

**NOTICE OF OPEN MEETING and VOTE TO CLOSE PART OF THE MEETING
OF THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI
Tuesday, FEBRUARY 11, 2025**

6:00 P.M.

City Hall - 104 N. Fisher, Versailles – Upstairs

And Via Zoom at

<https://us02web.zoom.us/j/84682495544?pwd=v89N9SfotnJGUd8P1ICNxRPcDHytcp.1>

Meeting ID: 846 8249 5544 Passcode: 303059

The tentative agenda of this meeting includes:

- I. **Call to Order**.....6:00 pm
- II. **Pledge of Allegiance**
- III. **Minutes, Corrections and Approval**– Regular Session – January 14, 2025
Closed Session – January 14, 2025
- IV. **Approval of Accounts**
- V. **Guests: Jason Hawronsky, Jason Terry, Lea Jones**
- VI. **Department Reports**
 1. Jamie Morrow, Mayor
 2. Bobbie Garber, Finance Officer
 3. Duane Miller, Fire Chief
 4. Charles Hibdon, Supt. Public Works
 5. Lonnie Madole, Wastewater System Manager
 6. Ann Black, Grant Administrator / Community Development Director
 7. Chad Hartman, Chief of Police/ Code Enforcement/Planning & Zoning Officer
 8. Airport Commission
 9. Park Board
- VII. **Unfinished Business**
 1. Ordinance Connection to Utilities from Outside City Limit – Self Annexation
 2. LAGERS
 3. Hunter Civic Center Updates
 4. Resolution – City of Versailles intent to issue industrial revenue bonds
 5. Ordinance - Cooperation Agreement – City of Versailles & Main Station Holdings Tax Rebate
 6. Ordinance Petition to Establish Community Improvement District – Versailles / Main Station Holdings and Main Station Holdings Transportation Development District Agreement
- VIII. **New Business**
 1. TAP Grant – Authorization to sign for cultural resource survey required by MoDot for RI Trail
 2. New Prosecuting Attorney
 3. City Clerk Training
 4. Core & Main Updates
 5. Discussion – Water billing for all metered property including inactive lots / houses
 6. Ordinance - Ameren Franchise
 7. Ordinance – Revising “tapping fee” to “connection fee”
 8. Ordinance - RVs
- IX. **Council Requests for Discussion**
- X. The tentative agenda of this meeting also includes a vote to close part of this meeting pursuant to Sections 610.021(1), 610.021(2), 610.021(3), 610.021(9), 610.021(11), 610.021(12), 610.021(13), 610.021(14), 610.021(16), and 610.021(17), RSMo.
- XI. **Adjournment**

Any person with a disability or language barrier desiring reasonable accommodations to attend this meeting may contact the City Clerk at 573-378-4634 Extension 3 to make arrangements twenty four hours in advance.

Copies of this notice may be obtained by contacting the City Clerk at City Hall, 104 North Fisher, Versailles, MO 65084, 573-539-2590

MINUTES OF THE REGULAR
CITY OF VERSAILLES BOARD OF ALDERMEN
CITY HALL

January 14, 2025

6:00 P.M.

City Hall – 104 N. Fisher, Versailles

The Board of Aldermen of the City of Versailles met in regular session at 6:00 p.m. on the above date in person with the following officials and department heads present: Mayor Morrow, Kriston Bentch, Tony Coons and Dina Dunklee. Clerk Webb, Financial Officer Garber, Financial Officer Stone, Police Chief Hartman, Fire Chief Miller, City Attorney Joseph Saab, Superintendent of Public Works Charles Hibdon, Assistant Superintendent of Public Works David Aeschbacher, Park Superintendent David Vogt and Lonnie Madole of Alliance Water Resources.

Others present were Bryan Jones of Pipistrelle Press, Billy O. Forester and others who did not sign in.

Mayor Morrow called the meeting to order at 6:00 p.m. and opened with the Pledge of Allegiance.

APPROVAL OF MINUTES

Motion by Alderperson Dunklee seconded by Alderperson Bentch to approve the regular minutes of December 10, 2024, closed session minutes of December 10, 2024 as presented. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, absent; Coons, yea.

APPROVAL OF ACCOUNTS

Motion was made to approve the attached accounts and in addition a bill from Co-Mo Connect in the amount of \$450.00, Missouri Water and Wastewater Conference in the amount of \$34.00, GFL in the amount of \$9,285.00, Evers and Company, CPAs LLC in the amount of \$22,843.04, Knapheide in the amount of \$73.15, K & H Auto and Marine Detail in the amount of \$480.00 and Meadowbrook Fabrications LLC \$42.29 by Alderperson Coons, seconded by Alderperson Bentch. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, absent; Coons, yea.

REPORTS

Mayor Morrow

1. Last Thursday there was a round-about meeting. Have not begun the process due to weather. The work will begin on Hwy. 52 first and that part of the project will begin January 20 contingent upon weather.
2. Thank you to all who responded to the incident on January 3.
3. Thank you public works for your hard work during the ice and snow. Need to order snow route signs.
4. TAP grant meeting tomorrow
5. Did not receive the CDBG grant. Will reapply in April.
6. Lots of changes coming for the capital in Jefferson City.
7. Working on economic development documents
8. Closed January 20th for Martin Luther King Jr. Day

Brandi Stone and Bobbie Garber – Financial Officers

1. The city has been approved for WEX gas cards

Duane Miller – Fire Chief

1. The ladder truck is back and is in good working order.

Charles Hibdon – Superintendent of Public Works

2. Trading in John Deere Skidsteer. Kubota had the best prices with a trade-in price of \$40,210.00, and a difference of \$26,302.98 which is already in the budget.
3. Need to put up snow route signs. Need at least 8 and they need to be at least one block around the square. The signs are around \$30 each. Will need ordinance number added.
4. Requested permission from Board of Aldermen to let out bids for Asphalt in 2025 in the amount budgeted. Need to give them until March to turn bids in.
5. Motion to purchase 10 snow route signs with the ordinance number added was made by Alderperson Bentch, seconded by Alderperson Dunklee. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, absent; Coons, yea.
6. Motion to let out bids for asphalt was made by Alderperson Coons, seconded by Alderperson Dunklee. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, absent; Coons, yea.

Lonnie Madole – Alliance Water Resources

1. Keeping up with the snow and ice
2. Still working on GIS manhole locations throughout town
3. Everything is working well
4. Supt. of Public Works Charles Hibdon stated that they are still working on getting internet up and going at the wells

David Vogt – Park Superintendent

1. Still snowed under

Unfinished Business

Connection to Sewer and Water from Outside City Limits - Annexation

Morgan County is willing to turn over several parts of roads that are on the edge of town to make annexing easier. Tabled.

Street Signs

Motion was made to purchase yellow street signs with black lettering and a black outline from Patriot Signs and Apparel by Alderperson Dunklee, seconded by Alderperson Coons. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, absent; Coons, yea.

LAGERS

Tabled

Introducing Bill No. 25-001 Three-Way Stop at Clay and Fairgrounds

AN ORDINANCE ADDING A THREE-WAY STOP IN THE CITY OF VERSAILLES ON FAIRGROUNDS ROAD AT THE CLAY ROAD INTERSECTION AND ESTABLISHING THE EFFECTIVE DATE THEREOF.

Motion made by Alderperson Coons seconded by Alderperson Dunklee to have the clerk do the first reading of Bill No. 25-001 by title only. Motion carried by the following roll call vote: Coons, yea; Bentch, yea; Dunklee, yea; Bias, absent. The clerk did the first reading by title only. Motion by Alderperson Bentch seconded by Alderperson Coons to have the city clerk do the second reading of Bill No. 25-001 by title only. Motion carried by the following roll call vote: Coons, yea Bentch, yea; Dunklee, yea; Bias, absent. The clerk did the second reading by title only. Mayor Morrow asks "shall the bill pass"? Roll call vote: Coons, yea Bentch, yea; Dunklee, yea; Bias, absent. Mayor Morrow announces that Bill No. 25-001 becomes Ordinance No. 25-001.

Hunter Civic Center Improvements

Tabled

New Business

November 2025 Board of Aldermen Meeting – Falls on Veterans Day

Tentatively scheduled for Wednesday, November 12.

Carpet Cleaning

Motion was made to hire Steam-Away by Alderperson Coons, seconded by Alderperson Dunklee. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, absent; Coons, yea.

Trash can without flower pots

Had a complaint about trash around the bar on Newton St. Another Round. It was discussed that if several trash cans were put in the area it may help with the issue. Bids from Rick Davenport have not been received yet.

EMA Pay – What fund will it come from

It was discussed that EMA pay should come out of the admin fund and a new line should be created in the general ledger.

Motion was made by Alderperson Bentch, seconded by Alderperson Dunklee to go into closed session pursuant to RSMo 610.021 (1) pertaining to hiring, firing, discipline and pay of employees.

Closed Session After returning to open session it was announced that Kassandra Gier will be hired as a part-time as-needed employee to aid in pound duties. She will be paid \$16.25 per hour.

Other Discussion

Main Station Holdings

Attorney Saab spoke with Gilmore Bell and they are going to have a rep at the February Meeting. Need to have public hearings because the hotel will be under its own political subdivision. Mr. Saab has some things he would like to change as well.

