



## AGENDA

Clinton City Council Regular Meeting  
City Hall • 105 E. Ohio Street, Clinton, MO 64735  
Tuesday, August 5, 2025 • 6:00 p.m.

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 Meetings of July 15 and July 25, 2025.
5. **Personal Appearances:**
6. **Reports:** None.
7. **Second Reading of Previously Read Bills:** None.
8. **Committee Reports:**
  - a. **Public Works Committee Report:**
    1. ATS Audit Report: In-person audit completed. Preparing responses to the minor findings.
    2. Community Development
      - a. Condemnation update: 411 E. Oak has been demolished. Proceeding with 2 more properties, will start another one.
    3. Waste Water
      - a. June Operations Report: Information Only.
      - b. WWTP Upgrade: Equipment to be delivered in September. Contractor will start soon after.
      - c. WAS/RAS Pumps: Still waiting on quotes for impeller housing for Pump #1. Pump #2 is leaking oil, and not functioning. Two pumps are functioning.
      - d. Headworks
        1. 50% design review: Jon and Christy participated in a Garver presentation.
        2. Task Order No. 1 – Amendment No. 1: Recommend approval, 2-0.  
**Resolution No. 15-2025 - A Resolution of the City Council of Clinton, Missouri approving Task Order No. 1 - Amendment No. 1 between the City of Clinton and Garver, LLC.**
  - e. East Sludge Holding Basin
    1. HDR Amendment 10 to Agreement for Engineering Services: Recommend approval 2-0.  
**Resolution No. 16-2025 - A Resolution of the City Council of Clinton, Missouri approving Amendment 10 to an Agreement between the City of Clinton and HDR Engineering, Inc. for Engineering Consulting Services for Wastewater Projects.**



2. Amendment No. 4 to Task Order No. 13: Recommend approval 2-0.

**Resolution No. 17-2025 - A Resolution of the City Council of Clinton, Missouri approving Amendment No. 4 to Task Order No. 13 between the City of Clinton and HDR Engineering, Inc.**

- f. Alliance Water Resources contract renewal: Recommend approval of 10-yr agreement with \$30,000 chemical limit, 2-0.
- g. Rotors: Operating 1 aerator at a time. Two shafts need to be replaced. Getting quotes.
4. Street Department
  - a. Review Priority Listings for Road Repair/Replacement: Recommend Council determine minimum level of cash reserves for Funds 24 and 25.
  - b. IMS project schedule: Reviewed Schedule.
  - c. MO Dept. of Conservation Tree Grant: Christy and TJ met with MDC representative. Determined grant application will focus on Englewood Cemetery, with a future grant application for an updated tree inventory for public ROW.
- b. **Public Safety Committee Report:**
  1. Request from Chase Crawford, Crawford Auction Service
  2. Resignation letter from Firefighter
- c. **Finance Committee Report:**
  1. Cloy Estates Phase III
9. **Mayor's Report**
10. **City Administrator's Report**
11. **Unfinished Business:** None.
12. **New Business:** None.
13. **Adjournment**

**Additional items provided in the Council Packet:**

Budget Meeting #3 Agenda on August 6, 2025 at 12:00pm  
Fire Department Monthly Report for July, 2025

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, July 15, 2025 • 6:00 p.m.

The City Council of the City of Clinton, Missouri met Tuesday, July 15, 2025. Mayor Carla Moberly presided.

1. **Call to Order:** Mayor Carla Moberly called the meeting to order.

2. **Roll Call:**

Council Persons:

Present: Brenda Elliott, Gene Henry, Rob Hills, Roger House, Austin Jones, Gary Mount and Greg Shannon

Absent: Cameron Jackson

Others Present:

City Administrator Christy Maggi, City Clerk Wendee Seaton, City Attorney Adam Sommer, Police Chief Kevin Miller, Deputy Police Chief John Scott

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

4. **Approval of Minutes:** Council Person House made a motion to approve the minutes of the Open City Council Meeting of July 1, 2025. Council Person Mount duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.

5. **Personal Appearances:** None.

6. **Reports:**

- a. David Lee - Chamber of Commerce: A report was given on recent events in the community, many new members and business anniversaries The 3<sup>rd</sup> Annual Disc Golf Tournament was well attended.
- b. Mark Dawson - Economic Development Report: Seven applications have been received for the Economic Development Director position. Three from Missouri and four from out of state. Applications are due by October 1, 2025. Two new projects were started recently. One project should be finalized soon in a downtown Clinton location. There have been 19 projects year to date.

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

- a. Employee alcohol and controlled substance use, abuse and testing policy. Council Person Jones called for the clerk to give the second reading by title only of Bill No. 2025-03.

**Bill No. 2025-03 - An Ordinance of the City Council of Clinton, Missouri repealing all ordinances pertaining to alcohol and controlled substance use, abuse and testing for City of Clinton employees and adopting a revised alcohol and substance use, abuse and testing policy for City of Clinton employees.**

Council Person Jones made a motion to approve the second reading by title only of Bill No. 2025-03. Council Person Henry duly seconded the motion. A roll call vote was taken and the following was recorded: 7 Ayes: Brenda Elliott, Gene Henry, Rob Hills, Roger House, Austin Jones, Gary Mount and Greg Shannon; 0 Nays; 1 Absent: Cameron Jackson. Mayor Carla Moberly declared the motion passed. Ordinance 4181.

# Council Minutes

## July 15, 2025

### 8. Committee Reports:

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

##### 1. Community Development

- a. Monthly Building Report: Information Only.
- b. Condemnation Update: Formal condemnation process will begin for 209 W. Ohio Street. Liberty Gas has capped the gas line. For information only.
- c. 411 E Oak Demolition: Waiting for Liberty to cap the gas line. Contractor is ready to begin demo. COUNCIL: Liberty Gas has now capped the gas line and the contractor has been notified to proceed. For information only.

##### 2. Waste Water

- a. Contract Renewal: Reviewed 5-yr and 10-yr options. PWC will consider increasing chemical limit from \$22,000 to \$30,000. The committee will continue the review process. For information only.
- b. WWTP Project Upgrade: Electrical panels and valves are on site. Other equipment and materials will be arriving. Still waiting on arrival. For information only.
- c. WAS/RAS Pump Replacement: The 15-year old impeller housing must be repaired or replaced. Options are being considered. Current estimate for replacement is \$18,000. Waiting on an additional estimate. For information only.
- d. Update on East Sludge Basin: HDR, Garver, AWR and City staff viewed the heaved concrete in the basin. There are concerns that the liner, under the concrete, is damaged. HDR will prepare addendum for services to determine the best option for repairing the basin and for designing the repairs. Waiting on addendum. Committee will review at a later meeting. For information only.

##### 3. Park & Rec

- a. Soccer Concession Update: The contractor estimate for building reconstruction cost will be submitted to the insurance carrier for the driver that damaged the building. Staff will gather and submit costs for additional impacts to the soccer program, as a result of the crash into the building.
- b. Disc Golf: Survey of the Hawkins property should be completed in 2-3 weeks.
- c. Aquatic Center Roof: Red Hammer to start work in mid-July.

#### b. **Public Safety Committee Report:** *None.*

#### c. **Finance Committee Report:** *None.*

### 9. Mayor's Report:

- a. Mayor's recommendation for the appointment of Cathy Jones to the Cemetery Board with a term expiring March 2028. Council Person Shannon made a motion to approve the recommendation. Council Person Henry duly seconded the motion. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.
- b. Would like to commend Rob Hills performance at the theatre during Olde Glory Days.

Council Minutes  
July 15, 2025

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

- a. At the Annual Workers Comp Meeting, the City of Clinton received the Hall of Fame Safety Award for having low claims for 3 years. The award was based on the City's 23% loss ratio over the last 3 years. The 23% loss ratio will help to decrease the City's Workers' Comp premiums over the next 3 years. The City Administrator stated she was very proud of the efforts of the staff to provide safe working conditions in their departments.
- b. Reminder of the second Budget Meeting on July 23 at 5:15pm.

11. **Unfinished Business:** None.

12. **New Business:**

- a. Request for Street Closures for Emancipation Celebration. Council Person Henry made a motion to approve the street closure request. 7 Ayes; 0 Nays; 1 Absent. Mayor Carla Moberly declared the motion passed.

17. **Closed Session:** Council Person House made a motion to adjourn to closed session pursuant to *RSMo. 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys; and (3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.* Council Person Jones duly seconded the motion. A roll call vote was taken and following was recorded: 7 Ayes – Brenda Elliott, Gene Henry, Rob Hills, Roger House, Austin Jones, Gary Mount and Greg Shannon; 0 Nays; 1 Absent: Cameron Jackson. At 6:23 pm, Mayor Carla Moberly declared the motion passed and stated there would be a brief recess prior to convening in a closed session meeting. Council will not return to open session afterwards.

