



**MINUTES OF THE  
CITY OF MOBERLY, MISSOURI  
CITY COUNCIL MEETING  
NOVEMBER 3, 2025**

The Moberly City Council met in regular session at 6:00 p.m. in the City Hall Council Chambers, 101 West Reed Street, Moberly, MO, with Mayor Lucas presiding.

All stood and recited the pledge of allegiance led by Mayor Lucas.

Council Members answering the roll call were: Brandon L. Lucas, John W. Kimmons, Jr, Chuck McKeown, Sarah Barfield Graff, and Mike Skubic.

A motion was made by Kimmons and seconded by Graff to approve the agenda. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

A motion was made by Kimmons and seconded by Graff to approve the minutes of the October 20, 2025, Council meeting as presented. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

A request was received from the Randolph Area YMCA to hold the 2025 Turkey Trot 5K on November 27, 2025, to support youth activities in Randolph County. The race is scheduled to begin at 9:00 a.m., starting at 504 W. Reed Street. The route will proceed west on Reed Street to Holman Road, north on Holman Road to the war memorials, then left into Rothwell Park, crossing the dam to James Youth Cabin, and left toward Fisk Avenue. The route continues left on Fisk Avenue to Thompson Street, left on Thompson Street to Rollins Street, right on Rollins Street to 4th Street, left on 4th Street to Reed Street, and left on Reed Street to finish at 504 W. Reed Street. Kimmons made a motion to approve the request. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Mayor Lucas opened the public hearing at 6:01 p.m. regarding the proposed issuance of Chapter 100 Industrial Revenue Bonds for Moberly Bakery Mix, LLC, a subsidiary of The Mennel Milling Company. The purpose of the hearing was to receive input on a proposed ordinance authorizing the issuance of industrial revenue bonds pursuant to Sections 100.010 to 100.200, RSMo, as amended. The proposed action would provide partial property tax abatement to Moberly Bakery Mix, LLC, to support the acquisition, expansion, improvement, and equipping of an industrial development project located at 1800 Robertson Road, Moberly, Missouri. The project's intent is to promote industrial development within the City of Moberly by facilitating the issuance of industrial revenue bonds with associated tax abatements. Formal notice of the public hearing was sent via Federal Express to all affected taxing districts, as listed on the attached sheet, notifying them of the proposed plan. A copy of the development

plan was made available for review. Taxing districts and interested parties were invited to provide comments in writing or in person at the public hearing. Hearing no comments, Mayor Lucas closed the public hearing at 6:01 p.m.

Mayor Lucas opened the public hearing at 6:02 p.m. regarding a proposed ordinance vacating an alleyway located between the 300 block of Hagood Street and Johnson Street, south of the right-of-way line of West End Place, extending approximately 160 feet to the north line of an existing east-west alley in the City of Moberly, Missouri. A petition requesting the vacation was received from the Coates Street Presbyterian Church, which owns all but one of the adjoining properties on both sides of the alleyway. Both the Church and the remaining adjoining property owner have submitted notarized petitions requesting that the City vacate the alley. City staff reported the following:

- There are no City utilities currently located within the alleyway.
- Other (non-City) utility providers may have facilities in the area.
- To protect future access and service rights, a permanent easement through the vacated alleyway area is recommended to be retained by the City.
- Staff has reviewed the request and finds no adverse impact to City operations or surrounding properties.

Hearing no comments, Mayor Lucas closed the public hearing at 6:02 p.m.