Air BNB at Roy E. Otten Memorial Airport

Someone purchased Buzz Pennys airport hangar and would like to transition it to an Air BNB. MoDot Aviation has no problem with it since the airport is not federally funded. There would need to be stipulations set by the city such as fencing around the building, signage stating that occupants must stay away from the runway and cameras installed. Before and as remodel is ongoing proper permits and licenses must be obtained. Motion was made by Alderperson Dunklee, seconded by Alderperson Coons to tentatively approve turning Buzz Pennys hangar into an Air BNB based on plans and presentation to the City of Versailles Board of Aldermen. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, absent; Coons, yea.

Motion by Alderperson Coons seconded by Alderperson Dunklee to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 7:13 p.m.

Jamie Morrow, Mayor

ATTEST:

Libby Webb, City Clerk

Proposal for Versailles Historical Project

February 2025

This project has a long term goal to highlight and share the history of Versailles and Morgan County. To provide visitors with a warm welcoming experience and make our community easily accessible to our residents and our guests.

- Versailles completing requirements to become a participant in the Missouri Certified Local Government Program
 - Enforce appropriate state or local legislation for the designation and protection of historic properties.
 - Establish a local Historic Preservation Review Commission.
 - Establish expectations for commissioners
 - Maintain a system for survey and inventory of historic properties.
 - Provide for adequate public participation in the local historic preservation.
 - Satisfactorily perform the responsibilities delegated to it under the National Historic Preservation Act.
- Establish potential historic buildings, structures, objects, sites, and districts.
 - Determine locations that will be submitted as having local, state, or national significance in areas such as:
 - History
 - Architecture/Engineering Historical event
 - Significant Persons
 - Archaeology
 - Culture
 - Provide full disclosure to property owners and encourage participation in the project.
- Plan goals and identify steps to achieve those goals.
 - Versailles entry in the Clio App
 - Tourist Guides
 - Directional Signs
 - Additional Aids
 - Advertisement
- Map a potential tour of historical attractions and how to effectively present them to provide the best experience for visitors.
- Research and utilize grants and other possible monetary resources

Link to Missouri State Parks Department of Natural Resources Historic Preservation Office:

<https://mostateparks.com/page/84371/state-historic-preservation-office>

Clio is an app that can be downloaded on your phone, laptop, tablet etc.

“Clio is your guide to the history and culture around you.” They have 39,680 historical entries from all across the country and 1,776 walking tours, virtual tours of museums, heritage trails, and other curated experiences authored by hundreds of organizations. 140 new entries have been added, and 224 entries have been improved in the last 30 days.

There are 112 entries within 50 miles of our location, showing the first 10.

There are individual entries or entries that are walking, biking, or driving tours. The tours consist of multiple locations with a common

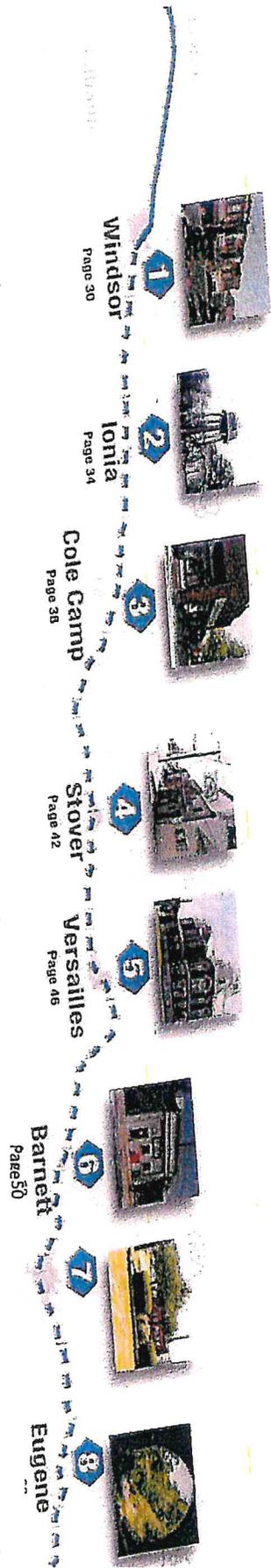
Within that app is The Bingham Trail. The Bingham Trail was created in 2023 by a group of museums and organizations in the communities of Arrow Rock, Boonville, New Franklin, Rocheport, Fayette and Glasgow, Missouri to celebrate and preserve the art and history of George Caleb Bingham. George Caleb Bingham was known as "The Missouri Artist". Painting his most significant pieces between 1845 and 1860, Bingham produced many remarkable drawings, portraits, landscapes and scenes of social and political life on the frontier. He was also active in civic affairs and contributed to the political life of Missouri before and after the Civil War. The Bingham Trail travels an 80-mile loop to see the communities, landscapes, river views, and the people that influenced the art and life of George Caleb Bingham. Access to all art is Free and Open to the Public. Here is a link to that tour: <https://theclio.com/tour/2737>.

Charles Hunter created the Bingham Trail entry on the Clio App.

Mr. Hunter approached me this fall regarding a similar tour with the Rock Island Rail Road being the common interest to tie the trail together. I have been working closely with Mr. Hunter to create The Rock Island Trail Historic Sites tour entry on the Clio App. The Rock Island Trail will be a historical tour of museums and historical sites in various communities on a 144-mile corridor that will be entered on the Clio app. Clio entries and tours can be viewed online or an app can be downloaded to your phone. From your app store, search for Clio - Your guide to history.

The Historical Society and Museum will have our individual entry, we will also be one of the trailheads on the Rock Island trail site.

ROCK ISLAND TRAIL STATE PARK -- POTENTIAL TRAILHEADS



Potential trailhead locations on Rock Island Trail State Park will be determined by community interest, distance between communities and potential services that can be offered to trail users.



Map 1000

Charles Hunter visited our museum, Tuesday, December 3rd to present a proposed plan to develop the Rock Island Trail Historic Sites tour. He discussed using a free app called Clio. The Morgan County Historical Society and Museum in Versailles is a trailhead to be included in the tour. The Rock Island Trail Historic Sites tour will be a historical tour of museums and historical sites in various communities on a 144-mile corridor and will be entered on the Clio app.

Diane Mutti-Burke, a faculty member at UMKC, is assisting organizations to develop history tours on Clio. Charles has worked with Diane and others to create a Clio tour called The Bingham Trail. It highlights 50 paintings and prints in 19 locations in 6 communities to encourage the public to see the artwork

Here is a link to that tour: <https://theclio.com/tour/2737>

Clio entries and tours can be viewed online or an app can be downloaded to your phone. From your app store, search for Clio - Your guide to history.

Executive Director of Missouri Humanities, Ashley Beard-Fosnow believes there is potential that her organization could offer our community assistance. Ashley could not attend the December 3rd meeting, she sent her colleague Chrissy Sommer in her place. Chrissy is the Community Engagement Director. Missouri Humanities presented the resources they have available.

(Missouri Humanities will be providing resources for several future projects for MCHS and Versailles.)

Recently while attending the Missouri Community Betterment conference, I met Ethan Starr, Architectural Historian for the State Historic Preservation Office, and Andrew Dial, Grants Manager and Preservation Planner at the Department of Natural Resources, State Historic Preservation Office. I invited them to present information on the State Historic Preservation Office's programs available through the Missouri Department of Natural Resources. The Certified Local Government program, federal and state credits that are currently available, SHPO HPF Grants, and additional services they offer. Ethan Starr was available to attend and was accompanied by Andrew Dial.

Attendees from our community were Versailles Mayor, Jamie Morrow, members of the Versailles Community Betterment Committee board; Stephanie Lafoy, Chairman, Jacque Brewer vice-President, Dani Campbell VCB Residential Beautification Chairman and MCHS Membership Chairman , Amy Siler Board Advisor and Lea Jones Residential Beautification Co-Chairman, VCB Board Advisor and President of the Morgan County Historical Society. Also attending were Morgan County Historical Society board members, Secretary and Director of Genealogy and Records Linda Appleton, and Treasurer Cindy Davenport. Executive Director of the Versailles Chamber of Commerce, Dina Dunklee was present. We were also pleased that Ron Bentch, Missouri State Parks Rock Island Trail Development Coordinator and Versailles native was present.

Following the presentations, a tour of our museum was given. Dani and I escorted Ethan and Andrew on a tour of our town, emphasizing historical locations and the downtown area.

The proposed vision for Versailles is in the very beginning stages and will be a long-term project that will have different stages and will involve several projects ultimately coming together to create the final goal.

Versailles is a wonderful community with so much history to share. To share the history of Versailles and Morgan County, we must first preserve it, then not only make it available to others but also create an interest in seeing firsthand why our first families settled here and how it continues to be a community that we are proud to call our home.

Vision for Historic Preservation in Missouri

Missouri will be a state that progresses and prospers while preserving and respecting its unique heritage. Citizens of all ages will appreciate the unique and fragile nature of Missouri's historic places and archaeological resources. Preservation will be widely recognized as a major contributor to tourism, economic development, and quality of life. Government officials at all levels, legislators, and private-sector leaders will include preservation concerns as they make decisions about Missouri's future. Missouri's diverse constituencies will work together as partners in a statewide preservation effort. A high level of services will be provided to assist members of the preservation community in accomplishing preservation goals throughout Missouri.