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City Clerk Wendee Seaton

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Mayor Carla Moberly



## OPEN CITY COUNCIL MEETING MINUTES

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

Friday, July 25, 2025 • 12:00 p.m.

The City Council of the City of Clinton, Missouri met Friday, July 25, 2025. Mayor Carla Moberly presided.

1. **Call to Order:** Mayor Carla Moberly called the meeting to order.

2. **Roll Call:**

Council Persons:

Present: Brenda Elliott, Rob Hills, Roger House, Austin Jones and Gary Mount

Absent: Cameron Jackson, Gene Henry, Greg Shannon

Others Present:

City Clerk Wendee Seaton, Deputy Police Chief John Scott

3. **New Business:**

a. **Police Car Purchase Options Discussion:** There is an opportunity to buy the police vehicles planned to be budgeted in FY 25-26 and replace the totaled vehicle now with 2025 vehicles. This will save the City \$23,478.26. Council Person House made a motion to purchase the 2025 models now instead of in FY 25-26. Council Person Elliott duly seconded the motion. 5 Ayes; 0 Nays; 3 Absent. Mayor Carla Moberly declared the motion passed.

17. **Adjournment:** With no further business, Council Person Henry made a motion to adjourn. Council Person House duly seconded the motion. 5 Ayes; 0 Nays; 3 Absent. At 12:02 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



City of  
**Clinton**  
MISSOURI

## OPEN PUBLIC WORKS COMMITTEE MEETING

City Hall – 105 E. Ohio Street

Tuesday, July 29, 2025 • 7:00 a.m.

COMMITTEE MEMBERS: ■ Roger House    ☐ Cameron Jackson    ■ Rob Hills

STAFF: ■ Christy Maggi    ■ TJ Williams    ☐ Brad Combs    ■ Chuck Bailey

☐ John McClendon

CONTRACT STAFF: ■ Jon Patriarca (AWR)    ☐ Steve McKim (AWR)

GUESTS: ■ Dustin Sterling (AWR)    ☐ Mayor Carla Moberly    ■ Laine Shay

1. **ATS Audit Report:** In-person audit completed. Preparing responses to the minor findings.
2. **Community Development**
  - a. Condemnation update: 411 E. Oak has been demolished. Proceeding with 2 more properties, will start another one.
3. **Waste Water**
  - a. June Operations Report: Information Only.
  - b. WWTP Upgrade: Equipment to be delivered in September. Contractor will start soon after.
  - c. WAS/RAS Pumps: Still waiting on quotes for impeller housing for Pump #1. Pump #2 is leaking oil, and not functioning. Two pumps are functioning.
  - d. Headworks
    1. 50% design review: Jon and Christy participated in a Garver presentation.
    2. Task Order No. 1 – Amendment No. 1: Recommend approval, 2-0.  
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  - e. East Sludge Holding Basin
    1. HDR Amendment 10 to Agreement for Engineering Services: Recommend approval 2-0.  
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  - f. Alliance Water Resources contract renewal: Recommend approval of 10-yr agreement with \$30,000 chemical limit, 2-0.
  - g. Rotors: Operating 1 aerator at a time. Two shafts need to be replaced. Getting quotes.



City of  
**Clinton**  
MISSOURI

#### 4. **Street Department**

- a. Review Priority Listings for Road Repair/Replacement: Recommend Council determine minimum level of cash reserves for Funds 24 and 25.
- b. IMS project schedule: Reviewed Schedule.
- c. MO Dept. of Conservation Tree Grant: Christy and TJ met with MDC representative. Determined grant application will focus on Englewood Cemetery, with a future grant application for an updated tree inventory for public ROW.





## **OUR MISSION**

We partner with communities to deliver the finest water and wastewater services available at a competitive price. We are committed to keeping water safe and clean while serving people and taking care of communities with improved technical operations, careful management, and financial oversight, and ensured regulatory compliance.

Alliance Water Resources, Inc.

206 S. Keene St.  
Columbia, MO  
65201

(573) 874-8080

## **OPERATIONS REPORT – CLINTON DIVISION**

June 2025

### **Wastewater Treatment Plant Operations & Maintenance**

- Recorded 7.13 inches of rain
- An average of 2.15 million gallons of wastewater were treated per day and overflowed .83 million gallons
- Conducted and submitted monthly eDMRs to Missouri DNR
- Transferred east sludge basin aerator over to west sludge basin in support of the basin concrete inspection
- Replaced a failed effluent sampler pump that provides samples for lab analysis
- Identified safety device inoperable for 8" check valve that prevents slamming shut, when it shook the entire building
- Soft start for east sludge basin #2 mixer shorted out when SO cable grounded out inside junction box
- Started DMRQA lab analysis and trained an employee the intricate procedures
- Installed 2 life rings with protective case on the west and east clarifier for safety improvements

### **Collection System Operations & Maintenance**

- Conducted 284 sewer line locates
- Completed 45 manhole inspections and found 12 with groundwater infiltration
- Approved for a \$8K pump replacement needed at south meadows liftstation
- VacCon sewer truck was towed to Transwest for repair on air brake issues

### **Other**

- This month's safety meeting was held on June 30th, the topic was Heat Stress Management
- Steve and Jon attended hands on Arc Flash Training Course



## OPERATIONS REPORT – CLINTON DIVISION

### Budgetary – Contract Year to Date through the end of May 2025

Description	Annual Budget	Actual Year to Date	Actual as % of Budget
Repair Expense	\$60,000	\$53,931	90%
Chemical Expense	\$22,000	\$16,124	73%

### NPDES Effluent Permit Parameters

Parameter	Monthly Average	Permit Limit
pH	7.0 Min – 7.3 Max Reported Monthly Avg. 7.1	6.5 Min – 9.0 Max
Total Suspended Solids (TSS)	2.8 mg/L	20 mg/L monthly average
TSS % Removal	99%	85%
Biochemical Oxygen Demand (BOD)	3.1 mg/L	20 mg/L monthly average
BOD % Removal	97%	85%
Ammonia	.30 mg/L	20 mg/L monthly average
E. Coli (Apr 1 – Oct 31)	4 lb total 1.41 lb average	126 lb/100 mL monthly average
Oil & Grease	<5.0 mg/L	Monitoring Only (quarterly)
Total Phosphorus	.316 mg/L	1.0 mg/L annual average
Total Nitrogen	<1.0 mg/L	Monitoring Only (quarterly)
Upstream Monitoring Total Phosphorus	.492 mg/L	Monitoring Only (quarterly)
Upstream Monitoring Total Nitrogen	8 mg/L	Monitoring Only (quarterly)
Whole Efficiency Toxicity	N/A	Monitoring Only (annually)
Influent Flow	Avg daily flow—1.71 MGD Total—51.21 MG	Design—2.0 MGD YTD—276.75 MG

### Biosolids

	June Total (tons)	2025 Total (tons)
Hauled sludge	439	1347.25

**RESOLUTION NO. 15-2025**

**A RESOLUTION OF THE CITY COUNCIL OF CLINTON, MISSOURI APPROVING TASK ORDER NO. 1 - AMENDMENT NO. 1 BETWEEN THE CITY OF CLINTON AND GARVER, LLC.**

**WHEREAS**, on March 20, 2024 the City of Clinton approved an Agreement with Garver, LLC for engineering consulting services for wastewater projects; and

**WHEREAS**, on December 17, 2024 the City of Clinton approved Task Order No. 1 for the evaluation and design of new screening and grit removal facilities; and

**WHEREAS**, the City desires to issue Amendment No. 1 to Task Order No 1;

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

**Section 1.** Task Order No. 1 – Amendment No. 1 (attached), which shall not exceed a total of One Hundred Fifty-Nine Thousand Seven Hundred Dollars and Zero Cents (\$159,700.00) is hereby approved.

**Section 2.** The City Administrator is hereby authorized to execute said Amendment on behalf of the City of Clinton.

Read and passed this \_\_\_\_ day of \_\_\_\_\_, 2025.

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

ATTEST

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

**TASK ORDER NO. 1 – AMENDMENT NO. 1**

**Clinton Wastewater Treatment Plant Screening and Grit Removal Improvements**

This Proposal for Services ("PROPOSAL") pertains to an Engineer Services Agreement by and between the City of Clinton, ("CITY"), and Garver, LLC ("ENGINEER"), dated March 20, 2024, ("the Agreement"). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Proposal shall not be binding until it has been signed by both parties. Upon execution, this Proposal shall supplement the Agreement as it pertains to the project described below. All terms of the Agreement shall apply to this Proposal.

**PROPOSAL FOR SERVICES: Amendment No. 1 to Task Order No. 1**

**PROJECT NAME:** Clinton Wastewater Treatment Plant Screening and Grit Removal Improvements

**PART 1.0 PROJECT DESCRIPTION**

The planned improvements include the evaluation and design of new screening and grit removal facilities. This amendment will add design coordination and construction administration services for the work associated with the screening and grit removal facilities. Design coordination includes coordination with the contractor, while construction administration services covers submittal reviews, additional progress meetings, RFIs and change orders specific to the design under this task, O&M Manual preparation and start up training.

**PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER IN ADDITION TO THE ORIGINAL SCOPE:**

See attached Scope of Services: EXHIBIT A

**PART 3.0 FEE ESTIMATE**

The total price for services to be performed will be hourly not to exceed One hundred fifty nine thousand, seven hundred dollars (\$159,700.00), per attached EXHIBIT B, except by amendment.

This Proposal for Services is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

OWNER:

City of Clinton

ENGINEER:

Garver, LLC

BY:

\_\_\_\_\_  
\_\_\_\_\_

BY:

\_\_\_\_\_  
\_\_\_\_\_

NAME:

Christina A. Maggi

TITLE:

City Administrator

ADDRESS:

105 E. Ohio

Clinton, MO 64735

NAME:

\_\_\_\_\_

TITLE:

\_\_\_\_\_

ADDRESS:

7509 NW Tiffany Springs Pkwy

Ste. 200

Kansas City, MO 64153



EXHIBIT A  
(SCOPE OF SERVICES)  
AMENDMENT 1 TO TASK ORDER NO. 1

**1. GENERAL**

Generally, this scope of services is an amendment to the original contract for the Clinton Wastewater Treatment Plant Screening and Grit Removal Improvements in Clinton, MO. It includes coordination with the contractor, submittal review, RFIs, Change Orders, O&M Manual development and training, and construction administration services. The following scope of services will be in addition to the scope of services in the original Task Order No. 1.

**2. TASK I - DESIGN COORDINATION**

- A. Engineer will furnish 50% draft plans and specifications to the contractor for preliminary cost and design coordination. Engineer will schedule one (1) virtual coordination meeting with the contractor and the City to review the documents and discuss any comments or concerns. Engineer will prepare meeting minutes documenting all items discussed and distribute them to all attendees.
- B. Engineer will coordinate with the contractor on the prepurchase of major equipment, including bar screen, grit pump, mixer, and classifier, following the 50% review of the plans and specifications, to help expedite construction.
- C. Engineer will furnish 100% plans and specifications for inclusion as a change order to the existing Wastewater Treatment Plant Improvements Project. Engineer will schedule one (1) additional virtual coordination meeting with the contractor and the City to review final feedback. Engineer will prepare meeting minutes and distribute them to all attendees.
- D. Engineer will incorporate minor design adjustments requested by the contractor or owner, provided they do not materially alter the scope, intent, or performance of the project. Should the contractor propose modifications that result in a significant change to the project scope or significant redesign from value engineering reviews, Engineer will notify the City and request written authorization before proceeding with any additional design services beyond the original scope.

**3. TASK II - CONSTRUCTION ADMINISTRATION SERVICES**

During the construction phase of work, Engineer will accomplish the following Construction Administration tasks for the Grit and Bar Screen Improvement project:

- A. Attend up to six (6) virtual progress/coordination meetings with the Owner/Contractor.
- B. Evaluate and respond to up to 35 construction material submittals and shop drawings relating to the Clinton Wastewater Treatment Plant Screening and Grit Removal Improvements project. Corrections or comments made by Engineer on the shop drawings during this review will not relieve Contractor from compliance with requirements of the drawings and specifications. The check will only be for review of general conformance with the design concept of the Project and general compliance with the information given in the contract documents. The Contractor will be responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe and satisfactory manner. Engineer's review shall not constitute approval of safety precautions or constitute approval of construction means, methods, techniques, sequences, procedures, or assembly of various components. When certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, either directly or implied for a complete and workable system, Engineer shall be



- entitled to rely upon such submittal or implied certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents.
- C. Issue instructions to the Contractor on behalf of the Owner and issue necessary clarifications (respond to up to fifteen (15) RFIs) regarding the Clinton Wastewater Treatment Plant Screening and Grit Removal construction contract documents.
  - D. When authorized by the Owner, prepare change orders for changes in the work from that originally provided for in the construction contract documents. If redesign or substantial engineering or surveying is required in the preparation of these change order documents, the Owner will pay Engineer an additional fee to be agreed upon by the Owner and Engineer.
  - E. Participate in final Project observation, prepare punch list, review final Project closing documents, and submit final pay request.
  - F. Provide record drawings incorporating any change orders, field changes, and Contractor revisions.
  - G. O&M Manual and Startup Training: Engineer will develop an O&M manual for the designed new improvements and conduct an in person classroom training session over two (2) six hour days with Owner's staff covering the O&M Manual. The O&M manual will include the following items for each new process that is scoped for improvements in this project:
    - a. Process Description and Flow Diagrams
    - b. Equipment Information
    - c. Process Control Description
    - d. Troubleshooting list
    - e. Equipment O&M Information (As submitted by the Contractor)

#### **4. PROJECT DELIVERABLES**

The following will be submitted to the Owner or Contractor, or others as indicated, by Engineer:

- A. 50% draft plans and specifications to Contractor for cost estimating purposes and procurement of major equipment.
- B. 100% plans and specifications to Contractor for official Change Order.
- C. One PDF and one hard copy of approved shop drawings/submittals, RFIs and O&M manuals from the Contractor.
- D. One hard copy set of Record Drawings and Specifications.
- E. Electronic files as requested.

#### **5. EXTRA WORK**

The following items are not included under this Agreement but will be considered as extra work:

- A. Redesign for the Owner's or Contractor's convenience or due to changed conditions after previous alternate direction and/or approval.
- B. Submittals or deliverables in addition to those listed herein.
- C. Services after construction, such as warranty follow-up, operations support.
- D. Services necessitated by errors, omissions, or inaccuracies in information provided or specified by Owner or a separate consultant of Owner, including the Contractor(s).
- E. Environmental Information Document.
- F. Asbestos investigation or remediation plan.
- G. Construction materials testing.
- H. Full or part time construction observation or inspection
- I. Review on monthly contractor pay applications
- J. Survey, property boundary survey, easement research services or bathymetric survey outside that identified in this scope of services.



- K. Easement coordination or easement documents.
- L. SSES, I&I analysis, and/or sewer system survey.
- M. Design of improvements off-site.
- N. Utility relocation coordination or design.
- O. Hydraulics and hydrology for floodway No-Rise Certification and Individual 404 permit.
- P. Preparation of a Storm Water Pollution Prevention Plan (SWPPP).
- Q. Environmental Handling and Documentation beyond a categorical exclusion (CatEx), including wetlands identification or mitigation plans or other work related to environmentally or historically (culturally) significant items.
- R. Floodplain delineation and coordination with FEMA and preparation/submittal of a CLOMR and/or LOMR.
- S. Perform work on an application for a new discharge permit or a major permit amendment.
- T. Jar Testing Services.
- U. Sampling Services.
- V. Additional meetings beyond those identified in the scope.
- W. Software licenses.

Extra Work will be as directed by the Owner in writing for an addition fee as agreed upon by the Owner and Engineer.

#### 6. SCHEDULE

Engineer shall begin work under this Agreement within ten (10) days of a Notice to Proceed and shall endeavor to complete the work in accordance with the estimated schedule below:

Phase Description	Estimated Calendar Days
50% Design Coordination	60 days from Owner Approval of Final Design 50% Submittal
100% Design Coordination	30 days from Owner Approval of 100% Design Submittal
Construction Admin Services	270 days from approval of Change Order



## **Exhibit B**

**City of Clinton, MO**

**Amendment 1 - Task Order 1 Wastewater Treatment Plant  
Screening and Grit Removal Improvements**

### **FEE SUMMARY**

<b>Basic Services Section</b>	<b>Estimated Fees</b>
Design Coordination	\$ 63,502.00
Construction Administration	\$ 96,198.00
<b>Subtotal for Basic Services</b>	<b>\$ 159,700.00</b>
 <b>Total All Services</b>	 <b>\$ 159,700.00</b>

**RESOLUTION NO. 16-2025**

**A RESOLUTION OF THE CITY COUNCIL OF CLINTON, MISSOURI APPROVING AMENDMENT 10 TO AN AGREEMENT BETWEEN THE CITY OF CLINTON AND HDR ENGINEERING, INC. FOR ENGINEERING CONSULTING SERVICES FOR WASTEWATER PROJECTS.**

**WHEREAS**, the City of Clinton entered into an Agreement dated April 6, 2010, with HDR Engineering, Inc. for engineering consulting services for wastewater projects; and

**WHEREAS**, the City of Clinton and HDR Engineering, Inc. desire to approve Amendment 10 to said Agreement;

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

**Section 1.** Amendment 10 to the Agreement with HDR Engineering, Inc. (attached) is hereby approved.

**Section 2.** The Mayor is hereby authorized to execute Amendment 10 on behalf of the City of Clinton.

Read and passed this \_\_\_\_ day of \_\_\_\_\_, 2025.

