

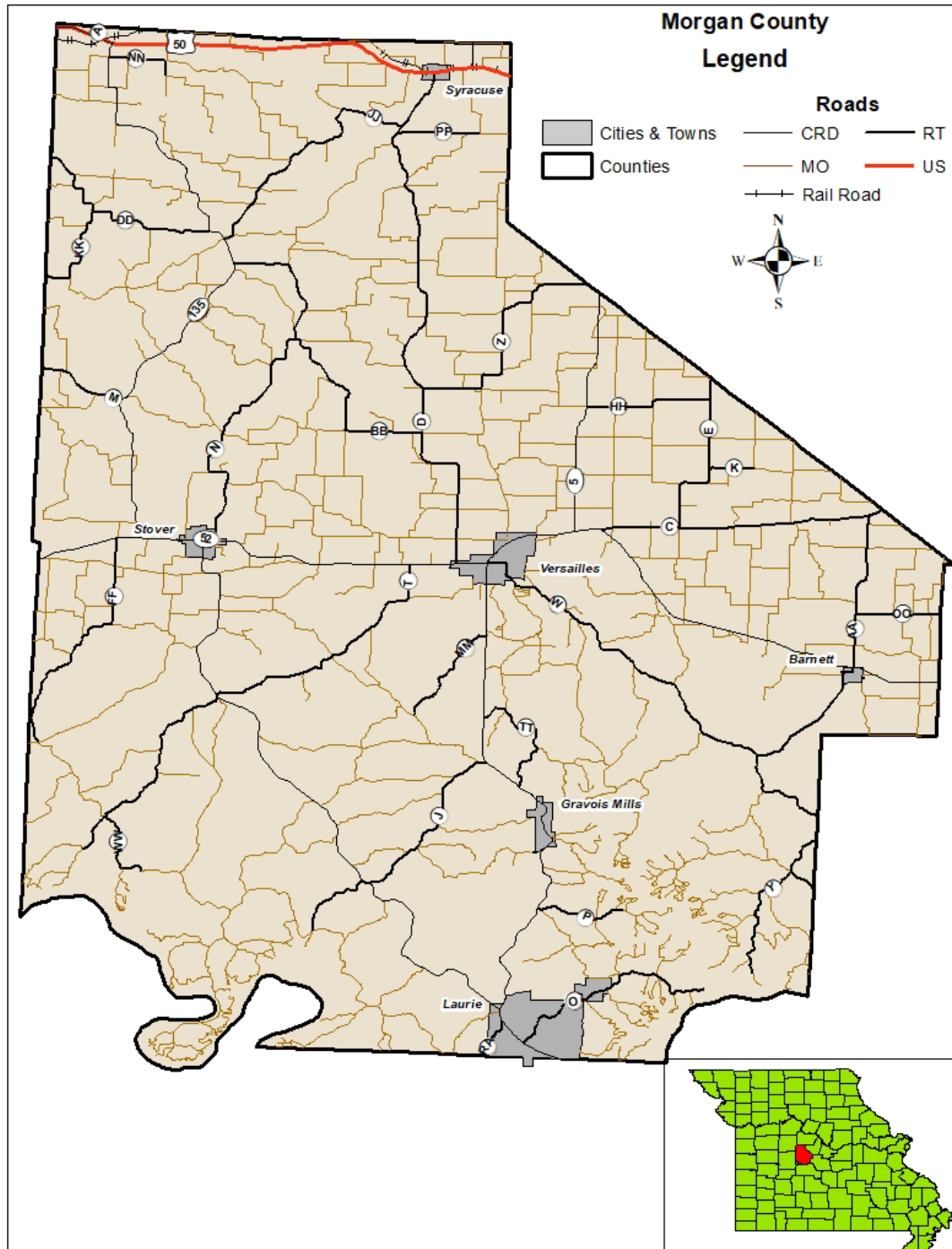
## 2 PLANNING AREA PROFILE AND CAPABILITIES

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## MORGAN COUNTY PLANNING AREA PROFILE

Morgan County is in central Missouri. The county is bordered on the north by Cooper County, the northeast by Moniteau County, the southeast by Miller County, the south by Camden County, and on the west by Benton and Pettis County.

Figure 2.1. Map of Morgan County



Morgan County was formed in January 1833 from a portion of Cooper County. The county contains

more than 392,889 acres of land and water, or about 614 square miles. The county was named for the legendary General of the American Revolutionary War, General Daniel Morgan. There have been some changes to the county since its original organization. In 1868, the southeast border of the county was moved westward, transferring a strip of the county to its easterly neighbor, Miller County. Then, again, in 1881 the neighboring county of Moniteau gained an eastern diagonal portion of Morgan County.

Settlers co-existed well with the Osage Indians who first settled the area and openly hunted the lands of Morgan County until the late 1830s.

By December of 1834, the town of Versailles was established and designated as the county seat to replace the temporary county seat of Millville. Versailles is home to the historic Martin Hotel, which is a log hotel that began taking guests in the mid-1850s. The hotel is known to have been visited by P.T. Barnum and Jesse James, as well as hosting many Civil War soldiers. Morgan County was also known as a consistent access point for the Butterfield Stage Line, which ran mail through Mulhollen Station in 1858.

The City of Versailles became the major crossroads of the county as the Missouri-Pacific Railroad connected the area to Boonville to the north, another major access point across the Missouri River.

The county is also home to several geological wonders, such as Jacob’s Cave, known as the area’s largest geode system with oversized, underground pools. The Grand Glaize Creek and the Niangua River have also become major tourist attractions, as well as, held significant relevance in the survival of the county and its flourishing towns.

The county’s population was recorded in 1850 with 4,197 residents, with the first post office established in Millville in 1834 and the second in Versailles in 1835. The original county courthouse in Versailles burnt twice, but it was quickly rebuilt, and the town’s people managed to rescue most of the county’s records. The county’s topographical layout, along with the rich heritage that survives with it, has been a foundation to the current population that teeters around 20,562, as of 2010 census. With a location known as the Westside of the Lake of the Ozarks and just a short ride to the state’s capital of Jefferson City, the county continues to grow and prosper.

**Table 2.1. County Populations and Projections**

Jurisdiction	2000 Population	2010 Population	2020 Annual Population Estimate or ACS Population	# Change (2010-2020)	% Change (2010-2020)
Morgan County	19,309	20,631	20,438	-193	-1%
City of Barnett	197	200	226	26	13%
City of Laurie	673	1,296	916	-380	-29%
City of Stover	1,006	1,045	1,004	-41	-4%
City of Syracuse	179	220	155	-65	-30%
City of Versailles	2,563	2,160	2,983	823	38%
Village of Gravois Mills	194	117	151	34	29%

Source: U.S. Census Bureau ACS 5 Year Estimates

Morgan County’s current population of 20,438, decreased by -1% from 2010 with a population of 20,631. While a few cities in Morgan County have experienced increases in population, some of the smaller, more rural communities have experienced a decline in population over the past 10 years, with the City of Syracuse showing the largest decline of 30%. The City of Versailles had the largest population increase in the last 10 years of 38%.

However, Morgan County’s Census Data population does not take account for the tourism industry, which dominates this region. Significant portions of homes, condominiums, apartments, etc. throughout the cities, which border the Lake of the Ozarks, become occupied on a part-time basis during the “seasonal” months in Morgan County. Certain areas across the county can generate a population base that raises total population by three to four times the calculated Census Data.

While this increase in population is incredibly beneficial to the county’s economic stability, it must be considered in mitigation planning. Most of the main roadways become congested during holidays, and much of the non-local, vacationing populace are unfamiliar with their location when an emergency occurs.

**Table 2.2. County Populations by Income (2010 & 2020)**

	2010	2020
<b>Total Households</b>	8215	7812
< \$10,000	10.2%	9.5%
\$10,000-\$14,999	7.2%	5.2%
\$15,000-\$24,999	12.9%	15.3%
\$25,000-\$34,999	17.0%	14.2%
\$35,000-\$49,999	17.5%	13.6%
\$50,000-\$74,999	19.4%	17.7%
\$75,000-\$99,999	5.9%	9.9%
\$100,000-\$149,999	6.6%	10.6%
\$150,000-\$199,999	0.7%	1.0%
\$200,000>	0.5%	3.1%
<b>Median Household Income</b>	36,696	41,477

Source: [https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_15\\_5YR\\_S1901&prodType=table](https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_S1901&prodType=table)

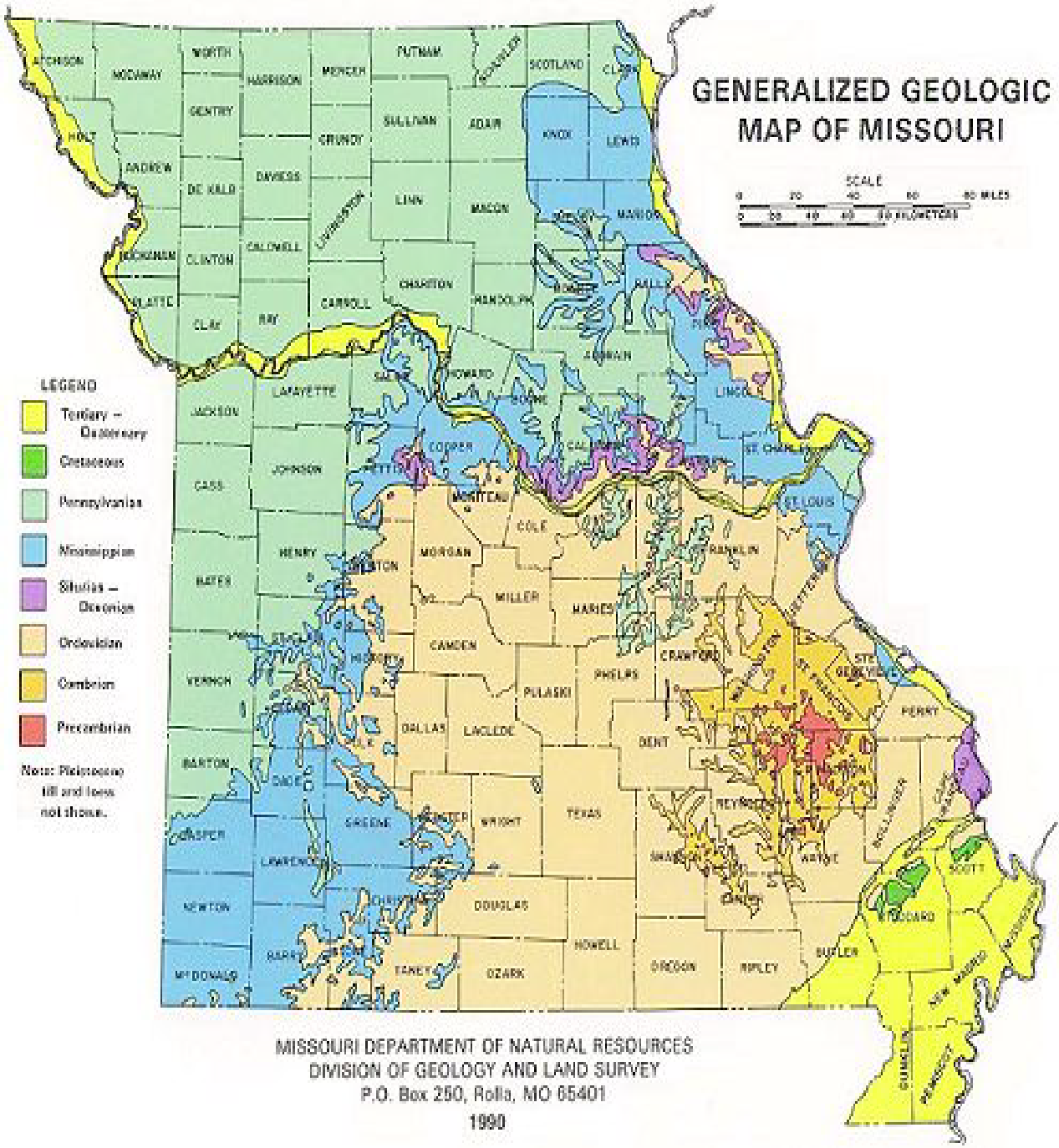
**Table 2.3. Median House Value Estimates**

