

## Notice of Public Hearing

A public hearing at which time and place citizens may be heard shall be held on August 20, 2024 at 5:45 p.m. at City Hall, 105 E. Ohio Street, Clinton, Missouri. The purpose will be to establish the Ad Valorem Property Tax Rates for the budget year commencing October 1, 2024 for General and Park and Recreation.

2024 ASSESSED VALUATION	REAL ESTATE	PERSONAL PROPERTY
2024 Assessed Valuation	\$ 152,898,661	\$ 44,097,480
Less Assessed Valuation of New Construction/Improvements	\$ 1,632,600	\$ 3,608,846
2024 ADJUSTED ASSESSED VALUATION	\$ 151,266,061	\$ 40,488,634
<b>TOTAL 2024 ADJUSTED ASSESSED VALUATION</b>	<b>\$191,754,695</b>	

2023 ASSESSED VALUATION	REAL ESTATE	PERSONAL PROPERTY
	\$ 153,005,232	\$ 40,488,634
<b>TOTAL 2023 ASSESSED VALUATION</b>	<b>\$193,493,866</b>	

PROPERTY TAX RATES	GENERAL REVENUE	PARKS & RECREATION
2023 Tax Rates	\$ 0.4566	\$ 0.1279
2024 Maximum Tax Rates Permitted (PROPOSED)	\$ 0.4607	\$ 0.1290
<b>2024 REVENUE PERMITTED FROM REASSESSMENT</b>	<b>\$ 883,493</b>	<b>\$ 247,285</b>
Percentage increase from 2023	0.00%	0.00%
<b>2024 REVENUE RESULTING FROM NEW CONSTRUCTION / IMPROVEMENTS</b>	<b>\$ 7,521</b>	<b>\$ 4,655</b>
<b>2024 TOTAL PROPERTY TAX REVENUES TO BE BILLED</b>	<b>\$ 891,014</b>	<b>\$ 251,940</b>

NOTE: This Public Hearing Notice was posted on August 2, 2024 at the following locations:  
City Hall, Community Center, Henry County Courthouse.



City of  
**Clinton**  
MISSOURI

## **AGENDA**

Building Commission Public Hearing  
City Hall – 105 E. Ohio Street, Clinton, MO 64735  
Tuesday, August 20, 2024 • 6:00 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Dangerous Building Hearing for 402 E. Jefferson Street.**
- 4. Adjourn**

Individuals desiring to speak at the meeting are asked to fill out a speaker card and submit it to the Clerk prior to the call to order. Speakers are respectfully asked to limit their comments to three (3) minutes or less. Speakers will be called on to speak during the appropriate portion of the meeting. Please address your comments to the Mayor/Chairman. If you require accommodation (i.e. qualified interpreter, large print, and/or hearing assistance) please notify this office at (660-885-6121) no later than forty-eight hours prior to the scheduled commencement of the meeting.



## AGENDA

Clinton City Council Regular Meeting  
City Hall • 105 E. Ohio Street, Clinton, MO 64735

Tuesday, August 20, 2024

Immediately following Tax Levy Public Hearing and Building Commission Hearing

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes:**
  - a. Approval or correction of the minutes of the City Council Meeting of August 6, 2024.
5. **Personal Appearances:**
6. **Reports:**
  - a. Mark Dawson – Economic Development Report
7. **Second Reading of Previously Read Bills:**
  - a. Annual Conflict of Interest Policy  
**Bill No. 2024-13 - An Ordinance to establish a procedure to disclose potential conflicts of interest and substantial interests for certain officials.**
8. **Committee Reports:**
  - a. **Public Works Committee Report:**
    1. **Waste Water:**
      - a. Skimmer Digester: Completed piping, waiting to fill to make sure diffusers are functioning properly.
      - b. Upper-Level Pump 3 VFD: Needs to be replaced, estimated cost \$4,000. Still seeking quotes.
      - c. UV Valve Actuator: 20" valve, waiting for parts to arrive.
      - d. Grit Scraper: Made multiple repairs. Special attachment hose for Vac-Con truck has been ordered to clean grit collection channel.
      - e. Pump #5: Cost for parts will be \$13,941.98. PWC recommends approval, 2-0.
    2. **Community Development:**
      - a. Monthly Building Report: Information only.
      - b. Application by the Lowe Family Holdings, LLC to rezone from a R-1 Single-Family Residential District to a R-2 Two-Family Residential District for the property Lot 9 of Coal Creek Estates. Planning Commission recommends approval, 6 Ayes, 0 Nays, 3 Absent. PWC recommends approval.



3. **Park & Rec:**
  - a. Artesian Pool - Repair of pumps and relocation of controls: Will be completed by August 16<sup>th</sup> and operating the remainder of the season.
  - b. Therapy pool filter: Filter located at a company in MS. Have received 3 filters. To be installed.
  - c. AC Lap Pool: Started filling on August 12<sup>th</sup>.
  - d. AC Pools: All three pools will need to be resurfaced in 1-2 years.
  - e. Soccer Parking: Signs directing vehicles to park on the shoulders of Hormeyer Street are being installed.
  - f. Urban Walking Trail: Preparing specs for ADA concrete walk.
- b. **Public Safety Committee Report:**
  1. Fire Hose Testing Quotes
- c. **Finance Committee Report:** None.
9. **Mayor's Report**
10. **City Administrator's Report**
11. **Unfinished Business:**
  - a. Sewer Fee Discussion
12. **New Business:**
  - a. Tax Levy for 2024  
**Bill No. 2024-16 – An Ordinance Levying Taxes for the year 2024.**
  - b. Pay Plan for FY 2023/2024  
**Bill No. 2024-17 - An Ordinance approving the pay plans for the City of Clinton, Missouri for Fiscal Year 2024-2025.**
13. **Adjournment**

Individuals desiring to speak at the meeting are asked to fill out a speaker card and submit it to the Clerk prior to the call to order. Speakers are respectfully asked to limit their comments to three (3) minutes or less. Speakers will be called on to speak during the appropriate portion of the meeting. Please address your comments to the Mayor/Chairman. If you require accommodation (i.e. qualified interpreter, large print, and/or hearing assistance) please notify this office at (660-885-6121) no later than forty-eight hours prior to the scheduled commencement of the meeting.



## OPEN CITY COUNCIL MEETING MINUTES

City Hall – 105 E. Ohio Street, Clinton, MO 64735

Tuesday, August 6, 2024 • 6:02 p.m.

The City Council of the City of Clinton, Missouri met Tuesday, August 6, 2024. Mayor Carla Moberly presided.

1. **Call to Order**

2. **Roll Call:**

Council Persons:

Present: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Greg Shannon and Stacia Wilson

Absent: Shelley Nelson

Others Present:

City Administrator Christy Maggi, City Clerk Wendee Seaton, City Attorney Adam Sommer, Fire Chief Mark Manuel, Deputy Fire Chief Matt Willings, Deputy Police Chief John Scott

3. **Pledge of Allegiance:** Was recited.

4. **Approval of Minutes:** Council Person Jackson made a motion to approve the minutes of the Open City Council Meeting of July 16, 2024. Council Person Jones duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.

5. **Personal Appearances:** None.

6. **Reports:**

- a. Joel Long - Clinton Regional Airport Report: A report was given on the continued progress of the Terminal Building construction. There have been some contractor delays but the roof, siding and parking lot will be finished soon. Highest month for fuel due to the Oshkosh Air Show traffic. The airport just had three charters in one day so business is going well.

7. **Second Reading of Previously Read Bills:**

- a. Agreement with MoDOT for the financing assistance for ATS. Council Person Jackson called for the clerk to give the second reading of Bill No. 2024-11.

**Bill No. 2024-11 - An Ordinance authorizing an operating application for operating assistance on behalf of the City of Clinton, a municipal corporation, with the Missouri Department of Transportation to aid in the financing of a public transportation system.**

Council Person Jackson made a motion to approve the second reading by title only of Bill No. 2024-11. Council Person House duly seconded the motion. A roll call vote was taken and the following was recorded: 7 Ayes: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Greg Shannon and Stacia Wilson; 0 Nays; 1 Absent: Shelley Nelson. Mayor Carla Moberly declared the motion passed. Ordinance 4156

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8. Committee Reports:

a. **Public Works Committee Report:** Council Person House gave the following committee report:

1. Street Department:

a. SS4A Project: Review and Rate SOQ's: Recommend begin negotiations with CJW Transportation. COUNCIL: Council Person House made a motion to proceed with negotiations with CJW. Council Person Mount duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.

b. Future Street Projects: Prioritize for FY 24-24 Budget: Recommend Council accept list, allowing Street Department to develop a multi-year plan, 3-0. COUNCIL: Council Person House made a motion to accept the Street Project List and proceed with a multi-year plan. Council Person Jackson duly seconded the motion. Discussion was held on the priority detail. The Street Department will provide a plan for the Council to review. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.

c. Second Street Sidewalk Extension, Phase 1 – Hillcrest Dr. To GVMH:

- MHTC Transportation Enhancement Funds Program Agreement: Recommend approval 3-0. COUNCIL: Council Person House called for the clerk to give the first reading of Bill No. 2024-15.

**Bill No. 2024-15 - An Ordinance of the City of Clinton approving a grant agreement between the City of Clinton (CITY) and the Missouri Highways and Transportation Commission (COMMISSION) for Phase I of the Second Street Sidewalk Extension Project, from Hillcrest Drive to Gaines Drive.**

Council Person House made a motion to approve the first reading by title only of Bill No. 2024-15. Council Person Henry duly seconded the motion. A roll call vote was taken and the following was recorded: 7 Ayes: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Greg Shannon and Stacia Wilson; 0 Nays; 1 Absent: Shelley Nelson. Mayor Carla Moberly declared the motion passed.

Council Person House made a motion to suspend the rules and have the second reading by title only of Bill No. 2024-15. Council Person Jones duly seconded the motion. A roll call vote was taken and the following was recorded: 7 Ayes: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Greg Shannon and Stacia Wilson; 0 Nays; 1 Absent: Shelley Nelson. Mayor Carla Moberly declared the motion passed.

Council Person House made a motion to approve the second reading by title only of Bill No. 2024-15. Council Person Henry duly seconded the motion. A roll call vote was taken and the following was recorded: 7 Ayes: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Greg Shannon and Stacia Wilson; 0 Nays; 1 Absent: Shelley Nelson. Mayor Carla Moberly declared the motion passed. Ordinance 4159.

- MHTC Sidewalk Improvements Agreement: Recommend approval, 3-0. COUNCIL: Council Person House called for the clerk to give the first reading of Bill No. 2024-14.

**Bill No. 2024-14 - A Ordinance of the City of Clinton approving an agreement between the City of Clinton (CITY) and the Missouri Highways and Transportation Commission (COMMISSION) to allow City to work on Commission Right-of-Way.**

Council Person House made a motion to approve the first reading by title only of Bill No.

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2024-14. Council Person Wilson duly seconded the motion. A roll call vote was taken and the following was recorded: 7 Ayes: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Greg Shannon and Stacia Wilson; 0 Nays; 1 Absent: Shelley Nelson. Mayor Carla Moberly declared the motion passed.

