

Comprehensive Economic Development Strategy for Missouri's Boonslick Region

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ABSTRACT: This document is the Comprehensive Economic Development Strategy for Boonslick Regional Planning Commission, 2019 that was originally authored in 1998 and updated in 2002, 2009, and 2014. This document serves as a tool to improve coordinated economic development in the Boonslick Region, and build upon the resources and efforts of the region to improve the quality of life and make the Boonslick Region a great place to live, work, and conduct business.

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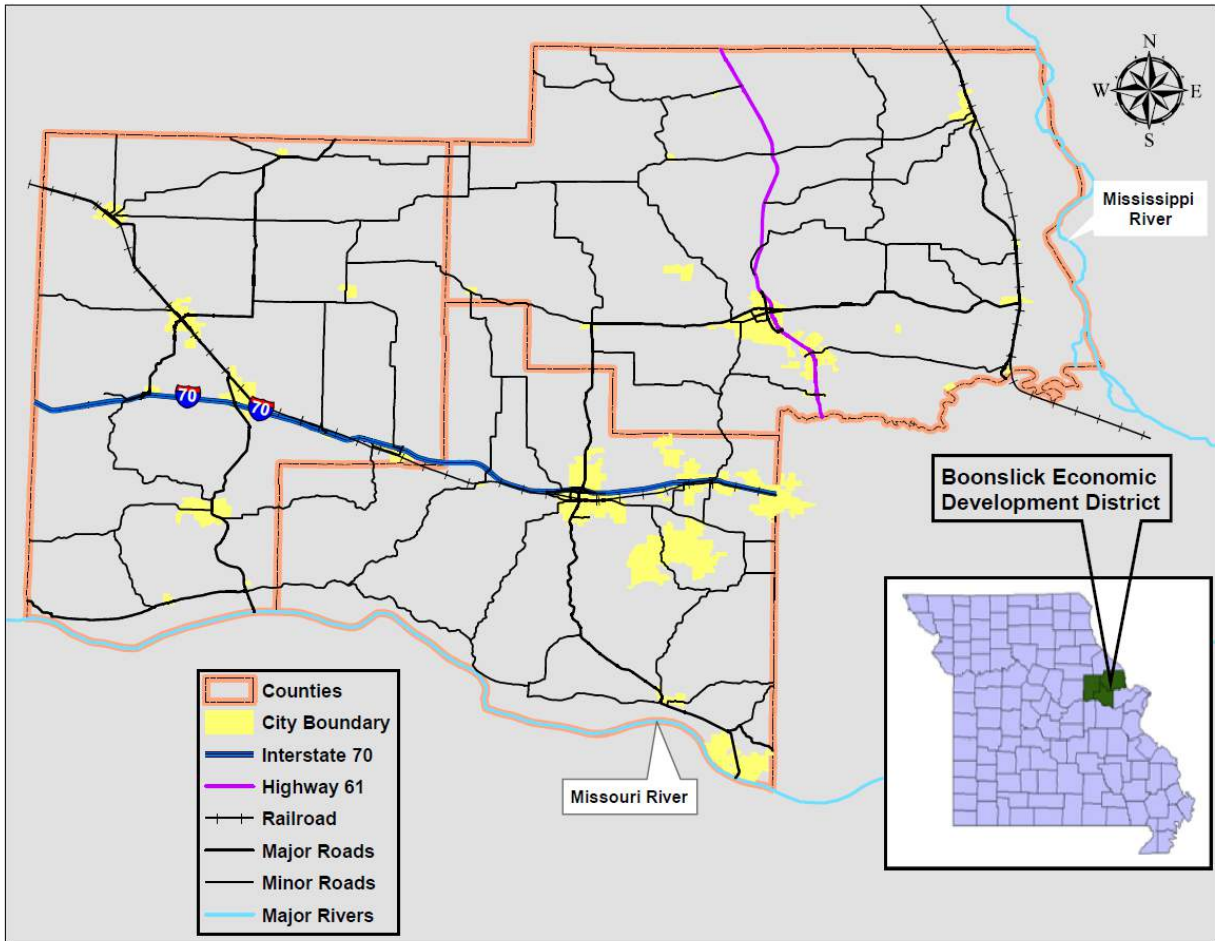
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EXECUTIVE SUMMARY

The main aim of the Comprehensive Economic Development Strategy (CEDS) process is “to create jobs, foster more stable and diversified economies, and to improve living conditions”. A CEDS is required to be updated every 5 years to qualify for EDA assistance under its Public Works and Economic Adjustment Assistance Programs, and is a prerequisite for designation by EDA as an Economic Development District (EDD). An EDD is a designation set forth by EDA which would allow the Boonslick Regional Planning Commission to work to improve the economic stature and the quality of life in the Boonslick Region, through implementation of this document, continuous planning efforts and successive assessment of the Region’s needs.

The primary functions of the EDD include (but are not limited to) the preparation and maintenance of a Comprehensive Economic Development Strategy, assistance in the implementation strategies identified in the CEDS, and technical assistance to economic development organizations throughout the Boonslick Region. The CEDS provides a framework for improving regional development partnerships while EDD designation provides extra funding to implement the goals and objectives outlined in the CEDS.

The Boonslick Region is a three-county, 1,645 square mile area located in the central east section of the state. The Region is bounded by Audrain and Pike Counties on the north, Audrain and Callaway Counties on the west, St. Charles County on the southeast, the Mississippi River to the northeast and the Missouri River on the south.



Boonslick Region’s 2019 Comprehensive Economic Development Strategy update is designed to guide the region’s economic growth by fostering a more stable and diverse economy, assisting in the creation of jobs, and improving the overall living conditions in Lincoln, Montgomery and Warren counties. It also provides a mechanism for coordinating the efforts of individuals, organizations, local government, and private industry concerned with the region’s economic development. This plan further, integrates with the State’s economic development priorities and workforce investment strategies.

To ensure that this plan is based on the views and thoughts of the people in the region, a committee of informed representatives of various disciplines in the region was formed.

Boonslick RPC CEDS Committee Members		
Discipline	Member	Agency
Agriculture / Agri-Business	Dean Larkin	University Extension
Agriculture / Agri-Business	John Noltensmeyer	Farmers Mutual Insurance
Agriculture / Agri-Business	Matt Jones/Steve Wilch	City of Elsberry
Chamber of Commerce	Jan Olearnick	Warrenton Chamber of Commerce
Chamber of Commerce	Rachel South	Troy Chamber of Commerce
Developers	Bart Korman	Lewis-Bade Engineers
Developers	Michelle Hataway	Department of Economic Development
Developers	Phil Reid	Westbound Real Estate
Economic Development	Brent Speight	Scott Agency
Economic Development	Neil Fick	Warrenton Planning and Development
Economic Development	Karen Girondo	Wright City
Economic Development	Julie Rodgers	Lincoln County Economic Development
Economic Development	Sam Byers	Elsberry Community Growth Association
Economic Development	Tammy Bruckerhoff	Hermann tourism
Education	David Buck	Wright City RII
Education	Gregg Klinginsmith	Warren County RIII Superintendent
Education	Jim Gates	Higher Education Coalition
Education	Mark Penny	Lincoln County RIII
Education	Michael Gray	Montgomery County RII
Education	Tim Reller	Elsberry R-II
Finance	Charla Whelan-Mueller	Bank of Old Monroe
Finance	Doug Luetkemeyer	The Missouri Bank
Finance	Mike Hartmann	USDA
Finance	Peggy Rodgers	First State Community Bank
Government	Ryan Ruckel	City of Winfield
Health Care	Genevieve Weseman	Lincoln County Health Department
Health Care	Julie Hook	National Council on Alcoholism & Drug Abuse
Housing	Billy Ivie	Ivie League Homes
Manufacturing	Frank O'Brien	Christy Minerals Co
Manufacturing	Frank Roth III	Elite Tool
Manufacturing	Gretchen Homeyer	Homeyer Tool and Die
Small Business	Bob Sellenriek	Sellenriek Construction, Inc.

Boonslick RPC CEDS Committee Members		
Discipline	Member	Agency
Small Business	S. Shadrach	Warrenton Oil
Small Business	Steve Engemann	Hermann Sand and Gravel
Transportation	Dan Colbert	Witte Brothers Exchange
Transportation	Erik Maninga	Missouri Department of Transportation
Transportation	Jerry Schwartz	Schwartz School bus services
Utilities	Julie Feast	Ameren
Utilities	Kevin Hurd	Cuivre River Electric
Utilities	Eddie Trower	Charter Communications
Workforce	Diane Simbro	Northeast MO Workforce Development Board
Workforce	Janet Hickey	Missouri Job Center

The Boonslick Regional Planning Commission invited members to attend multiple meetings to revise and reshape the 2014 CEDS into the updated CEDS. The committee represents a variety of social and economic contributors within the region. Economic development and planning organizations, employment and training groups, business organizations, agricultural groups and community organizations have been brought together to continue the development of the region's CEDS. The CEDS committee members voiced that this effort should be a continuous, ongoing, participatory process which includes input and direction from the CEDS committee members, stakeholders and Boonslick staff annually.

The Four Elements of CEDS

1. Summary Background: Geographic, environmental, and natural resource profile; an infrastructure assessment; demographic and socioeconomic data, including labor force characteristics.
2. SWOT Analysis: An in-depth analysis of economic and community strengths, weaknesses, opportunities, and threats.
3. Strategic Direction/Action Plan: Vision statement, goals and action plans. The responsible entity and the timeline for implementation are identified for each action plan.

4. Evaluation Framework: Performance measures are identified to evaluate the progress of projects in achieving the vision and goals.

CEDS Goals & Objectives

The goals and objectives from the 2014 plan were reviewed by the committee for their concurrence and review. The committee approved the following updated goals and objectives for the 2019 CEDS update.

I. Promote regional prosperity

- I.1. Increased retention and expansion of existing businesses
- I.2. New business attraction and entrepreneurial development
- I.3. Diversified economic base
- I.4. Enhanced public private partnerships to address regional development needs
- I.5. Improved circulation of dollars within the region
- I.6. A trained workforce capable of meeting the needs of emerging technologies
- I.7. Expanded financing tools and incentives to fuel economic recovery
- I.8. Industry presence in emerging technologies and green industries
- I.9. Increased international presence through export development

II. Plan for regional development

- II.1. Orderly development of the region
- II.2. Ongoing infrastructure planning, financing and construction
- II.3. Housing opportunities for all population groups
- II.4. Development or redevelopment environmentally challenging sites
- II.5. Coordinated infrastructure development within the region to support economic expansion

III. Preserve regional quality of life

- III.1. Protection, enhancement, and preservation of the natural resources and beauty of the region
- III.2. Responsible use of the region's natural resources and agricultural opportunities
- III.3. Increased income potential for residents through education and improved job skills

III.4. Balancing quality of life issues including clean air, clean water, safety, affordable housing, community amenities and services, with opportunities for economic expansion

III.5. Address quality of life issues not addressed elsewhere

SECTION 1 – The Region

History of the Region

The Boonslick Region is situated between the Missouri and Mississippi Rivers. The rivers profoundly influenced the geographic, economic, and social development of the area. As major avenues of inland migration, the rivers lent accessibility to the Region. Among the earliest territory of the Trans-Mississippi West to be probed by the Europeans, the Region's history is especially colorful and significant to Missouri's territorial history.

