

COMMUNITY DEVELOPMENT/PUBLIC WORKS MONTHLY REPORT

May 2025

A. PROJECTS

Community Development

Wayfinding Signage – All items have been addressed; plans were signed off on and the manufacturer of the signs has started the process of construction of the signs and posts.

Downtown Parking revisions – We have completed a study by Walker as to format for spaces and had B&W complete the design layouts through a TEAP grant. We have all the street stripe removal work and re-stripe work for the downtown the rest of the community out to bid currently. Working with Randall to prepare easements for the two businesses on Coates that will need to have some modifications to their business access to create more on-street parking. I have spoken with both owners, and they agree with the revisions. Once we have easements, DMC can complete the revisions and the removal of the existing parking stripes and painting back with the new layout can begin

Hwy 63/Hwy 24 Intersection – We have acquired a 3-year mowing permit from MoDOT to allow us to do additional mowing around this intersection in conjunction with the limited highway mowing that MoDOT does.

4th Street Intersection – We have a design plan and need to follow up with engineering group to clean up a couple of items and discuss a format for bidding out part, or all the work.

Grants/Funding

Fennel ARPA Grant - The plan for renovations of an old building has to be somewhat fluid as the situation can change due to unforeseen issues. We expected some of that, however we have had a couple of significant items that I feel were poorly covered by the engineering group that leaves significant gray area, at best, for negotiations. One was the height of the overhead duct work, it was going to be very low and obtrusive into the main downstairs rooms due to the crossbeams, so we moved it upstairs with minimal expense. This week we are dealing with water and sewer connections that the engineer did not include distances or specifics on making connections to our infrastructure in their plans. I think we have a plan where we can utilize some give and take from the consultant, Public Works and Public Utilities staff to complete the connections at minimal cost differential.

Wabash Heights Stormwater (Construction Awarded in 2024) - I was able to work with MoDOT to get the boring permits needed for the drainage work under Hwy 24 prior to receiving/executing a maintenance agreement for the proposed drainage tubes. This was essential to get the project moving forward. We will have to complete maintenance agreements soon for these drainage tubes.

Industrial Park - – ES&S is working on construction estimates to utilize the remainder of funding to rebuild Buchanan from Fowler to Hunthausen, drainage improvements on Fowler @ Buchanan and the reconstruction of Fowler from Robertson to as far East as the estimated remaining \$430K will take us. All the environmental clearances have been obtained, I anticipate having the change order drafted and in front of us next week.

Rollins TAP - Courtney construction was the low bidder on this work. All the numbers look good, and we have submitted to MoDOT for review and concurrence with our selection. Based on the pricing, we will be able to complete ADA compliant sidewalk from Rollins all the way to Gratz-Brown.

S. Morley Center Turn Lane (Construction 2025) - Working on commercial valuations and completion of essential easements.

N. Morley TAP – Phase 1 (Construction Award in October 2025) - Following field walkthrough, adjusting green space to reduce utility conflicts

N. Morley TAP – Phase 2 (Construction Award in October 2025*) - Following field walkthrough, adjusting green space to reduce utility conflicts. Continuing to press coordination so that 1 & 2 can bid together as a single project.

N. Morley TAP(s) – Phase 3 & 4 (resubmitting application) – Submitted for approval to MoDOT with support letters. Phase 3 has been in front of review before and scored well, but there was not enough funding to cover it in the last round. We are hopeful that we can be.

Public Works

S. Morley Drainage – Several properties, most notably, S. Morley Storage have been impacted several times in the past from flooding due to the inability of the stormwater to get across S. Morley in the existing concrete box culvert near Elevate Equipment Rental. Staff has worked with the boring contractor that is contracted for the Wabash Heights project and have a quote for a change order so they can complete the installation of (2) 24” welded steel casing/culvert bored in under S. Morley. We have also acquired the necessary permits from MoDOT for the work. This will allow considerably more water to cross under Morley more rapidly to prevent flooding of the existing businesses along there, but will have some impact on the drainage channel and detention basin downstream by Shepherd Brothers Blvd. The culverts are based on the recommendation and study completed through Utilities by Barr Engineering. Utilities has been informed of the work and are looking at measures to clear out the channel and what needs to be done on the detention side

5th Street – Repairs were completed by Frech paving and with the addition of curb & gutter, it’s a new block of street adjacent to South Park school.

Street Maintenance Program – Street Department crews are busy trying to get all of the patch work completed for the upcoming maintenance program as well as DMC completing significant curb & gutter replacement on Longview and Cedar Lake to prep for the pending overlay.

Coates Street Crossing - RR has executed an agreement with MoDOT, and while signal and local RR staff hope it will be started in the next few weeks, it appears like it will be late summer at best based on some higher level MoDOT RR staff.

Airport

Airport Hangars - The project is out for rebid with it broken down into potentially two contracts to make it more manageable for small to mid-size contractors. Lochner had a virtual pre-bid meeting on June 12th, and multiple contractors participated. I am hopeful we will see good results from this effort.

