

A G E N D A
WORK SESSION
City of Moberly
February 05, 2024
6:00 PM

Requests, Ordinances, and Miscellaneous

1. Receipt Of Proposal For In-Fill Housing At 905 Bond Street.
2. A Resolution Authorizing A Change Order To The Contract With JT Holman Construction, LLC, Accepted By Resolution R1546, To Demolish An Additional House At 115 S Clark Street In The Amount Of \$7,000.00.
3. Occupancy Ordinance Modification.
4. A Special Tax Bill For Demolition Costs At 412 Polston Street.
5. A Request To Authorize The Fire Chief To Purchase Garage Door Openers And Remotes From Glenn's Garage Doors At Fire Station #1.
6. A Request To Hold The Annual Mother's Day 5k On May 12, 2024.
7. A Resolution Granting A Private Building Easement To Edward J. Boeding And Nancy G. Boeding And Matthew R. Boeding.
8. Wastewater Treatment Plant Hay Proposals.

City of Moberly

City Council Agenda Summary

Agenda Number: _____

WS #1.

Department: Community
Development

Date: February 5, 2024

Agenda Item: Receipt Of Proposal For In-Fill Housing At 905 Bond Street.

Summary: We advertised for proposals on three (3) newly added properties (905 Bond, 1204 Quinn, 714 Franklin St.). The bids were opened on January 24, 2024. We received one (1) proposal for 905 Bond from Redhead Properties.

Recommended Action: Direct staff to bring forward to the regular February 20, 2024, City Council meeting for final approval.

Fund Name: N/A

Account Number: N/A

Available Budget \$: N/A

ATTACHMENTS:

___ Memo	___ Council Minutes
___ Staff Report	___ Proposed Ordinance
___ Correspondence	___ Proposed Resolution
___ Bid Tabulation	___ Attorney's Report
___ P/C Recommendation	___ Petition
___ P/C Minutes	___ Contract
___ Application	___ Budget Amendment
___ Citizen	___ Legal Notice
___ Consultant Report	___ Other <u>Proposal</u>

Roll Call

Aye

Nay

Mayor

M___ S___ **Brubaker**

Council Member

M___ S___ **Lucas**

M___ S___ **Kimmons**

M___ S___ **Jeffrey**

M___ S___ **Kyser**

Passed

Failed

City of Moberly Seeking Proposals

The City of Moberly is currently seeking sealed proposals for residential lots around the community. The City has numerous properties around the community that we have acquired either through donation or foreclosure due to abatement charges against the properties. Many of these properties the City has thousands of dollars invested in the clean-up. Due to the demand in housing, our priority is to seek in-fill housing on these existing areas of the community and the City is willing to donate the lots to the right project. While many of the properties are not considered prime locations, keep in mind that new infill can be the spark to turn a neighborhood around.

The City will review proposals of the list of lots available and donate the properties to the selected proposals. The City staff will evaluate the proposals based on historical performance of the builder, proximity of lot to other lots owned by developer, proposed time frame, number of proposals, how well the proposed structure meets the character of the neighborhood

Please contact Carla Beal at (660) 269-7638 for a list of available properties, and information on proposal format.

Proposals will be accepted from now until **January 24, 2024 at 10:00AM.**

Please send all sealed proposals with **"In-Fill Housing"** on the envelope to the following:

Shannon Hance, City Clerk
101 W Reed St.
Moberly, MO 65270

Newly Added Lots

- | | | |
|---------------------|---------------------|---------------|
| 1. 714 Franklin St. | (City – Vacant) R-2 | (50' x 100') |
| 2. 1204 Quinn St. | (City – Vacant) R-2 | (45' x 130'') |
| 3. 905 Bond St. | (City – Vacant) R-2 | (50' x 130') |

CITY OF MOBERLY

"BID OPENING"

Sign-In Sheet

Date: 01.24.2024

Name

Cora Woodin

Carla Beal

Company

City of Moberly

City of Moberly

CITY OF MOBERLY

"BID OPENING"

Date: 01.24.2024

Redhead Properties

\$ 905 Bond

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

905 Bond

- 1) Redhead Properties
I am a licensed contractor
- 2) This would be a single family home.
3 bedroom, 2 bath plus garage
- 3) I don't own any properties adjacent
to this property.
- 4) Start date would be March or April
of 2024 depending on weather.
- 5) This unit would be sold
- 6) \$200,000 projected sale price
- 7) Previous builds include 3084 310 Allen,
509 Tarril Rd, 508 Barrow St &
505 Roberts St. Plus multiple remodels
in the last 15 years.