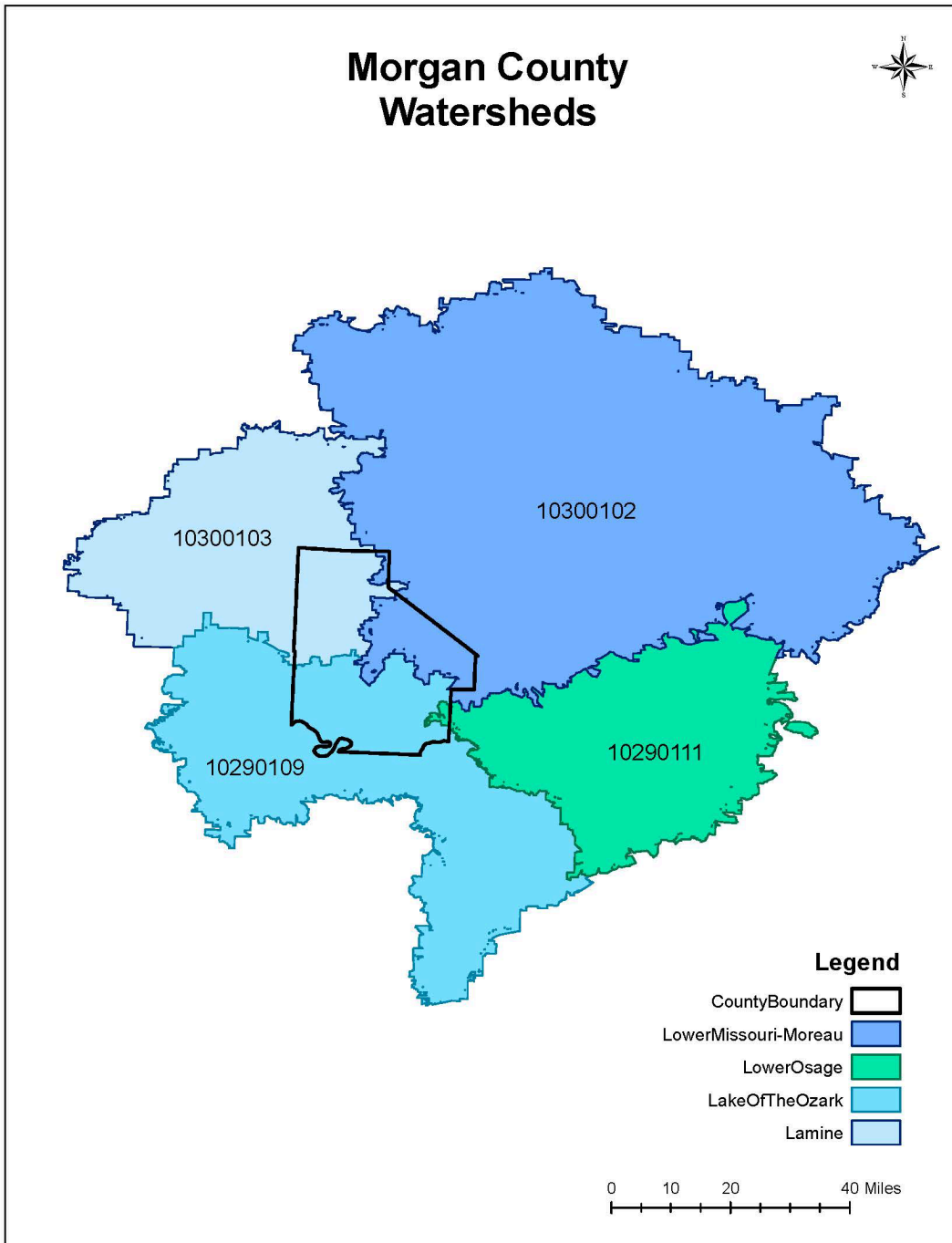
Median House Value (2020)	County	National
Property Value	\$150,100	\$229,800
Percentage Growth	30%	18%

Source: <https://datausa.io/profile/geo/morgan-county-mo/>

## 2.1.1 Geography, Geology, and Topography

Morgan County is on the northern edge of the Ozark Plateau, which is characterized in most sections by highly dissected plateaus. Missouri has some of the most diverse geology in the nation. On the below, the colors orange and red represent the oldest geologic formations. The youngest are shown as blue and green. Morgan County’s geologic formations are from the Ordovician Period, which occurred 505 to 441 million years ago.





### 2.1.2 Climate

While severe weather does occur in Morgan County, for the most part, the county experiences relatively mild weather. The data reflected in the tables below was collected from the weather station in Versailles, Missouri in Morgan County, which is located at approximately 38.43°N 92.85°W and Height about 313m / 1026 feet above sea level. The data reflects information collected at this station from 1961-2022

**Table 2.4. Average High Temperature**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
°F	40	47	58	68	76	83	89	87	79	70	56	44	66.4

**Table 2.5. Average Low Temperature**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
°F	19	24	33	43	52	61	66	64	56	45	34	24	43.4

**Table 2.6. Average Precipitation**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
inches	1.77	2.17	3.35	4.25	5.08	4.13	4.06	3.78	3.9	3.94	3.82	2.56	42.81

Source: <http://www.usclimatedata.com/climate/versailles/missouri/united-states/usmo0897>

Accumulated average yearly precipitation reflects 42.81 inches; the data collected represents all precipitation, including rain and snow.

The lowest temperature recorded, occurred in Versailles on December 22, 1989, is -13°. The highest recorded temperature, which occurred at Versailles on July 14, 1954, is 115°.

Source: [http://www.stltoday.com/news/local/a-look-back-on-july-residents-fought-a-battle-to/article\\_c0ae15af-7907-527e-a44c-70df682b8bbc.html](http://www.stltoday.com/news/local/a-look-back-on-july-residents-fought-a-battle-to/article_c0ae15af-7907-527e-a44c-70df682b8bbc.html)  
[https://www.weather.gov/lx/12\\_1989](https://www.weather.gov/lx/12_1989)

## 2.1.3 Population/Demographics

Morgan County has seen a decrease in the population by -1% over the last 10 years, while other communities within Morgan County have experienced a much larger decline such as the City of Laurie and City of Syracuse at a -29% population decline. However, three of the six cities have had positive growth with the City of Versailles being the highest at 38%.

**Table 2.7. Morgan County Population 2000-2020 by Jurisdiction**

Jurisdiction	2000 Population	2010 Population	2020 Annual Population Estimate or ACS Population	# Change (2010-2020)	% Change (2010-2020)
Morgan County	18,796	20,631	20,438	-198	-1%
City of Barnett	202	200	226	+26	+13%
City of Laurie	645	1,296	916	-380	-29%
City of Stover	958	1,045	1,004	-41	-4%
City of Syracuse	179	220	155	-65	-29%
City of Versailles	2,447	2,160	2,983	+823	+38%
Village of Gravois Mills	205	117	151	+34	+29%

Source: U.S. Bureau of the Census, Decennial Census, annual population estimates/ 5-Year American Community Survey 2020;  
 \*population includes the portions of these cities in adjacent counties

## Population by Age Demographic

All natural hazards have the potential to affect all lives within the path of destruction, but there are several groups identified within all populations that are considerably more vulnerable. These groups are identified as the elderly, children, and the impoverished. The chart below reflects the age of the population in Morgan County. There has been a slight decrease in the younger population between 2010 and 2020. There has also been a considerable increase in the 60-80+ year old population.

**Table 2.1. Percentages by Age Demographic**

Subject	United States	United States	Missouri	Missouri	Morgan County	Morgan
	2010	2020	2010	2020	2010	2020
<b>Total population</b>	303,965,272	<b>326,569,308</b>	5,922,314	<b>6,124,160</b>	20,631	<b>20,438</b>
<b>Male</b>	49.10%	<b>49.2%</b>	48.90%	<b>49.1%</b>	49.30%	<b>49.7%</b>
<b>Female</b>	50.90%	<b>50.8%</b>	51.10%	<b>50.9%</b>	50.70%	<b>50.3%</b>
<b>Under 5 years</b>	6.60%	<b>6%</b>	6.50%	<b>6.1%</b>	6.00%	<b>6.7%</b>
<b>5 to 9 years</b>	6.60%	<b>6.1%</b>	6.50%	<b>6.1%</b>	6.90%	<b>5.7%</b>
<b>10 to 14 years</b>	6.80%	<b>6.5%</b>	6.80%	<b>6.5%</b>	5.00%	<b>6.6%</b>
<b>15 to 19 years</b>	7.30%	<b>6.5%</b>	7.30%	<b>6.5%</b>	6.30%	<b>5.7%</b>
<b>20 to 24 years</b>	7.00%	<b>6.7%</b>	7.00%	<b>6.7%</b>	4.80%	<b>4.7%</b>
<b>25 to 34 years</b>	13.20%	<b>13.9%</b>	12.70%	<b>7.3%</b>	8.70%	<b>10%</b>
<b>35 to 44 years</b>	13.90%	<b>12.6%</b>	13.10%	<b>12.2%</b>	11.20%	<b>9.9%</b>
<b>45 to 54 years</b>	14.60%	<b>12.7%</b>	14.80%	<b>12.3%</b>	14.60%	<b>12%</b>
<b>55 to 59 years</b>	6.20%	<b>6.7%</b>	6.30%	<b>7%</b>	7.80%	<b>8.8%</b>
<b>60 to 64 years</b>	5.10%	<b>6.2%</b>	5.30%	<b>6.5%</b>	7.40%	<b>6.4%</b>
<b>65 to 74 years</b>	6.70%	<b>9.4%</b>	7.20%	<b>9.8%</b>	12.40%	<b>13.2%</b>
<b>75 to 84 years</b>	4.30%	<b>4.7%</b>	4.60%	<b>5%</b>	6.50%	<b>6.9%</b>
<b>85 years and over</b>	1.70%	<b>2%</b>	1.90%	<b>2.1%</b>	2.40%	<b>3%</b>

**Source:**

[https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_15\\_5YR\\_DP05&prodType=table](https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_DP05&prodType=table)



## Population by Housing Statistics

Morgan County encompasses several miles of shoreline of Lake of the Ozarks and many of the homes along the shores are second homeowners. These homeowners often plan to retire at the lake once they reach retirement age; this has the potential to significantly increase the elderly, as well as permanent population. While some of these homeowners are more affluent, Morgan County also has many permanent residents that live and work below the poverty level. This population often lives in inadequate housing, including manufactured homes and modular homes. They are also often uninsured or underinsured, which makes this population of homeowners at a much higher risk in the event of a natural hazard.

**Table 2.1. Populations by Housing**

County Populations by Housing	2010	2020
Total Housing Units	15,342	<b>15,592</b>
Occupied Housing Units	8,414	<b>7,639</b>
Owner-Occupied Units	6,874	<b>6,202</b>
Renter-Occupied Units	1,311	<b>1,437</b>
Ave. Household Size	2.42	<b>2.40</b>
Ave. Family Size	2.88	<b>2.91</b>

Source: [https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_15\\_5YR\\_DP04&prodType=table](https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_DP04&prodType=table)

### Population by Race and Ethnicity

According to the Census Data, Morgan County remains predominately white, the Black/African American population has increased 29%, the Asian population increased 96%, and the Hispanic/Latino/ Other population increased 94%.

**Table 2.2. Race and Ethnicity**

Race and Ethnicity	2010	2020
<b>White</b>	20,035	19,501
<b>Black/African American</b>	153	198
<b>American Indian/Alaska Native</b>	190	75
<b>Asian</b>	7	180
<b>Native Hawaiian/Pacific Islander</b>	27	0
<b>Hispanic/Latino /other</b>	26	472

Source: [https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_15\\_5YR\\_B02001&prodType=table](https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_B02001&prodType=table)

**Table 2.3. Unemployment, Poverty, Education, and Language Percentage Demographics, Morgan County, Missouri**

Jurisdiction	Total in Labor Force	Percent of Population Unemployed	Percent of Families Below the Poverty Level	Percentage of Population (High School graduate)	Percentage of Population (Bachelor's degree or higher)	Percentage of population with spoken language other than English
Morgan County	7,711	1.9%	15.4%	39.5%	12.6%	8.7%
City of Barnett	87	7.8%	25.5%	36.8%	1.2%	2.3%
City of Laurie	305	1.8%	11.1%	46.4%	11.1%	0.3%

City of Stover	420	2.7%	17.8%	33.2%	10.6%	0.0%
City of Syracuse	73	11.6%	18.4%	54.0%	0.9%	0.0%
City of Versailles	1,202	3.1%	31.1	38.7	12.1%	2.1%
Village of Gravois Mills	60	1.8%	33.3%	64.7%	0.0%	0.0%
State	3,090,253	2.8%	8.9%	30.5%	29.9%	6.3%
Nation	165,902,838	3.4%	9.1%	26.7%	32.9%	21.5%

Source: U.S. Census, 2020 American Community Survey, 5-year Estimates.