Council Person House made a motion to suspend the rules and have the second reading by title only of Bill No. 2024-14. Council Person Jones duly seconded the motion. A roll call vote was taken and the following was recorded: 7 Ayes: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Greg Shannon and Stacia Wilson; 0 Nays; 1 Absent: Shelley Nelson. Mayor Carla Moberly declared the motion passed.

Council Person House made a motion to approve the second reading by title only of Bill No. 2024-14. Council Person Jones duly seconded the motion. A roll call vote was taken and the following was recorded: 7 Ayes: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Greg Shannon and Stacia Wilson; 0 Nays; 1 Absent: Shelley Nelson. Mayor Carla Moberly declared the motion passed. Ordinance 4158.

2. Waste Water:

- a. Monthly Operations Report: Information Only.
- b. West Digester Mixer Motor: Recommend Aerator Solutions quote for \$11,685. COUNCIL: Council Person House made a motion to approve the Aerator Solutions quote of \$11,685. Council Person Wilson duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.
- c. Deer Creek PS: Will complete elevator repairs for fixed price of \$5,228. Auto-transfer switch still not functioning. COUNCIL: Council Person House made a motion to approve the repair cost of \$5,228. Council Person Shannon duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.
- d. Upper level Motor 5: Still waiting for quotes. For information only.
- e. Rotor 3: Now operational. For information only.
- f. WWTP Improvement Project:
  - Value Engineering (VE) proposal from Ross Construction: Recommend accept VE proposal issue Notice of Award and proceed with finalizing construction contract. COUNCIL: Council Person House made a motion to accept only the Value Engineering Proposal from Ross Construction at this time. Council Person Mount duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.
  - Amendment 3, Task Order 13: Was not received in time for PWC meeting. Will take directly to Council.

**Resolution No. 20-2024 - A Resolution of the City Council of Clinton, Missouri approving Amendment No. 3 to TO No. 13 between the City of Clinton and HDR Engineering, Inc.**

COUNCIL: Council Person House made a motion to approve Resolution No. 20-2024. Council Person Wilson duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.

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- g. DNR Regionalization Incentive Grant (RIG):
- Review and Rate SOQs: Recommend begin negotiations with Garver. COUNCIL: Council Person House made a motion to begin negotiations with Garver. Council Person Henry duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.
  - Update on Project: Stoneridge subdivision is considering forming a sewer district, at the suggestion of City Attorney Harris. Grant will be formally approved on October 10<sup>th</sup>. For information only.
- h. Update on USACE Conveyance of 177.69 acres: For information only.
- Memorandum of Agreement (MOA): Draft being revised by USACE.
  - Scope of Work (SOW) for Archeological Fieldwork: Being revised by USACE.
  - Request for Proposals (RFP) for Archeological Investigations/Mitigation: Will develop after MOA and SOW are finalized.
3. Park & Rec:
- a. Old (Lower) Artesian Park: Request from USACE for City Partnership: Park and Rec in discussion with USACE. Awaiting further information. For information only.
- b. Desty Haddock Retirement Letter: Began employment 9/2/2004. Accept retirement letter with regrets. COUNCIL: Council Person House made a motion to accept the retirement notification, with regrets. Council Person Jones duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.
- c. Pumps/Starter at Artesian Pool: Hope to install next week. For information only.
- d. AC Therapy Pool Filter: Difficulty finding parts. Are investigating other options. For info only.
- e. Red Hammer: Preparing quote for AC roof. For information only.
- f. Soccer Field: Parking options discussed. UPDATE: Vance Brothers proposal to micro-seal existing lot. COUNCIL: Council Person House made a motion to approve the Vance Brothers proposal for \$22,342.32. Council Person Henry duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.
4. Community Development:
- a. Resolution of Support for Cloy Estates-Phase III: Recommend approval.
- Resolution No. 18-2024 - A Resolution of the City Council of Clinton, Missouri supporting an application by D. Kim Lingle and MBL Development for Missouri Housing Development Commission Funding for Cloy Estates - Phase III.**
- COUNCIL: Council Person House made a motion to approve Resolution No. 18-2024. Council Person Henry duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.
5. Other:
- a. Request from Council Person Mount to hold a Work Session: Heard comments from citizens. This was sent to the Public Safety Committee for review.



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b. **Public Safety Committee Report:** *Council Person Jones gave the following committee report:*

Present at meeting: Council Persons Jones, Shannon, Jackson and House; Fire Chief Mark Manuel, Deputy Fire Chief Matt Willings, Deputy Police Chief John Scott

1. Upcoming Firefighter Candidate testing and timing with Warrensburg Firefighter I & II Certification academy. COMMITTEE: Currently have 17 applicants for the six new positions. Recommend approval and beginning part time expenses in September for training with one week of full time pay after training. COUNCIL: Council Person Jones made a motion to approve training schedule and begin new FT positions the last week in September. Council Person Wilson duly seconded the motion. Discussion was held on the guarantees of hire after training is paid for. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.
2. Request from Council Person Gary Mount for a Council work session: See Public Works Committee section for the request materials. Discussion was held on the significant amount of police citations that are issued and the priorities for the police department regarding code violations and the citations that are geared more for public safety. The police will keep the council updated.

c. **Finance Committee Report:** *Council Person Henry gave the following committee report:*

1. Clinton Main Street Agreement Annual Renewal: COMMITTEE: Financial documents were discussed. Recommend approval. COUNCIL: The agreement will auto renew so no action is needed.
2. Audit Services Contract and Engagement Letters for Fiscal Year Ending September 30, 2023 and September 30, 2024. COMMITTEE: Recommends approval of the contract and engagement letters.

**Resolution No. 19-2024 - A Resolution of the City Council of Clinton, Missouri (CITY) approving engagement letters with Hood and Associates CPAs, PC (CONTRACTOR) for Auditing Services for Fiscal Years Ending September 30, 2023 and September 30, 2024.**

COUNCIL: Council Person House made a motion to approve Resolution No. 19-2024. Council Person Jones duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.

3. Airport Terminal Grant Agreement. COMMITTEE: Recommends approval. COUNCIL: Council Person Henry called for the clerk to give the first reading of Bill No. 2024-12.

**Bill No. 2024-12 - An Ordinance of the City of Clinton regarding a Grant Agreement between the City of Clinton (CITY) and the Missouri Highways and Transportation Commission (COMMISSION) to construct an Airport Terminal and Parking Lot.**

Council Person Henry made a motion to approve the first reading by title only of Bill No. 2024-12. Council Person Jackson duly seconded the motion. A roll call vote was taken and the following was recorded: 7 Ayes: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Greg Shannon and Stacia Wilson; 0 Nays; 1 Absent: Shelley Nelson. Mayor Carla Moberly declared the motion passed.

Council Person Henry made a motion to suspend the rules and have the second reading by title only of Bill No. 2024-12. Council Person House duly seconded the motion. A roll call vote was taken and the following was recorded: 7 Ayes: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Greg Shannon and Stacia Wilson; 0 Nays; 1 Absent: Shelley Nelson. Mayor Carla Moberly declared the motion passed.

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Council Person Henry made a motion to approve the second reading by title only of Bill No. 2024-12. Council Person House duly seconded the motion. A roll call vote was taken and the following was recorded: 7 Ayes: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Greg Shannon and Stacia Wilson; 0 Nays; 1 Absent: Shelley Nelson. Mayor Carla Moberly declared the motion passed. Ordinance 4157.

9. **Mayor's Report:**

- a. Mayor's recommendation for the appointment of Greg Bauer to the Cemetery Board with a term expiring March 2027. Council Person Jackson made a motion to approve the appointment of Greg Bauer to the Cemetery Board. Council Person House duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.

10. **City Administrator's Report:**

- a. Had the final walk thru on Commerce Drive. A final seeding payment of \$3,000 will be withheld but the retainage will be released.
- b. There will be a budget work session at 5:15pm tomorrow.

11. **Unfinished Business:**

- a. Area Transportation Service Renewal of the Title VI External Civil Rights Policy & Limited English Proficiency Plan. Council Person Jackson made a motion to approve the renewal of the Title VI External Civil Rights Policy & Limited English Proficiency Plan. Council Person House duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.

12. **New Business:**

- a. Annual Conflict of Interest Policy. Council Person Jackson called for the clerk to give the first reading of Bill No. 2024-13.

**Bill No. 2024-13 - An Ordinance to establish a procedure to disclose potential conflicts of interest and substantial interests for certain officials.**

Council Person Jackson made a motion to approve the first reading by title only of Bill No. 2024-13. Council Person House duly seconded the motion. A roll call vote was taken and the following was recorded: 7 Ayes: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Greg Shannon and Stacia Wilson; 0 Nays; 1 Absent: Shelley Nelson. Mayor Carla Moberly declared the motion passed and the second reading will be held at the next council meeting.

13. **Adjournment:** With no further business, Council Person Jackson made a motion to adjourn. Council Person Henry duly seconded the motion. A roll call vote was taken and the following was recorded: 7 Ayes: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Greg Shannon and Stacia Wilson; 0 Nays; 1 Absent: Shelley Nelson. At 6:49 pm, Mayor Carla Moberly declared the motion passed and adjourned the meeting.

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City Clerk Wendee Seaton

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Mayor Carla Moberly

Economic Development Report  
Clinton City Council Meeting 8/20/2024  
Report for Period 6/27/2024 to 8/16/2024

PROJECT ACTIVITY:

New projects for period:

- None this month

PROJECT LEADS WE COULD NOT SUBMIT ON THIS PERIOD:

- Project Cure (7/9/2024): Needs 150,000-250,000SF Available building
- Project Basil (7/10/2024): Needs 150-200 acres rail served
- Neighborhood (7/15/2024): Needs 300-1,000 acres rail served

POTENTIAL UPCOMING DEALS (75%+ Odds)

- None at this time

ADMINISTRATIVE UPDATES:

- Worked on submittal for RFI for Project Frost on Thursday 6/27/2024.
- Worked on City Council monthly report on Thursday 6/27/2024
- Attended Kaysinger Basin Regional Planning Commission meeting on Thursday afternoon 6/27/2024
- Phone conversation with Economic Development staff from Osage Valley COOP on Friday 6/28/2024
- Continued working on RFI Response for Project Frost on 6/28/2024
- Worked with Henry County Water and Alliance Water for sewer questions on RFI Response for Project Frost on 6/28/2024
- Phone call with Missouri Partnership on Friday 6/28/2024 regarding Project Dodger
- Phone call and emails with Liberty Utilities on Monday 7/1/2024 on Project Frost
- Several emails and phone calls on Monday 7/1/2024 with various utility and clients regarding Project Dodger
- Participated on Projects Update Zoom call with Missouri Partnership on Tuesday 7/2/2024
- Several phone calls on Tuesday 7/2/2024 with Project Dodger contact
- Attended Henry County Board of Directors meeting on 7/9/2024
- Attended meeting with Management team from Project Rooftop on Thursday 7/11/2024
- Project call with representatives from Osage Valley Electric COOP on Tuesday 7/12/2024
- Participated in Zoom call on Monday 7/15/2024 with representatives from Liberty Utilities
- Project call with representatives from Osage Valley Electric COOP on Tuesday 7/16/2024
- Meeting with property owners on Tuesday 7/16/2024
- Work on and finish Month Chamber BOD report on Wednesday 7/17/2024
- Meeting with local daycare owner on Thursday 7/18/2024
- Attended Chamber Executive Committee meeting on Thursday 7/18/2024
- Meeting with property owners on Tuesday 7/24/2024
- Attended Chamber Board of Directors meeting on Tuesday 7/24/2024
- Zoom call with Central Missouri Economic Development Alliance on Tuesday 7/24/2024
- Phone call with Project Husker on Thursday 7/26/2024
- Family vacation Saturday 8/3/2024-Monday 8/12/2024
- Phone call with realtor representing property for Project Husker site Tuesday 8/13/2024
- MODERATED conference call on Tuesday 8/13/2024

