



## AGENDA

Clinton City Council Regular Meeting  
City Hall • 105 E. Ohio Street, Clinton, MO 64735  
Tuesday, January 20, 2026 • 6:00pm

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 January 6, 2026.
5. **Personal Appearances**
6. **Reports:**
  - a. David Lee - Chamber of Commerce
  - b. Larry Tucker - Economic Development Report
7. **Second Reading of Previously Read Bills:** None.
8. **Committee Reports:**
  - a. **Public Works Committee Report:**
    1. **Community Development:**
      - a. December Building Report: Info only.
      - b. End of Year Building Report: Total 2025 construction values down slightly from 2024.
    2. **Waste Water:**
      - a. Manhole Rehab: Conducted 229 manhole inspections. Rated manholes as Levels 1-3 (3 being the highest concern). 22 manholes have issues (15 at Level 3 / 7 at Level 2). AWR recommends use of OBIC product, with 25+ year life expectancy, for repairs. Prior products used for repairs i.e. epoxy, cementitious coating, are failing at 10-12 years. Midwest Infrastructure Coatings is sole provider for OBIC in the mid-west. Project is continuation of regular, required I & I program.
      - b. Easement Clearing: Quotes were solicited for all sewer line easement areas this time. Submittal quotes were revised as scope of work was honed. AWR notes that the easements have not been completely cleared in 6-7 years. Annual spraying, in the future, will keep the easements clear. Rodgers Earthwork is the low quote at \$74,461.50.
      - c. Lower Level Pump 4: Pump was “slamming” shut, causing damage to piping. Multiple attempts have been made to resolve the issue, but they have not been successful. Pump has been taken out of service. AWR is talking to vendors about installing a VFD on this pump.



- d. WWTP Upgrade:
  1. Expecting deliver of 2 electrical panels for switching over electrical service for new equipment. See attached email for HDR directions to contractor for shutting down electrical service to the WWTP during the process. AWR reports that a back-up generator will be installed, with influent being pumped to the 7 MG holding basin, should the shut-down exceed 3 hours.
  2. Installation of the new low-voltage panel at the east sludge basin has been completed.
- e. CCTV (closed circuit TV): Targeting lines that appear to have obstructions. Midwest Drain is the low quote at \$10,752.
- f. Stoneridge Facility Plan update:
  1. Facility Plan draft reviewed by DNR. Garver is addressing DNR comments.
  2. Grant agreement has been extended 180 days to 06/29/2026, due to DNR back-log on projects.
  3. Vote to form Stoneridge sewer district will be on April ballot.
3. **Planning Commission:**
  - a. The Clinton Planning Commission conducted a public hearing at 6:00 p.m. on Monday, January 12, 2025, to hear a request to review an application from First Baptist Church, in consideration of a request to rezone property known as 1531 N Vansant Road. The applicant requests the property to be rezoned from an A-1 Agricultural Rural Residential to a C-1 Neighborhood Commercial District.  
  
Planning Commission recommendation will be available at the PWC meeting. **Meeting postponed due to lack of quorum.**
4. **Street:**
  - a. 2<sup>nd</sup> Street Striping Plan proposal: CJW Transportation proposal to develop a Striping Plan for 2<sup>nd</sup> Street and Calvird Drive, \$22,720.
  - b. Price Lane Contract Addendum #02: IMS Structural Analysis indicated that Price Lane substructure is in better condition than originally anticipated, which could result in a substantially lower cost for repairs. Four (4) 5-foot deep borings will provide additional data. Proposed Contract Addendum, \$10,695.
  - c. SS4A Access Management Policy: See CJW response to Council questions/comments from 1/6 Council meeting.
  - d. TAP-2000(209) – 2<sup>nd</sup> Street Sidewalk Extension update: Right of Way Clearance Certification documents have been submitted to MoDOT for approval. ROW approval is required in order to receive final approval on design, which will lead to bidding the project.



**b. Public Safety Committee Report:**

1. Fire Department – Personal Protective Clothing Bids
2. Updates to building/fire codes (blue lined version showing changes attached)

**Bill No. 2026-01 - An Ordinance of the City Council of Clinton, Missouri amending the Clinton Municipal Code, Chapter 8 - Buildings and Construction, for the purpose of adopting updated versions of building and construction codes.**

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

**9. Mayor's Report**

**10. City Administrator's Report**

**11. Unfinished Business:**

- a. City Administrator Recruitment: Schedule Work Session

**12. New Business: None.**

**13. Closed Session:** *Pursuant to RSMo. 610.021 (2) Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor; and (12) Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected.*

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, January 6, 2026 • 6:00 p.m.

The City Council of the City of Clinton, Missouri met Tuesday, January 6, 2026. Mayor Carla Moberly presided.

1. **Call to Ordering:** Mayor Carla Moberly called the regular meeting to order at 6:00 pm.

2. **Roll Call**

Council Persons:

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

Others Present:

City Administrator Christy Maggi, City Clerk Wendee Seaton, Deputy Police Chief John Scott, Fire Chief Mark Manuel

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 December 16, 2025. Council Person Mount duly seconded the motion. 8 Ayes; 0 Nays. Mayor Carla Moberly declared the motion passed.

5. **Personal Appearances:**

- a. Bruce Dewsberry spoke on the uneven road surfaces due to water company patches that have caused him to fall multiple times. He asked the City to enforce repair requirements with the water company. This matter will be put on the next Public Works meeting agenda to discuss further.
- b. Bill Thole spoke about the proposal submitted to the Finance Committee to improve the electric systems around the Downtown Square.

6. **Reports:** None.

7. **Second Reading of Previously Read Bills:** None.

8. **Committee Reports:**

a. **Public Works Committee Report:** None.

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

*Present at meeting: Council Persons Jones, Shannon and Elliott, Deputy Police Chief John Scott*

1. Police Department: Surplus Property Request: There are four older vehicles that are costing a lot to maintain. Department requests to declare them as surplus and sell them. **COUNCIL:** Council Person Jones made a motion to declare the vehicles as surplus and requests that staff attempt to find a source that will provide a good value for them. Council Person Shannon duly seconded the motion. 8 Ayes; 0 Nays. Mayor Carla Moberly declared the motion passed.
2. Police Department: Traffic Enforcement Upgrade Information: The list was reviewed and discussed. The Mayor and Council appreciated the update. For information only.



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

*Present at meeting: Council Persons Henry, Mount and Mayor Carla Moberly, City Administrator Christy Maggi, City Clerk Wendee Seaton, Bill Thole. JD Manning, David Lee and Larry Mothersbaugh*

1. **Downtown Square Electrical System Improvements Discussion:** An update was given on the proposed upgrades. \$12,400 in commitments have already been received. These improvements will benefit the City. Henry County has agreed to match \$13,885 if the City agrees. Discussion was held on this not being the budget. Committee recommends 3/0 to approve committing to the \$13,885. **COUNCIL:** Discussion was held on the benefits to the City and what the county should be responsible for. Council Person Mount made a motion to approve the \$13,885 commitment for electrical improvements. Council Person House duly seconded the motion. A roll call vote was requested and the following was recorded: 7 Ayes: Brenda Elliott, Gene Henry, Rob Hills, Roger House, Austin Jones, Gary Mount and Greg Shannon; 1 Nay: Cameron Jackson. Mayor Carla Moberly declared the motion passed.
2. **Supplemental Actuarial Valuation of Alternate LAGERS Benefits:** Discussion was held on the proposed change to the City's LAGERS Plan and what impact that would have on the City and staff. There is a required 45-day notice period from tonight's meeting before Council can approve a change in plan benefits. Committee recommends a LAGERS representative speak to Council in an upcoming meeting. The City's LAGERS representative will meet with Department Heads and employees to inform them of their options prior to an employee vote. **COUNCIL:** Council Person Henry made a motion to have the following statement entered into the minutes and to begin the 45day notice period: The City Council of the City of Clinton has received cost information for a possible change in retirement benefits for its employees under the Missouri Local Government Employees Retirement System. Section 105.675 RSMo. provides that (a) when a political subdivision is making a substantial proposed change in benefits, a prepared statement regarding the cost of such change shall be prepared in accordance with Section 105.665 RSMo.; (b) the statement of cost shall be made available as public information for at least 45 calendar days before taking final action to adopt the change in benefits; and (c) the statement of cost shall be filed in the office of the clerk, secretary or other individual responsible for keeping the official records, and with the joint committee on public employee retirement in accordance with Section 105.675 RSMo. In compliance with Section 105.675 RSMo, said cost information shall be made available for public inspection for at least 45 calendar days, from today, prior to adoption of the benefit change. Interested parties may view a copy of this cost information at Clinton City Hall, 105 E. Ohio, Clinton MO and/or by contacting Wendee Seaton, City Clerk, (660)-885-6121 ext. 5 or [wseaton@cityofclintonmo.gov](mailto:wseaton@cityofclintonmo.gov).

Council Person Jackson duly seconded the motion. 8 Ayes; 0 Nays. Mayor Carla Moberly declared the motion passed.

3. **Monthly Financials – November 2025**

9. **Mayor's Report:**

- a. There will be a Council Meeting at noon on Thursday with Interim Solutions to discuss the recruitment process for the City Administrator position.



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

- a. There will be a Park Planning Committee meeting on Tuesday, 1/13, at noon.
- b. There will be an anti-harassment training event on February 11. Council is invited.
- c. The City's new website development is proceeding, with an estimated completion in April 2026.

**11. Unfinished Business:**

- a. Transportation Policy

**Resolution No. 29-2025 - A Resolution of the City of Clinton, Missouri, establishing a Transportation Policy to implement recommendations from the Clinton Comprehensive Safety Action Plan and advance safety, accessibility, and coordinated transportation planning throughout the City.**

Council Person House made a motion to approve Resolution 29-2025. Council Person Jackson duly seconded the motion. There were questions regarding how the proposed policy aligns with existing City codes and zoning ordinances. The motion was withdrawn and the item will be referred to the Public Works Committee.

**12. New Business: None.**

- 13. Adjournment:** With no further business, Council Person Jackson made a motion to adjourn. Council Person Mount duly seconded the motion. 8 Ayes; 0 Nay. At 6:40 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



## **OPEN CITY COUNCIL WORK SESSION MEETING MINUTES**

Clinton Community Center, 1004 E. Sedalia, Clinton, MO 64735

Meeting Room #112

Thursday, January 15, 2026 • 12:00 p.m.

Council Persons Present: Brenda Elliott, Gene Henry, Rob Hills, Roger House (via phone), Austin Jones and Gary Mount

Council Persons Absent: Cameron Jackson and Greg Shannon

Others Present: Mayor Carla Moberly, City Administrator Christy Maggi, City Clerk Wendee Seaton, Jeff Hancock and Scott Wrighton, Interim Solutions

### **1. City Administrator Recruitment Work Session**

Presentation by Jeff Hancock of Interim Solutions with recruitment options for the City Administrator position.

A presentation was given by representatives of Interim Solutions on their history and multiple options available for interim City Administrator services and recruitment services. The City would have the opportunity to interview prospective interim candidates. This service includes a full team recruitment process. The City could choose to use only the recruitment services.

Council will meet again to decide what route they would like to pursue.

THESE ARE THE REPORTS I USE FOR OUR BOARD MEETINGS EACH MONTH, ALTHOUGH THOSE REPORTS HAVE BEEN SHORTENED QUITE A BIT FROM WHAT I SEND TO THE PUBLIC EACH FRIDAY (FACEBOOK, WEBPAGE AND MEDIA). TOURISM-RELATED IS IN RED. I REPORT TO CITY COUNCIL DURING YOUR SECOND MEETING IN JAN., MARCH, MAY, JULY, SEPT. AND NOV.

**WEEKLY UPDATE FROM THE GREATER CLINTON-AREA CHAMBER OF COMMERCE/BY DAVID LEE-DIRECTOR: 11.21.25**

Clinton Main Street · Christmas truly shines a little brighter on Main Street! Jingle all the way to downtown Clinton on Friday, November 28th, for the annual Christmas Parade & Lighting Ceremony.

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Congratulations to Express Employment Professionals-Sedalia on the Grand Opening of their new location yest. (Thursday) aft.

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I didn't make it to each building this (Tuesday) evening before I had to go to the city council meeting, but as you can see, the improvements at the Clinton Schools are fabulous. You could feel the pride and the enthusiasm from the kids at Henry Elementary all the way up to the instructors and administrators in each building. Congrats to everyone involved in Operation Cardinals! David Lee  
Take a look at my photos at <https://www.facebook.com/ClintonMO/>

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Bradley & Hadley Funeral Home--We're opening new doors!  
As of November 15, 2025, Bradley & Hadley Funeral Home has acquired Consalus Funeral Home. We are honored with the opportunity to serve the Consalus Funeral Home families. If you are one of those families, we look forward to getting to know you!

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The Greater Clinton Area Chamber of Commerce is giving you the chance to get free money! Our "150 to get 25" is here for the 6<sup>th</sup> consecutive year!

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The Greater Clinton Area Chamber of Commerce is giving you the chance to win...several chances to win, actually. For the 6<sup>th</sup> year in a row, it's the Clinton Chamber's 'Receipt to Receive'.

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**TO FIND OUT WHAT'S GOING ON AROUND CLINTON, BE SURE TO CHECK OUT OUR COMMUNITY CALENDAR AT <https://clintonmo.com/clinton-chamber-of-commerce/calendar/>**

**IF YOU HAVE SOMETHING YOU WOULD LIKE TO ADD TO OUR WEBSITE'S COMMUNITY CALENDAR, JUST EMAIL [david@clintonmo.com](mailto:david@clintonmo.com)**

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Do you know of other places to meet in Clinton? If so, list them in the comments and we'll add them to this list.

**VENUES FOR CLINTON**

1311 Event space, 1311 North Washington St., 660-885-2201  
Amphitheatre, Artesian Park, 660-885-2181  
Benson Center, 1004 E. Sedalia, 660-885-2181  
Clinton Country Club, 225 NE 100 Rd, 660-885-2521  
Clinton Eagles Aerie #3667, 723 N. 3rd St., 660-885-5811  
Clinton Elks #1034, 115 W. Franklin St., 660-885-3481  
Clinton Masonic Lodge #548, 1109 East Ohio St., 660-351-4040

Clinton Rotary Club, 200 W. Franklin St., 660-885-6914  
Clinton Senior Center, 970 E Sedalia Ave., 660-885-3482  
Dietz Family Buffet, 1520 E Ohio St., 660-885-6545  
Friends Room-Henry County Library, 123 E. Green St., 660-885-2612  
Gathering House, 1321 E Ohio St., 660-869-7804  
Hampton Inn, 900 Kansas Ave, 660-885-4488  
Henry County Museum, 203 W. Franklin St., 660-885-8414  
Mallard's Roadhouse, 201 NW Hwy 7, 660-885-3824  
Meadow Lake Golf Club/Holly's Kitchen, 1000 Watson Parkway, 660-885-8326  
Parkfield Inn, 506 Kansas Ave., 660-890-6188  
Primitive Olde Crow, 32 SE AA Hwy, 660-885-2051  
VFW, 510 West Allen, 660-525-0470  
Village Pavilion, 303 S. Vansant, 660-885-6114

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**Big News: A New Chamber Map is Coming!** We're excited to announce that the Greater Clinton Area Chamber of Commerce has partnered with Spring Hill Press to create a brand-new Chamber Map for our community! Contact Skyler Moore at [skyler@communitymattersinc.com](mailto:skyler@communitymattersinc.com) or 660-924-0265  
Explore advertising options here: <https://springhillpress.net/clinton-mo/>

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**12.5.25**

On the Chamber's Facebook page right now, you will find 23 posts from the past couple of weeks where we highlight each member of our Chamber of Commerce (more than 400). We are thanking them for their membership in 2025 and letting you know just who our members are. You will find Facebook posts for retail, entertainment, service, restaurants and food, vehicles, repair and sales, real estate, insurance, churches, manufacturing, organizations, healthcare, education, money, contractors and construction, property and living, law offices, and more.

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We've had people come into the Chamber over the years wanting some item with Clinton on it...either as a souvenir, gift, school project, etc. We've had some items, but never before...magnets. Well, here they are!

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Help Wanted? Of course we can do that.

If you are a member of the Greater Clinton Area Chamber of Commerce, remember that we will post your job openings for free on our Facebook page. If you post them on your Facebook page and we see them, we will share it to our page. However, we're sure we don't always see those posts, so send those openings to us. You can tag us in your post or just email [david@clintonmo.com](mailto:david@clintonmo.com) or [joyce@clintonmo.com](mailto:joyce@clintonmo.com). We can also post job openings for non-members as well, but there is a small fee. For more details, you can also call us at 660-885-8166 or stop by 200 S. Main St.

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**12.12.25**

**Greater Clinton Area Chamber of Commerce** · Now here is a great stocking stuffer. It's a magnet and it's only \$5! (photo on our Facebook page) Get yours at 200 South Main St. (SE corner of the square), M-F, 8am-4:30pm.

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**12.19.25**

MERRY CHRISTMAS AND HAPPY NEW YEAR! This will be our last weekly update until Jan. 9<sup>th</sup>, 2026.

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Are you needing a meeting space in Clinton? If so, the Chamber of Commerce may be able to help you out. The Chamber of Commerce building at 200 S. Main St. features a conference room with a table and chairs for

about ten people, possibly more if needed. The room features a big screen TV with access to Internet, zoom and more, a sink, coffee pot, microwave, refrigerator, and restrooms. This room is available to members of the Clinton Chamber free of charge. It is also available to those that are not members of our Chamber, however there is a fee. The room can be used during business hours from 8am till 4:30pm Monday through Friday. After hours and weekend hours can be discussed. For more information, call, email, or stop by. 660-885-8166, david@clintonmo.com or joyce@clintonmo.com. Our Chamber reserves the right to accept or deny meetings.

### 1.9.26

Welcome New Chamber Member: KC QUALITY EXTERIORS

We strive to provide quality exterior construction products at a fair and reasonable price.

816-846-0027 [midwestroofgurujr@gmail.com](mailto:midwestroofgurujr@gmail.com) [kcqualityexteriors.com](http://kcqualityexteriors.com)

KC Quality Exteriors is expanding their projects in the Clinton and Warsaw areas, and they are looking to establish a headquarters here in Clinton! If you have or know of office space in Clinton, call Ian Desselle at 816-719-2219.

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Welcome New Chamber Member: MULLEN'S HARDWOOD FLOORING, LLC

Install. Repair. Refinish.

Clinton, MO +1 816-666-3995 [mullenshardwoodflooring@gmail.com](mailto:mullenshardwoodflooring@gmail.com) [mullenshardwoodflooring.com](http://mullenshardwoodflooring.com)

<https://www.facebook.com/profile.php?id=61560958317521> Licensed and insured. Ready to design, install, or restore hardwood floors the way you envision them. Life's too short for dull floors. Let Mullen's Hardwood Flooring, LLC bring the warmth, style, and WOW-factor to your home.

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Chamber Business Connection: Join Us! Thursday, Jan. 15<sup>th</sup> for our first Business Connection at Holly's Kitchen. Holly and Integrity Floors will be partnering to host this event. 1000 Watson Parkway. 5:30pm.

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David Lee, Joyce Carr and Larry Tucker at the Clinton Chamber would like to wish everyone a Happy and Healthy New Year. We would like to thank Sabrina Harris (TC-Transcontinental) for her Presidency of the Chamber in 2025, and we are all looking forward to working with Jared Goodbrake (Hawthorn Bank) as he becomes Chamber President for 2026.

David, Joyce, and Larry are excited to work with Jared and the Board of Directors as they strive to make this Chamber stronger year after year.

Employees of the Chamber would also like to thank outgoing Board member Daniel Dody (Dody Legacy Group)...and welcome Scott Bernard (Bernard Tax and Bookkeeping) as he begins his new term on the Chamber Board.

Besides Jared and Sabrina, Clinton Chamber of Commerce Board members continuing for 2026 will be Steve Bradley, John French, Amber Hansen, Jim Huenefeldt, Donnie Kuck, Landon Modlin, Tammy Nadler, Jeff Stone and Lori Taber. All are looking forward to a great 2026!

Stacy Hinkle with Bernard Tax and Bookkeeping, Christy Maggi from the City of Clinton and Roger House from the City Council will also continue to provide their services to the Chamber in 2026.