Bids were received for the **7 Bridges Road CSO Sludge Removal and Basin Upgrade Project** as follows:

**CSO Basin Sludge Removal:**

- Midwest Injection, Inc. – \$496,327
- Hodges Farm and Dredging, LLC – \$397,422
- Reed Environmental, LLC – \$416,400
- Metro Ag Waste Injection Systems, Inc. – \$304,500

**CSO Basin Improvements:**

- Brown & Root Industrial Services, LLC – Base Bid: \$1,480,896.76; Alternate 1: \$314,764.19; Alternate 2: \$145,279.72
- Emery Sapp & Sons, Inc. – Base Bid: \$1,059,640; Alternate 1: No Bid; Alternate 2: \$336,558
- Willis Bros., Inc. – Base Bid: \$1,439,690; Alternate 1: \$345,000; Alternate 2: \$262,366

Kimmons made a motion to accept the bids. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Mayor Lucas asked if there was any motion to remove an item from the Consent Agenda for separate discussion. Hearing none, Mayor Lucas requested a motion for the Consent Agenda to be read by City Clerk, Shannon Hance. A motion was made by Kimmons, seconded by Graff for City Clerk, Shannon Hance to read the Consent Agenda. Ayes: Lucas, Kimmons, McKeown, Graff and Skubic. Nays: none.

**BILL NO. R1906: “A RESOLUTION APPROVING A REAL ESTATE CONTRACT WITH THE RANDOLPH COUNTY HEALTH DEPARTMENT AND OTHER AUTHORITY”**

**BILL NO. R1907: “A RESOLUTION ACCEPTING A BOND ENGAGEMENT LETTER FROM S&P GLOBAL, INC., AND AUTHORIZING THE CITY MANAGER TO ENTER INTO SUCH AGREEMENTS AS MAY BE REQUIRED BY S&P GLOBAL, INC., TO PERFORM THE CREDIT RATING SERVICE CONSISTENT WITH SAID LETTER AND THE S&P GLOBAL RATINGS DATA PROTECTION APPENDIX TO TERMS AND CONDITIONS”**

**BILL NO. R1908: “A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A FORM OF COMPLETION CERTIFICATE FOR FIRST STATE COMMUNITY BANK RELATED TO THE EQUIPMENT LEASE/PURCHASE AGREEMENT FOR THE CITY WATER METER PROJECT”**

**BILL NO. R1909: “A RESOLUTION AUTHORIZING THE PURCHASE OF CRIME SCENE BARRIER SCREENS, COMMUNICATION HEADSETS, SWAT HELMETS, AND A DIGITAL EVIDENCE PROCESSOR FOR THE MOBERLY POLICE DEPARTMENT”**

**BILL NO. R1910: “A RESOLUTION ACCEPTING THE BID OF SALTUS TECHNOLOGIES, LLC FOR A MOTOROLA BRAND DIGITAL ELECTRONIC TICKETING SYSTEM FOR THE MOBERLY POLICE DEPARTMENT”**

**BILL NO. R1911: “A RESOLUTION APPROVING THE PURCHASE OF TURNOUT GEAR ENSEMBLES FOR THE MOBERLY FIRE DEPARTMENT”**

**BILL NO. R1912: “A RESOLUTION APPROVING THE PURCHASE OF A SELF-CONTAINED BREATHING APPARATUS BREATHING AIR COMPRESSOR AND FILL STATION FOR THE MOBERLY FIRE DEPARTMENT”**

**BILL NO. R1913: “A RESOLUTION ACCEPTING PERMANENT RIGHT OF WAY AND ROADWAY EASEMENTS FROM GLENDA ELAINE STOEBE AND ERNEST WHEELER KITCHENS AS PART OF THE SOUTH MORLEY EXPANSION PROJECT”**

**BILL NO. R1914: “A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO SUPPLEMENTAL AGREEMENT NO. 1 WITH BARTLETT & WEST, INC., FOR DESIGN AND CONSTRUCTION INSPECTION OF PROJECT TAP-9900(272)”**