Prior to the Louisiana Purchase in 1803, the Spanish and French governments held most of the land west of the Mississippi. In 1808, a group of Kentuckians, under the leadership of Colonel Benjamin Cooper, moved into the area. The legendary Daniel Boone moved into Warren County with his family and helped to link St. Louis and St. Charles with the interior of Missouri. By 1859, most of the land in the Region had been placed in private ownership; the steady, stable growth of the Region encouraged the construction of a railroad through the Region from St. Charles to Macon. This growth declined with the onslaught of the Civil War.

Typical of the national pattern of development after the War, the Boonslick Region attempted to entice more people to settle, to finance construction of additional railroads and to direct existing capital into the exploitation of natural resources. Growth was steady and gradual.

By the 1950s, the economic base shifted from one supported by agriculture to one broadened by the inclusion of manufacturing. Clothing, nursery products and automobile parts became part of the exports from the Region. Today, St. Louis and St. Charles serve as magnets to the Region in that they provide employment for the work force.

Municipalities

The Boonslick Region has 27 incorporated places within its three counties. Lincoln County is the largest county composed of 631 square miles. Lincoln County has twelve municipalities: Chain

of Rocks, Elsberry, Foley, Fountain N Lakes, Hawk Point, Moscow Mills, Old Monroe, Silex, Troy, Truxton, Whiteside, and Winfield. Troy serves as Lincoln County's county seat.

Montgomery County consists of 584 square miles and has nine cities: Bellflower, High Hill, Jonesburg, Middletown, Montgomery City, McKittrick, New Florence, Rhineland and Wellsville. Montgomery City is the county seat of Montgomery County.

The remaining five incorporated communities are in Warren County. Warren County is the smallest county in the Boonslick Region consisting of 432 square miles. These cities include: Innsbrook, Pendleton, Marthasville, Truesdale, Warrenton, and Wright City. Warrenton serves as the county seat.

Geography, Geology, and Climate

The Boonslick Region's geography is comprised of 1,588 square miles of prairie land caught in the fork of the Nation's two giant waterways, the Mississippi River and Missouri River. The topography can be further delineated as moderately dissected plains, smooth plains, highly dissected plateaus, and flat lowlands. Annual mean temperature for the region is in the mid-50s, with the coldest month of the year being January with a mean temperature of 27 degrees Fahrenheit. In contrast, July is the warmest month of the year with a mean temperature of 87 degrees Fahrenheit. Annual mean precipitation for the region is 37.5 inches. Average rainfall in the wettest month of June is 4.8 inches. Average snowfall for the region is 28.1 inches occurring mainly in the months of December, January, and February.

Land Use

The Boonslick Region incorporates 1,591 square miles or 2.3% of the State. The population density in the Boonslick Region is much less dense than throughout the State of Missouri. The population density in both Lincoln and Warren Counties is increasing, showing 90 and 80 persons per square mile, respectively; however, Montgomery County is much less dense than the rest of the region with 21 persons per square mile. [\[Reference Appendix I: Land area and population density for Boonslick Region- Population Estimates, July 1, 2017\]](#)

Urban Land Use

According to the Census Bureau, an urban area is defined as a place having a population of at least 2,500 people. Only two cities in the Boonslick Region fit this definition, Troy and Warrenton. Developed lands in these areas are classified as residential, commercial, industrial, public and parkland. Residential land is devoted primarily to single-family dwellings.

Agricultural Land Use

Although business and industries are developing in the Boonslick Region, historically the Region is agricultural based. Much of the businesses in the surrounding communities are agriculture support services.

Farms

In the Boonslick Region the number of farms decreased since 2002. The major crops harvested are sorghum for grain, sorghum for silage or green chop, soybeans for beans, forage, and vegetables. [\[Reference Appendix I: Land Allocated for Farms in the Region\]](#)

Natural Resources

Compared to other areas of the State of Missouri, the Boonslick Region has limited natural resources to exploit for economic development such as lead or iron ores, natural gas, or petroleum. However, the region does have two natural resources that can be exploited; land and water.

In terms of land, the most important natural resource within the Boonslick Region is soil. There is a variety of soil that interlaces the region and fosters a variety of productivity. This is an important resource in terms of adequately allowing development to occur within the region. Limestone is quarried in a few areas of the region and specialized clay used in the production of fire bricks (though a diminishing resource) is still withdrawn from a few pits in the region.

Water; or rather, waterways are another important natural resource that has not been fully exploited for economic development. The region's proximity to two major rivers, the Missouri

and the Mississippi, positions it to capitalize on river transportation up to and including multi-modal transportation hubs located on the Mississippi, above the confluence with the Missouri.

Economic Resiliency

Economies are fragile and they can be adversely affected due to many causes; a down-turn of national or international markets, a war in the Middle East, terrorist activities at home, or for those of us in the Midwest, a tornado. Larger, more diverse regions are better able to weather these downturns. Smaller, less diverse regions such as Boonslick are affected by these adverse conditions quicker, and to a greater degree. To weather the storm, the Boonslick region has to be ready. Readiness falls into two categories, Disaster Preparedness and Disaster Mitigation.

Disaster Preparedness

Business Continuity Planning

To increase resiliency in the region's smallest businesses, Boonslick is promoting business continuity education for businesses vulnerable to disasters.

Threat and Hazard Identification and Risk Assessment (THIRA)

The Boonslick region participates in the Missouri Office of Homeland Security Regionalization program which in 2013 included extensive work on development of a Threat and Hazard Identification Risk Assessment, THIRA. The THIRA was subsequently updated in 2015 and again in 2016. The Boonslick region has also taken steps to facilitate the long-term economic recovery of citizens, businesses, and communities from the devastating impacts of the 2008 flood events, and prepare them to meet future disasters of any type.

Revolving Loan Fund Recapitalization

Access to capital will enable the region's businesses to build resiliency from economic hardship and natural disaster. With the help of EDA's funded revolving loan funds, 30 loans were reimbursed which created a total of 335 jobs in the region to date. The total value of private investments is over \$16.8 million.

Disaster Mitigation

County Hazard Mitigation Plans

Boonslick region is susceptible to natural hazards like hail, thunderstorms, high winds, floods, tornadoes, and extreme temperatures (severe winter weather or high heat waves). Hazard mitigation planning is an important component of disaster recovery since 1988 and these plans are developed for all the three counties and updated every five years.

CDBG Disaster Resiliency

Missouri Association of Councils of Government (MACOG) received funding from Community Development Block Grant- Disaster supplemental statewide planning initiative to further enhance Missouri's disaster resiliency and preparedness. The goal of this statewide planning initiative, developed in consultation with the Missouri Departments of Economic Development and Public Safety, is to provide key value added planning services to supplement existing disaster mitigation and long-term recovery programs and give strategic planning support to local communities to help them better prepare for possible disaster events.

As part of this initiative, Boonslick RPC completed the asset inventory of deployable assets purchased through the Federal Homeland Security local grant program that the local jurisdiction is willing to deploy outside of its boundaries at the request of the State or other local jurisdictions.

Boonslick RPC is currently offering technical assistance and planning support for developing comprehensive plans and infrastructure mapping. Some of the ongoing projects include mapping of infrastructure for City of Bellflower, City Marthasville, and Montgomery County; developing comprehensive plan for City of Winfield and City of Old Monroe community planning.

MACOG as part of this initiative is planning to administer an inclusive planning process led by a qualified professional consultant team to develop a model long-term recovery system and structure that can be applied throughout the state whenever disaster events occur.

The consultant will facilitate meetings with RPCs to develop regional toolkit items for each region to identify the roles and expectations of partner organizations in long-term recovery and community redevelopment.

SECTION 2 – Infrastructure Capacity

Housing

Household characteristics of a community determine the quantity and type of community facilities and services that are needed to support the population. The number and type of individuals in a household influence a community's school system, youth and senior services/programs as well as the economic development of a community.

The failure of the sub-prime mortgage industry has impacted the region and foreclosures have been frequent, but not excessive. The impact has instead been a reduction in new home construction because of an excess in speculative housing to the east of the region.

Per 2013-2017 American Community Survey 5-Year Estimates; there are 42,842 housing units (an increase of 2% from 2010 Census) in the region. Of the total units counted, 83% were occupied. Although the region saw the construction of new housing units this new construction has provided little in the way of alternative housing opportunities. [\[Reference Appendix I: Change in the Number of Housing Units; Housing Characteristics, 2013-2017 American Community Survey 5-Year Estimates\]](#)

The 2013-2017 American Community Survey 5-Year Estimates show 47.8% of housing stock within the region was built after 1990 and 30% was built after the year 2000. This trend of new housing construction within the region is expected to continue into the foreseeable future to match the population projections. [\[Reference Appendix I: Age of Housing Stock; 2013-2017 American Community Survey 5-Year Estimates\]](#)

The median value of gross rent is \$803 for Warren, \$828 for Lincoln and \$653 for Montgomery County. The median value of occupied units for Warren is \$166,100; \$154,100 for Lincoln and \$105,300 for Montgomery County.

Foreclosures

As per foreclosure.com, in Missouri, there were 1,095 foreclosures completed in the last twelve months. In the Boonslick region, Lincoln County has 29 foreclosures, Montgomery has 5 foreclosures and Warren has 23.

Transportation

Roadways

Interstate 70 is the only interstate facility in the region and comprises of four lanes through the Boonslick region with traffic volumes reaching 29,400 to 42,400 vehicles. State Highway 19 is a two lane minor arterial and traffic volumes range from 2,800 to 5,400 daily vehicles. State Highway 47 is a two lane minor arterial and traffic volumes range from 6,600 to 11,400 daily vehicles. State Highway 79 is a two lane minor arterial and traffic volumes range from 1,500 to 10,400 daily vehicles. State Highway 94 is a two lane minor arterial and traffic volumes range from 1,600 to 7,100 daily vehicles.

The Boonslick Region's entire network of roadways contains more than 3,905 road miles, within the State of Missouri's massive 33,884 miles of roadway. Of the 3,905 miles of roadway within the region, the state is only responsible for maintaining a little over 843 miles of the system. This leaves a little over 3,062 miles to be maintained by county and local government budgets.

Railroads

There are two Class I Railroads running through the Boonslick region: Norfolk Southern Railway (NS) and BNSF Railway (BNSF). In addition, the Union Pacific Railroad (UPRR) passes just outside the southern boundary of the Boonslick region. Although no passenger service is offered in the Boonslick Region, Amtrak offers scheduled service to the south of the region across the Missouri River in both Washington and Herman on the Union Pacific line.

River facilities

The Pike County/Lincoln County Port Authority has been established and is working to identify the best location for the placement of the physical port. There is a public ferry service known as

the Winfield Ferry which transports vehicles across the Mississippi River between Batchtown, Illinois and Lincoln County, Missouri east of Winfield.

The Boonslick region has four private water terminals in close proximity, but only the Winfield Grain Company is located on the Mississippi River about one mile below Lock and Dam 25. On the Missouri River, Montgomery County hosts Hermann Sand and Gravel, Incorporated located about one mile downstream of Highway 19. The final two private terminals are both associated with the Washington Sand Company located about a half mile upstream of the Highway 47 Bridge.

