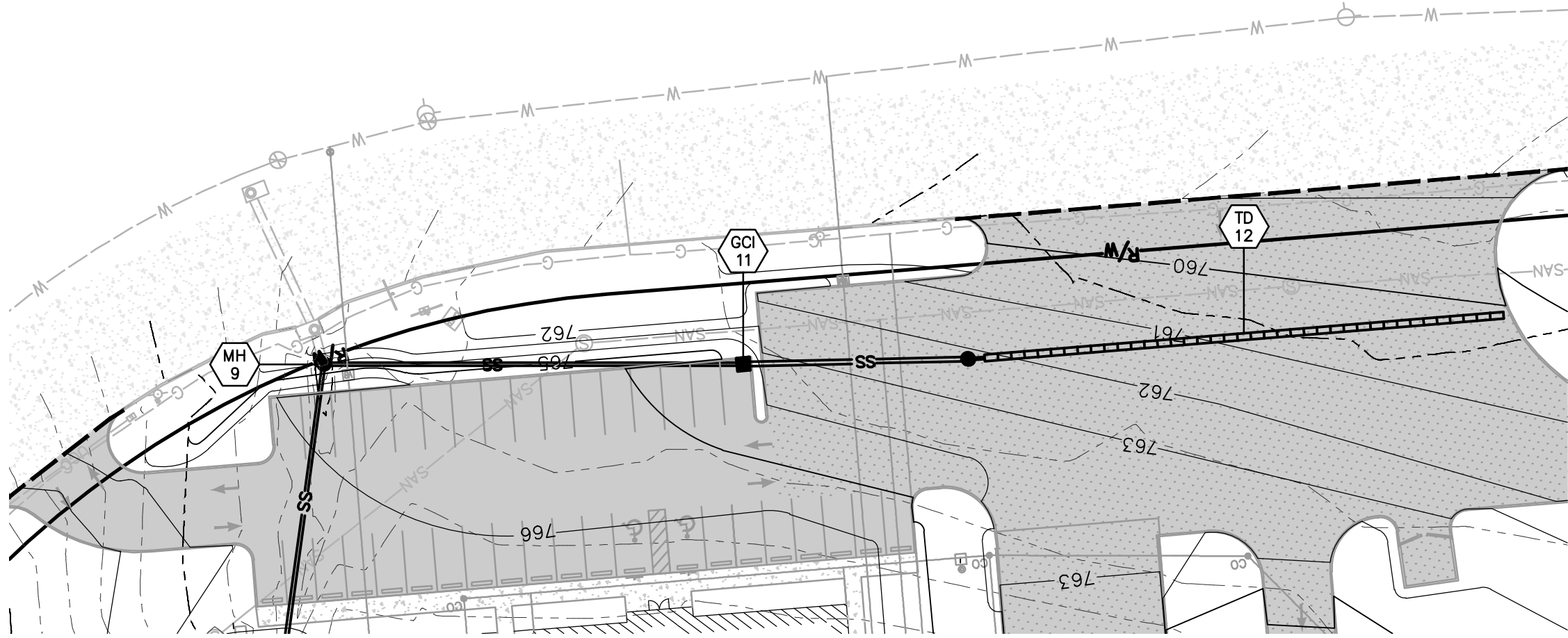
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DATE:	REVISION:
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DATE: NOV. 2025	
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PROJ. NO. M25-9124A	
DWG. NO.	

C9

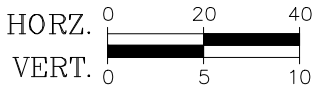
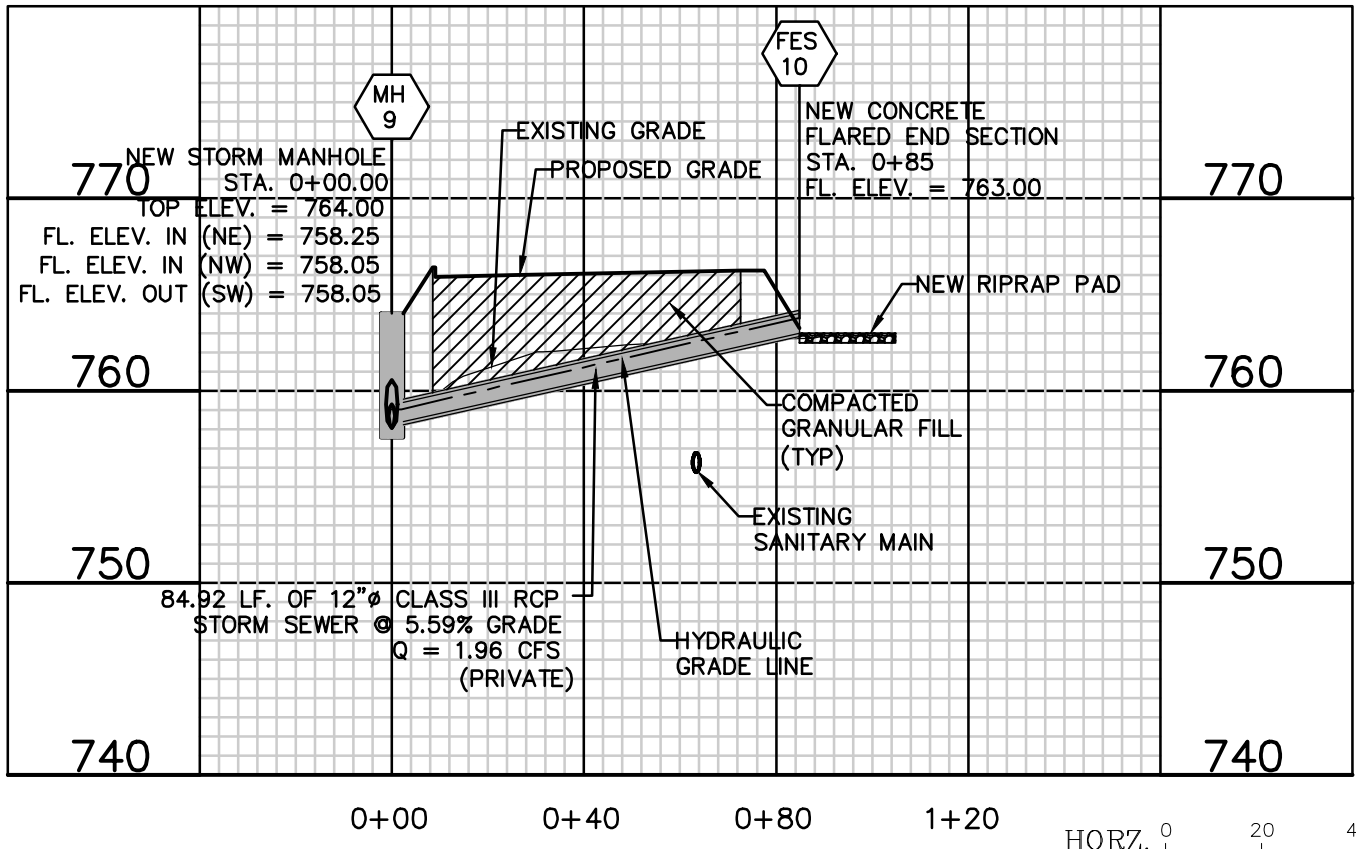
STORM SEWER PLAN AND PROFILE



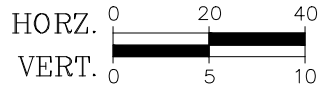
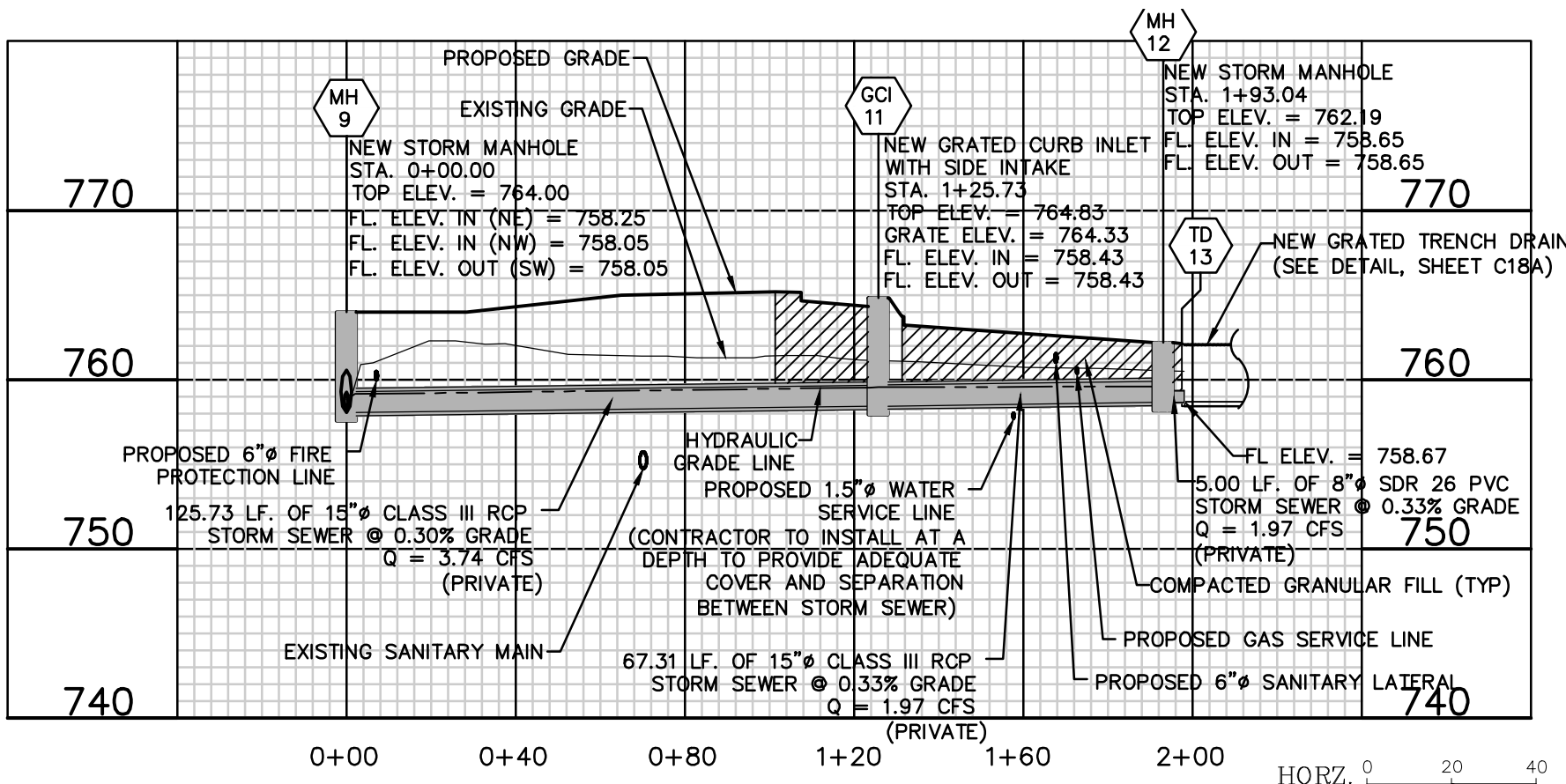
PLAN VIEW 5



PLAN VIEW 6



PROFILE VIEW 5



PROFILE VIEW 6

OWNER/DEVELOPER:
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All OSHA rules & regulations
shall be strictly followed by
these
plans shall be strictly followed
(ie. Trenching, Blasting, etc.)

STATE OF MISSOURI
MICHAEL L. HACKMEISTER
PROFESSIONAL ENGINEER
NUMBER
PE-2017018980

SITE DEVELOPMENT PLANS
MID-AMERICA INDUSTRIAL DR.
BOONVILLE, MISSOURI

STORM SEWER PLAN AND PROFILE

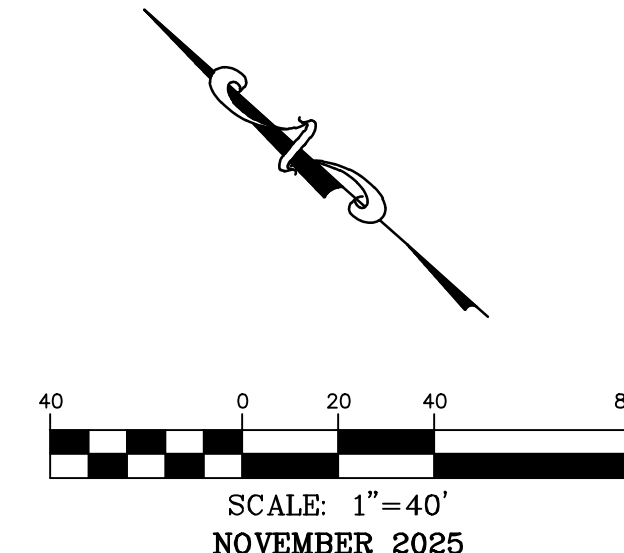
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HOR. SCALE: 1:40
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PROJ. NO: M25-9124A
DWG. NO:

C10

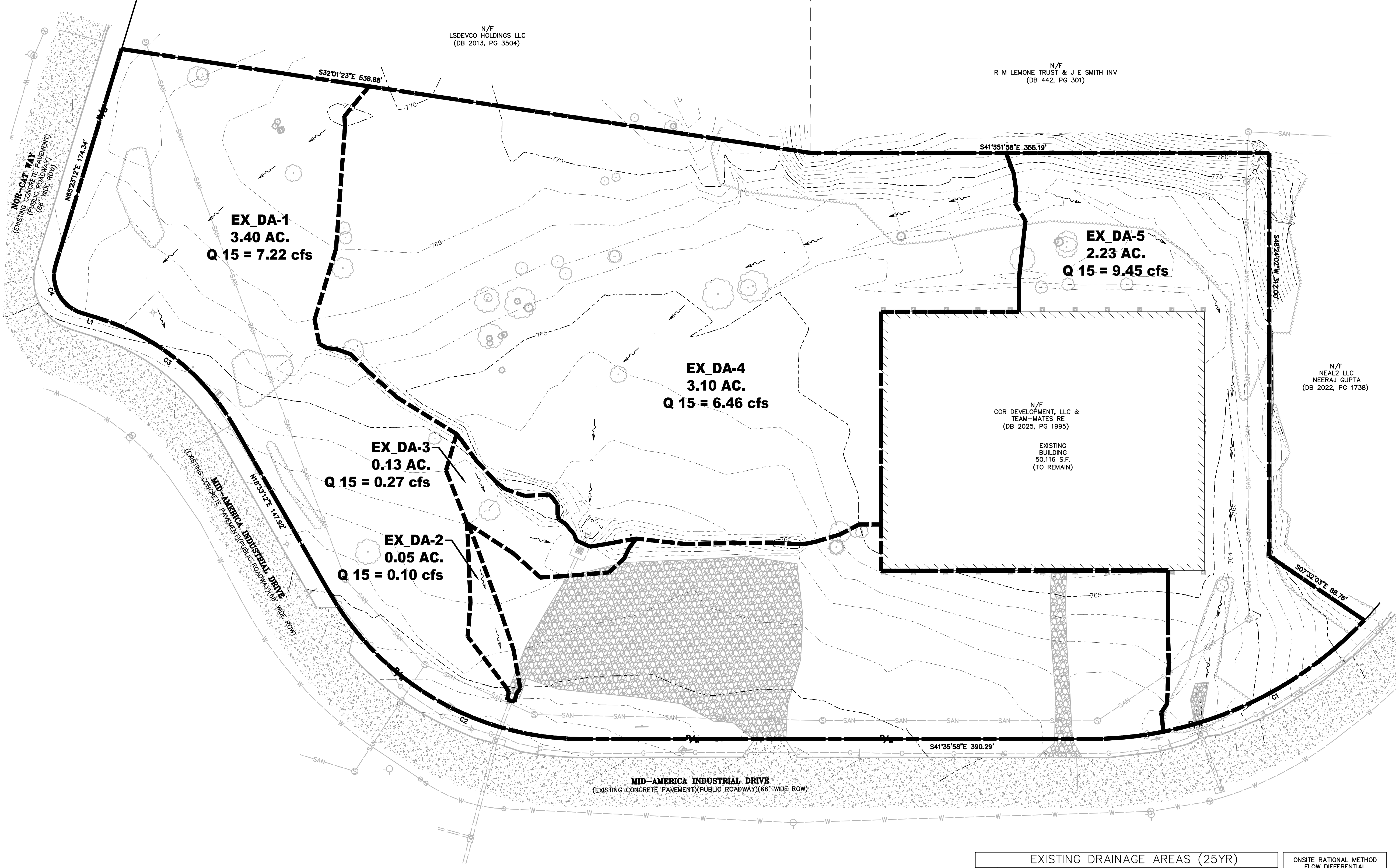
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Page 26 of 58

EXISTING DRAINAGE AREA MAP



L1
N24°38'13"W 13.27'
C1
RADIUS=292.52'
ARC LENGTH=240.03'
CHORD BEARING= N64°14'13"W
CHORD LENGTH=233.35'
C2
RADIUS=226.01'
ARC LENGTH=237.28'
CHORD BEARING= N11°31'23"W
CHORD LENGTH=226.53'
C3
RADIUS=183.00'
ARC LENGTH=138.04'
CHORD BEARING= N03°03'06"W
CHORD LENGTH=134.79'
C4
RADIUS=30.00'
ARC LENGTH=47.12'
CHORD BEARING= N20°23'02"W
CHORD LENGTH=42.43'



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EXISTING DRAINAGE AREAS (25YR)									
DA #	OPEN (AC)	GRAVEL (AC)	IMPERV. (AC)	TOTAL (AC)	C	Tc	INTENSITY (in/hr)	Q	
1	2.85	0.55	0.00	3.40	0.36	14.97	5.90	7.22	
2	0.05	0.00	0.00	0.05	0.30	11.85	6.95	0.10	
3	0.13	0.00	0.00	0.13	0.30	9.74	6.95	0.27	
4	3.10	0.00	0.00	3.10	0.30	11.37	6.95	6.46	
5	1.07	0.01	1.15	2.23	0.61	11.44	6.95	9.45	

ONSITE RATIONAL METHOD FLOW DIFFERENTIAL	
EXISTING 25 YR.	23.50
PROPOSED 25 YR.	32.82
DIFFERENCE	+9.32

RUNOFF COEFFICIENT	
EXISTING	0.40
PROPOSED	0.52

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STATE OF MISSOURI
MICHAEL L. HACKMEISTER
Professional Engineer
NOVEMBER 2025
PE-2017018980

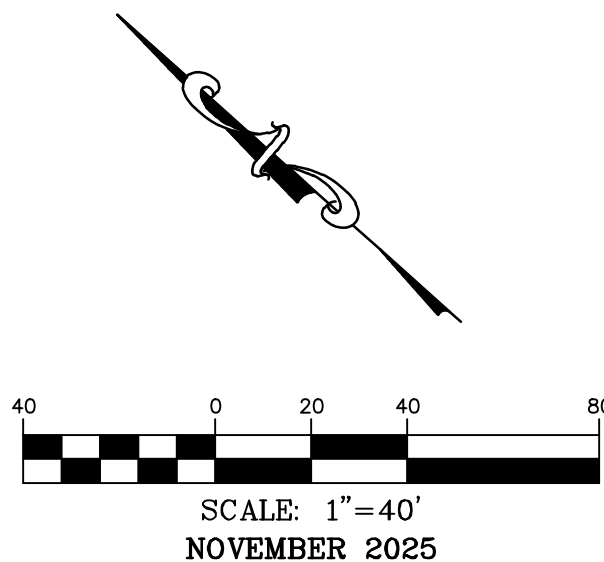
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DATE:	DWN. BY:	APPD. BY:
	EBB	MLH
DATE:		
SCALE:		
PROJ. NO.:		
DWG. NO.:		

