

COMMUNITY DEVELOPMENT/PUBLIC WORKS MONTHLY REPORT

March 2023

A. PROJECTS

Community Development

Grants/Funding

Community Development Specialist - Zoey Glasgow started with us Monday, April 10th. Her area is between Carla and I, and she has been reviewing social media, webpages and getting acquainted with all of the operations and departments of the City. I have taken her around to all of the facilities and she has already been working up items for Facebook on community happenings and reviewing websites for updates.

TEAP Study- Important information for the future funding applications for the industrial park roads. It sounds like since we received ARPA for the Fennel, we won't get it for other proposals. We will likely have to turn our attentions to the EDA funding as a source of match for the Gov. Cost Share funding.

S. Morley Center Turn Lane - We have the engineering agreement from B&W, it will be on the upcoming council agenda for review at the work session.

EDA – Industrial Park Street funding is needed to match the gov. cost share. We were hopeful that we could be approved for Industrial Site Grant ARPA funding, but it doesn't look likely at this point. As we have other EDA projects lingering, we can't apply until draw down has been started on those. Hopefully utilities will be able to start drawdowns soon and open the door for this application.

BEAP – This is completed, we will use this study of the Fisk Ave. culvert where the water works lake spillway and Sweet Springs branch combine and pass under the road. The culvert is way undersized and water overflows and undermines the road on multiple occasions over the last few years. The study should help us in trying to acquire BRO funding for its replacement. We look forward to the study to be completed around the beginning of April.

TAP – N. Morley - Not approved, but application was well liked. We will modify based on comments and resubmit it in the next funding round.

Wayfinding signage – We held the community stakeholder meeting at City Hall on April 12th at 5:00 pm with Arcturis to review the desires and goals of the stakeholders as to what they feel is important to identify with wayfinding signage and conceptual layout/locations for the signage. We had a low turn-out, possibly due to nice weather, but the input and conversation from those in attendance was very good. We should have it summarized soon and hope to have something prepared for review in late May.

BRO– The BEAP study is completed, we will get that to you for review and discussion. Support from County Commissioners will be imperative as they are on a committee that approves funding for the BRO program.

The existing culvert is undersized, and the bottom was rusted out of it. We put a band-aid on it a couple of years ago, placing a concrete liner bottom in it as a temporary measure.

ARPA Stormwater - We were approved to select B&W/Barr for this work. We have had initial scoping calls with the team, and they are preparing an initial scope of services and fees to submit to us for review. We still haven't seen a formal agreement for the grant, and after checking, none of the other communities who received funding have either.

ARPA Projects - We were approved for the Fennel Community Center project. The total project is just under \$1M, and it's a 50/50 matching grant. The proposed work would have the building functional year around with HVAC, finished floors, insulation, electrical, lighting, and additional restrooms. If funding extends far enough, we will rework the three South points of egress to be attractive pedestrian entrances that fit with the style of the building.

Fennel Complex - Kinder has completed the fence & gates. We met on site April 11th to review and complete a punch list of items. He was very receptive to all comments/suggestions and has a plan to address the items. The only item that is not completely functional as of yesterday was a latch on the North walk thru gate. Fence is very heavily built, extra effort in the greased, brass lined bushings of the gates, fold back flat hinges, and they will be supplying black grade 8 bolts to put in as final connections for all the panels. They used standard bolts during the install due to putting in and taking out and adjustments would mar the black hardware.

Tuck pointing is moving along, South & West side completed, making good progress on East side. You can clearly see where he has gotten to in this effort. Windows continue to go in. Work has started on the mop/slop sink closet on the end of the bathrooms. We will also focus on getting the remaining café lights installed.

Fennel Ghost signs - We have prepared size, prep, and paint requirements to put back the ghost signs and Shirley has sent out to multiple painters that do this type of work for proposals that we can use for grant application. We have yet to get a proposal back yet.

Public Works

Street Maintenance bids – As expected, all of the costs have increased this year. I was hopeful asphalt would be under \$100/ton, and it came in at \$103/ton. We should be able to get most of the work completed within the budget.