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

ATTEST

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

AMENDMENT 10 TO AGREEMENT  
FOR  
ENGINEERING SERVICES

WHEREAS:

HDR ENGINEERING, INC. ("HDR") entered into an Agreement on April 6, 2010 to perform engineering services for City of Clinton, Missouri ("OWNER");

NOW, THEREFORE, HDR and City of Clinton, Missouri do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged other than those sections and exhibits listed below;

Section I-1.1 shall be amended for an additional one-year period beginning July 1, 2025:

Section III shall be replaced with the following:


Exhibit "C-1" lists the hourly rate ENGINEER shall use to develop the estimated fee for each Task Order.

Exhibit C-1 shall be updated with the Hourly Rate Sheet for July 1, 2025 – January 1, 2026.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year written below:

HDR ENGINEERING, INC. ("HDR")

City of Clinton, Mo ("Owner")

By: 

By: \_\_\_\_\_

Title: Senior Vice President

Title: \_\_\_\_\_

Date: 07/18/2025

Date: \_\_\_\_\_

**HDR Engineering, Inc.  
Exhibit C - 2025 Hourly  
Billing Rates**

**City of Clinton, Missouri  
Effective 7/1/2025-7/1/2026**

Billing rates will be updated on an annual basis. Employees may move within categories at any time throughout the year based on any salary adjustments incurred by employees. The rates listed below do not include reimbursable expenses.

<b>Description</b>	<b>Billing Rate/Hour</b>
Technical Specialist/Senior Project Manager III	\$325
Technical Specialist/Senior Project Manager II	\$300
Technical Specialist/Senior Project Manager I	\$285
Project/Design Manager V	\$265
Project/Design Manager IV	\$245
Project/Design Manager III	\$220
Project/Design Manager II	\$195
Project/Design Manager I	\$175
Engineer/Architect/Designer X	\$275
Engineer/Architect/Designer IX	\$260
Engineer/Architect/Designer VIII	\$240
Engineer/Architect/Designer VII	\$225
Engineer/Architect/Designer VI	\$210
Engineer/Architect/Designer V	\$190
Engineer/Architect/Designer IV	\$170
Engineer/Architect/Designer III	\$155
Engineer/Architect/Designer II	\$140
Engineer/Architect/Designer I	\$130
Cadd/BIM Manager II	\$240
Model Manager II/Cadd/BIM Manager I	\$225
Model Manager I/Cadd/GIS Technician VII	\$200
Cadd/GIS Technician VI	\$185
Cadd/GIS Technician V	\$170
Cadd/GIS Technician IV	\$155
Cadd/GIS Technician III	\$140
Cadd/GIS Technician II	\$120
Cadd/GIS Technician I	\$100
Environmental/Water Quality Scientist/Modeler V	\$250
Environmental/Water Quality Scientist/Modeler IV	\$210
Environmental/Water Quality Scientist/Modeler III	\$180
Environmental/Water Quality Scientist/Modeler II	\$150
Environmental/Water Quality Scientist/Modeler I	\$120
Survey Manager	\$200
Construction Manager	\$235
Survey Technician/Construction Inspector VI	\$210
Survey Technician/Construction Inspector V	\$180
Survey Technician/Construction Inspector IV	\$155
Survey Technician/Construction Inspector III	\$140
Survey Technician/Construction Inspector II	\$125
Survey Technician/Construction Inspector I	\$100
Public Involvement/Communications/Graphic Designer V	\$250
Public Involvement/Communications/Graphic Designer IV	\$210
Public Involvement/Communications/Graphic Designer III	\$175
Public Involvement/Communications/Graphic Designer II	\$150
Public Involvement/Communications/Graphic Designer I	\$125
Engineering Support Staff IV	\$175
Engineering Support Staff III	\$150
Engineering Support Staff II	\$130
Engineering Support Staff I	\$110
Admin Assistant	\$95
<b>Direct Expenses</b>	
Personal Vehicle Mileage	CURRENT IRS RATE
Fleet Vehicle Mileage	\$0.75/mile
Printing	AT COST
Travel	AT COST
Subconsultants	AT COST

**RESOLUTION NO. 17-2025**

**A RESOLUTION OF THE CITY COUNCIL OF CLINTON, MISSOURI APPROVING AMENDMENT NO. 4 TO TASK ORDER NO. 13 BETWEEN THE CITY OF CLINTON AND HDR ENGINEERING, INC.**

**WHEREAS**, the City of Clinton entered into an Agreement dated April 6, 2010, with HDR Engineering, Inc. for engineering consulting services for wastewater projects; and

**WHEREAS**, said Agreement was subsequently amended, most recently with Amendment 10, on August 5, 2025; and

**WHEREAS**, on October 6, 2018, Task Order No. 13, for HDR to provide engineering services for the Wastewater Treatment Plant Improvement Project, was fully executed by the City of Clinton and HDR Engineering; and

**WHEREAS**, the City desires to issue Amendment No. 4 to Task Order No. 13;

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

**Section 1.** Amendment No. 4 to Task Order No. 13 (attached), which shall not exceed a total of Thirty-Four Thousand Two Hundred Eighty Dollars and Zero Cents (\$34,280.00), is hereby approved.

**Section 2.** The Mayor is hereby authorized to execute said Amendment No. 4 to Task Order No. 13 on behalf of the City of Clinton.

Read and passed this \_\_\_\_ day of \_\_\_\_\_, 2025.

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

ATTEST

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

AMENDMENT NO. 4 TO TASK ORDER NO. 13  
FOR  
ENGINEERING SERVICES

WHEREAS:

HDR ENGINEERING, INC. ("HDR") entered into Task Order No. 13 on October 6, 2018 to perform engineering services for City of Clinton, Missouri ("OWNER");

The OWNER desires to amend this Task Order in order for HDR to perform services beyond those previously contemplated;

HDR is willing to amend the Task Order and perform the additional engineering services.

NOW, THEREFORE, HDR and OWNER do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged other than those parts and exhibits listed below;

Add Part 2.7 as follows:

2.7 ENGINEER will perform the additional construction administrative services to include:

- a. Meet onsite with City and Contractor to observe concrete heave and obtain concurrence on the concrete repair approach.
- b. Prepare plans sheets (2) with details for concrete repair and replacement of concrete sections that have heaved in the floor of the existing East Sludge Holding Basin. Includes quality control review of deliverable.
- c. Review Contractor's change proposal request and develop contract change order document for execution by City and Contractor.

Part 4.0 shall be amended to read as follows:

- PART 4.0 PAYMENTS TO ENGINEER: Owner shall pay the ENGINEER for services rendered on a monthly basis up to the amount shown in Exhibits A, B, C, D and E.
- Owner shall pay the ENGINEER for services rendered for Amendment 4 on a monthly basis up to the amount shown in Exhibit F.

Add Exhibit E – Amendment 4, enclosed.

Exhibit A, B, C, D and E per previous amendments remain unchanged.

Part 5.0 PERIOD OF SERVICE shall be amended to add the following:

Task 2.7 Additional Construction Administration Services related to this amendment shall  
be complete within 120 days of approval of this amendment.

Unless otherwise stated in this Agreement, the compensation for ENGINEER'S services have been agreed to in anticipation of the orderly and continuous progress of the project through completion. If any specified dates for the completion of ENGINEER'S services are exceeded through no fault of the ENGINEER, the time for performance of those services shall be automatically extended for a period which may be reasonably required for their completion and all amounts of ENGINEER'S compensation shall be equitably adjusted.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year written below:

City of Clinton, MO

"OWNER"

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

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

HDR Engineering, Inc. ("HDR")

"Engineer"

BY: \_\_\_\_\_

NAME: Cory Imhoff, PE

TITLE: Senior Vice President

DATE: 07/18/2025



**EXHIBIT F - AMENDMENT 4**  
**City of Clinton, Wastewater Plant Improvements**  
**Scope and Fee**

	Staff Name	Fleming, S	Wiseman, D	Hopson, A	DeCou, C	Davies, A	Keyhill, P	Total HDR Hours	HDR Expenses	Total
	Project Role	PM	Sr Structural PE	Structural PE	ADMIN	ACCT	CADD TECH			
	Billing Rate	\$245	\$325	\$225	\$110	\$150	\$155			
Int #	TASKS									
	<b>Task F - Additional Construction Services - Change Order #2 - East Sludge Holding Basin Concrete Repair/Replacement</b>									
1	Meeting onsite with City, Contractor and Alliance Water Resources	2	2	2	0	0	0	6	\$270	\$1,860
2	Design consisting of developing 2 plan sheets with details for the repair and replacement of sections of concrete floor in the East Sludge Holding Basin that have heaved and cracked	10	22	46	3	3	60	144	\$25	\$30,055
3	Review Contractor's change proposal request, and develop a change order document for City's review and execution	4	2	2	1	1		10	\$25	\$2,365
	Subtotal Hours	16	26	50	4	4	60	160		
	Subtotal Dollars	\$3,920	\$8,450	\$11,250	\$440	\$600	\$9,300		\$320	\$34,280
	<b>Total Task F</b>									<b>\$34,280</b>

Estimated Amendment 4 Fee

\$34,280





July 8, 2025  
City of Clinton

RE: 2026 Budget and Service Agreement

Dear Council Member:

Attached is the Draft 2026 Memorandum of Agreement for review.