Airport Overnight rooms - This has been a high priority late May, early June, getting all the details worked out for serving the rooms, confirming insurance, how reservations and payments will be processed, etc. We are still working to have them ready for soft opening use by the end of June, and,

have advertised them for the reservations for the Oshkosh event in late July. It's a bit late notice as many people attending that book their plans a year in advance, but we may pull some use from it.

Airport Hangar door and other construction - We have some work remaining on the hangars we acquired from Graves Sandford. The immediate needs that were causing degradation to the structures was addressed, the remaining work on renovation of the water damaged interior and installing a hangar door on one building has been a low priority. We are working on pricing materials/doors; however, I am planning to push this work back a year as it is still under the lease with Graves who does not keep an aircraft in it.

Cemetery Department

Met with Veterans Cemetery Director (Jacksonville) and discussed their rules, regulations and operations with a focus on the rules on what is allowed to be placed on-site, how and when. I toured the facility with our Sexton, Mike Lagle, and are working on cleaning up our regulations on what is allowed and timing. The number of artificial flowers, crosses, shepherd hooks, stick in the ground night lights, etc. make it impossible for staff to mow or weed eat and we don't have time to pull every item and replace it. The rule only allows flowers/mementos to be placed on the gravestone throughout the year, or immediately around it just prior to and for a week following Memorial Day.

Staff are preparing several pictures of the situations they are dealing with and will develop a list of current and proposed regulations with the goal of having formal signage at the main entrances that cover the rules as most people don't have the original copy of the regulations that are provided at the time they purchase their burial space.

We are still in negotiations with TREKK on the costs of plat revisions. While some of the work requires surveying and we will have to utilize them or another survey group to complete that work. We are checking to see if the lot layouts on the plat can be completed with our GIS contractor for a better price.

People stick things in the ground and plant live flowers on settling graves. The items blow around the cemetery and get hit by weed eaters and live flowers get covered up on settling graves as they get filled and seeded.

There was one (1) grave lot sold; twelve (12) graves opened; and four (4) monument permits sold during the month of May.

B. Planning & Zoning Commission

The Planning and Zoning Commission for the City of Moberly held no meeting in May 2025.

C. Code Enforcement

Occupancy Ordinance Committee - Occupancy Ordinance Committee – Once council has had a chance to review the discussion and thoughts of the group, it would be good to get some feedback on what is desired in modifications, or possibly a meeting for further questions/discussion. We will await the council's feedback.

Mowing – Last year grass got out of hand. I have instructed code staff to send out notices whenever a yard is clearly over the 8" height limit, which isn't all that tall. These are not tickets, they are abatement letters that clearly state that if the yard has been abated, they can disregard the letter, however if it is not mowed by a specific date, we will have the yards mowed at the

earliest possible time following that date. Several hundred letters a month are going out and we have gotten some phone calls from people upset about receiving them.

We focus on the fact that it is not a ticket, if it's mowed it's mowed, disregard, and we are not targeting anyone, literally several hundred letters go out each month. Probably 75%+ of the properties are mowed and don't have to be abated, but I have seen a significant reduction in the number of overgrown yards around town this year. The goal is to try and keep the community looking good for all the residents.

Debris Abatements – While staff completed several last month, we have several more we need to tackle. It's an ordeal to get warrants, pull staff and inmates off mowing duties (especially given all the rain) and having them complete the abatements of properties, but it's the only way we have been able to get some of the worst ones resolved. Notices are pending on multiple locations currently.

Demolitions – Working to get contractor started on the upcoming round of 10 houses. I hope to have them started by late June, but it may be early July with the wet weather.

Month of May: Mark

- 50 Inspection and reinspection's
- 2 appliance inspection
- Drove ward, Identified numerous grass violations & nuisance violations

Month of May: Becky

802 W Rollins

Last day for appeal is 6/12/25

Will request disconnects on 6/13/25 and move forward with demolition if no appeal is received

1111 Concannon

Last day for appeal is 6/12/25

Will request disconnects on 6/13/25 and move forward with demolition if no appeal is received

1104 Concannon

Last day for appeal is 6/12/25

Will request disconnects on 6/13/25 and move forward with demolition if no appeal is received

419 N 5th

Last day for appeal is 6/12/25

Will request disconnects on 6/13/25 and move forward with demolition if no appeal is received

405 S Ault

Last day for appeal is 6/12/25

Will request disconnects on 6/13/25 and move forward with demolition if no appeal is received

1002 Concannon

Waiting on property owner to sign Consent to Demo

1206 Concannon

Working on Disconnecting services to move forward with demolition

Properties that have all steps completed and just waiting on tear down

526 Hagood 613 Adams
 1115 Concannon 1006 Concannon
 1206 Concannon

Current Abatements – I have a total of 11 currently in the waiting process of the 30-day deadline. The ones shown below are the more urgent ones to address. Deadlines are June 12th, 14th and 19th