- Call with Project Dodger on Tuesday 8/13 regarding projected electric loads schedule.
- Call with attorney representing local property owners on update on land contract on 8/13/2024
- Zoom call with Project Rooftop and West Central Community Action Agency on Wednesday 8/14/2024
- Call with Chamber Board member on Wednesday 8/14/2024 on Childcare initiative for Clinton.
- Phone call with Osage Valley Electric COOP on Wednesday 8/14/2024 regarding development questions with Project Dodger.
- Call with local investor looking at business idea on 8/14/2024
- Webinar on Workforce housing hosted by St Louis Federal Reserve Bank on Thursday 8/15/2024.
- Email with potential development consulting firm for select ED projects on Thursday 8/15/2024

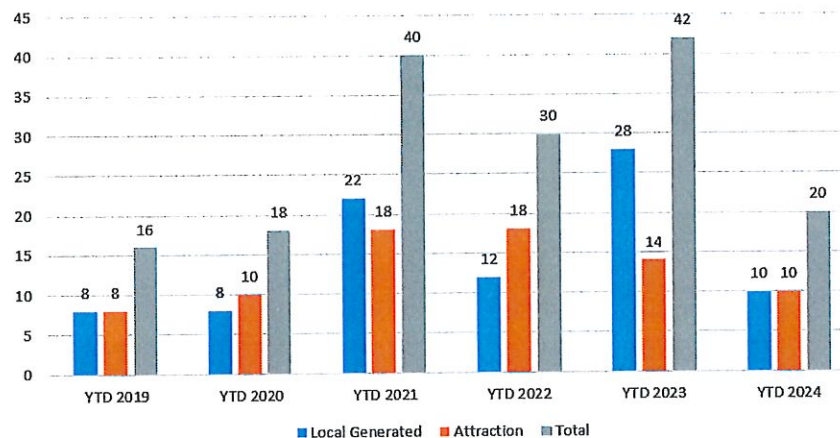
### Economic Development Activity Report for period 6/27/2024 to 8/16/2024

Project Name	Type	CAPEX	Jobs	SF	Acres	Status	Note
Ranger Power	Utility	\$500,000,000	6000	NA	5,000		
Project Husker (8/9/2023)	Retail	\$14,000,000	40	60,000	5		National Retail related firm looking to build in Clinton
Project Parker (12/9/2023)							Existing building on market for sale
Project Romaine (1/6/2024)	Manufacturing	NA	15	5,000	5		Missouri Partnership Project
Project Flat (2/20/2024)	Retail	NA	NA	NA	2		Lead on retail firm that fits a need in Clinton still a prospect at the moment
Project Soul (2/22/2024)	Retail						Existing retail firm needing new space to expand into having trouble finding space
Project Copper (2/25/2024)	Service	NA	NA	8,500	2		Existing small service company needing to consolidate space
Project Maverick (3/28/2024)	Retail	\$3,500,000	50	5,000	3		Site search team in town on 4/11/2024 and 1 site is on their radar at this time
Project Box (4/24/2024)	Retail	NA	5	15,000	1		Existing retail firm growing and needing more space.
Project Scott (5/6/2024)	Manufacturing	NA	NA	125,000	12		KC Commercial broker client needs 12 acres to build new facility
Project Lift (5/21/2024)	Service	NA	NA	8,000	3		Out of town firm looking at available building
Project Dodger (6/12/2024)	Technology	\$300,000,000	100	500,000	300		California based Commercial realtor representing large scale project
Project Prop (6/25/2024)	Transportation	NA	NA	NA	2		Small business looking at constructing hangar at Clinton Regional Airport
Project Frost (6/25/2024)	Manufacturing	\$100,000,000	125	225,000	20		Large manufacturing firm looking for 20 acre site for 225,000 SF facility

3 New Projects Opened this period	Status Code	
0 Project closed during this period	Problems	
0 Project Successes	Projects looks positive	
Monitoring 14 projects	Slow to no activity	

Project Activity 2019 to YTD 2024



PROJECT SUCCESS						
Name	Type	CAPEX	#Jobs	SF	Acres	
Parks Cabinets	Manufacture	\$2,500,000	22	32,000		7
Champion Brands	Manufacturer	\$5,000,000	10	N/A	N/A	
Montrose Grain	Warehouse	\$2,100,000	2	N/A		3
TC-Nussbaum	Manufacturing	\$5,100,000	13	N/A	N/A	
Cook Auction	Service	\$2,500,000	10	32,500		5
White River Marine	Manufacture	\$1,000,000	5	20,000		1
Powell Meats	Manufacturer	\$1,000,000	35	5,000		1
AB- Bottling	Manufacture	\$1,000,000	10	18,000		25
Golden Valley Tractor Replacement	Service	\$2,000,000	15	20,000		10
Burger King	Retail	\$2,500,000	30	N/A		1
Liquor Studio	Retail	\$1,250,000	20	6,000	N/A	
Sunrise Medical Marijuana	Retail	\$1,200,000	15	5,000		1
Crawford Auction Services	Service	\$100,000	20	110,000		5
Schreiber Foods	Manufacturer	\$8,500,000	20	N/A	N/A	
	Manufacturer	\$550,000	2	22,000		
Box Drop	Retail	N/A	2	N/A	N/A	
Ervin Cable	Service		20	6,000	N/A	
Burkes Outlet	Retail	N/A	20	22,000		
Scooter's Coffee	Retail	\$1,800,000	15	1,200		1
TC Transcontinental Packaging	Manufacturing	\$55,000,000	50	105,000		5
Henry County Health Center	Office	\$1,200,000	4	5,000		1
Ax-Fab	Manufacturing	\$300,000	2	N/A	N/A	
GVMH Cancer Center	Office	\$14,000,000	10	40,000		5
Sherman Plumbing and Heating	Service	\$1,400,000		18,000		8
De-Luxe Properties	Manufacturing	\$20,000,000	50	90,000		7
Secure-Net Sales	Service	\$500,000	8	6,500		2
Cycles & Cream	Retail	N/A	5	2,500	N/A	
Zach Riley	Office	N/A	2	1,500	N/A	
<b>TOTAL SUCCESS</b>		<b>\$100,500,000</b>	<b>405</b>	<b>558,200</b>		<b>85</b>
<b>PENDING PROJECTS</b>						
None						
<b>TOTAL SUCCESS &amp; PENDING PROJECTS</b>		<b>\$100,500,000</b>	<b>405</b>	<b>558,200</b>		<b>85</b>

**CLOSED PROJECTS**  
2024 Closed Projects

Project Freeze	Retail	N/A	N/A	N/A	N/A	Project closed as could not find space & equipment in budget the forecasted
Project Cup	Retail	N/A	N/A	N/A		1 Project closed as could not find space & equipment in budget the forecasted
Project Graduate (7/10/2023)	Service	\$10,000,000	30	100,000		11 Project closed as looking elsewhere & project has questionable ownership per Partnership
Project Taco (7/6/2025)	Manufacturer	N/A	N/A	5,000	N/A	Project closed due to group couldn't develop business plan and lack of potential forecasted sales
Project Grow	Distribution	N/A	N/A	N/A		15 Railroad lead and no movement in 7 months on project. Railroad lead and no other communications on project.
Project Black Sheep (12/12/2023)	Ag-reated	N/A	10	N/A	N/A	Value added eg project stopped due to lack of financing (Cag project start up in Henry County no additional contact from client
Project Sorocket	Retail	N/A	4	3,500	N/A	Lease signed and plans on opening in late May, 2024. <b>Cycles &amp; Cream SUCCESS</b>
Project Sparsity (12/1/2023)	Service	\$1,100,000	8	6,500		2 Secure Net LLC has purchased land in Gerhart and should start construction in June, 2024 <b>SUCCESS</b>
Project Mountain Home (1/7/2024)	Office	N/A	3	1,500	N/A	New professional office user in downtown Clinton. Lease has been signed lease and will open in June. American Family agent. <b>Success</b>

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS.**

**BE IT RESOLVED BY THE CITY COUNCIL OF CLINTON, MISSOURI AS FOLLOWS:**

**Section 1. Declaration of Policy**

The proper operation of government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the city.

**Section 2. Conflicts of Interest**

- a. All elected and appointed officials as well as employees of a political subdivision must comply with section 105.454 of Missouri Revised Statutes on conflicts of interest as well as any other state law governing official conduct.
- b. Any member of the governing body of a political subdivision who has a "substantial or private interest" in any measure, bill, order or ordinance proposed or pending before such governing body must disclose that interest to the secretary or clerk of such body and such disclosure shall be recorded in the appropriate journal of the governing body. Substantial or private interest is defined as ownership by the individual, his spouse, or his dependent children, whether singularly or collectively, directly or indirectly of: (1) 10% or more of any business entity; or (2) an interest having a value of \$10,000 or more; or (3) the receipt of a salary, gratuity, or other compensation or remuneration of \$5,000 or more, per year from any individual, partnership, organization, or association within any calendar year.

**Section 3. Disclosure Reports**

Each elected official, candidate for elective office, the chief administrative officer, the chief purchasing officer, and the full-time general counsel shall disclose the following information by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo, if any such transactions occurred during the previous calendar year:

- a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision.
- b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.
- c. The chief administrative officer, chief purchasing officer, and candidates for either of these positions also shall disclose by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo, the following information for the previous calendar year:

1. The name and address of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by the statement;
2. The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or co participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;
3. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

**Section 4. Filing of Reports**

- a. The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year;
  1. Every person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the (council/board) may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.
  2. Each person appointed to office shall file the statement within thirty days of such appointment or employment covering the calendar year ending the previous December 31.
  3. Every candidate required to file a personal financial disclosure statement shall file no later than fourteen days after the close of filing at which the candidate seeks nomination or election or nomination by caucus. The time period of this statement shall cover the twelve months prior to the closing date of filing for candidacy.
- b. Financial disclosure reports giving the financial information required in Section 3 shall be filed with the local political subdivision and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

**Section 5. Filing of Ordinance**

A certified copy of this ordinance (order/resolution), adopted prior to September 15<sup>th</sup>, shall be sent within ten days of its adoption to the Missouri Ethics Commission.

**Section 6. Effective Date**

This ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect for two years from the date of passage.

BILL NO. 2024-13

Read the first time this 6<sup>th</sup> day of August, 2024.

Read a second time and passed this \_\_\_\_\_ day of August, 2024.