## 2.1.4 History

Morgan County was formed in January 1833 from a portion of Cooper County. The county contains more than 392,889 acres of land and water, or about 614 square miles. The county was named for the legendary General of the American Revolutionary War, General Daniel Morgan. There have been some changes to the county since its original organization. In 1868, the southeast border of the county was moved westward, transferring a strip of the county to its easterly neighbor, Miller County. Then, again, in 1881 neighboring county of Moniteau gained an eastern diagonal portion of Morgan County.

Settlers co-existed well with the Osage Indians who first settled the area, and openly hunted the lands of Morgan County until the late 1830s.

By December of 1834, the town of Versailles was established and designated as the county seat to replace the temporary county seat of Millville. Versailles is home to the historic Martin Hotel, which is a log hotel that began taking guests in the mid-1850s. The hotel is known to have been visited by P.T. Barnum and Jesse James, as well as hosting many Civil War soldiers. Morgan County was also known as a consistent access point for the Butterfield Stage Line, which ran mail through the Mulhollen Station in 1858.

The City of Versailles became the major crossroads of the county as the Missouri-Pacific Railroad connected the area to Boonville to the north, another major access point across the Missouri River.

The county is also home to several geological wonders, such as Jacob's Cave, known as the area's largest geode system with oversized, underground pools. The Grand Glaize Creek and the Niangua River have also become major tourist attractions, as well as, held significant relevance in the survival of the county and its flourishing towns.

The county's population was recorded in 1850 with 4,197 residents, with the first post office established in Millville in 1834, and the second in Versailles in 1835. The original county courthouse in Versailles burnt twice, but it was quickly rebuilt, and the town's people managed to rescue the majority of county records. The county's topographical layout, along with the rich heritage that survives with it, has been a foundation to the current population that teeters around 20,562, as of 2010 census. With a location known as the Westside of the Lake of the Ozarks and just a short ride to the State's Capital of Jefferson City, the county continues to grow and prosper.

## 2.1.5 Occupations

**Table 2.4. Occupation Statistics, Morgan County, Missouri**

Place	Management, Business, Science, and Arts Occupations	Service Occupations	Sales and Office Occupations	Natural Resources, Construction, and Maintenance Occupations	Production, Transportation, and Material Moving Occupations
Morgan County	27.1%	15.8%	22.2%	12.8%	22.0%
City of Barnett	21.9%	24.7%	27.4%	1.4%	24.7%
City of Laurie	31.6%	10.7%	38.5%	16.2%	3.1%
City of Stover	27.3%	21.6%	12.3%	13.3%	25.6%
City of Syracuse	13.6%	39.0%	23.7%	10.2%	13.6%
City of Versailles	24.2%	20.7%	14.5%	11.7%	28.9%
Village of Gravois Mills	15.5%	32.8%	6.9%	20.7%	24.1%

Source: U.S. Census, 2020 American Community Survey, 5-year Estimates.

## 2.1.6 Agriculture

Morgan County as of the 2017 Census of Agriculture has 962 farms. That is a 4% increase in the number of farms from 2012. The average size of farms is 219 acres, an increase of 2% from 2012. Land usage of farm acreage is 210,485 acres, an increase of 62% from 2012. The market value of products sold in 2017 was \$199,350, an increase of 37% from 2012. Average sales per farm were \$207,225 in 2017, an increase of 31% from 2012.

Top crops sold are: grains, oilseeds, dry beans, and dry peas.

Government payments for crop loss to farms were \$164,676 in 2012, a decrease of 21% from 2012. Average government payments to farms were \$ 1,243 in 2017, a decrease of 26% from 2012.

Morgan County as of the 2020 census, total work force is estimated at 7.8 % in agriculture, fishing, hunting, and mining.

Sources: [https://www.agcensus.usda.gov/Publications/2012/Online\\_Resources/County\\_Profiles/Missouri/cp29141.pdf](https://www.agcensus.usda.gov/Publications/2012/Online_Resources/County_Profiles/Missouri/cp29141.pdf)  
<http://extension.missouri.edu/main/DisplayCategory.aspx?C=43>

National Agricultural Statistics Service Census of Agriculture, <http://www.agcensus.usda.gov/index.php>

## 2.1.7 FEMA Hazard Mitigation Assistance (HMA) Grants in Planning Area

**Table 2.5. FEMA HMA Grants in County from 1993-2023**

Disaster Declaration	Project Type	Sub-Grantee	Date Approved	Project Total
4238	Safe Room	Morgan County R-I District	02/08/2017	\$3,227,44
1980	Safe Room	Morgan County R-II District	09/26/2016	\$1,250,000
<b>Total</b>				<b>\$4,477,448</b>

Source: Federal Emergency Management Agency, Date

## 2.1.8 FEMA Public Assistance (PA) Grants in Planning Area

**Table 2.6. FEMA PA Grants in County from 1993-2022**

Disaster Declaration	Project Type	Project Size	Applicant	Project Total
1736	Severe Ice Storm	Small	MORGAN COUNTY	\$5,910.39
1736	Severe Ice Storm	Small	MORGAN COUNTY	\$2,469.18
1736	Severe Ice Storm	Small	STOVER, CITY OF	\$1,785.79
1736	Severe Ice Storm	Small	STOVER, CITY OF	\$3,030.00
1736	Severe Ice Storm	Small	VERSAILLES, CITY OF	\$3,683.95
1736	Severe Ice Storm	Small	BARNETT SPECIAL ROAD	\$4,633.68
1736	Severe Ice Storm	Small	BARNETT SPECIAL ROAD	\$13,944.00
1736	Severe Ice Storm	Small	VERSAILLES, CITY OF	\$56,978.08
1736	Severe Ice Storm	Small	VERSAILLES, CITY OF	\$6,722.31
1736	Severe Ice Storm	Small	GRAVOIS SPECIAL ROAD	\$3,839.22
1736	Severe Ice Storm	Small	STOVER, CITY OF	\$1,637.37
1736	Severe Ice Storm	Small	VERSAILLES RURAL FIRE	\$1,525.89
1736	Severe Ice Storm	Small	LAURIE, CITY OF	\$3,140.47
1736	Severe Ice Storm	Small	BARNETT, CITY OF	\$2,400.00
1736	Severe Ice Storm	Small	VERSAILLES, CITY OF	\$13,000.00
1736	Severe Ice Storm	Small	LAURIE, CITY OF	\$1,258.98
1736	Severe Ice Storm	Small	MORGAN COUNTY	\$14,122.36
1736	Severe Ice Storm	Small	BARNETT SPECIAL ROAD	\$2,855.65
1736	Severe Ice Storm	Small	VERSAILLES, CITY OF	\$636.75
1736	Severe Ice Storm	Small	STOVER, CITY OF	(\$32.10)
1736	Severe Ice Storm	Small	MORGAN COUNTY	\$1,626.09
4317	Flood	Small	BARNETT SPECIAL ROAD	\$12,831.75
4317	Flood	Large	BARNETT SPECIAL ROAD	\$72,860.51
4317	Flood	Small	MORGAN COUNTY	\$32,163.48
4317	Flood	Small	BARNETT SPECIAL ROAD	\$7,948.04
4317	Flood	Small	MORGAN COUNTY	\$56,271.29
4317	Flood	Small	BARNETT SPECIAL ROAD	\$3,479.23
4317	Flood	Small	MORGAN COUNTY	\$16,524.46
1631	Severe Storm	Small	GRAVOIS SPECIAL ROAD	\$5,863.87
1631	Severe Storm	Small	MORGAN COUNTY	\$1,609.16
1631	Severe Storm	Small	GRAVOIS FIRE PROTECTION	\$500.00
1631	Severe Storm	Small	MOREAU FIRE PROTECTION	\$1,432.10
1631	Severe Storm	Small	MORGAN COUNTY	\$10,121.75
1631	Severe Storm	Small	GRAVOIS FIRE PROTECTION	\$3,152.08
1631	Severe Storm	Small	MOREAU FIRE PROTECTION	\$477.37
1631	Severe Storm	Small	GRAVOIS FIRE PROTECTION	\$1,050.69
1773	Severe Storm	Small	BARNETT SPECIAL ROAD	\$6,162.51
1773	Severe Storm	Small	BARNETT SPECIAL ROAD	\$15,644.42
1773	Severe Storm	Small	MORGAN COUNTY	\$5,000.00
1773	Severe Storm	Small	BARNETT SPECIAL ROAD	\$15,258.93
1773	Severe Storm	Small	MORGAN COUNTY	\$27,523.55
1773	Severe Storm	Small	MORGAN COUNTY	\$12,659.52
1961	Severe Storm	Small	VERSAILLES, CITY OF	\$16,147.82
1961	Severe Storm	Small	GRAVOIS FIRE PROTECTION	\$2,619.69
1961	Severe Storm	Small	MORGAN COUNTY R-II	\$1,950.00
1961	Severe Storm	Small	GRAVOIS SPECIAL ROAD	\$4,833.74
1961	Severe Storm	Small	BARNETT SPECIAL ROAD	\$3,712.21
1961	Severe Storm	Small	MORGAN COUNTY	\$51,879.62
4238	Severe Storm	Small	GRAVOIS ARM SEWER	\$3,060.00
4238	Severe Storm	Small	VERSAILLES, CITY OF	\$2,500.00
4238	Severe Storm	Small	GRAVOIS SPECIAL ROAD	\$106,790.32

4238	Severe Storm	Small	MORGAN COUNTY	\$21,960.00
4238	Severe Storm	Small	BARNETT SPECIAL ROAD	\$7,812.00
4238	Severe Storm	Small	BARNETT SPECIAL ROAD	\$10,950.00
4238	Severe Storm	Small	BARNETT SPECIAL ROAD	\$8,072.00
4238	Severe Storm	Small	BARNETT SPECIAL ROAD	\$15,500.00
4238	Severe Storm	Small	BARNETT SPECIAL ROAD	\$28,523.08
4238	Severe Storm	Small	MORGAN COUNTY	\$62,618.51
4238	Severe Storm	Small	MORGAN COUNTY	\$57,147.69
4238	Severe Storm	Small	MORGAN COUNTY	\$18,235.06
4238	Severe Storm	Small	VERSAILLES, CITY OF	\$20,993.90
<b>Total</b>				<b>\$899,008.41</b>

Source: Federal Emergency Management Agency, Date

## JURISDICTIONAL PROFILES AND MITIGATION CAPABILITIES

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### 2.2.1 Morgan County

Morgan County remains a third-class county, governed by a three-member County Commission, comprised of a Presiding Commissioner, representing all the county's population and elected for a four-year term, with additional representation by the two associate commissioners representing the eastern and western districts of the county's population, also elected on a four-year term. The commission is responsible for these key aspects of Morgan County:

- Approving and adopting an annual budget for all county operations
- Approving expenditures for each county department
- Ensuring compliance with all statutory requirements
- Establishing Morgan County policies
- Supervising daily operations of Morgan County
- Partnering with County Boards, Commissions, and other Local and Regional Governmental parties

Morgan County supports the following departments:

- Assessor
- Circuit Court
- Collector
- County Clerk
- Commissioner
- Coroner
- Emergency Management
- Public Administrator
- County Recorder
- County Sheriff
- E-911
- Prosecuting Attorney
- County Treasurer
- Road and Bridge Districts

Morgan County has the ability to expand their capabilities as needed. Most of the jurisdictions have limited expansion capability due to the size of their communities and the ability to fund services

without outside funding sources. The communities that may struggle to expand their capabilities are City of Barnett, City of Syracuse, and the Village of Gravois Mills.