Airports

There are three airports located within the Boonslick Region. Greensfield Airport, with a turf runway, is located approximately four miles southwest of Moscow Mills in Lincoln County. Washington Memorial Airport, with a 3,281-foot asphalt runway, is located approximately three miles north of Washington in Warren County. The third airport within the region is the Montgomery-Wehrman Airport, with a turf/gravel runway, is located approximately four miles northeast of Montgomery City in Montgomery County.

There are however three regional/international airports within 50 miles of the region. Lambert St. Louis International Airport in St. Louis is located approximately 45 miles to the east of the region. Lambert is the 11th busiest airport in North America for aircraft operations and 15th in total passengers.

In December 2008, the State of Missouri, St. Louis County and St. Louis City officially formed the Midwest Cargo Hub Commission for the purpose of developing an international freight and commercial hub in St. Louis. This proposes that the St. Louis region become an international gateway into the American Heartland through dedicated cargo flights connecting St. Louis with Asia, Latin America and other global markets and through development of a strong economic hub of two-way trade and foreign direct investment. This concept would bring in more freight and truck traffic to Boonslick region.

Public Transportation

OATS Inc. founded in 1971, which is one of the largest providers in the nation, is a private, not-for profit organization serving 87 of Missouri's 114 counties. OATS operates in Boonslick region, serving for a total of 57,977 trips and a total of 783,195 miles in the previous fiscal year. The LINC provides public transportation for all residents of Lincoln County regardless of age or income. Taxi services in the Boonslick region exist at a basic level.

The majority of para-transit services within the region are needs-specific services offered by an array of non-profit human service providers. These services are generally in-house and are limited to the clients or customers of the particular agency, though OATS often provides transportation services for agencies without in-house transportation options.

Sewer and Water Facilities

The Boonslick Region continues to improve in its ability to service its residents and businesses with public water and sewer. Currently there are seven water districts serving various areas within the region as well as individual municipalities which only service water and sewer within their individual jurisdictions. While there are still large portions of the region that are not connected to a system, the vast majority of urban areas within the region are able to provide these services. In areas where growth has exploded in the past decade, steps are being taken for the expansion of these systems.

Electricity and Natural gas

Electric – Ameren UE, Cuivre River Electric Cooperative, Consolidated Electric Cooperative, and Callaway Electric Cooperative provide electrical service to the Boonslick Region. All of these utilities have adequate capacity for future growth in the region.

Natural Gas – Natural gas within the Boonslick Region is supplied by Ameren UE and the Laclede Gas Company. There are adequate supplies of natural gas for future growth within the region.

Telecommunications

The two dominant service wired business and residential telephone service providers for the region are AT&T and CenturyLink. Wireless service providers include Alltel Communications, AT&T Wireless Services, Nextel Communications, Sprint PCS, T-Mobile, Verizon Wireless, and VoiceStream. [\[Reference Appendix I: Broadband Providers Operating in the Boonslick Region\]](#)

The region faces challenges related to broadband infrastructure and service availability and adoption. The region has participated in two MoBroadbandNow projects and has published its Strategic Plan along with plans to improve Telemedicine and Economic Development through improved broadband availability and adoption. The plan points out that there is a significant lack of broadband accessibility in less populated areas of our region. Goals include helping providers expand into targeted areas through use of existing infrastructure assets, standardizing or easing of local ordinances, and by leveraging local anchor institutions.

Quality of Life Issues

Young, well-educated, upwardly mobile people – those essential to make the Boonslick region economically vibrant, require more than job stability, competitive salaries, and affordable housing. For this demographic, quality of life is equally important as working conditions. They demand access to continuing educational facilities, well-stocked libraries, state-of-the-art medical resources, cultural and recreational activities, fine dining, and nearby bike and walking trails, just to name some considered quality of life issues.

Parks and Recreation

Although the Boonslick region offers a natural, pastoral setting with numerous lakes, streams, and rivers, the development of parks and recreational facilities has been recognized as an economic asset. The region's outdoor recreation facilities include community owned parks, play grounds, ball fields, swimming pools, golf courses, state forests and parks, and the amenities offered at these locations. However, according to the statewide goals for outdoor recreation facilities, the region is deficient in all outdoor recreation facilities.

Health Care

The Boonslick Region is home to just one hospital, the Lincoln County Medical Center in Troy; and while adequate beds are available in surrounding counties, the drive there can be expensive and time consuming; especially in emergencies when seconds count. Primary care physicians and specialists are well represented in the region through the Lincoln County Medical Center and its cadre of associated physicians and large consortiums such as SSM Health Care, Mercy Health Systems, and Barnes-Jewish Children's Hospital (BJC) which offer satellite facilities in the region and large scale facilities in adjacent counties. Mental Health services are available locally through the Crider Center which recently opened a new facility in Warrenton and through other facilities in nearby counties. Most healthcare providers in the region provide Medicare and Medicaid services which is significant as the region's population shifts heavily to retirement age. Telemedicine services in the region are just beginning to emerge and will be dependent on the availability and affordability of broadband internet services.

Crime

Crime in the Boonslick region remains lower than that of the state. State-wide; Violent crime, which includes Homicide, Manslaughter, Rape, Robbery, and Aggravated Assault; accounted for 32,401 incidents during 2017. Factoring state population against number of violent crimes, means that 5 out of 1,000 people will be a victim. In the Boonslick region, just 3 out of 1,000 people will be victim to violent crime. State-wide crimes against property such as Burglary, Larceny, Vehicle Theft, and Arson account for 154,280 incidents in 2017. That means 25 out of every 1,000 people in Missouri will fall victim to some form of property crime. In the Boonslick region, this relates to 11 out of every 1,000 people. In the Boonslick region, Rape and Aggravated Assault were significant contributors to violent crime. For crimes against property, in the Boonslick region Larceny and Vehicle Theft were the main contributors.

Libraries

Scenic Regional Library, with headquarters in Washington, MO, serves Warren County with one facility in Warrenton and another one in Wright City. Lincoln County is served by the Joseph Palmer Family Memorial Library in Elsberry and the Powell Memorial Library in Troy, working in

concert with the Lincoln County R-III schools. The Wellsville Public Library and the Montgomery City Public Library serve Montgomery County.

Continuing Education

Lindenwood College, East Central College, and Missouri Baptist University operate satellite campuses in the Boonslick region for continuing education.

Cultural Opportunities and Fine Dining

The Boonslick Region is within an hour's drive of nationally known cultural and entertainment venues such as the Fox Theatre, Powell Symphony Hall, the Saint Louis Zoological Garden, the Saint Louis Botanical Garden, the Jefferson National Expansion Memorial, and Blueberry Hill, just to name a few. Fine dining is also available within a 30-minute drive of the region.

Air Quality

Lincoln and Warren counties are located adjacent to a current non-attainment area in metropolitan St. Louis. The only monitor located within these two counties is located in Foley, Missouri. Lincoln County has been categorized under recommended 8-hour ozone non-attainment boundary.

Water and Sewer System

In areas where growth has exploded in the past decade, steps are being taken for the expansion of these systems. Properly planned and implemented water and sewer systems can lead more sustainable areas, a vibrant and competitive economy, and improved quality of life.

Reinvestment in these areas, including the replacement of deteriorating infrastructure, repair and expansion of existing facilities, and development of alternative systems is needed to support economic development activities and investments.

Cost of Living Index

Missouri's cost of living index is 92.5 compared to the national average of 100. Lincoln County's cost of living index is 80.86, Montgomery County is at 77.98 and Warren County is at 80.96 (Source: City-data.com)

SECTION 3- Demographic Profile

Population Trends

The State of Missouri, and the Boonslick Region have experienced significant population growth over the past two decades and the growth is projected to continue at a substantial rate through 2020. [\[Reference Appendix I: Missouri Population Trends; 1980 - 2020\]](#)

Out of Missouri's 114 counties, Lincoln County and Warren County ranked second and third respectively in terms of growth rate. Montgomery County ranked 75th in highest population change between the 2000 and 2010 Census. Through 2020, the Boonslick Region is projected to grow at an average rate of 20.7% per decade, which is over 3 times faster than that of the state. The growth of the region is due primarily to its proximity to the St. Louis metro area, low-cost housing, and low transportation costs.

Births, Deaths, and Migration (1990-2010)

Lincoln and Warren County's natural increase rate is higher compared to Missouri's rate of 1.9 percent. Montgomery County has a small natural increase rate in the region. Lincoln and Warren County's net migration rate is comparatively higher than the Missouri's migration rate of 1.4 percent. Montgomery County has a negative net migration rate. [\[Reference Appendix I: Natural Increase and Net Migration in the Region\]](#)

Age Profile

The age distribution for the Region is projected to increase in all age groups through 2020. Between the 2010 Census and the 2020 estimate, all age groups throughout the region increased significantly; the 0-19 age group exhibited the largest increase of almost 9,300 children and teenagers. The largest single increase is reflected in the 25-44 age group; the prime workforce. This increase in this demographic signals a need to plan for elementary and secondary educational facilities to handle the influx of youth to the region. An additional in population is the sharp reduction in population between the ages of 20-24. This age specific

out-migration in population could be the result of the region's lack of higher learning institutions. [\[Reference Appendix I: Boonslick Region Age Profile\]](#)

Diversity

Although the Boonslick Region remains predominantly white according to the 2010 Census, the number of minorities within the population has grown to help diversify the region. The 2013-2017 American Community Survey Estimates of the region shows the minority population is made up 6 percent of the population as compared to 4.0 percent in 2010. Minorities in general, and Hispanics in particular, will become a major factor for workforce and economic development opportunities. [\[Reference Appendix I: Ethnic Composition of Boonslick Region\]](#)

Disability Status

Of the civilian non-institutionalized population aged 18 to 64, the 2017 American Community Survey estimates 8 percent of the region's population as having a disability ranging from a hearing difficulty to difficulty with self-care and independent living. This compares to 14.4 percent state-wide. As life expectancy continues to rise, more people will survive to develop disabilities related to old age. [\[Reference Appendix I: Disability status of the civilian noninstitutionalized population\]](#)

Income

The per capital income in past 12 months (in 2017 dollars), 2013-2017 was \$24,208 compared to the per capita income of \$28,282 for the State.

Levels of income in a region determine many things for its residents including quality of life and the amount of resources a resident puts back into the community. Not only are the Boonslick Region's per capita income levels below those of the St. Louis MSA, but those in the St. Louis MSA have been increasing at a higher rate than Boonslick. This is a factor that pulls residents of the Boonslick Region to the St. Louis metro area for employment.