YOUR Chamber of Commerce is here for you:

660-885-8166

[david@clintonmo.com](mailto:david@clintonmo.com)

[joyce@clintonmo.com](mailto:joyce@clintonmo.com)

[larry@clintonmo.com](mailto:larry@clintonmo.com)

200 South Main Street

M-F 8am-4:30pm

[www.clintonmo.com](http://www.clintonmo.com)

Facebook/Greater Clinton Area Chamber of Commerce

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When James White came into the Chamber on Tuesday and told me (David Lee) The Democrat was starting a "Person of the Year" for Clinton, names starting rolling through my head of folks I could nominate (and it would be a long list). Then he proceeds to tell me I am the choice.

Just WOW!

I love what I'm doing and YOUR Chamber (myself, Joyce, and Larry), and myself personally, are always looking for ways to help our businesses, this city and more.

Thank you, Clinton Daily Democrat!

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This week, we continued our "Featured" segments on the Chamber's Facebook page. We are now taking text and images from our member's websites, Facebook pages, Google searches, etc. and combining them into posts on our Facebook page. "Featured with the GCACC". It gives the viewer a "one-stop shopping experience" for each of our Chamber members. We have a lot of Chamber members so getting every business on our page will take quite a while, but we think it's well worth it! It's just another service from YOUR Chamber of Commerce. This week, we "Featured" A&K RAILROAD...ZOLLIKER GAS DIESEL PROPANE...AA MECHANICAL CONTRACTORS, LLC...WORLD FINANCE CORPORATION...AAA PROPERTY MANAGEMENT...WIZARD LAWN AND LANDSCAPING/K-BLE RENTALS...ADAIR VILLAGE...WILDER RV...AI BRANDS...WHITEHEAD CONSULTANTS, INCORPORATED.

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## 1.16.26

Welcome New Chamber Member: HENRY CO. INDUSTRIES

Henry County Industries is a sheltered workshop dedicated to supporting individuals with disabilities. We provide a safe, structured and inclusive work environment where employees complete a variety of contract services for partnering companies. In addition, we proudly offer recycling services to the community as part of our commitment to environmental stewardship and local engagement. Phone: 660-885-7762

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Greater Clinton Area Chamber of Commerce <https://www.facebook.com/ClintonMO/> Thanks to everyone that stopped by today as YOUR Chamber celebrated the one-year anniversary of Hennemann's Dirt Work and Consulting LLC. Congrats James!  
Excavating, Trenching, Culvert Pipe Replacement, Driveways, etc. Fully Insured

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NOW OPEN IN CLINTON!

The Shoe Guys Over 40 years of experience delivering trusted custom and off-the-shelf orthopedic bracing solutions. +1 573-234-2005 [dailyliving@outlook.com](mailto:dailyliving@outlook.com) [dailylivingmedicalmo.com](http://dailylivingmedicalmo.com)  
<https://www.facebook.com/DailyLivingMedicalMO>

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FOR IMMEDIATE RELEASE

95.3 KDKD Named Premier Radio Partner of Ag City Music Festival

Clinton, MO — West-Central Missouri's #1 country station, 95.3 KDKD, has been announced as the Premier Radio Partner of the Ag City Music Festival, coming to Garden City, Missouri on June 19 & 20, 2026. The two-day festival will celebrate America's 250th birthday with a powerhouse lineup of live music, community pride, and patriotic spirit. Friday night will feature an evening of rock music, followed by an all-day and all-night country music showcase on Saturday, headlined by Tate Stevens and Savannah Chestnut, along with additional regional artists. The full lineup is available online at [AgCityMusicFestival.com](http://AgCityMusicFestival.com).

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Jordan Herrera stopped by the Chamber today to visit. We know he also visited Henry Elementary School while in town.

Mr. Herrera is a candidate for Missouri Congressional District #4. His website is [www.jordanjherrera.com](http://www.jordanjherrera.com). This is not a political endorsement by the Clinton Chamber. We invite all candidates and office-holders to visit YOUR Chamber to find out what we are doing and to hear from candidates and current office-holders.

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This week, we "Featured" AFTERMATH GLASS...WHITE RIVER MARINE GROUP...AG PRO INSURANCE...WESTLAKE ACE HARDWARE...ALLEN STREET BAPTIST CHURCH...WESTBRIDGE INN AND SUITES...AMERICAN FAMILY INSURANCE (CARLA MOBERLY)...WEST-CENTRAL INDEPENDENT LIVING SOLUTIONS...AMERICAN LEGION POST #14...WEST-CENTRAL MO COMMUNITY ACTION AGENCY.

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**Economic Development Report**  
**Clinton City Council Meeting on Tuesday 1/20/2026**  
**Period 12/15/2025 – 01/16/2026**

PROJECT ACTIVITY

NEW PROJECTS:

- Project Expanded Space; This existing business has obtained their building permit from the City to construct an additional structure on site for storage space to free up workspace on their main floor. They have completed their site work for the foundation of the storage facility and are waiting for the building materials to be delivered. They are leasing a second building in town also and are putting together their cost/plan required to convert that facility to their needed working space. They will start that project after the new storage facility is completed.

PROJECT LEADS WE COULD NOT SUBMIT ON THIS PERIOD:

- None

POTENTIAL UPCOMING DEALS

- Project Blade The City Council and Gilmore and Bell completed the Chapter 100 Bond by FYE 12/31/2025 as requested by the local company.
- Project Spud; A west coast company is scheduled to arrive in Clinton on Jan 26 & 27 to inspect facilities to establish a light assembly operation for their product which will be distribute through retail farm supply stores such as Tractor Supply. They currently operate in several locations in western states.
- Project Tailor; A local young lady who has been operating an alterations business is interested in opening a shop in Clinton. She began searching for space on the Clinton Square but has now decided to purchase her own building in the downtown Clinton are with the assistance of her parents.
- Project Sales Office; A Roofing, Siding, Gutters and Windows contractor located in Tightwad is searching for a sales office location in Clinton. He meets with his customers on site rather the customers visiting his office. We have been able to provide him with some potential locations.

ADMINISTRATIVE UPDATES:

- Larry Tucker presented at Clinton Morning Optimist Club on Thursday morning 10/30/2025
- Larry Tucker served as guide for 29 High School Students on Thursday morning 10/30/2025. 29 students from Clinton High and Montrose High attended the tours which included: Schreiber Foods, White River Marine, Golden Valley Memorial Health, and Transcontinental.
- Larry Tucker attended to Ribbon Cutting for SOJO Small Engines on 11/3/2025.
- Larry Tucker attended the 50th Anniversary of the Clinton Elks Club on 11/4/2025.
- New Project opened (Project Water Wagon 11/10/2025) on Monday 11/10/2025. KC Contractor needing temporary space.

- Larry Tucker and Mark Dawson worked on monthly report on Monday 11/10/2025.
- On Tuesday 11/11/2025, Dawson participated in webinar on using Lasso, and automated RFI Response program via Mo Partnership
- Attended Clinton Chamber Executive Committee meeting on Thursday afternoon 11/13/2025.
- Larry Tucker taking vacation from Friday 11/14/2025-Thursday 11/19/2025.
- Larry Tucker attended the Chamber Board meeting held on 12/02/2025.
- Larry Tucker attended lunch meeting with Missouri Extension office employees Mitchell Moon & Lynnlee Parrott.



## OPEN PUBLIC WORKS COMMITTEE MEETING

City Hall – 105 E. Ohio Street  
Tuesday, January 13, 2026 • 7:00 a.m.

COMMITTEE MEMBERS:  Roger House     Cameron Jackson     Rob Hills  
STAFF:     Christy Maggi     TJ Williams     Brad Combs     Chuck Bailey  
CONTRACT STAFF:     Jon Patriarca (AWR)     Steve McKim (AWR)  
GUESTS:     Dustin Sterling (AWR)     Mayor Carla Moberly

### 1. Community Development:

- a. December Building Report: Info only.
- b. End of Year Building Report: Total 2025 construction values down slightly from 2024.

### 2. Waste Water:

- a. Manhole Rehab: Conducted 229 manhole inspections. Rated manholes as Levels 1-3 (3 being the highest concern). 22 manholes have issues (15 at Level 3 / 7 at Level 2). AWR recommends use of OBIC product, with 25+ year life expectancy, for repairs. Prior products used for repairs i.e. epoxy, cementitious coating, are failing at 10-12 years. Midwest Infrastructure Coatings is sole provider for OBIC in the mid-west. Project is continuation of regular, required I & I program.
- b. Easement Clearing: Quotes were solicited for all sewer line easement areas this time. Submittal quotes were revised as scope of work was honed. AWR notes that the easements have not been completely cleared in 6-7 years. Annual spraying, in the future, will keep the easements clear. Rodgers Earthwork is the low quote at \$74,461.50.
- c. Lower Level Pump 4: Pump was “slamming” shut, causing damage to piping. Multiple attempts have been made to resolve the issue, but they have not been successful. Pump has been taken out of service. AWR is talking to vendors about installing a VFD on this pump.
- d. WWTP Upgrade:
  1. Expecting deliver of 2 electrical panels for switching over electrical service for new equipment. See attached email for HDR directions to contractor for shutting down electrical service to the WWTP during the process. AWR reports that a back-up generator will be installed, with influent being pumped to the 7 MG holding basin, should the shut-down exceed 3 hours.
  2. Installation of the new low-voltage panel at the east sludge basin has been completed.
- e. CCTV (closed circuit TV): Targeting lines that appear to have obstructions. Midwest Drain is the low quote at \$10,752.
- f. Stoneridge Facility Plan update:
  1. Facility Plan draft reviewed by DNR. Garver is addressing DNR comments.
  2. Grant agreement has been extended 180 days to 06/29/2026, due to DNR back-log on projects.
  3. Vote to form Stoneridge sewer district will be on April ballot.



### 3. Planning Commission:

- a. The Clinton Planning Commission conducted a public hearing at 6:00 p.m. on Monday, January 12, 2025, to hear a request to review an application from First Baptist Church, in consideration of a request to rezone property known as 1531 N Vansant Road. The applicant requests the property to be rezoned from an A-1 Agricultural Rural Residential to a C-1 Neighborhood Commercial District.

Planning Commission recommendation will be available at the PWC meeting. **Meeting postponed due to lack of quorum.**

### 4. Street:

- a. 2<sup>nd</sup> Street Striping Plan proposal: CJW Transportation proposal to develop a Striping Plan for 2<sup>nd</sup> Street and Calvird Drive, \$22,720.
- b. Price Lane Contract Addendum #02: IMS Structural Analysis indicated that Price Lane substructure is in better condition than originally anticipated, which could result in a substantially lower cost for repairs. Four (4) 5-foot deep borings will provide additional data. Proposed Contract Addendum, \$10,695.
- c. SS4A Access Management Policy: See CJW response to Council questions/comments from 1/6 Council meeting.
- d. TAP-2000(209) – 2<sup>nd</sup> Street Sidewalk Extension update: Right of Way Clearance Certification documents have been submitted to MoDOT for approval. ROW approval is required in order to receive final approval on design, which will lead to bidding the project.



# MONTHLY BUILDING REPORT

**REPORTING PERIOD:**

12/1/2025                      thru                      12/31/2025

Previous Month Total Dollar Value YTD:                      \$16,526,544.00

PERMIT TYPE	NUMBER OF PERMITS	# PERMITS YTD	MONTHLY DOLLAR VALUE
SINGLE FAMILY HOMES	<u>0</u>	<u>9</u>	<u>\$0.00</u>
MULTIPLE FAMILY HOMES (NUMBER OF UNITS WITHIN MFU)	<u>0</u>	<u>2</u>	<u>\$0.00</u>
GARAGES & CARPORTS (ATTACHED)	<u>0</u>	<u>0</u>	<u>\$0.00</u>
GARAGES & CARPORTS (DETACHED)	<u>1</u>	<u>6</u>	<u>\$23,000.00</u>
ACCESSORY AND MISCELLANEOUS	<u>3</u>	<u>75</u>	<u>\$14,025.00</u>
COMMERCIAL BUILDINGS	<u>1</u>	<u>6</u>	<u>\$24,000.00</u>
COMMERCIAL REMODELING	<u>0</u>	<u>10</u>	<u>\$0.00</u>
DEMOLITIONS	<u>1</u>	<u>9</u>	<u>\$18,900.00</u>
SIGNS	<u>0</u>	<u>4</u>	<u>\$0.00</u>
OTHER	<u>4</u>	<u>34</u>	<u>\$192,000.00</u>
 TOTALS FOR MONTH=	 <u>10</u>		 <u>\$271,925.00</u>
TOTAL PERMITS YTD=		<u>155</u>	
TOTAL DOLLAR VALUE YTD=			<u>\$16,798,469.00</u>
TOTAL PERMIT FEES FOR MONTH=	<u>\$1,722.00</u>		
TOTAL PERMIT FEES YTD=	<u>\$33,292.00</u>		
PLUMBERS LICENSES ISSUED	<u>0</u>		

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





# 2025 BUILDING TOTALS

## REPORTING PERIOD:

1/1/2025

thru

12/31/2025

Previous Year Total Dollar Value:

\$20,996,644.00

PERMIT TYPE	# PREVIOUS YEAR	# PERMITS YTD	YTD VALUES
SINGLE FAMILY HOMES	<u>6</u>	<u>9</u>	<u>\$1,730,000.00</u>
MULTIPLE FAMILY HOMES (NUMBER OF UNITS WITHIN MFU) 4	<u>1</u>	<u>2</u>	<u>\$500,000.00</u>
GARAGES & CARPORTS (ATTACHED)	<u>1</u>	<u>0</u>	<u>\$9,000.00</u>
GARAGES & CARPORTS (DETACHED)	<u>8</u>	<u>6</u>	<u>\$36,926.00</u>
ACCESSORY AND MISCELLANEOUS	<u>99</u>	<u>75</u>	<u>\$873,367.00</u>
COMMERCIAL BUILDINGS	<u>8</u>	<u>6</u>	<u>\$10,041,000.00</u>
COMMERCIAL REMODELING	<u>15</u>	<u>10</u>	<u>\$2,568,400.00</u>
DEMOLITIONS	<u>9</u>	<u>9</u>	<u>\$59,900.00</u>
SIGNS	<u>10</u>	<u>4</u>	<u>\$57,200.00</u>
OTHER	<u>39</u>	<u>34</u>	<u>\$922,676.00</u>
<b>TOTALS PREVIOUS YEAR=</b>	<u>196</u>		<u>\$20,996,644.00</u>
<b>TOTAL PERMITS YTD=</b>		<u>155</u>	
<b>TOTAL DOLLAR VALUE YTD=</b>			<u>\$16,798,469.00</u>
<b>TOTAL PERMIT FEES PRIOR YEAR=</b>	<u>\$32,446.00</u>		
<b>TOTAL PERMIT FEES YTD=</b>	<u>\$33,292.00</u>		
<b>PLUMBERS LICENSES ISSUED</b>	<u>0</u>		

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



# City of Clinton (Alliance Water Resources) Option #2

City of Clinton, Missouri (Alliance Water Resources)  
1101 S. Vanhook Road  
Clinton, Missouri 64601

Jonathan Patriarca  
jpatriarca@alliancewater.com  
417-638-8652

Reference: 20180106103W1720

Quote Period: January 5, 2026

Quote Expires: March 7, 2026

Quote created by: Michael Vavruska  
Director of Business Development

[www.midwestinfrastructurecoatings.com](http://www.midwestinfrastructurecoatings.com)

417-638-8652

## Comments from Michael Vavruska

### Notes:

- Pricing for installation of OBIC Liner System includes: surface preparation, average leak stoppage materials for minor concrete patching (up to 1 gallon of chemical grout), installation, and supervision.
- Requires Application Truck access within 200' of the structures to be provided.
- Off road locations may require assistance from the owner for access.
- DOT Traffic Control to be provided by others if required. Our crew will supply cones for the immediate work area.
- By-pass Pumping and bypass of the structure to be in place prior to our arrival and provided by others.
- Water source, nearest hydrant, or spigot to be made available.
- Permits, Fees and Inspector Rates are not included in this quote.
- The client is responsible for all applicable sales tax.
- Midwest Infrastructure Coatings will not be responsible for any of the needed by-pass pumping and/or vacuum truck scheduling, or rental during this process

## Products & Services

Item & Description	Quantity	Unit Price	Total
OBIC Armor Multi-Layer System 4' DIA Manhole	206.66	\$300.00	\$61,998.00
Mobilization	1	\$3,000.00	\$3,000.00
		One-time subtotal	\$64,998.00
		<b>Total</b>	<b>\$64,998.00</b>

### Purchase terms

- The quoted prices are exclusive of applicable state and local sales taxes.
- Payment terms: Net 30 days. Interest may be added to balances outstanding after 30 days.
- Pricing is contingent on the work as stated in this proposal. Midwest Infrastructure Coatings (MIC) reserves the right to adjust unit rate and/or overall bid proposal accordingly to account for any changes (increase or decrease) from this scope.
- MIC's bid proposal shall be incorporated into the subcontract agreements. MIC will initiate this project upon receipt of this signed proposal as well as, receipt of a subcontract or purchase order agreeing to this proposal.
- Pricing does not include working nights, holidays, or weekends. Additional cost will be required for these situations.
- Non-weather-related delays (may include job site not prepared to allow MIC to begin; road closures due to community, city, or private events; traffic control not ready or any work stoppages outside the control of MIC) may result in a \$5,000/day mobilization fee.
- A 3% cost increase may be applied to any project(s) where bonds are required.

### Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed name

Questions? Contact me



Michael Vavruska

Director of Business Development

[mvavruska@midwestinfrastructurecoatings.com](mailto:mvavruska@midwestinfrastructurecoatings.com)

+14176308852

Midwest Infrastructure Coatings

10007 Marina Rd

Jefferson City, MO 65101

United States

# BID RESULTS

12/30/2025

Project for Bid: **Easement Clearing**

Department: **WWTP**

## VENDORS

	Stoyko's Tree Service	Rodgers Earthworks	Hoover's Bobcat Service
<b>Bid Amount</b>	\$87,000.00	\$76,042.00	\$22,214.00
<b>Revised</b>	\$77,000.00	\$74,461.50	Does not meet specs

**ESTIMATE**

STOYKO TREE SERVICE  
506 E 10TH ST  
HOLDEN, MO 64040

shanestoyko@gmail.com  
+1 (816) 838-7042

Bill to  
John Patriarca

**Estimate details**

Estimate no.: 2760  
Estimate date: 12/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Service	Mulching all 7 project areas 6248 feet in total 20 ft width 10 ft on each side of sewer line.	1	\$87,000.00	\$87,000.00
					Total	<b>\$87,000.00</b>

Accepted date

Accepted by



Johnathan Patriarca  
Alliance Water Resources, Inc  
N/A

Rodgers Earthworks  
485 Southeast 200 Road  
Clinton MO 64735  
(660) 351-6272  
rodgersearthworks@gmail.com

## Invoice

Invoice Number: 138  
Invoice Date: 5th January 2026

### SITE ADDRESS: N/A

**WORK COMPLETED:** 6,322 LF of Right of way clearing on existing sanitary sewer mains throughout the city of Clinton. Access to most will be fairly simple. All of the jobs have their own set of risks and difficulties ranging from, Shallow sewer lines, Swamp like ground, access, Existing utilities, Creeks, Large trees, homes, public access, etc. Site walk thru of jobs would be preferred before beginning job to eliminate potential communication errors or planning issues.

Before work begins, we will use our GPS rover to mark all manholes with flags/green paint on lids as well as marking a 10' offset each way of the sanitary main to ensure exactly 20' in total is cleared and exactly 10' each direction of the line is mulched. Anything outside this will need to be discussed.

There are 2 trees that will need to be topped down to be removed. One tree is on the meadowlark drive clearing against tracker boats. This tree has power lines on the east and south sides, houses to the north and northwest, and access is extremely limited. The other tree is south of the old aldi building by pawnee st. This tree is around 42" in diameter and up against one of the manholes requiring Hand labor to drop this tree away from the sanitary main and the existing manhole it is up against. Stumps will be ground down on any tree that is hand cut down.

### Exclusions/Clarification:

This estimate is based on mechanical mulching of vegetation within a maximum cleared width of twenty feet (20' total, ten feet (10') on each side of the sanitary sewer main) as marked in the field prior to mobilization. Work is limited strictly to the areas staked and/or marked by the contractor and/or City representative.

The following items are specifically excluded unless authorized in writing and priced separately:

- o Hand clearing, trimming, or detailed work around utilities, structures, signage, fences, headwalls, manholes, valve boxes, or other sensitive infrastructure.
- o Exposure, relocation, repair, protection, or replacement of underground or overhead utilities. Contractor is not responsible for unmarked or inaccurately marked utilities.
- o Tree removal requiring crane work, specialty rigging, or methods beyond standard saw cutting and mechanical mulching. Additional tree removals beyond those identified in the job description are excluded.