ATTEST:

---

Carla Moberly, Presiding Officer

Ayes-

Nays-

---

Wendee Seaton, City Clerk

---

Carla Moberly, Mayor





**OPEN PUBLIC WORKS COMMITTEE MEETING**

City Hall – 105 E. Ohio Street  
Tuesday, August 13, 2024 • 7:00 a.m.

**Present:**

Members: Roger House, Shelley Nelson

Staff: Christy Maggi, Jon Patriarca, John McClendon, Chuck Bailey, Brad Combs  
John McClendon

Guests: Erica Bogenphol (AWR)

**1. Waste Water:**

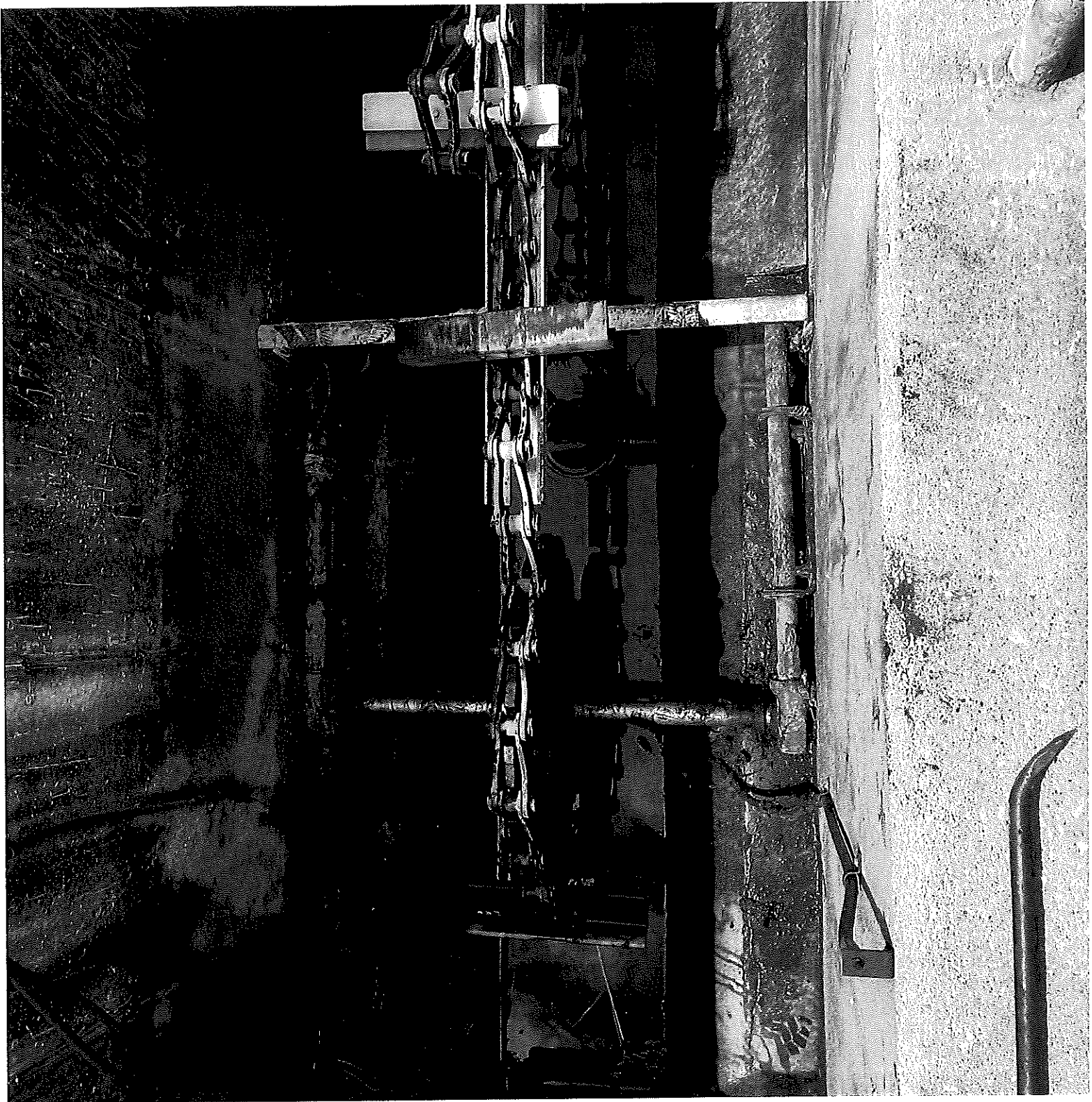
- a. Skimmer Digester: Completed piping, waiting to fill to make sure diffusers are functioning properly.
- b. Upper-Level Pump 3 VFD: Needs to be replaced, estimated cost \$4000. Still seeking quotes.
- c. UV Valve Actuator: 20" valve, waiting for parts to arrive.
- d. Grit Scraper: Made multiple repairs. Special attachment hose for Vac-Con truck has been ordered to clean grit collection channel.
- e. Pump #5: Cost for parts, \$13,941.98. PWC recommends approval, 2-0.

**2. Community Development:**

- a. Monthly Building Report: Information only.
- b. Application by the Lowe Family Holdings, LLC to rezone from a R-1 Single-Family Residential District to a R-2 Two-Family Residential District for the property Lot 9 of Coal Creek Estates. Planning Commission recommends approval, 6 yeas, 0 nays, 3 absent.: PWC recommends approval.

**3. Park & Rec:**

- a. Artesian Pool – Repair of pumps and relocation of controls: Will be completed by August 16<sup>th</sup> and operating the remainder of the season.
- b. Therapy pool filter: Filter located at a company in MS. Have received 3 filters. To be installed.
- c. AC Lap Pool: Started filling on August 12<sup>th</sup>.
- d. AC Pools: All 3 will need to be resurfaced in 1-2 years.
- e. Soccer Parking: Signs directing vehicles to park on the shoulders of Hormeyer St. are being installed.
- f. Urban Walking Trail: Preparing specs for ADA concrete walk.





# MONTHLY BUILDING REPORT

## REPORTING PERIOD:

7/1/2024

thru

7/31/2024

Previous Month Total Dollar Value YTD:

\$8,658,775.00

PERMIT TYPE	NUMBER OF PERMITS	# PERMITS YTD	MONTHLY DOLLAR VALUE
SINGLE FAMILY HOMES	<u>2</u>	<u>6</u>	<u>\$400,000.00</u>
MULTIPLE FAMILY HOMES (NUMBER OF UNITS WITHIN MFU)	<u>0</u>	<u>1</u>	<u>\$0.00</u>
GARAGES & CARPORTS (ATTACHED)	<u>0</u>	<u>1</u>	<u>\$0.00</u>
GARAGES & CARPORTS (DETACHED)	<u>0</u>	<u>2</u>	<u>\$0.00</u>
ACCESSORY AND MISCELLANEOUS	<u>12</u>	<u>71</u>	<u>\$51,615.00</u>
COMMERCIAL BUILDINGS	<u>0</u>	<u>3</u>	<u>\$0.00</u>
COMMERCIAL REMODELING	<u>2</u>	<u>8</u>	<u>\$20,975.00</u>
DEMOLITIONS	<u>1</u>	<u>6</u>	<u>\$4,000.00</u>
SIGNS	<u>0</u>	<u>5</u>	<u>\$0.00</u>
OTHER	<u>5</u>	<u>23</u>	<u>\$149,476.00</u>
<b>TOTALS FOR MONTH=</b>	<u>22</u>		<u>\$626,066.00</u>
<b>TOTAL PERMITS YTD=</b>		<u>126</u>	
<b>TOTAL DOLLAR VALUE YTD=</b>			<u>\$9,284,841.00</u>
<b>TOTAL PERMIT FEES FOR MONTH=</b>	<u>\$1,565.00</u>		
<b>TOTAL PERMIT FEES YTD=</b>	<u>\$19,119.00</u>		
<b>PLUMBERS LICENSES ISSUED</b>	<u>          </u>		

REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**MONTHLY BUILDING DEPARTMENT REPORT LOG**

MONTH       JULY       YEAR       2024      

DATE	PERMIT#	OWNER/ADDRESS	CONTRACTOR	VALUE	PERMIT FEE	CODE	ABBR	CONSTRUCTION TYPE	COMP DATE
7/2/2024	PB2024-0019	ROBERT & DEBORAH WINKLE 724 E LINCOLN ST	GYER POWER SYSTEMS	\$12,596.00	\$25.00	17	AM	BACKUP GENERATOR	
7/2/2024	PB2024-0020	CB CARTER 510 S MCLANE ST	WIRSIG	\$4,000.00	\$25.00	12	DEM	SINGLE FAMILY DEMOLITION	
7/2/2024	PB2024-0021	WILMA & KENNETH MERRIMAN 104 W SUNDALE DR	SELF	\$5,000.00	\$25.00	17	AM	DECK	
7/2/2024	PB2024-0022	KEITH WESTON 316 N FIFTH ST	SELF	\$5,500.00	\$25.00	17	AM	STORAGE SHED	
7/2/2024	PB2024-0023	GILLIS PROEPRTIES, LLC 1110 E OHIO STE C	SELF	\$20,000.00	\$105.00	24	CR	COMMERCIAL INFILL	
7/3/2024	PB2024-0024	BLUE COLLAR TECHNOLOGY 301 N SECOND ST	SELF	\$975.00	\$25.00	24	CR	COMMERCIAL REMODEL	
7/10/2024	PB2024-0025	DEBRA ADAMS 1005 S WASHINGTON ST	ROBBIE'S HOME REPAIR	\$2,419.00	\$25.00	17	AM	FENCE	
7/10/2024	PB2024-0026	CHRISTOPHER RENO 100 N BAIRD AVE	ERIE CONSTRUCTION	\$60,103.00	\$215.00	12	OTH	ROOF REPLACEMENT	
7/11/2024	PB2024-0027	DONALD TAYLOR 500 E MEADOWLARK DR	SELF	\$6,500.00	\$25.00	17	AM	STORAGE SHED	
7/11/2024	PB2024-0028	GOLDEN VALLEY PROP. 308 S ORCHARD ST	SELF	\$10,000.00	\$25.00	12	OTH	SINGLE FAMILY REMODEL	
7/15/2024	PB2024-0029	LESLIE HILLYER 724 E GRANDRIVER ST	SELF	\$10,000.00	\$25.00	12	OTH	SINGLE FAMILY REMODEL	
7/15/2024	PB2024-0030	BERDENA BRYSON 105 W SUNDALE DR	SELF	\$500.00	\$25.00	17	AM	FENCE	
7/16/2024	PB2024-0031	ANDREA MCDOWELL 1032 E WATSON PKWY	THRASHER INC	\$43,411.00	\$148.00	12	OTH	FOUNDATION REPAIR	
7/16/2024	PB2024-0032	WILLIAM FOSTER 1102 E FRANKLIN ST	SELF	\$4,600.00	\$25.00	17	AM	FENCE	
7/22/2024	PB2024-0033	ONPOINT HOME DESIGN 214 E COLONY ST	SELF	\$200,000.00	\$313.00	12	SFH	SINGLE FAMILY	
7/22/2024	PB2024-0034	ONPOINT HOME DESIGN 216 E COLONY ST	SELF	\$200,000.00	\$306.00	12	SFH	SINGLE FAMILY	
7/26/2024	PB2024-0037	SHIRLEY TURNER 1121 E WATSON PKWY	SELF	\$4,500.00	\$25.00	17	AM	DECK	
7/26/2024	PB2024-0038	SPENCER PEEK 612 E GRANDRIVER ST	SELF	\$400.00	\$25.00	17	AM	FENCE	
7/29/2024	PB2024-0039	TREVOR THOMASON 2103 E ARCADIA DR	F&S	\$2,600.00	\$25.00	17	AM	FENCE	
7/30/2024	PB2024-0040	REYMUNDO OCAMPO ARCOS 614 E FRANKLIN ST	SELF	\$1,600.00	\$25.00	17	AM	FENCE	
7/30/2024	PB2024-0041	DILLON WING 303 N VANSANT RD	FAULKNER ENTERPRISES	\$25,962.00	\$78.00	12	OTH	FOUNDATION REPAIR	
7/31/2024	PB2024-0042	DIAN BROWN 900 E HARRIS ST	ECOVOLE	\$5,400.00	\$25.00	17	AM	SOLAR ARRAY	