**Table 2.7. Morgan County 2022 Assessed Value**

<b>Real Estate Property</b>	Agricultural	\$24,778,550
	Residential	\$369,790,400
	Commercial	\$58,407,820
	<b>Total</b>	<b>\$452,976,770</b>
	Local Assessed: Railroad & Utility	
	State Assessed: Railroad & Utility	
	<b>Real Estate Property Total</b>	<b>\$452,976,770</b>
<b>Personal Property</b>	County Assessed Personal Property	\$125,865,430
	Local Assessed: Railroad & Utility	
	State Assessed: Railroad & Utility	
	<b>Personal Property Total</b>	<b>\$125,865,430</b>
<b>Grand Total</b>	<b>\$578,842,200</b>	

**Table 2.8. Morgan County Profile 2020 Estimates**

<b>Classification</b>	<b>Morgan County</b>
<b>Total Population</b>	20,438
<b>Median Household Income</b>	\$41,477
<b>Median Owner-Occupied Housing Value</b>	\$150,000
<b>Total Housing Units</b>	15,592
<b>Water Service</b>	Municipal
<b>Electric Service</b>	Ameren, Co-Mo,
<b>Natural Gas</b>	Summit Natural Gas, Ameren,
<b>Ambulance Service</b>	
<b>Fire Service</b>	Gravois Mills FPD, Versailles FPD
<b>Master Plan</b>	NO
<b>Emergency Operations Plan</b>	Yes
<b>Building Regulations</b>	NO
<b>Zoning Regulations</b>	NO
<b>Subdivision Regulations</b>	NO
<b>Storm Water Regulations</b>	NO
<b>NFIP Participation</b>	Yes
<b>Floodplain Regulations</b>	NO

## Mitigation Initiatives/Capabilities

**Table 2.9. Morgan County Mitigation Capabilities**

Capabilities	Status Including Date of Document or Policy
<b>Planning Capabilities</b>	
Comprehensive Plan	No
Builder's Plan	NA
Capital Improvement Plan	NA
City Emergency Operations Plan	Yes
County Emergency Operations Plan	Yes
Local Recovery Plan	Yes
County Recovery Plan	Yes
City Mitigation Plan	Unknown
County Mitigation Plan	Yes
Debris Management Plan	Unknown
Economic Development Plan	Unknown
Transportation Plan	NA
Land-use Plan	NA
Flood Mitigation Assistance (FMA) Plan	Yes
Watershed Plan	Unknown
Firewise or other fire mitigation plan	Unknown
School Mitigation Plan	
Critical Facilities Plan (Mitigation/Response/Recovery)	Unknown
<b>Policies/Ordinance</b>	
Zoning Ordinance	No
Building Code	NA
Floodplain Ordinance	Yes
Subdivision Ordinance	No
Tree Trimming Ordinance	No
Nuisance Ordinance	No
Stormwater Ordinance	No
Drainage Ordinance	No
Site Plan Review Requirements	No
Historic Preservation Ordinance	No
Landscape Ordinance	No
Seismic Construction Ordinance	No
<b>Program</b>	
Zoning/Land Use Restrictions	No
Codes Building Site/Design	No
Hazard Awareness Program	NA
National Flood Insurance Program (NFIP)	Yes
NFIP Community Rating System (CRS) program	
National Weather Service (NWS) Storm Ready	
Firewise Community Certification	
Building Code Effectiveness Grading (BCEGs)	Unknown
ISO Fire Rating	Unknown
Economic Development Program	Unknown
Land Use Program	Unknown
Public Education/Awareness	Unknown
Property Acquisition	Unknown
Planning/Zoning Boards	City
Stream Maintenance Program	No

Tree Trimming Program	No
Engineering Studies for Streams (Local/County/Regional)	No
Mutual Aid Agreements	Unknown
<b>Studies/Reports/Maps</b>	
Hazard Analysis/Risk Assessment (Local)	
Hazard Analysis/Risk Assessment (County)	
Flood Insurance Maps	
FEMA Flood Insurance Study (Detailed)	
Evacuation Route Map	
Critical Facilities Inventory	
Vulnerable Population Inventory	
Land Use Map	
<b>Staff/Department</b>	
Building Code Official	No
Building Inspector	No
Mapping Specialist (GIS)	Yes
Engineer	
Development Planner	
Public Works Official	
Emergency Management Director	Yes
NFIP Floodplain Administrator	Yes
Emergency Response Team	Unknown
Hazardous Materials Expert	
Local Emergency Planning Committee	Yes
County Emergency Management Commission	
Sanitation Department	No
Transportation Department	
Economic Development Department	No
Housing Department	No
Historic Preservation	No
<b>Non-Governmental Organizations (NGOs)</b>	
American Red Cross	Unknown
Salvation Army	Unknown
Veterans Groups	Unknown
Local Environmental Organization	Unknown
Homeowner Associations	Unknown
Neighborhood Associations	Unknown
Chamber of Commerce	Yes
Community Organizations (Lions, Kiwanis, etc.)	Yes
<b>Local Funding Availability</b>	
Apply for Community Development Block	
Fund projects through Capital	
Authority to levy taxes for a specific purpose	
Fees for water, sewer, gas, or electric services	No
Impact fees for new development	
Ability to incur debt through general obligation bonds	
Ability to incur debt through special tax bonds	No
Ability to incur debt through private activities	No
Withhold spending in hazard prone areas	

Source: Data Collection Questionnaire, Date



# Transportation and Commuting Patterns

## Main Roadways

MO RTE 5, MO RTE 50, MO RTE 52, MO RTE 135

Morgan County has two Principal Arterial roads that run through it; Route 5 and Route 50, and three Minor Arterial roads; Highway C, Highway 135, and Route 52. There is also a web of Major Collector roads, mostly in the northern half of the county, as well as several minor collectors throughout the remaining southern half. MoDOT maintains the state and federal roads in the county. Morgan County's Road Commission, incorporated communities, or special road districts maintain the remaining roads. There are over 670 miles of roadways that the county maintains, of which the majority of these are gravel roads.

## Public Transportation

Morgan County residents are almost completely dependent on personal vehicles, as public transportation is virtually non-existent. During our recent study conducted for MoDOT in the Public Transit-Human Services Transportation Plan 2013, we inventoried the organizations that offer public transportation within our four-county region. The limited number of public providers became apparent, as OATS, Inc. is the only provider that offered public transportation opportunities. While there are a few other organizations that have access to buses, vans and cars they are often specifically for either the residents of the care center or the workshop that owns the vehicles.

## Airports

We have identified one public airport within Morgan County, The Roy Otten Memorial Airport (Airport code 3VS), owned by and located in the City of Versailles. There are several other small airports within our four-county region including the following: The Eldon Model Airpark (Airport code H79) in Eldon, Miller County; Camdenton Memorial (Airport code H21) in Camdenton, Camden County; Floyd W. Jones (Airport code LBO) in Lebanon, Laclede County; Grand Glaize (Airport code K15) in Osage Beach, Camden County; and Lee C. Fine Memorial (Airport code A1Z) located in the State Park in Kaiser, Missouri. While the runway at the Lee C. Fine Memorial is capable of landing large jetliners, it does not have any scheduled commercial airline flights. We have 29 small regional airports within a 100-mile radius,

Major airports with commercial airline flights are available anywhere from 61 to 177 miles commuting distance from Morgan County (county seat of Versailles, MO 65084).

Columbia Regional Airport (COU) 61 miles  
Waynesville – St. Robert Regional Airport (TBN) 76 miles  
Springfield – Branson National Airport (SGF) 116 miles  
Kansas City International Airport (MCI) 150 miles  
Branson Airport (BKG) 157 miles  
Lambert – St. Louis International Airport (STL) 166 miles  
Joplin Regional Airport (JLN) 177 miles

## Railroads

There are 19 operating railroads within the state of Missouri, none of which service Morgan County.

## Commuting Patterns

The average daily commute for a resident of Morgan County is 26.6 minutes. According to Census data 2021, the total number of workers 16 and older in Morgan County was 7,492, with approximately 38.9% of Morgan County residents commute to work outside the county.

Source: <https://www.census.gov/>

### 2.2.2 City of Barnett

The City of Barnett is governed by a Mayor, 5-member Board of Alderman, and City Clerk who represent the city's residents. The mayor is elected for a four-year term and the Board of Alderman are elected to a two-year term.

The Mayor and Board of Alderman are responsible for these key aspects:

- Developing, managing, and maintaining infrastructure and public facilities
- Taxation
- Approving expenditures for each city department
- Supervising daily operations
- Ensuring compliance with all ordinances

The City of Barnett supports the following departments:

- City Clerk
- Parks and Recreation
- Public Safety
- Public Works
- Water Department

## History

The City of Barnett is located about 12 miles southeast of Versailles, on the eastern border of Morgan County. Morgan County was incorporated in 1961 but has had a post office since 1858. The original post office is listed as the name of Stone House. The township of Stone House was established pre-1858 by a Scottish immigrant by the name of Hiram Madole. He built a two-story cut-stone house that doubled in the community as the local post office. Madole lost the building and land due to monies owed to Milton McDow, who then sold the entire establishment to a man named Lusk. Lusk renamed the town in 1875 to Barnetsville. This name was chosen in honor of Lusk's deceased son, Barnett. In 1880, the name was shortened to Barnett.

The small, but thriving town is a fourth-class city, with a 2010 Census Data population of 203. It is also home to one of Morgan County's National Historical Register sites, The Jesse Ratcliff House. This mid-1800's structure is credited for being one of the oldest homes in Morgan County, as well as one of the most well-constructed houses of native stone in the State of Missouri, according to the National Historic Register. The sturdy structure with three-foot thick walls, inside and out, is one of

the few of its kind left remaining in the state, particularly in such a remarkable condition.

**Table 2.10. City of Barnett 2022 Assessed Value**

<b>Real Estate Property</b>	Agricultural	\$2,630
	Residential	\$669,350
	Commercial	\$55,750
	<b>Total</b>	<b>\$727,730</b>
	Local Assessed: Railroad & Utility	
	State Assessed: Railroad & Utility	
	<b>Real Estate Property Total</b>	<b>\$727,730</b>
<b>Personal Property</b>	County Assessed Personal Property	\$318,309
	Local Assessed: Railroad & Utility	
	State Assessed: Railroad & Utility	
	<b>Personal Property Total</b>	<b>\$318,309</b>
	<b>Grand Total</b>	<b>\$1,046,039</b>

**Table 2.11. City of Barnett Profile 2020 Estimates**

<b>Classification</b>	<b>City of Barnett</b>
<b>Total Population</b>	226
<b>Median Household Income</b>	\$34,375
<b>Median Owner-Occupied Housing Value</b>	\$51,400
<b>Total Housing Units</b>	110
<b>Water Service</b>	Municipal
<b>Electric Service</b>	Ameren
<b>Natural Gas</b>	
<b>Ambulance Service</b>	Osage Ambulance District
<b>Fire Service</b>	Moreau Fire Protection District
<b>Master Plan</b>	
<b>Emergency Operations Plan</b>	
<b>Building Regulations</b>	
<b>Zoning Regulations</b>	
<b>Subdivision Regulations</b>	
<b>Storm Water Regulations</b>	
<b>NFIP Participation</b>	
<b>Floodplain Regulations</b>	

### **Development Changes**

No new developments since the last plan.

### **Development Trends**

The City of Barnett is in the process of funding a new well tower.