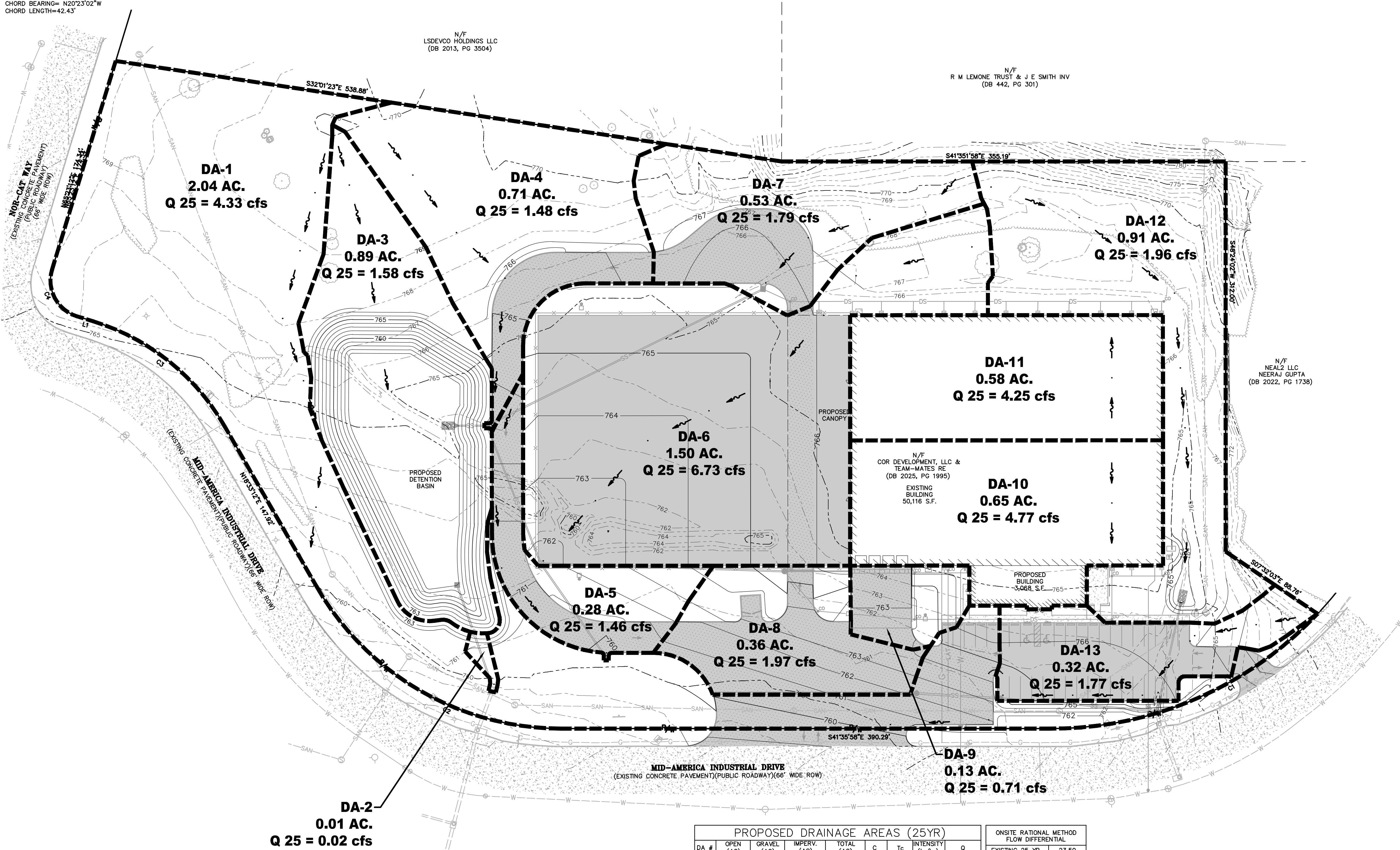
EXISTING DRAINAGE AREA MAP

C11

PROPOSED DRAINAGE AREA MAP



L1
N24°38'13"W 13.27'
C1
RADIUS=292.52'
ARC LENGTH=240.03'
CHORD BEARING= N64°14'13"W
CHORD LENGTH=233.35'
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RADIUS=226.01'
ARC LENGTH=237.28'
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ARC LENGTH=138.04'
CHORD BEARING= N03°03'06"W
CHORD LENGTH=134.79'
C4
RADIUS=30.00'
ARC LENGTH=47.12'
CHORD BEARING= N20°23'02"W
CHORD LENGTH=42.43'



PROPOSED DRAINAGE AREAS (25YR)									
DA #	OPEN (AC)	GRAVEL (AC)	IMPERV. (AC)	TOTAL (AC)	C	Tc	INTENSITY (in/hr)	Q	
1	1.82	0.00	0.22	2.04	0.36	15.23	5.90	4.33	
2	0.01	0.00	0.00	0.01	0.30	5.05	8.15	0.02	
3	0.89	0.00	0.00	0.89	0.30	15.08	5.90	1.58	
4	0.58	0.00	0.13	0.71	0.41	17.73	5.10	1.48	
5	0.12	0.00	0.16	0.28	0.64	5.00	8.15	1.46	
6	0.35	0.00	1.15	1.50	0.76	15.00	5.90	6.73	
7	0.38	0.00	0.15	0.53	0.47	9.50	7.20	1.79	
8	0.10	0.00	0.26	0.36	0.73	8.22	7.50	1.97	
9	0.05	0.00	0.08	0.13	0.67	5.00	8.15	0.71	
10	0.00	0.00	0.65	0.65	0.90	5.00	8.15	4.77	
11	0.00	0.00	0.58	0.58	0.90	5.00	8.15	4.25	
12	0.89	0.00	0.02	0.91	0.31	11.80	6.95	1.96	
13	0.07	0.00	0.25	0.32	0.77	8.92	7.20	1.77	

ONSITE RATIONAL METHOD FLOW DIFFERENTIAL	
EXISTING 25 YR.	23.50
PROPOSED 25 YR.	32.82
DIFFERENCE	+9.32

RUNOFF COEFFICIENT	
EXISTING	0.40
PROPOSED	0.52

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BOONVILLE, MISSOURI

PROPOSED DRAINAGE AREA MAP

DATE:	DWN. BY:	APPD. BY:
	EBB	MLH
DATE:	NOV. 2025	
SCALE:	1:40	
PROJ. NO:	M25-9124A	
DWG. NO:	C12	

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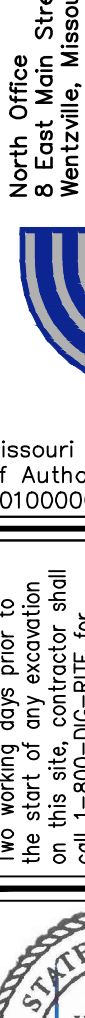
- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

Missouri State Certificate
of Authority Numbers:
2010000046

Two working days prior to
the start of any excavation
work, the contractor shall
call 1-800-DIG-RITE for
utility location information.

All OSHA rules & regulations
& applicable local, state
construction required by these
plans and be strictly followed
(ie. trenching, blasting, etc.)

STATE OF MISSOURI
MICHAEL L. HACKMEISTER
PE-2017018980

EXISTING TRIBUTARY DRAINAGE AREA MAP	
DATE: _____	APPROVED BY: _____
DRAWN BY: _____	SCALE: _____
DATE: _____	PROJECT NO: _____
BY: _____	DWG. NO: _____
	
Michael L. Hackmeister PE - 201718980	

CALL OR CLICK 3 DAYS BEFORE YOU DIG!

 **1-800-DIG-RITE OR 811**

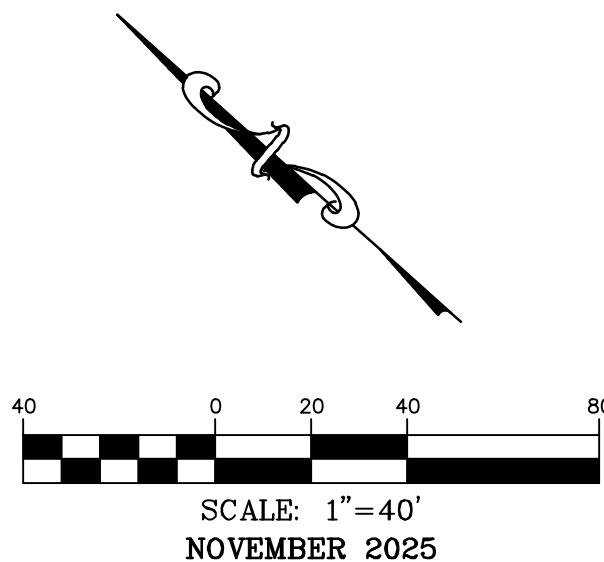
MISSOURI
ONE CALL SYSTEM

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DWG NAME: x:\2025\W25-9124 - Mid-America Industrial Drive, Booneville MO\W25-9124A\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\W25-9124A_C14_PROPOSED TRIBUTARY DRAINAGE AREA MAP.dwg LAYOUT TAB: 06 SEDIMENT AND EROSION CONTROL PLAN PLOTTED ON: Nov 07, 2025 - 2:43pm PLOTTED BY: Checkman

L1
N24°38'13"W 13.27'
C1
RADIUS=292.52'
ARC LENGTH=240.03'
CHORD BEARING= N64°14'13"W
CHORD LENGTH=233.35'
C2
RADIUS=226.01'
ARC LENGTH=237.28'
CHORD BEARING= N11°31'23"W
CHORD LENGTH=226.53'
C3
RADIUS=183.00'
ARC LENGTH=138.04'
CHORD BEARING= N03°03'06"W
CHORD LENGTH=134.79'
C4
RADIUS=30.00'
ARC LENGTH=47.12'
CHORD BEARING= N20°23'02"W
CHORD LENGTH=42.43'

PROPOSED TRIBUTARY DRAINAGE AREA MAP



**PROPOSED TRIB.
DRAINAGE AREA 1
AREA=2.05 AC.
TC=12.90MINUTES
CN=86
Q100=16.06cfs**

**PROPOSED TRIB.
DRAINAGE AREA 2
AREA=5.27 AC.
TC=8.90 MINUTES
CN=92
Q100=48.30cfs**

**PROPOSED TRIB.
DRAINAGE AREA 3
AREA=1.59 AC.
TC=9.80 MINUTES
CN=89
Q100=14.12cfs**

OWNER/DEVELOPER:
COR DEVELOPMENT
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COLUMBIA, MISSOURI

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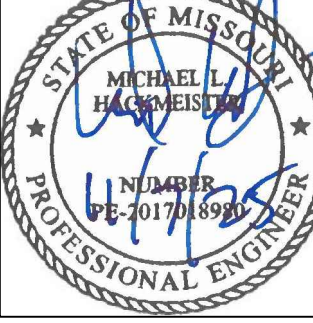
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of Authority Numbers:
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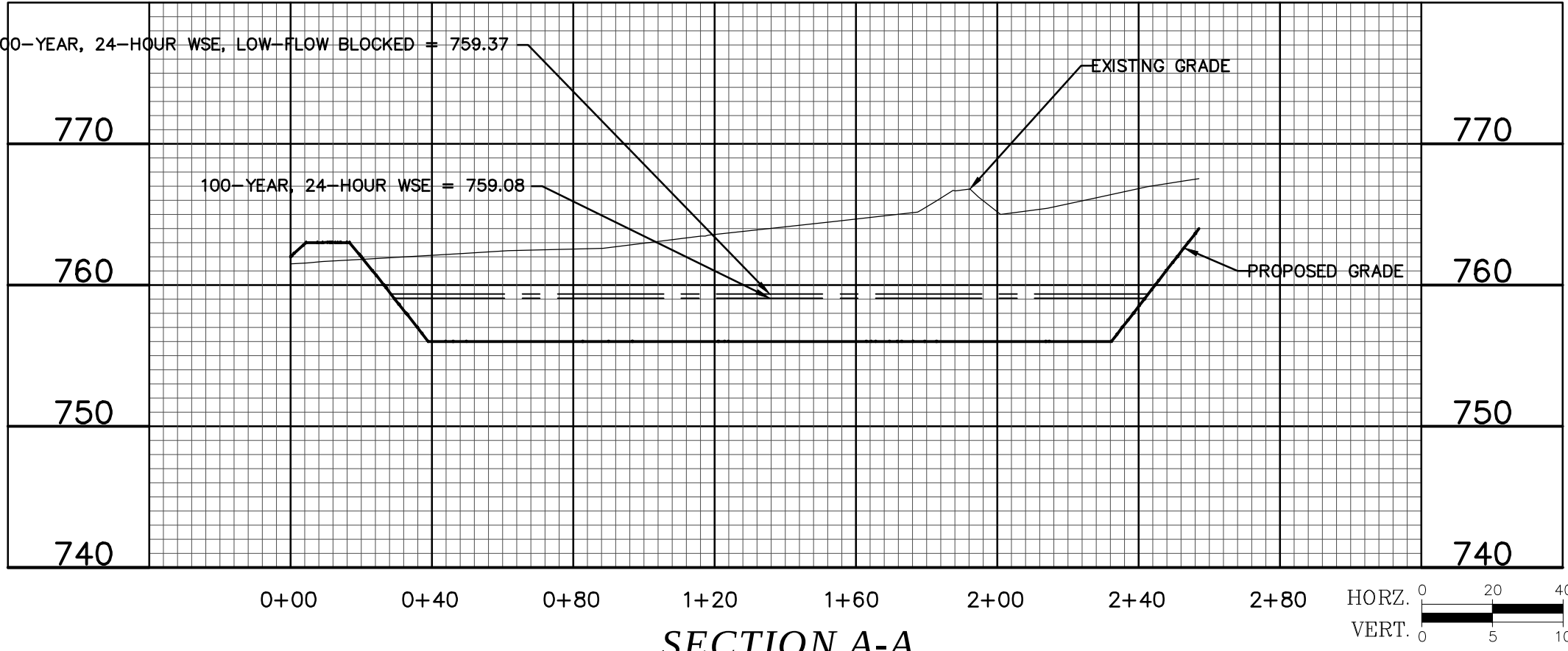
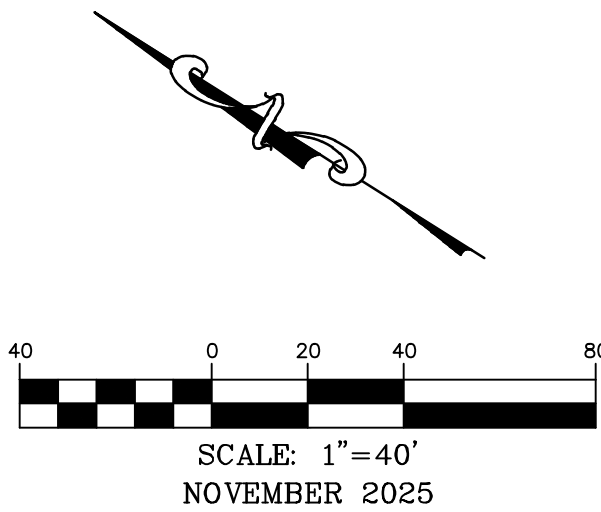
MICHAEL L. HACKMEISTER
PE-2017018980

**SITE DEVELOPMENT PLANS
AECI UTILITY SOLUTIONS
BOONVILLE, MISSOURI**

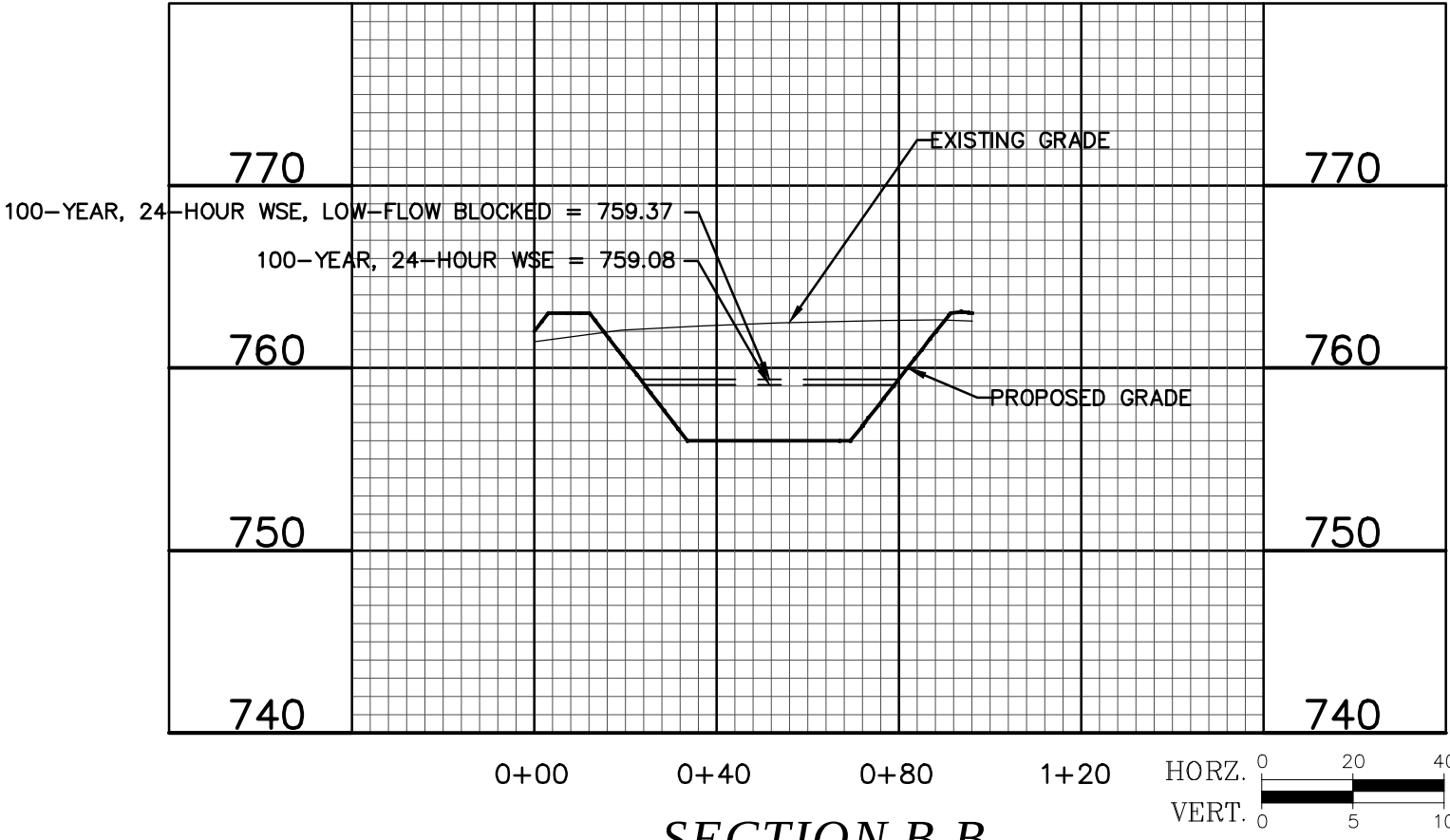
DATE:	REVISED:	DWN. BY:	APPD. BY:
		EBB	MLH
NOV. 2025			
SCALE:			
1:40			
PROJ. NO:			
M25-9124A			
DWG. NO:			