**PERMIT ABBREVIATIONS:** SINGLE FAMILY HOME (SFH) - MULTIPLE FAMILY HOMES (MFH) - GARAGE/CARPORT ATT (GCA) - GARAGE/CARPORT DET (GCD) ACCESSORY/MISC (AM) - COMMERCIAL BUILDING (CB) - COMMERCIAL REMODELING (CR) - DEMOLITION (DEM) - SIGNS (SGN) - OTHER (OTH)



APPLICATION FOR ZONING AMENDMENT  
PER ZONING CODE

Name: Lowe Family Holdings, LLC

Address: 54 NW 400 Rd Clinton

Phone: (800) 924-5600

APPLICATION IS HEREBY MADE FOR:

- Amendment to Zoning District Map
- Amendment to Zoning Ordinance

This request is for the premises commonly known as Coal Creek Estates  
Lot 9 (Legal description attached)

To be rezoned from District R-1 to District R-2.

Reason for application: to rezone from single family housing  
to 2 family housing.

Applicant believes this amendment would be in harmony with the present zoning ordinance and map, that it would not unreasonably depreciate property values or be objectionable to the appropriate use of neighboring land, and the public welfare will be preserved for the following reasons: the community is in need of high quality  
multi-family residential units.

Date: 7/10/24 Signed: M.H.L.B. [Signature]

OFFICE USE ONLY

Fee of \$100.00 paid 7/10, 2024

Received by Community Development Director 7/10, 2024

Planning Commission public hearing held \_\_\_\_\_, 20\_\_

Planning Commission recommended:  Approval  Denial \_\_\_\_\_, 20\_\_

Bill No. \_\_\_\_\_ 1<sup>st</sup> reading \_\_\_\_\_, 20\_\_ 2<sup>nd</sup> reading \_\_\_\_\_, 20\_\_

City Council:  Approved  Denied

Date: \_\_\_\_\_, 20\_\_

City Clerk

Ordinance No. \_\_\_\_\_

**NOTIFICATION OF REQUEST TO REZONE**

TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

The Planning & Zoning Commission of Clinton, Missouri will conduct a public hearing in consideration of a request for a rezone by Lowe family Holdings LLC  
(NAME)

The public hearing will be held on:

8/5/2024 at 6:00 AM (PM) at City Hall, 105 E Ohio Street, Clinton, Missouri.

The rezone will be located at

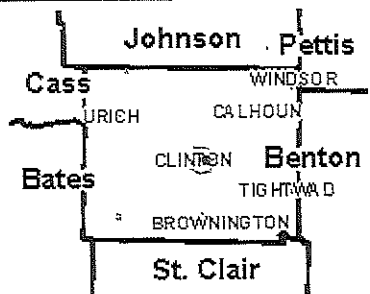
Lot 9 of Coal Creek Estates, Clinton Mo  
comprising of less than one acres.

Proposed use if approved: Build a Duplex,  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This notice has been sent to all property owners within 185 feet of the above noted property, in accordance with city code. You may respond to this request at the public hearing or in writing. Written responses should be delivered to: Community Development Department, 105 E Ohio Street, Clinton, Missouri 64735. They must be received no later than 4:00 PM on the date of the public hearing. Responses supporting and opposing this request are welcome.

**Lot 9 of Coal Creek Estates, a platted subdivision located in Plat Book C at Page 164, located in part of the West Half Quarter of Section 1, Township 41 North, Range 26 West, City of Clinton, Henry County, Missouri, according to the recorded plat thereof;**

# Henry County, MO



### Legend

- Address Pt
- Road Centerline
- OTHER
- STATE LETTERED HIGHWAY
- STATE NUMBERED HIGHWAY
- BLL
- Parcel
- Parcel Number/Acres
- Land Hook
  - Dashed Land Hook
  - Solid Land Hook
- Lot
- Tract
- Map Block
- Right of Way
- Corporate Limit Line
- Surrounding Counties
- Qtr Section
- County Boundary
- Map Index
- Katy Trail
- Railroad

### Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

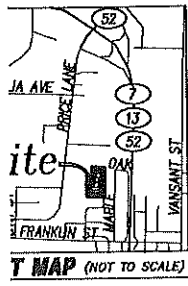
THIS MAP IS NOT TO BE USED FOR NAVIGATION



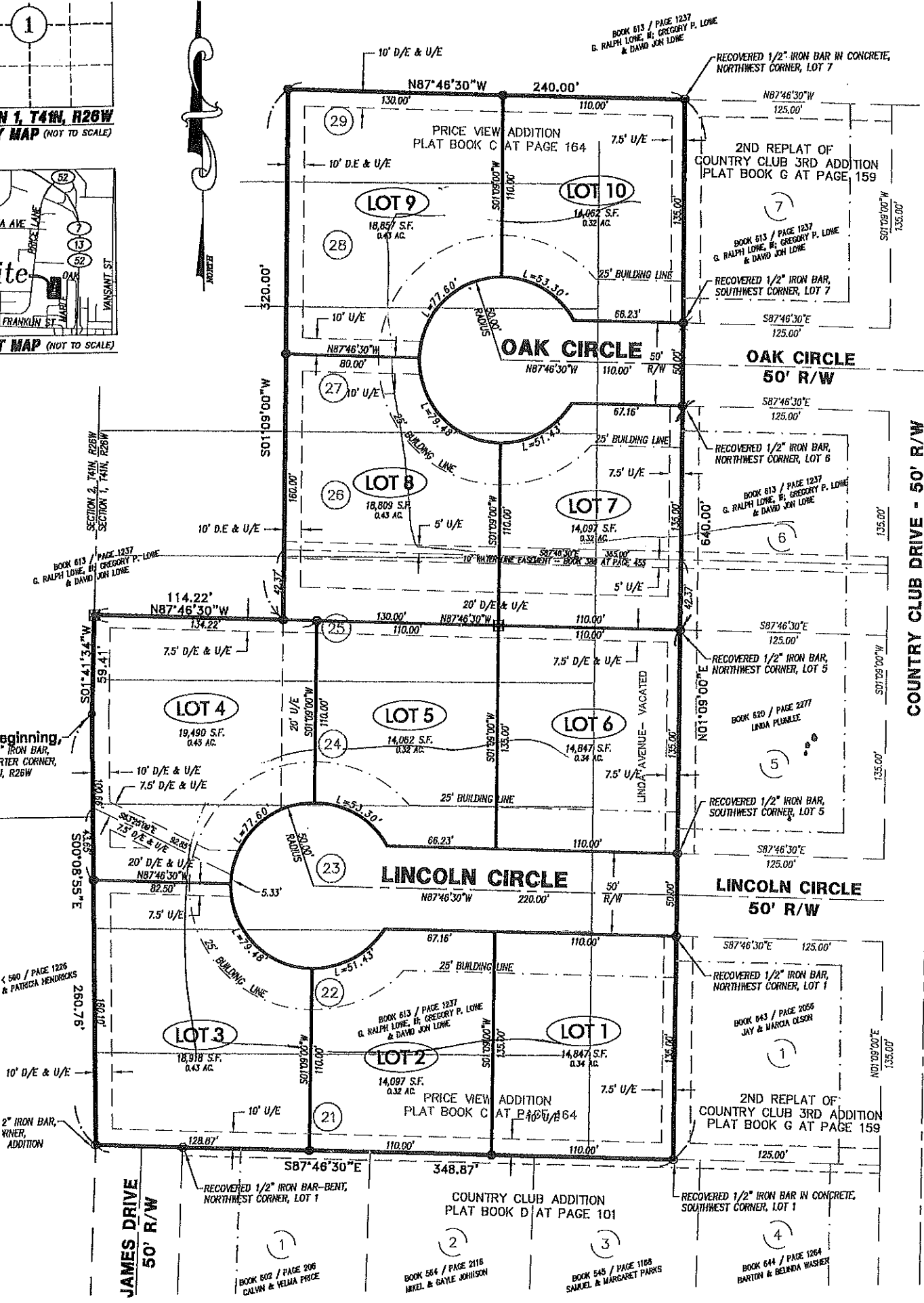


1

**IN 1, T4N, R26W  
Y MAP (NOT TO SCALE)**



LFT



COUNTRY CLUB DRIVE - 50' R/W

JAMES DRIVE  
50' R/W

beginning,  
IRON BAR,  
RNER CORNER,  
I, R26W

< 580 / PAGE 1226  
& PATRICIA HENRICKS

2" IRON BAR,  
RNER,  
ADDITION

BOOK 613 / PAGE 1237  
G. RALPH LONE, JR.; GREGORY P. LONE  
& DAVID JON LONE

SECTION 2, T4N, R26W  
SECTION 1, T4N, R26W

BOOK 613 / PAGE 1237  
G. RALPH LONE, JR.; GREGORY P. LONE  
& DAVID JON LONE

RECOVERED 1/2" IRON BAR IN CONCRETE,  
NORTHWEST CORNER, LOT 7

2ND REPLAT OF  
COUNTRY CLUB 3RD ADDITION  
PLAT BOOK G AT PAGE 159

BOOK 613 / PAGE 1237  
G. RALPH LONE, JR.; GREGORY P. LONE  
& DAVID JON LONE

RECOVERED 1/2" IRON BAR,  
SOUTHWEST CORNER, LOT 7

OAK CIRCLE  
50' R/W

RECOVERED 1/2" IRON BAR,  
NORTHWEST CORNER, LOT 6

BOOK 613 / PAGE 1237  
G. RALPH LONE, JR.; GREGORY P. LONE  
& DAVID JON LONE

RECOVERED 1/2" IRON BAR,  
NORTHWEST CORNER, LOT 5

BOOK 630 / PAGE 2277  
LINDA PLUMLEE

RECOVERED 1/2" IRON BAR,  
SOUTHWEST CORNER, LOT 5

LINCOLN CIRCLE  
50' R/W

RECOVERED 1/2" IRON BAR,  
NORTHWEST CORNER, LOT 1

BOOK 643 / PAGE 2055  
JAY & MARCIA OLSON

2ND REPLAT OF  
COUNTRY CLUB 3RD ADDITION  
PLAT BOOK G AT PAGE 159

RECOVERED 1/2" IRON BAR IN CONCRETE,  
SOUTHWEST CORNER, LOT 1

BOOK 602 / PAGE 206  
CALVIN & VERA PRICE

BOOK 564 / PAGE 2116  
MIRYL & GAYLE JOHNSON

BOOK 545 / PAGE 1105  
SAMUEL & MARGARET PARKS

BOOK 644 / PAGE 1264  
BARTON & BELINDA WASHNER

COUNTRY CLUB ADDITION  
PLAT BOOK D AT PAGE 101

BOOK 613 / PAGE 1237  
G. RALPH LONE, JR.; GREGORY P. LONE  
& DAVID JON LONE

PRICE VIEW ADDITION  
PLAT BOOK C AT PAGE 164

RECOVERED 1/2" IRON BAR-BENT,  
NORTHWEST CORNER, LOT 1



1600 N. Second Street | Clinton, MO 64735  
660.885.5511 | gvmh.org

August 2, 2024

Matt,

Thank you for taking the time to meet with me and to better understand the recruitment barriers GVMH is experiencing relative to a lack of rental properties in Clinton. Recently GVMH hired a Pediatrician and a Neurologist, both chose to live outside of our community because they were not able to find acceptable rental housing. GVMH expends significant resources to recruit the right type of providers to our community and we're competing with hospitals all over the country to secure those providers. When a provider lives in our community it enhances our ability to retain them for the long term. When a provider lives outside of our community it increases our risk that they might become engrained in their home community and choose to practice there as opposed to Clinton.