**Table 2.12. City of Barnett Mitigation Capabilities**

Capability	Status Including Date of Document or Policy
<b>Planning Capabilities</b>	
Comprehensive Plan	NA
Builder's Plan	NA
Capital Improvement Plan	NA
Local Emergency Plan	Yes – 2011 and update every 2-3 years
County Emergency Plan	NA
Local Recovery Plan	NA
County Recovery Plan	NA
Local Mitigation Plan	NA
County Mitigation Plan	NA
Local Mitigation Plan (PDM)	NA
County Mitigation Plan (PDM)	NA
Economic Development Plan	NA
Transportation Plan	NA
Land-use Plan	NA
Flood Mitigation Assistance (FMA) Plan	NA
Watershed Plan	NA
Firewise or other fire mitigation plan	NA
School Mitigation Plan	NA
Critical Facilities Plan (Mitigation/Response/Recovery)	NA
<b>Policies/Ordinance</b>	
Zoning Ordinance	NA
Building Code	NA
Floodplain Ordinance	NA
Subdivision Ordinance	NA
Tree Trimming Ordinance	NA
Nuisance Ordinance	NA
Storm Water Ordinance	NA
Drainage Ordinance	NA
Seismic Construction Ordinance	NA
<b>Capability</b>	
Site Plan Review Requirements	NA
Historic Preservation Ordinance	NA
Landscape Ordinance	NA
Iowa Wetlands and Riparian Areas Conservation Plan	NA
Debris Management Plan	NA
<b>Program</b>	
Zoning/Land Use Restrictions	NA
Codes Building Site/Design	NA
National Flood Insurance Program (NFIP) Participant	NO
NFIP Community Rating System (CRS) Participating Community	NO
Hazard Awareness Program	NA
National Weather Service (NWS) Storm Ready	NA
Building Code Effectiveness Grading (BCEGs)	NA
ISO Fire Rating	NA
Economic Development Program	NA
Land Use Program	NA
Public Education/Awareness	NA
Property Acquisition	NA
Planning/Zoning Boards	NA
Stream Maintenance Program	NA
Tree Trimming Program	NA
Engineering Studies for Streams (Local/County/Regional)	NA
Mutual Aid Agreements	NA

Capability	Status Including Date of Document or Policy
<b>Studies/Reports/Maps</b>	
Hazard Analysis/Risk Assessment (Local)	
Hazard Analysis/Risk Assessment (County)	
Flood Insurance Maps	
FEMA Flood Insurance Study (Detailed)	
Evacuation Route Map	
Critical Facilities Inventory	Yes
Vulnerable Population Inventory	No
Land Use Map	
<b>Staff/Department</b>	
Building Code Official	NO
Building Inspector	NO
Mapping Specialist (GIS)	NO
Engineer	Yes – Call as needed Darren Krehniel
Development Planner	No
Public Works Official	Yes – Part Time
Emergency Management Coordinator	Yes -Through Morgan County
NFIP Floodplain Administrator	NO
Emergency Response Team	
Hazardous Materials Expert	
Local Emergency Planning Committee	NO
County Emergency Management Commission	NO
Sanitation Department	NO
Transportation Department	NO
Economic Development Department	NO
Housing Department	NO
Historic Preservation	NO
<b>Non-Governmental Organizations (NGOs)</b>	
American Red Cross	NO
Salvation Army	NO
Veterans Groups	NO
Environmental Organization	NO
Homeowner Associations	NO
Neighborhood Associations	NO
Chamber of Commerce	NO
Community Organizations (Lions, Kiwanis, etc.)	NO
<b>Local Funding Availability</b>	
Ability to apply for Community Development Block Grants	Yes
Ability to fund projects through Capital Improvements funding	Yes
Authority to levy taxes for a specific purpose	Yes
Fees for water, sewer, gas, or electric services	Yes
Impact fees for new development	Yes
Ability to incur debt through general obligation bonds	Yes
Ability to incur debt through special tax bonds	Yes
Ability to incur debt through private activities	NA
Ability to withhold spending in hazard prone areas	NO

Source: Data Collection Questionnaire, Date

## 2.2.3 City of Laurie

The City of Laurie is governed by a mayor, 4-member Board of Aldermen, and City Clerk who represent the county's population. The mayor is elected for a four-year term and the Board of Alderman are elected to a two-year term.

The Mayor and Board of Alderman are responsible for these key aspects:

- Developing, managing, and maintaining infrastructure and public facilities
- Taxation
- Approving expenditures for each city department
- Supervising daily operations
- Ensuring compliance with all ordinances

The City of Laurie supports the following departments:

- City Clerk
- Police Department
- Fire Department
- Parks and Recreation
- Public Works

## History

Like many towns throughout the Lake of the Ozarks region, the City of Laurie is shared by two counties. Located on the border of Morgan and Camden Counties, Laurie thrives with a population of 945 as of 2010 Census Data. The town is one of the latest communities to develop in the county but is growing steadily and carries its own unique history of generosity and kindness that is recognized by local residents of the area. On the City of Laurie website, is a description of how the town was established and how it continues to grow today. The description follows:

“In 1937, L.M. and William (Buster) Laurie bought an old building on the east side of Highway 5 at Route O and began operating a grocery store and filling station. A year later, Buster Laurie traded a horse for a year's lease on a building across the road on the west side of Highway 5. This became, and would remain, the Laurie Market.

The market was the only building in the area to have a phone and the only facility with a drilled water well. The Laurie has allowed several nearby families to tap into the well, and folks throughout the area would come to the store to use the phone.

In 1947, Tom and Buster Laurie purchased a sawmill and sold it a year later to Les Moore. This small operation grew to become Laurie's largest business as Moore's Lumber and Supply.

In 1961, residents of the area petitioned for a post office and chose the name Laurie because of the goodwill generated by the family store over the years. The town itself was incorporated on June 13, 1966.”

With a founding population of 106 when the city was incorporated in 1966, the city has grown by 891%. The city has much to offer with its two city parks that include: ball fields, walking trails, playgrounds, and a disc golf course. In addition, one of the only two indoor cinema theatres at the Lake is housed in Laurie.

However, the city is small in population, compared to its northern and southern neighbors of

Versailles and Camdenton; it is rapidly growing with a prime location in the center of the locally known Westside of the Lake of the Ozarks.

**Table 2.13. City of Laurie 2022 Assessed Value**

<b>Real Estate Property</b>	Agricultural	\$343,080
	Residential	\$10,262,060
	Commercial	\$11,314,460
	<b>Total</b>	<b>\$21,919,600</b>
	Local Assessed: Railroad & Utility	
	State Assessed: Railroad & Utility	
	<b>Real Estate Property Total</b>	<b>\$21,919,600</b>
<b>Personal Property</b>	County Assessed Personal Property	\$2,336,099
	Local Assessed: Railroad & Utility	
	State Assessed: Railroad & Utility	
	<b>Personal Property Total</b>	<b>\$2,336,099</b>
<b>Grand Total</b>		<b>\$24,255,699</b>

**Table 2.14. City of Laurie Profile 2020 Estimates**

<b>Classification</b>	<b>City of Laurie</b>
<b>Total Population</b>	916
<b>Median Household Income</b>	\$33,732
<b>Median Owner-Occupied Housing Value</b>	\$152,400
<b>Total Housing Units</b>	507
<b>Water Service</b>	
<b>Electric Service</b>	Co-Mo Electric
<b>Natural Gas</b>	Summit Natural Gas of Missouri
<b>Ambulance Service</b>	Lake West Ambulance Service
<b>Fire Service</b>	Gravois Mills Fire Protection District 5
<b>Master Plan</b>	
<b>Emergency Operations Plan</b>	
<b>Building Regulations</b>	
<b>Zoning Regulations</b>	
<b>Subdivision Regulations</b>	
<b>Storm Water Regulations</b>	
<b>NFIP Participation</b>	
<b>Floodplain Regulations</b>	

### **Development Changes**

No developments since the last plan update.

### **Development Trends**

The City of Laurie was awarded a Tap grant and plans to build sidewalks within the city limits, the city was also awarded a MO-ARPA grant and plans to upgrade their wastewater management system.

**Table 2.15. City of Laurie Mitigation Capabilities**

Capability	Status Including Date of Document or Policy
<b>Planning Capabilities</b>	
Comprehensive Plan	Yes – 2003 (in process of being updated 2022)
Builder's Plan	
Capital Improvement Plan	Yes
Local Emergency Plan	NO
County Emergency Plan	
Local Recovery Plan	NO
County Recovery Plan	
Local Mitigation Plan	
County Mitigation Plan	
Local Mitigation Plan (PDM)	
County Mitigation Plan (PDM)	
Economic Development Plan	In Planning Stage
Transportation Plan	NO
Land-use Plan	
Flood Mitigation Assistance (FMA) Plan	
Watershed Plan	
Firewise or other fire mitigation plan	Inactive
School Mitigation Plan	
Critical Facilities Plan (Mitigation/Response/Recovery)	
<b>Policies/Ordinance</b>	
Zoning Ordinance	Yes
Building Code	Yes
Floodplain Ordinance	
Subdivision Ordinance	
Tree Trimming Ordinance	
Nuisance Ordinance	
Storm Water Ordinance	Yes
Drainage Ordinance	Yes
Seismic Construction Ordinance	
<b>Capability</b>	
Site Plan Review Requirements	Yes
Historic Preservation Ordinance	No
Landscape Ordinance	
Iowa Wetlands and Riparian Areas Conservation Plan	
Debris Management Plan	NO
<b>Program</b>	
Zoning/Land Use Restrictions	
Codes Building Site/Design	
National Flood Insurance Program (NFIP) Participant	Yes
NFIP Community Rating System (CRS) Participating Community	
Hazard Awareness Program	
National Weather Service (NWS) Storm Ready	No
Building Code Effectiveness Grading (BCEGs)	
ISO Fire Rating	Yes – Rating – 7 (district wide)
Economic Development Program	
Land Use Program	
Public Education/Awareness	
Property Acquisition	
Planning/Zoning Boards	
Stream Maintenance Program	
Tree Trimming Program	
Engineering Studies for Streams (Local/County/Regional)	
Mutual Aid Agreements	Yes



Capability	Status Including Date of Document or Policy
<b>Studies/Reports/Maps</b>	
Hazard Analysis/Risk Assessment (Local)	
Hazard Analysis/Risk Assessment (County)	
Flood Insurance Maps	
FEMA Flood Insurance Study (Detailed)	
Evacuation Route Map	
Critical Facilities Inventory	
Vulnerable Population Inventory	
Land Use Map	
<b>Staff/Department</b>	
Building Code Official	Yes – Full Time
Building Inspector	Yes- Full Time
Mapping Specialist (GIS)	Yes – Bartlett and West
Engineer	Yes – Bartlett and West
Development Planner	NO
Public Works Official	Yes
Emergency Management Coordinator	Yes
NFIP Floodplain Administrator	Yes – Full Time
Emergency Response Team	
Hazardous Materials Expert	
Local Emergency Planning Committee	
County Emergency Management Commission	
Sanitation Department	No
Transportation Department	Yes
Economic Development Department	Yes
Housing Department	No
Historic Preservation	No
<b>Non-Governmental Organizations (NGOs)</b>	
American Red Cross	
Salvation Army	
Veterans Groups	Yes – VFW – American Legions
Environmental Organization	NO
Homeowner Associations	Yes
Neighborhood Associations	No
Chamber of Commerce	Yes
Community Organizations (Lions, Kiwanis, etc.)	Yes -Elks Club
<b>Local Funding Availability</b>	
Ability to apply for Community Development Block Grants	No
Ability to fund projects through Capital Improvements funding	Yes
Authority to levy taxes for a specific purpose	No
Fees for water, sewer, gas, or electric services	Yes
Impact fees for new development	Yes
Ability to incur debt through general obligation bonds	Yes
Ability to incur debt through special tax bonds	Yes
Ability to incur debt through private activities	NA
Ability to withhold spending in hazard prone areas	No

Source: Data Collection Questionnaire, Date

## 2.2.4 City of Stover

The City of Stover is governed by a Mayor, Board of Aldermen, and City Administrator who represent the county's population. The mayor is elected for a four-year term and the Board of Alderman are elected to a two-year term.

The City Administrator is responsible for these key aspects:

- Developing, managing, and maintaining infrastructure and public facilities
- Taxation
- Approving expenditures for each city department
- Supervising daily operations
- Ensuring compliance with all ordinances

The City of Stover supports the following departments:

- Administration
- Animal Control
- Code Enforcement
- Parks and Recreation
- Public Safety
- Public Works
- Water Department

## History

The City of Stover is located just 10 miles west of Versailles, on the western side of Morgan County. The town began as a small station for the Chicago, Rock Island, and Pacific Railroad. Though it was not incorporated until 1903, it has been listed as a post office since 1876. Stover was named in honor of Congressman John Hubler Stover, who resided in the area and served as District Attorney of the County. These political accomplishments were achieved after the Pennsylvanian served in the Union Army as Colonel Stover. Other little-known information about the town lies in its original location. The town's current location is not the original settlement. Once the railroad station was built, other structures in the town, along with merchants and homes, began to move farther from the original location and closer to the railroad station, this area came to be known as New Stover. Beyond 1905, when the last business of old Stover shut its doors and made the final move also, locals began to drop the New, and this location has been settled as the City of Stover ever since.

This new location was platted in 1903. The city's first recorded census population was in 1910 as 386. The town did grow rapidly in its first couple of years of establishment, due mostly to the railroad station. However, on April 27, 1916, a massive tornado destroyed most of the town, and resulted in one fatality. The same tornado moved through Morgan County and into Miller County, demolishing, or badly damaging homes, barns, and livestock on 20 farms throughout the area.

With a 2010 population of 1,094, the quaint little town is dotted with thriving businesses, such as a winery, salons, restaurants, auto sales, and many others that make up this growing community.