### How to Pay

Invoice Number: 138  
\$76,042.00 due by 12th January 2026

We accept payment by: Check, Card or Cash

**Check** 485 Southeast 200 Road,  
Clinton MO  
64735

**Online payment** Visit this link to pay your invoice online: <https://sm8.link/g2x3zpw>

Payment due upon Receipt



Rodgers Earthworks  
485 Southeast 200 Road  
Clinton MO 64735  
(660) 351-6272  
rodgersearthworks@gmail.com

- o Root removal, or removal of embedded debris, rock, concrete, fencing, trash, or hazardous materials.
- o Work in wetlands, streams, or standing water beyond normal mulching access, including wetland mitigation, environmental permitting, inspections, or compliance monitoring.
- o Erosion control measures, finish grading, seeding, straw, re-vegetation, or site restoration beyond the mulched right-of-way.
- o Traffic control, flagging, detours, signage, or work outside normal operating hours unless provided by the City or approved in advance.
- o Access through private property unless written authorization is provided by the City.
- o Damage to private improvements, landscaping, irrigation, or features located outside the defined right-of-way limits.
- o Delays or impacts caused by weather conditions, access restrictions, inspections, third-party coordination, or unforeseen site conditions.

Quantities are based on the linear footage provided. Any additional footage, increased width, or scope beyond what is defined herein will be addressed through a written change authorization at an agreed unit rate.

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Mulching	6322	\$11.00	\$69,542.00
Tree Removal by crane	1	\$6,500.00	\$6,500.00
		SUBTOTAL:	\$76,042.00
		TAX:	\$0.00
		TOTAL:	\$76,042.00
		PAID:	\$0.00
		<b>BALANCE DUE:</b>	<b>\$76,042.00</b>

## How to Pay

Invoice Number: 138  
\$76,042.00 due by 12th January 2026

We accept payment by: Check, Card or Cash

**Check** 485 Southeast 200 Road,  
Clinton MO  
64735

**Online payment** Visit this link to pay your invoice online: <https://sm8.link/g2x3zpw>

Payment due upon Receipt

Clinton Sewer  
Steve McKim  
Water Street Bid

Stacy Carnahan  
Hoover's Bobcat Service  
Stacyhooversbobcatservice@gmail.com  
573-694-4668

Remove Trees & Shrubs Approx 2,262' x 20'	\$18,614
Cut down trees that have potential to damage sewer lines with roots	\$5,100
Discount for doing both projects together	-\$1,500
<b>Total</b>	<b>\$22,214</b>

A Path of trees and shrubs approximately 10 feet wide and 2,262 feet long on each side of the Sewer line labeled "Water Street Off Road" and "Old Lagoon Off Road Easement" will be removed via dozer and or skid loader. Approx x 20 feet wide of Trees will be piled in multiple piles for others to dispose of. Any trees designated by the Sewer department to have a risk of damaging sewer lines will be removed by cutting the trees with a saw and piling them with the other debris to be disposed of by others. Hoover's Bobcat Service will not be held liable for any damage to sewer lines caused by removing trees or disposing of any of the debris.

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_



## Christy Maggi

---

**From:** Jonathan Patriarca <jpatriarca@alliancewater.com>  
**Sent:** Monday, January 12, 2026 2:55 PM  
**To:** Christy Maggi  
**Cc:** Leeds, Terry C.  
**Subject:** Re: Clinton Service Shutdown plan

Christy,

Yes, that works for me. We also had another discussion where a generator connected to one of the lower-level pumps would be better and cost-saving. A pump bypass would require a generator set up and submersible pump. Utilizing the generator connected to one of our pumps will save on labor for setting up and rental of a pump.

V/r  
Jon


---

**From:** Christy Maggi <cmaggi@cityofclintonmo.gov>  
**Sent:** Monday, January 12, 2026 2:46 PM  
**To:** Jonathan Patriarca <jpatriarca@alliancewater.com>  
**Cc:** Leeds, Terry C. <TCLeeds@GarverUSA.com>  
**Subject:** FW: Clinton Service Shutdown plan

Jon,

I see this follows your request for starting no later than 5AM. Are you good with the other stipulations?

Christy

 Christina A. Maggi  
City Administrator  
City of Clinton • 105 E. Ohio • Clinton MO 64735  
Office: 660-885-6121 • Cell: 660-525-3003 • Fax: 660-885-2023

**From:** Fleming, Scott [mailto:scott.fleming@hdrinc.com]  
**Sent:** Monday, January 12, 2026 12:37 PM  
**To:** Jonathan Patriarca <jpatriarca@alliancewater.com>; Matt Gustin <mgustin@derossconstruction.com>; Christy Maggi <cmaggi@cityofclintonmo.gov>  
**Cc:** Leeds, Terry C. <tcleeds@garverusa.com>; McPherson, David M. (Mark) <dmmcpherson@garverusa.com>  
**Subject:** RE: Clinton Service Shutdown plan

Matt-  
HDR's general review has the following comments:

1. The 3 hour Electrical Service Shutdown plan appears acceptable with the following comments:
  - a. Work shall begin at 5am or before during minimum incoming flow periods to the WWTP. Once work begins, work shall progress until electrical service to the wastewater plant is restored to minimize the electrical service shutdown period.
  - b. Work with the City to coordinate Date for the approximate 3 hour Electrical Service Shutdown. The date for the electrical service shutdown shall be scheduled when no precipitation is forecast the day prior and

the day of the proposed shutdown, and incoming flow to the wastewater plant is acceptable (relatively low).

- c. Per a call with plant operators, provide a cost proposal to provide, set up and operate a temporary diesel pump along with the required suction and discharge hoses for pumping 1 MGD (694 gpm) minimum from the influent pump station wet well to the flow holding basing inlet/outlet discharge box for possible use during the electrical service shutdown such as if the electrical service shutdown period extends beyond 3 hour period shutdown period planned. City and plant operations will then review the cost proposal determine if it is approved.

Garver and City – Please feel free to add to these review comments as you like if you would like anything clarified on the contractor's proposed plan or the plan for pumping plant influent water during the electrical shutdown

**Scott Fleming, PE**  
*Project Manager*

**HDR**  
D 816-347-1354 M 816-665-2671  
[Scott.Fleming@hdrinc.com](mailto:Scott.Fleming@hdrinc.com)

# BID RESULTS

12/29/2025

Project for Bid: CCTV Sewer Mains

Department: WWTP

## VENDORS

	Ace Pipe Cleaning	Midwest Drain & Sewer	CIT Sewer Solutions
Bid Amount	\$12,150.00	\$10,752.00	\$19,289.20



**ACE PIPE CLEANING**  
A Cuyflon Company

660 Universal Avenue  
Kansas City, MO 64120  
Tel: (816) 241-2891  
(816) 241-9054  
office@acepipe.com

**CONTRACT PROPOSAL**

Date: 1/6/26

**Customer:** Alliance Water  
**Attn:** John Patriarca  
**Address:** 1101 Vasant Rd  
Clinton, MO 64735  
**Email:** jpatriarca@alliancewater.com  
**Phone:** 660-492-6972

**Proposal #:** 26-064R

**1. PROJECT DESCRIPTION:**

Clinton, MO - 8-15" CCTV

**2. SCOPE OF WORK:**

Ace Pipe Cleaning, Inc. ("APC") will provide the labor, equipment, material, and supplies for work performed on the Project in accordance with this Proposal (the "Work"), and will include the following:

**APC will provide inspection by CCTV and light cleaning of approximately 2,700 feet of 8-15 inch sanitary sewer lines as directed by customer. Heavy cleaning provided, if needed on hourly basis.**

**3. PRICING AND PAYMENT:**

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
8-15" CCTV	2700	LF	\$ 3.50	\$ 9,450.00
Light Cleaning (up to 3 jetting passes)	2700	LF	\$ 1.00	\$ 2,700.00
Heavy Cleaning, anything over 3 jetting passes (if needed)	TBD	HR	\$ 360.00	\$ -
<b>TOTAL ESTIMATED PRICE</b>				<b>\$ 12,150.00</b>

Payment shall be due Net 30 days from APC's invoice date. Quantities are estimated. Billing will reflect actual quantities achieved.

**4. SCHEDULE:** To be determined upon acceptance of this Proposal.

**5. CLARIFICATIONS/ASSUMPTIONS: TERMS & CONDITIONS:**

The Clarifications/Assumptions are part of this Proposal. APC's Terms and Conditions are attached and are incorporated into and part of this Proposal. Please review the Clarifications/Assumptions and APC's Terms and Conditions carefully. The pricing is based upon Customer's acceptance of APC's Clarifications/Assumptions and Terms and Conditions. This Proposal represents our complete offering. If there are any conflicts between Customer's requirements or plans and specifications and this Proposal, this Proposal shall govern.

**PREVAILING WAGE? YES  NO**   
If yes, please provide Wage Determination.

**TAX EXEMPT? YES  NO**   
If yes, please provide Tax Exemption Certificate.

ACE PIPE CLEANING, INC.	ACCEPTED by CUSTOMER:
Signed: <u>Mark Calvert</u> Date <u>1/6/26</u> Title: <u>Ops Manager</u>	Signed: _____ Date _____ Title: _____

## CLARIFICATIONS / ASSUMPTIONS

All pricing is conditioned upon the Clarifications/Assumptions listed below.

### 1. CLARIFICATIONS:

- a. The Proposal excludes any sales or use or other similar taxes. If the Project is tax exempt, Customer shall provide APC the appropriate documentation.
- b. If payment of prevailing wages or submission of certified payroll reports is required, Owner shall provide a wage determination sheet and/or certified payroll instructions.
- c. Except as otherwise stated herein, the Proposal does not include by-pass pumping.
- d. Any corrections, repairs, or extractions required due to existing structural defects or failures are excluded from the Work.
- e. Customer will obtain all necessary permits.
- f. APC will provide light traffic control (cones) if needed.
- g. Except as otherwise provided herein, the Proposal is for normal cleaning only. Normal cleaning is considered three passes or less using high-velocity hydraulic equipment capable of pumping 80 gpm up to 2,000 psi. Heavy cleaning shall be considered all cleaning other than normal cleaning but does not include mechanical cleaning with bucket machines and winches. Heavy cleaning will be charged at a negotiated hourly rate.
- h. The CCTV inspection will be performed using a robotic camera capable of recording the condition of the pipe. Data will be generated in digital and physical report format and will provide logged information of pipe condition, calling out defects (such as root intrusions, pipe separations, cracks, decay, and crumbling) as necessary. All APC data technicians are NASSCO PACP certified.
- i. For CCTV inspections that have 1,000 feet or more of Data, there will be a minimum 2 week turn-around for deliverables.
- j. Reverse setups if needed will be charged at \$150.00 each on per LF priced projects.

### 2. ASSUMPTIONS:

- a. Customer will provide free access to the work site which will be adequate for APC's equipment and will be within 150 feet from the access point. APC reserves the right to charge Customer if additional mobilizations are required if access is not available.
- b. Customer will coordinate the Work with any private property owners.
- c. Customer will provide environmentally responsible disposal site.
- d. Customer will provide water for cleaning and access to hydrant and hydrant meter.
- e. Pricing is subject to change 30 days from the date of the proposal.
- f. There are no hazardous materials present in the project area.

## Terms and Conditions

1. **General Conditions:** These general terms and conditions are incorporated by reference into the proposal and are part of the Agreement under which services are to be performed by the Contractor for the Customer. Customer's signature and return of the proposal as presented, or Customer's authorization of Contractor to commence the work, shall constitute acceptance of all its terms and conditions.

2. **Warranty:** Contractor warrants that its work will be free from defects caused by faulty workmanship for a period of twelve months after substantial completion of the work. Any warranty claim must be presented in writing to Contractor within 12 months after the substantial completion of Contractor's work, or the claim shall be waived.

3. **Terms of Payment:** Unless otherwise noted, payments are due within thirty days from the submission to Customer of an invoice. A "past due payment" charge of one and one-half percent (1½ %) per month or the maximum legal interest rate, whichever is greater, will be made on all monies past due and shall be paid immediately.

4. **Customer Responsibilities:** Customer will provide mechanical services. Operation and control of Customer's equipment is the Customer's responsibility. If Contractor's work is interrupted due to circumstances caused or allowed by Customer and of which Contractor was not apprised prior to starting the work, an hourly fee will be charged.

5. **Pre-existing Conditions:** The Contractor is not responsible for liability, loss or expense (including damage caused by the backup of basement sewers) caused by pre-existing conditions, including faulty, inadequate or defective design, construction, maintenance or repair of property or contamination of the subsurface where the condition existed prior to the start of the Contractor's work. Customer is responsible for loss of service equipment caused by the pre-existing condition at the job site.

6. **Environmental Conditions:** The debris is represented to Contractor to be non-hazardous, requiring no manifesting or special permitting. The Customer will be responsible for any additional costs or claims associated with the treatment, storage, disposal of the removed debris, or breach of the above representation, at any time during or after the completion of this project. Notwithstanding anything herein to the contrary, when the Work includes removal of industrial waste, Customer represents and warrants it holds clear title to all waste debris or other materials Contractor may handle, process or transport and Customer agrees to supply all necessary manifests or permits and Customer shall indemnify Contractor for liability, loss and expense caused by discharge, escape, release of liquids, gases or any other material contaminant or pollutant into the atmosphere or into or onto land, water or property, except to the extent such liability, loss and expense is caused by Contractor's negligence.

7. **Indemnification:** The Customer and Contractor will each indemnify the other in proportion to relative fault for liability, loss and expense incurred by the other party resulting from a negligent act or omission in performance of work under this Agreement. The Customer also will indemnify Contractor for liability, loss and expense resulting from Contractor services if the Contractor is acting at the direction or instruction of the Customer, or where the primary cause of any damages is due to information provided by the Customer. Where the Customer provides labor for the Contractor, the Customer will indemnify the Contractor for liability, loss or expense for work related injuries to those laborers not provided by the Contractor.

8. **Entire Agreement:** This proposal together with any written documents which may be incorporated by specific references

herein, constitutes the entire agreement between the parties and supersedes all previous communications between them, either oral or written. The waiver by Contractor of any term, condition or provision herein stated shall not be construed to be a waiver of any other term, condition, or provision hereof.

9. **Performance Dates:** The performance schedule, if stated in the proposal, is approximate and is not guaranteed by Contractor. Contractor shall not be liable for delays in the progress of the Work due to acts of government, acts of God, adverse weather, war, riot, labor disputes, civil insurrection or any other causes beyond Contractor's reasonable control, and the date of performance shall be adjusted for any such delays. Further, Contractor shall not be responsible for delays in the project caused by the failure of material/equipment suppliers to deliver material, equipment or services in the time and manner agreed upon or in the time and manner anticipated.

10. **Scope Limitations:** Any material, equipment, structure, or service item that is not explicitly a part of this Contract is specifically excluded from Contractor's Work.

11. **Contract Amendments:** The following contract amendment procedure is to be used for work performed for the Customer by Contractor, which is beyond the scope of the proposal. (a) As change order items are identified and before any work is done, Contractor and the Customer will review and agree on the work to be performed; (b) A contract amendment or change order will be completed with regard to scope and price and any schedule impact. All parties involved will sign the contract amendment or change order; and (c) Contractor will perform the work and bill the Customer. For time and materials work, back-up documentation will be provided.

12. **Limitation of Liability:** In no event shall Contractor be liable for any indirect, special, or consequential loss or damage arising out of any work performed for Customer. To the fullest extent permitted by law, the total liability, in the aggregate, of Contractor to Customer or anyone claiming by or through Customer, for any and all liabilities, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Contractor's services, the Project, or the Proposal, from any cause or causes whatsoever, including without limitation, negligence, strict liability, indemnity, warranty, or breach of contract, shall not exceed the Contract Amount. The Contractor is not responsible for the rendering of or failure to render architectural, engineering or surveying professional services. Customer and Contractor waive all rights of subrogation for claims covered by the parties' insurance.

13. **Attorney's Fees:** The prevailing party in any dispute between Contractor and Customer shall be entitled to receive attorneys' fees, court costs and other legal fees from the non-prevailing party. APC shall be entitled to collect reasonable attorney's fees incurred to collect any "past due payments."

14. NOTICE TO OWNER FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT, YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.



## BID SHEET

JOB TITLE: Clinton, MO 12/8/2025

DATE: 12/8/2025

PREPARED BY: Tyson Rathert

1066 NW 501 RD  
CHILHOWEE, MO 64733

**Andy McQuitty**  
816-309-3631

**Tyson Rathert**  
314-303-0870

fax: 660-678-3882  
[midwestdrain@hotmail.com](mailto:midwestdrain@hotmail.com)

ITEM #	DESCRIPTION	QUANTITY	Units	PRICE	AMOUNT
1	CCTV 8" - 15"	2,688	LF	\$2.00	\$5,376.00
2	Clean 8" - 15"	2,688	LF	\$2.00	\$5,376.00

**TOTAL: \$10,752.00**

**Inclusions:**

**Exclusions:**

Water  
debris disposal  
bypass  
traffic control  
re-tv  
re-clean



Central Iowa Televising LLC Phone 515-488-0248  
 530 Dubois Avenue Email [coltin@citsewer.com](mailto:coltin@citsewer.com)  
 McCallsburg, IA 50154 Web [citsewer.com](http://citsewer.com)

Estimate  
 #EST 3643

**CIT Sewer Solutions**

*Service Address:*

City of Clinton, MO  
 105 E Ohio St  
 Clinton, MO 64735  
 Phone: 660-885-6121

*Project Name:* Sanitary Sewer Easement Cleaning and Inspection

<i>Item</i>	<i>Description</i>	<i>Price</i>	<i>Qty</i>	<i>Amount</i>
Mobilization	Mobilization - Enroute to Springfield - Per Vehicle	\$1,278.42	2.00	\$2,556.84
Jetting / FT	Easement Machine Cleaning (Up to 2 passes) - Estimated Footage	\$3.52	2,688.00	\$9,461.76
CCTV / FT	CCTV Inspection - Estimated Footage	\$2.52	2,688.00	\$6,773.76
Hydro Root Cutting	Hydro Root Cutting - Per Foot - As Needed	\$1.84	1.00	\$1.84
Hourly Heavy Cleaning	Hourly Heavy Cleaning (3 or more passes) - As Needed	\$495.00	1.00	\$495.00
			<b>Subtotal</b>	<b>\$19,289.20</b>
			<b>Tax</b>	<b>\$0.00</b>
			<b>Total</b>	<b>\$19,289.20</b>

*Notes:*

\*Work is to be completed in conjunction with CIT's work in the area. If project must be scheduled at a separate time, a change order for additional mobilization will be required.

All estimates are valid for thirty (30) days. If acceptance is received after this period has lapsed, the job may require a new estimate.

Customer acknowledges that all equipment mobilized for work will be invoiced according to the above quote. If customer decides not to complete the work after mobilization, customer will be invoiced for the quoted amount.

TERMS & CONDITIONS: A confined space has limited or restricted means for entry or exit and is not designed for continuous occupancy. Confined spaces include, but are not limited to, tanks, vessels, silos, storage bins, hoppers,

vaults, pits, manholes, tunnels, ductwork, pipelines, etc.

In the event that a confined space entry is needed a daily service fee of \$150 will be added to your end bill.

IDLE TIME: \$385/Hour/Truck - Time exceeding 30 min for water fill, debris disposal, customer representative authorization, or other factors not related to CIT's responsibilities while performing the agreed job scope will be considered Idle Time and shall be charged at a prorated rate once that limit is exceeded.

CHANGE ORDER: Request for any additional work not included in the provisions of these specifications will be negotiated between Customer and CIT via Change Order. Must be signed and dated by all parties before additional work can begin.

PAYMENT: CIT Sewer Solutions (CIT) standard payment terms are 30 days, unless agreed upon in writing prior to the start of the project. All past due accounts will be charged a rate of 4% per month.

PLANS: Customer will provide maps or prints of sewer lines to be cleaned and inspected. The lines that are scheduled for inclusion in the project will be clearly marked/highlighted. Customer will provide reference numbers for all manholes. CIT will use the city's reference numbers on the written and video reports.

SCHEDULING AND EXECUTION OF WORK: Customer will give CIT a notice to proceed after all contracts have been executed and all necessary forms or insurance certificates have been collected by either CIT or the Customer. Customer and CIT will establish a schedule that identifies a project itinerary that is mutually beneficial to both parties within the performance period.