W. Urbandale Lighting project - We have successfully raised the funding necessary for the secondary power to be installed on three existing poles on W. Urbandale Dr. between the RR tracks and S. Williams. We must pay for the work with Ameren prior to them starting, and Moberly Community Foundation is waiting for the \$500 Ameren donation to arrive before sending payment. I am going to try and move payment along and wait for reimbursement.

Urbandale Pillars - HPC is sending out letters discussing the proposed work to the pillars and asking for donations to raise the required \$25,000 to complete the relocation to the off-r/w locations and construct bases and new uniform finish and roof. The City has already acquired the necessary easements for the relocation effort and will contribute the \$2,000 that we were going to have to spend to take them down if they were not relocated. Hopefully we see a good response so they can get moved soon.

Glass Recycling Bunker - We opened bids for the bunker on April 11th. The lowest bid was DMC for \$17,350. We will take this to the upcoming work session for approval and send it to MTSWD for review/approval. They are the funding organization for the project.

Infill Housing Development – We have site plans for a 7-unit development on N. 5th Street on City property. They are completing quiet titles on a couple of the lots and are working with the adjoining church properties to establish joint green space and a shelter house that can be used by the residents of the development and the church. A great win/win for the area.

Demolition & Property Maintenance – Staff are lining up the three locations that will be completed with the pending emergency work. 425 E. Rollins (collapsing), 125 S. 5th (City owned) and 1635 S.

Morley (fire). These will consume much of the remaining funding. Staff is also compiling a list of 9 other properties that would be set to go early summer if additional demolition funding is approved. There are many more that need to go following these. Property maintenance will be a focus for the code office. Likely numerous abatement this summer/fall.

Waste Management – Our streets continue to take a beating from the trash trucks, and I still have not seen weight tickets for the trucks. I sent the general manager a series of pictures where the trucks had blown out the street at trash stops and he is generating weight ticket and supposed to be in town on 3/17 to review locations. I will be touching base again with more locations. Hopefully we can find some solutions for this impact on our roads.

Airport

Sam Graves Congressional Appropriations – doesn't appear likely to happen. It was short notice to get information put together. I felt like we made a good presentation. We have the T-Hangars on our CIP for a few years down the road as NPE & BIL funding builds up. I am looking at some homeland security funding possibly for internal fencing, but it seems fuel system will have to be pushed down the road until other funding sources can be identified.

We are wrapping up painting and details of exterior work at the airport and need to finalize plans for the interior. I have funding budgeted from the Lucille Manor fund that is specifically designated for airport hangar/building work. I have met with consultants, Modot Aviation and FAA and have guidelines in place to renovate the three spaces in the two-story section into overnight rooms that would function like an AB&B for aviation related traffic. Joe Snodgrass drafted layout plans and Richard Warren has put together cost estimates. I am working on the details of how it would function (reservations, cleaning, maintenance). It would be a unique situation and I have had significant interest in the concept from pilots and aviation related people. With Ag Service operations, pass through travelers, Corporate pilots, Event pass through (Classic Air Race, Oshkosh, etc.), if we filled the rooms only a few nights a month, it would generate more revenue than a leased office space would and be another draw for our airport.

Cemetery Department

Kathy Conley is making good progress on getting old data into an electronic format. Much of the old information is handwritten and very poor handwriting. We will have to do extensive footwork to put eyes on headstones to confirm names and locations and finish this process.

We will be requesting some additional surveying in the upcoming budget to add more survey pins and markers so that staff can better measure out and identify locations. Several of the sections don't have good markers and staff are having to pull measurements off distant locations which makes it difficult to layout burial sites, especially for people filling in when primary staff is on vacation. We also need to layout a plat for the area we cleared with the GPR which should add a couple hundred burial lots. There was one (1) grave lot sold; three (3) graves opened; and three (3) monument permits sold during the month of March.

B. Planning & Zoning Commission

The Planning and Zoning Commission for the City of Moberly held a meeting March 27, 2023.

1. Notice of Public Hearing for a zoning change application submitted by Devin Snodgrass on behalf of Robert Haug from an R-2 (1&2 Family Residential District) to an R-3 (Multi-family Dwelling District) for property located at 900 N. Moulton St.