Education

The education of our children and the future of the region depend upon a strong, modern education system. Enrollment figures for some districts continue to decline due, in large part, to the economic downturn in the early 2000s. Fortunately for the Boonslick Region, the four districts that serve the majority of our students continue to show growth during the last five years and account for a 13.4 percent increase in student population between them. This smaller, but steady growth illustrates a continued confidence in our region's economy and calls attention to our region remaining a great place to raise a family. [\[Reference Appendix I: Boonslick Area School District Enrollment\]](#)

Educational Attainment

The 2010 Census indicated the Boonslick Region's median educational attainment; that is, the percent of the population with a High School diploma or better, was 82.5% while the 2013-2017 ACS 5-year estimates shows the region's educational attainment rate at 86.7%. Overall, the higher educational attainment rates for the region help to attract new technological and professional companies as well as improve existing businesses within the region. [\[Reference Appendix I: Educational Attainment Statistics for the Region\]](#)

Drop Out Rates

Along with the higher attainment rates for education within the region, the annual dropout rate for the region is also on the decline. The annual dropout rate increased from 1.0% in 2014 to 1.3% in 2018. This status bodes well for the quality of the workforce as well as for the availability of good educational systems for companies contemplating a move to the region. [\[Reference Appendix I: Drop Out Rates by Percentage in the Region\]](#)

Graduate Analysis

An analysis of high school graduates shows that most of the graduates preferred some form of college over private employment or enlistment in a branch of the military. [\[Reference Appendix I: Graduate Analysis of Boonslick Region\]](#)

SECTION 4- Economic Profile

Labor Force

The Boonslick Region's main economic driving force is its population. The total population of the region is reported to be 101,994 people. Of those, 50,620 were in the labor force, and of these, 49,059 are employed and 1,561 are unemployed. The Boonslick region is more closely tied economically to the St. Louis Metropolitan Statistical Area (MSA). Warrenton in Warren County and Troy in Lincoln County are the region's major economic centers. There is an increase of 10 percent jobs from 2013-2017 in the region [\[Reference Appendix I: Number of jobs in Boonslick Region \(2013-2017\)\]](#)

Unemployment Trends

The unemployment numbers remained high in 2010 and 2011 but slowly declined in 2012 and this trend continues, allowing for quarterly fluctuations. The average rate for the region has been declining for the past two years at a rate of around 2-2.5% per year. The unemployment numbers as of March 2019 are: 4.3% for Lincoln County, 3.9% for Montgomery County and 3.7% for Warren County. Every effort to create new employment opportunities and workforce training continues to be an organizational priority.

Commuting Patterns

As per 2013-2017 ACS 5-year estimates the region had a total of 77,946 in labor force 16 years or older. More than 57 percent commuted to work. Trends show that most of the out-commuting from the region is to St. Charles and St. Louis counties. [\[Reference Appendix I: Commuting Characteristics in the region; ACS 5-Year estimates\]](#)

Establishments

Between 2008 and 2012, the total number of establishments increased by over 6 percent. [\[Reference Appendix I: Number of Establishments in Boonslick Region 2017\]](#)

Employment in Various Industries

The Boonslick region is more closely tied economically to the St. Louis MSA than to the other areas. An economic boom in Lincoln and Warren counties (both now in the St. Louis MSA) has continued its growth. The areas along I-70 and U.S. 61 are corridors for development and expansion. The first indicator is the growth in number of small owner-operated industries that are consumer-oriented. These industries are serving the growing population while providing economic infrastructure in the region. Second, with these smaller industries serving the needs of the growing region, a population that requires service industries can now be supported. In time this will provide a larger local skilled labor force to draw new high-tech manufacturing industries to the region. [\[Reference Appendix I: Boonslick Jobs in Various Industries, 2017\]](#)

Wages

The 10-year % change of wages is 27% for Lincoln, 29.5% for Montgomery and 31.2% for Warren County. [\[Reference Appendix I: Prevailing Wages in Boonslick Region \(2007-2017\)\]](#)

Poverty

Despite the fact that the Boonslick Region's per capita income levels are higher than the State of Missouri's, all three counties in the Region have a higher percentage of people below the poverty level. In spite of tremendous population growth in the Region since 1980, the percent of persons below poverty level has risen.

As per 2013-2017 ACS 5-year estimates, 20% of the children are in poverty in the State of Missouri. The numbers have remained high with a range of 18-23% in the region. Determining which sections of the population are below poverty level can show which portions of the community are in need of assistance. [\[Reference Appendix I: Percent of People below the Poverty level\]](#)

Retail Sales

Although the economic conditions within the Boonslick Region continued to decline during the past year with the decline in the residential construction sector, construction related jobs, and

manufacturing jobs; the economy of the region is slowly starting to improve with slight increase in housing sales, declining unemployment levels, and increase in sales tax revenues.

After the global recession of 2009, the taxable sales for the State of Missouri and counties in the region show a positive increase from 2014- 2018. [\[Reference Appendix I: Reference Taxable Sales in the Region\]](#)

SECTION 5- SWOT Analysis

SWOT Analysis

SWOT (strength, weakness, opportunity, and threat) analysis is a method used to systematically gather and analyze information and identify issues and options facing the region. SWOT analysis provides information that is helpful in matching resources and capabilities to the competitive environment within which a region operates. This framework helps decision-makers focus activities and resources into areas where they can be most effective, and is a key step in crafting an economic development strategy. The economic strategy is designed to build upon these strengths and take full advantage of opportunities, while addressing weaknesses and mitigating threats.

Strengths and Opportunities of the Region

Strengths	Weaknesses
Good geographic location that allows growth	Workforce Topography challenges in some areas
Cooperative regional economic development activities Good Regional Collaboration and coordination between public and private activities	ED - entry level / soft skills training Lack of economic development ventures Lack of industrial sites and buildings with infrastructure Lack of Spec buildings Lack of certified sites for business expansion
Regional economic development effort Work Ready Communities Quality workforce though not abundant Hard to find seasonal tourism, food, hospitality Opportunity Zones, EDCs Vocational Opportunities Increased school programs for Trades	High sales tax Shortages of trained workers Workers lack soft skills and technical skills Not enough trade options for young people Interest in labor positions for youth Misconceptions about manufacturing jobs
Low property tax	Broad-based Infrastructure (broadband, H2O, sewer, and readily available rail access)

Strengths	Weaknesses
Land available, affordable, accessible	No major hub Lack of water and sewer infrastructure
Charitable support – philanthropic	Lack of school and industry communications School policies do not fully explain post-secondary options students (white collar v blue collar jobs)
Access to transportation; Rivers, Railroads, Highways, Interstate Connectivity, Near STL airport, 5 local airports	Lack of public transit for seniors, rural residents, and economically challenged Limited access points Lack of vision for long term funding Poor Secondary roads Poor local community support for MoDOT/ state highways.
Public safety Relatively low crime (depends on Location) Good Law Enforcement	Schools – Academic achievement and attendance Free and Reduced dropping but still too high Out-commuting
School district- Student to teacher ratio Attendance increasing in Wright City schools	No trade school / post - secondary facilities Disability/S/Kids 17% in Wright City Schools Attendance dropping in Warren County R-III
Quality of life - Progressive school facilities - Quiet - Small Town Community atmosphere - Improving health care - Great place to raise kids - Natural Assets - Perceived Water and Air Quality	Quality of life - Convenience shopping, hospitals, restaurants Commute times - Housing options - Lack of retail choice - Access to high speed internet - Lack of accessibility to health care - Connection of Parks (parks located near neighborhoods) - Transportation Safety – Quality of Life - Activities for young professionals / cultural opportunities for all age - Pockets of Poverty - Lack of quality of life for Millennials and youth - Aging population - No Hospital in Warren or Montgomery Counties - Commuting Rates higher than rest of state

Strengths	Weaknesses
	- Lack of retail in MC and WC
Utilities <ul style="list-style-type: none"> - Lower utility costs - Easy access to power sources - Some fiber in place 	

Opportunities	Threats
Tax incentives	Missouri not a Right to Work state – compete globally
Ag economy	Lack of cohesive vision or plan for economic growth
Develop mentoring program for business / community involvement	Generate sufficient funds without over-taxing businesses
Local fiscally responsible local government	Lack of funding
Incubator for business	Lack of revenue / limited tax base
Logistics	Conducting business as usual
GM Plant expansion opportunities	Lack of thinking outside the box
CertainTeed	Lack of government cooperation
Use regulation for foster growth	Region’s image is negative
Development network of future business leaders	Resistance to change
Land availability	Aversion to outsiders
I-70 convenient access	Lack of infrastructure funding
Exploiting highway 70 Access	Over-regulation (EPA, DNR, etc.)
Multi-modal transportation	Improper utilization of land
Create health care opportunities	P&Z (either too much or too little)
Providing services for aging population	Transportation infrastructure is a threat to future business and economic security
Redevelop historic buildings	I-70 falling apart
	Toll roads
	Fuel Prices
	Competition with larger cities that have better retail areas

Opportunities	Threats
	Parental value of education Aging population Drugs
Tax Incentives Location More opportunities as businesses expand westward Housing options Interchanges; Crossroads in LC and New Warrenton LC/WC trade school ventures In work port authorities for WC/MC, Port options for LC Small airports ability to expand sewers and businesses Agriculture related enterprises like wineries, distilleries, agra-tourism	I70 infrastructure; Congestion, Tolling Roads and Major Bridges Transportation connectivity Adequate Local Transportation funding Sprawl, lacking of planning and zoning Over ambitious planning and zoning Regulations hampers growth Flooding Small towns without adequate infrastructure Aging infrastructure, regulations that threatened group Major cities growth halted by sewer issues
Destinations for tourism Businesses and schools collaboration Opportunities for partnerships Business incubators / entrepreneurial activities	Complacency of voters and local leaders in approving revenue measures to fix problems or allow for growth. Legislature avoids revenue options to fix problems Number of student’s families on Free and Reduced Lunch program High fuel prices Housing Fees from cities and districts

Based on SWOT analysis, the CEDS committee evaluated the existing goals, and strategies, and further developed new action plans as required. The action plans are prioritized based on the time frame (Continuous, Short-term, & long-term) and the responsible party.

SECTION 6- Vision, Goals & Objectives

Vision Statement

The Boonslick Regional Planning Commission envisions a regional comprehensive economic development strategy that emphasizes cooperation over competition, supports existing businesses and encourages development of new technologies. This will be accomplished by strengthening local government capacity for planning and management resulting in greater opportunities for meaningful employment and improved quality of life.

Goals, Objectives and Action Plans

For each of the strategy, the responsible agency/partners, and time lines are identified.

Responsible agency/partners might include: BRPC, Workforce Development Board (WDB), Chambers of Commerce, Greater Warren County Economic Development Council, Local Governments, CEDS Committee, Local School Districts & Colleges, Missouri Partnership, Missouri Department of Transportation (MoDOT), Boonslick RPC Transportation Advisory Committee (TAC), Emergency Management Directors, Broadband Committee, Tourism Committee, Fine Arts Council, Historical Society, Conservation Districts, Family Support Division, Regional Homeland Security Oversight Committee, County Health Departments, Missouri Department of Economic Development etc.