Executive Summary

In the spring of 2016, efforts began to revise and update Missouri's current statewide preservation plan, *Preservation Horizons: 2011-2017*. This planning process revealed that Missouri's preservation community has had great success in recent years. There is a growing preservation ethic as communities embrace preservation as a means of supporting economic development, retaining community identity, and improving quality of life. At the same time, the preservation challenges identified in previous plans remain relevant today. To address these challenges, the 2018-2024 plan focuses on six preservation goals similar to those identified in the previous plan:

- GOAL # 1: Understand the value of historic preservation.
- GOAL # 2: Strengthen and enhance historic preservation as an economic development tool.
- GOAL # 3: Continue the identification, evaluation, and protection of Missouri's cultural resources.
- GOAL # 4: Enhance cooperation and partnerships among government entities, institutions, and the private sector.
- GOAL # 5: Integrate historic preservation strategies into planning and routine procedures at all levels of Missouri government: local, regional, and state.
- GOAL # 6: Improve the delivery of historic preservation services to include innovative technologies and an expanded information network.

The broad goals established in the planning process are joined in this document with a series of objectives and actions that can be taken by individuals, local preservation groups, and government agencies to preserve and increase appreciation for our state's historic properties. The plan recognizes that these groups share a vision, but each play a different role in preserving the history and historic places of our state and communities. No one person, group, or agency can do it all, but we can each do our part to overcome challenges and move toward our vision of a "...state that progresses and prospers while preserving and respecting its unique heritage."

In 1980, Congress established the Certified Local Government (CLG) Program. Jointly administered by the National Park Service and the Missouri State Historic Preservation Office, the CLG program provides a mechanism for local governments to protect their local historic places and to participate in various state and federal historic preservation processes.

Implementing a local historic preservation program is the best protection for a community's special cultural resources. A local program allows a community to celebrate the places and values important to it, regardless of their National Register of Historic Places eligibility. Communities can also determine for themselves how, and how stringently, to protect their historic resources.

REQUIREMENTS FOR PARTICIPATION IN MISSOURI'S CLG PROGRAM

The National Park Service allows each state to specify its own requirements for certification. Missouri has five overarching requirements:

1. Enact a historic preservation ordinance.
2. Establish a qualified historic preservation commission (HPC) to review and oversee the community's preservation activities.
3. Maintain a system for ongoing survey and inventory of historic properties.
4. Provide for adequate public participation in the local historic preservation programs.
5. The local government shall "satisfactorily perform the responsibilities delegated to it" by the SHPO, as outlined above.

Built into these requirements is sufficient flexibility that a preservation program can be tailored to meet the needs of the community's special historic characteristics as well as its contemporary concerns.

BENEFITS OF BEING A CLG

FUNDING

Federal law requires each state to pass a minimum of 10% of its annual Historic Preservation Fund (HPF) grants to CLGs to fund their preservation activities. Fundable projects include, but are not limited to:

- Architectural or archaeological surveys
- Design guidelines
- Acquiring professional staff assistance
- Long-term comprehensive plans
- Outreach and education projects
- Travel to preservation-related conferences

The application period for HPF grants typically opens each June.

TECHNICAL ASSISTANCE

Certified Local Governments can also expect expanded opportunities to receive technical assistance and training from both the Missouri SHPO and the National Park Service. Partnerships with other non-government organizations, including the National Alliance of Preservation Commissions, the

National Trust for Historic Preservation, and Main Street America can further expand this base of technical resources.

COMMUNITY DEVELOPMENT AND STREAMLINING PRESERVATION PROCESSES

Being certified with the National Park Service demonstrates that your local preservation practices are consistent with established, nationally recognized preservation standards. It also provides a mechanism for integrating a preservation ethic into more comprehensive land use planning and project development processes. Additionally, it gives the City a voice and streamlines the public notification and comment process for other preservation activities, such as listing a property on the National Register.

<https://mostateparks.com/page/83981/certified-local-government-program>

GUIDELINES FOR PARTICIPATION IN MISSOURI'S CERTIFIED LOCAL GOVERNMENT PROGRAM

I. INTRODUCTION

Since 1966, when Congress enacted the National Historic Preservation Act (16 USC 470 *et seq.*), establishing a preservation program for the United States, the national historic preservation program has operated as a decentralized partnership between the federal government and the states. In the simplest of terms, the federal government established a program of identification, evaluation and protection of historic properties which the states, primarily, carry out. The success of that working relationship prompted Congress to expand the partnership to provide for the participation of local governments. The National Historic Preservation Act Amendments of 1980 (P.L. 96-515) establish the legal basis for the new federal-state-local preservation partnership. The role of the "certified local governments" in the new partnership involves, at a minimum, 1) commitment to enforce historic preservation laws, 2) responsibility for review and approval of nominations of properties to the National Register of Historic Places, and 3) eligibility to apply to the State Historic Preservation Officer for matching funds earmarked for "certified local governments." In order to become certified, a local government must meet several requirements, including enactment of an historic preservation ordinance and establishment of a qualified preservation commission. The federal law directs the State Historic Preservation Officer (SHPO) and the Secretary of the Interior to certify local governments to participate in the partnership. The purpose of this document is to outline how the partnership will be implemented in Missouri.

II. DEFINITIONS

For the purposes of clarity, the following definitions shall apply in regard to these guidelines:

- A. **"Certified Local Government"** or **"CLG"** means a local government certified as meeting the requirements set forth in these guidelines.
- B. **"Chief elected official"** or **"chief elected local official"** means the elected head of a local government.
- C. **"Historic Preservation Fund"** or **"HPF"** means the monies accrued under the Outer Continental Shelf Lands Act, as amended, to support the program of matching grants-in-aid to the states for the historic preservation programs and projects.
- D. **"Historic preservation review commission"** or **"commission"** means a board, council, commission, or other similar collegial body which is established in accordance with these guidelines.
- E. **"Local government"** means a city, county, municipality, town, or village, or any other general-purpose political subdivision of the state.
- F. **"Missouri Advisory Council on Historic Preservation"** means the commission appointed by the Governor which is responsible for review and nomination of all Missouri properties to the National Register of Historic Places.
- G. **"National Register of Historic Places"** means the national list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture maintained by the Secretary of the Interior.

- H. *"The Historic Preservation Fund Grants Manual"* means the manual that sets forth National Park Service administrative procedures and guidelines for activities concerning the federally-related historic preservation programs of the states and local governments.
- I. *"State Historic Preservation Officer"* or *"SHPO"* means the official within the state who has been designated and appointed by the Governor to administer the state historic preservation program.

III. REQUIREMENTS FOR CERTIFICATION OF LOCAL GOVERNMENT PROGRAMS

Pursuant to the National Historic Preservation Act of 1966, as amended (16 USC 470 *et seq.*), and subsequent regulations most recently promulgated by the National Park Service on March 9, 1999 (36 CFR Part 61), certified local government programs must meet five broad criteria. These criteria are outlined below, along with further amplification and definition of the guidelines that must be met by a local government to achieve certification in Missouri.

- A. The local government shall *"enforce appropriate state or local legislation for the designation and protection of historic properties"* with provisions to achieve substantially the purpose of identification, evaluation, and protection of cultural resources within the jurisdiction of the CLG
 - 1. A local historic preservation ordinance meeting federal and state requirements is a prerequisite for certification. Such legislation (defined as a local historic preservation ordinance plus appropriate historic preservation review commission bylaws, adopted resolutions, and rules of procedure) shall include the following provisions, at a minimum:
 - a. Statement of purpose;
 - b. Establishment of an historic preservation review commission and a grant of powers;
 - c. Procedures for the designation of historic districts and individual landmarks;
 - d. Clearly defined standards and criteria for the designation of historic districts and individual landmarks;
 - e. Definition of actions that shall be reviewed by the commission, including proposed alteration, relocation, demolition, or new construction affecting designated properties;
 - f. Standards and guidelines for the review of such actions by the commission;
 - g. Specific time frames for review; and
 - h. Procedures for appeals.
 - 2. To ensure consistency of review, it is recommended that the local ordinance reference, where applicable, the National Register Criteria and the Secretary of the Interior's "Standards for Rehabilitation."
 - 3. At the request of a local government, the SHPO shall provide preliminary review of an existing, newly

Guidelines for Participation in Missouri's Certified Local Government Program

proposed, or revised ordinance.

