

COMMUNITY DEVELOPMENT/PUBLIC WORKS MONTHLY REPORT

October 2025

A. PROJECTS

Community Development

Wayfinding Signage – Arcturis is asking for a contract amendment to cover additional costs on their part due to the number of re-bids and reworks for Modot. I have a call scheduled with them on the 17th to clear a path to completion. Arturis was initially selected to design this project and work with the community to determine the desires and bring them to life. Once styles and locations were determined, Arturis's contract was expanded to do the bidding and work with sign manufactures to get the best price, coordinate installation and work through permitting based on their knowledge and experience. The initial bids came in over double what the estimates were so there were extensive redesigns and negotiations to keep trimming away on the designs and layout to get us down to a window we could potentially afford. Once we got pricing, they put together a layout which they ran by the City for review and comments. This was a lengthy back and forth as additional issues came up with the school, and some of the park's revisions did not get corrected/added as requested. MoDOT has been one of the more time-consuming portions. Arturis had several locations they had planned to adding signage to existing Modot poles, Ameren Street lights, etc. Modot will not allow that. I am not sure why a company like Arcturis that specializes in these wouldn't be aware of that, however they tell me that other districts of Modot do allow it. While this doesn't sound like all that much, each review, and back and forth can easily consume 30 days +.

We will address these concerns on contract requests and press to get this out for construction/install ASAP. We will move and work directly with Collins & Hermann, the sign manufacturer/installer directly if we are not able to find a good resolve.

Grants/Funding

Fennel ARPA Grant - THVAC is installed, the building has power, and they are waiting on gas to get hooked up. It won't be long until they have heat. Unfortunately, they are approximately another 4 weeks out on the entryway/building front pieces. They had to get all the brick work/construction finished first to get final measures to build it. We are not in a time crunch, but we are looking forward to wrapping this project up and having the space available. City staff and inmates have completed an extensive amount of work on the facility as well, adding upper floors, walls, windows, trim, masonry, and clean-up. This has changed the look of the property. Once all the work is finished up, our staff finishes the limited trim work and complete clean up, it will be a nice year around usable space.

Distribution Drive - Modot made quick work of getting the signs up for Distribution Drive/Distribution Center. Additionally, they got signage up for the airport that made it clear to trucks that there was no access to 63. We continued to have trucks show up at the airport turn around. We were able to include the airport on the sign along hwy 24, which also created a minor revision to the planned wayfinding signage.



Wabash Heights Stormwater - This project has started off somewhat slow, while there is plenty of time, I was hopeful we would see a stronger effort to get it rolling. The bore, and most of the basin is completed, and several minor issues with conflicts, box height elevations, etc. have been resolved, which has caused some of the delays with piping work. Nearly 70 trees are being cut out at this time and piping will start soon.

The biggest visual impact for the area will be the reconstruction of the streets. With the bid prices, we should be able to not only restore the streets in that area but fully reconstruct them in concrete. While many of the streets are narrow, we are looking at improving the radius at intersections to allow better access for larger vehicles/semis.

Industrial Park – This is wrapping up nicely. The stormwater drainage on Fowler at Buchanan was finished and looks great. The West Lane of Buchanan and South Lane of Fowler were poured last week. They will be pouring the other halves of the two streets this week and only have some minor grading/seeding to wrap up.



Rollins TAP - The work is continuing at an even pace. They have had some minor delays with the retaining walls falling out, steep slopes and some utility conflicts with water meters and poles that we had hoped they could largely avoid, but these were all items we realized could be issues. We are getting prices on solution for the retaining walls replacement, either as a concrete poured in place or retaining wall blocks, whichever is less expensive.

S. Morley Center Turn Lane - All the necessary easements have been collected and recorded except for Tract 19, which we had an unrecorded temporary easement on, but it recently sold to Oak Row Contracting, LLC. Once B&W receives the final easement, they will submit the ROW Clearance forms to MoDOT.

Bartlett & West incorporated City comments on the waterline design into the plans. They will send the revised plans back to Utilities this week with an updated cost estimate.

Draft final plans will be sent to MoDOT and the City by the end of next week (11/22)

N. Morley TAP – We have hard copies of the easement packets at City Hall. Steve Wilson and staff will be working on these.

Public Works

Street Maintenance Program – Overall the program went very well with numerous streets being addressed with no issues. We were able to address numerous streets as well as Park Roads and PD & FD drives and parking (see below).

Longview, as you know, was not in that category. The clay base was extremely saturated and following the milling would not sustain any significant load. We could not maintain the integrity to responsibly put back an asphalt surface. As a result, we have had to excavate the wet, soft clay out and put back a 3” diameter rock layer up to 24”+ thick in some areas, with a geo grid liner (see below) to keep rock from pumping into the remaining soils. The top of the rock was layered with a base rock cap to fill in the voids to create a solid smooth base for the asphalt. A wedge course of asphalt was installed and will be capped with surface layer on Monday the 17th. This will make the street back better than it was new and complete our annual street maintenance work for 25’. We don’t have totals yet for the rock and additional work. We moved forward on time and materials + 10%.



Coates Street Crossing - Concrete sidewalks are completed, guard rails installed and RR need to finish up guard rail around the fixtures. We are awaiting council determination for (2) benches the RR has requested to be installed on the City r/w between the rails where people often sit and watch trains. It seems unusual to have pedestrian benches between Railroad tracks, but there is more than adequate space for them to safely exist there. As they are being funding by the RR group at no cost to the City, I think they will be utilized by train enthusiasts.

DMC has submitted their final bill, and it has been passed on the RR for payment. It came in at around \$10K underestimate. The City will pay DMC and the RR reimburse the City.