C14

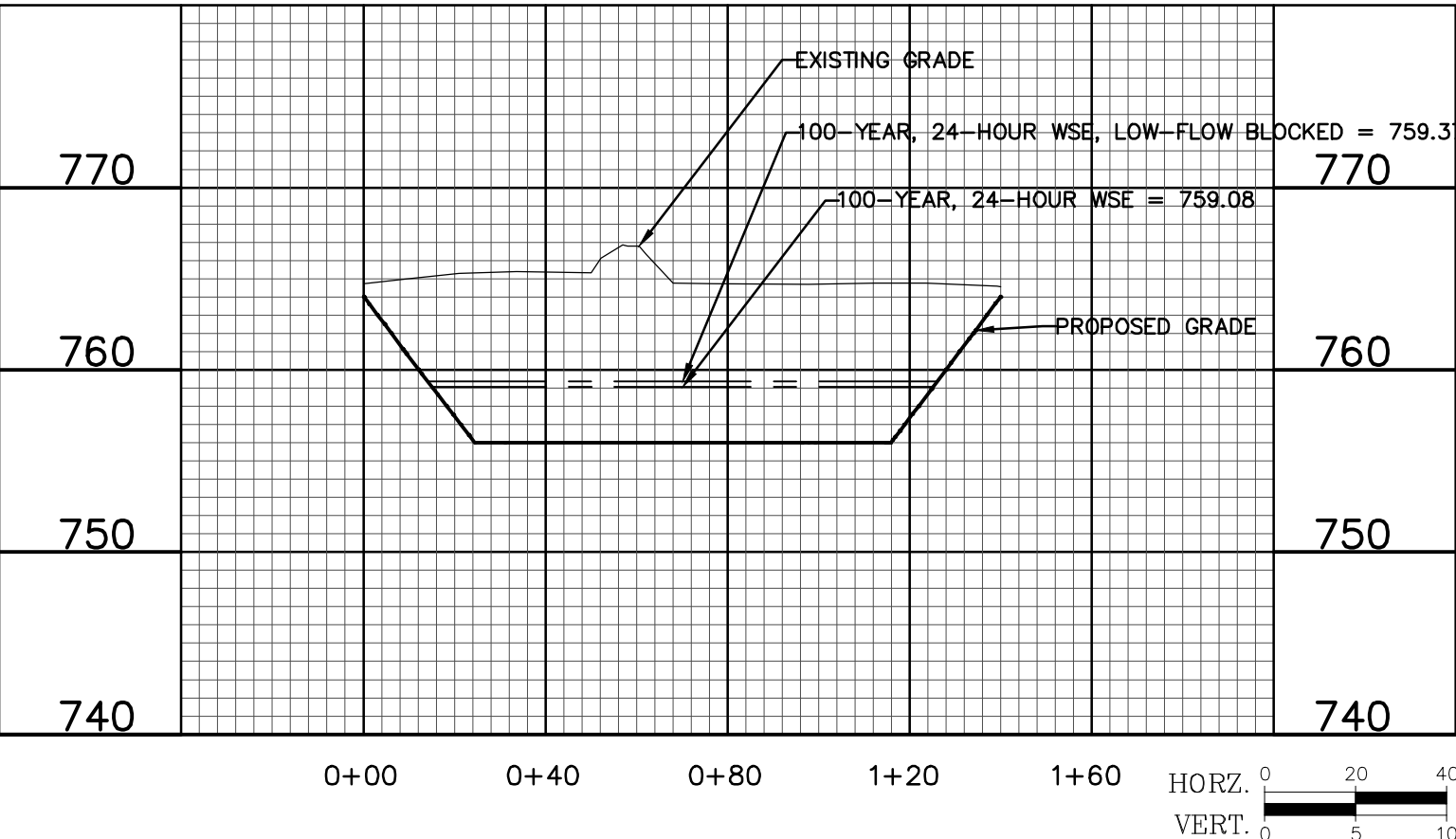
DETENTION BASIN CROSS SECTIONS



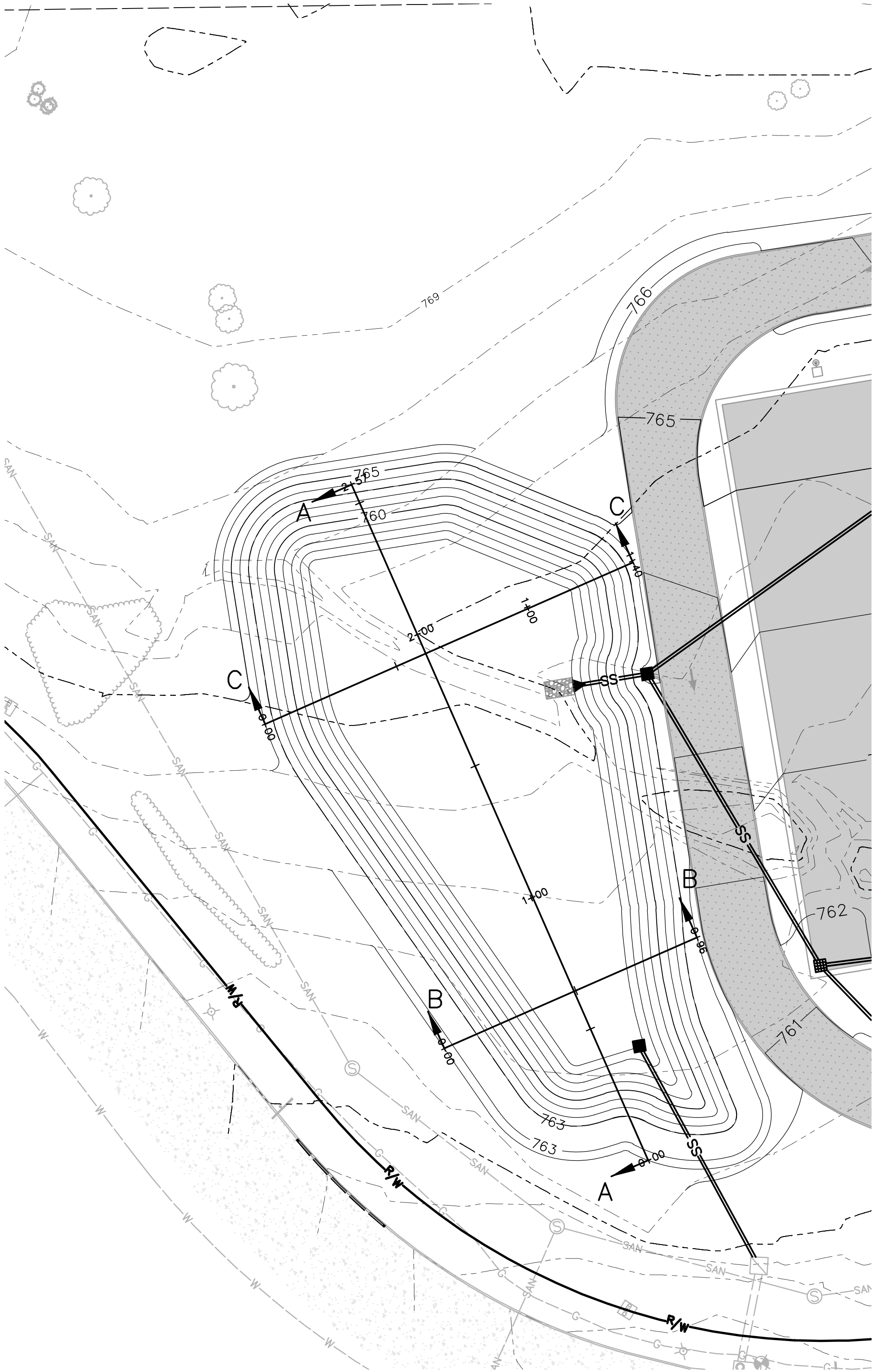
SECTION A-A



SECTION B-B



SECTION C-C



PLAN VIEW

OWNER/DEVELOPER:
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COLUMBIA, MISSOURI

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Missouri State Certificate
of Authority Numbers:
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utility location information.
All OSHA rules & regulations
pertaining to excavation
construction required by these
plans shall be strictly followed
(ie. trenching, blasting, etc.).

STATE OF MISSOURI
MICHAEL L. HACKMEISTER
NOVEMBER 14, 2025
PE-2017018980

PROFESSIONAL ENGINEER

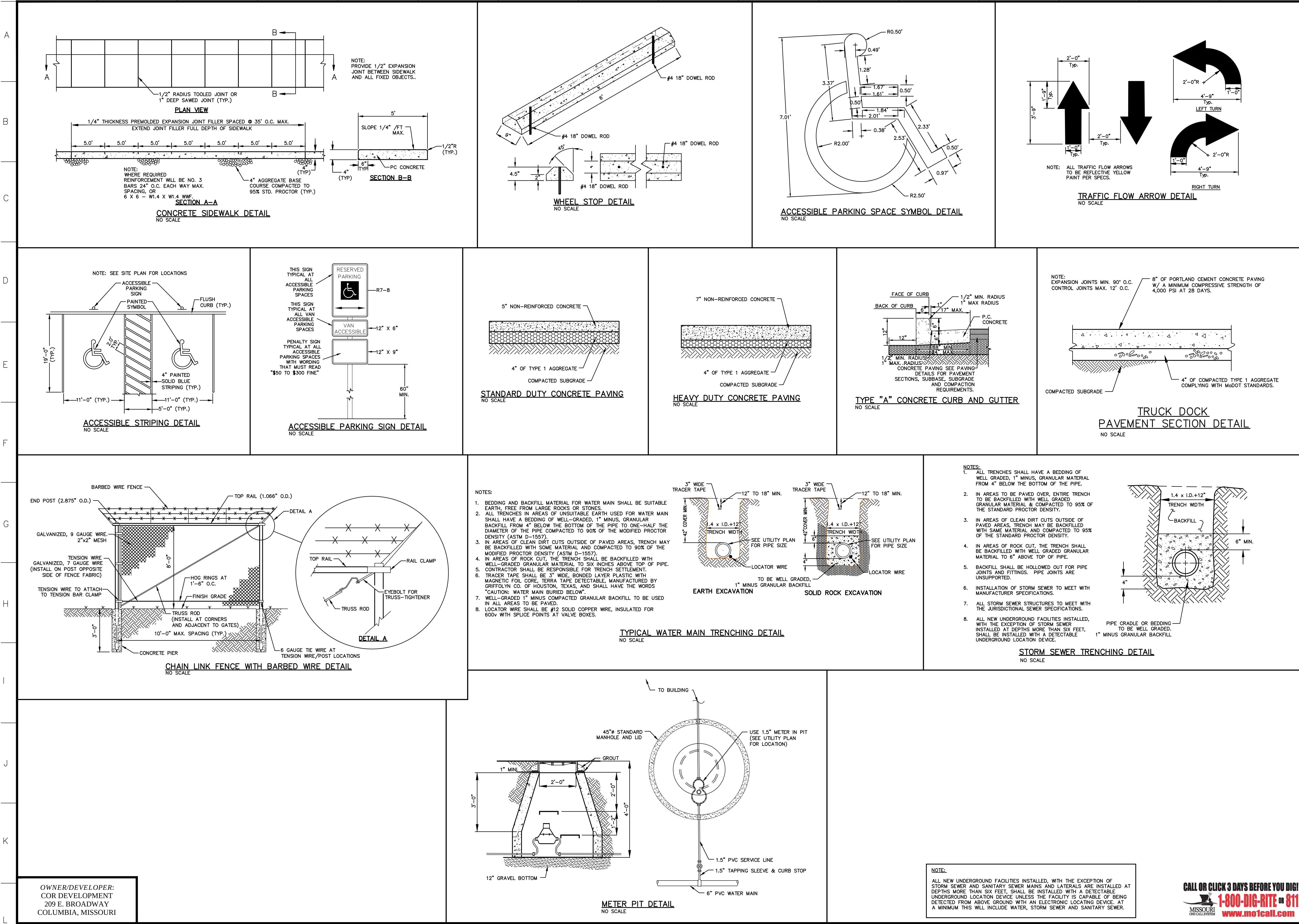
MICHAEL L. HACKMEISTER
PE-2017018980

SITE DEVELOPMENT PLANS
MID-AMERICA INDUSTRIAL DR.
BOONVILLE, MISSOURI

DETENTION BASIN CROSS SECTIONS	
DWG. NO.	APPROD. BY
DATE	REVISION
DWN. BY:	APPRD. BY:
EBB	MLH
DATE:	NOV. 2025
HOR. SCALE:	1:40
VERT. SCALE:	1:10
PROJ. NO.	M25-9124A
DWG. NO.	C15

Page 31 of 58

DWG NAME: J:\2025\W25-9124 - Mid-America Industrial Drive, Booneville MO\W25-9124A\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\W25-9124A_C16_DETAILS.dwg LAYOUT TAB: DETAILS PLOTTED ON: Nov 07, 2025 - 2:43pm PLOTTED BY: Checkman



OWNER/DEVELOPER:
COR DEVELOPMENT
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COLUMBIA, MISSOURI

NOTE:
ALL NEW UNDERGROUND FACILITIES INSTALLED, WITH THE EXCEPTION OF STORM SEWER AND SANITARY SEWER MAINS AND LATERALS ARE INSTALLED AT DEPTHS MORE THAN SIX FEET, SHALL BE INSTALLED WITH A DETECTABLE UNDERGROUND LOCATION DEVICE UNLESS THE FACILITY IS CAPABLE OF BEING DETECTED FROM ABOVE GROUND WITH AN ELECTRONIC LOCATING DEVICE. AT A MINIMUM THIS WILL INCLUDE WATER, STORM SEWER AND SANITARY SEWER.

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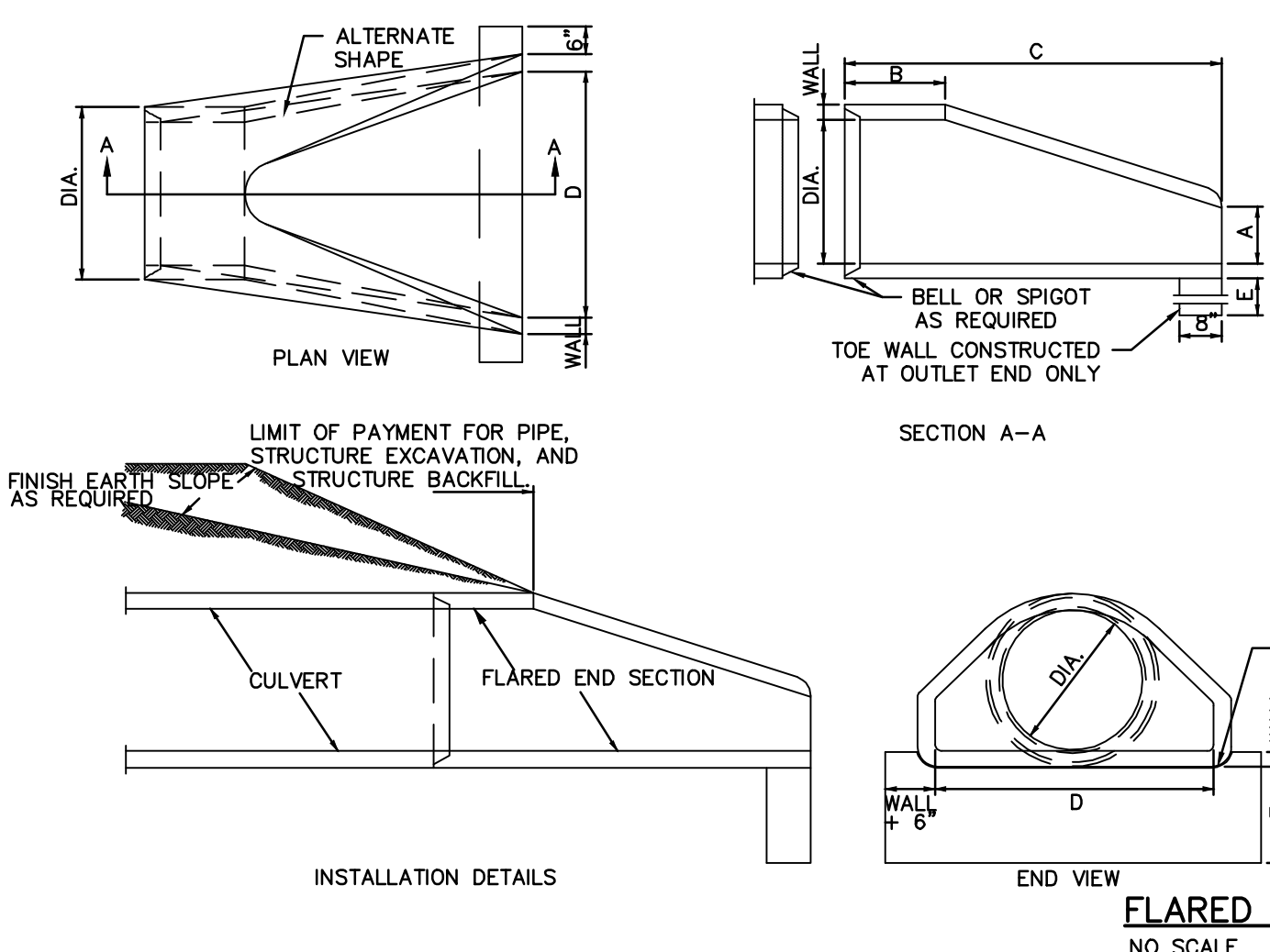
STATE OF MISSOURI
MICHAEL L. HACKMEISTER
PE-2017018980

SITE DEVELOPMENT PLANS
AECI UTILITY SOLUTIONS
BOONVILLE, MISSOURI

DATE:	BY:	DATE:	BY:
DATE:	EBB	DATE:	MLH
NOV. 2025			
NO SCALE			
M25-9124A			
C16			

DWG NAME: J:\2025\M25-9124 - Mid-America Industrial Drive, Booneville MO\M25-9124A\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M25-9124A_C17_DETAILS.dwg LAYOUT TAB: DETAILS PLOTTED ON: Nov. 07, 2025 - 2:43pm PLOTTED BY: Checkman

A
B
C
D
E
F
G
H
I
J
K
L



REINFORCEMENT

BARREL SECTION REINFORCEMENT

FLARE SECTION REINFORCEMENT

(ONE LAYER ONLY IN CENTER OF WALL)

ADJOINING
PIPE DIA.

CIRCULAR

ELLIPTICAL

AREA OF

LONGITUDINAL

SQ. IN./

LIN. FT.

AREA OF

TRANSVERSE

SQ. IN./

LIN. FT.

INNER

CAGE

SQ. IN./

LIN. FT.

OUTER

CAGE

SQ. IN./

LIN. FT.

SQ. IN./

LIN. FT.