The Resolution Bills having previously been made available for public inspection were read by title one time. A motion was made by Kimmons and seconded by Graff to adopt the Resolutions. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Skubic introduced a bill for an ordinance entitled: **“AN ORDINANCE ACCEPTING AND APPROVING THE REPORT OF THE DIRECTOR OF COMMUNITY DEVELOPMENT RELATIVE TO 1111 CONCANNON STREET WITHIN THE CITY OF MOBERLY WHICH REQUIRED NUISANCE ABATEMENT BY THE CITY OF MOBERLY PURSUANT TO ARTICLE I AND ARTICLE II OF CHAPTER 26 OF THE MOBERLY CITY CODE, CERTIFYING THE COST OF ABATEMENT AND DIRECTING THE CITY CLERK PURSUANT TO SECTION 26-2 AND SECTION 26-6 TO CAUSE A SPECIAL TAX BILL TO BE ISSUED THEREON”** and moved that the bill be read two times by title for passage. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was read by title two times. Kimmons moved that the bill be enacted into an ordinance. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Graff introduced a bill for an ordinance entitled: **“AN ORDINANCE ACCEPTING AND APPROVING THE REPORT OF THE DIRECTOR OF COMMUNITY DEVELOPMENT RELATIVE TO 1115 CONCANNON STREET WITHIN THE CITY OF MOBERLY WHICH REQUIRED NUISANCE ABATEMENT BY THE CITY OF MOBERLY PURSUANT TO ARTICLE I AND ARTICLE II OF CHAPTER 26 OF THE MOBERLY CITY CODE, CERTIFYING THE COST OF ABATEMENT AND DIRECTING THE CITY CLERK PURSUANT TO SECTION 26-2 AND SECTION 26-6 TO CAUSE A SPECIAL TAX BILL TO BE ISSUED THEREON”** and moved that the bill be read two times by title for passage. Kimmons seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was read by title two times. Kimmons moved that the bill be enacted into an ordinance. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Kimmons introduced a bill for an ordinance entitled: **“AN ORDINANCE ACCEPTING AND APPROVING THE REPORT OF THE DIRECTOR OF COMMUNITY DEVELOPMENT RELATIVE TO 419 NORTH 5TH STREET WITHIN THE CITY OF MOBERLY WHICH REQUIRED NUISANCE ABATEMENT BY THE CITY OF MOBERLY PURSUANT TO ARTICLE I AND ARTICLE II OF CHAPTER 26 OF THE MOBERLY CITY CODE, CERTIFYING THE COST OF ABATEMENT AND DIRECTING**

**THE CITY CLERK PURSUANT TO SECTION 26-2 AND SECTION 26-6 TO CAUSE A SPECIAL TAX BILL TO BE ISSUED THEREON**” and moved that the bill be read two times by title for passage. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was read by title two times. Kimmons moved that the bill be enacted into an ordinance. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

McKeown introduced a bill for an ordinance entitled: **“AN ORDINANCE VACATING AN ALLEYWAY DESCRIBED AS RUNNING NORTH AND SOUTH BETWEEN THE 300 BLOCK OF HAGOOD STREET AND JOHNSON STREET AND SOUTH OF THE RIGHT OF WAY LINE OF WEST END PLACE THENCE SOUTH A DISTANCE OF ONE HUNDRED AND SIXTY FEET TO THE NORTH LINE OF AN EXISTING EAST-WEST ALLEY IN THE CITY OF MOBERLY, MISSOURI”** and moved that the bill be read two times by title for passage. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was read by title two times. Kimmons moved that the bill be enacted into an ordinance. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Skubic introduced a bill for an ordinance entitled: **“AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A FINANCIAL ASSISTANCE AWARD FOR A SOURCE WATER PROTECTION PLAN REVISION PROJECT”** and moved that the bill be read two times by title for passage. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was read by title two times. Kimmons moved that the bill be enacted into an ordinance. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Graff introduced a bill for an ordinance entitled: **“AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING CONTRACTING WITH METRO-AG WASTE INJECTION SYSTEMS, INC., FOR SLUDGE REMOVAL FROM THE SEVEN BRIDGES CSO BASIN AND RATIFYING ALL ACTS TAKEN BY CITY STAFF IN FURTHERANCE THEREOF”** and moved that the bill be read two times by title for passage. Kimmons seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was read by title two times. Kimmons moved that the bill be enacted into an ordinance. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Kimmons introduced a bill for an ordinance entitled: **“AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING CONTRACTING WITH EMERY SAPP & SONS, INC., FOR STORMWATER IMPROVEMENTS AT THE SEVEN BRIDGES CSO BASIN AND RATIFYING ALL ACTS TAKEN BY CITY STAFF IN FURTHERANCE THEREOF”** and moved that the bill be read two times by title for passage. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was read by title two times. Kimmons moved that the bill be enacted into an ordinance. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