- B. The local government shall *"establish by state or local law and maintain an adequate and qualified historic preservation review commission."*
1. The commission shall have no fewer than five (5) members.
 2. Commission members shall have a demonstrated interest, competence, or knowledge in historic preservation.
 3. To the extent available in the community, commission members must be drawn from professionals in architecture, architectural history, history, prehistoric and historic archaeology, planning, urban design, cultural geography, cultural anthropology, folklore, curation, conservation, landscape architecture, or any other related disciplines or fields related to historic preservation. Local governments requesting certification must demonstrate that they have made a reasonable effort to secure such professionals as commission members. The appropriate number of professional members on a commission will vary depending on the availability of such professionals in the community and the needs and function of the commission in the community.
 4. If certain critical disciplines are not represented on the commission, the CLG shall seek the advice of consultants to assist the commission in reviewing a particular action. (For instance, an archaeologist might be consulted in regard to the impact of excavation for a new high-rise building on previously undisturbed land, while an architectural historian might be consulted for advice in regard to the significance of a building proposed for nomination to the National Register.) Possible sources for such consultants include universities, colleges, state or local preservation organizations, and architectural or planning firms.
 5. Terms of office of commission members shall be staggered and of no less than two-year duration (except as provided in the initiation of a commission). The two-year term shall not be construed as preventing a member from serving more than one consecutive term.
 6. The chief elected local official shall initiate action to fill vacancies, including expired terms, within sixty (60) days.
 7. Commission meetings shall be held at regular intervals and at least four (4) times each year.
 8. The commission shall submit an annual report on its activities to the chief elected local official for submission to the SHPO. The annual report shall include, but shall not be limited to, such items as: the number, types and resolution of cases reviewed, new designations made, revised resumes of commission members, new appointments to the commission, attendance records, and all minutes relating to National Register nominations. Reports shall be submitted within sixty (60) days after the end of the fiscal year and shall form the basis for the SHPO's assessment of the CLG's performance.
 9. Each commission member shall annually attend at least one informational or educational meeting, approved or conducted by the SHPO, pertaining to historic preservation. The SHPO shall initiate or develop training programs to assist commissions in meeting this requirement.
 10. The commission shall be responsible for:
 - a. Surveying, identifying and designating historic and prehistoric districts and landmarks within

Guidelines for Participation in Missouri's Certified Local Government Program

the jurisdiction of the CLG;

- b. Reviewing all alterations, relocation, demolition, new construction or other actions affecting designated properties under the jurisdiction of the CLG.
 - c. Reviewing all proposed National Register nominations for properties within the jurisdiction of the CLG.
11. The SHPO may, at his/her discretion and mutual agreement with CLG, delegate further responsibilities to the local commission. The CLGs may petition to assume greater responsibility for eligible historic preservation program activities provided they have sufficient and qualified staff.

C. The local government shall *"maintain a system for survey and inventory of historic properties."*

1. The CLG shall begin or continue a SHPO-approved process to identify historic and prehistoric properties with its jurisdiction and maintain an inventory of that information.
2. A detailed inventory of the districts, sites and/or structures designated within the CLG's jurisdiction also shall be maintained.
3. All inventory material shall be:
 - a. In conformance with standards and guidelines for cultural resource inventory as established by the SHPO;
 - b. Compatible with the statewide comprehensive historic preservation planning process;
 - c. Provided in a format consistent with a. and b. above;
 - d. Accessible to the public (except for archaeological site locations, which shall be restricted);
 - e. Updated periodically; and
 - f. Available through duplicates on file with the SHPO.
4. At the discretion of the SHPO, the requirement for submission of duplicate inventory materials to the SHPO may be waived for CLGs not requesting pass-through funding.

D. The local government shall *"provide for adequate public participation in the local historic preservation program as a whole,"* including the process for evaluating properties for nomination to the National Register of Historic Places.

1. All commission meetings shall be open to the public. Public announcement of such meetings shall be made in a timely fashion prior to the meeting date.
2. Commission meetings shall be held at regular intervals, at least four (4) times each year.
3. Careful minutes of all commission actions, including the specific reasons for making decisions, shall be kept on file and available to the public.

Guidelines for Participation in Missouri's Certified Local Government Program

4. Applicants shall be given written notification of commission decisions, including specific reasons for the decisions.
 5. Rules of procedure shall be adopted by the commission and shall be available to the public.
 6. Guidelines and criteria for the designation of properties and the review of actions affecting those properties shall be developed by the commission and made available to the public.
- E. The local government shall *"satisfactorily perform the responsibilities delegated to it under the National Historic Preservation Act"* by the SHPO, as outlined under A.–D. above.

IV. PROCESS FOR CERTIFICATION OF LOCAL GOVERNMENTS

It is the local government, and not the commission, that is certified. Commissions are responsible to the SHPO only as representatives of the local government. The jurisdiction of the CLG is that of the local government and must coincide with the geographic jurisdiction of the local government for CLG purposes.

- A. The chief elected official of the local government shall request certification from the Missouri SHPO. The request for certification shall include:
1. A written assurance by the chief elected official that the local government will fulfill all of the requirements for certification as outlined in III. above;
 2. A copy of the local historic preservation ordinance and the legal instrument(s) creating the commission and any laws that provide for the designation and/or protection of historic and prehistoric properties within the jurisdiction of the applicant;
 3. A listing of any historic and prehistoric districts or individual landmarks designated under the local ordinance(s), along with statements of the historical significance of the properties, photographs, and maps indicating their locations and boundaries;
 4. Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members. If the membership of the proposed commission does not meet the professional qualifications stipulated in III.B.3., the applicant must provide written information concerning how it has sought qualified professionals to participate in CLG activities.
 5. A copy of the local historic preservation plan, if available, or a statement describing the local preservation program, including survey, designation and protection activities; and
 6. Resumes for staff, if petitioning for additional responsibilities under III.B.11. of these guidelines. (If requested, the SHPO will consider professional staff in conjunction with the credentials for commission members in determining whether the local preservation commission meets the requirements set forth under III.B.3.)
- B. The Missouri SHPO shall respond to the chief elected local official within sixty (60) days of receipt of an

Guidelines for Participation in Missouri's Certified Local Government Program

adequately documented, written request.

- C. If, upon review of the local government request, it is determined that the proposal fulfills the requirements and guidelines for certification as stated herein, the SHPO shall prepare a written Certification Agreement to be enacted between the SHPO and the CLG. The Agreement shall outline the specific responsibilities of the CLG when certified, including:
 - 1. The five minimum responsibilities cited under III. A.–D. above;
 - 2. Any additional responsibilities delegated by the SHPO to all CLGs in Missouri, and
 - 3. Any other responsibilities delegated by the SHPO pursuant to III.B.11.
- D. After having determined that a CLG application meets all requirements of the state procedures, the SHPO shall forward the request for certification, a copy of the above-referenced signed Certification Agreement and a copy of the signed SHPO review checklist to the National Park Service (NPS).
 - 1. If the NPS does not concur with the request it will notify the SHPO within fifteen (15) working days of receipt. The NPS shall provide written notice of what is necessary for the request for concurrence to be approved.
 - 2. A Certification Agreement is not effective until it is signed by the chief elected local official and the SHPO, and concurred with in writing by NPS. The effective date of certification is the date of NPS concurrence. When NPS concurs with the SHPO recommendation for certification, NPS will notify the SHPO in writing, and send a copy of that letter to the CLG.

V. PROCESS FOR MONITORING, EVALUATION AND DECERTIFICATION OF CERTIFIED LOCAL GOVERNMENTS

- A. The SHPO shall monitor and conduct periodic evaluations of certified local governments to assure that each local government is fulfilling the requirements for certification.
 - 1. The SHPO shall monitor CLGs on an on-going basis.
 - 2. The SHPO shall review the minutes of local commission meetings. Such minutes shall be provided to the SHPO at the same time they are provided to commission members, on a quarterly basis at a minimum.
 - 3. The SHPO shall conduct a periodic review of products developed or submitted by the CLG, such as survey data, National Register nominations, planning activities, etc., to ensure conformance of any grant-assisted projects with Missouri's statewide comprehensive historic preservation planning process and with pertinent federal standards and criteria for HPF programs.
 - 4. The SHPO shall be responsible for periodic review of the fiscal management of Historic Preservation Fund monies allotted to the CLGs.
 - 5. The SHPO shall conduct an annual assessment of the CLGs performance, by means of review of the annual report which shall be submitted by each certified local government.

Guidelines for Participation in Missouri's Certified Local Government Program

6. The SHPO shall evaluate the performance in program operation and administration of each CLG every four years according to the procedures and standards outlined in the "Certified Local Governments Evaluation Procedures." The SHPO shall maintain written records for all CLG evaluations and shall promptly notify the CLG in writing of the results of the evaluation.
- B. If the SHPO determines that the performance of the CLG does not meet the minimum criteria for continued certification as specified in the Certification Agreement or referenced therein, the SHPO shall document that assessment and recommend in writing to the CLG steps that should be taken to improve performance. The CLG shall have a period of not less than thirty (30) days nor more than one hundred and twenty (120) days in which to implement improvements. If, at the end of the appropriate period, the SHPO determines that sufficient improvement has not occurred to bring the CLG in conformance with the minimum requirements, the SHPO shall notify the CLG in writing that the decertification process has begun and shall recommend decertification of the local government to the NPS, citing the specific reasons for the recommendation, describing the SHPO's technical assistance efforts and affirming that the SHPO will notify the CLG of the NPS concurrence with the decertification.
 - C. A CLG may petition the SHPO for decertification voluntarily. A letter from the chief elected local official shall be the appropriate vehicle for such requests.
 - D. In the event of the decertification of a CLG, the SHPO shall conduct financial assistance closeout procedures in accordance with the Historic Preservation Fund Grants Manual.
 - E. If the local government wishes to become recertified it must reapply for certification.