Timelines include: Continuous (C), Short-term (ST) and Long term (LT)

CEDS Goals, Objectives and Action Plans			
Goal	Objective/Strategy	Partners/Responsible Entity	Time-frame
GOAL I: PROMOTE REGIONAL PROSPERITY			
I.1 Increased retention and expansion of existing businesses			
I.1.1	Survey existing businesses and industries to determine expansion plans and projected employment and training needs. Acquaint managers with available assistance programs.	BRPC	C
I.1.2	Actively work to make available local, state and federal resources for business expansion/retention programs in the region.	Local Government	ST
I.1.3	Develop local capacity to assist new and existing business efforts with infrastructure improvement, telecommunications and emerging technologies, construction, fixed assets and working capital financing.	Local Government, BRPC	C
I.1.4	Promote the use of local and state financing tools to assist in attraction of prospective employers and expansion of existing businesses.	Local Government	LT
I.2 New business attraction and entrepreneurial development			
I.2.1	Develop and utilize financial, management and training assistance programs available through small business development centers, community colleges, and public and private resources.	Missouri Extension, BRPC	LT
I.2.2	Create a venture capital clearinghouse for local growth businesses and venture capital sources.	Small Business Administration	LT
I.2.3	Promote entrepreneurship and small business start-up by providing technical and information resources, and assist higher education institutions to create and implement concepts for entrepreneurial and research and development programs.	Small Business Administration, School District	C
I.2.4	Work with utility companies on business expansion and retention	BRPC, Communities, Utility companies	New (LT)
I.2.5	Develop interactive programs for entrepreneurship in the region	BRPC	New (ST)
I.3 Diversified economic base			
I.3.1	Focus recruitment, expansion and retention efforts on growing value-added industries that pay at or above the national average wage, with special attention on targeted industry clusters.	Local Government, ED Groups	C
I.3.2	Market assistance programs for new and existing business.	ED Groups, Local Government	C
I.3.3	Develop and market large-scale regional industrial parks and regional business/technology parks.	ED Groups	LT
I.3.4	Recruit industries that offer better-paying jobs and require higher-skilled workers.	Local Government, ED Groups	ST
I.4 Enhanced public private partnerships to address regional development needs			
I.4.1	Involve private organizations and individuals in devising and implementing economic development strategies.	CEDS Panel, ED Groups	C
I.4.2	Assist regional leaders involved in economic development in accessing workforce information and in the design of effective programs.	Local Government, BRPC	ST

CEDS Goals, Objectives and Action Plans			
Goal	Objective/Strategy	Partners/Responsible Entity	Time-frame
I.4.3	Establish a communication network, involving the regular exchange of information and ideas among those local governments and agencies, both public and private, engaged in economic development in the region.	ED Groups	ST
I.5 Improved circulation of dollars within the region			
I.5.1	Encourage residents and businesses to patronize local merchants, contractors and service providers.	Local Chambers	ST
I.5.2	Assess the possibility of investment in opportunity zones	BRPC, ED Groups	New (LT)
I.6 A trained workforce capable of meeting the needs of emerging technologies			
I.6.1	Help economic development organizations finance and administer job training and other forms of assistance to businesses locating in the region.	WDB, GWED Group and schools	LT
I.6.2	Support initiatives and programs that train, retrain and upgrade skills of the area's labor force.	WDB, School district	ST
I.6.3	Recruit industries most suited to the region's workforce.	Local Government, ED Groups	ST
I.6.4	Coordinate labor market studies to address various employment needs within the region.	BRPC	LT
I.6.5	Through coordination with the Workforce Development Boards, monitor the educational resources to ensure the needs of the region's employers are met, and encourage effective input from employers on course and program development.	WDB, School Districts	ST
I.6.6	Develop new training programs for businesses and create programs for better communication between businesses and educators to ensure that businesses' needs are met.	Local Government, School Districts	ST
I.6.7	Assess the skill levels of the current available workforce, especially the skills of workers who commute long distances, in order to locate employment opportunities consistent with skills levels.	WDB	LT
I.7 Expanding financing tools and incentives to fuel economic recovery			
I.7.1	Develop an information center containing demographics, economic trends, assistance programs, infrastructures, and regional and economic development potential.	BRPC, Local Government, ED Groups	LT
I.7.2	Support the continued development of regional and local economic and industrial development programs and increase participation in programs sponsored by the federal EDA.	EDA, CDBG, Ed Groups	C
I.7.3	Develop and expand key partnerships with local banks and financial institutions.	Local Banks, National Banks	C
I.7.4	Expand resources for the revolving loan fund.	BRPC, Press releases	C
I.7.5	Consider opportunity zones as an incentive for financing	BRPC, ED groups	New (ST)
I.8 Industry presence in emerging technologies and green industries			
I.8.1	Develop and sustain strategies to promote the establishment of new targeted industries and quality jobs.	ED Groups	LT
I.8.2	Enhance state-of-the-art telecommunications technology lines throughout the region to address emerging needs of telecommunication-based operations.	BRPC	LT

CEDS Goals, Objectives and Action Plans			
Goal	Objective/Strategy	Partners/Responsible Entity	Time-frame
I.8.3	Businesses and industries, educational institutions, private industry councils, and local and state agencies should coordinate programs and efforts to provide a workforce with the necessary skills and training required of industries in the region.	Schools, ED Groups, BRPC	C
I.9 Increased international presence through export development			
I.9.1	Inventory local products that have international trade potential.	ED Groups, Local Government	LT
I.9.2	Encourage development of export assistance centers.	SBA	LT
I.9.3	Promote export of the Boonslick Region's products and services; regionally, nationally and internationally.	State, Mo Partnership	LT
I.9.4	Encourage the region's use of river facilities and airports to increase international commerce	MODOT, Local Government	LT
GOAL II: PROMOTE REGIONAL DEVELOPMENT			
II.1 Orderly development of the region			
II.1.1	Improve intergovernmental cooperation in economic development	Local, State, and regional economic developers and government	C
II.1.2	Encourage local governments to plan for industrial and commercial development.	Local, State, and regional economic developers and government	C
II.1.3	Encourage the development of capital improvement programs which maximize the use of existing sites.	BRPC, TAC, County Commissioners, City Officials, and Public Utility partners	C
II.1.4	Explore regional transportation and land use maps.	County Commissioners, MODOT, BRPC	ST
II.1.5	Develop a regional Geographic Information System (GIS) database.	County Commissioners, BRPC, Economic Developers	C
II.1.6	Encourage periodic updates of local comprehensive/development plans (3-5 Years)	CEDS Panel, City and County Commission, BRPC, Schools, Chambers	C
II.2 Ongoing infrastructure planning, financing and construction			
II.2.1	Identify local, state, federal, and private funding sources for capital improvements.	BRPC, Economic Developers	C
II.2.2	Inventory data infrastructure to determine capabilities and limitations for business growth/ Maintain inventory	Counties, municipalities, water and sewer districts, economic developers	LT/C

CEDS Goals, Objectives and Action Plans			
Goal	Objective/Strategy	Partners/Responsible Entity	Time-frame
II.2.3	Prepare a regional capital improvement plan and map.	County Commissioners, BRPC, Economic developers	ST
II.2.4	Pursue the development and maintenance of regional multi-modal transportation networks as a critical resource/facility for economic growth / Maintain	BRPC, MODOT, Missouri Partnership, County and Local governments, chambers of commerce, MoDED	LT/C
II.2.5	Provide technical assistance as requested.	BRPC and CEDS panel	ST
II.3 Housing opportunities for all population groups			
II.3.1	Promote efforts to expand availability of housing, especially affordable workforce housing (\$120K-\$135K Mid-Range).	Cities, BRPC	C
II.3.2	Research consideration of tiny houses in communities	Cities, BRPC	New (LT)
II.3.3	Research consideration of houses for homeless population	NECAC, Cities, BRPC	New (LT)
II.4 Development or redevelopment environmentally challenging sites			
II.4.1	Promote development of governmental policies and regulations that encourage redevelopment as well as use of existing infrastructures.	City and County Government, real estate and developers	C
II.4.2	Maintenance of flood damage mitigation and recovery programs.	BRPC, City and County Government	C
II.4.3	Develop programs and incentives which encourage new development to locate within designated activity centers and redevelopment areas.	City and county government, MoDED	C
II.4.4	Pursue development which is consistent with local government infill and redevelopment policies.	City and county government, MoDED, Missouri Partnership, Chambers, Real Estate, and Developers	C
II.4.5	Identify areas for re-development and sources of funding assistance.	City and county government, developers, BRPC	C
II.5 Coordinated infrastructure development within the region to support economic expansion			
II.5.1	Expand the network of high-speed data transmission lines throughout the region to address emerging needs of high-tech industries.	Utilities, Federal, State, county, ISPs, Missouri Broadband, FirstNET	LT
II.5.2	Encourage communities to develop long-range plans and sequential permitting to help avoid complicated and lengthy political and regulatory approval processes. Work with local, state, and federal agencies to find a way to streamline their procedures.	Local, state and federal agencies	LT

CEDS Goals, Objectives and Action Plans			
Goal	Objective/Strategy	Partners/Responsible Entity	Time-frame
GOAL III: PRESERVE AND ENHANCE REGIONAL QUALITY OF LIFE			
III.1 Protection, enhancement, and preservation of the natural resources and beauty of the region			
III.1.1	Coordinate land use planning and provision of public facilities to assure suitable siting of new commercial, manufacturing, and industrial enterprises.	Local Governments	C
III.1.2	Promote natural resources as a component ("eco-tourism") of the region's tourism package.	Chambers	LT
III.1.3	Encourage private and public participation in environmental mitigation/conservation by offering public recognition and incentives for active environmental efforts.	Chambers	LT
III.1.4	Support the promotional efforts of those areas of the region that desire to attract visitors and encourage the utilization of year-round recreational and tourist sites and activities.	Parks and Recreation	LT
III.1.5	Ensure that the region continues to support the placement of art in public and privately-owned spaces.	Art Councils, Schools, Libraries	ST
III.1.6	Promote and preserve the region's rich cultural, historic, and archaeological resources and support local festivals and special events for the educational, economic, and community benefits of residents and visitors.	Chambers, Historical Societies, Local Government	LT
III.1.7	Encourage historic preservation by offering public recognition and incentives for conservation efforts.	State and Local Government	LT
III.1.8	Encourage the rehabilitation and appropriate adaptive reuse of historic properties.	State and Local Government	ST
III.1.9	Encourage local governments to protect significant archaeological and historical resources.	Local Government	LT
III.1.10	Develop guidelines for environmental sensitive design / Develop regulations to avoid clear cutting	State, Local governments, DNR	LT
III.1.11	Promote and expand utilization of existing parks through public and private collaboration. Maintain and improve the region's artistic and cultural facilities and programs and recognize that they are an economic asset to the region.	Parks and Recreation, Local Government, BRPC	LT
III.1.12	Protect the beauty of our waterways while using them to increase economic activity in state and regional waterways.	Parks and Recreation, Local Government, BRPC	
III.1.13	Collaborate on watershed planning activities	BRPC, DNR	New (LT)
III.2 Responsible use of the region's natural resources and agricultural opportunities			
III.2.1	Encourage the location of community facilities, such as schools, parks, and community centers in low-income or underdeveloped areas within the region.	Local Government	ST
III.2.2	Develop and support long-term economic strategies for rural revitalization.	BRPC	LT
III.2.3	Ensure the protection of regionally-significant natural resources by supporting projects that implement appropriate mitigation techniques.	Local Government	ST