Airport

Airport Hangars - We are requesting to move forward with the Taxilane bid of Holman. If approved and completed, we will rebid the hangar buildings in February and hopefully see more bids, or at least one more inline with our funding levels.

Cemetery Department

There were zero (0) grave lots sold; one (1) grave opened; and the one (1) monument permit sold during the month of October.

B. Planning & Zoning Commission

C.

The Planning and Zoning Commission for the City of Moberly held a meeting on October 27, 2025.

1. Notice of Public Hearing for a zoning change submitted by Holman Properties, LLC for the property located at 342-348 Woodland Avenue (Parcel Number 10-1.0-01.0-4.0-001-030.000) from R-2/PD (1 & 2 Family Residential District/Planned Development) to R-3 (Multi-Family Dwelling District).

D. Code Enforcement

Building Official Position - We had some luck finding a qualified candidate and it's looking very promising. He has signed a letter accepting our offer and we are working on scheduling. He is currently multiple states away, so we are giving him until around the first of December for a start date. His experience covered every aspect of our requests.

Month of October: Mark

- 71 Inspection and reinspection's
- 2 appliance inspection
- Drove ward, identified 4 grass violations & assisted with video documentation of various demolitions

Month of October: Becky

- Continuing the upkeep of paperwork and deadlines for the process of Abatements, Demolitions, and grass.
- Have figured bills for all the properties that have been demolished, and given them to Carla to bill

Month of October: David

City of Moberly October Monthly Report Fiscal Year 2025	
Department: Community Development	Prepared by: Dave Moran

Description of Items	
Planning & Zoning Meetings	0
P& Z Reports	0
Commercial sites walk and talk before build out & prints	3
Commercial Prints Review & Logging	2
Plan Review Meetings & Reports	1
Commercial Inspections	10
Board of Adjustment Applications	0
Board of Adjustment Meeting & Applications	0
Lot Split Applications	1
HPC Contractor Meeting for Code Review	0
HPC Meetings & Applications	0
Residential New Construction Permits & Prints Review	2
Residential Remodel Permits & Prints review	1
Residential Inspections	20
Residential Prints Review & Logging	0
Utility GIS Locations for Contractors	0
Discussing Codes Contractors & Residents that Come In.	5 hrs
Logging Inspections	5
Email Responds	10
Calling & answering residents on complaints	15
Driving Ward 1 for Grass & Violations	0
Letters of City Violations with Becky	0
Grass Citations Letters	0
Demo site Pictures & Letters sent out with Becky	0
City & Building Code Research for Owner & Contractors	2
Administrative ALC/PLUMB/HVAC Testing	0
Flood Administrator Seminars & Tests	0
ICC Continued Education Seminars & Test	NO
City Projects & Facility Maintenance	0
Office Organization Filing	0
Houses Demolished	2

City of Moberly - Street Department					
Man-Hours Allocated by Task, Materials Used & Purchased - Month & Year					
MAINTENANCE FACILITY-OCTOBER					
	Hours	O/T	Loads	Tons	
Compost Mixing	0	0	0	0	
Load Compost, Millings, & Mulch	18	0	141	0	
Sand, Salt, & Geomelt Mixing	0	0	0	0	

Tub Grinder Operation	28	0	0	0	
Winter Weather Equipment Preparations	0	0	0	0	
ROADS & ALLEYWAYS					
	Hours	O/T	Loads	Tons	
Alleys, Grade & Rock	16	0	0	27	
Catch Basin Maintenance	40	0	2	0	
Crack Sealing	88	0	127	0	
Culvert Flushing	8	0	1	0	
Culvert Installation	0	0	0	0	
Curb Repair	0	0	0	0	
Ditch Maintenance	7	0	0	0	
Ice & Snow Removal	0	0	0	0	
Milling	0	0	0	0	
Mowing, Right-Of-Ways	56	0	0	0	
Rock Loaded/Hauled	0	0	0	0	
Street Repair & Maintenance	452	0	13	2	
Street Sign Maintenance	40	0	0	0	
Street Sweeper Operation	158	0	37	0	
Street Sweepings Hauled To Disposal	72	0	21	0	
Weedeating & Brush Removal, Alleys	122	0	42	0	
Weedeating & Brush Removal, Streets	22	0	12	0	
Weedkiller Application, Alleys	0	0	0	0	
Weedkiller Application, Streets	0	0	0	0	
MISCELLANEOUS					
	Hours	O/T	Loads	Tons	
Inmate Labor	1127	0	0	0	
Mowing, City Lots	16	0	0	0	
Outer Road Fill Dump Site Grading	28	0	0	0	
Sidewalk Maintenance	8	0	0	0	
Trash Removal & Clean-Up, Downtown	10	0	25	0	
Trash Removal & Clean-Up, All Wards	24	0	6	0	
FACILITIES & EQUIPMENT MAINTENANCE					
	Hours	O/T	Loads	Tons	
Airport Maintenance	8	0	0	0	
Building Maintenance	141	0	0	0	

Cemetery Maintenance	111	0	0	0	
Grounds Maintenance	8	0	0	0	
Landfill Maintenance	80	0	0	0	
Maintenance Facility Maintenance	63	0	0	0	
Wash Trucks & Equipment	48	0	0	0	
MATERIALS PURCHASED					
	Loads	Tons	Cubic Yards	Gallons	
Asphalt	0	0	0	0	
Road Marking Paint, White	0	0	0	0	
Road Marking Paint, Yellow	0	0	0	0	
Salt	0	0	0	0	
Sand	0	0	0	0	
MECHANIC WORK PERFORMED					
	Units	Hours			
Routine Service	8	17			
Maintenance And Repair	13	36			