VI. PARTICIPATION OF CERTIFIED LOCAL GOVERNMENTS IN THE NATIONAL REGISTER NOMINATION PROCESS

The certified local government shall be responsible for review and comment on all proposed nominations for properties within its jurisdiction. However, the authority to nominate Missouri properties directly to the National Register of Historic Places shall rest with the SHPO, pursuant to federal law and regulation. It is the responsibility of the SHPO to work with CLGs to maximize their participation in the National Register nomination process pursuant to federal law and regulation and state procedures in a manner that is not biased against any particular type of resource.

- A. The CLG shall be responsible for review of all National Register nominations within their jurisdiction. Before a property within the jurisdiction of a CLG may be nominated to the National Register by the state, the SHPO will notify the chief elected local official and the commission in accordance with Section 101 (c) 2 (a) of the National Historic Preservation Act, 36 CFR 60, and state procedures and guidelines. The SHPO will notify the chief elected local official and the commission at least 60, but no more than 120 calendar days prior to consideration of the nomination by the Missouri Advisory Council on Historic Preservation.
 1. The local commission shall develop or receive the documentation necessary to nominate a property to the National Register. This documentation shall be submitted by the commission to the Missouri SHPO for subsequent review by the staff and the Missouri Advisory Council on Historic Preservation.
 2. In the event that a completed National Register nomination for a property within the jurisdiction of a CLG should be received by the SHPO without prior review by the CLG, the SHPO shall forward a

Guidelines for Participation in Missouri's Certified Local Government Program

copy of said nomination to the CLG within thirty (30) days. The SHPO simultaneously shall inform the property owner of the transmittal of the nomination to the CLG.

3. CLG notification procedures do not apply where a Federal agency nominates a property under its ownership or control. Federal agencies should, however, be encouraged by the SHPO to coordinate their nominations with CLGs.
- B. The CLG shall be responsible for providing comments on proposed National Register nominations within their jurisdiction to the SHPO. All meetings at which National Register nominations are considered must be open to the public in accordance with applicable state and local laws. After providing a reasonable opportunity for public comment, the commission shall prepare a report as to whether or not, in its opinion, the property meets National Register criteria.
1. Both the local commission and the chief elected official of the CLG shall inform the SHPO and the property owner(s) of their separate opinions regarding the National Register nomination prior to the meeting of the Missouri Advisory Council on Historic Preservation at which the nomination will be considered.
 2. If both the local commission and the chief elected local official support the nomination, and if the nomination form is complete and sufficient, then the SHPO shall notify the property owner(s) prior to the meeting of the Missouri Advisory Council on Historic Preservation at which the nomination will be considered.
 3. Likewise, if either the local commission or the chief elected local official supports the nomination, then the SHPO shall notify the property owner(s) prior to the meeting of the Missouri Advisory Council on Historic Preservation at which the nomination will be considered.
 4. If both the commission and the chief elected local official recommend that the property not be nominated, the SHPO may not nominate the property unless an appeal is filed in accordance with Section 101 (c) (2) of the National Historic Preservation Act and 36 CFR 60.
 5. If the SHPO does not receive the report and recommendations within 60 days, the SHPO shall continue the nomination process.
 6. Consistency with the purposes of the National Historic Preservation Act, and ensuring that National Register decisions take into account local concerns, require that CLGs participate in the National Register nomination process to the maximum extent feasible. If a CLG consistently does not provide nomination reports, the SHPO should seek to determine if appropriate technical assistance would encourage greater participation. When a relevant historic preservation discipline is not represented in the commission membership, the commission shall be encouraged to seek expertise in this area when considering National Register nominations requiring the application of such expertise. Requisite expertise may be provided through consultation with the SHPO or with persons meeting the Secretary of the Interior's Professional Qualifications Standards.
- C. Nominations approved by the SHPO and the Missouri Advisory Council on Historic Preservation shall be forwarded to the Keeper of the National Register in Washington, D.C. Any report and recommendation made by the CLG shall be included with any nominations submitted by the SHPO to the Keeper of the National Register.
- D. Nominations not approved by the SHPO and the Missouri Advisory Council on Historic Preservation

Guidelines for Participation in Missouri's Certified Local Government Program

shall be returned to the CLG, owner, and preparer of the nomination, along with an explanation of the Missouri Advisory Council on Historic Preservation's comments and, where appropriate, suggestions for improvements.

- E. The SHPO may expedite the CLG's participation in the nomination process, including shortening the 60-day commenting period, with the concurrence of the CLG as long as owner notification procedures, 36 CFR 60, have been met.
1. Where the SHPO and the CLG agree to expedite CLG participation with respect to a particular nomination, the SHPO must keep records that contain the following information:
 - Name of the CLG;
 - Name of the property;
 - A statement from the CLG declaring that the CLG agrees with the SHPO to expedite the process;
 - Date of concurrence;
 - Signatures of the chief elected local official and the chairperson of the commission; and
 - Description of the public participation opportunities that have been provided.
 2. Where the SHPO and the CLG agree programmatically to expedite concurrence on all nominations, or on nominations of particular types or groups of properties, the SHPO must obtain and keep records that contain the following information:
 - Name of the CLG;
 - A statement of applicability to all nominations or nominations of specified types or groups of properties;
 - A statement from the CLG declaring that the CLG agrees with the SHPO to expedite the process;
 - Date of agreement;
 - Description of public participation opportunities that will be provided; and
 - Signatures of the chief elected local official, the chairperson of the commission, and the SHPO or designee.
- F. Any appeal procedures promulgated by the National Park Service pertaining to local or state decisions shall be followed.

VII. TRANSFER OF FUNDS TO CERTIFIED LOCAL GOVERNMENTS

A share of the HPF allocation to Missouri shall be available to CLGs on a 60-40 basis for historic preservation activities and projects, unless otherwise authorized by the SHPO. At present, federal law provides that a minimum of 10% of the HPF allocation to Missouri be set aside for transfer to CLGs. The intent is to use HPF assistance to augment rather than replace existing local commitment to historic preservation activities. CLGs may participate in the review and approval of National Register nominations whether or not they elect to apply for HPF transfer funds.

A. General Requirements.

1. All local governments certified pursuant to IV. above shall be eligible for funds from the CLG pass-through. However, the SHPO is not required to award funds to all local governments that are eligible to receive funds.
2. Only CLGs within the State are eligible to compete for funds set aside for pass-through. To remain eligible for each year's CLG pass-through, the CLG must continue to comply with the conditions of

Guidelines for Participation in Missouri's Certified Local Government Program

its Certification Agreement and state performance standards.

3. Any CLG receiving HPF monies shall be considered a subgrantee of the state of Missouri.
 4. HPF grants received by a CLG shall not be applied as matching share for any other federal grant.
 5. All CLG activities that are assisted with HPF money or used as matching share must meet the applicable Secretary's Standards for Archeology and Historic Preservation. For example, design review is an HPF allowable cost, provided that the standards used for design review by a CLG meet the Secretary's Standards for the Treatment of Historic Properties (which is the applicable Standard for that activity).
 6. Indirect costs may be charged as CLG grant expenditures only if:
 - a. The CLG meets the requirements of the Historic Preservation Fund Grants Manual, and
 - b. The CLG has a current indirect cost rate approved by the cognizant federal agency.
- B. In order to be eligible to receive a portion of the local share of the Historic Preservation Fund (HPF) allocation to Missouri, the CLG must:
1. Have adequate financial management systems which:
 - a. Meet federal standards of the Office of Management and Budget Circular A-102, Attachment G, "Standards for Grantee Financial Management Systems;"
 - b. Are auditable in accordance with the General Accounting Office's Standards for Audit of Governmental Organizations, Programs, Activities, and Functions; and
 - c. Are available for periodic evaluation by SHPO in accordance with OMB Circular A-102, Attachment P, "Audit Requirements:"
 2. Adhere to all requirements of the Historic Preservation Fund Grants Manual; and
 3. Adhere to any requirements mandated by Congress pertaining to the HPF.
- C. Technical Assistance

The Missouri SHPO is prepared to assist local governments in developing and implementing financial management systems which meet the requirements listed under A. and B. above.

D. Criteria for Selection of Applications

1. All proposals shall be evaluated and selected by the SHPO according to the following criteria:
 - a. Clearly stated and specific goals that are realistically attainable with the amount of funds provided and within the funding period;
 - b. Demonstration of an understanding of state and local preservation priorities including efforts to advance the identification, evaluation, and protection of properties significant in Missouri's

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history and prehistory, and efforts to ensure maintenance of these properties; and

- c. Assurance of matching share.
2. In addition, all proposals shall be reviewed in terms of the Funding Priorities below for conformance with state and federal goals and objectives.
3. The rationale for selection of CLG grant proposals and for the amounts awarded shall be made available by the SHPO upon request.