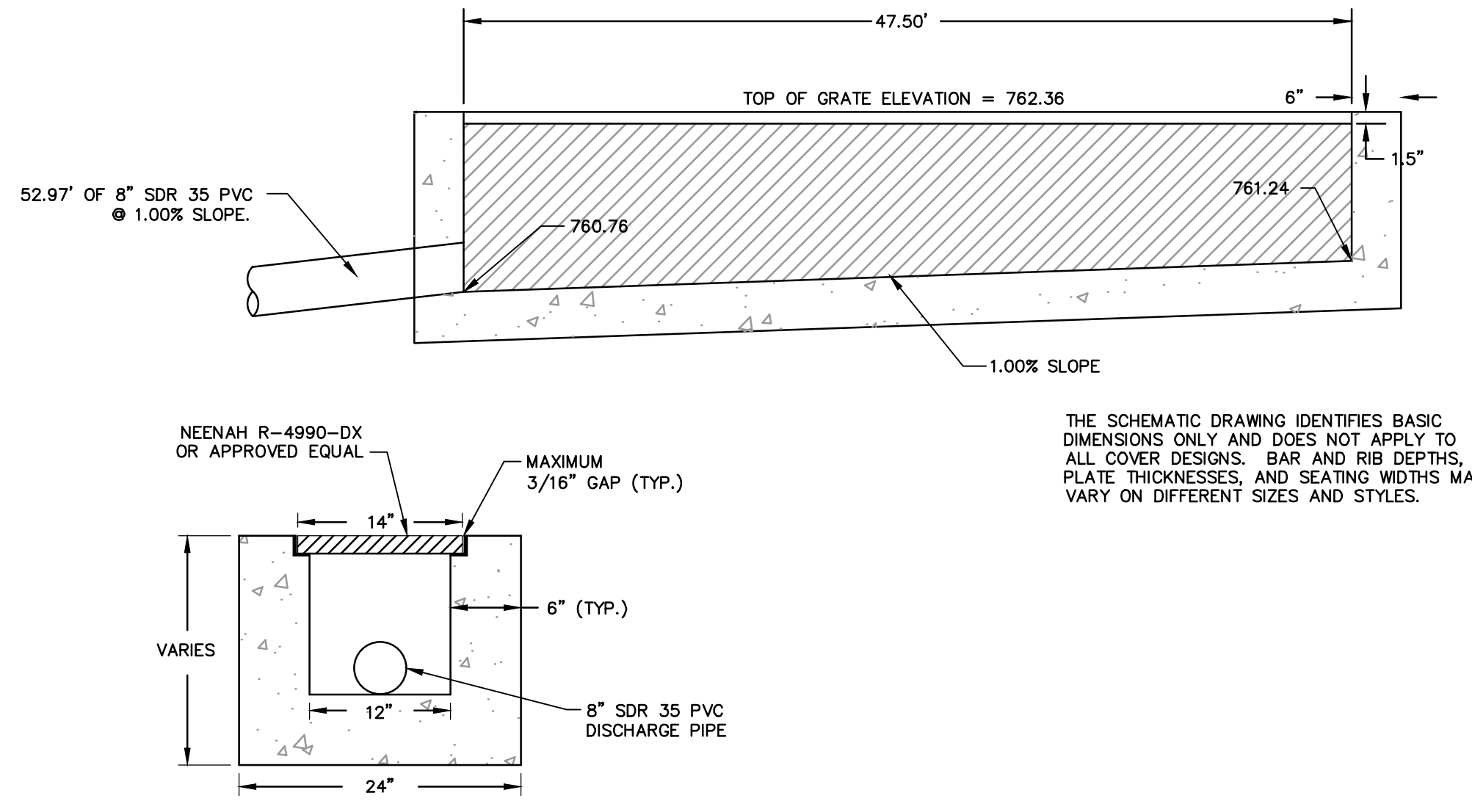
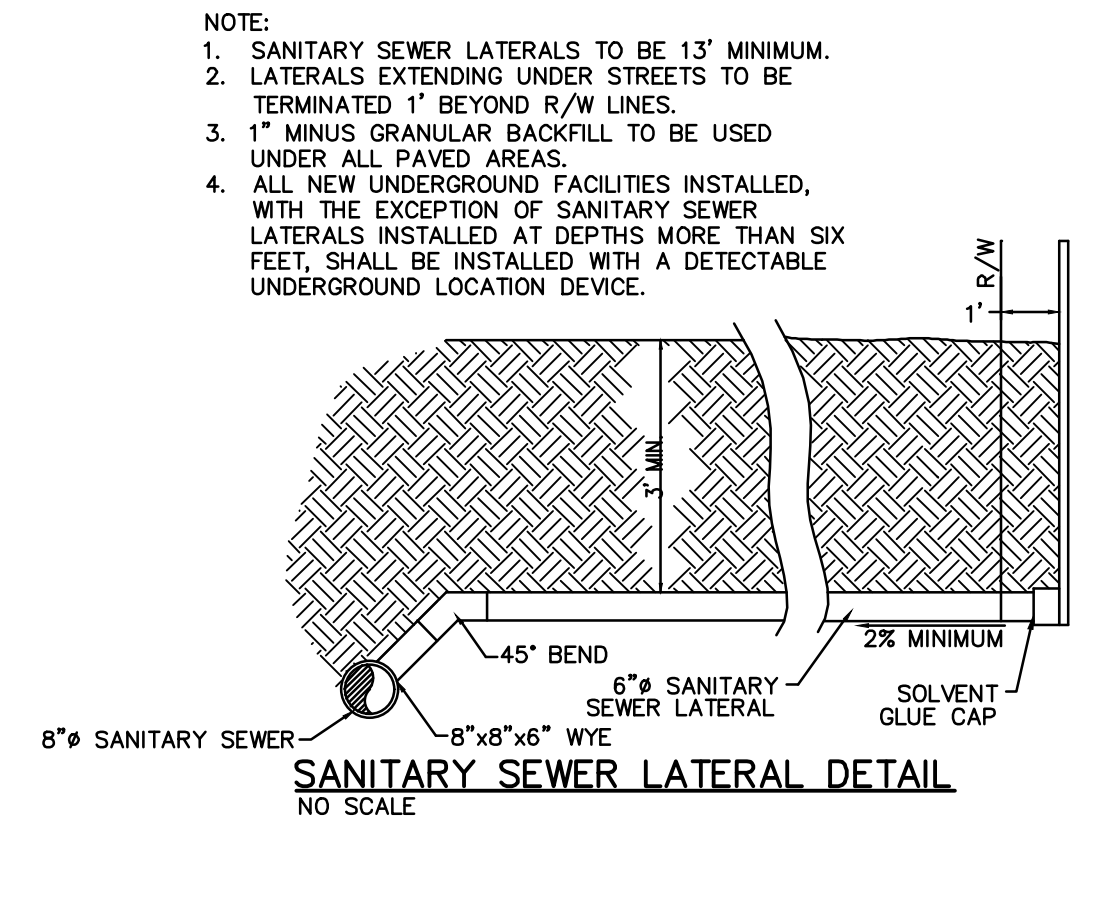
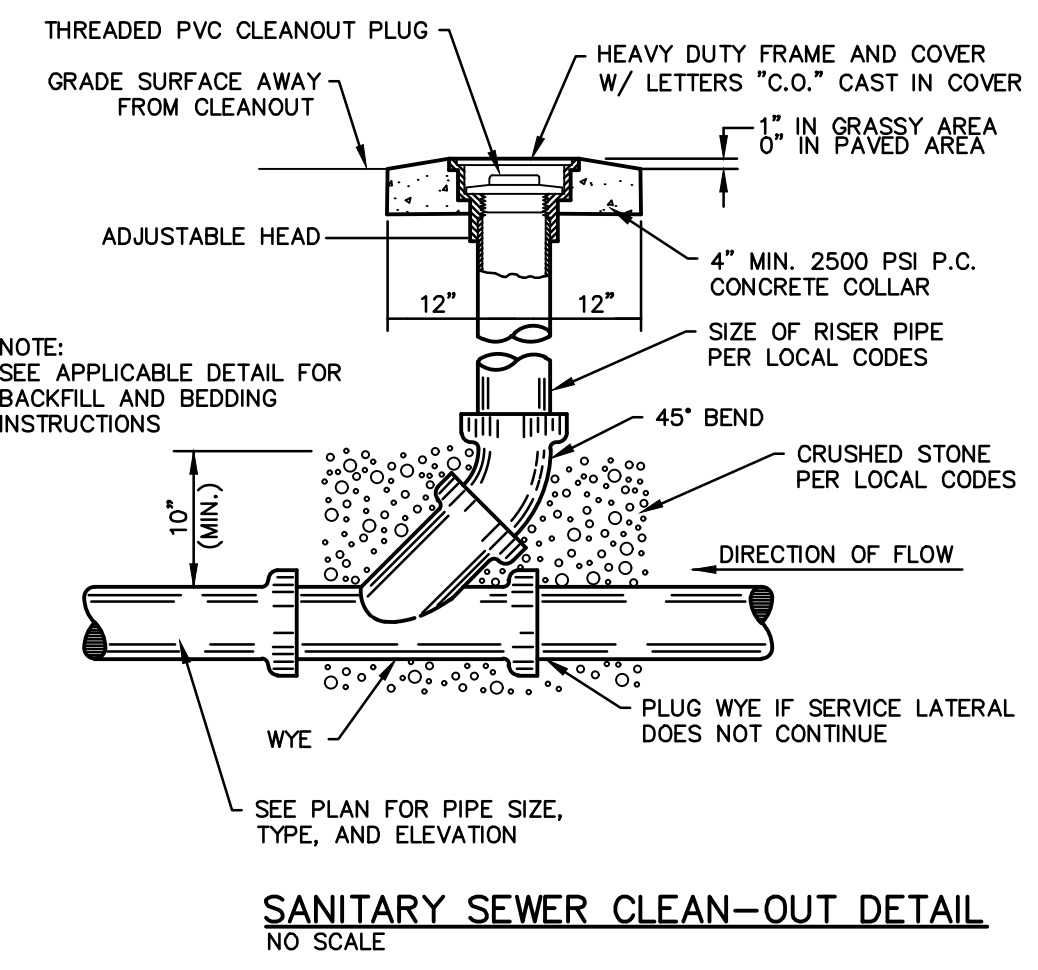
LAYER OF GROUT BETWEEN
END SECTION AND TOE WALL

GENERAL NOTES:

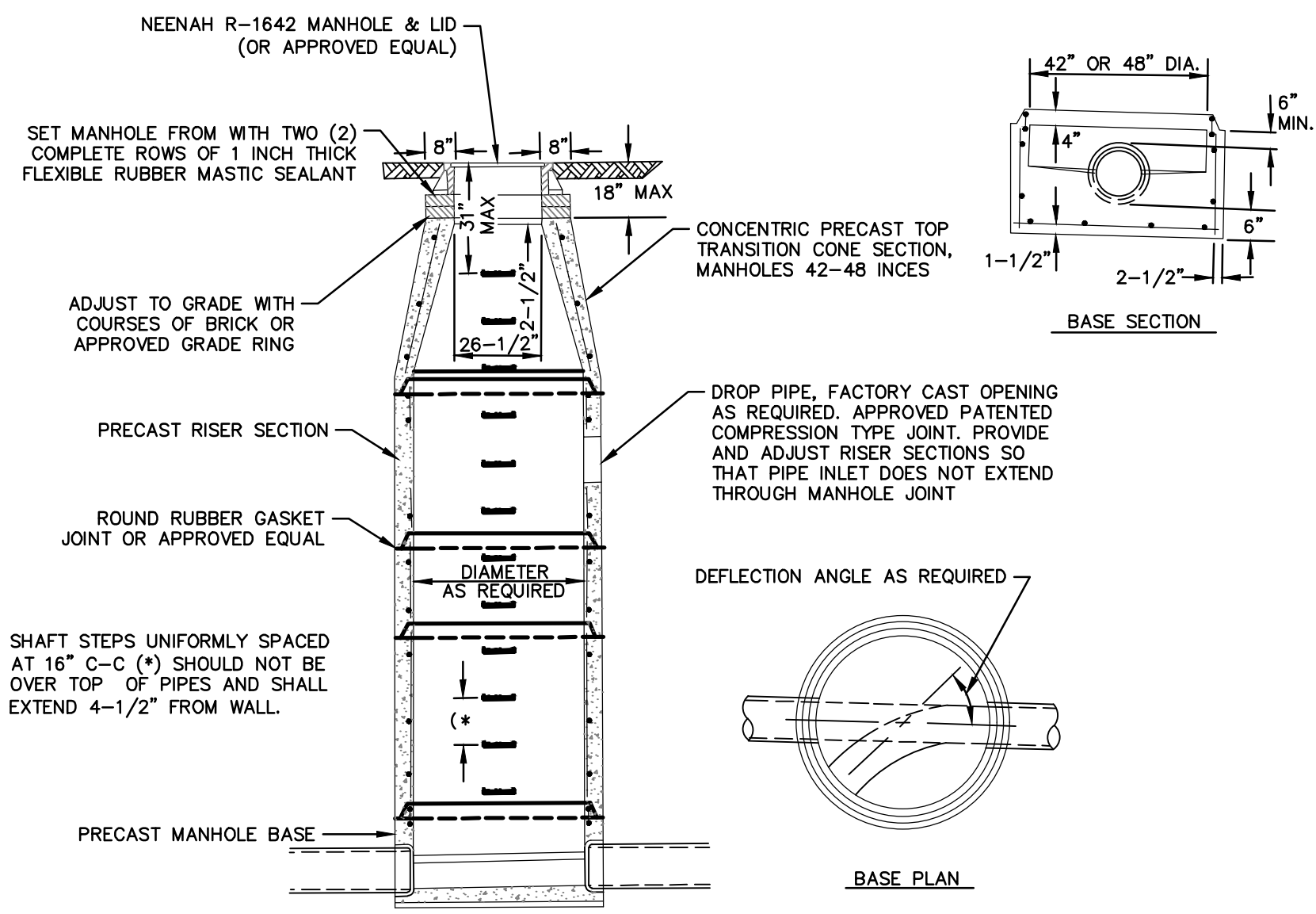
1. SLIGHT VARIATIONS IN BOTH SHAPE AND DIMENSIONS FROM THOSE SHOWN IF APPROVED BY THE ENGINEER.
2. NOT MORE THAN THREE LIFT HOLES MAY BE DRILLED OR CAST IN THE END SECTION FOR HANDLING ANY LAYING.
3. LIFT LUGS OR BARS WILL BE PERMITTED IN PRECAST TOE WALLS.
4. TOE WALLS MAY BE CAST-IN-PLACE OR PRECAST.

END DETAIL

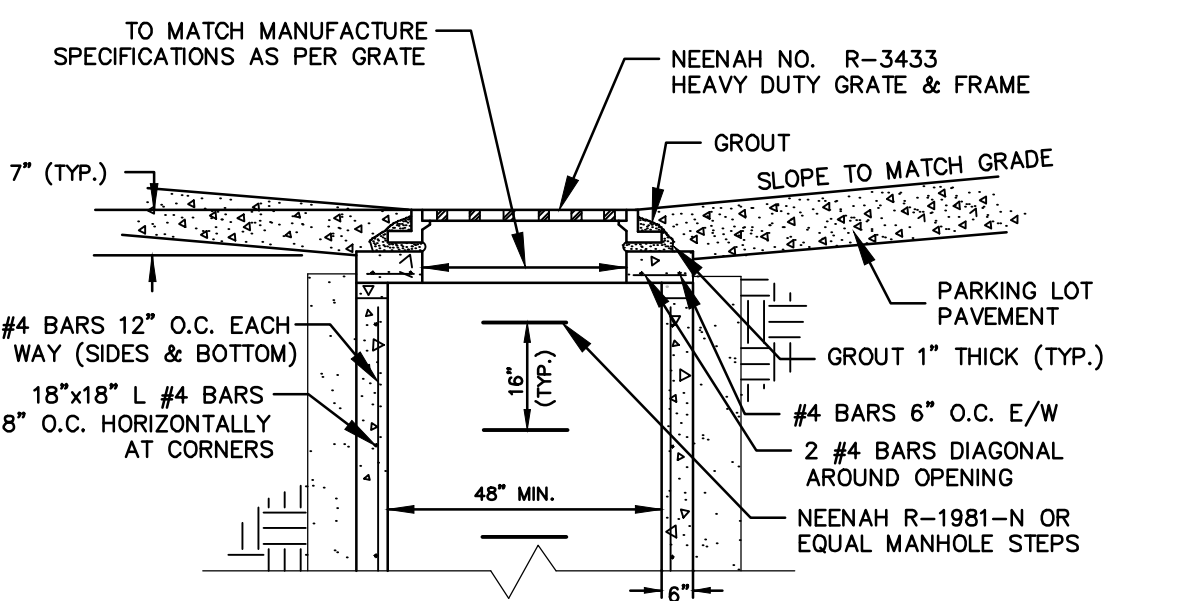
DIMENSIONS					
DIA.	WALL	A	B MIN.	C MIN.	D E
12"	2"	4"	4'-0"	8"	2'-0" 18"
15"	2-1/4"	6"	3'-10"	8"	2'-0" 18"
18"	2-1/2"	9"	3'-10"	8"	3'-0" 18"
21"	2-3/4"	9"	3'-2"	8"	3'-6" 18"
24"	3"	9-1/2"	2'-11"	8"	4'-0" 24"
27"	3-1/4"	10-1/2"	2'-11"	8"	4'-6" 24"
30"	3-1/2"	1-0"	1'-7"	8"	5'-0" 24"
33"	3-3/4"	1-2"	1'-7"	8"	5'-6" 24"
36"	4"	1-3"	2'-10"	8"	6'-0" 24"
42"	4-1/2"	1'-9"	2'-11"	8"	6'-6" 24"
48"	5"	2'-0"	2'-2"	8"	7'-0" 24"
54"	5-1/2"	2'-3"	2'-11"	8"	7'-6" 36"
60"	6"	2'-6"	3'-3"	8"	8'-0" 36"
66"	6-1/2"	2'-0"	1'-9"	8"	8'-6" 36"
72"	7"	2'-0"	2'-9"	10"	9'-0" 36"
78"	7-1/2"	2'-3"	2'-3"	10'-6"	9'-6" 36"
84"	8"	2'-6"	2'-0"	10"	10'-0" 36"



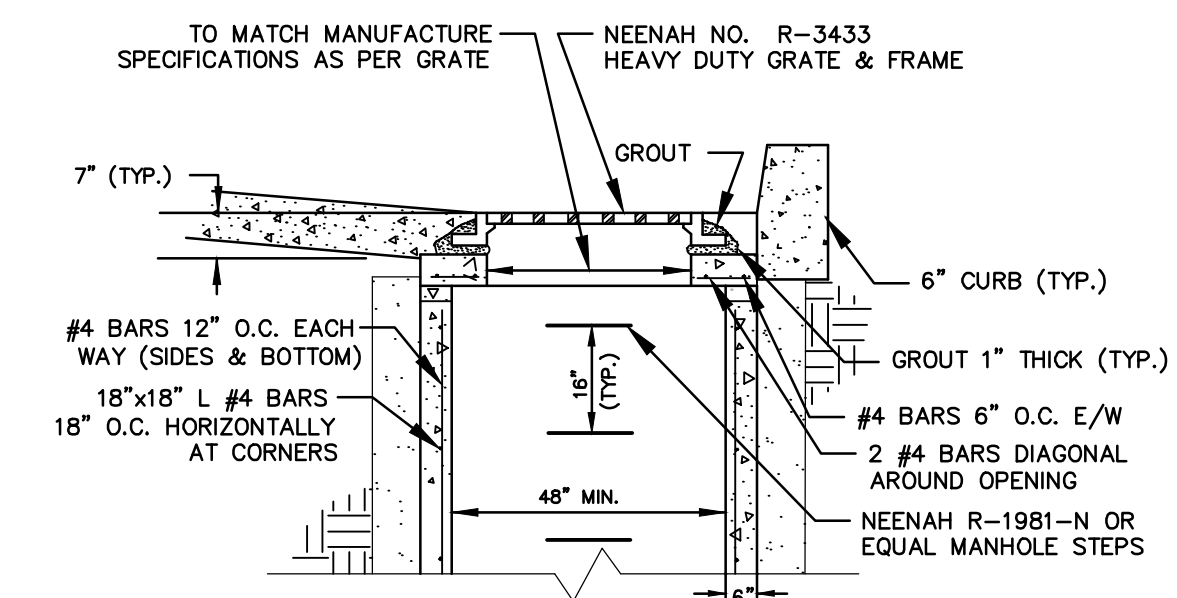
TRUCK DOCK GRATED TRENCH DRAIN DETAIL
NO SCALE