#### WORK AND MATERIALS PROVIDED BY CUSTOMER:

Customer will provide the following at no cost to CIT:

- 1) Community awareness that sewer maintenance is scheduled with CIT.
- 2) Instructions for CIT on how to respond to residents that approach CIT during the project.
- 3) Inform CIT of history of sewers with known sewer system failures.
- 4) Legal and physical access to manholes on portion of sewer included in the project
- 5) Exposure of buried manholes and seized manhole lids loosened prior to CIT mobilizing.
- 6) Any excavation, opening, back filling and/or repair of sewers and/or streets required to remove CIT's equipment caught in the sewer pipe due to sewer defects.
- 7) A person to act as a liaison between Customer and CIT for the duration of the project that will also be able to familiarize CIT with locations of sewers and manholes.
- 8) Water for cleaning sewer and access to nearest fire hydrant.
- 9) A secure storage area to accommodate CIT's equipment, vehicles, and materials.
- 10) A location near worksite where debris removed from sewer cleaning can be deposited.

WORK AND MATERIALS PROVIDED BY CIT:

Sewer Cleaning:

- 1) Sewers will be cleaned by removing grit, loose solids, and grease.
- 2) There will be no more than 5% of the pipe diameter of these types of debris left in the lines prior to televising. This does not include the removal of hard deposits.
- 3) The cleaning equipment with truck mounted combination water jet/vac unit. Prior to the sewer cleaning operation, Customer and CIT will agree upon a sewer cleaning sequence. In general the sewer cleaning process will proceed from the upper ends of each sewer basin to the lower ends.
- 4) Debris will be removed by vacuum to prevent workers from entering manholes. CIT will collect and transport all debris removed during the sewer cleaning operations to the facility of Customer choice.

Sewer Inspection:

- 1) Video Inspection will be performed by a NASSCO certified PACP operator.
- 2) CIT will perform closed circuit video inspections of the sewer using current state of the art technology and trained employees.
- 3) CCTV camera will be high resolution color with adjustable iris focus.
- 4) CCTV camera will have pan and tilt capabilities that allow up close and right-angle inspections of defects and other significant observations.
- 5) Video camera will be equipped with 1,000' of video cable.
- 6) Video camera, television monitor, and other components of the video system will produce a high-quality video image.
- 7) Footage distance measured by the video system will be accurate within 1% and will be used to determine footages for reporting and billing purposes. The center line between manholes will be the reference points used to determine footage measurements.

Sewer Inspection Reporting:

- 1) Video inspection and reporting software will be NASSCO approved software.
- 2) All observations will be chosen from a standard table of descriptions incorporated in the video reporting software.
- 3) CIT will make a color recording on a flash drive of all sewers inspected and will provide a corresponding paper report generated by the video inspection software. The video recording will include on-screen observation identifications that label continuous footages, defects, pipe diameter, direction of flow, direction of viewing, manhole and street reference locations. Video inspections recorded on a flash drive allow indexing of video files for faster viewing by Customer.

INSURANCE:

CIT will maintain General Liability and Auto Liability Insurance throughout the duration of the contract with limits not less than \$1,000,000 General Liability, \$1,000,000 Auto and \$500,000 Workers Compensation Employers Liability. Proof of insurance in the form of an insurance certificate will be issued to the Customer prior to the start of the project.

I agree to pay the cost of services as specified above.

Customer Signature

Date

12/17/2025

# AGREEMENT BETWEEN OWNER AND ENGINEER FOR PROFESSIONAL SERVICES

---

THIS IS AN AGREEMENT effective as of \_\_\_\_\_ ("Effective Date") between City of Clinton, Missouri, ("Owner") and CJW Transportation Consultants LLC ("Engineer"). Owner's Project, of which Engineer's services under this Agreement are a part, is generally identified as follows: Striping Plans - 2nd Street and Calvird Drive ("Project").

Engineer's Services under this Agreement are generally identified as follows:  
See attached scope of service (attachment)

Owner and Engineer further agree as follows:

## 1.0 Basic Agreement and Period of Service

A. Engineer shall provide, or cause to be provided, the services set forth in this Agreement. If authorized by Owner, or if required because of changes in the Project, Engineer shall furnish services in addition to those set forth above. Owner shall pay Engineer for its services as set forth in Paragraphs 7.01 and 7.02.

B. Engineer shall complete its services within a reasonable time.

## 2.01 Payment Procedures

A. Invoices: Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for services and expenses within 30 days after receipt of Engineer's invoice, then the amounts due Engineer will be increased at the rate of 3.0% per month ( or the maximum rate of interest permitted by law, if less) from said thirtieth day. In addition, Engineer may, after giving seven days written notice to Owner, suspend services under this Agreement until Engineer has been paid in full all amounts due for services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension. Payments will be credited first to interest and then to principal.

## 2.02 Design Changes and Modifications

A. Owner may request up to two (2) site location or design changes during the preliminary design phase (as defined by the scope of work for developing preliminary engineering design documents establishing the project's general scope, scale, and relationship of components) without additional compensation, provided such changes do not substantially alter the project scope or complexity. The determination of what constitutes substantial alteration shall be made on a project-by-project basis considering the specific circumstances. Any changes requested after the preliminary design phase, or beyond the initial two changes, shall be considered additional services and billed according to Engineer's standard hourly rate schedule as outlined in Paragraph 7.02.

B. All change requests must be submitted in writing. Engineer will provide a written cost estimate and schedule impact assessment within 5 business days. Work on changes will not commence until Owner provides written authorization via change order or email that clearly states Owner's approval of the additional fees with sufficient detail. No verbal change orders will be accepted. Owner understands that design changes may require re-design of completed work and coordination with regulatory agencies, and that approved changes may reasonably extend project completion dates.

### 3.01 Termination

A. Termination for Cause: The obligation to continue performance under this Agreement may be terminated for cause as follows:

#### 1. General Termination for Cause

a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its services is a substantial failure to perform and a basis for termination.

b. By Engineer upon 7 days written notice in either of the following circumstances:

1) Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or

2) Engineer's services for the Project are delayed for more than 90 days for reasons beyond Engineer's control.

Engineer shall have no liability to Owner on account of a termination by Engineer under Paragraph 3.01.A.1.b.

c. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 3.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

#### 2. Termination for Convenience

For convenience, by Owner effective upon Engineer's receipt of written notice from Owner.

#### B. Transition Period

The terminating party under Paragraph 3.01.A may set the effective date of termination at a time up to 30 days later than otherwise provided to allow Engineer to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files.

#### C. Payment Upon Termination

In the event of any termination under Paragraph 3.01, Engineer will be entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all reimbursable expenses incurred through the effective date of termination.

### 4.01 Successors, Assigns, and Beneficiaries

A. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 4.01.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.

B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any contractor, subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

#### 5.01 General Considerations

A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer's services. Subject to the foregoing standard of care, Engineer and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

B. Engineer shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

C. This Agreement is to be governed by the law of the state or jurisdiction in which the Project is located.

D. Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract between Owner and such contractor. Engineer is not responsible for variations between actual construction bids or costs and Engineer's opinions or estimates regarding construction costs.

E. Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or of any other persons (except Engineer's own employees) at the Project site or otherwise furnishing or performing any construction work; or for any decision made regarding the construction contract requirements, or any application, interpretation, or clarification of the construction contract other than those made by Engineer.

F. The general conditions for any construction contract documents prepared hereunder are to be the "Standard General Conditions of the Construction Contract" as prepared by the Engineers Joint Contract Documents Committee (EJCDC C- 700, 2007 Edition) unless the parties agree otherwise.

G. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment for all services relating to preparation of the documents and subject to the following limitations: (1) Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer; (2) any such use or reuse, or any

modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants; (3) Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and (4) such limited license to Owner shall not create any rights in third parties.

H. To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's employees, officers, directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project, and (2) agree that Engineer's total liability to Owner under this Agreement shall be limited to the total amount of compensation received by Engineer.

I. The parties acknowledge that Engineer's scope of services does not include any services related to a Hazardous Environmental Condition (the presence of asbestos, PCBs, petroleum, hazardous substances or waste as defined by the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq., or radioactive materials). If Engineer or any other party encounters a Hazardous Environmental Condition, Engineer may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Project affected thereby until Owner: (1) retains appropriate specialist consultants or contractors to identify and, as appropriate, abate, remediate, or remove the Hazardous Environmental Condition; and (2) warrants that the Site is in full compliance with applicable Laws and Regulations.

J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.

#### 6.01 Total Agreement

A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

#### 7.01 Basis of Payment

A. Using the procedures set forth in Paragraph 2.01, Owner shall pay Engineer according to the selected billing method below:

Option 1: Time and Expense Billing  Payment based on actual time expended at the rates specified in the fee schedule, plus reimbursable expenses and Engineer's consultants' charges, if any. Monthly invoices shall include time records showing personnel, hours worked, hourly rates, and sorted into the phase/task as indicated in scope.  
Option 2: Percent Complete by Phase/Task  Payment based on the percent of completion achieved for each designated phase or task as defined in the project scope, plus reimbursable expenses and Engineer's consultants' charges, if any.

B. The total compensation for services and reimbursable expenses under the selected billing method is estimated to be \$ 22,720.

#### 7.02 Additional Services

For additional services of Engineer's employees engaged directly on the Project, Owner shall pay Engineer an amount equal to the cumulative hours charged to the Project by each class of Engineer's employees times

standard hourly rates for each applicable billing class; plus reimbursable expenses and Engineer's consultants' charges, if any.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

OWNER/CLIENT SIGNATURE:

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

Print Name: \_\_\_\_\_ Title: \_\_\_\_\_

Email: \_\_\_\_\_

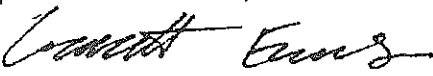
AP Email: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

ENGINEER SIGNATURE:

CJW Transportation Consultants, LLC

Signature:  Date: 11/11/2025

Print Name: Garrett Evans Title: Transportation Manager

Engineer License #: 2025000151 State of: Missouri

Address for giving notices:  
5051 S National Avenue, Suite 7A  
Springfield, Missouri 65810

Appendix I, Standard Hourly Rates Schedule  
Appendix II, Certificate of Insurance



*Providing Transportation and Engineering Solutions*

5051 S. National, Ste. 7A  
Springfield, MO 65810  
Phone: 417.889.3400  
Fax: 417.889.3402  
www.GoCJW.com

## Scope of 2<sup>nd</sup> Street and Calvird Drive Striping Plan

1. **Striping Plan**
  - a. Create striping plan for 2<sup>nd</sup> Street from the Intersection of Highway 13, 7, and 2<sup>nd</sup> Street south to Calvird Drive.
  - b. Create striping plan for Calvird Drive from 2<sup>nd</sup> Street to Highway 13.
  - c. Excludes 2<sup>nd</sup> Street Intersections with MoDOT
  - d. Includes detailed view of 2<sup>nd</sup> Street Intersections with
    - i. Green Street
    - ii. Franklin Street
    - iii. Jefferson Street
    - iv. Grandriver Street
    - v. Calvird Drive
  - e. Includes recommendations for MUTCD Compliant Typical Applications for Traffic Control
  - f. Comments for revision from the City to be provided in writing either as a marked up plan sheet or in letter format. Engineer to complete 1-set of revisions based on Comments provided in writing. Additional revisions will constitute additional services charged at the Engineer's Hourly Rates



# CJW Transportation Consultants

## 2026 FEE SCHEDULE

### PRINCIPAL & SENIOR ENGINEERING

Principal	\$230.00
Senior Engineer II	\$220.00
Senior Engineer I	\$205.00
Senior Project Manager	\$155.00

### PROJECT MANAGEMENT & ENGINEERING

Project Engineer	\$148.00
Project Manager	\$136.00
Inspector	\$138.00
Engineer Intern	\$104.00
Project Intern II	\$89.00
Project Intern I	\$78.00
Student Intern	\$42.00

### DESIGN SERVICES

Senior Designer	\$140.00
Designer II	\$101.00
Designer I	\$87.00

### SURVEYING & FIELD SERVICES

Survey Manager / PLS	\$165.00
2-Person Survey Crew	\$173.00
Survey Crew Chief	\$95.00
Engineering Technician	\$79.00
Survey Crew Member	\$78.00
Traffic Data Collector	\$40.00

### ADMINISTRATIVE SUPPORT

Project Coordinator	\$65.00
Administrative Project Support	\$55.00
Administrator	\$46.00

### EXPENSES / REIMBURSABLES

Vehicle (3/4 ton or less)	\$0.75/mile
Drone Usage	\$350.00/hour
Real Time GPS Equipment	\$300.00/day
Robotic Prism-Less Instrument	\$235.00/day
Copies	\$0.10/each
Blueprints	\$0.60/sq. ft.

Reimbursable Expenses: Travel Expenses, Outside Printing, Sub-Contractor Expenses

Work over 8 hours per day, 40 hours per week, Saturdays, Sundays, and holidays: 1.5 times the hourly rate

Rates subject to annual adjustment for multi-year projects

Rates effective for all new contracts and contract renewals after January 1, 2026



Trusted - Experienced - Client Focused

5051 S. National, Ste. 7A  
Springfield, MO 65810  
Phone: 417.889.3400  
Fax: 417.889.3402  
www.GoCJW.com

FORM RESET

**CONTRACT ADDENDUM**

Addendum #: 02  
CJW Project #: 25026  
Date: 01/05/2026  
Project Description: Price Lane Rebuild

**ORIGINAL CONTRACT**

Contract Date: 02/2025  
Original Contract: \$ 39,680.00  
Original Completion Date: 06/2025

**MODIFICATION TYPE**

- Time Extension - New completion date: \_\_\_\_\_
- Contract Fee Adjustment: \$ 10,695.00 ( Add  Subtract)
- Scope Change: See Attachment A

**REASON FOR CHANGE**

- Client-requested changes
- Additional design work required
- Permit/regulatory delays
- Government agency requirements/compliance changes
- Other: \_\_\_\_\_

**DESCRIPTION OF CHANGES / SCOPE CHANGE DETAILS**

Following IMS pavement assessment of the area showing a relatively high PCI, the City and CJW decided to evaluate the condition of pavement and subsurface based on core sampling completed by Terracon.

**ADDITIONAL INFORMATION / ATTACHMENTS**

**REVISED CONTRACT TERMS**

New Contract Total: \$ 50,375.00 (Original +/- All Addendums)  
New Completion Date: \_\_\_\_\_

**APPROVAL**

CLIENT: City of Clinton  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Print Name: \_\_\_\_\_

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

**ENGINEER: CJW Transportation Consultants**

Signature: Garrett Evans  
Title: Transportation Manager  
Print Name: Garrett Evans, P.E.

Date: 1/5/2026



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## Attachment A - Scope of Services – Subsurface Exploration and Geotechnical Engineering Services

Terracon will provide subsurface exploration and geotechnical engineering services for the Price Lane Pavement Evaluation along Price Lane between Sedalia Avenue and Hwy 52. The proposed scope includes the following:

- Advance four (4) borings to depths of 5 feet below ground surface (BGS). Boring locations will be determined in the field.
- Perform sampling using split-spoon and/or thin-walled tube samplers.
- Obtain pavement cores by core drilling.
- Backfill borings with auger cuttings and top with cold mix asphalt.
- Perform laboratory testing including moisture content, grain size distribution, and Atterberg limits.
- Prepare a geotechnical report including a visual evaluation of existing pavement and recommendations regarding earthwork/subgrade preparation and pavements.
- Temporary Traffic Control to be provided by Terracon.

CJW Transportation Consultants will provide review of Terracon prepared geotechnical report and recommendations.



City of  
**Clinton**  
MISSOURI

---

TO: Public Works Committee

FROM: Christy Maggi *cm*  
City Administrator

DATE: January 9, 2026

REF: Access Management Policy

I contacted Marc Thornsberry, CJW Transportation Consultants, to discuss questions and comments from the City Council meeting regarding the proposed Access Management Policy. These are the primary concerns that I identified for Marc:

- There are items that conflict with the existing zoning code, such as the distance between driveways and corners.
- Item 1.b. seems to prohibit the widening of driveways, which could result in additional parking on streets.
- The diagrams are unclear.
- It grants the Community Dev. Director too much discretion.

There may be other concerns that I did not get into my notes. If so, we can certainly provide those to Marc for further comments.

## Christy Maggi

---

**From:** Marc Thornsberry <mthornsberry@gocjw.com>  
**Sent:** Friday, January 9, 2026 9:22 AM  
**To:** Christy Maggi; Chuck Bailey  
**Cc:** Jay Wynn; Garrett Evans  
**Subject:** Re: Access Management Policy and Resolution

Christy & Chuck,

Please review the following draft response to Council's questions and let us know if you have any suggested edits.

### **Response to Concern Regarding Conflicts with the Zoning Code**

It was anticipated that the Clinton Access Management Policy would be made enforceable through amendment of the City Code, either by incorporating the policy by reference or by adopting the policy directly by ordinance, consistent with the direction of the City Attorney.

City Council has two options for consideration:

1. **Update the City Code** to resolve conflicts and incorporate the Access Management Policy by reference so that driveway spacing and access standards are enforceable through the zoning code; or
2. **Adopt the Access Management Policy by Ordinance** and modify it, as necessary, to align with existing zoning standards while maintaining nationally recognized access management and traffic safety standards.

Either approach would provide clarity, reduce regulatory conflicts, and ensure consistent and enforceable application of City regulations. Staff is prepared to proceed based on Council direction and the City Attorney's recommendation.

### **Intent of Subsection 1 (b)**

Subsection 1 (b) is intended to prevent the use of the public right-of-way (ROW) and driveway approaches as parking areas, rather than as true vehicle access points between the street and private property. This intent is consistent with **Chapter 36 – Zoning, Section 36-222 (General Intent and Application)** of the Clinton Municipal Code, which requires that off-street parking be provided on private property in the form of private garages, carports, or open areas made available exclusively for that purpose, with no portion of required parking encroaching into any street or other public way except for necessary drive access.

From an access management perspective, this provision serves several purposes:

#### **Preserve the function of driveway approaches**

Driveway approaches are intended to provide vehicular access between the public street and private parking areas, not to function as standalone parking pads or storage areas. Subsection 1 (b) reinforces the zoning code's requirement that parking be located entirely on private property and that driveway approaches serve an access function only.

#### **Protect the public right-of-way**

Section 36-222 states that required parking spaces must be located entirely on private property, with only

necessary drive access extending into the public way. Allowing parking or parking-only driveway designs within the ROW can encroach on public property, interfere with utilities, drainage, sidewalks, and snow storage, and shift private parking needs into public space. Subsection 1 (b) prevents these outcomes.

### **Support traffic safety and access management principles**

Parking areas located immediately adjacent to the curb can increase backing movements into traffic, reduce driver sight distance, and create confusion about whether a vehicle is parked or entering traffic. By prohibiting driveway designs that function solely as parking, subsection 1 (b) reduces conflict points and improves roadway safety.

### **Prevent circumvention of parking and zoning regulations**

Without this provision, property owners could effectively create informal parking spaces by widening or extending driveway approaches toward or into the ROW, undermining the intent of Section 36-222 and bypassing off-street parking requirements and site review standards. Subsection 1 (b) closes this loophole and reinforces the zoning code's intent.

**In summary**, subsection 1 (b) ensures that driveway approaches function solely as access to lawful off-street parking located on private property, consistent with **Chapter 36 – Zoning, Section 36-222** of the Clinton Municipal Code, while protecting the public right-of-way and promoting safe and efficient traffic operations.

### **Response to Concern Regarding Diagram Clarity**

The diagrams included in the Access Management Policy were taken from the **Iowa Access Management Handbook** and reflect commonly used access management examples recognized nationwide. They are intended to illustrate general concepts and best practices rather than depict exact designs or specific local conditions.

That said, we recognize the importance of clarity and ease of understanding, particularly for the public. We would be happy to review the diagrams with Council to better understand specific concerns and to determine whether additional explanations, simplified graphics, or revisions would improve clarity. Any adjustments would continue to be consistent with established safety and access management standards.

### **Response to Council Concern Regarding Administrative Discretion**

The limited discretion included in the policy is intended to allow access standards to be applied safely and appropriately under varying site and traffic conditions. Access management decisions often depend on factors such as roadway classification, traffic volumes, sight distance, and existing development patterns that cannot always be fully addressed through fixed dimensional standards alone.

The policy establishes clear prohibitions, baseline requirements, and recommended design standards. Administrative discretion is used to apply these standards using professional and engineering judgment when unique conditions warrant, not to waive the intent of the ordinance.

Importantly, the policy also includes an appeals process as a safeguard. If an applicant disagrees with a determination made by the Community Development Director or their designee and is unable to reach an acceptable alternative solution, the applicant has the right to appeal the decision to the Board of Adjustment in accordance with City Code Section 36-316. This ensures that decisions are subject to independent review and oversight.