Beyond the providers we've successfully recruited there's another group of providers who've turned down an opportunity with GVMH simply because they've been unable to find acceptable short-term housing. In June we interviewed an Internal Medicine Physician who would have been a great addition to our team. She and her husband wanted to be patient in their search for their forever home but a lack of acceptable rental property caused them to seek an opportunity with another hospital.

GVMH currently employs close to 1,200 total staff and our recruitment reach is far and wide. We're committed to working to meet the healthcare needs of our community, a lack of acceptable rental property is hampering our success in recruitment. I appreciate you taking the time to meet with me and brainstorm ways we might partner to solve one of our biggest recruitment challenges.

Sincerely,

Craig Thompson  
Chief Executive Officer



City of  
**Clinton**  
MISSOURI

## **PUBLIC SAFETY COMMITTEE OPEN MEETING AGENDA**

City Hall • 105 E. Ohio Street, Clinton, MO

Tuesday, August 20, 2024 • 5:30 p.m.

Present:

COMMITTEE MEMBERS:  Austin Jones  Stacia Wilson  Greg Shannon

PUBLIC SAFETY:  Fire Chief Mark Manuel  Deputy Fire Chief Matt Willings

Deputy Police Chief John Scott

GUESTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1. Fire Hose Testing Quotes.

Wendee Seaton

---

**Attachments:** Fire Cat Percision Service Testing.pdf; Fire Flow Services.pdf

**From:** Mark Manuel <mmanuel@cityofclintonmo.com>

**Sent:** Friday, August 16, 2024 10:55 AM

Request consideration of the following quotes for Fire Hose Testing. Hose testing is mandated by NFPA and ISO to be completed on an annual basis. This was a requested item in the budget for consideration. We are asking for approval now to be able to schedule and secure testing for the upcoming spring.

Thank you,

FireFlow Services Inc.  
500 Campus Drive Suite C  
Mount Holly, NJ 08060  
+16092888486  
www.fireflowservices.com



**ADDRESS**  
Clinton Fire Department  
301 S Washington Street  
Clinton, MO 64735

QUOTE # 5193  
DATE 07/10/2024  
EXPIRATION DATE 12/31/2024

Hose Testing	23,000	0.65	14,950.00
Annually Fire Hose Testing Perform fire hose testing per NFPA 1962 standards			
Fuel surcharge - Hose Division	6,000	0.67	4,020.00
Fuel surcharge - Price per mile (Round Trip) x 2 Trucks			

.....  
If you need an Aerial Test please contact our Sub-Contractor Aerial  
Testing Company to receive FireFlow customer pricing.  
ATC - (800) 237-1197

**TOTAL** **\$18,970.00**

Accepted By

Accepted Date



## Electronic Delivery

July 12, 2024

Matt Willings  
Deputy Fire Chief  
City of Clinton Fire Department  
301 South Washington Street  
Clinton, MO 64735

Chief Willings:

**Per your request, we are pleased to submit this proposal for your annual fire hose and ground ladder testing.**

## Background

FireCatt is proud to have revolutionized the fire hose testing industry. FireCatt is the sole source supplier and owner of a patented method that incorporates computerized testing technology and a software program designed to incorporate the testing standards and guidelines of NFPA 1962.

FireCatt is now testing over 20 million feet of fire hose per year in 48 States. We have been testing fire hose for more than 18 years. Customers that have come to trust FireCatt's precision testing service include: fire departments; oil refineries; nuclear power plants; and industrial operations.

We trust you will take the time to understand the value FireCatt creates by using the best technology, people and processes available to provide your critical annual services testing. FireCatt will save you manpower time, reduce liability and injuries, and create repeatable, valid test results with advanced technology and professional service.

Our testing team is structured with a team leader, an assistant leader and four hose technicians, all formally trained by FireCatt. We believe in a professionally run hose testing process starting with pre-test planning, meticulous attention to detail during the testing process and documented repacking of your equipment to the standard you require.

## Who Is the FireCatt Customer?

FireCatt customers are the leaders within the fire service. They don't settle for "good enough" when it comes to the safety of their people and equipment. They want the most accurate testing option available, while receiving the most professional service. They want the most reliable and defensible third-party validation. They want peace of mind, and that's what FireCatt delivers. FireCatt will provide annual service pressure testing per the **NFPA 1962, 2018 Edition Standard** for Hose and **NFPA 1932, 2010 Edition Standard** for Ladders using patented technology test equipment designed for safety, accuracy and efficiency.

**Sole Source FireCatt Specifications:**

- Electronic and computerized pressure transducers shall be used to monitor and regulate pressures.
- Software controls the entire test process to ensure NFPA 1962 Standard is followed. One item to note is that during pressurization, hose will only be pressurized at 15 psi per second. Our system will meet this standard each and every test, ensuring that the fire hose will not be subjected to a shock pressure which can lead to shorter hose life expectancy.
- Air actuated and computerized valves shall be used to eliminate manual control of all valves at high pressure and provide emergency automated shut-off/shut-down capability. The use of manual valves that are less than 100% repeatable and expose personnel to unnecessary risk will not be permitted.
- Pressure release at the end of each test shall be accomplished through air actuated and computer controlled valves operated remotely. This will eliminate the need to release pressure at the end of each hose and eliminate the risk associated with exposing personnel to potential catastrophic failure while hose is fully pressurized.
- Hydrant pressure shall be monitored through the use of electronic and computerized pressure transducers. Hydrant pressure will be regulated to meet the NFPA requirement of 45 PSI at the beginning of the test.
- An amber warning beacon shall be illuminated at all times when the hose is pressurizing or at high pressure.
- Ten manifolds shall be used, each with their own computerized pressure transducer and valve so that ten separate pressures can be tested simultaneously.
- Up to 3,000 feet of hose shall be tested per test cycle.
- Multiple diameter hoses shall be tested simultaneously.
- Air relief valves shall be used at the end of each hose lay per manifold.
- Computerized digital pressure readouts shall be used in order to eliminate subjective "needle bounce" of analog gauges.
- Computerized timing of tests shall be used to eliminate subjective timing devices such as manual stop watches prone to operator error.
- Heavy Duty Bar Code labels will be used on each hose for ease of Identification and Inventory Control.
- Patented LDH Conveyor for re-loading large diameter hose.

**NFPA Fire Hose Testing Standards**

1. Each length of hose will be assigned an Identification Number using a barcode label on each coupling. That I.D. number shall also be recorded on the hose jacket at each end of the hose using a permanent ink marker.
2. Each length of hose will be inspected, both the outer jacket and inner liner.
3. All couplings and threads will be inspected.
4. All gaskets will be inspected, defective gaskets will be replaced at no extra cost.
5. FireCatt will supply hose manufacturer approved lubricant for coupling lubrication.
6. All defective hose will be tagged and removed from service and the defect location on the hose will be marked using a permanent marker. The tag will be distinctive and state

- the reason for removal from service, date, and hose I.D. number. This information will also be contained within the test report.
7. FireCatt will supply "Never Seize" lubricant for lubricating all apparatus connection points so as to reduce galvanic reaction associated with dissimilar metal contact.
  8. FireCatt will accurately record all data that will be contained in the final report which will include, Department I.D., Station or Apparatus I.D., FireCatt hose I.D., Fire Department hose I.D., Manufacturer, Date of Manufacture, Date in Service, Size, Length, Pressure, Pass/Fail, Reason for Failure, and Tread Type.
  9. FireCatt will provide a hard copy of the Test Report within 1 week of test completion. The Hose Test Report is documented on a per Department basis. If you require your hose documentation broken down per apparatus or station, this service is available and must be pre-arranged.
  10. FireCatt will provide internet web access to your electronic test record and protect this information using a unique login and password within 1 week of test completion. Access to the test records will be for a minimum of 7 years from the date of the most recent test.
  11. FireCatt will be licensed and insured to meet the State, City and Department requirements.

**Pricing**

Option(s)	Quantity in Feet	Price per Foot	TOTAL
<b>1 Fire Hose Testing</b> FireCatt provides all Labor	23,000 (approximate)	<b>\$0.45</b>	<b>\$10,350.00</b>
	3-year Guaranteed Pricing	<b>\$0.42 Year 1</b>	<b>\$9,660.00</b>
		<b>\$0.44 Year 2</b>	<b>\$10,120.00</b>
		<b>\$0.46 Year 3</b>	<b>\$10,580.00</b>
<b>2 Fire Hose Testing</b> Fire Department provides labor to <b>reload apparatus only</b>	23,000 (approximate)	<b>\$0.38</b>	<b>\$8,740.00</b>
	3-year Guaranteed Pricing	<b>\$0.35 Year 1</b>	<b>\$8,050.00</b>
		<b>\$0.37 Year 2</b>	<b>\$8,510.00</b>
		<b>\$0.39 Year 3</b>	<b>\$8,970.00</b>
<b>3 Ground Ladder Testing</b> FireCatt provides all Labor	TBD	<b>\$2.95</b>	<b>TBD</b>

**Minimum Charge-** Fire Departments with under 5,200' of hose to test will be subject to a minimum charge of \$2,288.00.

**Note:** Any special requirements including city, county, state licenses, insurance riders/addendums, or other requirements that add cost to doing business with your specific municipality/institution could result in charge backs, service fees, or a higher price charged for services rendered.



**Option 1** - FireCatt will provide ALL labor to unload apparatus, lay out test, couple/uncouple, roll hose and reload apparatus. The Fire Department will provide labor only to drive apparatus to and from the test site.

**Option 2** - FireCatt will provide labor to unload apparatus, lay out test, couple/uncouple, and roll hose. The Fire Department will provide labor to reload apparatus. Note: If you choose Option 2, we suggest utilizing two fire department crews/companies to reload. The crew whose apparatus is being reloaded and the crew whose apparatus is next to be unloaded.