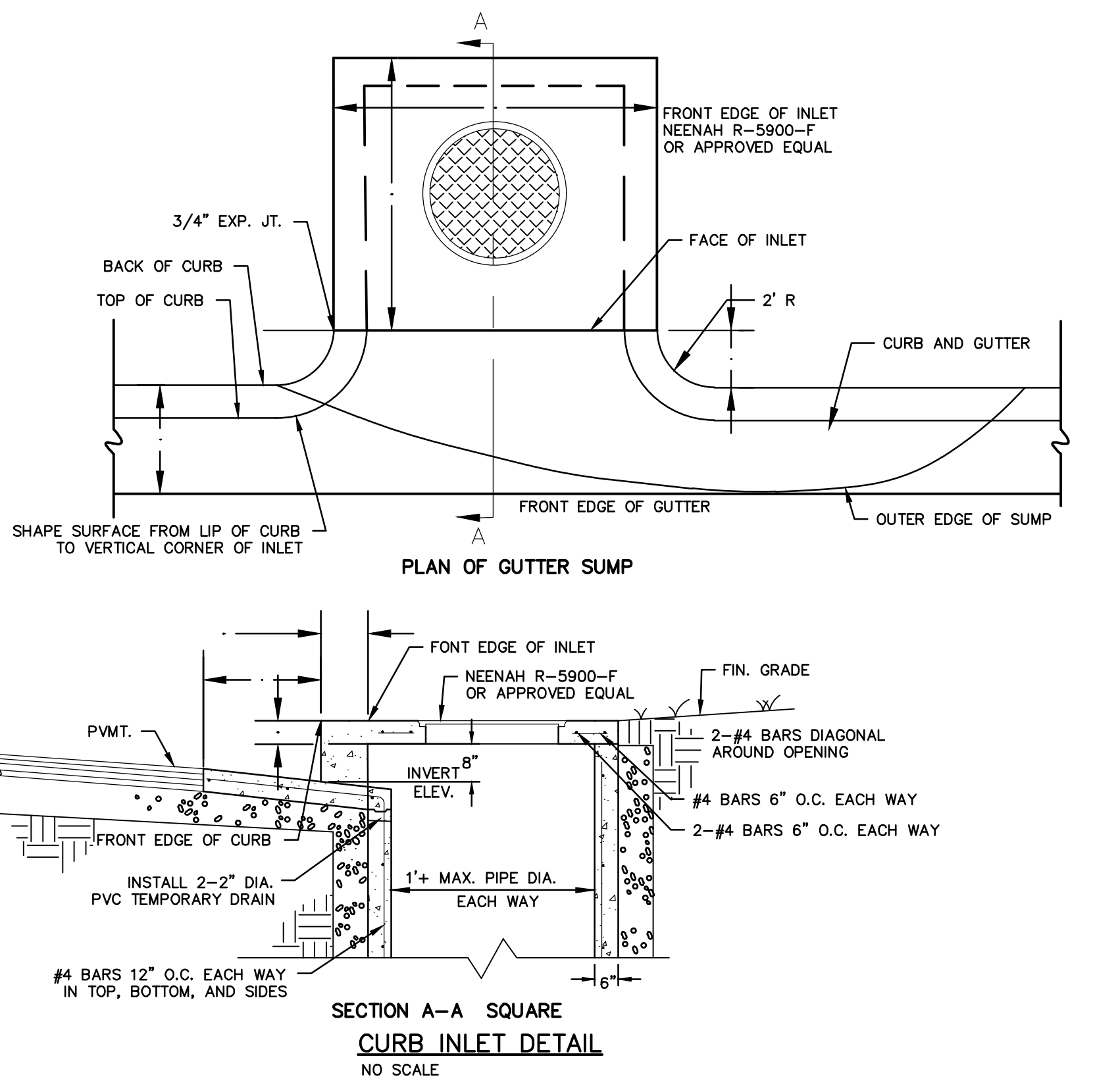
STORM MANHOLE DETAIL
NO SCALE



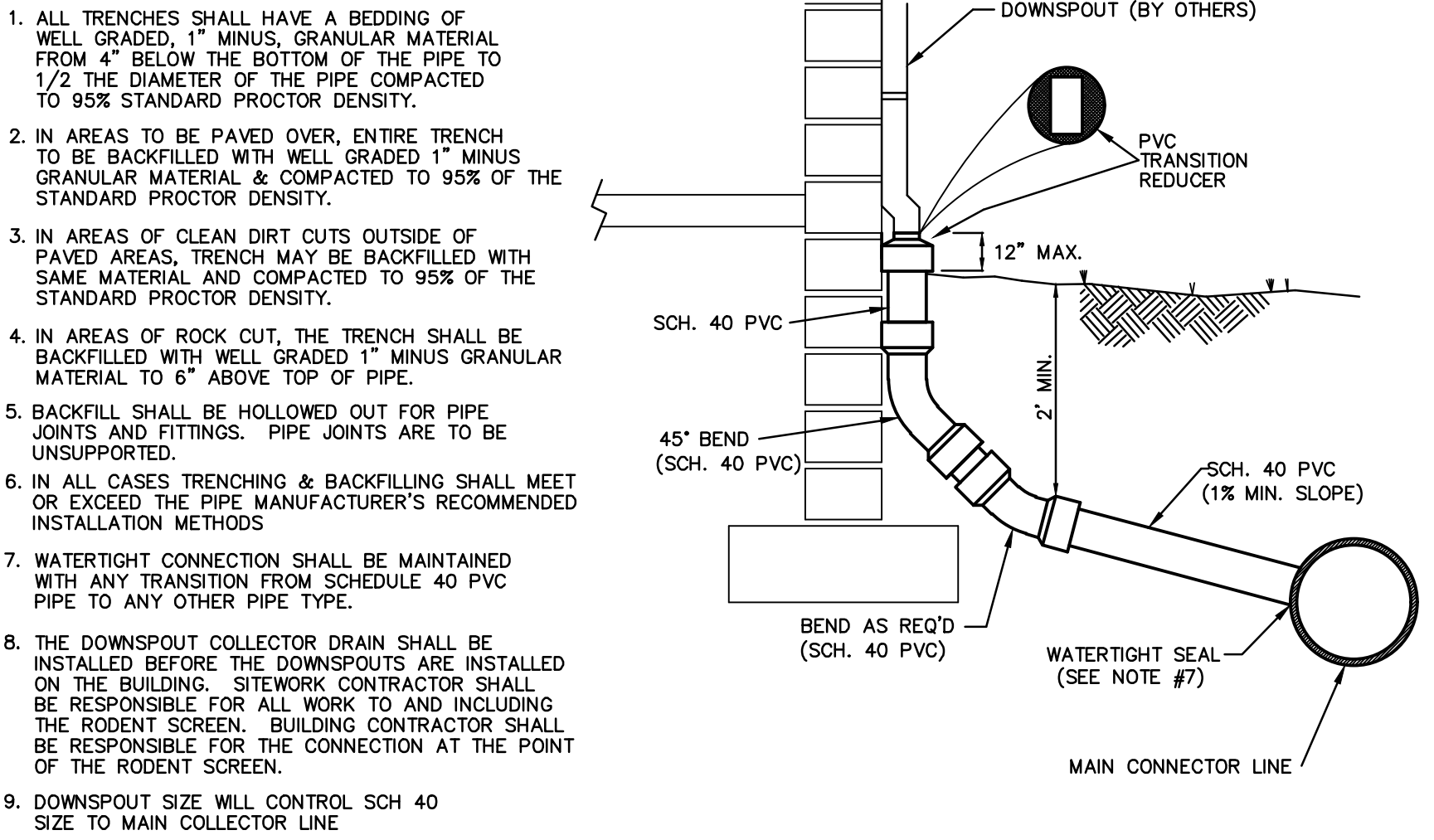
GRATED INLET DETAIL
NO SCALE



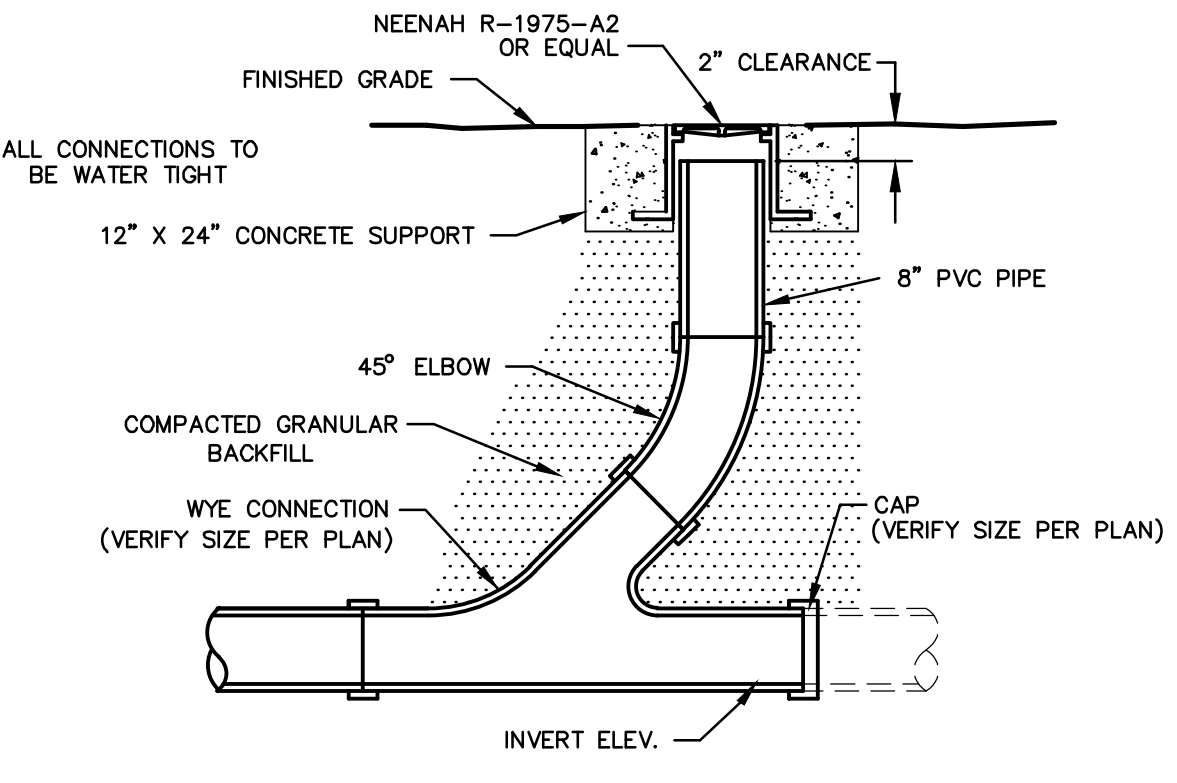
GRATED CURB INLET DETAIL
NO SCALE



SECTION A-A SQUARE CURB INLET DETAIL
NO SCALE



DOWNSPOUT COLLECTOR DETAIL
NO SCALE



DOWNSPOUT CLEANOUT DETAIL
NO SCALE

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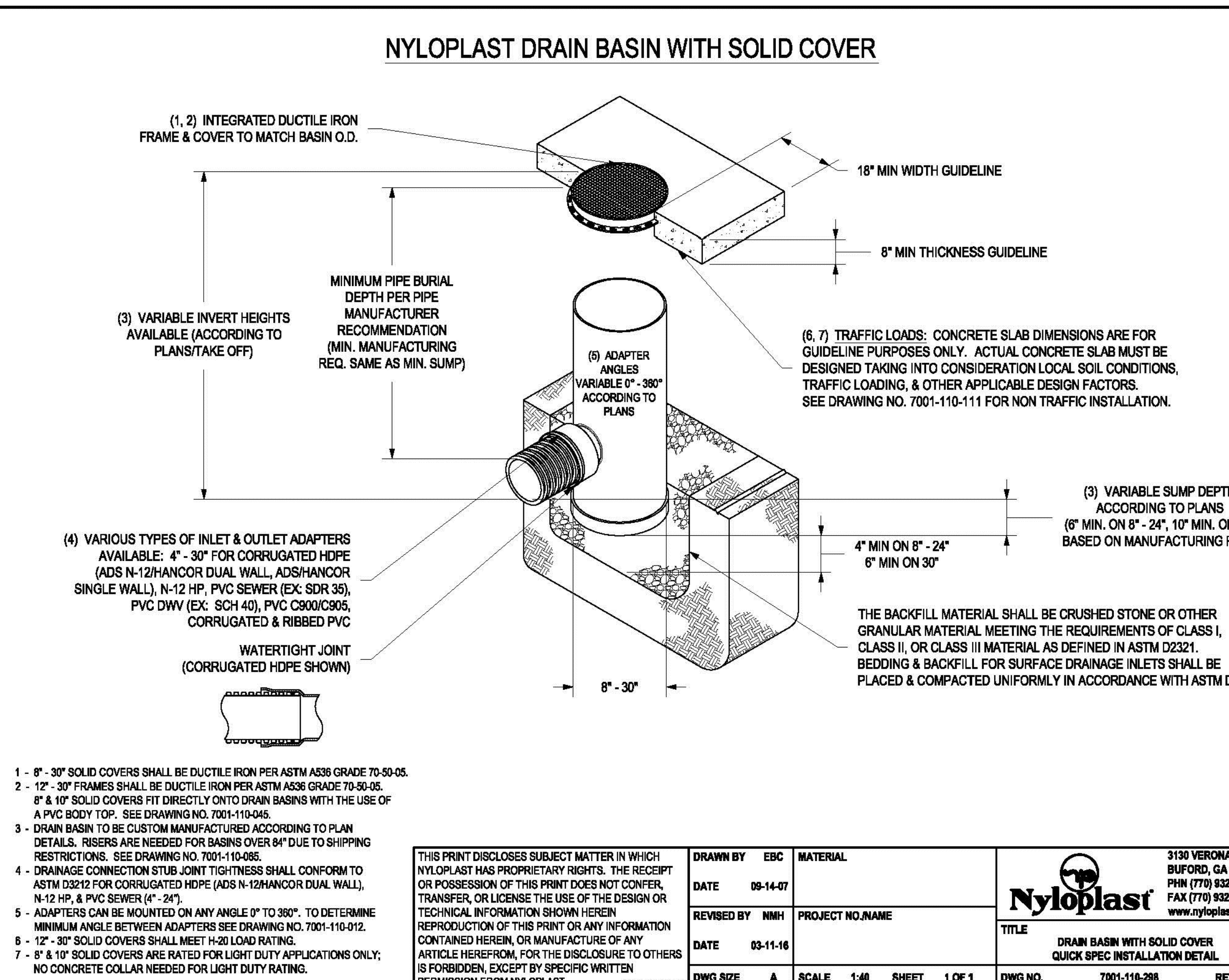
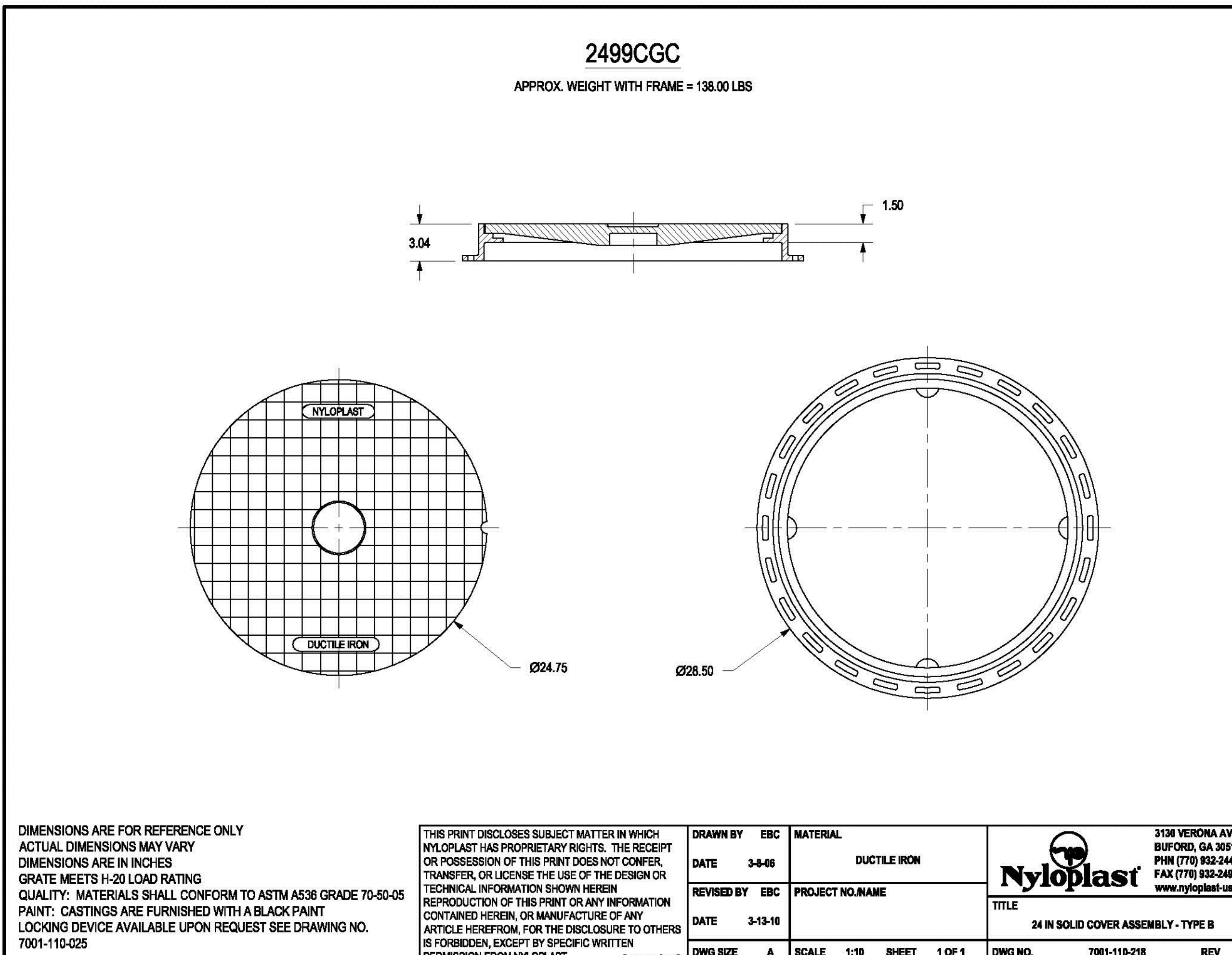
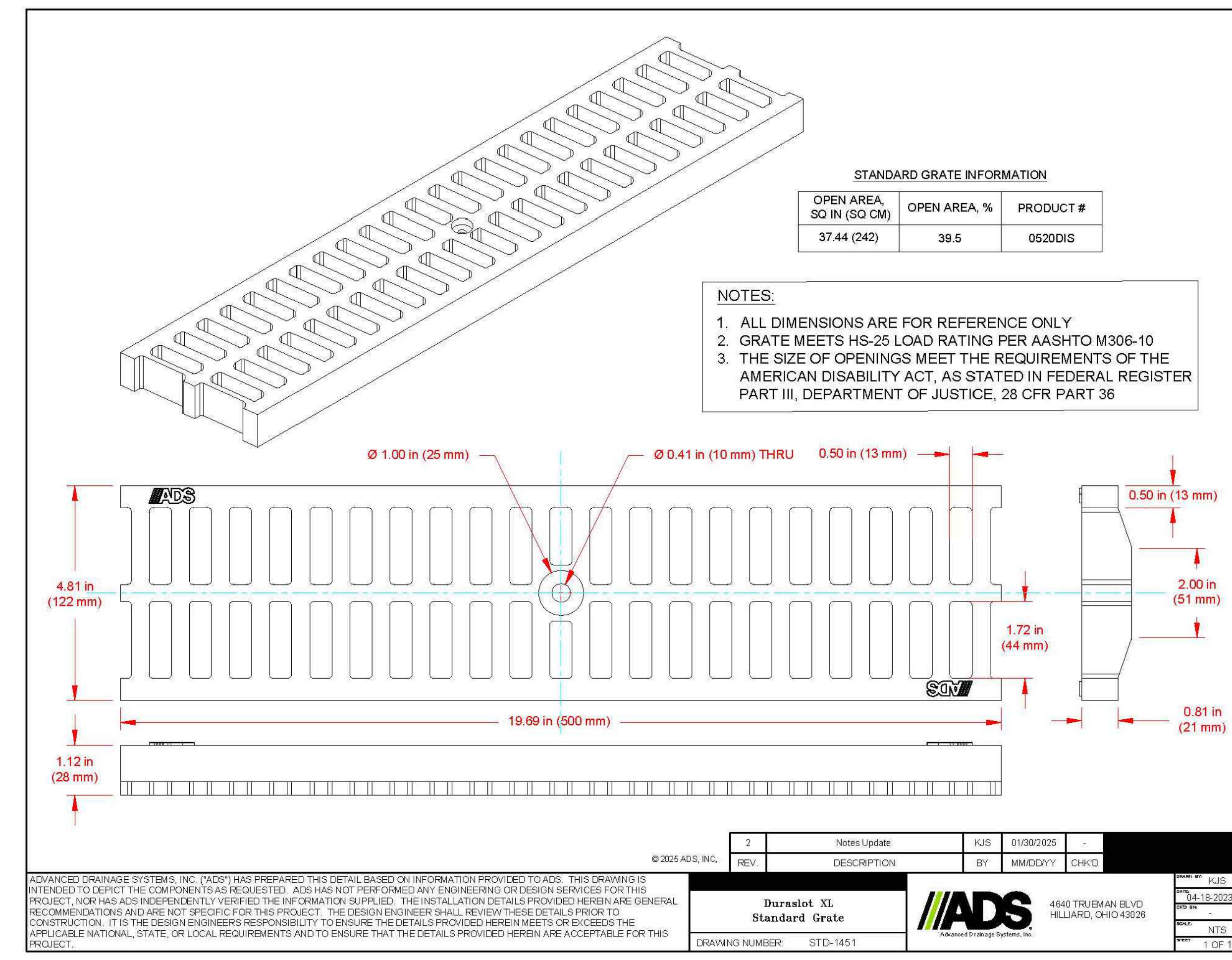
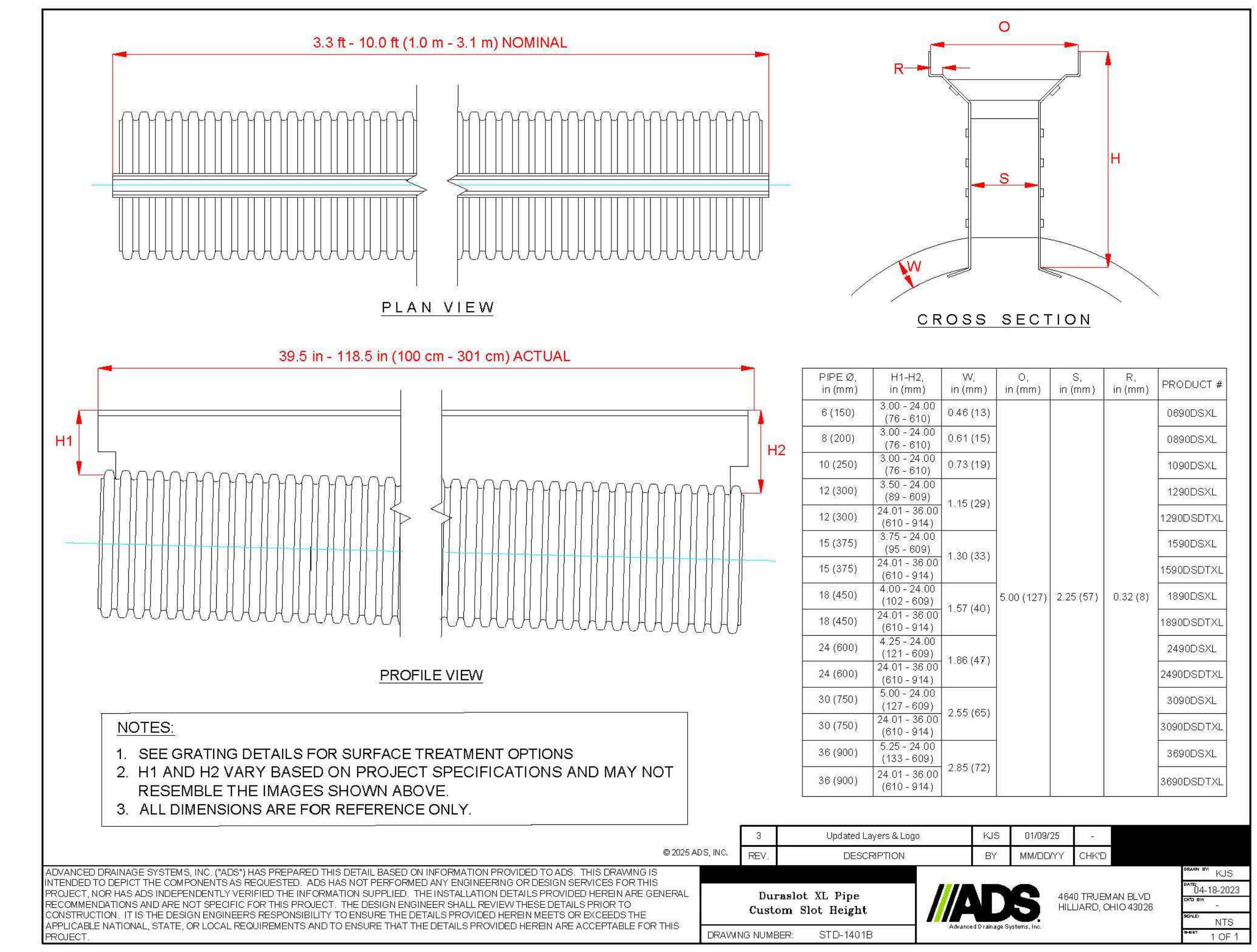
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(ie. trenching, blasting, etc.)