These responses assume that the Access Management Policy will be made enforceable through adoption by ordinance or incorporation by reference into the City Code, consistent with the City Attorney's guidance.

# Access Management Policy for the City of Clinton, Missouri

“An effective access management program can reduce crashes as much as 50 percent, increase roadway capacity by 23 to 45 percent, and reduce travel time and delay as much as 40 to 60 percent.”  
— *National Highway Institute*

## Introduction

The purpose of the **City of Clinton Access Management Policy** is to ensure safe, efficient, and convenient access for all users while preserving the function, capacity, and safety of arterial, collector, and residential streets. This policy aims to balance mobility, accessibility, and safety. This policy incorporates specific requirements for roadway spacing, driveway spacing, corner clearance, sight triangles, and access classifications to promote safety, reduce conflicts, and accommodate the needs of the City of Clinton.

## Goals & Objectives

1. **Safety:** Reduce the likelihood of crashes by minimizing conflict points and improving the design of access points.
2. **Efficiency:** Enhance roadway capacity and traffic flow by managing access points and reducing congestion.
3. **Economic Support:** Provide safe and efficient access to businesses, tourism destinations, and other key locations to support Clinton’s economic vitality.
4. **Community Livability:** Integrate access management with pedestrian and multimodal transportation needs to improve quality of life.
5. **Preservation:** Protect the public investment in the city’s transportation infrastructure by maintaining the functional performance of roadways over the long term.

## Glossary

**Acceleration Lane**– A speed change lane that enables a vehicle entering a roadway to increase its speed to a rate at which it can safely merge with through traffic.

**Access**– The ability to enter or leave a public street from or at an adjacent driveway or another public street.

**Access Management**– The control of driveways and intersections to maintain safety at a roadway's full traffic carrying capacity.

**Annual Average Daily Traffic (AADT)**– The annual average two-way daily traffic volume. It represents the total annual traffic on a road per year, divided by 365.

**Arterial**– A highway intended primarily for through traffic and where access is carefully controlled.

**Backage Road**–A local street or road running parallel to an arterial for service to abutting properties and for controlling access to the arterial which provides land access to the rear lot line of the property. Arterial frontage becomes the rear lot and buildings front on the backage road. (See also service roads and frontage roads).

**Collector Street**– Roads intended to move traffic from local roads to secondary arterials.

**Conflict**– A traffic-related event that causes evasive action by a driver to avoid collision with another vehicle.

**Conflict Point**– Any point where the paths of two through or turning vehicles diverge, merge, or cross.

**Congestion**–See traffic congestion.

**Controlled Access Highways**– Highways that serve through traffic, have very few access points, and may prohibit direct access from the highway to abutting land.

**Corner Clearance**– The minimum dimension, measured parallel to a highway, between the curb, pavement or shoulder lines of an intersecting highway and the nearest edge of a driveway.

**Corner Lot**– A single lot with frontage on a road and an intersecting road.

**Cross Access**– A service drive providing vehicular access between two or more continuous sites, so the driver need not enter the public street system.

**Cul-de-sac**– A dead-end road with a circular or T-shaped turnaround at the end, usually built to serve a small subdivision.

**Deceleration Lane**– A speed-change lane that enables a vehicle to leave the through traffic lane at a speed equal to or slightly less than the speed of traffic in the through lane, then to decelerate to a stop or make a slow speed turn.

**Driveway**– An entrance used by vehicular traffic to access property abutting a highway. As used in this handbook, the term includes private residential driveways as well as commercial and other non-residential driveways.

- **Low Volume Driveways:** Driveways with a traffic volume of less than 500 vehicle trips per day and less than 50 vehicle trips per peak hour.
- **Medium Volume Driveways:** Driveways with a traffic volume of 500 to less than 1500 vehicles trips per day and 50 to less than 150 vehicle trips per peak hour.
- **High Volume Driveways:** Driveways with a traffic volume of 1500 or more vehicle trips per day and 150 or more vehicle trips per peak hour.

**Design Hour Volume**– The hourly traffic volume used to evaluate or design a highway or driveway.

**Driveway Width**– The narrowest width of the driveway, measured parallel to the highway right-of way.

**Easement**– A grant of one or more property rights by a property owner to or for use by the public, or another person or entity.

**Frontage**– The width of a single lot, measured parallel to the right-of-way.

**Frontage Road**– A public or private drive that generally parallels a public street between the right-of way and the front building setback time. The frontage road provides access to private properties while separating them from the arterial street (see also service roads and backage roads).

**Functional Area (Intersection)**– That area beyond the physical intersection of two controlled access facilities that comprises decision and maneuver distance, plus any required vehicle storage length, and is protected through corner clearance standards and driveway connection spacing standards.

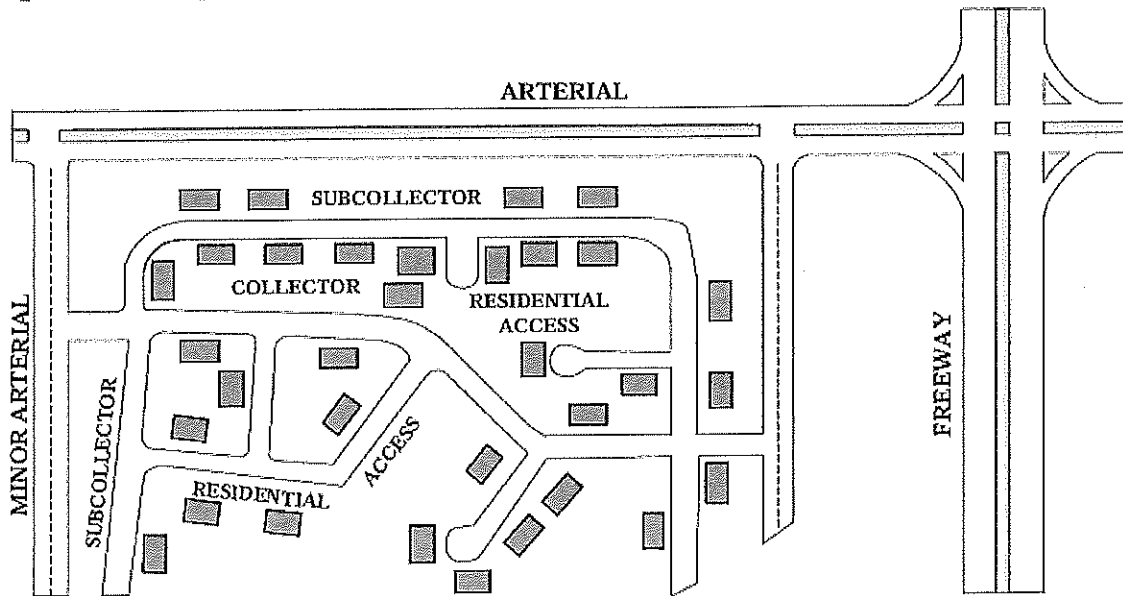
**Functional Classification**– A system used to group public roadways into classes according to their purpose in moving vehicles and providing access; it includes design and operational standards.

**Functional Integrity**– The principle that the highest speed and highest capacity roads should be reserved for longer distance and higher speed travel.

**Highway Capacity**– The maximum number of vehicles that a highway can handle during a specific amount of time at a given level of service.

**Highway System**– All public highways and roads in the City of Clinton. These include controlled access highways, arterials, collector streets, and local streets (**Figure 1**).

Figure 1—The highway system



**Joint Access** (or Shared Access)—A driveway connecting two or more continuous sites to the public street system.

**Lane**— The portion of a roadway for the movement of a single line of vehicles, not including the gutter or roadway shoulder.

**Level of Service**— The description of traffic conditions along a given roadway or at a particular intersection. The level of service ranges from “A,” which is the best, to “F,” which is the worst. It reflects factors such as speed, travel time, freedom to maneuver, traffic interruptions, and delays.

**Local Street**— A road whose primary purpose is to provide direct access to abutting properties and to roads of higher functional classification.

**Peak Hour Traffic**— The highest number of vehicles passing over a section of a lane or roadway during any 60 consecutive minutes. Typically, there is a peak hour condition in the a.m. and a peak hour condition in the p.m. for which a roadway or intersection is analyzed for capacity and level of service.

**Right-of-Way**— Land reserved, used, or slated for use for a highway, street, alley, walkway, drainage facility, or other public purposes.

**Service Road** (Frontage Road, Backage Road)— A public or private street or road, auxiliary to and normally located parallel to a controlled access facility, that maintains local road continuity and provides access to parcels adjacent to the controlled access facility.

**Shared Driveway**—A single driveway serving two or more lots. A shared driveway may cross a lot line or be on the lot line, and the owners may have an easement for the shared use.

**Side Friction**– Driver delays and conflicts caused by vehicles entering and exiting driveways.

**Storage Length**– The additional lane footage added to a turning lane to hold the maximum number of vehicles likely during a peak period so as not to interfere with through travel lanes.

**Strip Development**– A linear pattern of roadside development. It commonly includes residential and/or commercial development. Typically, no frontage roads are available to reduce the number of driveways that intersect with the arterials.

**Subdivision**– Any tract of land that is developed by division into a lot or lots along an existing or proposed street, highway, easement, or right-of-way.

**Thoroughfare Plan Map**– A map that depicts all roadways contained on the long-range traffic circulation map and identifies the right-of-way widths for each roadway. The thoroughfare plan map is the official listing of rights-of-way to be reserved.

**Traffic Congestion**– A condition resulting from more vehicles trying to use a given road during a specific period of time than the road can accommodate with acceptable levels of delay or inconvenience.

**Traffic Impact Study**– A report initiated in response to a proposed development that compares the anticipated roadway conditions with and without the development. The report may include an analysis of mitigation measures.

**Trip Generation**– The estimated volume of traffic going to and from a particular location.

**Turn Radius**– The radius of an arc that approximates the turning path of a vehicle.

**Uncontrolled Access**– The unlimited number, spacing, and/or unstandardized design of driveways onto a street or road.

**Vehicle Trip**– The vehicle moving from an origin point to a destination point.

**Volume Warrants**– The conditions under which traffic management techniques, such as a left-turn or a right-turn lane, are justified. For example, the need for a left-turn lane will vary according to the volumes of advancing and opposing traffic, and the percentages of traffic turning left.

# Driveway Access Location & Design Policy

## 1) General

- a) It shall be unlawful for any person to cut, break, or remove any curb along a street except as herein authorized.
- b) It shall be unlawful for any person to construct, alter, or extend, or permit or cause to be constructed, altered, or extend any driveway approach which can be used only as a parking space or area between the curb and private property.
- c) This section shall be deemed to be supplemental to other sections regulating the use of public property, and in case of conflict, this section shall govern.
- d) Adequate sight distance shall be provided for a passenger motor vehicle making a left or right turn exiting from a driveway. This determination shall be made by the City of Clinton's Community Development Director (Community Development Director) or their designee.
- e) The specifications and guidelines set forth in this ordinance are to be applied to all roadways and properties that abut these roadways within the city, unless otherwise indicated.
- f) As determined by the Community Development Director or their designee, engineering judgment shall override the recommended dimensions set forth in this policy if warranted by specific traffic conditions.

## 2) Location of Driveway Access

- a) In deciding as to the location of driveway access, the Community Development Director or their designee shall consider:
  - i) The characteristics of the proposed land use.
  - ii) The existing traffic flow conditions and the future traffic demand anticipated for the development and the adjacent street system.
  - iii) The sight distance requirements;
  - iv) The location of the property.
  - v) The size of the property.
  - vi) The orientation of structures on the site.
  - vii) The number of driveways needed to accommodate anticipated traffic.
  - viii) The number and location of driveways on existing adjacent and opposite properties.
  - ix) The location and carrying capacity of intersections.
  - x) The proper geometric design of driveways.
  - xi) The spacing between opposite and adjacent driveways.
  - xii) The internal circulation between driveways; and,
  - xiii) The speed of the adjacent roadway.
  
- b) Driveway access to arterials shall not be permitted for parking or loading areas that require backing maneuvers in a public street right-of-way. Driveway access to collector streets for

commercial or multifamily developments shall not be permitted for parking or loading areas that require backing maneuvers in a public street right-of-way.

- c) One curb cut shall be allowed for access to single family and duplex residential tracts. More than one curb cut may be allowed upon approval by the Community Development Director or their designee.
- d) For corner tracts, access to residential tracts shall be provided from the lesser classification street. Access notes on approved subdivision plats shall supersede this requirement. The determination as to the lesser (or greater) street shall be based on the functional street classification.
- e) No cuts through a left turn reservoir of a median shall be permitted to provide for left turn movements to driveway approaches.
- f) Driveways in right turn lane transition areas shall not be permitted.
- g) When a commercial or multifamily development abuts more than one public street, access to each abutting street may be allowed **only if** the following criteria are met:
  - i) It is demonstrated that such access is required to adequately serve driveway volumes and will not be detrimental or unsafe to traffic operations on public streets.
  - ii) The Community Development Director or their designee may require the submittal of a traffic study which demonstrates that such access is required.
  - iii) The minimum requirements for corner clearance for commercial or multifamily driveways are met.

### 3) Spacing of Driveway Access

- a) Application of the driveway access location and design policy requires identification of the functional classification of the street on which access is requested and then applying the appropriate spacing requirements in **Table A1**. City streets are classified as follows:
  - i) Major Arterial.
  - ii) Minor Arterial.
  - iii) Collector; and
  - iv) Local Streets.
- b) Arterials, collector, and local streets in the city are indicated on the most updated **Functional Classification System Map for Clinton (prepared by MoDOT)**.

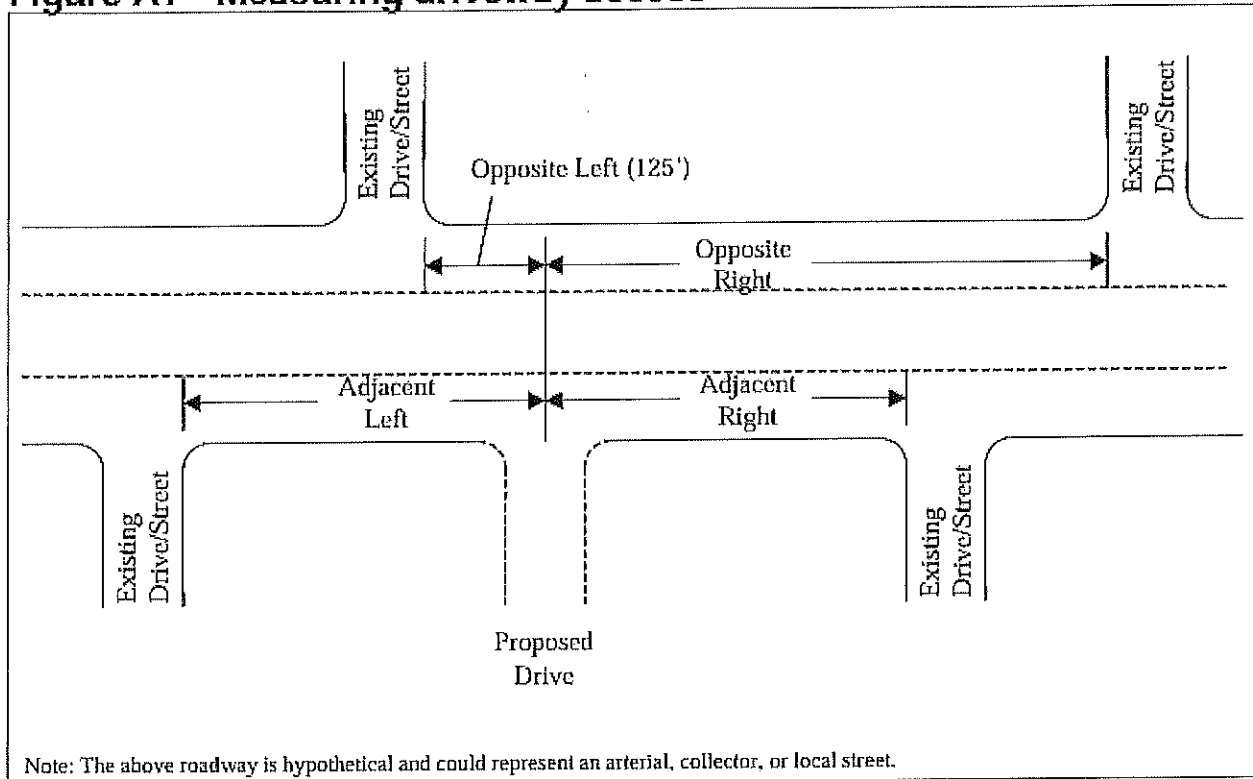
**Table A1 – Minimum Driveway Spacing**

Street Classification	Minimum Driveway Spacing
Local Street	30 ft. Applies to residential & low- volume streets.
Collector Street	100 ft. Shared access encouraged; spacing may vary based on a traffic study
Minor Arterial	150 ft. Applies to corridors with speeds of ≤ 40 mph; Driveways are discouraged near signals; MoDOT coordination is required on the state system.
Major Arterial	250 ft. Access to arterials is strictly limited; MoDOT coordination is required on the state system.

**Notes:** One (1) driveway per property on Minor Arterial, Collector, and Local Streets (except for corner lots).

- c) Driveway access spacing shall be measured from the centerline of the proposed driveway pavement to the nearest edge of the roadway of the adjacent or opposite driveway or street as indicated in Figure A1.

**Figure A1—Measuring driveway access**



- d) Opposite Right Driveways shall be located no closer than the minimum requirements of Table A2.

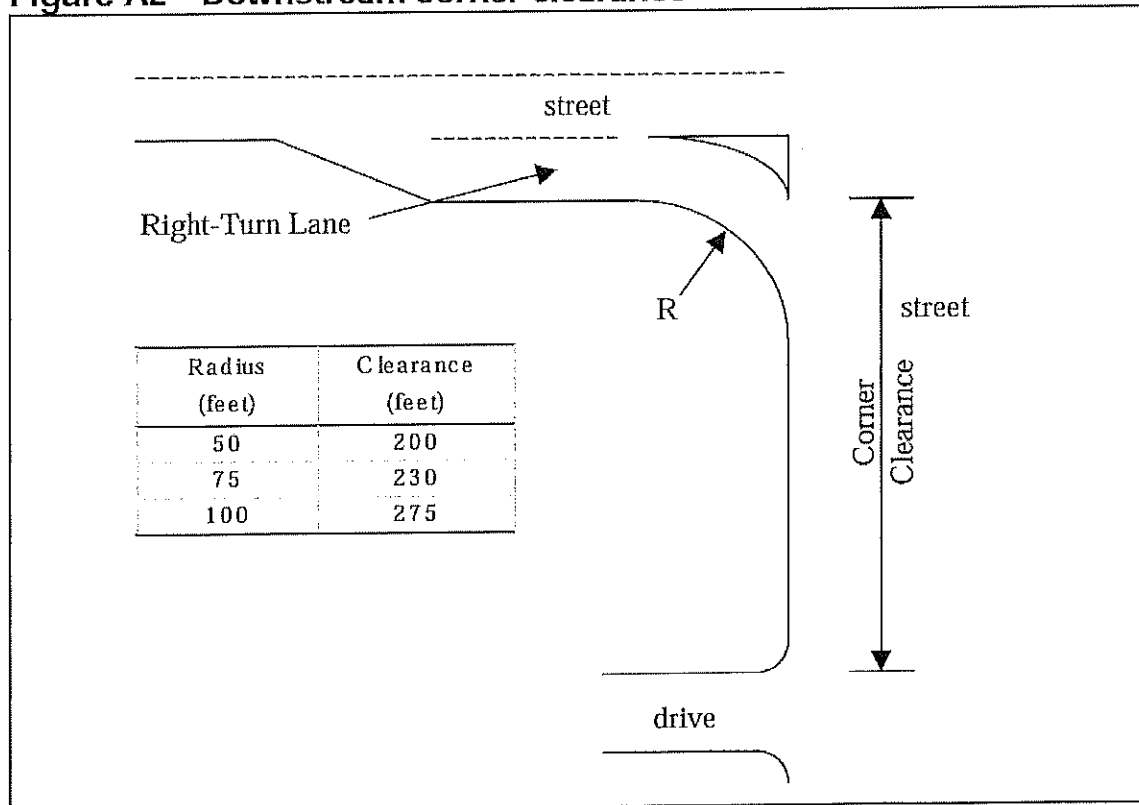
**Table A2 – Opposite Right (downstream) Driveway Spacing**

Street Classification	Minimum Spacing (feet)	Desirable Spacing
Major Arterial	250	350+
Minor Arterial	225	300
Collector	150	200
Local	125	150

**Note:** Desirable Spacing will be required except in older developments with insufficient frontage.

- e) Additional opposite right spacing over and above that set forth in **Table A2** may be required if it is determined by the Community Development Director or their designee that there is insufficient left turn queue storage or weave maneuver area between the opposite right and proposed driveway. This determination shall be made under peak traffic conditions.
  - f) A minimum of one hundred twenty-five feet (125') shall be required for Opposite Left Drives for all street classifications.
  - g) If the centerline of an opposite drive is less than fifteen feet (15') from the centerline of the proposed drive, the drives form an intersection, and the minimum spacing requirements shall apply for the closest drive.
  - h) Adjacent drives shall be located no closer than the minimum requirements of **Table A1**.
- 4) **Corner Clearance** - Corner clearance for driveway access shall meet or exceed the minimum driveway spacing requirements for that roadway. When minimum spacing requirements cannot be met due to lack of frontage and all means to acquire shared access drives or cross access easements have been exhausted, the following requirements shall apply.
- a) At intersections of arterials with channelized right-turn lanes with yield control, a corner clearance distance in accordance with those set forth in **Figure A2** shall be required for the first downstream driveway. This distance shall be measured from the channelized median to the nearest edge of the proposed driveway as indicated in **Figure A2**.