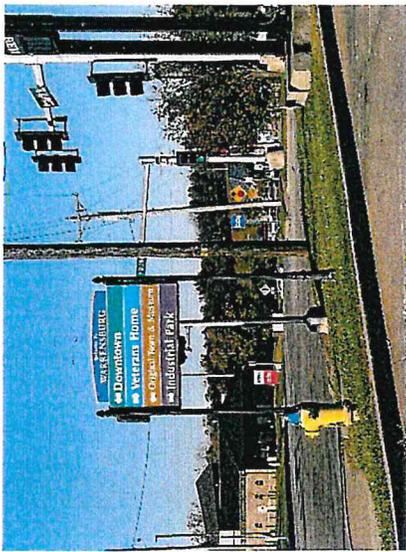
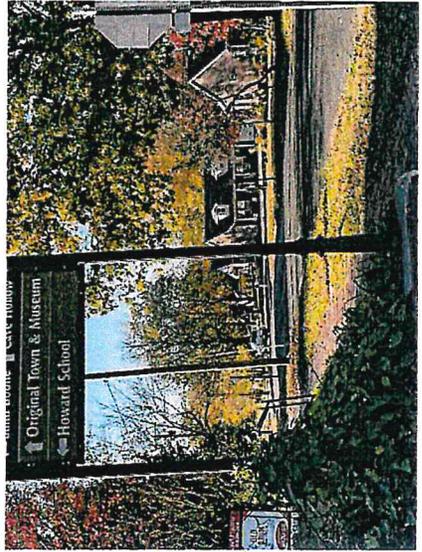
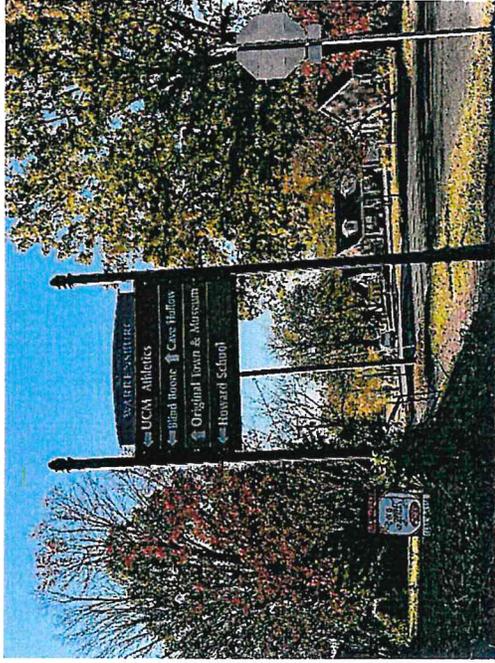
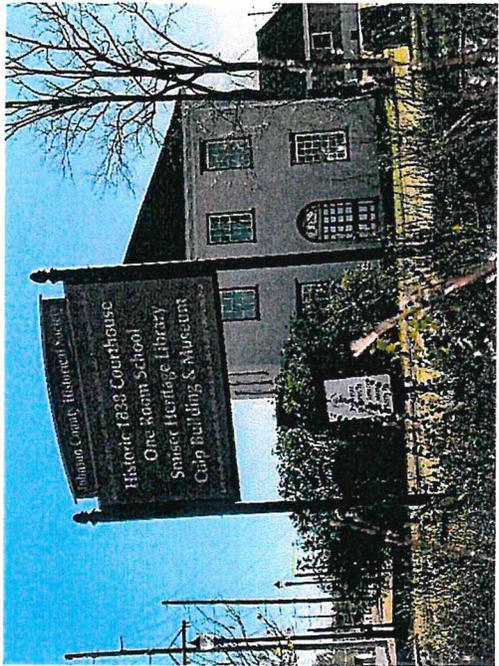
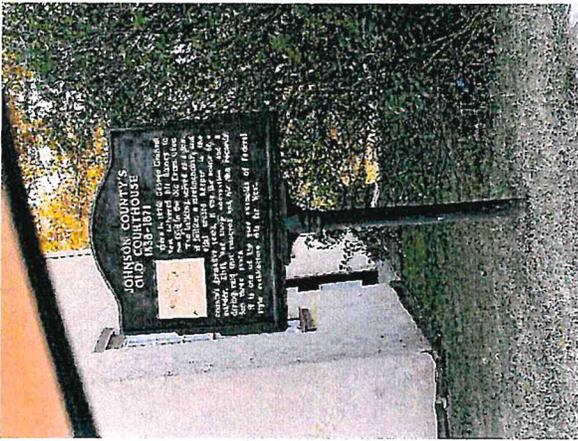
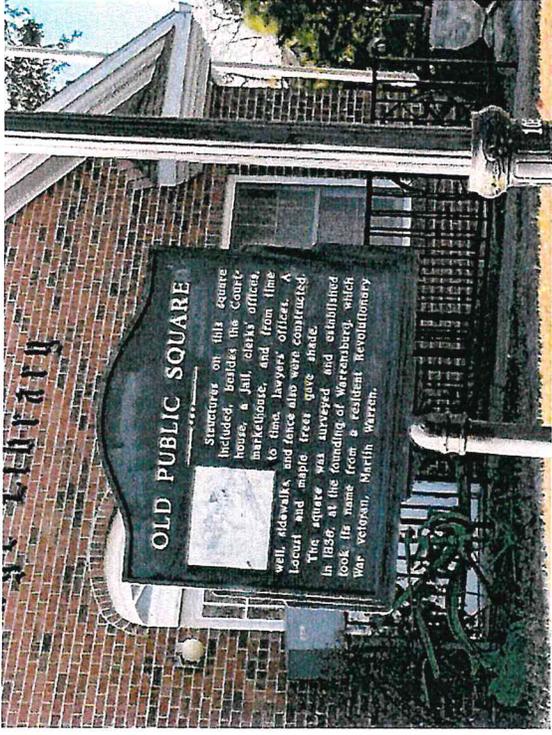
E. Funding Priorities

1. The Missouri SHPO shall award funds on a competitive basis to CLGs based on the following priorities:
 - a. Administration of local preservation programs with emphasis on completion of the identification phase, that is, survey/inventory of cultural resources;
 - b. Administration of local preservation programs with emphasis on completion of the evaluation phase, that is, nominations to the National Register of Historic Places; and
 - c. Administration of local preservation programs with emphasis on the protection phase, that is planning for and implementation of strategies to ensure long-term preservation of cultural resources.
2. The SHPO shall award funds to certified local government programs that are consistent with Missouri's comprehensive resource planning process.
3. The SHPO shall endeavor to distribute CLG funding to the maximum number of qualified local governments throughout the state and to insure a reasonable distribution between urban and rural areas.
4. The SHPO shall consider other priorities or conditions as may be set forth by the National Park Service for HPF administration.

F. Application for Funding

When a CLG elects to apply for HPF funding, the chief elected local official of the CLG shall request funding by means of an annual application to the SHPO. The appropriate application forms shall be made available by the SHPO. The application timetable may be subject to modification due to fluctuations in federal allocation procedures. The distribution of grant applications, deadline for submittal of grant applications, and awarding of grants shall be done on the same schedule as other HPF grants.

June 19, 2007



BILL NO.

ORDINANCE NO.

SUBJECT MATTER: AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF VERSAILLES, MISSOURI, TO AMEND RATES AND REQUIRE NEW APPLICANTS FOR SEWER AND WATER SERVICE CONNECTIONS OUTSIDE CITY LIMITS TO SELF ANNEX INTO CITY LIMITS AND TO ESTABLISH THE EFFECTIVE DATE HEREIN.

???

WHEREAS, it is the desire of the governing board of the City of Versailles to amend the ordinances pertaining to the rates charged to patrons living outside of the City limits that are currently connected to the City's sanitary sewer system and the City's water system and requiring new applicants to self-annex into City limits for connecting to the City's water system and City's sanitary sewer system.

NOW THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI, AS FOLLOWS:

SECTION 1: Section 705.280 is hereby repealed in its entirety and replaced to read as follows:

Section 705.280. Connections to Sewer System from Outside City Limits.

A. Any patrons living outside the City limits of the City of Versailles shall have the right to apply for permission to connect to the City sanitary sewer system on the following conditions:

1. The patron shall make an application to the Board of Aldermen and supply plans and specifications prepared by a competent engineer and said application to contain the consent of the grantee of the easement for City to use the ground covered by the easement and for the City employees to have access for maintaining or go on ground to stop use of sanitary sewer system by stopping use of lateral.

2. Property owner asking for permission must procure own right-of-way for his/her private sewer lateral and said patron is liable for the expense of construction and maintenance, of own sewer lateral, but same must be built and maintained by plans approved by the City.

3. Before any private sewer connection is made, the City Plumbing Inspector must inspect and approve the private plumbing of the patron and approve the same according to the Plumbing Code of the City of Versailles.

4. All applications shall be required to connect to the City Water system.

B. All patrons living outside the City limits of the City of Versailles who received permission to connect to the City sanitary sewer system prior too January 1, 2025 will be charged twenty-five percent (25%) more per service than the current rate or self-annex into the city limit of City of Versailles.

C. All patrons living outside the City limits of the City of Versailles who apply for permission to connect to the City sanitary sewer system after January 1, 2025 shall be required to self-annex in to City of Versailles, Missouri City limits.

SECTION 2: Section 700.120 is hereby repealed in its entirety and replaced to read as follows:

Section 700.120. New Water Connection and Charges Thereof.