Drove ward, Identified numerous grass violations & nuisance violations

Month of May: David

City of Moberly Monthly Reports Fiscal Year 2025	
Department: Community Development	Prepared by: Dave Moran
Description of Items	
Planning & Zoning Meetings	
P& Z Reports	
Commercial site walk and talk before build out & prints	4
Commercial Prints Review & Logging	7
Plan Review Meetings & Reports	1
Commercial Inspections	23
Board of Adjustment Applications	1
Board of Adjustment Meeting & Applications	
Lot Split Applications	1
HPC Contractor Meeting for Code Review	1
HPC Meetings & Applications	1
Residential New Construction Permits & Prints Review	9
Residential Remodel Permits & Prints review	5
Residential Inspections	70
Residential Prints Review & Logging	20
Utility GIS Locations for Contractors	7
Discussing Codes Contractors & Residents that Come In.	20
Logging Inspections	20
Email Responds	27
Calling & answering residents on complaints	3 to 4 a day
Driving Ward 1 for Grass & Violations	2
Letters of City Violations with Becky	
Grass Citations Letters	Around 300 +/-
Demo site Pictures & Letters sent out with Becky	0
City & Building Code Research for Owner & Contractors	12 sit downs 30min sessions
Administrate ALC/PLUMB/HVAC Testing	

Flood Administrator Seminars & Tests	
ICC Continued Education Seminars & Test	
City Projects & Facility Maintenance	1
Office Organization Filing	5hrs of going though inspector that was let go

City of Moberly - Street Department

Man-Hours Allocated by Task, Materials Used & Purchased - Month & Year

MAINTENANCE FACILITY					
	Hours	O/T	Loads	Tons	Cost
Compost Mixing	0	0	0	0	\$0.00
Load Compost, Millings, & Mulch	17	0	276	0	\$0.00
Sand, Salt, & Geomelt Mixing	0	0	0	0	\$0.00
Tub Grinder Operation	21	0	0	0	\$0.00
Winter Weather Equipment Preparations	0	0	0	0	\$0.00
ROADS & ALLEYWAYS					
	Hours	O/T	Loads	Tons	Cost
Alleys, Grade & Rock	8	0	4	0	\$0.00
Catch Basin Maintenance	112	0	9	0	\$0.00
Crack Sealing	96	0	98	0	\$0.00
Culvert Flushing	0	0	0	0	\$0.00
Culvert Installation	79	0	0	0	\$0.00
Curb Repair	0	0	0	0	\$0.00
Ditch Maintenance	96	0	0	0	\$0.00
Ice & Snow Removal	0	0	0	0	\$0.00
Milling	0	0	0	0	\$0.00
Mowing, Right-Of-Ways	40	0	0	0	\$0.00
Rock Loaded/Hauled	8	0	3	0	\$0.00
Street Repair & Maintenance	255	0	22	2	\$0.00
Street Sign Maintenance	16	0	0	0	\$0.00
Street Sweeper Operation	11	0	2	0	\$0.00
Street Sweepings Hauled To Disposal	16	0	5	0	\$0.00
Weedeating & Brush Removal, Alleys	16	0	0	0	\$0.00
Weedeating & Brush Removal, Streets	74	0	20	0	\$0.00
Weedkiller Application, Alleys	0	0	0	0	\$0.00
Weedkiller Application, Streets	24	0	0	0	\$0.00

MISCELLANEOUS					
	Hours	O/T	Loads	Tons	Cost
Inmate Labor	735	0	0	0	\$0.00
Mowing, City Lots	131	0	0	0	\$0.00
Outer Road Fill Dump Site Grading	16	0	0	0	\$0.00
Sidewalk Maintenance	14	0	0	0	\$0.00
Trash Removal & Clean-Up, Downtown	16	0	48	0	\$0.00
Trash Removal & Clean-Up, All Wards	30	0	0	0	\$0.00
FACILITIES & EQUIPMENT MAINTENANCE					
	Hours	O/T	Loads	Tons	Cost
Airport Maintenance	48	0	0	0	\$0.00
Building Maintenance	0	0	0	0	\$0.00
Cemetery Maintenance	372	0	0	0	\$0.00
Grounds Maintenance	0	0	0	0	\$0.00
Landfill Maintenance	0	0	0	0	\$0.00
Maintenance Facility Maintenance	43	0	0	0	\$0.00
Wash Trucks & Equipment	0	0	0	0	\$0.00
MATERIALS PURCHASED					
	Loads	Tons	Cubic Yards	Gallons	Cost
Asphalt	0	0	0	0	\$0.00
Road Marking Paint, White	0	0	0	0	\$0.00
Road Marking Paint, Yellow	0	0	0	0	\$0.00
Salt	0	0	0	0	\$0.00
Sand	0	0	0	0	\$0.00
MECHANIC WORK PERFORMED					
	Units	Hours			
Routine Service	11	27			
Maintenance And Repair	36	59			