**Figure A2—Downstream corner clearance**



- b) No driveway approach may be located closer to the corner than 30 feet on local streets, 100 feet on collector streets, 150 feet on minor arterials ( $\leq 40$ mph), and 250 feet for major arterials. This measurement shall be taken from the intersection of property lines at the corner. When these requirements cannot be met due to lack of frontage, the driveway may be located such that the radius will begin at the farthest property line.

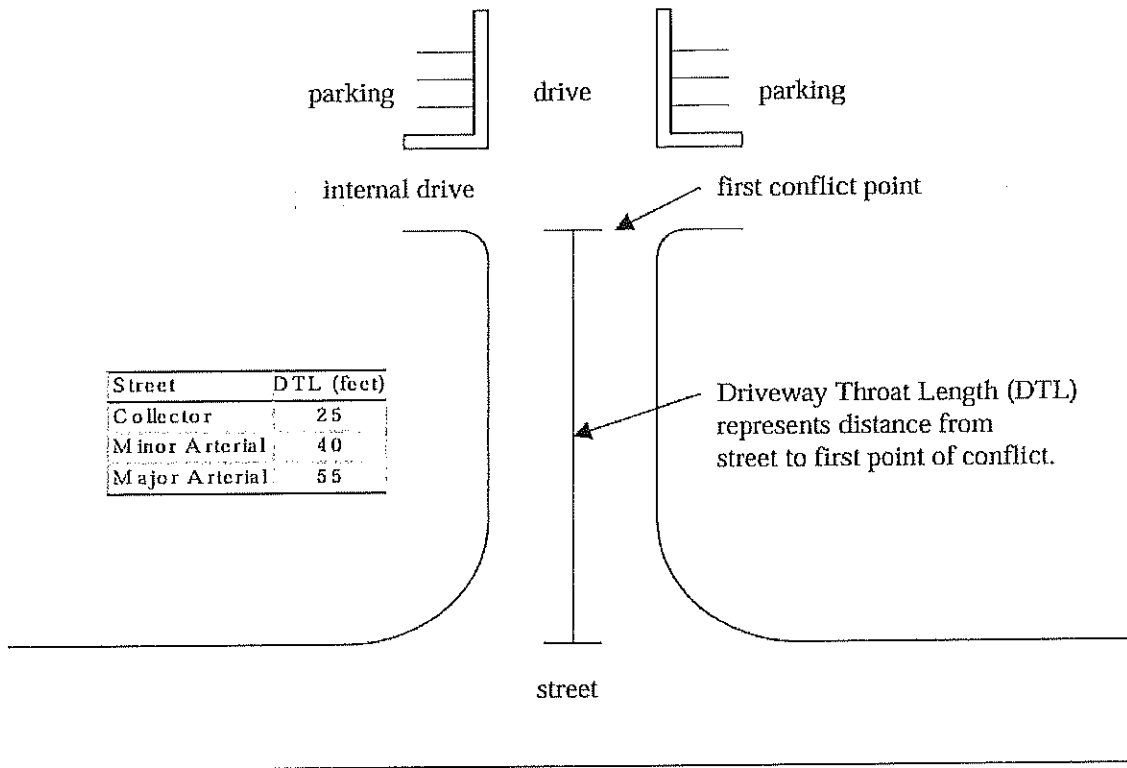
#### 5) Shared Access

- a) A joint private access easement may be required between adjacent lots fronting on arterial and collector streets in order to minimize the total number of access points along those streets and to facilitate traffic circulation between lots. The location and dimensions of said easement shall be determined by the Community Development Director or his/her designee.
- b) Private cross access easements may be required across any lot fronting an arterial or collector street in order to minimize the number of access points and facilitate access between and across individual lots. The location and dimension of said easement shall be determined by the Community Development Director or his/her designee.

#### 6) Geometric Design of Driveway Access

- a) **All driveways shall meet the city's standard specifications for street construction and construction standards.**
- b) Curb cuts for driveways shall not be permitted in the curb return of an intersection.
- c) A **minimum driveway throat length** of twenty-five feet (25') for collector streets, forty feet (40') for minor arterials, and fifty-five feet (55') for major arterials, as shown in **Figure A3**, may be required to allow for traffic entering the site to be stored on site in order to avoid a queue of traffic from the development from being out on the roadway causing delays to the through traffic stream. The driveway throat length shall be defined as the distance from the street to the first point of conflict in the driveway.
- d) For the benefit of traffic safety and flow on collector and arterial streets, access points may be required to be designed to prohibit certain types of turning movements (for example, left turns). Driveways not meeting the spacing guidelines in **Tables A2 and A3** may be designed for limited access by the addition of a median to the driveway.

Figure A3 – Minimum Driveway Throat Length



- e) For the benefit of traffic safety and flow on collector and arterial streets, tapered or channelized deceleration lanes for vehicles turning right into high volume or intersection type driveways may be required if warranted. The design of right-turn deceleration lanes shall be in accordance with the **AASHTO Green Book** on auxiliary lanes.
  - i) The spacing requirements for driveways not meeting the specifications in **Tables A1** and **A2** may be lessened or waived if tapered or channelized deceleration lanes are used.
- f) Access points on arterial and collector streets may be required to be signalized to provide safe and efficient traffic flow. A development may be responsible for all or part of any right-of-way, design, hardware, and construction costs of a traffic signal if it is determined that the signal is necessitated by the traffic generated from the development. The procedures for signal installation and the percentage of financial participation required of the development in the installation of the signal shall be in accordance with the criteria set forth in the **city's traffic signal policy**.

### 7) Driveway Sight Distance

Adequate sight distance shall be provided for all driveways to ensure safe turning movements and minimize conflicts. Sight distance shall be determined based on the design speed of the roadway

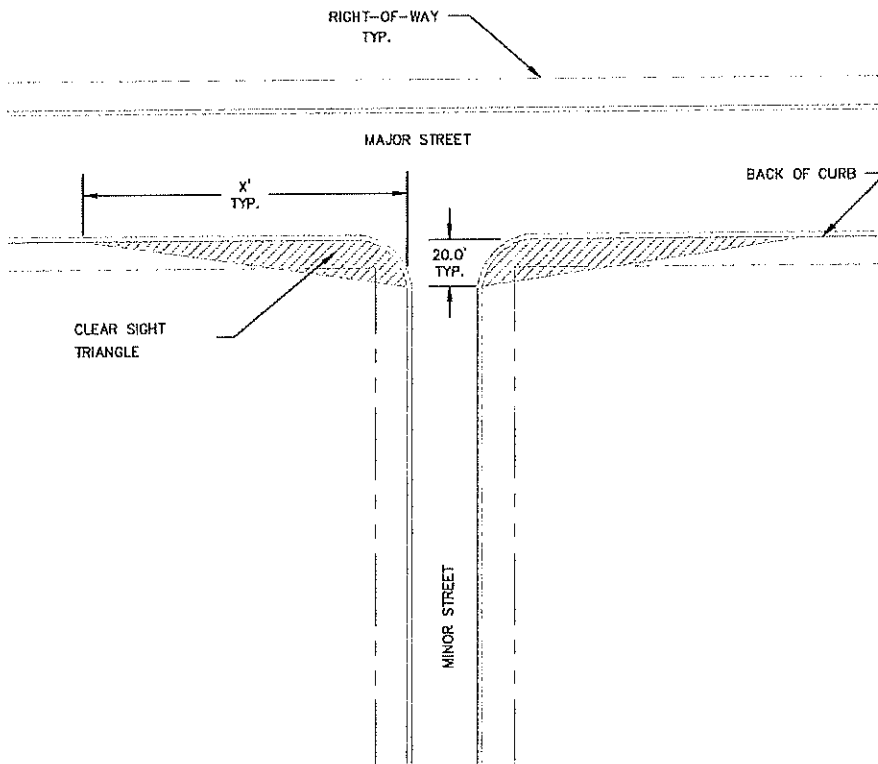
and measured from a driver's eye height of 3.5 feet to an object height of 3.5 feet above the roadway surface. Driveway intersection sight distances shall meet or exceed the recommendations of the **Missouri Department of Transportation (MoDOT)** and the **AASHTO Green Book**.

**Table A3 - Minimum Driveway Sight Distance Requirements (passenger vehicles exiting driveways)**

Design Speed (mph)	Minimum Sight Distance (ft)	Length of Leg Distance (ft)
≤ 30	335	140
35	390	165
40	445	195
45	500	220
50	555	245
55	610	285

**Figure A4 – Intersection Clear Site Triangle**

SPEED (MPH)	DISTANCE "X" (FT)
≤30	140
35	165
40	195
45	220
50	245
55	285



This policy was developed using the *Iowa Access Management Handbook, Appendix A: Example Access Management Ordinance for a City*.

## 8) Street Structures

No driveway shall interfere with municipal facilities such as streetlight or traffic signal poles, signs, fire hydrants, crosswalks, bus loading zones, utility poles, fire alarm supports, drainage structures, or other necessary street structures. The Community Development Director or their designee is authorized to order and effect the removal or reconstruction of any driveway which is constructed in conflict with street structures. The cost of reconstructing or relocating such driveways shall be at the expense of the abutting property owner.

## 9) Driveway Permits

- a) Any plans submitted for building approval which include or involve driveways shall be referred to the Community Development Director or their designee for approval before a building permit is issued.
- b) A separate written driveway permit is **not** required for a new development. Approval of driveway location and design for new properties and other developments on a building plan or site plan shall be considered the permit for driveway installation (approved by the Community Development Director or their designee).
- c) Any property owner desiring a new driveway or an improvement to an existing driveway at an existing residential or other property shall make application for a driveway permit, in writing, and designating the contractor who will do the work, to the Community Development Director or their designee, accompanied by a sketch or drawing showing clearly the driveway, parking area, or doorway to be connected and the location of the nearest existing driveways on the same and opposite sides of the roadway. The Community Development Director or their designee will prescribe the construction procedure to be followed.
- d) A permit or building/site plan approval as per the procedure of either 9(b) or 9(c) shall be required for the location of all driveways which provide access to property. Driveway permits will also be required for any significant structure change, land use change, or property boundary change.
- e) The driveway permit fee shall be set by resolution of the city council as deemed appropriate by the council and shall be of an amount to cover the cost of licensing and maintaining records.
- f) All permits granted for the use of public property under the terms of this section shall be revocable at the will of the city council.

## 10) Nonconforming Sites & Deviations

As stated in the **Introduction**, the goal of this Policy is to preserve the mobility, safety and capacity of the roadway network, but also to provide reasonable access for residents and business owners. The City encourages infill development and the redevelopment of older, or underutilized properties. In areas that are already substantially developed, it is often not possible to meet the minimum access spacing and other design requirements described in this Policy in order to allow such infill or redevelopment activity.

In such cases, the Community Development Director or their designee shall have the authority to approve specific cases that do not meet the minimum standards described herein, with the following conditions:

- No other reasonable access to the property is possible, including potential joint or cross access arrangements.
- Any deviation approved below the minimum design standards shall be limited to the minimum necessary to provide reasonable site access, considering the nonconforming conditions of neighboring properties and/or the existing roadway.
- The access does not create unreasonable safety or operational problems as determined by the Community Development Director or their designee.
- Any deviations are approved only for that specific access point for that site and land use and should not be assumed to be acceptable in any other case.
- Any deviations below the minimum standards on a state highway must have written concurrence from MoDOT prior to approval by the City.

It shall be the responsibility of the Community Development Director or their designee to coordinate with MoDOT staff to review site issues and seek concurrence prior to issuing any approvals. If MoDOT staff and the Community Development Director or their designee do not concur on the proposed deviation(s), access that fails to meet minimum standards shall not be permitted.

#### 11) Appeals Process

If a driveway or building permit application is denied because the Community Development Director or their designee has determined that minimum access design standards have not been satisfied, and if the applicant is unable or unwilling to reach an agreement with the Community Development Director or their designee regarding acceptable alternative access, the applicant has the right to appeal the permit denial to the **Board of Adjustment** in accordance with **City Code Section 36-316**.

Notwithstanding any provision of this Section to the contrary, if the permit denial relates to an access location on a state highway, then written concurrence from MoDOT is **required**.

#### 12) Contact Information

For additional information or to discuss an access issue with City staff, contact the Community Development Director @ 660.885.6121.

# Thresholds for Requiring a Traffic Impact Study (TIS)

## Purpose

A Traffic Impact Study (TIS) is a critical tool for evaluating the potential impacts of new developments or redevelopments on the surrounding transportation network. This section establishes thresholds for when a TIS will be required by the **City of Clinton**, to ensure that new access points and site-generated traffic do not adversely affect roadway safety, efficiency, or capacity.

## 1. General Requirements

A Traffic Impact Study will be required for any proposed development, redevelopment, or land-use change that meets or exceeds the thresholds outlined below. The study will assess the effects of the proposed project on traffic operations, safety, and access in the vicinity of the site and recommend mitigation measures if necessary.

## 2. Thresholds for Requiring a Traffic Impact Study

A TIS will be required if any of the following conditions are met:

- **Trip Generation Criteria:**
  - The development is expected to generate **100 or more peak-hour vehicle trips** (based on the trip generation rates provided in the latest edition of the ITE Trip Generation Manual).
  - The development is expected to generate **1,000 or more daily vehicle trips**.
- **Proximity to Congested or High-Crash Locations:**
  - The proposed development is located near an intersection or roadway segment that operates at a **Level of Service (LOS) D or below** during peak hours.
  - The development is located within 1,000 feet of a roadway segment or intersection with a **high crash rate** (e.g., crash rate exceeding the statewide or regional average for similar facilities).
- **Significant Change in Land Use:**
  - A substantial change in land use or intensity of an existing development that would result in a **20 percent or more increase in peak-hour trips** or daily trips compared to previous use.
- **Special Conditions:**
  - The development proposes **direct access to an arterial roadway** or a state-maintained highway.

- The development is expected to **substantially alter traffic patterns**, such as introducing a new access point or requiring modifications to an existing one.
- The development includes a **large-scale or phased project** (e.g., mixed-use developments, shopping centers, or industrial parks).

### **3. Scope of the Traffic Impact Study**

The scope and level of detail required for the TIS will depend on the size and nature of the proposed development and its anticipated impact on the surrounding transportation network. Key elements of a TIS include:

- Trip generation, distribution, and assignment.
- Intersection capacity and Level of Service (LOS) analysis.
- Evaluation of site access, including driveway spacing, turn lanes, and sight distance.
- Pedestrian, bicycle, and transit considerations.
- Recommendations for roadway, intersection, or access improvements to mitigate impacts.

### **4. Waiver of Requirements**

The City reserves the right to waive the TIS requirement for smaller developments that do not meet the above thresholds or are determined to have minimal impact on the transportation network.

### **5. Coordination with State & Regional Agencies**

If the proposed development affects a state-maintained roadway, the TIS must be coordinated with the Missouri Department of Transportation (MoDOT).



City of  
**Clinton**  
MISSOURI

DATE: 1/2/2026  
TO: Central Office Right Way  
FROM: Christy Maggi, City Administrator, City of Clinton, MO  
SUBJECT: **TAP-2000(209) Right of Way Clearance Certification**

Date of NEPA Clearance: 4/3/2025  
Clearance Type: Entire Project Clearance  
Name of Sponsor: City of Clinton, MO  
Project Name: 2nd Street Sidewalk Extension  
Federal Project Number: TAP-2000(209)  
2<sup>nd</sup> Street East Const. Alignment STA. 9+00.00 to 14+48.08

The above referenced city/county certifies the following:

- X        A.    Right of Way Required - No Personal Property Moved - No Relocation Assistance Required
1.    We certify that all necessary right of way, easements and access rights have been acquired in accordance with the Titles 49 and 23 CFR.
  2.    Legal and physical possession of all parcels has been obtained.
  3.    The steps relative to relocation advisory assistance and payments were not required.

- N/A        B.    Right of Way Required - Personal Property Moved - No Occupied Improvements Acquired
1.    We certify that all necessary right of way, easements and access rights have been acquired in accordance with Titles 49 and 23 CFR.
  2.    Legal and physical possession of all parcels has been obtained.
  3.    Steps relative to relocation advisory assistance and payments as required by 49 CFR, Part 24 have been taken (personal property moved only).

- N/A        C.    Right of Way Required - Personal Property Moved - Occupied Improvements Acquired (If C applies or is checked, please fill out form 136.8.8a.)
1.    We certify that all necessary right of way, easements and

105 E. Ohio Street, Clinton, Missouri 64735  
(660) 885-6121 Fax: (660) 885-2023  
Email: wseaton@cityofclintonmo.com



City of  
**Clinton**  
MISSOURI

- access rights have been acquired in accordance with Titles 49 and 23 CFR.
2. Legal and physical possession of all parcels has been obtained.
  3. Steps relative to relocation advisory assistance and payments as required by 49 CFR, Part 24 have been taken.
  4. All individuals and families have been relocated to or offered equivalent decent, safe and sanitary housing in accordance with 49 CFR, Part 24.

**Parcel Acquisition Detail:**

- A.   1   Parcels on this project that required the acquisition of right of way, easements and/or access rights. (A=B+C)
- B.   0   Parcels acquired by negotiation (B=1+2+3)
1.   0   Parcels that were acquired by condemnation.
  2.   0   Parcels settled administratively for an amount other than the approved offer.
  3.   0   Parcels acquired for offer amount.
- C.   1   Parcels acquired by donation.
- D.   0   Parcels that were appraised and subsequently voided and not acquired.
- E.   0   Parcels that were deleted from the project, if any.  
(Please attach a written explanation as to why these parcels were deleted from the project)

**Responsibility of Parcel Acquisition: (A=F+G+H)**

- F.   0   Parcels that were acquired by MoDOT personnel.
- G.   1   Parcels that were acquired by Local Public Agency personnel.
- H.   0   Parcels that were acquired by Contract Negotiator(s) on the MoDOT Roster.

**Expenditure Detail**

There was \$0.00 spent on total Acquisition of land, realty rights, and improvements. (Please do not include incidental expenses in this figure)

The LPA Oversight Consultant will review the parcel acquisition files and submit this certification to Central Office Right of Way for final approval.

  
\_\_\_\_\_  
LPA Agency Signature

01/09/2026  
Date



City of  
**Clinton**  
MISSOURI

105 E. Ohio Street, Clinton, Missouri 64735-2131 (660) 885-6121 Fax: (660) 885-2023

**DONATION LETTER & WAIVER OF APPRAISAL**

Re: Temporary Construction Easement (ROW Plans TRACT 01)  
Project No. **TAP-2000(209)**  
Sidewalk Project

OakStar Bank  
1508 N 2<sup>nd</sup> Street  
Clinton, MO 64735

Dear:

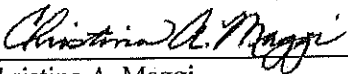
The City of Clinton is pleased to inform you of a sidewalk improvement planned for your area. Engineering drawings which described the proposed project are attached.

We do want to inform you that you do have the right to receive compensation for the land in question, as determined by an appraisal for the property rights needed from your property. We have enclosed a *Right of Way Acquisition* leaflet, for your review. This will explain the process which must be followed to acquire right of way.