STATE OF MISSOURI
PROFESSIONAL ENGINEER
MICHAEL L. HACKMEISTER
PE-2017018980

SITE DEVELOPMENT PLANS
AECI UTILITY SOLUTIONS
BOONVILLE, MISSOURI

DWN. BY:	APPD. BY:
EBB	MLH
DATE:	NOV. 2025
SCALE:	NO SCALE
PROJ. NO.:	M25-9124A
DWG. NO.:	C17

DWG NAME: J:\2025\W25-9124 - Mid-America Industrial Drive, Booneville MO\W25-9124\A\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\W25-9124A_C18A_DETAILS.dwg LAYOUT TAB: C18A DETAILS PLOTTED ON: Nov 07, 2025 - 2:43pm PLOTTED BY: Checkmon



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STATE OF MISSOURI

MICHAEL L. HACKMEISTER

Professional Engineer

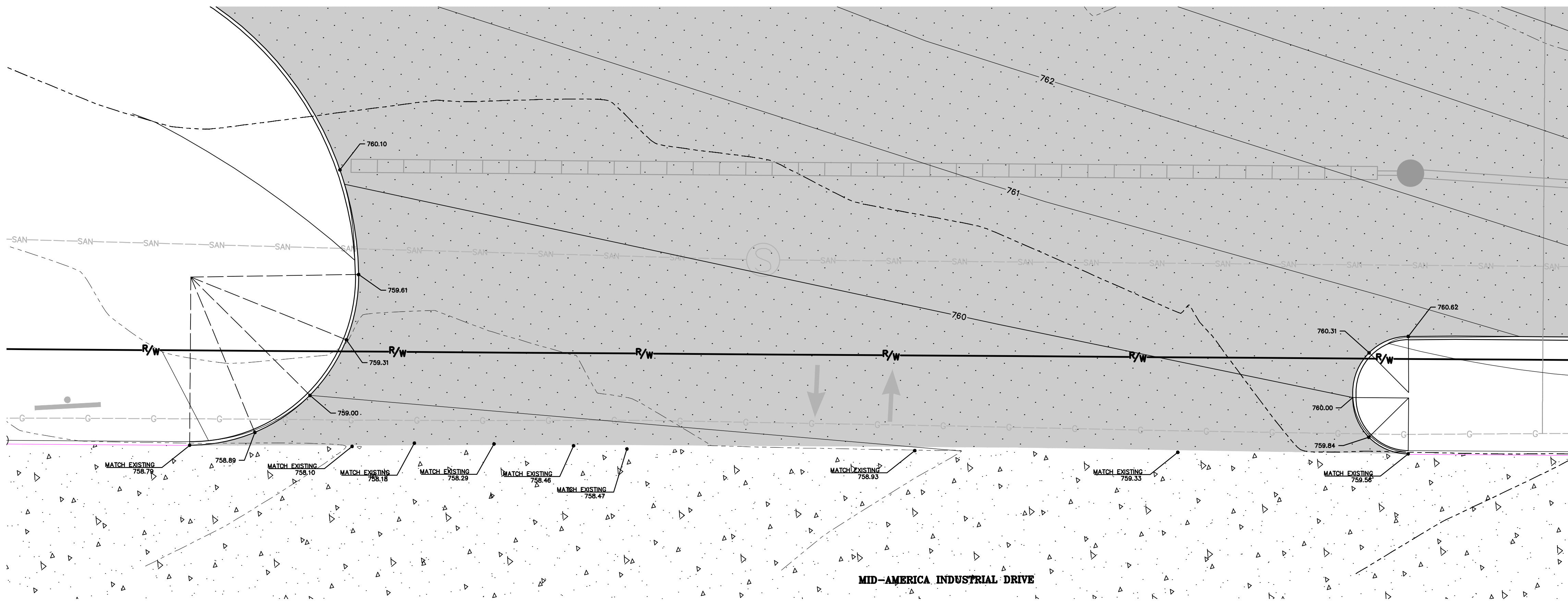
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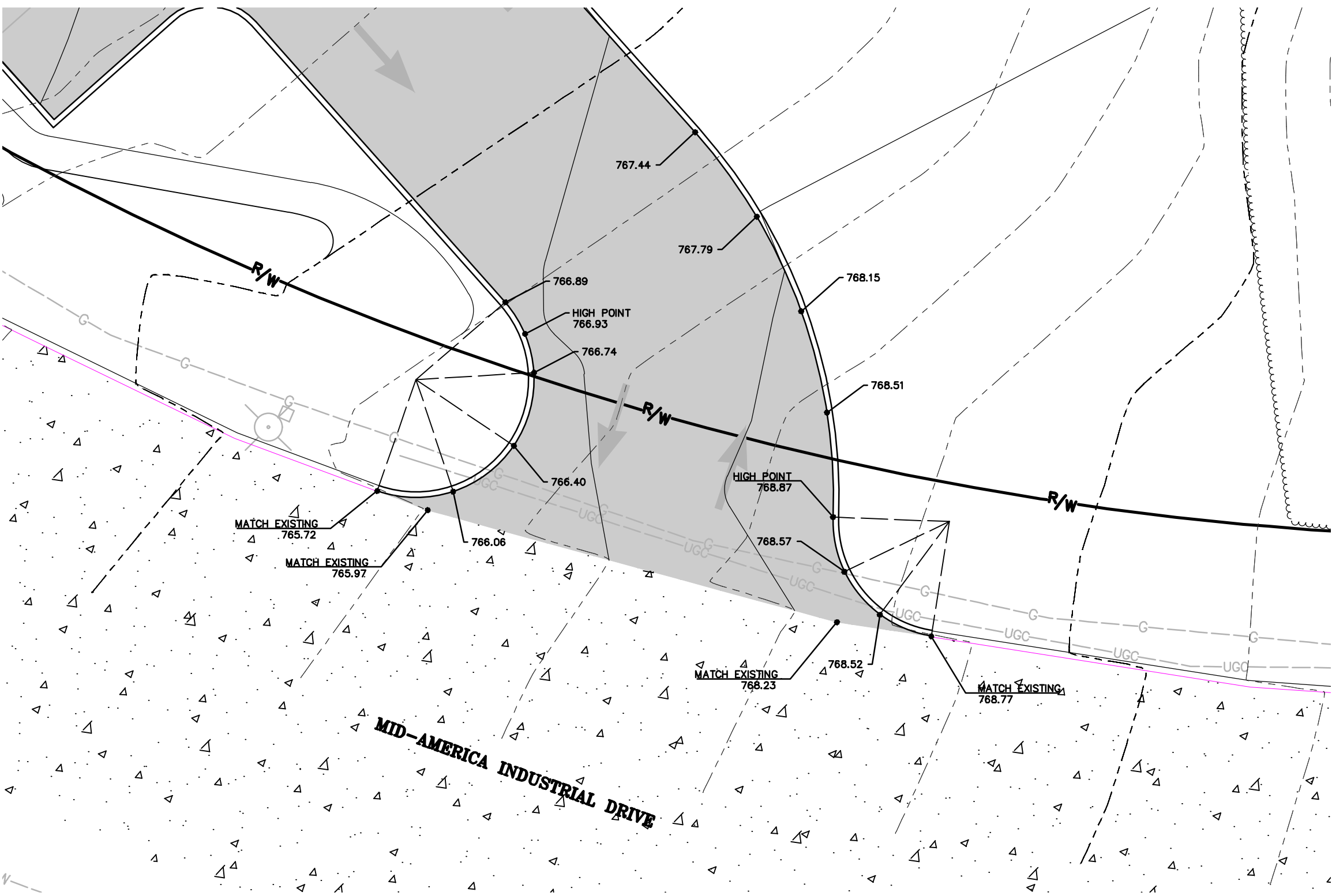
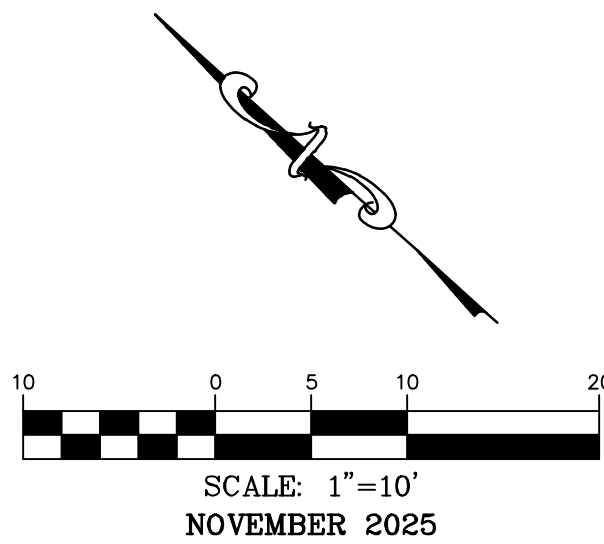
SITE DEVELOPMENT PLANS
AECI UTILITY SOLUTIONS
BOONVILLE, MISSOURI

DWG. BY: EBC
DATE: NOV. 2025
SCALE: NO SCALE
PROJ. NO.: M25-9124A
DWG. NO.: C18A

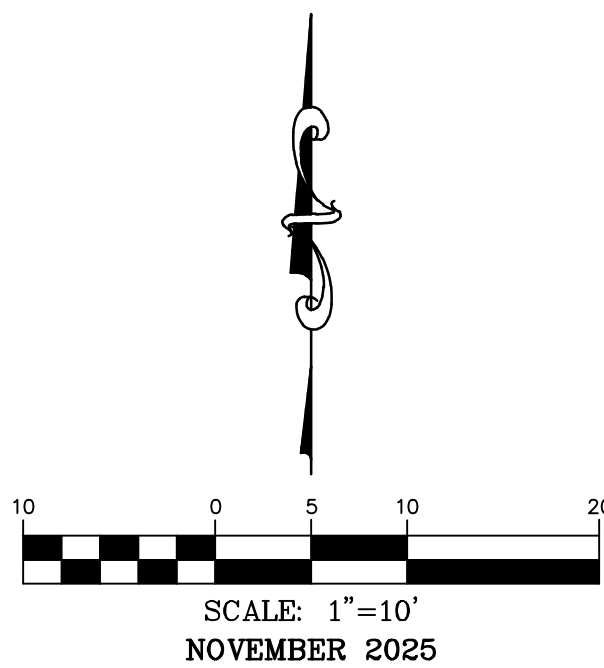
WARPING DETAILS



NORTHWEST ENTRANCE WARPING
SCALE = 1:10



SOUTHEAST ENTRANCE WARPING
SCALE = 1:10



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MICHAEL L. HACKMEISTER
NOVEMBER 2025
PE-2017018980

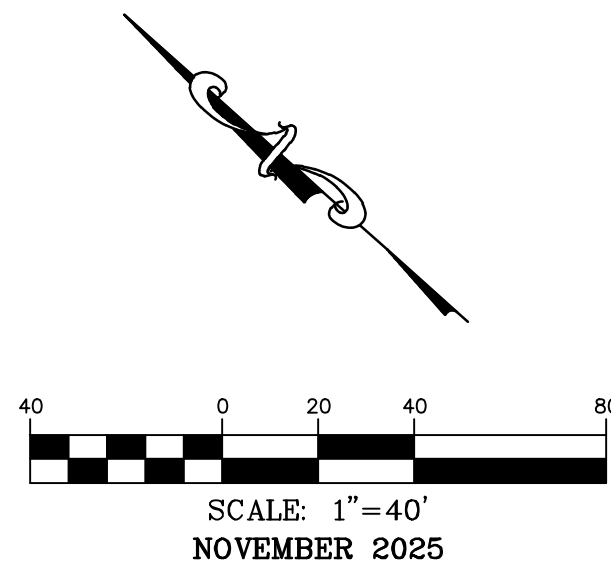
PROF. SEAL

SITE DEVELOPMENT PLANS
AECI UTILITY SOLUTIONS
BOONVILLE, MISSOURI

WARPING DETAILS
DWG. BY: LAPPD.BY:
DATE: EBB MLH
DATE: NOV. 2025
SCALE: 1" = 10'
PROJ. NO.: M25-9124A
DWG. NO.: C19

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LANDSCAPE PLAN



LANDSCAPE LEGEND

- BUR OAK "QUE"
- RED MAPLE "ACE"
- EASTERN REDBUD "CER"
- SERVICEBERRY "AME"
- FLOWERING DOGWOOD "COR"
- AREAS TO BE SEEDED AND STRAWED

LANDSCAPE REQUIREMENTS:

REAR YARD BUFFER:
TYPE A - 10 FEET WIDTH WITH 5 SMALL CANOPY TREES PER 100 LINEAR FEET.
REAR YARD LENGTH: 894.07 L.F.
EXISTING NATURAL BUFFERYARD: 428.46 L.F.
894.07 - 428.46 = 465.61 L.F. BUFFERYARD REQUIRED
465.61 L.F. / 20 L.F. (PER 1 TREE) = 23.3
REQUIRED TREES: 23
PROPOSED TREES: 23
PARKING LOT:
35% OF PARKING LOT MUST BE SHADED W/ MATURE TREES.
PARKING LOT AREA: 12,459 S.F.
REQUIRED SHADED AREA: 12,459 X 0.35 = 4,361 S.F.
AVERAGE SHADE AREA PROVIDED BY LARGE CANOPY TREE:
AVERAGE DIAMETER: 50 L.F.
AVERAGE AREA: $\pi r^2 = \pi(25)^2 = 1,963.5$ S.F.
ONLY HALF OF SHADE TREE AREA WILL BE USED IF ON THE EDGE OF THE PARKING LOT
1,963.5 S.F. / 2 = 981.75 S.F. ALLOWABLE SHADE AREA PER TREE
4,361 S.F. / 981.75 S.F. = 4.44 TREES
REQUIRED TREES: 5
PROPOSED TREES: 6

NOTES:

- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ON PLANS PREVAIL OVER THOSE LISTED IN PLANT LIST.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES PRIOR TO START OF WORK. REPORT TO OWNER'S REPRESENTATIVE ANY CONDITION THAT MAY AFFECT CONTRACT. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SITE ELEMENTS DUE TO CONTRACTOR'S ACTIVITY AT NO EXTRA COST TO OWNER.
- CONTRACTOR SHALL COORDINATE SCHEDULE AND INSTALLATION OF LANDSCAPING WITH THE OWNER'S REPRESENTATIVE.
- MULCH ENTIRE SHRUB PLANTING AREAS WITH 3" DEPTH OF SHREDDED BARK MULCH. ALL SHRUBS BEDS IN LAWN AREAS TO HAVE SPADE CUT EDGE. PROVIDE 4" DIA. MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED BARK MULCH. GROUND COVER BEDS TO RECEIVE MIN. 2" DEPTH OF SHREDDED BARK MULCH.
- FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE SHALL BE MATCHED FOR SIZE AND FORM.
- CONTRACTOR SHALL COORDINATE SCHEDULE AND STAKING/LOCATION OF BED EDGES WITH IRRIGATION CONTRACTOR.
- ALL DISTURBED AREAS SHALL BE SODDED.
- ALL SEEDED AREAS ON SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION CONTROL BLANKETS AS SPECIFIED.
- SEE CIVIL AND ARCH. DWGS FOR EXISTING AND PROPOSED CONDITIONS.
- SEE SPECIFICATIONS FOR ADDITIONAL NOTES AND REQUIREMENTS.
- SEE PLANTING SOIL SPECIFICATIONS-SECTION 02301-FOR SOIL DEPTH AND QUALITY REQUIREMENTS IN LAWN AND PLANTING AREAS.

NOTE: PLANTINGS MAY NOT BE IN UTILITY EASEMENTS.

NOTE: ALL DISTURBED AREAS TO BE SEEDED AND STRAWED.