CEDS Goals, Objectives and Action Plans			
Goal	Objective/Strategy	Partners/Responsible Entity	Time-frame
III.2.4	Promote agriculture as a viable long-term and short-term land use activity / encourage the identification and retention of the agriculture category on future land use maps.	State agriculture/Planning and Zoning	C
III.2.5	Recognize agribusiness as an economic asset to the region and a major sector of the region's economic base.	Local Government	C
III.2.6	Encourage local governments to provide agricultural and forestry resource protection through a combination of incentives to prevent a significant cumulative loss of such resources.	Local Government	C
III.2.7	Identify new products and markets and develop efficient transportation and distribution systems that are important to sustaining agriculture and related industries as healthy and competitive forces in the national and international marketplace.	University of Missouri Extension	LT
III.2.8	Identify and encourage industries particularly suited to the natural resources of the area.	Local, State, and regional economic developers and government	ST
III.3 Increased income potential for residents through education and improved job skills			
III.3.1	Through coordinated efforts with social service agencies, develop enhanced public information activities promoting economic opportunities for the unemployed and unskilled.	WDB	LT
III.3.2	Encourage local governments to increase the use of small businesses and disadvantaged businesses.	Local Government	LT
III.3.3	Support technical/vocational programs as an important educational option not only for middle school and high school students, but also for the unemployed, underemployed, and economically disadvantaged.	Schools	ST
III.3.4	Develop and maintain evening and weekend classes, extension, outreach and satellite programs by the region's colleges, universities and vocational-technical schools to ensure that non-traditional students have adequate access to training/education opportunities.	Post-secondary and technical schools	ST
III.3.5	Assist adults lacking basic or functional literacy skills to become self-sufficient through increased educational opportunities and on-the-job training programs.	Schools and Libraries	C
III.3.6	Advocate appropriate levels of funding to support the implementation of education programs and advocate long-term planning for educational facilities.	School Boards	LT
III.3.7	Provide companies with tools that will assist in the recruitment of new employee talent to the area.	WDB	ST
III.3.8	Support comprehensive resources and services for children and their families which enable them to achieve or maintain self-sufficiency and avoid social problems.	Family services, Crider Center	LT
III.3.9	Develop partnership between school and industry to align curriculum and industry trends	Schools	ST
III.3.10	Develop financial and career counseling for all ages	Schools, WDB, BRPC	LT

CEDS Goals, Objectives and Action Plans			
Goal	Objective/Strategy	Partners/Responsible Entity	Time-frame
III.4 Balancing quality of life issues including clean air, clean water, safety, affordable housing, community amenities and services with opportunities for economic expansion.			
III.4.1	Encourage the active participation of older persons in their communities through the improvement of employment and volunteer opportunities.	Health Department	LT
III.4.2	Identify employment opportunities for minorities, women, and economically disadvantaged citizens in the region.	Missouri Job Center	ST
III.4.3	Support the upgrade and/or retrofitting of facility security systems to ensure public safety is a priority.	All governing bodies	LT
III.4.4	Promote car-pooling and flexible work hours within the public and private sector to improve job market access.	Businesses	ST
III.4.5	Publicize educational, recreational, cultural, and other quality of life opportunities to residents as well as to potential employers and employees. (Welcome Packets)	Chamber, cities	LT
III.4.6	Promote the expansion of public and private wellness and preventive health care programs; and an examination of health care education, training, and research at all levels and in all facets of the health care system.	Heath Departments, Healthcare Systems	ST
III.4.7	Develop new facilities and opportunities for active lifestyles such as trails, rec centers, parks, and related programs	State and Local Governments, parks and recreation	LT
III.5 Address quality of life issues not addressed elsewhere			
III.5.1	Expand broadband access and speed	BRPC	C
III.5.2	Develop Crime Prevention Programs	Law Enforcement agencies	C
III.5.3	Develop drug prevention, education, and treatment programs	Law Enforcement agencies, Schools, Healthcare professionals	C
III.5.4	Develop programs and facilities to attract young professionals	Economic Developers	LT
III.5.5	Create a connected network of parks and outdoor recreation	State and Local Governments	LT
III.5.6	Develop housing choices for aging population, i.e., maintenance free living	Local government and developers	LT
III.5.7	Develop housing choices for younger generation, i.e., apartments with amenities	Local government and developers	LT
III.5.8	Develop a program or network of partners to deal with homeless population and homelessness in the region	BRPC, Local government and developers	New (LT)

SECTION 7- Evaluation

Summary

This section outlines the criteria for evaluating the CEDS and economic development projects identified within the region's three counties. The goals, objectives, action plans outlined in this update will be evaluated and reported annually.

Evaluation Criteria

The Boonslick Regional Planning Commission will submit an annual CEDS update that reviews the success of economic development projects in the region. Provided below is a listing of economic indicators some of which may be used in the annual CEDS evaluation. These indicators also will be used in conjunction with other measures to evaluate the success or appropriateness of economic development projects in the region.

INDICATORS

Housing:

- Number of sub-standard housing units
- Rate of owner-occupied housing
- Number of special needs housing units
- Number of farm worker housing units
- Number of homeless shelter spaces
- Number of transitional housing spaces/units
- Number of new housing units constructed and value
- Number of platted lots for residential development
- Foreclosure rates (RealtyTrac): national foreclosure rate compared to state and by each county

-
- Average residential sales price by year: to demonstrate home value as a function of a community's desirability as well as whether local residents can afford to buy a house and raise a family in a community where they already live.

Economic Development:

- Employment mix - diversity - new industries
- Unemployment and labor participation rates
- Venture capital invested in region
- Value of international exports
- Household income
- Index of annual number of tourists and visitors
- Value of agricultural products produced
- Regional cost of labor and benefit analysis
- Sales tax revenue by county and jurisdiction (Missouri Dept. of Revenue)
- Average employment change by sector
- Total number of employees who lost their jobs (Missouri Rapid Response)
- Labor force & employment figures (on one bar chart)
- Private payroll data (Labor & workforce)

Natural Resources:

- Pollutant loading to the Missouri, Mississippi and tributary rivers
- Per-capita consumption of potable water
- Acreage of protected regionally significant natural resources
- Ambient air pollutant concentration

Transportation:

- Trip lengths
- Travel delay times
- Lane miles of regional transportation roadways

- Vehicle Miles Traveled (VMT) total and VMT per-capita
- Transit ridership
- Number of passengers served by airports, river ports within the region
- Amount of goods moved through airports, river ports, railroad, and trucking terminals.

Other Considerations:

- Change in total population
- Population mix - age and ethnicity
- Crime index
- Literacy index
- Graduation rates
- Standard test scores
- Number of registered motor vehicles per capita
- Motor vehicle fatalities
- Boating/personal watercraft fatalities
- Percentage of population living in poverty
- Local tax burden
- Percentage of government revenue from user-fees
- Price of new and pre-owned housing
- Economic base mix - share by sector
- Broadband Service availability maps

Appendix - Tables, Graphs, and Charts

Land area and population density for Boonslick Region- Population Estimates, July 1, 2017

Location	Land Area (square miles)	Population	Population Density (persons per square mile)
State of Missouri	68,741.52	6,113,532	88
Boonslick Region	1,591.41	101,994	64
Lincoln County	626.56	56,183	90
Montgomery County	536.25	11,438	21
Warren County	428.60	34,373	80

Source: US Census Bureau ([census.gov/quickfacts](https://www.census.gov/quickfacts))

Land allocated for Farms in the Region

Area	Number of Farms			Acreage			Average size of farms		
	2012	2007	2002	2012	2007	2002	2012	2007	2002
Boonslick	2,578	2,867	2,533	696,448	643,726	652,051	812	517	879
Lincoln	1,162	1,108	1,102	281,155	248,858	251,707	242	225	339
Montgomery	795	1,036	761	279,165	248,070	258,679	351	289	340
Warren	621	723	670	136,128	146,798	141,665	219	203	211

Source: Census of Agriculture (2002, 2007, 2012)

Change in the Number of Housing Units- 2013-2017 American Community Survey 5-Year Estimates

Total Housing Units	Lincoln County	Montgomery County	Warren County	Boonslick Region
2017 Estimate	21,456	6,221	15,165	42,842
2010	20,837	6,135	14,696	41,668
2000	15,511	5,726	11,046	32,283

Source: US Census Bureau American Community Survey

Housing Characteristics- 2013-2017 American Community Survey 5-Year Estimates

Housing	Lincoln	Montgomery	Warren	Boonslick Region
2017 Housing Units (ACS Estimate)	21,456	6,221	15,165	42,842
Occupied	18,698	4,844	12,032	35,574
Vacant	2,758	1,377	3,133	7,268
Homeowner Vacancy Rate	1.6%	2.7%	1.7%	2%
Rental Vacancy	7.9%	9.9%	13.0%	10%

Source: US Census Bureau American Community Survey

Housing Values in the Region- 2013-2017 American Community Survey 5-Year Estimates

Value	Lincoln	Montgomery	Warren	Missouri
Owner Occupied Homes	14,404	3,495	9,596	1,626,389
<\$50,000	9.9%	17.9%	8.9%	11.5%
\$50,000 - \$99,999	15.1%	29.6%	11.0%	21.4%
\$100,000 - 149,999	22.5%	19.1%	23.0%	21.8%
\$150,000 - \$199,999	21.4%	10.6%	20.9%	17.9%
\$200,000 - \$299,999	20.1%	12.7%	19.1%	16.0%
\$300,000 - \$499,000	9.0%	6.9%	12.3%	7.9%
\$500,000 - \$999,999	1.5%	1.9%	4.7%	2.7%
>\$1,000,000	0.4%	1.1%	0.1%	0.7%

Source: US Census Bureau American Community Survey

Age of Housing Stock; 2013-2017 American Community Survey 5-Year Estimates

Year Structure Built	Lincoln County	Montgomery County	Warren County	Boonslick Region
2014 or Later	1.0%	0.4%	1.0%	0.8%
2010 to 2013	3.0%	0.9%	3.2%	2.37%
2000 to 2009	32.4%	15.6%	31.3%	26.4%
1990 to 1999	18.9%	13.3%	21.6%	17.9%
1980 to 1989	15.0%	12.3%	14.1%	13.8%
1970 to 1979	11.8%	14.3%	12.3%	21.5%
1960 to 1969	6.6%	10.2%	5.3%	7.37%
1950 to 1959	4.2%	10.8%	3.2%	6.0%
1940 to 1949	2.0%	6.0%	2.3%	3.4%
1939 or Earlier	5.2%	16.2%	5.7%	9.0%

Source: US Census Bureau American Community Survey

Broadband Providers Operating in Boonslick Region

Provider Name	
Alsat Wireless	Leap Wireless International, Inc.
WildBlue Communications, Inc.	New Florence Telephone Company, Inc.
AT&T Communications of Texas, Inc.	ProTronics Technologies, Inc.
AT&T Mobility, LLC.	Radio Wire, Inc.
Brown Dog Networks	Sprint Nextel Corporation
Cellco Partnership	StarBand Communications, Inc.
CenturyTel, Inc.	United States Cellular Corporation
Charter Communications	Windstream Corporation
Hughes Communications, Inc.	YHTI, Inc.
Kingdom Telephone Company	Deutsche Telekom AG