As requested, we have prepared a 5- year and 10-year option for review. Both options include a 3.3% increase for the FYE 2026 budget and include an increase to \$30,000 of the chemical purchase limit. Please review the options provided below.

If you have any questions, please feel free to contact me at 636-744-6158

Sincerely,

A handwritten signature in black ink that reads "Dustin Sterling". The signature is written in a cursive style.

Dustin Sterling  
Regional Operations Manager  
Alliance Water Resources, Inc

Cc:

Erica Bogenpohl, Senior Operations Manager  
Josh Duncan, Director of Operations

ALLIANCE WATER RESOURCES BUDGET  
Internal Use Only

**CLINTON DIV 04**

October 1, 2025 to September 30, 2026

	BUDGET FYE	BUDGET FYE	TOTALS	%
	2025	2026	DIFF.	DIFF.
Salary & Wages	\$337,888	\$343,773	5,885	1.74%
Employee Benefits	\$111,289	\$104,990	(6,299)	-5.66%
Office Expense	\$7,900	\$8,125	225	2.85%
Travel	\$12,800	\$11,950	(850)	-6.64%
Electricity	\$0	\$0	0	
Repair Expense	\$60,000	\$60,000	0	0.00%
Chemical Expense	\$22,000	\$30,000	8,000	36.36%
Materials & Supplies	\$12,100	\$9,850	(2,250)	-18.60%
Outside Services	\$10,300	\$12,800	2,500	24.27%
Equipment & Insurance	\$36,343	\$49,536	13,193	36.30%
Miscellaneous	\$1,200	\$1,050	(150)	-12.50%
General & Administrative and Management Fee	\$162,132	\$167,510	5,378	3.32%
<b>TOTAL CONTRACT SERVICE BUDGET</b>	<u>\$773,952</u>	<u>\$799,584</u>	25,632	3.31%
<b>MONTHLY</b>	<u>\$64,496</u>	<u>\$66,632</u>	2,136	3.31%

5 YR.

## MEMORANDUM OF AGREEMENT

This Memorandum of Agreement has been entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and between the City of Clinton, Missouri, a municipal corporation ("hereinafter referred to as "City"), and Alliance Water Resources, Inc., (hereinafter referred to as "Alliance").

This Memorandum of Agreement has as its purpose to modify the initial Professional Services Agreement dated September 15, 2020, to establish Alliance's Base Fee for the period of October 1, 2025, through September 30, 2026 (6.1), and an extension of the terms of this Agreement (9.1).

The Professional Services Agreement is modified as follows:

- 6.1 City shall pay Alliance an Annual Base Fee of \$799,584 (\$66,632 per month) beginning October 1, 2025. The Annual Repair Limit for the period beginning October 1, 2026, shall be \$60,000 and the annual Chemical Limit for this period shall be \$30,000. The Repair and Chemical Limits are included in the Alliance Base Fee.**
- 9.1 This Agreement shall become effective on the 1<sup>st</sup> day of October, 2025, and shall remain in effect through the 30<sup>th</sup> day of September, 2030, subject to annual appropriation of funds by the City. If the City appropriates funds for operation and/or maintenance of the City System, this Agreement shall remain in full force and effect. Such appropriation is at the City's sole discretion.**

This Amendment becomes effective on October 1, 2025. All other terms and conditions of the Professional Services Agreement dated the 15<sup>th</sup> day of September 2020 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the first date written above.

Authorized Signature

Authorized Signature

\_\_\_\_\_  
President  
Alliance Water Resources, Inc.

\_\_\_\_\_  
Mayor  
City of Clinton

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

ATTEST:

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
City Clerk



10 YR.

## MEMORANDUM OF AGREEMENT

This Memorandum of Agreement has been entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and between the City of Clinton, Missouri, a municipal corporation ("hereinafter referred to as "City"), and Alliance Water Resources, Inc., (hereinafter referred to as "Alliance").

This Memorandum of Agreement has as its purpose to modify the initial Professional Services Agreement dated September 15, 2020, an addendum of the Scope of Services (5.17), to establish Alliance's Base Fee for the period of October 1, 2025, through September 30, 2026 (6.1), and an extension of the terms of this Agreement (9.1).

The Professional Services Agreement is modified as follows:

- 5.17 Alliance shall prepare a 15-year Inflow and Infiltration Improvement Plan at no additional fee. The I&I plan will be prepared and certified by a professional engineer and submitted to the Missouri Department of Natural Resources.
- 6.1 City shall pay Alliance an Annual Base Fee of \$799,584 (\$66,632 per month) beginning October 1, 2025. The Annual Repair Limit for the period beginning October 1, 2025, shall be \$60,000 and the annual Chemical Limit for this period shall be \$30,000. The Repair and Chemical Limits are included in the Alliance Base Fee.
- 9.1 This Agreement shall become effective on the 1<sup>st</sup> day of October, 2025, and shall remain in effect through the 30<sup>th</sup> day of September, 2035, subject to annual appropriation of funds by the City. If the City appropriates funds for operation and/or maintenance of the City System, this Agreement shall remain in full force and effect. Such appropriation is at the City's sole discretion.

This Amendment becomes effective on October 1, 2025. All other terms and conditions of the Professional Services Agreement dated the 15<sup>th</sup> day of September 2020 shall remain in full force and effect.

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Authorized Signature

Authorized Signature

\_\_\_\_\_  
President  
Alliance Water Resources, Inc.

\_\_\_\_\_  
Mayor  
City of Clinton

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

ATTEST:

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
City Clerk

Updated 7/16/25

### Priority listings for road repair/replacement

#### Construction =

- Price Lane
- Vansant
- Rives Rd. Bridge
- Deer Creek Circle (Shadow Hills)
- Latex overlay on Urich Bridge
- Square sidewalk repair including ADA ramps

#### Mill and Fill =

- 3<sup>rd</sup> street (Green to Ohio & Ohio to Henry)
- Main St. (Ohio to Henry) – **Coordinate with HCWC to relocate water line**
- Allen St. (Second St. to Main St.)
- Grandriver St. ( 7<sup>th</sup> St. to 3<sup>rd</sup> St.) – **Coordinate with HCWC to relocate water line** Water St. (Rogers St. to Magnolia)
- Water St. (from Bridge to Mill St.)
- Washington St. (College St. to Oak St.)
- Carter St. (Franklin St. to Grandriver St.) – **Coordinate with HCWC to relocate water line**

#### Micro surface =

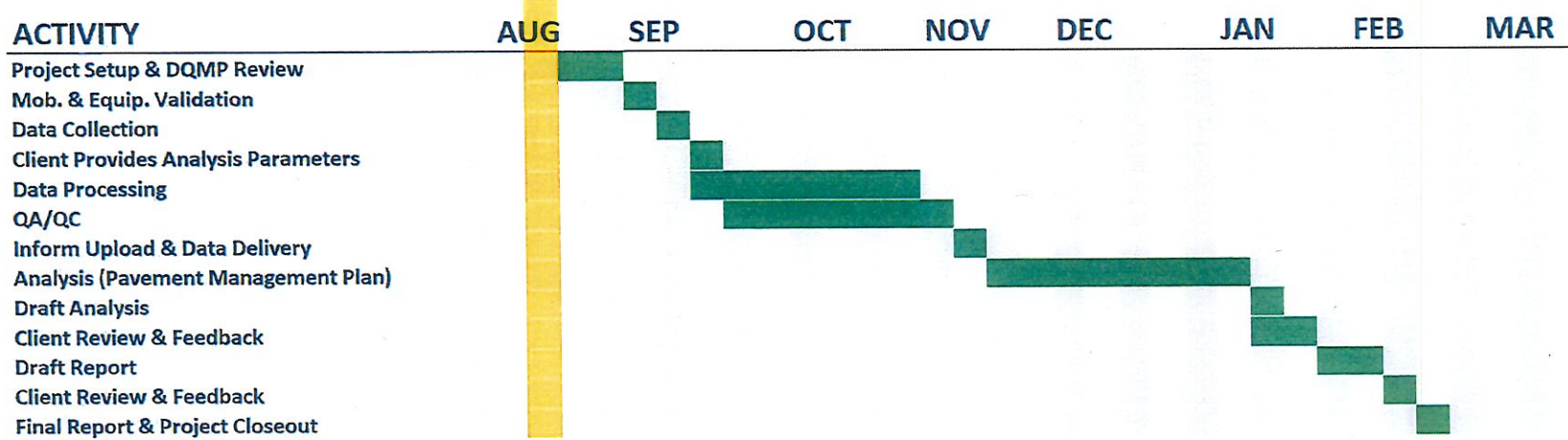
- Second St. (7 Hwy to Conservation Dept.) (need striping plan)
- Sedalia St. (Price Lane to 2<sup>nd</sup> St.)
- Hudson St. (Allen St. to Dead End)
- Hormeyer St. (Artesian St. to Calvird)
- Christopher Dr. (Gaines to Antioch)
- Swisher (Antioch to Dead End)

Some of the listed items will require prior maintenance by the Street Department and work is not listed by priority, just as priority items needing work.