McKeown introduced a bill for an ordinance entitled: **“AN ORDINANCE AUTHORIZING THE CITY OF MOBERLY, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (MOBERLY BAKERY MIX, LLC PROJECT), SERIES 2025, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$38,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING AND EQUIPPING A FACILITY FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; APPROVING A PLAN FOR THE PROJECT; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS”** and moved that the bill be read two times by title for passage. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was read by title two times. Mayor Lucas stated that staff has indicated that this ordinance is not ready for council action

at this meeting and asked for a motion to table Ordinance No. 9927 until the November 17, 2025, Council Meeting. Kimmons moved that Ordinance No. 9927 be tabled until the November 17, 2025, Council Meeting. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Skubic introduced **“A RESOLUTION AUTHORIZING AND ACCEPTING CHANGE ORDERS NUMBER 1 AND 2 TO THE SPARKS AVENUE LIFT STATION, FORCE MAIN AND SEWER EXTENSION CONTRACT WITH EMERY SAPP & SONS”** and made a motion for it to be read. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The Resolution bill having previously been made available for public inspection was read by title one time. A motion was made by Kimmons and seconded by Graff to adopt the Resolution. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Graff introduced **“A RESOLUTION APPROPRIATING MONEY OUT OF THE TREASURY OF THE CITY OF MOBERLY, MISSOURI TO PAY EXPENSES DUE BETWEEN OCTOBER 17, 2025 AND OCTOBER 30, 2025 IN THE AMOUNT OF \$881,125.09”** and made a motion for it to be read. Kimmons seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The Resolution bill having previously been made available for public inspection was read by title one time. A motion was made by Kimmons and seconded by Graff to adopt the Resolution. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Mayor Lucas nominated **Oscar Williams** for reappointment to the Moberly Housing Authority Board. A motion was made by Kimmons to appoint Oscar Williams to the Moberly Housing Authority Board, and Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Mayor Lucas nominated **Dustyn Tallman** to fill the unexpired term of Rick Drown on the Board of Adjustment. A motion was made by Kimmons to appoint Dustyn Tallman to the Board of Adjustment, and Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Mayor Lucas nominated **Wren Johannaber** and **Lori Miller** for reappointment to the Airport Advisory Board. A motion was made by Kimmons to appoint Wren Johannaber and Lori Miller to the Airport Advisory Board, and Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

A motion was made by Kimmons and seconded by Graff to adjourn to a work session followed by a closed session to discuss the status of personnel and personally identifiable personnel record matters. §(610.021)(3)(13) RSMo. Roll Call Vote: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

A closed session was held.

Mayor Lucas reopened the meeting.

A motion was made by Kimmons and seconded by Graff to adjourn. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

### **Work Session**

#### The Following Was Discussed At The Work Session:

1. Receipt Of Bids For City Hall HVAC System Piping Flushing.

2. Short Term Disability Proposal From Mutual Of Omaha.
3. Report Of The Director Of Community Development For Demolition Charges For 1104 Concannon St.
4. Receipt Of Bids For Farm Lease Of 153+/- Acres At 3100 North Morley (Industrial Park).
5. An Ordinance Repealing Ordinance No. 9792 And Terminating A Cooperative Agreement With R & D Properties, LLC For Infill Development.
6. Notice Of A 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).
7. Request From Railroad Employees To Install A Park Bench Within The City Right-Of-Way At The Coates Street Railroad Crossing.
8. Receipt Of Bids: Omar N. Bradley Construction Of T-Hangar & Taxilane, Project No. 24-034A-1.
9. Review Of Proposals For 2025 Equipment Financing.
10. Kiwanis Park Change Order.