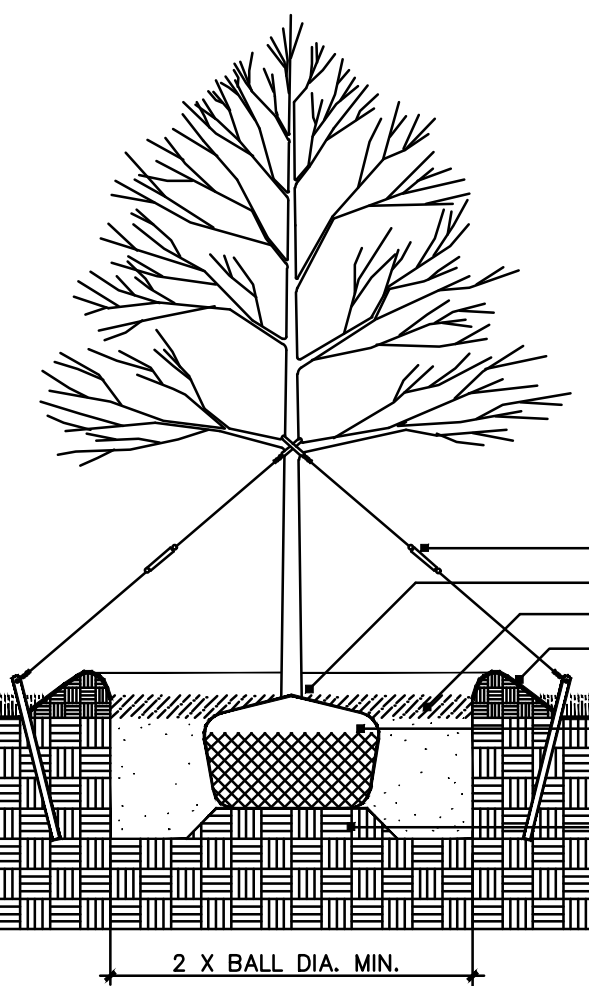
CALL OR CLICK 3 DAYS BEFORE YOU DIG!
MISSOURI ORIGINAL SYSTEM
1-800-DIG-RITE OR 811
www.mo1call.com

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	ABBREV.	SIZE	SPACING	TYPE
SMALL CANOPY TREES						
7	Cercis canadensis	Eastern Redbud	CER	5 GAL.	18"	B&B
8	Amelanchier canadensis	Serviceberry	AME	5 GAL.	18"	B&B
8	Cornus florida	Dogwood	COR	5 GAL.	18"	B&B
LARGE CANOPY TREES						
3	Quercus macrocarpa	Bur Oak	QUE	5 GAL.	AS SHOWN	B&B
3	Acer rubrum	Red Maple	ACE	5 GAL.	AS SHOWN	B&B

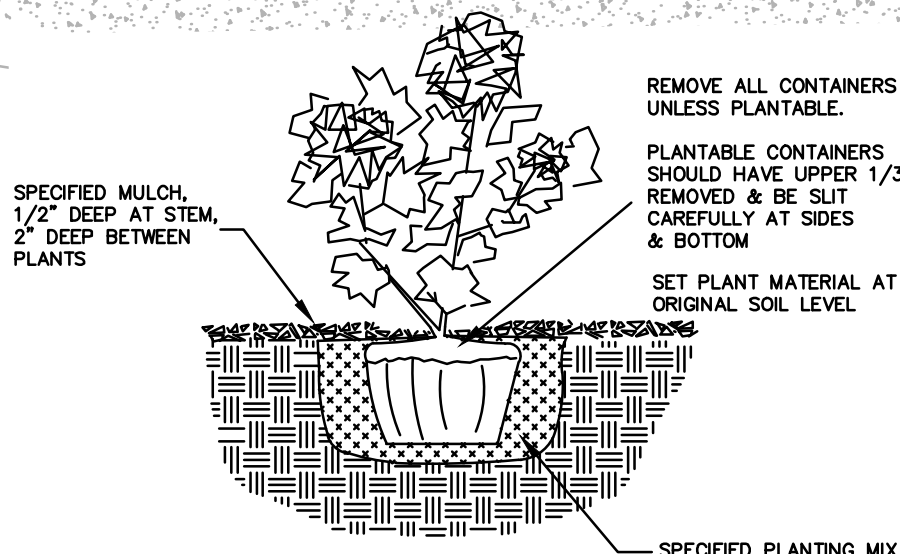
NOTES:

- WATER THOROUGHLY FOLLOWING PLANTING.
- SIZE OF HOLE REQUIRED VARIES WITH CONTAINER SIZE, BUT MUST BE LARGER THAN CONTAINER ON ALL SIDES AND BOTTOM.
- AVOID DAMAGE TO ROOT STRUCTURE IN HANDLING & PLANTING.



DECIDUOUS TREE PLANTING

OWNER/DEVELOPER:
COR DEVELOPMENT
209 E. BROADWAY
COLUMBIA, MISSOURI



NOTES:

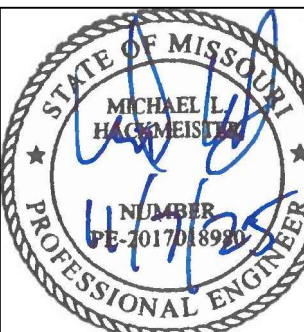
- WATER THOROUGHLY FOLLOWING PLANTING.
- SIZE OF HOLE REQUIRED VARIES WITH CONTAINER SIZE, BUT MUST BE LARGER THAN CONTAINER ON ALL SIDES AND BOTTOM.
- AVOID DAMAGE TO ROOT STRUCTURE IN HANDLING & PLANTING.

636-332-4574 (tel.)
636-327-0760 (fax)
weinfo@ochran.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning



Missouri State Certificate
of Authority Numbers:
2201000046

Two working days prior to
the start of any excavation
work, the contractor shall
call 1-800-DIG-RITE for
utility location information.
All OSHA rules & regulations
pertaining to excavation
construction required by these
plans shall be strictly followed
(ie. trenching, blasting, etc.)



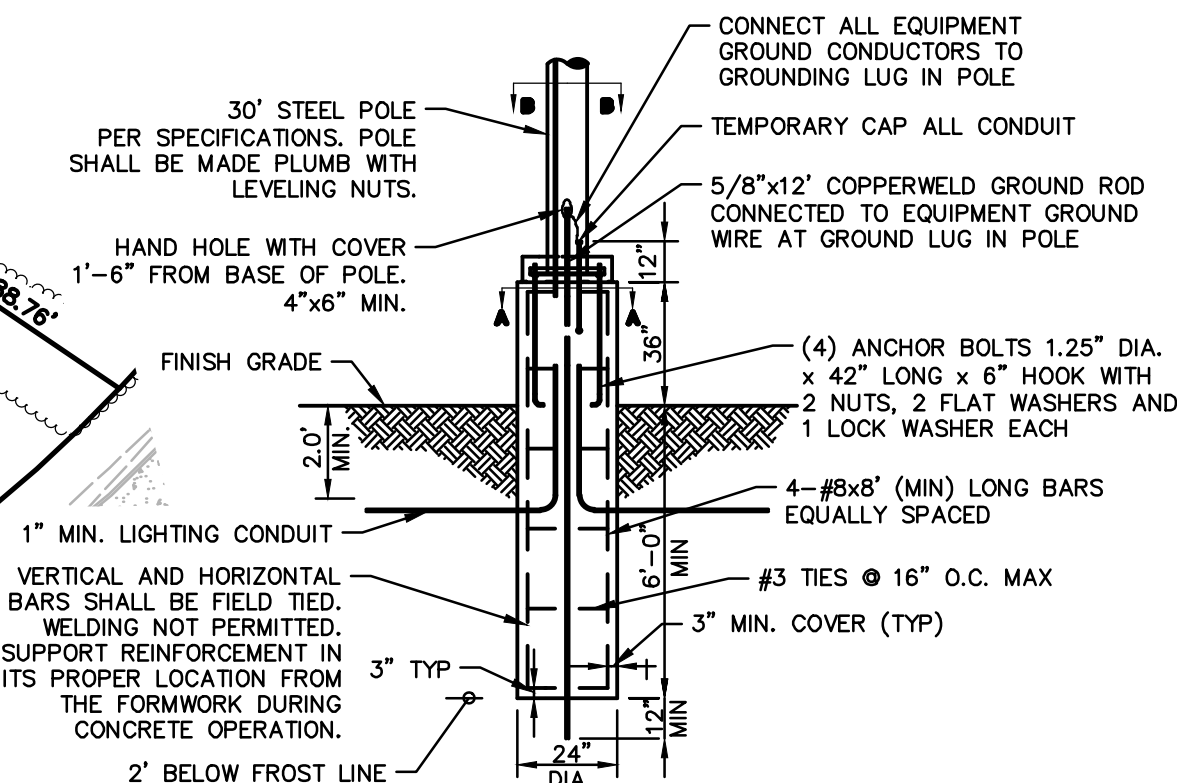
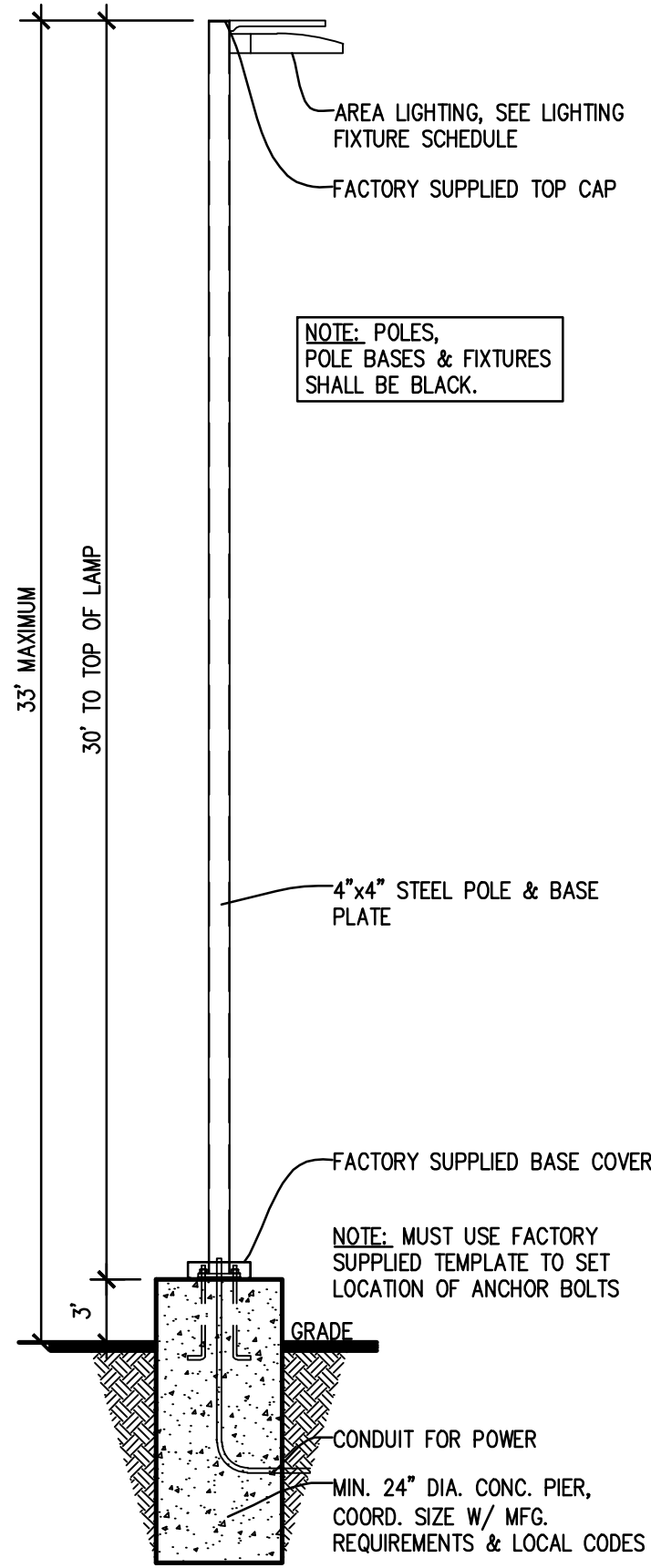
MICHAEL L. HACKMEISTER
PE-2017018980

SITE DEVELOPMENT PLANS
AECI UTILITY SOLUTIONS
BOONVILLE, MISSOURI

DATE	BY	DATE	BY
NOV. 2025	EBB	NOV. 2025	MLH
SCALE:		SCALE:	
1:40		1:40	
PROJ. NO:		PROJ. NO:	
M25-9124A		M25-9124A	
DWG. NO:		DWG. NO:	

C20

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	3.18	6.6	1.0	3.18	6.60
TRUCK ENTRANCE-BUILDING PERIMETER-STORAGE YARD	Illuminance	Fc	1.67	7.3	0.1	16.70	73.00



- NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
 2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL RIGID SPECIFIED.
 4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
 5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF.
 6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2(C) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS."
 7. EXPOSED CONCRETE SHALL BE FINISHED TO MATCH SURROUNDING C&G S.W.
 8. DETAIL FOR 30"-Ø POLE WITH MAX. FIXTURE EPA 46.4E-9.

STANDARD LIGHT DETAIL
NO SCALE

NOTE:
SEE SHEET C18 TO REFERENCE
LIGHT FIXTURE CUT SHEETS.

CALL OR CLICK 3 DAYS BEFORE YOU DIG!

 **MISSOURI**
ONE CALL SYSTEM

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- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning



North Office
8 East Main Street
Wentzville, Missouri 63385

Missouri State Certificate
of Authority Numbers:
2010000046

Two working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

STATE OF MISSOURI
MICHAEL L. HACKMEISTER
NUMBER
PE-2017018980
PROFESSIONAL ENGINEER

MICHAEL L. HACKMEISTER
PE-2017018980

**SITE DEVELOPMENT PLANS
AECI UTILITY SOLUTIONS
BOONVILLE, MISSOURI**

[illegible]

C21

BILL NO. 2026-001

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI, AMENDING CHAPTER 20, STREETS AND SIDEWALKS, AND APPENDIX G, SCHEDULE OF FEES, PROVIDING AN EFFECTIVE DATE THEREFORE AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, the City of Boonville wants to revise Section 20-24, Streets and Sidewalks (Filling and Surfacing) to eliminate a bond requirement; and,

WHEREAS, the City of Boonville wants to revise Section 20-24, Streets and Sidewalks (Filling and Surfacing) by replacing the bond requirement with a set fee pursuant to Appendix G of the City Code; and,

WHEREAS, the City of Boonville needs to revise Appendix G, Schedule of Fees, to add a fee for Filling and Surfacing under Section 20-24 in lieu of the bond requirement; and,

WHEREAS, the authority and scope to enact code changes are grounded in the Missouri statutes which are then operationalized through the City General Codes of Ordinances and the adopted professional standards of the International Code Council.

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

SECTION 1: Chapter 20-24, Streets and Sidewalks (Filling and Surfacing) shall be amended as detailed in “Exhibit A”.

SECTION 2: Appendix G, Schedule of Fees, shall be amended as detailed in “Exhibit B”.

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

SECTION 4: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

FIRST READING: _____

READ FOR THE SECOND TIME AND PASSED ON THIS ____ DAY OF JANUARY 2026, AFTER A COPY OF THIS ORDINANCE AND EXHIBIT HAVE BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST READING.

President of the Council

APPROVED THIS ____ DAY OF _____ 2026.

ATTEST:

Ned Beach, Mayor

Amber Davis, City Clerk

Exhibit A

Current Version

Sec. 20-24. - Filling and surfacing.

It shall be the duty of the person making or doing any boring or tunneling hereunder to fill the excavation and restore the surface to a condition at least equal to the surface prior to the excavation, or, in the case of boring or tunneling, to take such steps or precautions as are necessary to assure that there will be no sinking or shifting of the surface. The city administrator shall require of any person making an excavation or doing boring or tunneling, to furnish a deposit, bond, or other security in an amount not less than \$500.00 to assure compliance with this section; provided, however, that the city may elect to fill and resurface the excavation or take the necessary precautions and charge the cost thereof against the person making the excavation or doing the boring or tunneling.

(Code 1958, §§ 30.28, 30.29; Ord. No. 3184, § 1, 8-1-94)

Revised Version

Sec. 20-24. - Filling and surfacing.

It shall be the duty of the person making or doing any boring or tunneling hereunder to fill the excavation and restore the surface to a condition at least equal to the surface prior to the excavation, or, in the case of boring or tunneling, to take such steps or precautions as are necessary to assure that there will be no sinking or shifting of the surface. The city administrator shall require of any person making an excavation or doing boring or tunneling, to pay a fee, in accordance with Appendix G, ~~furnish a deposit, bond, or other security in an amount not less than \$500.00~~ to assure compliance with this section; provided, however, that the city may elect to fill and resurface the excavation or take the necessary precautions and charge the cost thereof against the person making the excavation or doing the boring or tunneling.

(Code 1958, §§ 30.28, 30.29; Ord. No. 3184, § 1, 8-1-94)

Final Version

Sec. 20-24. - Filling and surfacing.

It shall be the duty of the person making or doing any boring or tunneling hereunder to fill the excavation and restore the surface to a condition at least equal to the surface prior to the excavation, or, in the case of boring or tunneling, to take such steps or precautions as are necessary to assure that there will be no sinking or shifting of the surface. The city administrator shall require of any person making an excavation or doing boring or tunneling to pay a fee, in accordance with Appendix G, to assure compliance with this section; provided, however, that the city may elect to fill and resurface the excavation or take the necessary precautions and charge the cost thereof against the person making the excavation or doing the boring or tunneling.

(Code 1958, §§ 30.28, 30.29; Ord. No. 3184, § 1, 8-1-94)

Exhibit B

Current Version¹

Appendix G - SCHEDULE OF FEES

Permit to excavate, bore, or tunnel in a public right-of-way \$250.00

Staff review, bonding evaluation, and monitoring during and after the disturbance.

Revised Version

Appendix G - SCHEDULE OF FEES

Permit to excavate, bore, or tunnel in a public right-of-way / filling and surfacing \$250.00

Staff review, bonding/fee evaluation, and monitoring during and after the disturbance.

Final Version

Appendix G - SCHEDULE OF FEES

Permit to excavate, bore, or tunnel in a public right-of-way / filling and surfacing \$250.00

Staff review, bonding/fee evaluation, and monitoring during and after the disturbance.

¹ All versions of Appendix G have been limited to the affected language. The full content of Appendix G is not included in this exhibit.



HOUSING AUTHORITY of the City of Boonville

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



MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY THE CITY OF BOONVILLE, MO HELD ON December 10, 2025

On the 10th of December 2025 at 12:00 P.M. the Housing Authority Commissioners
met at 506 Powell Court, Boonville, MO 65233.

Present: Chairperson, Marilyn Adkins Vice Chairperson, Betty St. John
Commissioner, Wayne Jones Commissioner, Peggy Carney
City Council Rep., Susan Meadows Secretary, Robert Rorah
Guest: Charlene Carter Absent: Chrissy Stemmons

1. Roll Call: Chairperson, Marilyn Adkins asked if there is any pertinent information to discuss before the agenda is placed on the table. Hearing none and there being a quorum present, Chairperson, Marilyn Adkins called the meeting to order, and the following matters were placed on the table for discussion.

2. Meeting Minutes: Consideration was given, and discussion was held on the draft minutes of November 12, 2025. Betty St. John made a motion to approve the November 12, 2025, meeting minutes. Peggy Carney second, the minutes were approved.

3. Bills and Communications: Discussion was held, and consideration was given to the following. The UMB Bank Balance for December 10, 2025, was \$117,787.86. Reports on bills paid in November 2025 were discussed and reviewed. The Bank Reconciliation Statement along with the corresponding Operating Budget Trial Balance, and Board Summary Reports from October 31, 2025 will be reviewed at the next regular board meeting.

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

5. Unfinished Business: HVAC replacement update. Ten (10) of the two-bedroom apartments have new furnaces and air conditioners installed and partial payment of \$82,380.00 has been made for the work completed. Installation resumes on December 15, 2025, for the remaining 2- and 3-Bedroom units and should be finished by mid-January, 2026.

6. New Business: **a.** The HUD – NSPIRE Property Inspection took place on November 3, 2025. Rorah distributed the presumptive score of 95/100 for the property inspection. This is a very high score and should keep the Housing Authority designated as a HIGH Performer. **b.** The Fiscal Year End 06-30-2025 Annual Audit took place here at the housing authority on 12-03-2025 with a verbal report of “No Findings”. The final printed audit report will be issued sometime in the first quarter of 2026 ready for distribution.

7. Miscellaneous: None

8. Adjournment Betty St. John made motion to adjourn. Marilyn Adkins second, meeting adjourned.

CHAIRPERSON: _____ Date _____

SECRETARY: _____ Date _____



December 30, 2025

To: Mayor and City Council
From: Kate Fjell, City Administrator
Re: Council Meeting Notes 1.5.26

I hope everyone had a wonderful holiday! The Council meeting is light for the first meeting of 2026. Just a few comments on agenda items.

Hydrovac Pay App #8

The Lead Service Line Inventory work continues and is on track to be completed in March.

First reading- Street Cut Permit Revisions (Filling and Surfacing)

Staff are recommending a revision to Chapter 20, Street Cut Permits, to streamline the process and make accounting easier. The new ordinance will have a \$250 dollar fee for the street cut permit which will standardize the cost for all street cut permits.