**Option 3** - FireCatt will provide all labor to perform precision ground ladder testing via digital load cell technology that will meet NFPA1932, 2010 edition standards. FireCatt incorporates a load cell that is UL Certified to NFPA 1983, general use. There are no other charges! Heat sensor labels are included in our per foot price.

**Hard Suction Hose:** If utilized will be vacuum tested at the same price per foot as all other hoses.

### **Logistics:**

Prior to testing FireCatt will work with your Department to formulate and tailor a logistics plan that will work best for you. The following is an example of a typical logistics plan:

When FireCatt begins testing we will start with your *rack/auxiliary* hose then your *reserve* apparatus(s). Your tested *rack/auxiliary* hose will be ready to replace any failed hose from your apparatus(s). Once the *reserve apparatus(s)* are tested your company can take the tested reserve to replace a front-line apparatus prior to testing. Thus, we eliminate any downtime in your Department for hose testing and we keep your companies in the district. That way the public that you serve will not see an increase in response time during hose testing.

The Department will be responsible for providing a suitable test location 300' in length x 100' wide, a water supply via Fire Hydrant (preferably), standpipe, or tender, a driver to move your apparatus and a single point of contact. **Note: Fire hose WILL get wet during hose testing!** The condition of the test site plays an influential role in keeping your hose as dry and clean as possible. Good drainage, clean surface, no potholes, no weeds are all important criteria that need to be considered.

### **Contract Term**

Pricing in BLACK is for a 1-year contract. \*Pricing in RED is for a 3-year guaranteed pricing service agreement. 3-year pricing is guaranteed as long as inflation remains below a total CPI of 5% per year.

### **Completion**

Testing will take approximately 2-3 day(s) annually (weather, total feet, & test site dependent).

### Summary of Benefits Received from Choosing FireCatt

- Use the best technology the industry has to offer and fully trained technicians.
- Longer life of hose due to ensuring NFPA 1962 is followed every test cycle.
- Assurance hose is tested to prescribed pressures, if not, either false positives results or premature stress and loss of hose life are the results (especially the unnecessary cost of replacing LDH – Supply Lines)
- Workers compensation injuries resulting from testing accidents, either immediate or develops after, such as back / knee strain from re-loading hose (conveyor system and turntables)
- Reduction of any overtime hours used for testing and or training, freeing up man-hours from faster re-loading and the use of two mobile test labs.
- Proven Professional Operation - experience in testing large departments.

I believe you would agree that the issues of safety, time, technology and tracking are the most important to you and your department. Our patented method, and the unique features listed above allow for the NFPA 1962 Standards to be met in the most "objective" manner possible. In comparison, other testing companies will provide you with "subjective" test results. We have designed our testing and reporting technology to meet the requirements and future needs of the industry.

Our issued and pending patents are strong evidence of the exclusive nature of our solutions. In short, we believe that no other company in the nation can match or exceed the accuracy or safety of the fire hose testing services that FireCatt can provide to your department. We have yet to encounter another hose testing company in the nation deploying a similar state-of-the-art computerized testing technology.

We are pleased to offer our services to your department and believe the investment in FireCatt generates the peace of mind for everyone that we are all creating the safest environment for the firefighter and citizens of your community.

We look forward to creating a mutually beneficial and successful long-term relationship, and believe in 100% customer satisfaction. If you have any questions or comments, feel free to contact us at any time.

Respectfully submitted,

*Sarah Jordan*

Sales Representative



City of  
**Clinton**  
MISSOURI

## FINANCE COMMITTEE OPEN MEETING AGENDA

City Hall • 105 E. Ohio Street, Clinton, MO

Tuesday, August 20, 2024 • 5:30 p.m.

Present:

**COMMITTEE MEMBERS:**  Gene Henry  Gary Mount  Mayor Carla Moberly

**STAFF:**  City Administrator Christy Maggi  City Clerk Wendee Seaton

**GUESTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# NO MEETING

**Current Rates and Options for Sewer Fees**

Rates	FY 23-24	To Achieve Approx. \$500,000 Increase in Revenue		
		33.1% Applied to Base and Usage Rate	Median Base Fee with 11.4% Applied to Usage Rate	50% Applied to Base and 22.2% to Usage Rate
Base fee	\$10.69	\$14.23	\$17.86	\$16.04
Per 100 gal.	\$0.459	\$0.61	\$0.511	\$0.56
Sewer Connections	4,600	4,600	4,600	4,600
Gallons (est.)	201,261,000	201,261,000	201,261,000	201,261,000
Revenue	\$ 1,513,876	\$ 2,014,969	\$ 2,014,213	\$ 2,014,001
Revenue Increase		\$ 501,093	\$ 500,337	\$ 500,125

	Avg.	Median	Midpoint (all)	Midpoint (excluding lowest & highest of each)
Base Fee	\$ 14.61	\$ 17.86	\$ 37.00	\$ 20.02
Usage Rate	\$ 0.552	\$ 0.459	\$ 0.622	\$ 0.533
per 3000 gal.	\$ 35.90	\$ 34.09	\$ 47.07	\$ 34.03

**MONTHLY SEWER USAGE COSTS AT PROPOSED RATES**

No. of gal. used / mo.	Current			
500	\$ 12.99	\$ 17.28	\$ 20.42	\$ 18.84
1,000	\$ 15.28	\$ 20.34	\$ 22.97	\$ 21.64
2,000	\$ 19.87	\$ 26.45	\$ 28.08	\$ 27.25
2,500	\$ 22.17	\$ 29.50	\$ 30.63	\$ 30.06
3,000	\$ 24.46	\$ 32.56	\$ 33.19	\$ 32.86
3,500	\$ 26.76	\$ 35.61	\$ 35.74	\$ 35.67
4,000	\$ 29.05	\$ 38.67	\$ 38.30	\$ 38.47
5,000	\$ 33.64	\$ 44.77	\$ 43.41	\$ 44.08
10,000	\$ 56.59	\$ 75.32	\$ 68.95	\$ 72.12
25,000	\$ 125.44	\$ 166.96	\$ 145.58	\$ 156.26
50,000	\$ 240.19	\$ 319.69	\$ 273.30	\$ 296.48
221,000	\$ 1,025.08	\$ 1,364.38	\$ 1,146.88	\$ 1,255.62
795,000	\$ 3,659.74	\$ 4,871.11	\$ 4,079.26	\$ 4,475.17

% Increase			Total Cost Increase / Month		
33.1%	57.2%	45.1%	\$4.30	\$7.43	\$5.65
33.1%	50.3%	41.6%	\$5.06	\$7.69	\$6.36
33.1%	41.3%	37.2%	\$6.58	\$8.21	\$7.38
33.1%	38.2%	35.5%	\$7.34	\$8.47	\$7.89
33.1%	35.7%	34.3%	\$8.10	\$8.73	\$8.40
33.1%	33.6%	33.3%	\$8.86	\$8.99	\$8.91
33.1%	31.8%	32.4%	\$9.62	\$9.25	\$9.42
33.1%	29.0%	31.0%	\$11.13	\$9.77	\$10.44
33.1%	21.8%	27.5%	\$18.73	\$12.36	\$15.53
33.1%	16.1%	24.6%	\$41.52	\$20.14	\$30.82
33.1%	13.8%	23.4%	\$78.50	\$33.11	\$56.29
33.1%	11.9%	22.5%	\$339.30	\$121.80	\$230.54
33.1%	11.5%	22.3%	\$1,211.37	\$419.52	\$815.43

### Sewer Rate Comparisons for 3,000 Gal.

	Avg.	Median	Midpoint
Base Fee	\$ 14.51	\$ 17.860	\$ 37.00
Usage Rate	\$ 0.552	\$ 0.459	\$ 0.622
Cost per 3,000 gal.	\$ 35.90	\$ 34.09	\$ 47.07

	Base Fee		Usage Rates		Cost / 3,000 gal.
Camdenton	\$ 9.00		\$ 0.270	per 100 gal.	\$ 17.10
Chillicothe	\$ 19.00		\$ 0.130	per 100 gal.	\$ 22.90
<b>Clinton - CURRENT</b>	<b>\$ 10.69</b>		<b>\$ 0.459</b>	<b>per 100 gal.</b>	<b>\$ 24.46</b>
Lebanon - 5/8" meter	\$ 25.21		\$ 2.130	* First 7,000 gal.	\$ 27.34
Nevada	\$ 14.10	First 1,000 gal.	\$ 0.662	per 100 for > 1,000 gal	\$ 27.34
Mexico	\$ 10.21		\$ 0.796	per 100 gal.	\$ 34.09
Warsaw	\$ 17.86		\$ 0.569	per 100 gal	\$ 34.93
Harrisonville	\$ 19.87	First 1,000 gal.	\$ 1.113	> 1,000 gal	\$ 42.13
Windsor	\$ 29.83		\$ 0.420	per 100 gal	\$ 42.43
Brookfield			\$ 15.050	per 1000 gal	\$ 45.15
Higginsville	\$ 65.00		\$ 0.401	per 100 gal.	\$ 77.03

\* Lebanon has step-up rates:

7,001 to 25,000	\$ 5.12
25,001 to 200,000	\$ 6.74
>200,000	\$ 2.13

**ORDINANCE NO.**

**AN ORDINANCE LEVYING TAXES FOR THE YEAR 2024.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLINTON, MISSOURI AS FOLLOWS:

**SECTION 1:** That for the purpose of carrying on the city government and defraying the expenses thereof for the fiscal year of 2024-2025, there is hereby levied for general purposes, on all property, real and person, within the City of Clinton, Missouri, subject to taxation for city purposes, as assessed and equalized and returned to the State Board of Equalization, a tax of \$.4607 cents on the One Hundred Dollars of valuation, on each and all of the above numerated kinds of property, values and businesses.

**SECTION 2:** For the purpose of the establishment and maintenance of free public parks in the City of Clinton, Missouri, and providing for suitable entertainment therein, there is here by levied a tax of \$.1290 cents on the One Hundred Dollars of valuation on each and all kinds of property values and businesses, enumerated in Section One (1) of this Ordinance; levy approved by Special Election held May 29th, 1964.

**SECTION 3:** It is further stated that the above tax rates are subject to adjustment to reflect the final assessed valuation of real estate within the City of Clinton as final assessed valuation is determined by the State of Missouri Tax Commission pursuant to a reassessment of all real estate in the State of Missouri, as ordered by the legislature of the State of Missouri.

Read for the first time this \_\_\_\_\_ day of August, 2024.

Read a second time and approved this \_\_\_\_\_ day of August, 2024.

ATTEST:

\_\_\_\_\_  
Wendee Seaton, City Clerk

\_\_\_\_\_  
Carla Moberly, Presiding Officer

Ayes  
Nays  
Absent/Not Voting

\_\_\_\_\_  
Carla Moberly, Mayor

## Notice of Public Hearing

A public hearing at which time and place citizens may be heard shall be held on August 20, 2024 at 5:45 p.m. at City Hall, 105 E. Ohio Street, Clinton, Missouri. The purpose will be to establish the Ad Valorem Property Tax Rates for the budget year commencing October 1, 2024 for General and Park and Recreation.