Possible const/mill = Pawnee, Kansas Ave.

## IMS Roadway Analysis Project

### Services Project Schedule





City of  
**Clinton**  
MISSOURI

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

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

Tuesday, August 5, 2025 • 5:30 p.m.

Present:

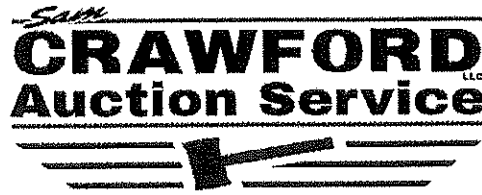
COMMITTEE MEMBERS: ☐ Austin Jones ☐ Greg Shannon ☐ Brenda Elliott

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

☐ Deputy Police Chief John Scott

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

1. Request from Chase Crawford, Crawford Auction Service
2. Resignation letter from Firefighter



**Crawford Auction Service, LLC**  
116 E. Oak St., Clinton, MO 64735  
Phone: 417-399-1904 | Email: chase@crawfordauctionservice.com

**Subject: Request for Administrative Support During Business Closure at 116 E. Oak Street**

**To:**  
Christy Maggi, City Administrator  
Clinton City Hall

**CC:**  
City Council Members  
Fire Chief Manuel  
Codes Enforcement Officer

Dear Ms. Maggi and Esteemed Council Members,

Thank you for your continued service to the City of Clinton. I'm writing not in protest, but in the spirit of transparency and goodwill, as I move to responsibly close my business at 116 E. Oak Street — the warehouse location of Crawford Auction Service's online auction division.

Due to recent fire code enforcement regarding our sprinkler systems, and the high costs associated with bringing them into full compliance, we've made the decision to permanently shut down the business. While we do not contest the authority of the Fire Department to enforce code, the costs associated with compliance were not financially viable for a business of our size and margin.

As a result, we have:

- Terminated all staff
- Ceased new consignments as of July 1, 2025
- Focused solely on fulfilling obligations to existing consignors
- Scheduled to be fully vacated by September 15, 2025

This is not a request to continue operating commercially. The decision to close is final. However, we respectfully ask for \*\*administrative support to complete our wind-down



through September 15th without citation\*\*. Our goal is simply to fulfill obligations to consignors who relied on our services before this matter arose.

Unfortunately, our request for a brief extension was denied by the Fire Department, and we've been informed that citations will begin this month, with additional penalties issued every two weeks. We hope the City might consider offering support or flexibility in this regard — to ensure a clean, respectful closure without adding legal pressure during a final wind-down.

If citations begin mid-process, it may prevent us from liquidating all customer property in a lawful and organized way — something we feel would not serve our clients, our company, or the City.

We have done our best to act with professionalism throughout this process:

- Our facility is closed to the public
- On-site activity is limited to a skeleton crew
- Fire lanes and exits are unobstructed and accessible
- We are willing to submit to inspections and provide regular updates

I have retained legal counsel to ensure full compliance and documentation, and to assist us in exiting properly.

Should our paths cross again — whether with a future business venture or community contribution — I hope this experience will be remembered not as an attempt to avoid responsibility, but as a demonstration of our commitment to integrity, safety, and cooperation under challenging circumstances.

Thank you again for your time and consideration.

Sincerely,



Chase Crawford  
Crawford Auction Service

The purpose of the letter is to regretfully inform the City of Clinton that I, AJ Parker, am resigning from my position of Firefighter/EMT. The reason is due to higher pay and closer to home. My last day will be August 2<sup>nd</sup> of 2025.

Thank you,

A handwritten signature in black ink, appearing to be 'AJ Parker', with a large, stylized loop at the end.

AJ Parker



City of  
**Clinton**  
MISSOURI

## **FINANCE COMMITTEE OPEN MEETING AGENDA**

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

Tuesday, August 5, 2025 • 5:30 p.m.

Present:

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

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

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

1. Cloy Estates Phase III



...BUILDING COMMUNITIES, BUILDING HOMES

August 1, 2025

To: Clinton Missouri Finance Committee  
RE: Proposed Cloy Estates Phase III Development

Finance Committee Members:

MBL Development Co. is currently working on its application for funding to the Missouri Housing Development Corporation (MHDC) to build a 28-unit affordable senior housing project (Cloy Estates Phase III). The proposed project will be located next the previous two phases on DZF Road. The application is competitive application process judged by a scoring system. The projects viability is solely based on being awarded funding from MHDC for the construction of the project. We will be competing against other projects in the rural markets in which the each city has the opportunity to enhance the likelihood of being awarded by not only having full support of the project, but by helping out with the scoring.

Last year in the New Construction Rural Market category there were 12 applications and only 2 received funding. We applied last year for Cloy Estates Phase III and scored 134 points and was not awarded. The 2 projects that did receive funding scored 140 points and 137 points (see Exhibit A).

As we are trying to put our best foot forward to put together the most competitive application possible in order to be awarded, we are looking for extra points that will increase ours and the City of Clinton's chances on being awarded.

As shown on Exhibit B Under Use of Resources, one of the scoring categories from the MHDC scoring system offers three (3) points for proposals that include local government support. There are various ways the City of Clinton can help us get those three points. One is through a tax exemption, and the other is Fee Waivers. Additionally, in order to receive the three points it must be documented through a passed resolution from the City of Clinton

MBL is asking the finance committee to kindly grant and support one of those options in order to receive an additional three points. Based on the construction costs of the project the building permit and water tap fees would equate to approximately \$23,000 in fee waivers. The other alternative would be a property tax abatement which would adhere no cost at all to the city.

We look forward to discussing with the Committee and answering any further questions at the Committee meeting on Tuesday the 5<sup>th</sup>.

Sincerely,

Kim & Ryan Lingle

# Exhibit A

2024-2025 Missouri Applications Received- Rural New Construction- 12 Applications; 2 Awarded

Number	Development Name	Developer	City	County	New/Rehab	Occupancy	Total Points	Awarded? Yes/No
25-023	Meadows of Fredericktown	RCH Development & Madison County Aff Partners	Fredericktown	Madison	New Construction	Family	140	Yes
25-003	Lamar Senior Villas	MBL Development Co	Lamar	Barton	New Construction	Senior 55+	137	Yes
25-066	Teal Lake Village II	Holden Communities	Mexico	Audrian	New Construction	Family	135	No
25-010	Cloy Estates Phase III	MBL Development Co	Clinton	Henry	New Construction	Senior 55+	134	No
25-054	Quail Ridge	North East Community Action Group	Unicorp Lincoln Count	Lincoln	New Construction	Senior 55+	134	No
25-065	Summer Springs Landing	Greenway Housing Solutions	El Dorado Springs	Cedar	New Construction	Family	133	No
25-001	Cedar Ridge Apts Phase II	Mid Continent Equity Holdings, LLC	Stockton	Cedar	New Construction	Family	132	No
25-015	Rock Island Villas	LRG Consulting & Development	Eldon	Miller	New Construction	Family	131	No
25-047	Parkview Terrace II	Terravest Development	Kirksville	Adair	New Construction	Family	129	No
25-038	Donnelly Crossing	Ring Property Company	Branson	Tanry	New Construction	Senior 55+	128	No
25-051	Timberview Crossing	Turnberry Developers	Warrensburg	Johnson	New Construction	Senior 55+	128	No
25-009	Prosperity Pointe	RCH Development	Sikeston	Scott	New Construction	Family	122	No



Exhibit B

Greater than 10%

5

- b. Family sites that meet the requirements of an Opportunity Area as described within this Plan will be awarded seven (7) points.
2. Developments located in rural underserved counties as defined by MHDC will receive five (5) points. Counties that qualify as MHDC designated rural underserved counties will be published on MHDC's website.

**Preservation****0 - 15 points**

Development proposals that qualify and meet the requirements for the Preservation priority will be awarded points based on the table below, development proposals will only earn points in the highest-scoring category eligible.