2. Notice of Public Hearing for a site plan review submitted by Devin Snodgrass on behalf of Robert Haug to build a Tri-Plex Apartment building located at 900 N. Moulton St.
3. Notice of Public Hearing for a text amendment application submitted by City of Moberly in Article III, Section 118 on permitted use of Shipping Containers
4. Notice of Public Hearing for a text amendment application submitted by City of Moberly in Article III, Section 46-118 on Shooting Range.

C. Code Enforcement

Month of March: Mark

- 75 Inspection and reinspection's
- Drove checking on violations
- Sent out letters on violations

Month of March: David

- Planning & Zoning 15%.
- Commercial Inspections 5%
- Residential New Construction Inspections 20%
- Residential Remodel Inspections 20%
- Office File System Organized 5%
- Letters of City Violations 5%
- Calling and answering residents on complaints 10%
- Discussing Codes with Contractors & Residents that come in 20%

Month of March: Aaron

- Planning & Zoning 5%.
- Building Inspections & Review of Plans 30%
- Historic Preservation Reviews & information 5%
- New Code Review information 10%
- Nuisance complaints 50%

City of Moberly - Street Department

Mar-23

MAINTENANCE FACILITY

	Hours	O/T	Loads	Tons	Cost
Compost Mixing	0	0	0	0	\$0.00
Load Compost, Millings, & Mulch	18	0	226	0	\$0.00
Sand, Salt, & Geomelt Mixing	0	0	0	0	\$0.00
Tub Grinder Operation	9	0	0	0	\$0.00

Winter Weather Equipment Preparations	8	0	0	0	\$0.00
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ROADS & ALLEYWAYS

	Hours	O/T	Loads	Tons	Cost
Alleys, Grade & Rock	86	0	38	10	\$0.00
Catch Basin Maintenance	104	0	4	0	\$0.00
Crack Sealing	176	0	202	0	\$0.00
Culvert Flushing	16	0	6	0	\$0.00
Culvert Installation	94	0	0	0	\$0.00
Curb Repair	32	0	0	0	\$0.00
Ditch Maintenance	45	0	1	0	\$0.00
Ice & Snow Removal	0	0	0	0	\$0.00
Milling	0	0	0	0	\$0.00
Mowing, Right-Of-Ways	0	0	0	0	\$0.00
Rock Loaded/Hauled	32	0	19	0	\$0.00
Street Repair & Maintenance	173	0	0	10	\$0.00
Street Sign Maintenance	28	0	0	0	\$0.00
Street Sweeper Operation	184	0	53	0	\$0.00
Street Sweepings Hauled To Disposal	32	0	16	0	\$0.00
Weedeating & Brush Removal, Alleys	38	0	23	0	\$0.00
Weedeating & Brush Removal, Streets	77	0	45	0	\$0.00
Weedkiller Application, Alleys	0	0	0	0	\$0.00
Weedkiller Application, Streets	0	0	0	0	\$0.00

MISCELLANEOUS

	Hours	O/T	Loads	Tons	Cost
Inmate Labor	805	0	0	0	\$0.00
Mowing, City Lots	0	0	0	0	\$0.00
Outer Road Fill Dump Site Grading	78	0	0	0	\$0.00
Sidewalk Maintenance	72	0	0	0	\$0.00
Trash Removal & Clean-Up, Downtown	18	0	72	0	\$0.00
Trash Removal & Clean-Up, All Wards	80	0	120	0	\$0.00

FACILITIES & EQUIPMENT MAINTENANCE

	Hours	O/T	Loads	Tons	Cost
Airport Maintenance	0	0	0	0	\$0.00
Building Maintenance	16	0	0	0	\$0.00
Cemetery Maintenance	176	0	0	0	\$0.00
Grounds Maintenance	2	0	0	0	\$0.00

Landfill Maintenance	44	0	0	0	\$0.00
Maintenance Facility Maintenance	8	0	0	0	\$0.00
Wash Trucks & Equipment	16	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	29			
Maintenance And Repair	28	88			