Data Source: MoBroadbandNow Mapping Team

Missouri Population Trends; 1980 to 2020

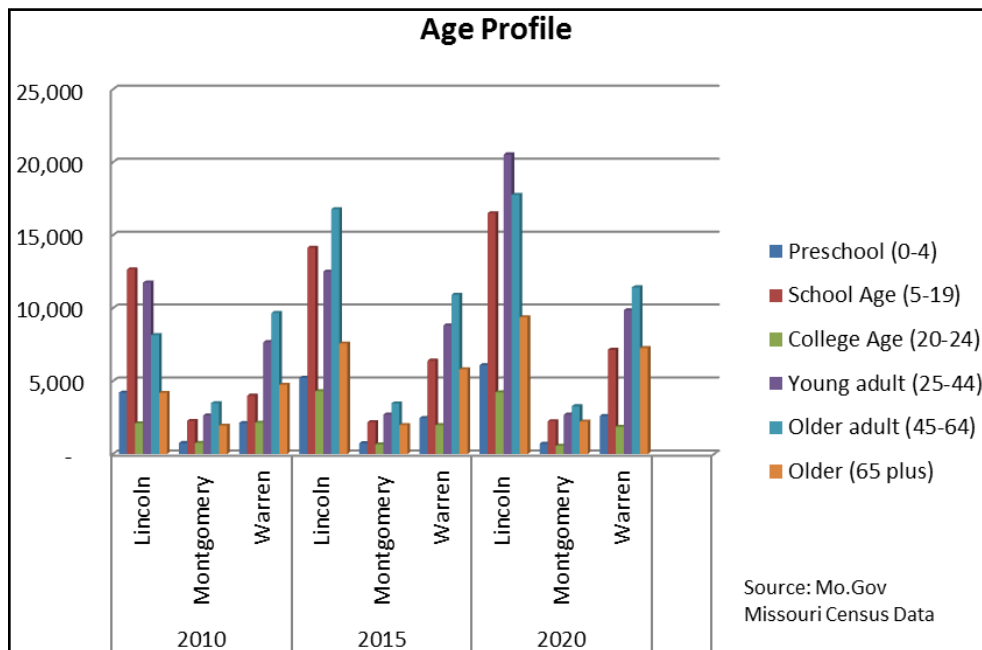
Area	2000	2010	2017 Estimates	2020
Missouri	5,595,211	5,979,344	6,126,452	6,389,850
Lincoln	38,944	52,566	56,183	74,529
Montgomery	12,136	12,236	11,438	11,727
Warren	24,525	32,513	34,373	40,174
Boonslick	75,605	97,315	101,994	126,430
% Increase Boonslick		28.7%	4.8%	24%

Source: Mo.gov Census Data; US Census Bureau (census.gov/quickfacts)

Natural Increase and Net Migration in the Region

Area	Births	Deaths	Natural Increase	Percentage	Net Migration	Percentage	Population
Missouri	384,203	268,239	115,964	1.9%	82,087	1.4%	5,979,344
Lincoln	3,433	1,838	1,595	3.0%	7,556	14.4%	52,566
Montgomery	756	702	54	0.4%	-181	-1.5%	12,236
Warren	1,954	1,206	748	2.3%	3,323	10.2%	32,513
Boonslick	6,143	3,746	2,397	10.9	10,698	11.0%	97,315

Source: Mo.gov Census Data



Ethnic Composition of Boonslick Region

Race	2000	2010	2017 Estimates
White	73,405	92,142	94,369
Black or African American	1,640	1,746	2,089
Hispanic / Latino	852	1,057	2,568
American Indian / Alaska Native	732	237	320
Asian	322	365	407
Native Hawaiian and other Pacific Islander	300	315	158
Two or More Races	849	1,371	1,684

Source: US Census Bureau American Community Survey

Disability status of the civilian noninstitutionalized population (2013-2017 Estimates)

Area	Disabled Population
Lincoln	8,603
Montgomery	1,818
Warren	5,203
Boonslick	15,624

Source: US Census Bureau American Community Survey

Boonslick Area School District Enrollment

School District	2014	2015	2016	2017	2018	5-YR Change
Elsberry R-II	792	766	783	769	761	-4%
Montgomery County R-II	1215	1191	1194	1159	1171	-3%
Silex R-I	370	385	370	394	426	15%
Troy R-III	6185	6178	6161	6221	6211	0.4%
Warren County R-III	3151	3191	3169	3141	3051	-3%
Wellsville Middletown R-I	351	347	356	356	345	-2%
Winfield R-IV	1495	1502	1490	1493	1481	-1%
Wright City R-II	1482	1528	1531	1561	1636	10%
Boonslick Increase						13.4%

Source: Missouri Department of elementary and Secondary Education

Educational Attainment Statistics for the Region; 2000 Census vs 2013-2017 ACS 5-year estimates

Educational attainment	2010				2013-2017 ACS 5-year estimates			
	Boonslick	Lincoln	Montgomery	Warren	Boonslick	Lincoln	Montgomery	Warren
Total Population 25 and Older	62,278	32,630	8,468	21,180	67,134	35,866	8,172	23,096
Less Than 9th Grade	3,404	1,588	672	1,144	2,351	970	471	910
9th to 12th No Diploma	7,541	3,922	1,163	2,456	6,067	3,354	819	1,894
High School Grad (inc. equiv.)	25,676	13,869	3,682	8,125	27,386	15,293	3,669	8,424
Some College, No Degree	12,919	7,184	1,423	4,312	14,281	7,153	1,617	5,511
Associate Degree	4,247	2,188	496	1,563	6,063	3,474	542	2,047
Bachelor's Degree	5,505	2,587	706	2,212	7,325	3,830	685	2,810
Graduate or Prof. Degree	2,986	1,292	326	1,368	3,661	1,792	369	1,500
Percent HS Graduate or Higher	82.5%	84.5%	79.6%	83.4%	86.7%	87.9%	84.2%	87.9%
Percent Bachelor's Degree or Higher	13.6%				15.8%	15.7%	12.9%	18.7%

Source: US Census Bureau American Community Survey

School Dropout Rates by Percentage in the Region

District Name	2014	2015	2016	2017	2018
ELSBERRY R-II	0	2.6	2.7	0	0
MONTGOMERY CO. R-II	1.4	1.4	2.4	1.9	2.2
SILEX R-I	0	0	0	0	0
TROY R-III	1.0	1.9	1.1	0.5	0.7
WARREN CO. R-III	0	0	1.3	1.4	2.0
WELLSVILLE MIDDLETOWN R-I	0	0	0	0	0
WINFIELD R-IV	0	2.6	2.4	2.4	2.6
WRIGHT CITY R-II	2.5	0	3.4	3.1	3.3
BOONSLICK REGION	1.0	1.3	1.5	1.4	1.3

Source: Missouri Department of Elementary and Secondary Education

Graduate Analysis of Boonslick Region; 2017 Data

District Name	Total Enrolled	No. District Graduates	College (%)	Employment (%)	Military (%)
ELSBERRY R-II	761	64	40.6	32.8	0
MONTGOMERY CO. R-II	1171	82	45.1	50.0	0
SILEX R-I	426	27	66.7	0	0
TROY R-III	6211	476	54.4	25.4	6.5
WARREN CO. R-III	3051	239	50.6	36.4	2.9
WASHINGTON	3996	318	66.4	21.4	3.1
WELLSVILLE MIDDLETOWN R-I	345	22	68.2	27.3	0
WINFIELD R-IV	1481	116	46.6	33.6	6.0
WRIGHT CITY R-II	1636	95	49.5	20.0	6.3

Source: Missouri Department of Elementary and Secondary Education

Number of Jobs in Boonslick Region (2013 - 2017)

Year	Lincoln	Montgomery	Warren	Total
2017	11,650	2,830	7,338	21,818
2016	11,561	2,882	7,117	21,560
2015	11,092	2,822	7,017	20,931
2014	10,695	2,818	6,849	20,362
2013	9,999	2,826	6,739	19,564

Source: STATS Indiana

Commuting Characteristics in the Region

Area	Total Workers Age 16 Or Older	Total Workers Age 16 Or Older commuting to work	Drive alone	Carpool	Public Transportation	Walk or other means	Work at home
Total	77,946	44,178					
Lincoln	42,384	24,608	86.7%	8.5%	0.2%	1.6%	3.0%
Montgomery	9,231	4,953	84.9%	8.5%	0.5%	2.9%	3.1%
Warren	26,331	14,617	87.4%	7.7%	0.0%	1.5%	3.3%

Number of Establishments in Boonslick Region (2013-2017)

Year	Lincoln	Montgomery	Warren	Total
2017	1,028	326	659	2,013
2016	985	330	634	1,949
2015	972	325	632	1,929
2014	944	319	613	1,876
2013	956	322	609	1,887

Source: STATS Indiana

Boonslick Jobs in Various Industries, 2017

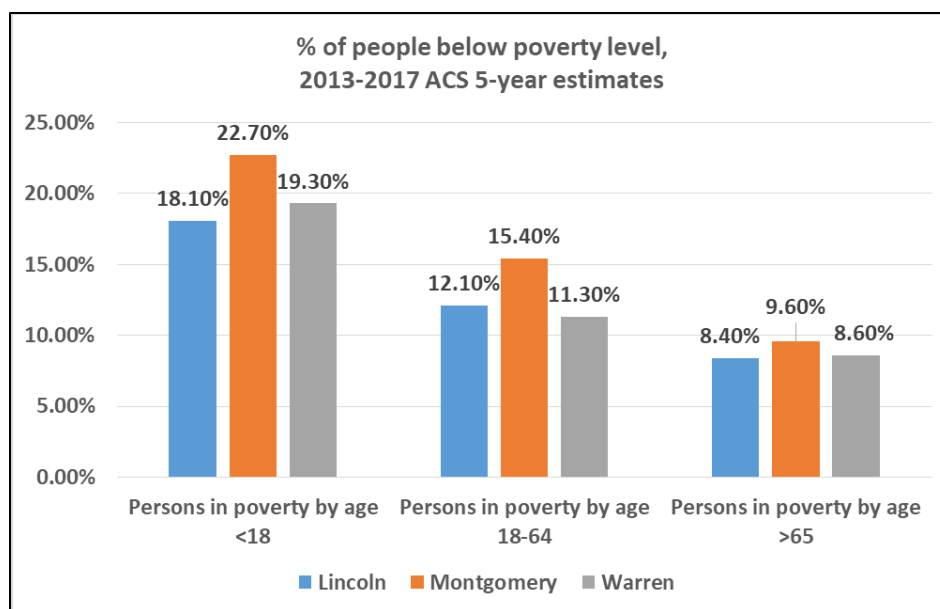
Annual Industry Distribution of Jobs	Boonslick establishments	Boonslick jobs
Total	2,013	
Agri., forestry, hunting	39	209
Mining	17	140
Construction	206	1,773
Manufacturing	110	4,125
Wholesale trade	91	363
Retail trade	247	2,774
Transportation, warehousing	112	1,102
Utilities	9	127
Information	24	127
Finance and Insurance	110	540
Real Estate, rental, leasing	50	429
Professional, scientific and technical services	99	204
Administrative, waste services	93	544
Educational services	42	1,669
Health care, social assistance	300	1,752
Arts, entertainment, recreation	26	110
Accommodation and food services	110	1,183
Other services, except public admin.	138	507
Public administration	80	1,061

Source: STATS Indiana

Prevailing Wages in Boonslick Region (2007-2017)

Wages (NAICS)	Lincoln	Montgomery	Warren
2017	\$38,888	\$33,306	\$37,025
2016	\$37,147	\$31,768	\$35,858
2015	\$36,056	\$31,245	\$34,335
2014	\$34,746	\$29,513	\$32,730
2013	\$34,002	\$28,494	\$31,539
2012	\$33,015	\$27,973	\$31,037
2011	\$32,460	\$27,692	\$30,804
2010	\$31,885	\$26,517	\$30,066
2009	\$32,241	\$26,035	\$30,267
2008	\$31,538	\$26,002	\$29,179
2007	\$30,623	\$25,728	\$28,213
10-Year Change	\$8,265	\$7,578	\$8,812
10-Year % Change	27%	29.5%	31.2%