**Table 2.16. City of Stover 2022 Assessed Value**

<b>Real Estate Property</b>	Agricultural	\$1,510
	Residential	\$4,436,170
	Commercial	\$2,043,600
	<b>Total</b>	<b>\$6,481,280</b>
	Local Assessed: Railroad & Utility	
	State Assessed: Railroad & Utility	
	<b>Real Estate Property Total</b>	<b>\$6,481,280</b>
<b>Personal Property</b>	County Assessed Personal Property	\$2,253,083
	Local Assessed: Railroad & Utility	
	State Assessed: Railroad & Utility	
	<b>Personal Property Total</b>	<b>\$2,253,083</b>
<b>Grand Total</b>	<b>\$8,734,363</b>	

**Table 2.17. City of Stover Profile 2020 Estimates**

<b>Classification</b>	<b>City of Stover</b>
<b>Total Population</b>	1,004
<b>Median Household Income</b>	\$28,750
<b>Median Owner-Occupied Housing Value</b>	\$74,000
<b>Total Housing Units</b>	506
<b>Water Service</b>	Municipal
<b>Electric Service</b>	Ameren
<b>Natural Gas</b>	Ameren
<b>Ambulance Service</b>	Mid-Mo Ambulance District
<b>Fire Service</b>	Stover Rural Fire Protection District Station 1
<b>Master Plan</b>	
<b>Emergency Operations Plan</b>	
<b>Building Regulations</b>	
<b>Zoning Regulations</b>	
<b>Subdivision Regulations</b>	
<b>Storm Water Regulations</b>	
<b>NFIP Participation</b>	
<b>Floodplain Regulations</b>	

### Development Changes

The City of Stover has added a new FEMA shelter at the Morgan County R-I School district. The city has three new businesses, Studio 52, Changes In Time, and Stover Milling.

### Development Trends

The City of Stover is planning on adding a public Laundry Mat in the near future.

**Table 2.18. City of Stover Mitigation Capabilities**

Capability	Status Including Date of Document or Policy
<b>Planning Capabilities</b>	
Comprehensive Plan	N/A
Builder's Plan	
Capital Improvement Plan	N/A
Local Emergency Plan	N/A
County Emergency Plan	
Local Recovery Plan	N/A
County Recovery Plan	
Local Mitigation Plan	N/A
County Mitigation Plan	
Local Mitigation Plan (PDM)	
County Mitigation Plan (PDM)	
Economic Development Plan	N/A
Transportation Plan	N/A
Land-use Plan	N/A
Flood Mitigation Assistance (FMA) Plan	N/A
Watershed Plan	N/A
Firewise or other fire mitigation plan	N/A
School Mitigation Plan	N/A
Critical Facilities Plan (Mitigation/Response/Recovery)	N/A
<b>Policies/Ordinance</b>	
Zoning Ordinance	NO
Building Code	NO
Floodplain Ordinance	Yes
Subdivision Ordinance	
Tree Trimming Ordinance	
Nuisance Ordinance	
Storm Water Ordinance	No
Drainage Ordinance	
Seismic Construction Ordinance	
<b>Capability</b>	
Site Plan Review Requirements	No
Historic Preservation Ordinance	
Landscape Ordinance	
Iowa Wetlands and Riparian Areas Conservation Plan	
Debris Management Plan	
<b>Program</b>	
Zoning/Land Use Restrictions	
Codes Building Site/Design	
National Flood Insurance Program (NFIP) Participant	Yes
NFIP Community Rating System (CRS) Participating Community	N/A
Hazard Awareness Program	
National Weather Service (NWS) Storm Ready Building Code Effectiveness Grading (BCEGs)	No
ISO Fire Rating	N/A
Economic Development Program	
Land Use Program	
Public Education/Awareness	
Property Acquisition	
Planning/Zoning Boards	
Stream Maintenance Program	
Tree Trimming Program	

Capability	Status Including Date of Document or Policy
Engineering Studies for Streams (Local/County/Regional)	
Mutual Aid Agreements	Yes – 911/Police
<b>Studies/Reports/Maps</b>	
Hazard Analysis/Risk Assessment (Local)	
Hazard Analysis/Risk Assessment (County)	
Flood Insurance Maps	
FEMA Flood Insurance Study (Detailed)	
Evacuation Route Map	
Critical Facilities Inventory	Yes
Vulnerable Population Inventory	N/A
Land Use Map	
<b>Staff/Department</b>	
Building Code Official	NO
Building Inspector	NO
Mapping Specialist (GIS)	Yes (Morgan County)
Engineer	Yes
Development Planner	No
Public Works Official	Yes
Emergency Management Coordinator	Yes
NFIP Floodplain Administrator	Yes
Emergency Response Team	NO
Hazardous Materials Expert	
Local Emergency Planning Committee	No
County Emergency Management Commission	
Sanitation Department	No
Transportation Department	No
Economic Development Department	No
Housing Department	No
Historic Preservation	No
<b>Non-Governmental Organizations (NGOs)</b>	
American Red Cross	NO
Salvation Army	NO
Veterans Groups	Yes
Environmental Organization	NO
Homeowner Associations	NO
Neighborhood Associations	NO
Chamber of Commerce	Yes
Community Organizations (Lions, Kiwanis, etc.)	Yes
<b>Local Funding Availability</b>	
Ability to apply for Community Development Block Grants	Yes
Ability to fund projects through Capital Improvements funding	Yes
Authority to levy taxes for a specific purpose	Yes
Fees for water, sewer, gas, or electric services	Yes
Impact fees for new development	No
Ability to incur debt through general obligation bonds	Yes
Ability to incur debt through special tax bonds	N/A
Ability to incur debt through private activities	N/A
Ability to withhold spending in hazard prone areas	N/A

Source: Data Collection Questionnaire, Date

## 2.2.5 City of Syracuse

The City of Syracuse is governed by a mayor, 4 Member City Council, and City Clerk who represent the county's population. The mayor is elected for a four-year term and the Board of Alderman are elected to a two-year term.

The mayor is responsible for these key aspects:

- Developing, managing, and maintaining infrastructure and public facilities
- Taxation
- Approving expenditures for each city department
- Supervising daily operations
- Ensuring compliance with all ordinances

The City of Syracuse supports the following departments:

- Administration
- Code Enforcement
- Parks and Recreation
- Public Safety
- Public Works

## History

According to the Missouri State Historical Society, the City of Syracuse has been established as a settlement since 1858. The small town became the west terminus of the Missouri Pacific Railroad at the time and had a post office established in 1867. The post office is listed as the town of Pacific City until 1873 when it was renamed Syracuse, after the city of Syracuse in central New York State. It was not until 1894 that the township became incorporated as a city.

**Table 2.19. City of Syracuse 2022 Assessed Value**

<b>Real Estate Property</b>	Agricultural	\$27,140
	Residential	\$863,250
	Commercial	\$147,140
	<b>Total</b>	<b>\$1,037,530</b>
	Local Assessed: Railroad & Utility	
	State Assessed: Railroad & Utility	
	<b>Real Estate Property Total</b>	<b>\$1,037,530</b>
<b>Personal Property</b>	County Assessed Personal Property	\$578,612
	Local Assessed: Railroad & Utility	
	State Assessed: Railroad & Utility	
	<b>Personal Property Total</b>	<b>\$578,612</b>
	<b>Grand Total</b>	<b>\$1,616,142</b>

**Table 2.20. City of Syracuse Profile 2020 Estimates**

Classification	City of Syracuse
Total Population	155
Median Household Income	\$25,250
Median Owner-Occupied Housing Value	\$63,600
Total Housing Units	69
Water Service	Municipal
Electric Service	Ameren
Natural Gas	
Ambulance Service	Mid-MO Ambulance District
Fire Service	Fortuna Fire Department
Master Plan	
Emergency Operations Plan	
Building Regulations	
Zoning Regulations	
Subdivision Regulations	
Storm Water Regulations	
NFIP Participation	
Floodplain Regulations	

**Development Changes**

The City of Syracuse has conducted erosion control on their lagoon by wrapping and adding Rip Rap. The city has also had one new startup business The Dutch Market, open since the last plan update.

**Development Trends**

The City of Syracuse has no plans for development currently.

**Table 2.21. City of Syracuse Mitigation Capabilities**

Capability	Status Including Date of Document or Policy
<b>Planning Capabilities</b>	
Comprehensive Plan	No
Builder's Plan	No
Capital Improvement Plan	No
Local Emergency Plan	No
County Emergency Plan	
Local Recovery Plan	No
County Recovery Plan	
Local Mitigation Plan	No
County Mitigation Plan	
Local Mitigation Plan (PDM)	
County Mitigation Plan (PDM)	
Economic Development Plan	No
Transportation Plan	No
Land-use Plan	No
Flood Mitigation Assistance (FMA) Plan	No
Watershed Plan	No

Capability	Status Including Date of Document or Policy
Firewise or other fire mitigation plan	Unknown
School Mitigation Plan	
Critical Facilities Plan (Mitigation/Response/Recovery)	No
<b>Policies/Ordinance</b>	
Zoning Ordinance	No
Building Code	No
Floodplain Ordinance	No
Subdivision Ordinance	No
Tree Trimming Ordinance	No
Nuisance Ordinance	No
Storm Water Ordinance	No
Drainage Ordinance	No
Seismic Construction Ordinance	No
<b>Capability</b>	
Site Plan Review Requirements	No
Historic Preservation Ordinance	No
Landscape Ordinance	No
Iowa Wetlands and Riparian Areas Conservation Plan	
Debris Management Plan	No
<b>Program</b>	
Zoning/Land Use Restrictions	No
Codes Building Site/Design	No
National Flood Insurance Program (NFIP) Participant	No
NFIP Community Rating System (CRS) Participating Community	No
Hazard Awareness Program	No
National Weather Service (NWS) Storm Ready	No
Building Code Effectiveness Grading (BCEGs)	No
ISO Fire Rating	Unknown
Economic Development Program	No
Land Use Program	No
Public Education/Awareness	No
Property Acquisition	No
Planning/Zoning Boards	No
Stream Maintenance Program	No
Tree Trimming Program	No
Engineering Studies for Streams (Local/County/Regional)	No
Mutual Aid Agreements	No
<b>Studies/Reports/Maps</b>	
Hazard Analysis/Risk Assessment (Local)	No
Hazard Analysis/Risk Assessment (County)	No
Flood Insurance Maps	No
FEMA Flood Insurance Study (Detailed)	No
Evacuation Route Map	No
Critical Facilities Inventory	No
Vulnerable Population Inventory	No
Land Use Map	No
<b>Staff/Department</b>	
Building Code Official	No
Building Inspector	No
Mapping Specialist (GIS)	No
Engineer	No
Development Planner	No
Public Works Official	No
Emergency Management Coordinator	Yes
NFIP Floodplain Administrator	No
Emergency Response Team	No
Hazardous Materials Expert	No



<b>Capability</b>	<b>Status Including Date of Document or Policy</b>
Local Emergency Planning Committee	No
County Emergency Management Commission	No
Sanitation Department	No
Transportation Department	No
Economic Development Department	No
Housing Department	No
Historic Preservation	No
<b>Non-Governmental Organizations (NGOs)</b>	
American Red Cross	No
Salvation Army	No
Veterans Groups	No
Environmental Organization	No
Homeowner Associations	No
Neighborhood Associations	No
Chamber of Commerce	No
Community Organizations (Lions, Kiwanis, etc.)	No
<b>Local Funding Availability</b>	
Ability to apply for Community Development Block Grants	No
Ability to fund projects through Capital Improvements funding	No
Authority to levy taxes for a specific purpose	Yes
Fees for water, sewer, gas, or electric services	Yes
Impact fees for new development	No
Ability to incur debt through general obligation bonds	Unknown
Ability to incur debt through special tax bonds	Unknown
Ability to incur debt through private activities	No
Ability to withhold spending in hazard prone areas	No

Source: Data Collection Questionnaire, Date

## 2.2.6 City of Versailles

The City of Versailles is governed by a Mayor, 4-member Board of Aldermen, and City Clerk who represent the city's residents. The mayor is elected for a four-year term and the Board of Alderman are elected to a four-year term.

The Mayor and Bord of Alderman are responsible for these key aspects:

- Developing, managing, and maintaining infrastructure and public facilities
- Taxation
- Approving expenditures for each city department
- Supervising daily operations
- Ensuring compliance with all ordinances

The City of Versailles supports the following departments:

- Administration
- Animal Control
- Fire Department
- Municipal Court
- Parks and Recreation
- Police Department
- Code Enforcement
- Public Works
- Utility Services

## History

The City of Versailles has a history within the county even before it became a city. The site of the city was determined to be the county seat when the county was organized in 1833; however, the city itself was not platted until 1834. It became the major crossroads of the county as the Missouri-Pacific Railroad connected the area to Boonville to the north, another major access point across the Missouri River. The city's first post office was designated in 1854 but was incorporated as a municipality in 1878.