Additionally, we are proposing the elimination of the \$500 bond payment. Currently, we take a bond payment which we refund should the contractor return the street to the condition it was prior to the street cut. Staff are proposing to remove this bond for several reasons, a) should the street not be repaired, the \$500 is often not adequate to repair the street, so we are still billing the contractor and b) with the transition to the new system we have brought all of the permits into the accounting system and the bond payment is unnecessarily complicated. The proposed new ordinance will have the \$250 fee and then if the contractor does not repair the street the City can repair and bill after the fact.



December 26, 2025

To: Mayor and City Council

From: Kate Fjell, City Administrator

Re: Budget Work Session: Admin, Airport, Debt Service, Economic Development

Tonight we will primarily be discussing operational costs in the 01 – General Fund and Economic Development budget. We will have some discussion about subscription, technology and “other contractual service” costs in these budgets.

Economic Development:

We are one year into bringing the economic developer back as a City of Boonville employee. The personnel numbers once again reflect this. Included in the budget is several programs that Jim uses to assist in his work, which are shown below in the capital project table below.

Additionally, the economic development department pays for memberships to the Chamber of Commerce and the Mid-Missouri Regional Planning Commission. Additionally, there is funding allocated for potential special events (i.e. hosting prospective businesses in Boonville), training programs sponsored by economic development (i.e. upcoming Angel investing workshop). There are also some professional services allotted (although unencumbered) for engineering and/or legal fees for any projects that may come to fruition.

Airport:

We completed the taxi runway repairs this year so there will be limited capital projects in the coming years, as we build back up a bank of state allocated funds for the next most critical projects on the capital improvement list. The operational budget for the airport will remain generally the same from this current year.

Debt Service:

A quick general recap of outstanding debt in the City and payoff dates:

- Ladder Truck- Pay off in FY 28-29, paid out of 01, general fund reimbursed by gaming
- 2010A Refunding (2020)*- Pay off in FY 27-28, paid out of general fund and reimbursed by gaming
- 2013/2010B Refunding*- This is part 01 general fund and 06, water, for a new water tower. Both funds are reimbursed from gaming. Payoff is FY 29-30.

- 2016 COP – This COP included the I/I basin and the soccer field grading. This is paid out of fund 20, Parks and Stormwater Fund. Payoff is FY 28-29
- USDA 2008 Debt Service – This debt originates in 1996 and paid for the construction of the wastewater treatment plant. This is paid out of 08, sewer, and will be paid off in FY 33-34.

*2010A and 2010B Projects included pool, city hall renovation, city council renovations, and fire station.

It is worth noting that we will have some significant unencumbered cash coming available in coming years, which will help pay for some of the planned capital expenses we have identified and prioritized.

Administration

Finally, I have included the administration operation budget. Primarily the budget remains steady with increases in wages, insurances and utilities. These numbers may change moderately as we work to balance the budget with revenues in the coming weeks. I do want to note that the estimated FY25-26 wages are higher than budgeted due to changing funding allocations for employees who are paid out of multiple funds. There is also the planned capital for City Hall and Council Chambers identified below.

Health/Collection

I have also included the budget for the Health/Collection budget. We previously approved the 2026 sanitation rates, so this reflects the new rates.

Capital Projects/Subscription and Dues

Admin				
Council Chambers	17-171-4361	Cameras and streaming upgrades	\$10,000	Current quote is \$5000, but need to look into the channel box to see if upgrades are necessary (the streaming equipment is from 2012 when we first renovated)
City Hall	17-171-4361	New Awning for City Hall	\$15,000	Awning is original from 2012 and it needs to be replaced
Security Cameras	17-171-4361	Cameras for Council Chambers	\$45,000	Since we are upgrading the cameras inside, it makes sense to also add the security cameras to the building
Council Chambers security entrance	17-171-4361	Card-key entrance for Council Chambers	\$15,000	We would like to put the keyless security entrance on the back Council Chamber door as we continue to move to transition to the keyless entry doors.

Airport				
Airport	17-171-4361	Fencing along Fox Hollow	\$10,000	We need to begin installing the fence between Fox Hollow and the Airport. The Parks department can install, so this will be material only. This likely will be ongoing project.

Economic Development- Subscriptions and Dues				
Economic Development	05-502-30205 16-161-3210	Placer.AI	\$18000 50% Tourism and ED	Location Based Software
Economic Development	05-502-30205	Lightcast Developer	\$15,000	Economic Impact Calculation
Economic Development	05-502-30205	ARC GIS Business Analyst	\$5000	Market Research
Economic Development	05-502-30205	ProfitCents	\$3625	Financial Benchmarking

Economic Development	05-502-30205	Business Planning	\$2000	Entrpreneurial Support (NEW)
Economic Development	05-502-30205	Mid-MO RPC	\$2500	Membership Dues
Economic Development	05-502-30205	Chamber of Commerce	\$1300	Annual Dues
Economic Development	05-502-30205	MO Economic Dev. Council	\$300	Membership Dues

FUND			FY 2025-2026 BUDGET		42
CAPITAL SALES TAX			DEPARTMENT		
05-502			ECONOMIC DEVELOPMENT		
				Budget FY	Projected FY
Code #	PERSONNEL SERVICES		2025-26	2025-26	2026-27
10005	Salaries		\$90,000	\$90,000	\$94,500
10105	Overtime		\$0	\$0	\$0
10205	FICA		7,200	7,200	7,560
10305	Health Insurance		0	0	0
10605	Retirement (LAGERS)		13,500	8,500	15,000
10805	Workmen's Comp. Ins.		250	0	0
	Subtotal		\$110,950	\$105,700	\$117,060
	NON-PERSONNEL				
20105	Advertising		4,000	2,200	4,000
20205	Electricity/Gas		1,500	1,000	1,500
20305	Postage & Permits		150	50	150
20405	Printing		1,500	150	500
20505	Telephone		2,000	2,000	2,000
20705	Miscellaneous		250	100	500
23405	Office Supplies		500	650	1,500
24005	First Aid/Drug Test		150	50	150
24205	Special Events		2,000	3,000	10,000
24905	Other Equipment Maint.		0	0	0
30205	Dues & Publications		14,000	3,500	40,000
30305	General Insurance		1,000	1,000	1,500
30505	Audit Fees		1,000	1,000	1,000
30605	Professional Services		20,310	4,500	20,000
31205	Maintenance Agreement		1,000	500	1,000
31505	Meetings & Conferences		2,500	2,200	10,000
31905	Training & Education		2,500	1,500	10,000
32105	Other Contractual Services		15,000	22,500	10,375
32115	Economic Services		15,000	40,000	12,275
40405	Office Equipment		35,000	4,000	3,000
	Subtotal		\$119,360	\$89,900	\$129,450
	CAPITAL OUTLAY				
40415	CIP Capital		0	0	0
	Subtotal		0	0	0
	Grand Total		\$230,310	\$195,600	\$246,510

FUND		FY 2025-2026 BUDGET			21	
GENERAL		DEPARTMENT				
01-106		AIRPORT				
					Budget	Budget
					FY	FY
					2025-26	2025-26
Code #	PERSONNEL SERVICES				2025-26	2026-27
10005	Salaries (Contract)				\$35,000	\$35,000
10805	Workmans Compensation				800	800
	Subtotal				\$35,800	\$35,800
	<u>NON-PERSONNEL</u>					
20105	Advertising				0	0
20205	Electricity/Gas				10,500	9,000
20305	Postage/Permits				200	50
20405	Printing				0	0
20505	Telephone				5,000	5,000
20705	Miscellaneous				5,000	4,100
21105	Motor Fuel/Lubrication				1,800	1,000
21605	Janitorial Supplies				300	150
23405	Office Supplies				40	100
24205	Special Events				0	0
24605	Building/Grounds Maint.				5,000	15,500
24705	Auto/Machine Maint.				1,500	1,500
24905	Other Equipment Maint.				3,800	5,000
25505	Cost of Gas Sold				70,000	
30205	Dues & Publications				0	0
30305	General Insurance				5,000	5,000
30605	Professional Services				0	0
32105	Other Contractual Services				4,000	4,000
32605	Excise Tax				0	0
	Subtotal				\$112,140	\$50,400
	Grand Total				\$147,940	\$86,200
						\$74,250

FUND		FY 2025-2026 BUDGET		11
GENERAL		DEPARTMENT		
01-101		ADMINISTRATION		
		Budget	Projected	Budget
		FY	FY	FY
		2025-26	2025-26	2026-27
Code #	<u>PERSONNEL SERVICES</u>			
10005	Salaries	509000	\$533,000	\$565,000
10035	Elected Officials Salaries	14100	\$14,100	\$14,100
10105	Overtime	500	1,400	1,500
10205	FICA	39000	39,000	43,000
10305	Health Insurance	88000	88,000	93,800
10605	Retirement (LAGERS)	70000	70,000	73,500
10805	Workers Compensation	3000	4,000	3,000
10905	Unemployment Compensation	0		0
	Subtotal	\$723,600	\$749,500	\$793,900
	<u>NON-PERSONNEL</u>			
20105	Advertising	1500	1,850	2,000
20205	Electricity/Gas	22000	20,000	25,000
20305	Postage	2500	1,750	2,300
20405	Printing	1750	350	1,750
20505	Telephone	13500	13,500	13,500
20605	Operational Supplies	1000	500	1,000
20705	Miscellaneous	2500	2,000	2,500
20905	Tires	500	0	1,500
21105	Motor Fuel/Lubrication	5000	4,200	4,500
21305	License Fees	500	0	0
21605	Janitorial	2000	3,200	3,200
23305	Food & Subsistence	2500	2,350	2,500
23405	Office Supplies	3000	3,000	3,000
24005	First Aid/Drug Test	500	500	500
24205	Special Event	10000	10,000	10,000
24605	Bldg/Grounds Maint.	5000	4,300	5,000
24705	Auto & Machine Maint.	1500	1,200	1,500
24905	Other Maintenance	500	500	500
30105	Codification	1000	750	1,500
30205	Dues & Publications	5000	6,500	6,500
30305	General Insurance	30000	30,000	35,000
30505	Audit Fees	10000	10,200	10,200
30605	Professional Services	5000	500	2,500
30905	Election Expenses	5500	13,000	5,500
31205	Maintenance Agreements	1000	2,000	2,500
31305	Tax Collection/Assessor	34000	25,000	30,000
31505	Meetings & Conferences	3000	3,400	5,000
31805	Adjustment, Claims & Damage	1500	0	1,500
31905	Training & Education	500	1,750	2,500
32005	Emergency Management	6400	6,400	6,400
32105	Other Services	62300	58,000	65,000
32115	Mayor's Fund	1000	500	1,000
	Subtotal	\$241,950	\$227,200	\$255,350
	Grand Total	\$965,550	\$976,700	\$1,049,250

FUND			FY 2025-2026 BUDGET		35
GENERAL			DEPARTMENT		
01-113			DEBT SERVICE - COP		

FUND		FY 2025-2026 BUDGET		49
WATER WORKS		DEPARTMENT		
06-606		REVENUE BONDS		
Code #	DEBT SERVICE	Budget FY 2025-26	Projected FY 2025-26	Budget FY 2026-27
45105	Principal	\$0		
45115	Principal - 2013 COP	0	149,400	155,000
45205	Interest	0	0	0
45215	Interest - 2013 COP	0	6,227	5,000
45305	Fees	0		
45315	Fees - 2013 COP	0		
	Grand Total	\$0	\$155,627	\$160,000
		TRANSFER		

FUND		FY 2025-2026 BUDGET		59
WASTE WATER		DEPARTMENT		
08-807		DEBT SERVICE		
Code #	DEBT SERVICE	Budget FY 2025-26	Projected FY 2025-26	Budget FY 2026-27
45105	Principal	\$75,100	\$87,215	\$80,000
45205	Interest	23,000	23,000	20,615
45305	Fees	0		
	Total	\$98,100	\$110,215	\$100,615
This fund accounts for repayment of the bonds that were issued for the construction the new wastewater treatment plant and other improvements.				

FUND		FY 2025-2026 BUDGET			37
SANITATION		DEPARTMENT			
02-201		COLLECTION/HEALTH			
		Budget	Projected	Budget	
		FY	FY	FY	
Code #	PERSONNEL SERVICES	2025-26	2025-26	2026-27	
10005	Salaries	\$137,000	\$135,000	\$142,000	
10105	Overtime	5,000	5,000	5,000	
10205	FICA	11,000	10,000	12,000	
10305	Health Insurance	41,000	38,000	42,000	
10605	Retirement (LAGERS)	21,300	17,000	19,000	
10805	Workers Compensation	0			
	Subtotal	\$215,300	\$205,000	\$220,000	
	NON-PERSONNEL				
20105	Advertising	300	150	300	
20205	Electric & Gas	3,500	1,800	2,100	
20305	Postage/Permits	3,750	3,500	3,750	
20405	Printing	150	100	150	
20505	Telephone	3,200	1,900	2,500	
20605	Operational Supplies	500	300	500	
20705	Miscellaneous	1,000	150	1,000	
20805	Safety Equipment	500	150	500	
20905	Tires	500	500	2,500	
21105	Motor Fuel/Lubrication	8,000	6,500	8,000	
21605	Janitorial Supplies	250	0	250	
21905	Clothing & Uniforms	300	300	400	
22205	Chemicals	1,000	500	1,000	
22305	Small Tools & Equipment	2,500	1,500	1,800	
23405	Office Supplies	300	500	500	
24005	First Aid/Drug Test	150	150	150	
24105	Tire Repair	300	0	300	
24405	Bad Debt/Write Off Exp.	0	0	0	
24605	Building/Grounds Maint.	1,500	3,500	2,000	
24705	Auto/Machine Maint.	4,500	3,500	4,500	
30305	General Insurance	17,500	17,500	19,000	
30505	Audit Fees	0	0	0	
30605	Professional Services	500	0	1,000	
31205	Maintenance Agreement	1,500	15,000	10,000	
31805	Claims	5,000	0	0	
31905	Training & Education	150	1,200	800	
32105	Other Contractual Services	675,000	655,000	680,000	
32115	Transfer Station Fees	5,000	500	5,000	
	Subtotal	\$736,850	\$714,200	\$748,000	
	CAPITAL OUTLAY				
40105	Machine/Auto Equipment	0	0	10,500	
40205	Other Capital Outlay	15,850	0	10,500	
	Subtotal	15,850	0	21,000	
	Grand Total	\$968,000	\$919,200	\$989,000	

City of Boonville, Missouri
Council Memo (Information Only)

To: Mayor and City Council
From: Jim Gann, Director of Economic Development
Date: December 22, 2025
Subject: Electric service constraints for Mid-America Industrial Center (MAIC) and implications for business attraction

Purpose

This memo briefs the Mayor and City Council on Ameren Missouri's stated inability, currently, to serve a prospective 10 MW electric load at Mid-America Industrial Center (MAIC) within the prospect's required timeline. It also outlines how limited deliverable electric capacity affects our ability to market MAIC as Boonville's "premier" industrial park.

Background: Project Beagle – Sourced from the Missouri Partnership on 12/11/25

On December 15, 2025, Ameren Missouri's regional account executive advised that Ameren's system planning group evaluated the site and load requirements for a prospective manufacturing project ("Project Beagle") requesting 10 MW.

- Ameren indicated its system is currently unable to support the requested demand load and timeline without infrastructure upgrades.
- Ameren's stated upgrade timeline is two to five years following commitment of load, depending on the specific scope of work.
- Ameren indicated it would develop cost and schedule expectations after receiving a final demand-load commitment and technical details (site plan, load sheet, and load forecast).
- Ameren characterized 10 MW of connected load as substantial and indicated that every site has limitations; in this case, the timeline and load requirements were not a fit.
- Based upon the specified requirements in the Request for Information (RFI) all could be met by the MAIC site except for electricity availability.

Implications for MAIC competitiveness

- "Time-to-power" is a threshold issue in modern site selection. Multi-year timelines can eliminate MAIC from consideration regardless of other site strengths.
- Repeated inability to serve moderate-to-large industrial loads risks reputational harm with site selectors and brokers, undermining MAIC's "premier" positioning.
- If power availability becomes the bottleneck, Boonville's leverage in negotiating from site strengths (location, land, infrastructure, workforce) is reduced.

Context: Manufacturing Project energy demands are increasing nationwide and statewide

A brief review of 11 recently announced manufacturing (not data center) projects of <50 MW on a national scale indicates requirements from a high of 45 MW to a low of 5 MW, with an average of 22.5 MW. With respect to recent prospective manufacturing inquiries within the state of Missouri, 7 projects were reviewed with a high requirement of 400 MW and a low of 68 MW with an average of 149 MW.

Boonville's largest industrial single customer load currently is just under 5 MW.

Context: Ameren's publicly communicated investment activity (metro and growth corridors)

Ameren Missouri publicly communicates significant grid modernization and reliability investments across its service territory. Examples include the company's updated Smart Energy Plan filings and public communications describing

multi-year, multi-billion-dollar infrastructure investment intended to support growth and reliabilityⁱ. Ameren has also highlighted completed and ongoing upgrades in major population and growth corridors, including bulk substation upgrades in the St. Louis areaⁱⁱ and new or upgraded substations serving fast-growing metro-adjacent areas (e.g., St. Charles/Warren County area)ⁱⁱⁱ. Ameren also continues to highlight reliability upgrades in other parts of Missouri, including western Missouri substation modernization placed in service in October 2025^{iv}.

While these system investments may be substantial at a statewide level, our recent experience indicates MAIC is not currently positioned to support a 10 MW customer on a competitive timeline without a multi-year upgrade process.

Key takeaways (information)

- Ameren's current position is that a 10 MW industrial load at MAIC cannot be served on the prospect's required timeline without infrastructure upgrades.
- Ameren's preliminary timeline estimate for needed upgrades – assuming an actual project is confirmed - is two to five years after load commitment, subject to scope.
- This constraint presents a material risk to MAIC's marketability for manufacturing projects that are increasingly power-intensive and schedule-sensitive.

Conclusion

It is believed that the trend of increasing electrical demand for manufacturing – fueled in part, by automated processes – will continue. Therefore, our advocacy for infrastructure investments by our local utilities must be enhanced and we should remain open to alternative energy solutions.

Despite being unable to provide the prospect the requested power on the requested schedule, I did submit the RFI on Boonville's behalf and will track it through the project's final selection, which is still multi-state at this point in the site selection process.

ⁱ Ameren (Investor Release): "Ameren Missouri unveils plan to enable economic growth, boost reliability and create jobs in the state" (Feb. 14, 2025). <https://www.amereninvestors.com/investors/financial-releases/financial-releases-details/2025/Ameren-Missouri-unveils-plan-to-enable-economic-growth-boost-reliability-and-create-jobs-in-the-state/default.aspx>

ⁱⁱ Ameren Resource Center: "Bulk Substation Upgrades Bolster Reliability in St. Louis Area" (Nov. 14, 2025). <https://www.ameren.com/resource-center/reliability-page-substation>

ⁱⁱⁱ Ameren (Investor Release): "Ameren Missouri customers benefit from investments in stronger, smarter grid" (Feb. 23, 2024) (includes new Foristell substation in St. Charles County). <https://www.amereninvestors.com/investors/financial-releases/financial-releases-details/2024/Ameren-Missouri-customers-benefit-from-investments-in-stronger-smarter-grid/default.aspx>

^{iv} Ameren Resource Center: "Powering Progress and Reliability in Western Missouri" (Lawson substation upgrade placed in service Oct. 2025). <https://www.ameren.com/resource-center/reliability-lawson>



FREE EVENT

Angel Investing:

Finding the Next Uber before the World Notices

Learn how individual investors are backing the next generation of potential billion-dollar startups- before they make headlines



**January 13th, 2026
at 5:30 PM**



**Location- WJ's
418 Sixth Street**

Program:

*Arrive and mingle
Appetizers and beverages provided
Introductions- Jim Gann
Program Introductions- Charlie Bolten CEO
Missouri Innovation Center
Angel Investing: Gene Gerke and Steve Guthrie,
Co-Presidents Centennial Investors Angel Network
Questions & Answers*



RSVP to Jim Gann

**No later than January 9th by 5pm
660-882-4001 or
jim.gann@boonville-mo.org**