We are hopeful that, because of the benefits to be derived from the project, we can reach an agreement with you to donate **1,308 square feet (SF)** of your property for a **temporary construction easement** to accomplish the construction. If you choose to donate your land, we would appreciate your signing this letter below, waiving your right to compensation and returning it to us. To comply with regulations, we will also need your signature later on a formal agreement, or deed.

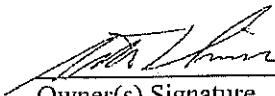
We look forward to the continuation of our sidewalk improvement program and are grateful for the opportunity to serve you.

Sincerely,

  
Christina A. Maggi  
City Administrator

August 7, 2025  
\_\_\_\_\_  
(Date)

ACCEPTED BY PROPERTY OWNER

  
Owner(s) Signature

CTO - OakStar Bank  
1-9-2026  
\_\_\_\_\_  
(Date)

**Provide copy for Owner and retain signed copy for the City's project file.**

## NEGOTIATOR'S REPORT

City/County	Clinton, Missouri / Henry County
Fed. Project No.	TAP-2000(209)
Bridge No.	
Parcel No.	Tract 01

Owner's Name	Owner's Address	Owner's Phone Number
OakStar Bank	1508 N 2 <sup>nd</sup> Street Clinton MO 64735	(660) 885-2357

Owner's Rep. Name	Owner's Rep. Address	Owner's Rep. Phone #
Josh Sater	Same as above	Same as above
Scott Whisman	2155 Chesterfield Blvd. Springfield MO 65807	(417) 877-2020

Tenant's Name	Tenant's Address	Tenant's Phone #
NA	NA	NA

Deeds of Trust
Temporary Construction Easement (TCE)

Approved Offer Amount	Settlement Amount	TCE Donated
\$ 0.00	\$ 0.00	YES

Special agreements, administrative settlement, if any (documentation attached)
NA

Brief narrative of items discussed by negotiator with owner and/or parties for each contact and the dates these negotiations were done. Also, please state the date the owner was presented with the deed, waiver of just compensation or letter of offer, site plan and brochure. Comments should be documented within a reasonable time after each contact.

Date: 08/07/2025

Persons present during initial offer meeting and brief narrative:

Present: Christy Maggi, City of Clinton and Josh Sater, OakStar Bank (OSB)  
Christy Maggi reviewed the deed, waiver of just compensation or letter of offer, site plan and brochure with Josh Sater. Mr. Sater appeared to be supportive of the project. He said he would provide all of the materials to OSB management and legal counsel. He said he would let me know after they reviewed the documents and determined how they would like to proceed.

Negotiator Print Name: Christina A. Maggi, City Administrator, Clinton, MO

Negotiator Signed Name: *Christina A. Maggi* Date: 01/09/2026

Documents provided to the owner during negotiations:

	YES	NO	N/A		YES	NO	N/A
Acquisition Brochure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plan Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
60 Day Notice Letter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exhibit(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donation Letter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appraisal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Offer Letter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appraisal Review	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROW Deed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waiver Valuation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Title Work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pro Rata Tax Form	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NEGOTIATOR LOG

Date of Contact	Remarks	Negotiator's Initials
8/7/2025	The deed, waiver of just compensation or letter of offer, site plan and brochure were presented to Josh Sater, OSBank. <i>(in person)</i>	cm
8/22/2025	Followed up with Josh Sater to see if OSB management required any additional information. <i>(email)</i>	cm
9/11/2025	Josh Sater responded, apologized for the delay and said he would contact OSB management. <i>(email)</i>	cm
10/06/2025	Josh Sater reported that he had forwarded the materials to a different OSB management person. <i>(email)</i>	cm
10/20/2025	Josh Sater reported that he is continuing to work to get the TCE approved. <i>(email)</i>	cm
11/03/2025	Josh Sater reported that Scott Whisman, executive management team, has some questions and would like have a few revisions to the TCE deed. <i>(email)</i>	cm
11/06/2025	Phone call with Scott Whisman. Clarified that 1) City is requesting a temporary easement, as opposed to a permanent easement; 2) all improvements will be located on existing ROW and 3) TCE will provide an area on OSB property from which the contractor can work. Scott Whisman requested that the TCE deed be revised to include 1) a reference to the existing OSB sign and 2) indemnification verbiage.	cm
11/12/2025	City provided Scott Whisman a revised TCE deed, as requested. <i>(email)</i>	cm
11/25/2025	Followed up with Scott Whisman to determine status of the TCE. <i>(email)</i>	cm
11/26/2025	Received a signed TCE from OSB. <i>(email)</i>	cm
12/01/2025	Notified Scott Whisman that the TCE was not attested nor notarized. Requested an attested and notarized TCE. <i>(email)</i>	cm

12/09/2025	Followed up with Scott Whisman to determine status of the TCE, requesting a digital copy and hard copy. (email)	<i>cm</i>
12/29/2025	Followed up with Scott Whisman to determine status of the TCE, requesting a digital copy and hard copy. (email)	<i>cm</i>
12/29/2025	Received a digital copy of the signed and notarized TCE from OSB (no attesting signature, however). (email)	<i>cm</i>

\*\*\* to add additional boxes, go to the last box on the right and hit the tab button

Negotiator Print Name: Christina A. Maggi, City Administrator, Clinton, MO

Negotiator Signed Name: *Christina A. Maggi* Date: 01/09/2026



City of  
**Clinton**  
MISSOURI

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

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

Tuesday, January 20, 2026 • 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. Fire Department – Personal Protective Clothing Bids
2. Updates to building/fire codes (blue lined version showing changes attached)

**Bill No. 2026-01 - An Ordinance of the City Council of Clinton, Missouri amending the Clinton Municipal Code, Chapter 8 - Buildings and Construction, for the purpose of adopting updated versions of building and construction codes**

# BID RESULTS

1/15/2026

Item for Bid: Structural Firefighting Turnout Gear

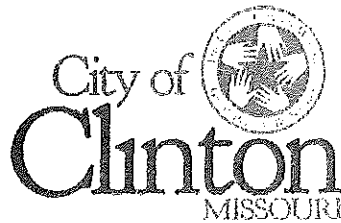
Department: Fire Department

## BIDDERS

Macqueen Dave Shelley dave.shelley@macqueengroup.com (816)365-2909	Sentinel Emergency David Urevich davidurevich@sentineles.com (816)604-8053
\$21,575.16	\$20,657.60



105 E. Ohio, Clinton, MO 64735 • Office: (660) 885-6121 • Fax: (660) 885-2023



# REQUEST FOR BID

SEALED BIDS TO BE RECEIVED NO LATER THAN:

**January, 15 2026 AT 10:00 AM CST**

## BID ITEM: Structural Firefighting Turnout Gear

The City of Clinton Fire Department is seeking bids for six (6) sets of structural firefighting turnout gear and two (2) pair of structural firefighting boots. The turnout gear and boots should meet or exceed the most current standards set forth in NFPA 1971, and include the additional items listed below.

- 6 – Globe G-XCEL Jacket
  - Tan AP Armor outer shell
  - Titanium SL2 thermal liner
  - Stedair 3000 moisture barrier
  - 3” R/O triple trim-silver center
  - 3” R/O Scotchlite letters back top: Clinton
  - Standard 2x8x8 semi expansion pocket with fleece hand warmers
  - Standard zipper in/hook and loop out closure
  - Radio pocket left chest
  - Self mic above radio pocket
  - Survivor flashlight holder right chest
  - U-clip above flashlight holder right chest

- Nomex hand and wrist guards
- Re-enforced cuffs
- Standard DRD

### 6 – Globe Pant System

- Same material as coat
- 3” R/O triple trim-silver center around cuff
- Re-enforced cuffs
- Re-enforced knees
- Velcro hook and loop fly closure with full waist belt
- Standard expansion pockets
- Suspenders

### 2 – Globe Supreme 14” boots

Sealed bids including this signed form should be sent to the attention of Deborah Nelson – Firefighting Turnout Gear and may be: mailed to City of Clinton, 105 E. Ohio Street, Clinton, MO 64735; dropped off at City Hall; faxed with a cover sheet to 660-885-2023 or emailed to [dnelson@cityofclintonmo.gov](mailto:dnelson@cityofclintonmo.gov). Bids submitted after the deadline will be rejected.

*The City of Clinton reserves the right to reject any and all bids or on each item separately or as a whole, to waive informalities or irregularities, to negotiate contract terms and options with the successful low bidder, and to contract for the bid to other than the lowest bidder in the best interest of the City of Clinton to the extent allowable by law.*

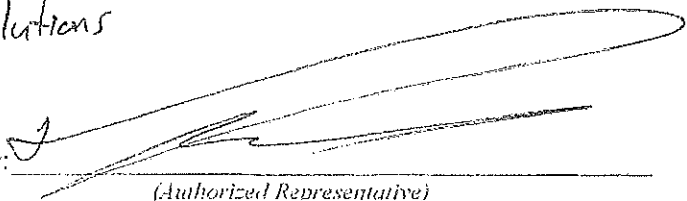
BID AMOUNT: 20,657.60 USD

SIGNATURE

Name/Company: Sentinel Emergency Solutions

Phone #: 816-604-8053

Email: durevich@sentinelcs.com

By: 

(Authorized Representative)

Date: 01/14/2026

David J. Urewich



**SENTINEL EMERGENCY SOLUTIONS**  
**ST. LOUIS MO 63125**

# PROPOSAL

sales@sentinefes.com  
 800.851.1928  
 314.939.1999

Date	Quote #
1/5/2026	21962

Bill To:
CLINTON FIRE DEPT. 301 S. WASHINGTON CLINTON, MO 64735

Ship To
CLINTON FIRE DEPT. 301 S. WASHINGTON CLINTON, MO 64735 Attn: Mark Manuel

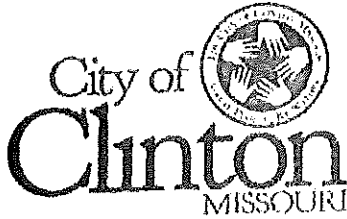
Terms	Rep	Proposal Good Throu...	Freight	Submitted by
Net 20	DU	30-days	Included	DU

Qty	Item	Vendor	Description	Cost	Total Sale Price
6.00	SPECIAL ORDER	GLOBE	Globe G-XCEL Gear per Clinton Bid Specification.  Globe G-XCEL Jacket ? Tan AP Armor outer shell ? Titanium SL2 thermal liner ? Stedair 3000 moisture barrier ? 3" R/O triple trim-silver center ? 3" R/O Scotchlite letters back top: Clinton ? Standard 2x8x8 semi expansion pocket with fleece hand warmers ? Standard zipper in/hook and loop out closure ? Radio pocket left chest ? Self mic above radio pocket ? Survivor flashlight holder right chest ? U-clip above flashlight holder right chest ? Nomex hand and wrist guards ? Re-enforced cuffs ? Standard DRD  Globe Pant System ? Same material as coat ? 3" R/O triple trim-silver center around cuff ? Re-enforced cuffs ? Re-enforced knees ? Velcro hook and loop fly closure with full waist belt ? Standard expansion pockets ? Suspenders	3,234.60	19,407.60
2.00	120A420	GLOBE	GLOBE SUPREME™ 14" Pull-On BOOT WITH ARCTIC GRIP PRO	625.00	1,250.00

Additional Tariffs / Surcharges may apply at time of invoicing.

THANK YOU for the opportunity to quote this.

<b>Total</b>	<b>\$20,657.60</b>
--------------	--------------------



# REQUEST FOR BID

SEALED BIDS TO BE RECEIVED NO LATER THAN:

**January, 15 2026 AT 10:00 AM CST**

## BID ITEM: Structural Firefighting Turnout Gear

The City of Clinton Fire Department is seeking bids for six (6) sets of structural firefighting turnout gear and two (2) pair of structural firefighting boots. The turnout gear and boots should meet or exceed the most current standards set forth in NFPA 1971, and include the additional items listed below.

### 6 – Globe G-XCEL Jacket

- Tan AP Armor outer shell
- Titanium S1.2 thermal liner
- Stedair 3000 moisture barrier
- 3" R/O triple trim-silver center
- 3" R/O Scotchlite letters back top: Clinton
- Standard 2x8x8 semi expansion pocket with fleece hand warmers
- Standard zipper in/hook and loop out closure
- Radio pocket left chest
- Self mic above radio pocket
- Survivor flashlight holder right chest
- U-clip above flashlight holder right chest

- Nomex hand and wrist guards
- Re-enforced cuffs
- Standard DRD

### 6 – Globe Pant System

- Same material as coat
- 3" R/O triple trim-silver center around cuff
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- Re-enforced knees
- Velcro hook and loop fly closure with full waist belt
- Standard expansion pockets
- Suspenders

### 2 – Globe Supreme 14" boots

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Bids submitted after the deadline will be rejected.

*The City of Clinton reserves the right to reject any and all bids or on each item separately or as a whole, to waive informalities or irregularities, to negotiate contract terms and options with the successful low bidder, and to contract for the bid to other than the lowest bidder in the best interest of the City of Clinton to the extent allowable by law.*

BID AMOUNT: \$21,575.16

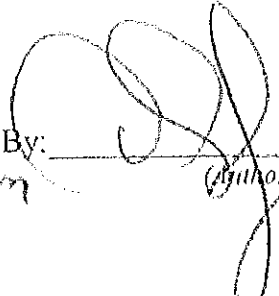
SIGNATURE

Name/Company: Macqueen

Phone #: 816-365-2909

Email: dave.shelley@macqueengroup.com

Date: 1/14/2026

By:  (Authorized Representative)



**MACQUEEN™**

MacQueen  
350 Austin Circle  
Delafield, WI 53018  
(262) 646-5911  
Fax: (262) 646-5912

**Ship To:** CLINTON FIRE DEPT.  
301 S WASHINGTON ST  
ATTN: CHIEF MANUEL 660-885-2560  
CLINTON, MO 64735

**Invoice To:** CLINTON FIRE DEPARTMENT  
301 S WASHINGTON ST  
CLINTON MO 64735

Attention: MARK MANUEL

Branch 16 - DELAFIELD, WI		
Date 01/14/2026	Time 10:30:06 (O)	Page 1
Account No CLINT009	Phone No 6608852560	Est No 01 049063
Ship Via BEST WAY DIRECT	Purchase Order PENDING	
Tax ID No		
		Salesperson 561 / 312

ESTIMATE EXPIRY DATE: 02/13/2026

**PARTS ESTIMATE - NOT AN INVOICE**

<u>Part#</u>	<u>Description</u>	<u>U</u>	<u>Qty</u>	<u>Price</u>	<u>Amount</u>
***DOES NOT INCLUDE SHIPPING***					
GXLC CLINT009	GXCEL COAT		6	1879.18	11275.08
	GXL JACKET PER DEPT. SPEC.				
GPS CLINT009	GLOBE PANT SYST		6	1507.68	9046.08
	GLOBE PANT SYSTEM PER DEPT. SPEC.				
120A420	SUPREME AG BOOT		2	627.00	1254.00
	GLOBE SUPREME 14" PULL-ON MEN'S LEATHER STRUCTURAL FIREFIGHTING BOOT WITH VIBRAM ARCTIC GRIP PRO OUTSOLES. *SPECIFY SIZE WHEN ORDERING*				

Subtotal: 21575.16

Tax: .00

TOTAL: 21575.16

Authorization: \_\_\_\_\_

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

**AN ORDINANCE OF THE CITY COUNCIL OF CLINTON, MISSOURI AMENDING THE CLINTON MUNICIPAL CODE, CHAPTER 8 - BUILDINGS AND CONSTRUCTION, FOR THE PURPOSE OF ADOPTING UPDATED VERSIONS OF BUILDING AND CONSTRUCTION CODES.**

**BE IT HEREBY ORDAINED** by the City Council of Clinton, Missouri as follows:

**Section 1.** The following Articles and Sections of Chapter 8 of the Clinton Municipal Code are hereby amended to read as follows:

**ARTICLE II. BUILDING CODE**

**Sec. 8-25. Adoption.**

The International Building Code, 2024 Edition, including appendix chapters C, H, I, and K published by the International Code Council is hereby adopted as the building code for the city with the additions, deletions, insertions and changes set out in section 8-26. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

**Sec. 8-26. Amendments.**

The following sections of the International Building Code, 2024 Edition, are hereby revised as follows:

Sec. 101.1: Insert "City of Clinton, Missouri."

Sec. 103: Section deleted

Sec. 105.2:

Building:

Subsec. 1: Add the words "and is not placed upon a permanent foundation."

Subsec. 2: Change seven feet to three feet.

Subsec. 6: Add the words "and not over 150 square feet and not involving the removal or replacement of curb and gutter."

Subsec. 7: Add the words "and interior work not involving load bearing walls, electrical, or plumbing."

Subsec. 9: Change to read "Prefabricated swimming pools installed entirely above ground."

Electrical:

Add Subsec 4: "Any work when costs do not exceed \$1,500.00."

Mechanical:

Add Subsec 8: "Any work when costs do not exceed \$1,500.00."

Plumbing:

Add "Subsec. 3: Any work when costs do not exceed \$1,500.00."

Sec 105.3.1: Replace the words "as soon as practicable" with "within 7 days for single-family and duplex and related accessory structures, and within 30 days for multifamily, commercial, and industrial permit applications"

Sec. 113: Change the words "board of appeals" to "board of adjustment."

Sec. 113.2: Section deleted

Sec. 113.3: Section deleted

**Sec. 8-27 – 8-55. - Reserved**

### **ARTICLE III. EXISTING BUILDING CODE**

#### **Sec. 8-56. Adoption.**

That certain document being marked and designated as The International Existing Building Code, 2024 Edition, as published by the National International Code Council, be and is hereby adopted as the existing building code of the city for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings; provided for the issuance of permits and collection of fees therefor. Each and all the regulations, provisions, penalties, conditions and terms of such electrical code are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, subject to the amendments contained in this article. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

#### **Sec. 8-57. Amendments.**

The following sections of the International Existing Building Code, 2024 Edition, are hereby revised as follows:

Sec. 101.1: Insert "City of Clinton, Missouri."

Sec. 103: Section deleted

Sec. 105.1.1: Section deleted

Sec. 105.1.2: Section deleted

Sec. 105.2: Add: "Electrical: Any work when costs do not exceed \$1,500.00", "Mechanical: Any work when costs do not exceed \$1,500.00" and "Plumbing: Any work when costs do not exceed \$1,500.00."

Sec. 108: Delete section.

Sec. 112: Change "board of appeals" to "board of adjustments."

Sec. 112.2: Section deleted

Sec. 112.3: Section deleted

**Secs. 8-58—8-87. Reserved.**

### **ARTICLE IV. ELECTRICAL CODE**

#### **Sec. 8-88. Adoption.**

That certain document being marked and designated as The National Electrical Code, 2023 Edition, as published by the National Fire Protection Association, be and is hereby adopted as the electrical code of the city; and each and all the regulations, provisions, penalties, conditions and terms of such electrical code are hereby referred to, adopted and made a part hereof as if fully set out in this chapter. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

**Secs. 8-89—8-119. Reserved.**

## **ARTICLE V. PLUMBING CODE**

### **Sec. 8-120. Adoption.**

The International Plumbing Code, 2024 Edition, including appendix chapters B, C, D, E, F, G and L published by the International Code Council is hereby adopted as the plumbing code for the city with the additions, deletions, insertions and changes set out in section 8-121. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

### **Sec. 8-121. Amendments.**

The following sections of the International Plumbing Code, 2024 Edition, are hereby revised as follows:

- Sec. 101.1. Insert "City of Clinton, Missouri."
- Sec. 103: Section deleted.
- Sec. 105.1.1: Section deleted
- Sec, 105.1.2: Section deleted
- Sec. 105.2: Add Subsec. 3: " Any work when costs do not exceed \$1,500.00."
- Sec. 107: Section deleted
- Sec. 112: Change the words "board of appeals" to "board of adjustment."
- Sec. 112.3: Section deleted
- Sec. 113: Section deleted
- Sec. 903.1.1: Insert 12"

### **Secs. 8-122—8-142. Reserved.**

## **ARTICLE VI. MECHANICAL CODE**

### **Sec. 8-143. Adoption.**

The International Mechanical Code, 2024 Edition, including appendix chapters A published by the International Code Council is hereby adopted as the mechanical code for the city with the additions, deletions, insertions and changes set out in section 8-144. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

### **Sec. 8-144. Amendments.**

The following sections of the International Mechanical Code, 2024 Edition, are hereby revised as follows:

- Sec. 101.1: Insert "City of Clinton, Missouri."
- Sec. 103: Section deleted.
- Sec. 105.1.1: Section deleted
- Sec. 105.1.2: Section deleted
- Sec. 105.2: Add: Subsec. 9. "Any work when costs do not exceed \$1,500.00."
- Sec. 112: Change the words "board of appeals" to "board of adjustment."
- Sec. 112.3: Section deleted

### **Secs. 8-145—8-171. Reserved.**

## ARTICLE VII. ONE- AND TWO-FAMILY DWELLING CODE

### Sec. 8-172. Adoption.

The International Residential Code, 2024 Edition, including appendix chapters BA, BD, BE, BH, BM, BN, BO, CA, CB, CC, CD, CE, and CF published by the International Code Council is hereby adopted as the residential code for the city with the additions, deletions, insertions and changes set out in section 8-173. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

### Sec. 8-173. Amendments.

The following sections of the International Residential Code, 2024 Edition, are hereby revised as follows:

Sec. R101.1: Insert "City of Clinton, Missouri."