Preservation Development	Points
Located in Kansas City or St. Louis regions	10
Located in MSA-Rural or Rural regions	12
Development is existing USDA-RD property	15

**USE OF RESOURCES****Leveraged Funds****0 - 10 points**

Applicants may submit a development proposal that meets one or both of the below scoring criteria, as detailed in sections a. and b., for a maximum of 7 points available in this category. Proposals that include federal disaster recovery funds, i.e., CDBG-DR funds, will be eligible for an additional 3 points in the category, up to a total of 10 points.

- a. Development proposals that include financial investment from an unaffiliated party will be awarded points based on the table below. Eligible sources include grant funds, capital contribution funds, federal funds, state funds, or municipal funds, and will be awarded points based on the percentage of award as it relates to the Total Development Budget. MHDC resources, Historic Tax Credit equity, and private institution loans are not eligible for points in this category. To qualify for points in this category, the application must include an executed Letter of Intent, including financial commitment amount and terms.

Percentage of Leveraged Funds	Points
Greater than 2.5%	3
Greater than 5%	5
Greater than 7.5%	7

- b. Development proposals that include local government support through one of the following categories will be eligible for 3 points. The support must offset the cost of eligible development line-item(s), and the proposal may not show the applicable cost(s) as a line-item in the application. The local government support must be documented through passed resolution(s) from the local government. In addition, documentation of the financial value and valuation methodology must be included in the application, i.e., appraisal, bids, contracts.

- i. Tax exemptions, i.e., local property tax abatement, sales tax exemptions/savings

# Exhibit B (continued)

## 2026 Qualified Allocation Plan

- ii. Fee waivers: totaling at least \$50,000 or all the fees a local government can waive, whichever is lesser
- iii. Land donation: real estate owned by local government and not previously purchased from any party related to development proposal
- iv. Infrastructure improvement, i.e., utility connects, water, sewer, drainage, streets

### Federal Historic Tax Credits

5 points

Developments that have executed LOIs for Federal Historic Tax Credits will be awarded five (5) points.

### Rental Assistance

0 - 5 points

Development proposals that include committed rental assistance for at least 15% of total units are eligible for points based on the table below. Rental assistance commitments are required for a minimum of five-year terms.

Rental Assistance	Points
Developer Funded Rental Assistance Reserve	2
Project-Based Vouchers	5

#### Rental Assistance Reserve

- a) Calculated as the difference between net rent of 60% AMI units and 30% AMI rents
- b) Must be funded by developer through Developer Fee
- c) Reserve must stay with development until it is depleted

#### Project-Based Vouchers

- a. Vouchers committed from Rural Development, HUD, or local Public Housing Authority
- b. Written commitment from eligible entity

### Credit Efficiency

0 - 7 points

Applications will be awarded points for credit efficiency based on the eligible LIHTC amount per LIHTC bedroom using the criteria below. Applications will be divided into four categories: (1) Family New Construction; (2) Senior New Construction; (3) Family Rehab; and (4) Senior Rehab. A "safe harbor" will be determined for each category. The Average Eligible LIHTC amount per LIHTC bedroom will be determined for each category based on the eligible LIHTC amount per LIHTC bedroom data in the submitted applications under this QAP. The Safe Harbor for each category is 10% above and 10% below the Average Eligible LIHTC amount per LIHTC bedroom for each respective category. Applications will be scored as follows:

Credit Efficiency	Points
Eligible LIHTC amount per LIHTC bedroom is ABOVE the Safe Harbor	0
Eligible LIHTC amount per LIHTC bedroom is WITHIN the Safe Harbor	3
Eligible LIHTC amount per LIHTC bedroom is BELOW the Safe Harbor	7

Please refer to the MHDC Developer's Guide for the exact method to calculate Credit Efficiency.



# CLOY ESTATES PHASE III

CLINTON, HENRY COUNTY, MISSOURI

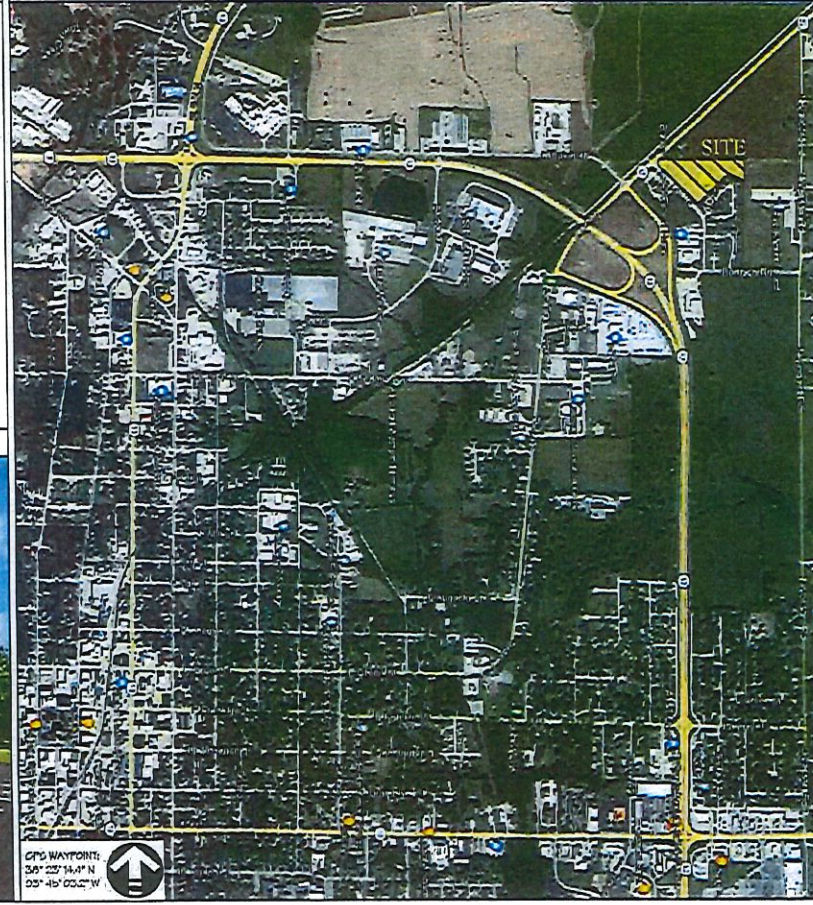
## INDEX TO DRAWINGS

- APP 0 COVER SHEET
- APP 1 UNIT & BUILDING TYPE MATRIX
- APP 2 PROPOSED SITE PLAN
- APP 3 RESIDENTIAL BUILDING FLOOR PLANS
- APP 4 RESIDENTIAL UNIT FLOOR PLANS
- APP 5 RESIDENTIAL BUILDING EXTERIOR ELEVATIONS
- APP 6 COMMUNITY BUILDING FLOOR PLAN
- APP 7 COMMUNITY BUILDING EXTERIOR ELEVATIONS
- APP 8 MAINTENANCE BUILDING FLOOR PLAN & EXTERIOR ELEVATIONS
- APP 9 SAMPLE RENDERINGS

## SAMPLE EXTERIOR RENDERING



## PROJECT LOCATION



AUGUST 2024  
4861

**Wallace**  
ARCHITECTS, LLC  
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**MBL DEVELOPMENT CO.**

**CLOY ESTATES PHASE III**  
**CLINTON, HENRY COUNTY,**  
**MISSOURI**

**APP 0**

8/19/2024 6:58:59 AM





**FIRE**  
**CLINTON, MISSOURI**

301 S. WASHINGTON ST.  
CLINTON, MO 64735  
PHONE: (660) 885-2560  
FAX: (660) 885-3117

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## Monthly Summary for July, 2025

Total training man hours:	355
Total incident man hours:	302
Apparatus and station maintenance man hours:	357
Fire inspections completed:	32
Burning permits issued:	8
Fire prevention and education programs completed:	0
Total incidents in July, 2025:	122
Total incidents for the year:	819
Total incidents this time last year:	689
Estimated dollar loss for July, 2025:	
	City: \$95,500
	Rural: \$0
	Total: \$95,500

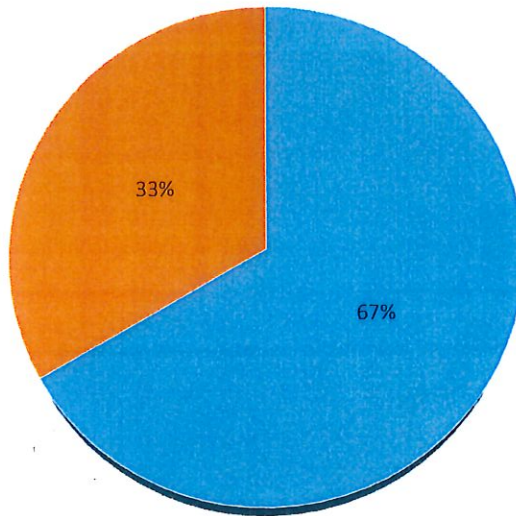


***FIRE***  
**CLINTON, MISSOURI**

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PHONE: (660) 885-2560  
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### Incident Reports by Incident Type Series, Summary