Source: STATS Indiana



Source: American Community Survey Estimates

Taxable Sales in the Region (\$)

Place	2018 (Q1,Q2)	2017	2016	2015	2014
Lincoln	426,043,689.37	327,296,698.32	457,061,589	435,229,987	405,955,584
Elsberry	8,076,224.27	16,284,859.96	15,768,443	15,380,717	13,958,395
Foley	266,386.42	506,724.11	471,009	420,983	424,737
Hawk Point	2,585,565.35	5,272,282.94	5,191,395	4,946,998	4,704,513
Moscow Mills	17,285,056.80	32,034,908.01	30,791,966	28,128,993	25,320,443
Old Monroe	1,634,240.96	3,065,903.65	3,103,127	3,403,555	3,358,095

Place	2018 (Q1,Q2)	2017	2016	2015	2014
Silex	1,566,444.89	3,561,985.17	3,624,798	3,504,159	3,237,253
Troy	386,626,406.07	250,768,229.80	253,535,170	243,840,203	223,965,970
Truxton	73,603.46	123,750.12	131,299	164,425	128,927
Winfield	7,929,761.15	15,678,054.56	14,849,587	15,136,777	16,479,944
Montgomery	28,530,532.40	58,839,158.85	88,652,275	86,078,397	85,716,623
Bellflower	653,642.12	1,175,513.63	1,178,196	1,107,576	982,401
High Hill	437,776.81	897,517.62	822,484	1,006,656	917,920
Jonesburg	4,892,333.02	8,863,543.61	8,662,669	6,929,688	6,236,353
Middletown	930,446.24	1,802,794.66	1,614,360	1,532,116	1,539,765
Montgomery	14,743,561.73	30,547,321.90	29,943,643	28,857,515	30,019,173
New Florence	3,780,459.30	9,446,263.85	9,430,254	9,429,778	8,747,425
Rhineland	417,609.35	952,437.08	1,004,569	972,993	966,776
Wellsville	2,674,703.83	5,153,766.50	4,990,261	4,348,526	3,936,464
Warren	106,265,512.42	211,293,134.88	258,789,100	245,475,278	236,891,131
Innsbrook	1,953,969.57	4,111,319.68	4,018,368	3,268,849	2,807,100
Marthasville	6,137,974.07	12,530,540.88	12,011,970	11,134,567	9,545,632
Truesdale	6,039,743.99	12,025,235.39	11,174,387	11,403,808	10,337,693
Warrenton	74,674,610.30	151,644,051.13	147,421,380	143,787,562	133,439,684
Wright City	17,459,214.49	30,981,987.80	29,598,158	28,642,730	27,642,398
Boonslick Region	560,839,734.19	597,428,992.05	804,502,964	766,783,661	728,563,338

Source: Missouri Department of Revenue

year

Eat, drink and be merry!
Mrs. Ruth Snarr returned to her teaching duties having been out because of a broken arm.

**25 Years Ago
May 18, 1994**

Purina Mills honored two long time employees with a cake and anniversary gifts. Paul Hinton was honored for his 25 years of service and Charlie Schaefer for his 15 years of service.

Poppy Days will be May 27 and 28. Be sure to wear a Poppy and remember the Veterans who served their country. Poppies are handmade by veterans in hospitals.

A solar eclipse was visible in the area last Tuesday. The shadowing of the moon nearly covered the sun, leaving only a ring of light around the edge. The temperature dropped about 10 degrees during the event, becoming noticeably darker with a sort of eerie light.

After 30 years with R-II and after a total of 32 years as a teacher, George Barley will officially retire at the end of this school year.



Who is this? Identify who is pictured above and we will publish the names in next week's edition. Email your answers to standard@socket.net.

Last week's picture was not identified.



**IN THE
12TH JUDICIAL
CIRCUIT COURT
MONTGOMERY
COUNTY,
MISSOURI
PROBATE DIVISION
Case Number:
19AA-PR00007
In the Estate of JOHN R.
WELLS, Deceased.**

**Notice to Creditors
(Small Estate)
To All Persons Interested
in the Estate of JOHN R.
WELLS, Decedent:**

On May 3, 2019 a small estate affidavit was filed by the distributees for the decedent under Section 473.097, RSMo, with the Probate Division of the Circuit Court of Montgomery County, Missouri.

All creditors of the decedent, who died on 16-MAR-2019, are notified that Section 473.444, RSMo, sets a limitation period that would bar claims one year after the death of the decedent. A creditor may request that this estate be opened for administration.

Receipt of this notice should not be construed by the recipient to indicate that the recipient may possibly have a beneficial interest in the estate. The nature and extent of any person's interest, if any, may possibly be determined from the affidavit on this estate filed in the Probate Division of the Circuit Court of

Montgomery County, Missouri.

Date of first publication is May 15, 2019.

Rose O'Keefe
Clerk

Publication dates: May 15 & 22, 2019

NOTICE

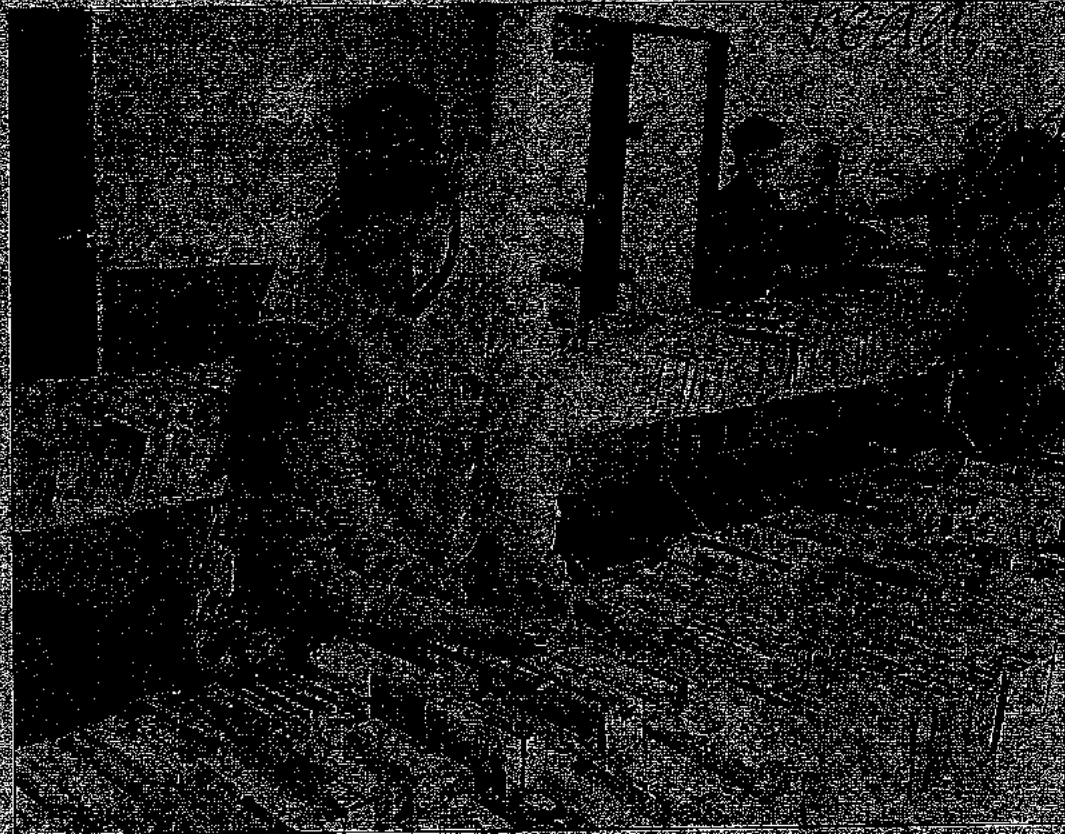
The public is invited to comment on Boonslick Region's 2019 Comprehensive Economic Development Strategy (CEDS) update. This document is designed to guide the region's economic growth by fostering a more stable and diverse economy, assisting in the creation of jobs, and improving the overall living conditions in Lincoln, Montgomery and Warren counties.

Copies of the CEDS document will be available at Boonslick office located at 111 Steinhagen, Warrenton, Missouri. Comments should be addressed to the Boonslick Regional Planning Commission at (636) 456-3473 by close of business on June 17, 2019.

MORE PUBLIC NOTICES ON PAGE 9

**IN THE
CIRCUIT COURT,**

East line of the West Half
of the Southeast Quar-



GIRL SCOUT VOLUNTEER

Jamie Limbaugh and 6-year-old girl scout Kenzie Limbaugh volunteered to keep books organized and shelved at the Warrenton City Library, back on Friday, May 10. (Warrenton News/Adam Bell)

Grading in Boonslick

Mayor Matt Brooks is optimistic that good weather will keep construction and paving projects outside this year. If not, the ceremony would be

held in attendance will hear from five members of the senior class, but a rather limited circumstance. Among them are Kyle Fleming, Emily Gilhe, Morgan Kohnle and

of the senior class. The class will be about 500 other students and their families. They will be that class. They will be that class.

This year's senior class will be the introduction of several new extracurricular activities.

Comments sought on Boonslick strategic plan Loving Hands presentat

The public is invited to comment on Boonslick Region's 2016 Comprehensive Economic Development Strategy (CEDS) update.

Comments should be addressed to the Boonslick Regional Planning Commission at 636-456-8473 by close of business on June 17.

The Comprehensive Economic Development Strategy

is designed to guide the region's economic growth by fostering a more stable and diverse economy, assisting in the creation of jobs, and improving the overall living conditions in Lincoln, Montgomery and Warren counties.

Copies of the CEDS document will be available at Boonslick office at 111 Strohlgren, Warrenton.

presentat

Loving Hands Hospice will present a informational program at the Warren Court Chapter of Missouri Right Life.

The meeting is at 9:30 a.m. in a fellowship hall at the church, non-State Highway 25.



Welcome to Boonslick Regional Planning Commission!

Comment Period on Comprehensive Economic Development Strategy Update

The public is invited to comment on Boonslick Region's 2019 Comprehensive Economic Development Strategy (CEDS) update. This document is designed to guide the region's economic growth by fostering a more stable and diverse economy, assisting in the creation of jobs, and improving the overall living conditions in Lincoln, Montgomery and Warren counties.

Copies of the CEDS document will be available at Boonslick's office located at 111 Steinhagen, Warrenton, Missouri. Comments should be addressed to the Boonslick Regional Planning Commission at (636) 456-3473 by close of business on June 17, 2019.

National Night Out in Truesdale, Missouri



The Truesdale Police Department is hosting a National Night Out on August 6, 2019 from 4:00 pm to 8:00 pm. The event will take place in Bruer Park at 800 Smith Street in Truesdale. The night of family fun promotes police-community partnerships and neighborhood camaraderie to make neighborhoods safer, more caring



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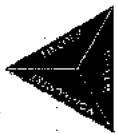
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**Boonslick RPC Comprehensive Economic Development Strategy (CEDS) 2019 update
Public Comments - Sign in form**

NAME	ORGANIZATION/AGENCY	EMAIL	PHONE
Kevin Matson	Church	Kevin.matson@charter.net	636-294-2780
Jane Kelley	wvwr co Nameless task force	janeedekelley@gmail	636 293-0640



Boonslick Regional Planning Commission

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