The French travelers, who were among the first to settle in the area and assisted in the organization of Morgan County, named the City of Versailles after the Palace of Versailles, just outside of Paris, France, though they are not pronounced the same. Versailles is also home to The Martin Hotel, which is a piece of historical pride for the city and on the National Register of Historic Places. The hotel is famous for its multi-century existence and is well known for housing legendary figures such as P.T. Barnum, Jesse James, and many Civil War soldiers. The hotel now operates seasonally as a museum and houses the Morgan County Historical Society.

**Table 2.22. City of Versailles 2022 Assessed Value**

<b>Real Estate Property</b>	<b>Agricultural</b>	<b>\$16,710</b>
	Residential	\$11,656,240
	Commercial	\$9,924,810
	<b>Total</b>	<b>\$21,597,760</b>
	Local Assessed: Railroad & Utility	
	State Assessed: Railroad & Utility	
	<b>Real Estate Property Total</b>	<b>\$21,597,760</b>
<b>Personal Property</b>	County Assessed Personal Property	\$233,550
	Local Assessed: Railroad & Utility	
	State Assessed: Railroad & Utility	
	<b>Personal Property Total</b>	<b>\$233,550</b>
<b>Grand Total</b>	<b>21,831,310</b>	

**Table 2.23. City of Versailles Profile 2020 Estimates**

<b>Classification</b>	<b>City of Versailles</b>
<b>Total Population</b>	2,983
<b>Median Household Income</b>	\$25,430
<b>Median Owner-Occupied Housing Value</b>	Unknown
<b>Total Housing Units</b>	1,214
<b>Water Service</b>	Municipal
<b>Electric Service</b>	Ameren
<b>Natural Gas</b>	Ameren
<b>Ambulance Service</b>	Mid-Mo Ambulance District
<b>Fire Service</b>	Versailles fire Department, Versailles Rural Fire Protection Versailles Rural Fire Protection District Station 3
<b>Master Plan</b>	
<b>Emergency Operations Plan</b>	
<b>Building Regulations</b>	
<b>Zoning Regulations</b>	
<b>Subdivision Regulations</b>	
<b>Storm Water Regulations</b>	
<b>NFIP Participation</b>	
<b>Floodplain Regulations</b>	

### Development Changes

The City of Versailles added a new subdivision on North Monroe Street.

### Development Trends

The City of Versailles is planning a new housing development to the north part of town and a possible expansion to the west and east side of town.

**Table 2.24. City of Versailles Mitigation Capabilities**

Capability	Status Including Date of Document or Policy
<b>Planning Capabilities</b>	
Comprehensive Plan	No
Builder's Plan	
Capital Improvement Plan	Yes
Local Emergency Plan	Yes -County
County Emergency Plan	
Local Recovery Plan	No
County Recovery Plan	
Local Mitigation Plan	
County Mitigation Plan	
Local Mitigation Plan (PDM)	
County Mitigation Plan (PDM)	
Economic Development Plan	Yes - LOCLG
Transportation Plan	Yes - LOCLG
Land-use Plan	
Flood Mitigation Assistance (FMA) Plan	
Watershed Plan	
Firewise or other fire mitigation plan	No
School Mitigation Plan	
Critical Facilities Plan (Mitigation/Response/Recovery)	
<b>Policies/Ordinance</b>	
Zoning Ordinance	Yes
Building Code	In Progress
Floodplain Ordinance	Yes – NOV 2007
Subdivision Ordinance	
Tree Trimming Ordinance	
Nuisance Ordinance	Yes
Storm Water Ordinance	No
Drainage Ordinance	
Seismic Construction Ordinance	
<b>Capability</b>	
Site Plan Review Requirements	
Historic Preservation Ordinance	No
Landscape Ordinance	
Iowa Wetlands and Riparian Areas Conservation Plan	
Debris Management Plan	Yes
<b>Program</b>	
Zoning/Land Use Restrictions	
Codes Building Site/Design	
National Flood Insurance Program (NFIP) Participant	Yes
NFIP Community Rating System (CRS) Participating Community	No
Hazard Awareness Program	
National Weather Service (NWS) Storm Ready	No
Building Code Effectiveness Grading (BCEGs)	No
ISO Fire Rating	5.5
Economic Development Program	
Land Use Program	
Public Education/Awareness	
Property Acquisition	
Planning/Zoning Boards	
Stream Maintenance Program	
Tree Trimming Program	
Engineering Studies for Streams (Local/County/Regional)	
Mutual Aid Agreements	Yes

Capability	Status Including Date of Document or Policy
<b>Studies/Reports/Maps</b>	
Hazard Analysis/Risk Assessment (Local)	
Hazard Analysis/Risk Assessment (County)	
Flood Insurance Maps	
FEMA Flood Insurance Study (Detailed)	
Evacuation Route Map	
Critical Facilities Inventory	
Vulnerable Population Inventory	
Land Use Map	
<b>Staff/Department</b>	
Building Code Official	In Progress
Building Inspector	In Progress
Mapping Specialist (GIS)	No
Engineer	No
Development Planner	No
Public Works Official	Yes – Full Time
Emergency Management Coordinator	Yes – Full Time
NFIP Floodplain Administrator	Yes
Emergency Response Team	
Hazardous Materials Expert	
Local Emergency Planning Committee	Possible with County
County Emergency Management Commission	
Sanitation Department	Trash Service
Transportation Department	MoDOT
Economic Development Department	No/Local Chamber
Housing Department	No
Historic Preservation	No
<b>Non-Governmental Organizations (NGOs)</b>	
American Red Cross	In Jefferson City
Salvation Army	In Jefferson City
Veterans Groups	Yes – American Legion
Environmental Organization	No
Homeowner Associations	No
Neighborhood Associations	No
Chamber of Commerce	Yes – Versailles Chamber of Commerce
Community Organizations (Lions, Kiwanis, etc.)	Yes – Lions Club
<b>Local Funding Availability</b>	
Ability to apply for Community Development Block Grants	Yes
Ability to fund projects through Capital Improvements funding	Yes
Authority to levy taxes for a specific purpose	Yes by vote
Fees for water, sewer, gas, or electric services	Yes
Impact fees for new development	No
Ability to incur debt through general obligation bonds	Unknown
Ability to incur debt through special tax bonds	Unknown
Ability to incur debt through private activities	No
Ability to withhold spending in hazard prone areas	NO

Source: Data Collection Questionnaire, Date

## 2.2.7 Village of Gravois Mills

The Village of Gravois Mills is governed by a chairman, and five-member board of trustees,

The Chairman is responsible for these key aspects:

- Developing, managing, and maintaining infrastructure and public facilities
- Taxation
- Approving expenditures for each city department
- Supervising daily operations
- Ensuring compliance with all ordinances

## History

The Village of Gravois Mills, located about 7 miles south of Versailles, gets its name from the Gravois Creek located nearby, just east of the town. Gravois Mills has been listed as a post office since 1867, and platted since 1884, but it is believed that this small community may have been the first settlement of the county. Prior to 1830, the township was locally known as Millville, after the mills that were built by Josiah Walton utilizing the plentiful resources of the freshwater creek. When the county was formed in 1833, Millville became the temporary county seat for two years until it was moved to the current county seat of Versailles. Sometime between 1835 and 1867, the village was again renamed for the creek that fed into it, and the grist mills that ran along the edge of the town; therefore, becoming the Village of Gravois Mills.

The community is known largely for its proximity to the legendary Jacob’s Cave, which is known as the largest cave in the area. The cave itself has a narration that has historically kept Gravois Mills on the map. The cave was discovered by Jacob Craycraft in 1875, who gave lantern lighted tours for \$.25 a person. Due to the beauty of the area surrounding the small town, it quickly became the hot spot of Lake of the Ozarks in the 1930s and 40s. People would travel large distances to “picnic and visit” Jacob’s Cave, thereby keeping Gravois Mills quite alive with activity and tourists.

The Village of Gravois Mills is incorporated but does not have property tax or own any property, except for the city park.

**Table 2.25. Village of Gravois Mills Profile 2020 Estimates**

<b>Classification</b>	<b>Village of Gravois Mills</b>
<b>Total Population</b>	151
<b>Median Household Income</b>	\$41,496
<b>Median Owner-Occupied Housing Value</b>	No information
<b>Total Housing Units</b>	94
<b>Water Service</b>	
<b>Electric Service</b>	Co-Mo Electric
<b>Natural Gas</b>	Summit Gas of Missouri
<b>Ambulance Service</b>	Lake west Ambulance
<b>Fire Service</b>	Gravois Mills Fire Protection District Station 1, Station 5 , Station 2, Station 4, and Station 7
<b>Master Plan</b>	
<b>Emergency Operations Plan</b>	
<b>Building Regulations</b>	

<b>Zoning Regulations</b>	
<b>Subdivision Regulations</b>	
<b>Storm Water Regulations</b>	
<b>NFIP Participation</b>	
<b>Floodplain Regulations</b>	

## Development Changes

The Village of Gravois Mills has experienced no expansion or development during the time from the original Morgan County Hazard Mitigation Plan, and the current update of the plan 2018.

## Development Trends

The Village of Gravois Mills is currently seeking economic development opportunities and encouraging redevelopment of properties located within the village limits.

**Table 2.26. Village of Gravois Mills Mitigation Capabilities**

<b>Capability</b>	<b>Status Including Date of Document or Policy</b>
<b>Planning Capabilities</b>	
Comprehensive Plan	No
Builder's Plan	No
Capital Improvement Plan	No
Local Emergency Plan	No
County Emergency Plan	
Local Recovery Plan	No
County Recovery Plan	
Local Mitigation Plan	
County Mitigation Plan	
Local Mitigation Plan (PDM)	
County Mitigation Plan (PDM)	
Economic Development Plan	No
Transportation Plan	No
Land-use Plan	No
Flood Mitigation Assistance (FMA) Plan	No
Watershed Plan	No
Firewise or other fire mitigation plan	No
School Mitigation Plan	No
Critical Facilities Plan (Mitigation/Response/Recovery)	No
<b>Policies/Ordinance</b>	
Zoning Ordinance	No
Building Code	No
Floodplain Ordinance	Yes
Subdivision Ordinance	No
Tree Trimming Ordinance	No
Nuisance Ordinance	No
Storm Water Ordinance	No
Drainage Ordinance	No
Seismic Construction Ordinance	No
<b>Capability</b>	
Site Plan Review Requirements	No
Historic Preservation Ordinance	No
Landscape Ordinance	No
Iowa Wetlands and Riparian Areas Conservation Plan	No
Debris Management Plan	No
<b>Program</b>	
Zoning/Land Use Restrictions	No

<b>Capability</b>	<b>Status Including Date of Document or Policy</b>
Codes Building Site/Design	No
National Flood Insurance Program (NFIP) Participant	Yes
NFIP Community Rating System (CRS) Participating Community	Yes
Hazard Awareness Program	No
National Weather Service (NWS) Storm Ready	No
Building Code Effectiveness Grading (BCEGs)	No
ISO Fire Rating	No
Economic Development Program	No
Land Use Program	No
Public Education/Awareness	No
Property Acquisition	No
Planning/Zoning Boards	No
Stream Maintenance Program	
Tree Trimming Program	
Engineering Studies for Streams (Local/County/Regional)	
Mutual Aid Agreements	No
<b>Studies/Reports/Maps</b>	
Hazard Analysis/Risk Assessment (Local)	No
Hazard Analysis/Risk Assessment (County)	
Flood Insurance Maps	Yes
FEMA Flood Insurance Study (Detailed)	
Evacuation Route Map	
Critical Facilities Inventory	No
Vulnerable Population Inventory	No
Land Use Map	No
<b>Staff/Department</b>	
Building Code Official	No
Building Inspector	No
Mapping Specialist (GIS)	Yes
Engineer	No
Development Planner	No
Public Works Official	No
Emergency Management Coordinator	Yes
NFIP Floodplain Administrator	Yes
Emergency Response Team	No
Hazardous Materials Expert	No
Local Emergency Planning Committee	No
County Emergency Management Commission	
Sanitation Department	No
Transportation Department	No
Economic Development Department	No
Housing Department	No
Historic Preservation	No
<b>Non-Governmental Organizations (NGOs)</b>	
American Red Cross	No
Salvation Army	No
Veterans Groups	Yes (VFW)
Environmental Organization	No
Homeowner Associations	No
Neighborhood Associations	No
Chamber of Commerce	No
Community Organizations (Lions, Kiwanis, etc.)	No
<b>Local Funding Availability</b>	
Ability to apply for Community Development Block Grants	Yes
Ability to fund projects through Capital Improvements funding	Yes