**Incident Type:** 1 - Fire



■ 111 ■ 154

111 – Building Fire

2

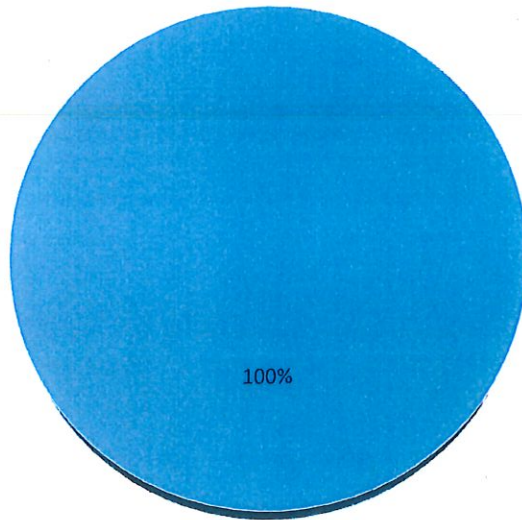
154 – Dumpster or other outside receptacle fire

1

**Total Number of calls for this Major Category:**

**3**

**Incident Type:** 2 – Overpressure Rupture, Explosion, Overheat (no fire)



■ 200

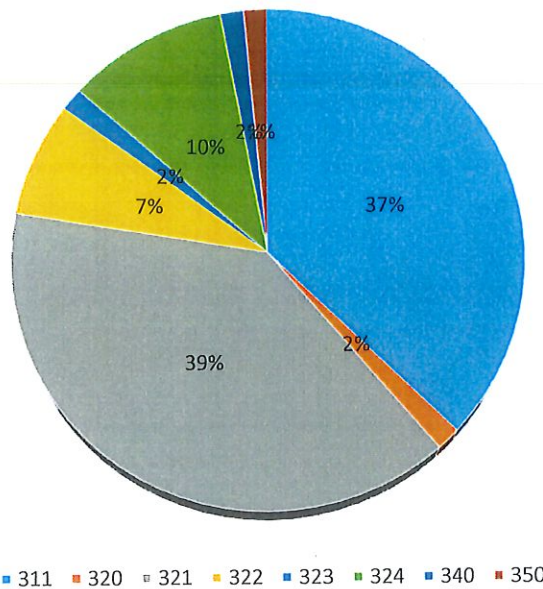
200 – Overpressure rupture, explosion, overheat other

1

**Total Number of calls for this Major Category:**

**1**

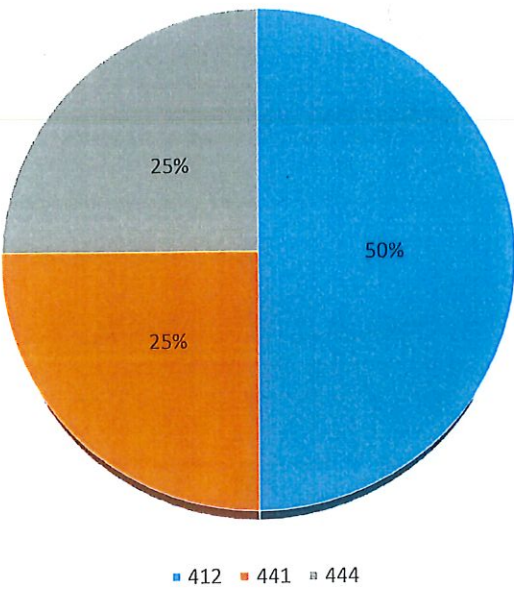
**Incident Type:** 3 - Rescue & Emergency Medical Service Incident



311 - Medical assist, assist EMS crew	25
320 - Emergency medical service incident, other	1
321 - EMS call, excluding vehicle accident with injury	26
322 - Motor vehicle accident with injuries	5
323 - Motor vehicle/pedestrian accident (MV Ped)	1
324 - Motor vehicle accident with no injuries	7
340 - Search for lost person, other	1
350 - Extrication, rescue, other	1

**Total Number of calls for this Major Category: 67**

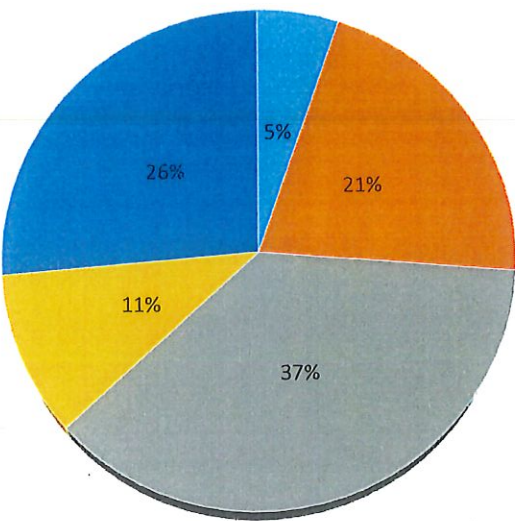
**Incident Type:** 4 – Hazardous Condition (No Fire)



412 – Gas leak (natural gas or LPG)	2
441 – Heat from short circuit (wiring), defective	1
444 – Power line down	1

**Total Number of calls for this Major Category:** 4

**Incident Type:** 5 – Service Call



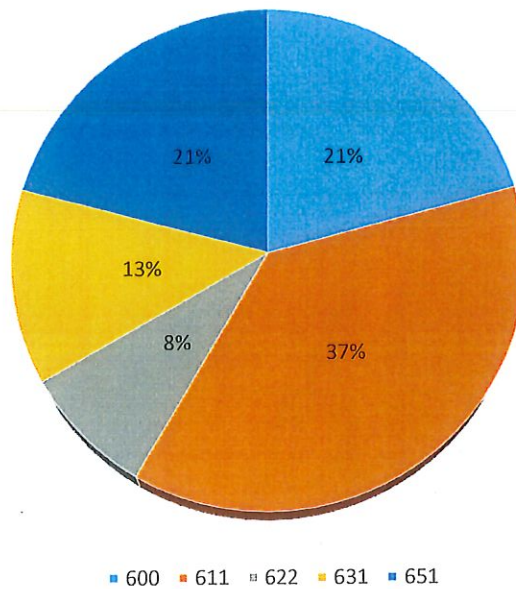
■ 531 ■ 550 ■ 553 ■ 554 ■ 561

531 – Smoke or odor removal	1
550 – Public service assistance, other	4
553 – Public service	7
554 – Assist invalid	2
561 - Unauthorized burning	5

**Total Number of calls for this Major Category:** 19



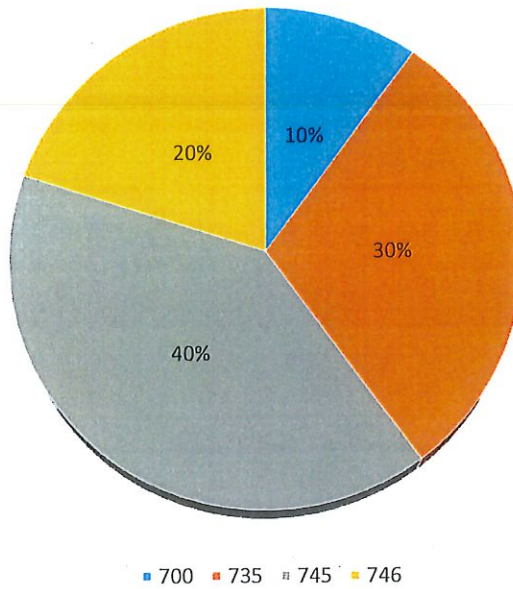
**Incident Type:** 6 - Good Intent Call



600 – Good intent call, other	5
611 – Dispatched & canceled en route	9
622 – No incident found on arrival at dispatch address	2
631 – Authorized controlled burning	3
651 – Smoke scare, odor of smoke	1

**Total Number of calls for this Major Category: 20**

**Incident Type: 7 - False Alarm & False Call**



730 – System malfunction, other	1
733 – Smoke detector activation due to malfunction	1
736 – CO detector activation due to malfunction	1
744 – Detector activation, no fire – unintentional	1
745 - Alarm system activation, no fire - unintentional	4

**Total Number of calls for this Major Category: 8**

<b>Total Number of Incidents:</b>	<b>122</b>
<b>Total Number of Incident Types:</b>	<b>29</b>





City of  
**Clinton**  
MISSOURI

## **AGENDA**

Clinton City Council Work Session Meeting  
City Hall – 105 E. Ohio Street, Clinton, MO 64735  
Wednesday, August 6, 2025 • 12:00 p.m.

### **1. Fiscal Year 2025/2026 Budget Work Session**

Follow-up on questions from previous work sessions. Finalize data and budget, to prepare for first reading at the September 2, 2025 Council Meeting.

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.