- A. All new water connection to existing public water mains and lines shall only be made by authorized employees of the Water Department of the City of Versailles or by the authority of the Water Commissioner of the City of Versailles.
- B. There shall be furnished with each connection by the City of Versailles a corporation stop, a brass gooseneck and a shutoff valve together with the labor to install the same.
- C. Any patrons living outside the City limits of the City of Versailles shall have the right to apply for permission to connect to the City water system on the following conditions:
 1. The patron shall make an application to the Board of Aldermen and supply plans and specifications prepared by a competent engineer and said application to contain the consent of the grantee of the easement for City to use the ground covered by the easement.
 2. Property owner asking for permission must procure own right-of-way for his/her private water line and said patron is liable for the expense of construction and maintenance, of own private water line, but same must be built and maintained by plans approved by the City.
 3. Before any private water connection is made, the City Plumbing Inspector must inspect and approve the private plumbing of the patron and approve the same according to the Plumbing Code of the City of Versailles.

SECTION 3: Section 700.010 is hereby amended to add Subsection (B) and (C) as follows:

(B) All charges shall be twenty-five percent (25%) more per service outside of City limits of the City of Versailles if connected before January 1, 2025.

(C) All charges shall be that of the current rate per service when connected and self-annexed into city limits after January 1, 2025.

SECTION 4: Section 700.045 (B) is hereby repealed in its entirety and replaced to read as follows and subsection (C) is added to read as follows:

(B) All residential uses located outside of the City limits of the City of Versailles who are not connected to the City of Versailles water system shall pay the minimum monthly charge as set forth in Subsection

A above for the first two residents and an additional sum of seven dollars and fifty cents (\$7.50) per each resident in excess of two (2) residents at such location plus an additional charge of twenty-five percent (25%) per service prior to January 1, 2025.

(C) All charges shall be that of the current rate per service when connected and self-annexed into city limits after January 1, 2025.

SECTION 5: Section 715.030 shall be amended to add the following Subsection (C) and (D):

(C) All charges shall be twenty-five percent (25%) more per connection for services outside of the City limits of the City of Versailles prior to January 1, 2025.

(D) All charges shall be that of the current rate per service when connected and self-annexed into city limits after January 1, 2025.

SECTION 6: This ordinance shall take effect immediately and remain in full force and effect from and after its passage.

After copies of the foregoing were made available for public inspection prior to the time it was under consideration by the Board of Aldermen, the foregoing was:

-introduced to the Board of Aldermen in writing,

-read two times at this single meeting of the Board of Aldermen,

-and each time passed by the following vote:

Coons _____ yea _____ nay

Bentch _____ yea _____ nay

Dunklee _____ yea _____ nay

Bias _____ yea _____ nay

If tie vote: Mayor _____ yea _____ nay

Dated and passed this 14 day of January, 2025.

Jamie Morrow, Mayor

ATTEST:

Libby Webb, City Clerk

Customer List

Sorted by: Account

All Customers

For Codes: Rate Code = NSR

well water

Account No. Cell Phone	Customer Name E-mail	Billing Address	City/State	Bill Pref.	Home Phone	Work Phone	Work Ext.
00001299 (573)539-2236	ANDERSON, JOHN W	13268 CHURCH RD	VERSAILLES, MO 65084	B	(573)569-5915	(573)378-5464	
00001669	ARMENT, SABLE	400 JEFFERSON PLACE	VERSAILLES, MO 65084	B	(573)789-9399		
00001963 (573)836-1449	DAVIDSON, SHANTEL	13547 OLD MARVIN RD	VERSAILLES, MO 65084	B			
3105000000	FIELDS, DEBBIE	604 W DEKALB	VERSAILLES, MO 65084	B			

flat rate of 36.50 & 365 NRS does not track usage

flat rate 46.50 & 465 NRS

*these two billed
water @ 19.00 min, 4.50
for every 1,000 over &
sewer usage from water.
then days add 10%
for water & sewer
non residential.
charge.*

Total Customers 4

*non residential
min*

current

10.30 vs

7.30

vs

25%

25.75

18.25

monthly

City of Versailles

Customer List

Sorted by: Account

All Customers

For Codes: Rate Code = NON

Account No. Cell Phone	Customer Name E-mail	Billing Address	City/State	Bill Pref.	Home Phone	Work Phone	Work Ext.
00000219 (573)789-9441	RICHARDSON, JASON	13535 OLD MARVIN RD	VERSAILLES, MO 65084-	B		(573)378-0728	
00001087 (573)832-2440	MITCHELL, ELIZABETH	13516 OLD MARVIN	VERSAILLES, MO 65084-	B		(573)378-5886	
00001962 (573)789-8822	VOGT, MARIAH	13514 OLD MARVIN	VERSAILLES, MO 65084	B			
00001963 (573)836-1449	DAVIDSON, SHANTEL	13547 OLD MARVIN RD	VERSAILLES, MO 65084-	B			
00001996 (573)372-3726	FICI, CARL	P.O. BOX 363	VERSAILLES, MO 65084-	B			
1082500000 (573)434-1912	FIELDS, STEVE	11555 FAIRGROUND RD	VERSAILLES, MO 65084-	B		(573)378-6019	
2012000000 (417)291-7083	TUTT JR, LORENZO	106 SAPPHIRE LANE	VERSAILLES, MO 65084	B			
3050500000 (573)746-0219	CALTON, KELLY	PO BOX 431	VERSAILLES, MO 65084	B			
3105000000	FIELDS, DEBBIE	604 W DEKALB	VERSAILLES, MO 65084	B			
4050500000 (573)789-0144	WHITE, JAMES	512 W MAGNOLIA	VERSAILLES, MO 65084	B	(573)378-6741		
4060500500 (573)789-6550	VIEBROCK, SKYLER	18496 S. 2nd STREET	VERSAILLES, MO 65084	B	(573)789-3368		

Total Customers 11

all min water 19.00 then average @ 4.50 per 100 gallon,
then 10% on all water usage for NRW.

Non-Residential water. add 10% fee water usage.

min per month.
current 20.9 vs 25% 52.25

February 11th Board Meeting

From: Jason Terry (G&B) (jterry@gilmorebell.com)
To: libbycityhall@yahoo.com
Cc: mayorcityversailles@gmail.com; jsaab@saablawoffice.com
Date: Thursday, February 6, 2025 at 05:43 PM CST

Libby,

I noticed that the resolution declaring the intent of the City to issue industrial revenue bonds (Chapter 100 Bonds) was not included on the agenda for Tuesday's meeting. Please add that item to the agenda (a copy of the resolution is attached to this email).

Attached for Tuesday's meeting are the following:

1. Resolution stating the City's intent to issue industrial revenue bonds (CH 100), as referenced above
2. Ordinance authorizing a Cooperation Agreement with Main Station Holdings, along with a current draft of the Cooperation Agreement ("Versailles Main Station Sales Tax Rebate Cooperation Agreement")
3. Ordinance authorizing the TDD Petition and Versailles Main Station TDD – Transportation Project Agreement, along with current drafts of the TDD Petition and the TDD Project Agreement

Let me know if you need anything else for Tuesday's meeting. Please confirm receipt of this email.

Thank you.

Jason

Jason Terry | Gilmore & Bell, P.C.

211 N. Broadway | One Metropolitan Square | Suite 2000 | St. Louis, MO 63102

Direct: (314) 444-4117 | Main: (314) 436-1000 | Cell: (314) 504-7721

jterry@gilmorebell.com

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otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.



Inducement Resolution (Ch 100).docx

25.5kB



Ordinance authorizing Cooperation Agreement.docx

21.8kB



Ordinance authorizing TDD Petition and TDD Project Agreement.docx

21.7kB



Versailles Main Station Sales Tax Rebate Cooperation Agreement.docx

54.8kB



TDD Petition - Versailles.docx

1.1MB



Versailles Main Station TDD - Transportation Project Agreement.docx

29.7kB

RESOLUTION NO. _____

**RESOLUTION OF OFFICIAL INTENT OF THE CITY OF
VERSAILLES, MISSOURI, TOWARD THE ISSUANCE OF
INDUSTRIAL REVENUE BONDS TO FINANCE AN
INDUSTRIAL DEVELOPMENT PROJECT AND AUTHORIZING
CERTAIN ACTIONS RELATING THERETO.**

WHEREAS, the City of Versailles, Missouri (the “City”) is authorized and empowered under the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended (collectively, the “Act”), to purchase, construct, extend and improve certain projects (as defined in the Act) for the purposes set forth in the Act and to issue industrial revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City shall deem advisable; and

WHEREAS, Main Station Holdings, LLC, a Missouri limited liability company (the “Company”), has requested that the City issue its industrial revenue bonds in an approximate aggregate principal amount of \$33,000,000 (the “Bonds”) to provide funds to acquire approximately 5.21 acres of real estate generally bounded by and adjacent to W. Newton St. to the south and S. Krekel St./W. Second St. to the east (the “Project Site”) and pay certain costs of constructing thereon a multi-story hotel building, which may include one or more of certain additional uses (the “Project Improvements,” and together with the Project Site, the “Project”); and

WHEREAS, the Bonds will be payable solely out of payments, revenues and receipts derived from the lease of the Project by the City to the Company; and

WHEREAS, the City has determined that it is necessary and desirable to declare the official intent of the City to finance the costs of the Project from the proceeds of the Bonds, subject to certain terms and conditions set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI, AS FOLLOWS:

Section 1. Finding of Public Benefit. The Board of Aldermen hereby finds and determines that the Project will promote the economic well-being and industrial development of the City and the taxing districts encompassing the area of the Project, and that the issuance of the Bonds to pay the costs of the Project will be in furtherance of the public purposes set forth in the Act.