Sec. R103: Section deleted

Sec. R105.2 Building:

Subsec. 1: Replace the words "200 square feet (18.58 m<sup>2</sup>)" with "120 square feet (11.15 m<sup>2</sup>) and is not placed upon a permanent foundation."

Subsec. 2: Change 7 feet to 3 feet.

Subsec. 5: Add the words "not more than 30 inches (762 mm) above any adjacent grade, and not over 150 square feet and not involving the removal or replacement of curb and gutter."

Subsec. 6: Add the words "and interior work not involving load bearing walls, electrical, mechanical, or plumbing."

Subsec. 7: Change to read "Prefabricated swimming pools installed entirely above ground."

Subsec. 10: Replace the words "200 square feet (18.58 m<sup>2</sup>)" with "48 square feet (4.46 m<sup>2</sup>)."

Add: "Electrical: Any work when costs do not exceed \$1,500.00.", "Mechanical: Any work when costs do not exceed \$1,500.00", and "Plumbing: Any work when costs do not exceed \$1,500.00."

Sec. R112: Change the words "board of appeals" to "board of adjustment."

Sec. R112.3: Section deleted

Sec. R301.2(1): Insert the following in Climatic and Geographic Design Criteria Table: 20 lb., 105, No, No, No, A, Severe, 30", Moderate to Heavy, 0°, Yes, 1988, 500-1000, 55°.

Sec. R309.2: Section deleted

Sec. P2603.5.1 Insert 12 and 12

**Secs. 8-174—8-199. Reserved.**

## ARTICLE VIII. PROPERTY MAINTENANCE CODE

### Sec. 8-200. Adoption.

That certain document being marked and designated as the International Property Maintenance Code, 2024 Edition, published by the International Code Council, is adopted as the property maintenance code of the city for the control of buildings and structures as herein provided. All of the regulations, provisions, penalties, conditions and terms of the adopted code are hereby referred to, adopted, and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes prescribed in section 8-201. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

**Sec. 8-201. Amendments.**

The following sections of the International Property Maintenance Code, 2024 Edition, are hereby revised as follows:

- Sec. 101.1: Insert "City of Clinton, Missouri."
- Secs. 103: Section deleted
- Sec. 107.2: Section deleted
- Sec. 110.6: Change last sentence to read: "Any affected person shall thereafter, upon petition directed to the board of adjustment, be afforded a hearing."
- Sec. 106: Change the words "board of appeals" to "board of adjustment."
- Sec. 106.3: Section deleted
- Sec. 304.14: Enter dates March 1 to December 1.
- Sec. 602.3: Enter dates November 1 to March 15.
- Sec. 602.4: Enter dates November 1 to March 15.

**Secs. 8-202—8-225. Reserved.**

**Section 2.** This ordinance shall become effective immediately upon its passage and approval as provided by law.

**Section 3.** Any ordinance or parts of ordinances in conflict herewith are hereby repealed.

Read the first time this \_\_\_\_ day of \_\_\_\_\_, 2026.

Read a second time and passed this \_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

Ayes  
Nays

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

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

## **ARTICLE II. BUILDING CODE<sup>1</sup>**

### **Sec. 8-25. Adoption.**

The International Building Code, 2012~~4~~ Edition, including appendix chapters [C](#), [H](#), ~~and~~ [I](#), and [K](#) published by the International Code Council is hereby adopted as the building code for the city with the additions, deletions, insertions and changes set out in section 8-26. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

(Code 1984, § 6-16; Ord. No. 3222, § 2, 6-4-1996; Ord. No. 3631, § 1, 3-6-2007)

### **Sec. 8-26. Amendments.**

The following sections of the International Building Code, 2012~~4~~ Edition, are hereby revised as follows:

Sec. 101.1: Insert "City of Clinton, Missouri."

Sec. 103: This section is deleted.

Sec. 105.2:

Building:

Subsec. 1: Add the words "and is not placed upon a permanent foundation."

Subsec. 2: Change seven feet to three feet.

Subsec. 6: Add the words "and not over 150 square feet and not involving the removal or replacement of curb and gutter."

Subsec. 7: Add the words "and interior work not involving load bearing walls, electrical, or plumbing."

Subsec. 9: Change to read "Prefabricated swimming pools installed entirely above ground."

~~Subsec. 12: Add the words "and do not extend beyond the property line."~~

Electrical:

Add [Subsec 4](#): "Any work when costs do not exceed \$1,500.00."

Mechanical:

Add Subsec 8: "Any work when costs do not exceed \$1,500.00."

Plumbing:

Add "Subsec. 3: Any work when costs do not exceed \$1,500.00."

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<sup>1</sup>State law reference(s)—Municipal authority to regulate construction of buildings, RSMo 77.500.

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Sec 105.3.1:

Replace the words "as soon as practicable" with "within 7 days for single-family and duplex and related accessory structures, and within 30 days for multifamily, commercial, and industrial permit applications"

Sec. 113: Change the words "board of appeals" to "board of adjustment."

Sec. 113.2: This section is deleted.

Sec. 113.3: This section is deleted.

(Code 1984, § 6-17; Ord. No. 3222, § 2, 6-4-1996; Ord. No. 3564, § 1, 1-18-2005; Ord. No. 3631, § 2, 3-6-2007)

**Secs. 8-27—8-55. Reserved.**

### **ARTICLE III. EXISTING BUILDING CODE**

#### **Sec. 8-56. Adoption.**

That certain document being marked and designated as The International Existing Building Code, 2012<sup>4</sup> Edition, as published by the National International Code Council, be and is hereby adopted as the existing building code of the city for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings; provided for the issuance of permits and collection of fees therefor. Each and all the regulations, provisions, penalties, conditions and terms of such electrical code are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, subject to the amendments contained in this article. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

#### **Sec. 8-57. Amendments.**

The following sections of the International Existing Building Code adopted in this article are amended or deleted as indicated:

Sec. 101.1: Insert "City of Clinton, Missouri."

Sec. 103: Delete section.

Sec. 105.1.1: Delete section.

Sec. 105.1.2: Delete section.

Sec. 105.2:

Add: "Electrical: Any work when costs do not exceed \$1,500.00~~When costs do not exceed \$1,500.00~~",  
"Mechanical: Any work when costs do not exceed \$1,500.00" and "Plumbing: Any work when costs do not exceed \$1,500.00~~When costs do not exceed \$1,500.00~~."

Sec. 108: Delete section.

Sec. 112: Change "board of appeals" to "board of adjustments."

Sec. 112.2: Delete section.

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Sec. 112.3: Delete section.

~~Sec. 1401.2: Insert "date these changes are adopted."~~

**Secs. 8-58—8-87. Reserved.**

## **ARTICLE IV. ELECTRICAL CODE**

### **Sec. 8-88. Adoption.**

That certain document being marked and designated as The National Electrical Code, 2023~~11~~ Edition, as published by the National Fire Protection Association, be and is hereby adopted as the electrical code of the city; and each and all the regulations, provisions, penalties, conditions and terms of such electrical code are hereby referred to, adopted and made a part hereof as if fully set out in this chapter. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

(Code 1984, § 6-36; Ord. No. 3222, § 3, 6-4-1996)

**Secs. 8-89—8-119. Reserved.**

## **ARTICLE V. PLUMBING CODE**

### **Sec. 8-120. Adoption.**

The International Plumbing Code, 201~~24~~ Edition, including appendix chapters B, C, D, E, F, G and L published by the International Code Council is hereby adopted as the plumbing code for the city with the additions, deletions, insertions and changes set out in section 8-121. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

(Code 1984, § 6-56; Ord. No. 3222, § 4, 6-4-1996; Ord. No. 3633, § 1, 3-6-2007)

### **Sec. 8-121. Amendments.**

The following sections of the International Plumbing Code, 202~~403~~ Edition, are hereby revised as follows:

Sec. 101.1. Insert "City of Clinton, Missouri."

Sec. 103: Sections ~~103.1, 103.2 and 103.3~~ are deleted.

~~Sec. 105.1.1: Section deleted~~

~~Sec. 105.1.2: Section deleted~~

Sec. 10~~56~~.2:

Add Subsec. 3: " Any work when costs do not exceed \$1,500.00When costs do not exceed \$1,500.00."

Sec. 10~~6.6.2~~: ~~The fees shall be as listed in the city fee schedule.~~

~~Sec. 106.6.3: Subsections (2) and (3) are deleted. 7: Section deleted~~

Sec. 1~~1209~~: Change the words "board of appeals" to "board of adjustment."

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[Sec. 112.3: Section deleted](#)

[Sec. 113: Section deleted](#). ~~109.2 through 109.7 are deleted in their entirety.~~

[Sec. 3054.1: Insert 12."](#)

Sec. 903.14.1: Insert 12."

(Code 1984, § 6-57; Ord. No. 3222, § 4, 6-4-1996; Ord. No. 3633, § 2, 3-6-2007)

**Secs. 8-122—8-142. Reserved.**

## ***ARTICLE VI. MECHANICAL CODE***

**Sec. 8-143. Adoption.**

The International Mechanical Code, 2012~~4~~ Edition, including appendix chapters A published by the International Code Council is hereby adopted as the mechanical code for the city with the additions, deletions, insertions and changes set out in section 8-144. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

(Code 1984, § 6-76; Ord. No. 3222, § 5, 6-4-1996; Ord. No. 3634, § 1, 3-6-2007)

**Sec. 8-144. Amendments.**

The following sections of the International Mechanical Code, 2012~~4~~ Edition, are hereby revised as follows:

Sec. 101.1: Insert "City of Clinton, Missouri."

Sec. 103: Sections ~~103.1, 103.2 and 103.3~~ are deleted.

[Sec. 105.1.1: Section deleted](#)

[Sec. 105.1.2: Section deleted](#)

[Sec. 105.2](#)

Add: Subsec. 9. "Any work when costs do not exceed \$1,500.00."

~~Sec. 106.5.2: The fees shall be as listed in the city fee schedule.~~

~~Sec. 106.5.3: Subsections (2) and (3) are deleted.~~

Sec. 112~~09~~: Change the words "board of appeals" to "board of adjustment."

[Sec. 112.3: Section deleted](#). ~~109.2 through 109.7 are deleted in their entirety.~~

(Code 1984, § 6-77; Ord. No. 3222, § 5, 6-4-1996; Ord. No. 3634, § 2, 3-6-2007)

**Secs. 8-145—8-171. Reserved.**

## ***ARTICLE VII. ONE- AND TWO-FAMILY DWELLING CODE***

## Sec. 8-172. Adoption.

The International Residential Code, 2012~~4~~ Edition, including appendix chapters [A, B, C, D, E, G, H, J and LBA, BD, BE, BH, BM, BN, BO, CA, CB, CC, CD, CE, and CF](#) published by the International Code Council is hereby adopted as the residential code for the city with the additions, deletions, insertions and changes set out in section 8-173. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

(Code 1984, § 6-91; Ord. No. 3222, § 6, 6-4-1996; Ord. No. 3632, § 1, 3-6-2007)

## Sec. 8-173. Amendments.

The following sections of the International Residential Code, 2012~~4~~ Edition, are hereby revised as follows:

Sec. R101.1: Insert "City of Clinton, Missouri."

Sec. R103: This section is deleted.

Sec. R105.2 Building:

Subsec. 1: Replace the words "200 square feet (18.58 m<sup>2</sup>)" with "120 square feet (11.15 m<sup>2</sup>) and is not placed upon a permanent foundation."

Subsec. 2: Change ~~7~~six feet to ~~3~~three feet.

Subsec. 5: Add the words "not more than 30 inches (762 mm) above any adjacent grade, and not over 150 square feet and not involving the removal or replacement of curb and gutter."

Subsec. 6: Add the words "and interior work not involving load bearing walls, electrical, [mechanical](#), or plumbing."

Subsec. 7: Change to read "Prefabricated swimming pools installed entirely above ground."

~~Subsec. 9: Add the words "and do not extend beyond the property line."~~

Subsec. 10: Replace the words "200 square feet (18.58 m<sup>2</sup>)" with "~~48~~150 square feet (~~4.46~~11.15 m<sup>2</sup>)."

Add: "Electrical: [Any work when costs do not exceed \\$1,500.00](#)~~When costs do not exceed \$1,500.00.~~", "[Mechanical: Any work when costs do not exceed \\$1,500.00](#)", and "Plumbing: [Any work when costs do not exceed \\$1,500.00](#)~~When costs do not exceed \$1,500.00.~~"

Sec. R112: Change the words "board of appeals" to "board of adjustment."

Sec. R112.3: ~~Section deleted~~

Sec. R301.2(1): Insert the following in Climatic and Geographic Design Criteria Table: 20 lb., [10590](#), No., [No](#), [No](#), A, Severe, 30", Moderate to Heavy, 0°, [Yes](#)~~No~~, 1988, 500-1000, 55°.

[Sec. R309.2: Section deleted](#)

Sec. P2603.5.1 Insert 12" and 12."

(Code 1984, § 6-92; Ord. No. 3632, § 2, 3-6-2007)

## Secs. 8-174—8-199. Reserved.

# ARTICLE VIII. PROPERTY MAINTENANCE CODE

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### **Sec. 8-200. Adoption.**

That certain document being marked and designated as the International Property Maintenance Code, 2012~~4~~ Edition, published by the International Code Council, is adopted as the property maintenance code of the city for the control of buildings and structures as herein provided. All of the regulations, provisions, penalties, conditions and terms of the adopted code are hereby referred to, adopted, and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes prescribed in section 8-201. Two copies of the adopted code shall be maintained, one in the office of the community development director and one in the office of the city clerk.

(Code 1984, § 6-111; Ord. No. 3222, § 7, 6-4-1996; Ord. No. 3317, § 1, 6-2-1998)

### **Sec. 8-201. Amendments.**

The following sections of the International Property Maintenance Code, 2012~~4~~ Edition, are amended as follows:

Sec. 101.1: Insert "City of Clinton, Missouri."

Secs. 103: ~~Section deleted-1, 103.2, 103.3 and 103.5 are deleted.~~

Sec. 107~~6~~.2: This subsection is deleted.

Sec. 110~~99~~.6: Change last sentence to read: "Any affected person shall thereafter, upon petition directed to the board of adjustment, be afforded a hearing."

Sec. 106~~11.1~~: Change the words "board of appeals" to "board of adjustment."

Secs. 106.3: ~~Section deleted11.2 through 111.8: Delete.~~

Sec. 304.14: Enter dates March 1 to December 1.

Sec. 602.3: Enter dates November 1 to March 15.

Sec. 602.4: Enter dates November 1 to March 15.

(Code 1984, § 6-112; Ord. No. 3317, § 2, 6-2-1998)

### **Secs. 8-202—8-225. Reserved.**



City of  
**Clinton**  
MISSOURI

## FINANCE COMMITTEE OPEN MEETING AGENDA

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

Tuesday, January 20, 2026 • 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**



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210 Weiskopf Way ~ Camdenton, MO 65020  
Phone (573) 723-2018 ~ Email [jjhancock@gpcom.net](mailto:jjhancock@gpcom.net)

City of Clinton, MO  
Mayor and City Council  
101 E Ohio St,  
Clinton, MO 64735

January 15, 2026

## **BACKGROUND OF INTERIM SOLUTIONS LLC**

Interim Solutions LLC was established by Jeff Hancock when he recognized a need in Missouri to provide interim City Managers/Administrators. This need occurs during the time period when a City Administrator leaves a City, and a new City Administrator arrives to begin duties. This transition often takes between 6 to 12 months. While this need was being met in other fields and other States, the need was not being met in Missouri.

In 2010, and with knowledge and support from his employer, Mr. Hancock incorporated Interim Solutions LLC. From 2010 to his retirement in 2019 Mr. Hancock, individually, and part time provided interim management staffing, engagement/educational training, executive searches, and independent studies to several Missouri local governments. Mr. Hancock as a part time employee of Interim Solutions during this team fram recruited and placed approximately 20 interim City Manager/Administrator and City Clerk positions.

## **BACKGROUND OF CEO PRESIDENT & CEO J. JEFF HANCOCK**

As background, Mr. Hancock is a professional city manager with 50 years' experience in local government. His professional local government career includes serving as city manager/administrator, interim city manager/administrator, assistant city manager, budget officer and manager of economic development for cities with populations ranging from 3,000 to 495,000 residents. Some of the cities served included Camdenton two times; Warrensburg two times; Bolivar; Lake Saint Louis; Cape Girardeau; Owasso, Oklahoma; McCook, Nebraska; and Kansas City, Missouri.

Since retirement from Camdenton, Missouri in late 2019 he served as an interim City Administrator for Fayette, Missouri, two times in Fort Scott, Kansas, the City of St. James, Missouri and Monett, Missouri. He also served as the interim City Clerk for the City of Laurie, Missouri.

After leaving in 2025 and during his tenure as Interim City Manager of Monett, Missouri, Mr. Hancock began growing Interim Solutions to offer additional services for municipalities and other local governments. The company now has 11 professional Team Leaders with a broad range of government experience who provide additional local government services. [www.interimsolutionsllc.com](http://www.interimsolutionsllc.com)



Since enhancing and growing the company in early 2025 **Interim Solutions** has completed or is participating in the following City assignments :

#### **Interim City Administrator and Executive City Administrator Searches**

- City of Normandy, Missouri
- City of Kennett, Missouri
- City of Trenton, Missouri

#### **Interim City Administrator**

- City of Monett, Missouri

#### **Municipal Financial Support and Training**

- City of Cole Camp Missouri
- City of Richmond Missouri

#### **Police Chief Executive Search**

- City of Troy, Missouri

#### **Interim Finance Director and Finance Director Search**

- City of Richmond, Missouri

With well over 200 years of professional experience, our 11 Team Leaders and the company Interim Solutions now provide the following local government services:

- **Interim Executive and Directors**
- **Facilitation of Mayor and Council/Manager Evaluation Programs**
- **City Manager, Police Chief, Finance Director, Public Utility and Other Local Government Executive Searches**
- **Strategic Planning and Goal Setting**
- **Wage and Benefit Studies**
- **Organizational Development**
- **Leadership Training**
- **Economic Development Consulting**
- **Local Government Finance Support and Training**



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## **BENEFITS OF A PROFESSIONAL INTERIM CITY ADMINISTRATOR**

Interim Solutions LLC uses former City Manager/City Administrator Professionals to fill the Interim Position. They are ethical, qualified and have **experienced the difficulty of transitions and loss of Key Local Government Executives.**

**The Professional Interim City Administrator Can Help Eliminate Service Gaps to the Organization and Community**

**They Can Assess the Organization and Provide Knowledgeable Feedback on the Organization and Specific Departments to the Elected Officials**

**The Use of an Interim Professional City Administrator Helps Maintain Employee Morale**

- Use of an Existing Department Director as the Interim can result in low morale not only for that individual but also individual department directors. It can reduce the productivity of other local government departments, and the total organization;
- If the organization's existing employee is used as the Interim, they may apply for the City Administrator Position and expect to be hired
- If not chosen and used over and over as an Interim they may become resentful

These items and the extra work load placed on the organization, department directors and employees **can result in the ultimate loss of valuable employees;**

**Professional Interim City Administrators Allow a Time Period that Best Meets the Needs of the Elected Officials**

- (Elections, Delayed Economic Development Projects, and Community and Capital Improvement Projects)
- Keeps Finance, Human Resources, Legal, and External Issues on Track
- Avoids a Potential Public Relations Nightmare

**When combined with a City Administrator Search, use of a Professional Interim City Administrator:**

- **Allows Time for a Quality Search**
- **Saves the City Money**



City of  
**Clinton**  
MISSOURI

## AGENDA

Clinton City Council Open Session Meeting  
City Hall – 105 E. Ohio Street, Clinton, MO 64735  
Wednesday, January 28, 2026 • 12:00 p.m.

1. Presentation by Lagers Representative  
Discussion on program options

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.