Capability	Status Including Date of Document or Policy
Authority to levy taxes for a specific purpose	Yes
Fees for water, sewer, gas, or electric services	No
Impact fees for new development	No
Ability to incur debt through general obligation bonds	Yes
Ability to incur debt through special tax bonds	Yes
Ability to incur debt through private activities	No
Ability to withhold spending in hazard prone areas	No

Source: Data Collection Questionnaire, [Date](#)

## 2.2.8 Summary of Jurisdictional Capabilities

Table 2.27. Mitigation Capabilities Summary Table

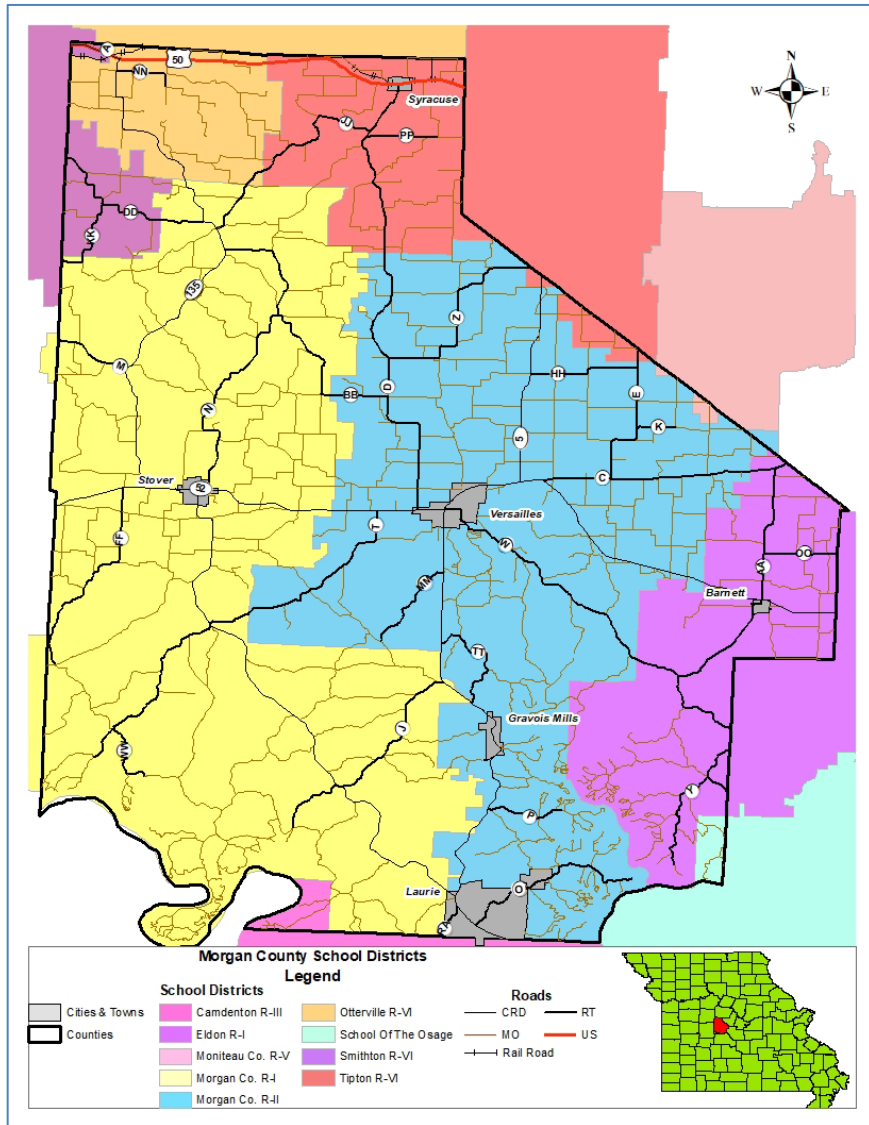
CAPABILITIES	Morgan County	City of Barnett	City of Laurie	City of Stover	City of Syracuse	City of Versailles	Village of Gravois Mills
<b>Planning Capabilities</b>							
Comprehensive Plan		No	NO			No	
Builder's Plan		No					
Capital Improvement Plan	No	No	Yes			Yes	
Local Emergency Plan	Yes	Yes	No				
County Emergency Plan	Yes	NA	NA			Yes	
Local Recovery Plan	Yes	No	No			No	
County Recovery Plan	Yes		NA				
Local Mitigation Plan							
County Mitigation Plan	Yes						
Local Mitigation Plan (PDM)							
County Mitigation Plan (PDM)							
Debris Management Plan		No	No			Yes	
Economic Development Plan		No	Yes			No	
Transportation Plan	No	No	No			No	
Land-use Plan	No						
Flood Mitigation Assistance (FMA) Plan	Yes						
Watershed Plan							
Firewise or other fire mitigation plan		No				No	
School Mitigation Plan							
Critical Facilities Plan (Mitigation/Response/Recovery)							
<b>Policies/Ordinance</b>							
Zoning Ordinance	No	No				Yes	
Building Code	No	No				No	
Floodplain Ordinance	Yes	No				Yes	
Subdivision Ordinance	No	No					
Tree Trimming Ordinance	No						
Nuisance Ordinance	No	No				No	
Storm Water Ordinance	No	No	Yes			No	
Drainage Ordinance	No	No	Yes			No	
Site Plan Review Requirements	No	No	Yes			No	
Historic Preservation Ordinance	No	No	No			No	
Landscape Ordinance	No	No					
Seismic Construction Ordinance		No					
<b>Program</b>							
Zoning/Land Use Restrictions	<b>No</b>	<b>No</b>	<b>Yes</b>			<b>Yes</b>	
Codes Building Site/Design	No	No	Yes			No	
National Flood Insurance Program (NFIP) Participant	Yes	No	Yes			Yes	
NFIP Community Rating System (CRS) Participating Community		No	Yes			No	
Hazard Awareness Program							
National Weather Service (NWS) Storm Ready		No	No			No	

CAPABILITIES	Morgan County	City of Barnett	City of Laurie	City of Stover	City of Syracuse	City of Versailles	Village of Gravois Mills
Building Code Effectiveness Grading (BCEGs)		No	No			No	
ISO Fire Rating		No	Yes			Yes	
Economic Development Program		No	No				
Land Use Program		No	No			Yes	
Public Education/Awareness		No	No			Yes	
Property Acquisition							
Planning/Zoning Boards							
Stream Maintenance Program	No						
Tree Trimming Program	No						
Engineering Studies for Streams (Local/County/Regional)	No						
Mutual Aid Agreements			Yes			Yes	
<b>Studies/Reports/Maps</b>							
Hazard Analysis/Risk Assessment (Local)							
Hazard Analysis/Risk Assessment (County)							
Flood Insurance Maps							
FEMA Flood Insurance Study (Detailed)							
Evacuation Route Map							
Critical Facilities Inventory		Yes					
Vulnerable Population Inventory						No	
Land Use Map							
<b>Staff/Department</b>							
Building Code Official	No	No	Yes			No	
Building Inspector	No	No	Yes			No	
Mapping Specialist (GIS)	Yes	No	Yes			Yes	
Engineer		Yes	Yes			No	
Development Planner		No	No			No	
Public Works Official		Yes	Yes			Yes	
Emergency Management Coordinator	Yes	Yes	Yes			Yes	
NFIP Floodplain Administrator	Yes	No	Yes			Yes	
Emergency Response Team							
Hazardous Materials Expert							
Local Emergency Planning Committee	Yes	No				Yes	
County Emergency Management Commission							
Sanitation Department	No	No	No			Yes	
Transportation Department		No	Yes			No	
Economic Development Department	No	No	Yes			No	
Housing Department	No	No	No			No	
Historic Preservation	No	No	No			No	
<b>Non-Governmental Organizations (NGOs)</b>							
American Red Cross		No	No			No	
Salvation Army		No	No			No	
Veterans Groups		No	Yes			Yes	

<b>CAPABILITIES</b>	<b>Morgan County</b>	<b>City of Barnett</b>	<b>City of Laurie</b>	<b>City of Stover</b>	<b>City of Syracuse</b>	<b>City of Versailles</b>	<b>Village of Gravois Mills</b>
Environmental Organization		No	No			No	
Homeowner Associations		No	Yes			No	
Neighborhood Associations		No	No			No	
Chamber of Commerce	Yes	No	Yes			Yes	
Community Organizations (Lions, Kiwanis, etc.)	Yes	No	Yes			Yes	
<b>Financial Resources</b>							
Apply for Community Development Block Grants		<b>Yes</b>	<b>No</b>			<b>Yes</b>	
Fund projects through Capital Improvements funding		Yes	Yes			Yes	
Authority to levy taxes for specific purposes		Yes	No			Yes	
Fees for water, sewer, gas, or electric services	No	Yes	Yes			Yes	
Impact fees for new development		Yes	Yes			No	
Incur debt through general obligation bonds		Yes	Yes			Yes	
Incur debt through special tax bonds	No	Yes	Yes			Yes	
Incur debt through private activities	No	No	No			No	
Withhold spending in hazard prone areas		No	No			No	

Source: Data Collection Questionnaire, Date

## 2.2.9 School Districts



## 2.2.10 Morgan County R-I School District

The Morgan County R-I School District has two school buildings and one bus barn within the district all located in the City of Stover, MO. The district serves a population of 737 students in the 2022 school year, with a staff of 137. Mr. Matt Unger, the District Superintendent, reports that student enrollment has increased by 32% in the past seven years, He is anticipating it to continue increasing in the coming years.

### Development Changes

Morgan County R-I School District has completed the Tornado Safe Room project.

### Future Development Plans

The Morgan County R-I School District indicated they are planning an addition to the elementary baseball fields and track.

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**Table 2.28. Morgan County R-I School District Buildings and Enrollment Data, [Insert Date]**

District Name	Building Name	Building Enrolment
Morgan County R-I School District	Elementary	354
Morgan County R-I School District	High School	383

## 2.2.11 Morgan County R-II School District

The Morgan County R-II School District has four school buildings. Three of the school's buildings, which house students and staff, are in the City of Versailles. One of the district's buildings is in the Village of Gravois Mills, on Hwy 5 South. The district serves a population of 1,297 students in the 2022 year, with 108 Teachers.

### Development Changes

The Morgan County R-II School District has added a baseball/ softball complex since the 2018 plan.

### Future Development Plans

No new developments are planned for the next five years.

Source: <http://mcds.dese.mo.gov/quickfacts/Pages/District-and-School-Information.aspx>, Date

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**Table 2.29. Morgan County R-II School District Buildings and Enrollment Data, [Insert Date]**

District Name	Building Name	Building Enrolment
Morgan County R-II School District	Pre-K	63
Morgan County R-II School District	Elementary	536
Morgan County R-II School District	Middle School	299
Morgan County R-II School District	High School	399

**Table 2.30. Summary of Mitigation Capabilities-Morgan County R-I School District and Morgan County R-II School District**

Capability	Morgan County R-1 School District	Morgan County R-II School District
<b>Planning Elements</b>		
Master Plan/ Date	Yes	Yes
Capital Improvement Plan/Date	Yes	Yes
School Emergency Plan / Date	Yes	Yes
Weapons Policy/Date	Yes	Yes
<b>Personnel Resources</b>		
Full-Time Building Official (Principal)	Yes	Yes
Emergency Manager	Yes	Yes
Grant Writer		No
Public Information Officer	Yes	No
<b>Financial Resources</b>		
Capital Improvements Project Funding	Yes	Yes
Local Funds	Yes	Yes
General Obligation Bonds	No	No
Special Tax Bonds	No	No
Private Activities/Donations	Yes	No
State and Federal Funds/Grants	Yes	Yes
<b>Other</b>		
Public Education Programs		
Privately or Self- Insured?		
Fire Evacuation Training		
Tornado Sheltering Exercises		
Public Address/Emergency Alert System	Yes	Yes
NOAA Weather Radios	Yes	Not all Buildings
Lock-Down Security Training		
Mitigation Programs		
Tornado Shelter/Saferoom	Yes	Yes
Campus Police	Yes	Yes

Source: Data Collection Questionnaire, Date