Section 2. Declaration of Intent. The Board of Aldermen hereby declares the intent of the City to issue the Bonds to provide funds to finance the costs of the Project, subject to the conditions set forth in this Resolution.

Section 3. Limited Obligations. The Bonds shall be limited special revenue obligations payable solely out of payments, revenues and receipts derived from the lease of the Project by the City to the Company. The Bonds and the interest thereon shall not be a debt of the City or the State of Missouri,

and neither the City nor the State shall be liable thereon, and the Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

Section 4. Conditions to Issuance of Bonds. This Resolution constitutes a statement of intent of the Board of Aldermen. The issuance of the Bonds and the execution and delivery of any documents related to financing the Project are subject, in the sole discretion of the City, to the following conditions:

- (a) approval by the Board of Aldermen of a plan for industrial development in accordance with Section 100.050 of the Act;
- (b) authorization by ordinance of the Board of Aldermen;
- (c) obtaining any other necessary governmental approvals for the Project;
- (d) agreement by the City, the Company and the purchaser(s) of the Bonds on (1) mutually acceptable terms for the Bonds and for the sale and delivery thereof and (2) mutually acceptable terms and conditions of any documents related to the issuance of the Bonds and the Project, the sale of which Bonds is the sole responsibility of the Company; and
- (e) receipt by the City of satisfactory indemnification for all matters relating to the Project.

Section 5. Reimbursement for Project Costs. The Company is hereby authorized to proceed with the purchase and construction of the Project, including the entering of contracts and purchase orders in connection therewith, and to advance such funds as may be necessary to accomplish such purposes. If the Bonds are issued, the Company may be reimbursed solely out of the proceeds thereof for expenditures paid or incurred in connection with the Project.

Section 6. Sales Tax Relief. The City is authorized to provide a sales tax certificate (the "Certificate") for the purpose of enabling the Company to obtain sales tax exemption on all construction materials for the Project, upon the Company's agreement to fully indemnify and protect the City from any judgments or actions arising from the use of the Certificate for any reason.

Section 7. Notice to Taxing Districts. The City Clerk, on behalf of the Board of Aldermen, shall send such notices as are required by the Act in connection with the issuance of the Bonds.

Section 8. Preparation of Documents. The City Attorney and Gilmore & Bell, P.C., as Bond Counsel, and the officers, employees and representatives of the City, are hereby authorized to work with the purchasers of the Bonds, the Company, its counsel and others, to prepare for submission to and final action by the Board of Aldermen all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder in connection with the financing of the Project.

Section 9. Further Authority. The City hereby authorizes and empowers the officers and representatives of the City to do all such acts and things and to execute, acknowledge and deliver all such documents as may in their discretion be deemed necessary or desirable in order to carry out or comply with the terms and provisions of this Resolution in connection with the structure and sale of the Bonds. All of the acts and undertakings of such officers and representatives which are in conformity with the intent and

purposes of this Resolution, whether heretofore or hereafter taken or done shall be and the same are hereby in all respects, ratified, confirmed and approved.

Section 10. Cancellation. If for any reason the Bonds are not issued within one year after the date of adoption of this Resolution, this Resolution shall be deemed canceled, and neither party will thereafter have any rights under this Resolution against the other, except that the Company shall reimburse the City for all fees and out-of-pocket expenses incurred by the City, its counsel and Bond Counsel in connection with the Project.

Section 11. Effective Date. This Resolution shall be in full force and effect from and after the date of its passage.

Read and adopted this 11th day of February, 2025.

(SEAL)

Jamie Morrow, Mayor

Attest: _____
Libby Webb, City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A COOPERATION AGREEMENT BETWEEN THE CITY OF VERSAILLES, MISSOURI, AND MAIN STATION HOLDINGS, LLC

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI, AS FOLLOWS:

Section 1. The Board of Aldermen of the City of Versailles, Missouri (the “City”) finds and determines that it is necessary and desirable to enter into the Cooperation Agreement (the “Agreement”) between the City and Main Station Holdings, LLC, a Missouri limited liability company, the form of which is attached hereto as **Exhibit A** and incorporated by reference herein. The Mayor of the City is authorized to execute the Agreement with such changes therein as shall be approved by the Mayor, the Mayor's signature thereon being conclusive evidence of the approval thereof. The City Clerk is authorized to attest the Agreement and the affix the City's seal thereto.

Section 2. The officers and agents of the City are hereby authorized and directed, to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. This Ordinance shall be in full force and effect from and after its passage.

PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI THIS 11TH DAY OF FEBRUARY, 2025.

APPROVED BY THE MAYOR OF THE CITY OF VERSAILLES, MISSOURI THIS 11TH DAY OF FEBRUARY, 2025.

[SEAL]

Mayor

ATTEST:

City Clerk

Journal of “ayes” and “nays”
First Reading

<u>Board Member</u>	<u>Votes</u>	
	Aye	Nay
Anthony Coons	_____	_____
Kriston Bentch	_____	_____
Dina Dunklee	_____	_____
Brian Bias	_____	_____

Journal of “ayes” and “nays”
Second Reading

Board Member

Votes

Aye

Nay

Anthony Coons
Kriston Bentch
Dina Dunklee
Brian Bias

EXHIBIT A

COOPERATION AGREEMENT

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE CREATION OF A TRANSPORTATION DEVELOPMENT DISTRICT AND AUTHORIZING A TRANSPORTATION PROJECT AGREEMENT IN CONNECTION WITH THE MAIN STATION PROJECT, AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the Board of Aldermen of the City of Versailles, Missouri (the “City”) hereby finds and determines that certain transportation-related improvements to the herein-defined Project Site will significantly improve the safety and welfare of the citizens of the City, enhance the economic viability of the surrounding commercial areas, and otherwise benefit the residents and businesses within the area; and

WHEREAS, the Board of Aldermen finds and determines that the creation and implementation of a transportation development district pursuant to Sections 238.200 to 238.280 of the Revised Statutes of Missouri, as amended (the “TDD Act”), is in the best interest of the citizens of the City because it will provide a source of revenue to fund said improvements; and

WHEREAS, the City and Main Station Holdings, LLC, a Missouri limited liability company (the “Developer”) agree that the Versailles Main Station Transportation Development District (the “District”) shall be created for the purpose of providing tax revenues to fund said transportation-related improvements (as further described in the herein-defined Petition, the “Transportation Project”), which constitutes a “project” within the meaning of the TDD Act, to be located on certain real estate within the City identified by Morgan County, Missouri as parcel numbers 12-3.0-06-300-001-007.000, 12-3.0-06-200-009-002.000, and 12-3.0-06-200-009-002.004 (the “Project Site”);

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI, AS FOLLOWS:

Section 1. The Board of Aldermen of the City finds and determines that it is in the best interests of the City to create the District for the purpose of funding the costs of certain transportation-related improvements in connection with the Transportation Project.

Section 2. The Petition for the Creation of a Transportation Development District, in substantially the form attached as **Exhibit A** attached hereto, is hereby approved.

Section 3. The Law Offices of Saab & Associates, Inc. and Gilmore & Bell, P.C., are hereby authorized and directed to execute the Petition for the Creation of a Transportation Development District, and are further authorized and directed to take such other steps as are necessary to create and implement the District in accordance with the TDD Act.

Section 4. The Board of Aldermen of the City finds and determines that it is necessary and desirable to enter into the Transportation Project Agreement (the “Transportation Project Agreement”) between the City and the District, the form of which is attached hereto as **Exhibit B** and incorporated by reference herein. The Mayor of the City is authorized to execute the Transportation Project Agreement with such changes therein as shall be approved by the Mayor, the Mayor's signature thereon being conclusive evidence of the approval thereof. The City Clerk is authorized to attest the Transportation Project Agreement and the affix the City's seal thereto.

Section 5. The officers and agents of the City are hereby authorized and directed, to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after its passage.

PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI THIS 11TH DAY OF FEBRUARY, 2025.

APPROVED BY THE MAYOR OF THE CITY OF VERSAILLES, MISSOURI THIS 11TH DAY OF FEBRUARY, 2025.

[SEAL]

Mayor

ATTEST:

City Clerk

Journal of "ayes" and "nays"
First Reading

<u>Board Member</u>	<u>Votes</u>	
	<u>Aye</u>	<u>Nay</u>
Anthony Coons	_____	_____
Kriston Bentsch	_____	_____
Dina Dunklee	_____	_____
Brian Bias	_____	_____

Journal of "ayes" and "nays"
Second Reading

<u>Board Member</u>	<u>Votes</u>	
	<u>Aye</u>	<u>Nay</u>
Anthony Coons	_____	_____
Kriston Bentsch	_____	_____
Dina Dunklee	_____	_____
Brian Bias	_____	_____