

**City of Boonville  
Update  
Recent Events  
July 2016**

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As most of you know, The City of Boonville has recently announced some decisions and actions related to the Hail Ridge Area and Project.

This is culmination of three years of discussion, exploration and thought. The obvious decision is that the City has purchased the Hail Ridge Golf Course. This step carries with it the support of the Isle of Capri including their agreement and support in releasing certain restricted monies on deposit with the City to pay a portion of the purchase price. The Golf Course is an important significant amenity in the Isle's attractiveness for their customers. This money was given to the City some years ago, carried a restriction that its use must be of some benefit to the casino operation.

The purchase of the golf course is the result. How did we get there?

The starting point was the concept of creating a housing subdivision of good quality in an attempt to sell into the Columbia market with the result being an increase in Boonville's population comprised of families with higher than average income levels.

This concept was pursued through numerous variations and layouts over more than two years. The challenge was always how to construct the necessary infrastructure and then the housing, and then sell the houses with an overall profit. This proved difficult. This is why the golf course was going to be reduced to nine holes – to allow more nice lots. The infrastructure costs are significant for this project.

Further, with the existence of the lake on the property, the subdivision layout of lots is not efficient in that there is a long stretch of new street (and Water and Sewer Lines) which is required before one gets to the housing lots themselves. This is inefficient and requires an up-front investment that is stranded, so to speak. It greatly increased the risk of the endeavor.

The City, the owner and a builder/developer had discussions about the City contributing financially to this up-front cost.

Early on in the evolution of the events at Hail Ridge, the City and Owner were considering locating the City soccer project on part of this property. This idea did gain traction for a while. Within this sub-concept, the City did agree to pay for some of the infrastructure since the street and utilities were in fact necessary for the Soccer facility. Joint participation financially seemed reasonable in this context.

However, at some point the school location for the Soccer facility appeared and it, frankly, was a better idea. So the City, in conjunction with the school, moved forward on that alternative.

Back at Hail Ridge, the elimination of the Soccer facility greatly reduced the justification of the City's financial participation in the housing subdivision. But the need and proposal from the owner and developer for infrastructure remained. This kind of participation by the City would be without precedent. The City and Council continued to consider and discuss various scenarios, given the housing idea carried a good degree of attractiveness.

In the end, the City Council felt that the amount of City funding apparently necessary to get the housing project started was too much in an absolute sense as well as in the sense that the success of the housing subdivision with 75-100 lots was far from certain. Furthermore, there were concerns associated with equity and defining the City's proper stance in what has traditionally been a private function. Perhaps times have changed, perhaps not. So that concept died. The housing concept still has some attractiveness but it doesn't work in this context on this site.

The owner had consistently stated in the discussions that the golf course could not continue in its present status. That was another impetus to reducing the course to nine holes. He clearly indicated that the intent was, absent a better alternative, that the course would be closed.

There existed, then and now, strong sentiment among the members of the City Council (this memorandum does not purport to fully reflect the thoughts of each individual Council Person however) that they wanted to avoid the loss of the golf course as a community amenity and asset. This posture was reinforced by the Isle of Capri's evident interest and financial participation.

The city understands that many of our citizens are not golfers and that many could probably care less. Indeed, golf may presently be on a low ebb in popularity. Many courses are closing. But one must admit, the closing of the golf course would be a step back for our community, a black eye of sorts. There is also a sense of permanent loss in that it is not realistic to think that another golf course will arise in our community in five or ten years.

The conclusion then was that the City was not prepared to see the golf course option come to an end in Boonville. The support and interest of the Isle was instrumental in accomplishing this and appreciated. The Isle's contribution will be half of the purchase cost.

It should be clear that City's ownership of the golf course was not the City's preferred option. The preference would be no city involvement. But that was apparently not to be.

The City recognizes this is not likely to be a big money-maker. But neither does the City desire to subsidize the operation. The City is led to believe that there are individuals and groups who are interested in leasing or managing golfing facilities. The City intends to pursue this option through a request for proposal (RFP) process soon with the intent to have a new operator

in place next Spring (2017). The goal is to make the golf operation self-supporting to the city. The City is cautiously optimistic on this goal and will strive to achieve that status.

The Soccer facility project being undertaken in conjunction with the Boonville School System is in the planning and design phase. Engineering work is ongoing. The City has acquired two adjacent parcels of land to supplement the property already owned by the School system. A precise schedule remains uncertain but visible work will be evident in 2017.

The Science Hall renovation is nearing completion, the Sewer work focusing on Inflow Infiltration issues, and the rerouting of the Wastewater Plant Discharge Line are underway and more importantly the funding for them is in hand.

Having these two major projects in hand financially enables the City to return to it's Capital Plan to prioritize some new projects.

The Administration Building at Kemper has been cleared of asbestos and will be demolished later this year. The animal shelter facility, with the help of the Boonville New Hope Animal Shelter Group has advanced up the list. The Mayor will be engaging the Boonville New Hope Animal Shelter Group again soon to define the scope of the project.

Other projects to be considered over the next few years include major maintenance of the airport runway, fire truck replacement, public works equipment replacement, and roof replacement on A' Barracks at Kemper and the likely demolition of K' Barracks for parking expansion. The Water Plant and distribution system requires continued reinvestment. As you can see, there are always plenty of projects to consider.

One final note on Hail Ridge. The City did not purchase the property along Highway 87 between Pierre Lane and I-70. The owner still intends to achieve commercial development on this land. The City has no role in this property.

Thank you for your interest in the City. Monies from the Isle of Capri and the new Parks and Stormwater Sales Tax (approved by you, the Citizens, in 2013) provide the bulk of the funds for these projects. Everyone should appreciate the benefit of the Casino in general and their willingness to support some of these projects. The Mayor and Council appreciate the citizens' confidence in approving the recent Sales Tax.

Thank you for your interest.

The Mayor or your Council Person will be pleased to respond to any questions that arise.

Julie Thacher, Mayor  
On behalf of the  
City Council