2024 ASSESSED VALUATION	REAL ESTATE	PERSONAL PROPERTY
2024 Assessed Valuation	\$ 152,898,661	\$ 44,097,480
Less Assessed Valuation of New Construction/Improvements	\$ 1,632,600	\$ 3,608,846
2024 ADJUSTED ASSESSED VALUATION	\$ 151,266,061	\$ 40,488,634
<b>TOTAL 2024 ADJUSTED ASSESSED VALUATION</b>	<b>\$191,754,695</b>	

2023 ASSESSED VALUATION	REAL ESTATE	PERSONAL PROPERTY
	\$ 153,005,232	\$ 40,488,634
<b>TOTAL 2023 ASSESSED VALUATION</b>	<b>\$193,493,866</b>	

PROPERTY TAX RATES	GENERAL REVENUE	PARKS & RECREATION
2023 Tax Rates	\$ 0.4566	\$ 0.1279
2024 Maximum Tax Rates Permitted (PROPOSED)	\$ 0.4607	\$ 0.1290

2024 REVENUE PERMITTED FROM REASSESSMENT	\$ 883,493	\$ 247,285
Percentage increase from 2023	0.00%	0.00%
2024 REVENUE RESULTING FROM NEW CONSTRUCTION / IMPROVEMENTS	\$ 7,521	\$ 4,655
<b>2024 TOTAL PROPERTY TAX REVENUES TO BE BILLED</b>	<b>\$ 891,014</b>	<b>\$ 251,940</b>

NOTE: This Public Hearing Notice was posted on August 2, 2024 at the following locations:  
City Hall, Community Center, Henry County Courthouse.

Bill NO. 2024-17

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING THE PAY PLANS FOR THE CITY OF CLINTON, MISSOURI FOR FISCAL YEAR 2024-2025.**

BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLINTON, MISSOURI AS FOLLOWS:

SECTION 1: The pay plans for General Hourly Employees, Police Hourly Employees, Fire Employees; the Salary Schedule, with salary rates for salaried employees; and the Regular Part-Time Employees Wage Schedule are attached hereto and made a part hereof, are hereby approved and adopted.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall be effective with the October 11, 2024 payroll.

Read the first time \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Read a second time and approved this \_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Carla Moberly, Presiding Officer

ATTEST:

Ayes -  
Nays -

\_\_\_\_\_  
Wendee Seaton, City Clerk

\_\_\_\_\_  
Carla Moberly, Mayor



# GENERAL HOURLY

## FY 2024-2025 HOURLY PAY PLAN

COLA: 1.0248

STEP:	1	2	3	4	5	6	7	8	9	10
<b>Administration / Court</b>										
Administrative Assistant I	14.11	15.04	15.49	15.87	16.35	16.59	16.80	17.02	17.20	17.46
Administrative Assistant II	15.84	16.81	17.20	17.69	18.13	18.35	18.55	18.83	19.00	19.25
Administrative Assistant III	17.92	18.89	19.33	19.77	20.26	20.46	20.69	20.91	21.13	21.37
Administrative Supervisor	18.28	19.25	19.70	20.12	20.58	20.81	21.02	21.21	21.44	21.70
<b>Maintenance</b>										
Maintenance I	14.11	15.04	15.49	15.87	16.35	16.59	16.80	17.02	17.20	17.46
Maintenance II	15.84	16.81	17.20	17.69	18.13	18.35	18.55	18.83	19.00	19.25
Maintenance III	17.92	18.89	19.33	19.77	20.26	20.46	20.69	20.91	21.13	21.37
Asst. Director/Asst. Superintendent	18.91	19.89	20.33	20.78	21.21	21.44	21.70	21.87	22.14	22.31
Maintenance Superintendent	21.91	22.41	23.07	23.72	24.38	25.04	25.70	26.53	27.37	28.21
<b>Programs</b>										
Program Assistant I	14.11	15.04	15.49	15.87	16.35	16.59	16.80	17.02	17.20	17.46
Program Assistant II	15.84	16.81	17.20	17.69	18.13	18.35	18.55	18.83	19.00	19.25
Program Assistant III	17.92	18.89	19.33	19.77	20.26	20.46	20.69	20.91	21.13	21.37
Program Supervisor	18.28	19.25	19.70	20.12	20.58	20.81	21.02	21.21	21.44	21.70
Asst. Director/Asst. Superintendent	18.91	19.89	20.33	20.78	21.21	21.44	21.70	21.87	22.14	22.31
<b>Regular Part Time</b>	Park & Rec PT Hourly: \$12.50						ATS PT Hourly: \$13.46			

Minimum Wage on October 1, 2024 is \$12.50/hour. Minimum Wage on January 1, 2025 will be \$ \_\_\_\_\_ hour.

Approved: \_\_\_\_\_

# GENERAL SALARY

## FY 2024-2025 SALARY SCHEDULE

COLA: 1.0248

		STEP ANNUALLY														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>B</b>		59,227	60,916	62,605	64,294	65,982	67,671	69,360	71,269	72,738	74,426	76,115	77,804	79,493	81,182	82,870
<b>D</b>		100,689	102,376	104,063	105,750	107,437	109,124	110,811	112,498	114,185	115,872	117,559	119,246	120,933	122,620	124,307

	POSITION	EMPLOYEE	FISCAL YEAR					NEW STEP 24-25	OCT 1 SALARY NEW SCHEDULE
			19-20	20-21	21-22	22-23	23-24		
<b>B</b>	Community Development Director	Chuck Bailey	B10	B10	B11	B11	B11	B10	74,426
	Parks & Recreation Director	Brad Combs	B9	B10	B10	B11	B11	B9	72,738
	Street Superintendent	TJ Williams	B8	B9	B9	B10	B10	B8	71,269
	City Clerk/Finance Officer II	Wendee Seaton	B2	B3	B4	C1	C2	B5	65,982
<b>D</b>	City Administrator	Christy Maggi	D10	D11	D11	D11	D12	D10	115,872

<b>B</b>	City Clerk/Finance Officer I/II, Comm Dev. Dir, P&R Director, Street Supt.
<b>D</b>	City Administrator

LOW	PER HR
59,227	28.47
100,689	48.41

HIGH	PER HR
82,870	39.84
124,307	59.76

Salary rates are calculated based on 2,080 hours.

Approved: \_\_\_\_\_

# POLICE

## FY 2024-2025 HOURLY PAY PLAN

STEP:	1	2	3	4	5	6	7	8	9	10
Police Officer	23.00	23.40	23.81	24.23	24.65	25.08	25.52	25.97	26.42	26.89
Police Sergeant	27.25	27.75	28.26	28.77	29.30	29.84	30.38	30.94	31.50	32.08

RESERVE OFFICER PAY: Police Officer STEP 1 \$23.00  
 CADET POLICE OFFICER PAY: 80% of Police Officer STEP 1: \$18.40  
 SPECIAL ASSIGNMENT PAY: \$46 / HR.

## FY 2024-2025 SALARY SCHEDULE

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>Deputy Police Chief</b>	70,328	72,071	73,234	74,396	75,558	77,093	78,627	80,160	81,696	83,230	85,182	87,135	89,089	91,042	92,994
<i>Hourly Rate</i>	33.81	34.65	35.21	35.77	36.33	37.06	37.80	38.54	39.28	40.01	40.95	41.89	42.83	43.77	44.71
<b>Police Chief</b>	78,465	81,371	83,309	85,246	87,182	89,741	92,299	94,857	97,415	99,973	103,225	106,480	109,735	112,989	116,244
<i>Hourly Rate</i>	37.72	39.12	40.05	40.98	41.91	43.14	44.37	45.60	46.83	48.06	49.63	51.19	52.76	54.32	55.89

Approved: \_\_\_\_\_

# FIRE

## FY 2024-2025 HOURLY PAY PLAN

STEP:	1	2	3	4	5	6	7	8	9	10
Firefighter	13.63	14.06	14.38	14.73	15.02	15.24	15.42	15.55	15.72	15.95
Firefighter - High OT Rate	28.31	29.20	29.87	30.59	31.20	31.65	32.03	32.30	32.65	33.13
Firefighter / EMT	14.45	14.89	15.22	15.56	15.85	16.07	16.24	16.39	16.57	16.79
Firefighter / EMT - High OT Rate	30.01	30.93	31.61	32.32	32.92	33.38	33.73	34.04	34.41	34.87
Engineer	14.54	15.27	15.52	15.90	16.18	16.39	16.56	16.71	16.91	17.09
Engineer - High OT Rate	30.20	31.71	32.23	33.02	33.60	34.04	34.39	34.71	35.12	35.49
Engineer / EMT	15.37	16.10	16.35	16.72	17.01	17.23	17.39	17.55	17.74	17.93
Engineer / EMT - High OT Rate	31.92	33.44	33.96	34.73	35.33	35.79	36.12	36.45	36.84	37.24
Lieutenant	15.34	16.02	16.37	16.70	17.00	17.20	17.37	17.55	17.72	17.93
Lieutenant - High OT Rate	31.86	33.27	34.00	34.68	35.31	35.72	36.08	36.45	36.80	37.24
Lieutenant / EMT	16.47	17.16	17.52	17.86	18.17	18.38	18.55	18.72	18.90	19.11
Lieutenant / EMT - High OT Rate	34.21	35.64	36.39	37.09	37.74	38.17	38.53	38.88	39.25	39.69
Captain	16.46	17.19	17.70	17.83	18.15	18.34	18.51	18.70	18.88	19.05
Captain - High OT Rate	34.19	35.70	36.76	37.03	37.70	38.09	38.44	38.84	39.21	39.57
Captain / EMT	17.63	18.38	18.89	19.03	19.34	19.54	19.70	19.91	20.09	20.26
Captain / EMT - High OT Rate	36.62	38.17	39.23	39.52	40.17	40.58	40.92	41.35	41.73	42.08

Annual Salary = Hourly rate x 2,080 hours. There are 26 pay periods annually. High Overtime Rate (Extra Duty Pay) = hourly rate x 2,880 / 2,080 x 1.5.

- Basic Volunteer Firefighter: \$12.00 per call
- Volunteer with FFI Certification: \$14.00 per call
- Volunteer with FFII Certification: \$16.00 per call
- Part-time with FFI/II Certification: Pay commensurate with Classification and experience

## FY 2024-2025 SALARY SCHEDULE

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Deputy Fire Chief	68,494	70,192	71,324	72,456	73,587	75,083	76,577	78,070	79,565	81,059	82,961	84,862	86,765	88,667	90,569
Fire Chief	76,419	79,249	81,136	83,022	84,908	87,400	89,891	92,382	94,872	97,364	100,532	103,703	106,873	110,042	113,212

	LOW	PER HR	HIGH	PER HR
Deputy Fire Chief	68,494	32.93	90,569	43.54
Fire Chief	76,419	36.74	113,212	54.43

POSITION	EMPLOYEE	FISCAL YEAR						PROPOSED SALARY
		19-20	20-21	21-22	22-23	23-24	24-25	
Deputy Fire Chief	Matt Willings	AFC9	AFC10	AFC10	AFC11	AFC11	AFC12	84,862
Fire Chief	Mark Manuel	FC10	FC11	FC11	FC11	FC12	FC13	106,873

Approved: \_\_\_\_\_