Don't lose your saved plans!

Create an account to access your saves whenever you want. See our [Privacy Policy](#) and [Terms of Use](#)

Email address



Home > Style > Ranch

KEY SPECS



1258
sq ft



3
Beds



2
Baths



1
Floors



2
Garages

Select Plan Set Options

5 Copy Set - \$573.75

Select Foundation Options

Crawlspace - +\$0.00

Select Framing Options

Wood 2x6 - +\$0.00

Optional Add-Ons

8

What's included?



SUBTOTAL

NOW \$573.75

Starting at \$52/mo or 0% APR with **affirm** . See if you qualify

are Only \$4.99
with Code CTB2023 (limit 1

This report will provide you cost estimates based
on location and building materials.

First Name

Last Name

Email

Phone

☐ Please call me ASAP.

When do you want to start construction?

- Select -

Do you have a lot?

- Select -

Are you working with a builder?

- Select -

Where do you plan on building?

- Select Country -

- Select State -

☐ Send me your Newsletter, too!

Please enter your Questions here

Plan 943-46

KEY SPECS



1258
sq ft



3
Beds



2
Baths



1
Floors



2
Garages

PLAN DESCRIPTION

Easy to fit on a narrow lot, this 32-foot-wide home makes outstanding use of its 1,258 square feet. The kitchen opens up to the family room and dining area with a snack-bar peninsula, which provides the perfect spot for quick meals. A corner fireplace warms up the family room. In the master suite, a walk-in closet and two sinks are luxurious touches. Two more bedrooms (one

[Read More](#)

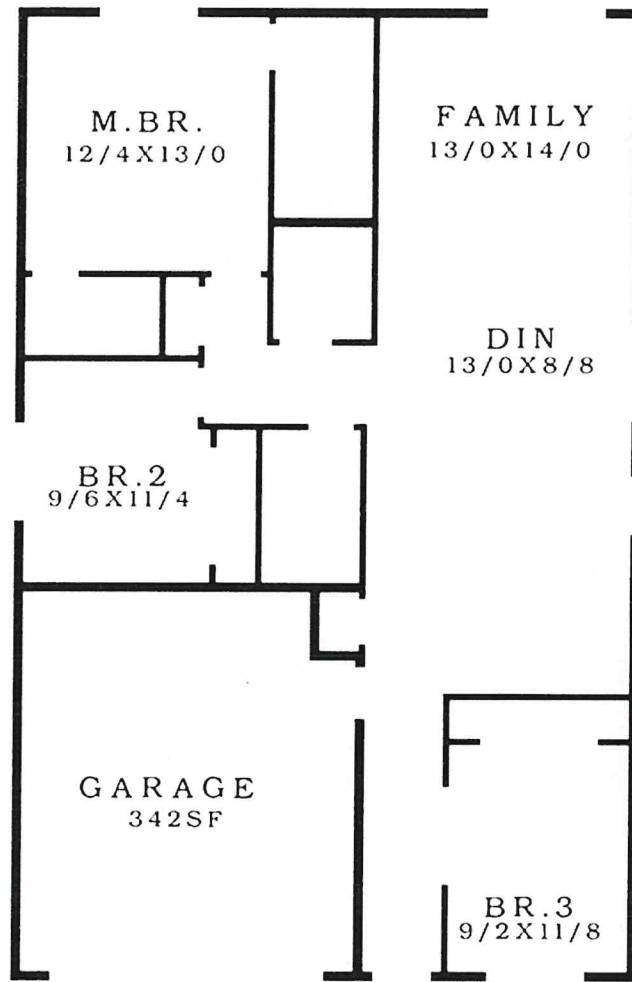
This plan can be customized!

Tell us about your desired changes so we can prepare an estimate for the design service. Click the button to submit your request for pricing, or call 1-800-913-2350.



FLOOR PLANS

Floor Plan - Main Floor



BUILDER

PRO BUILDERS

Join the club and save 5% on your first order.
PLUS download exclusive discounts and more.

FULL SPECS & FEATURES

Basic Features

Bedrooms : 3
Stories: 1

11

Baths : 2
Garages: 2

Depth : 62'
Width : 32'

Height : 23'

WS #1.

Area

Total : 1258 sq/ft

First Floor: 1258 sq/ft height 8'

Garage: 342 sq/ft

* Total Square Footage typically only includes conditioned space and does not include garages, porches, bonus rooms, or decks.

Roof

Primary Pitch : 8:12
Roof Type : Shingle

Roof Framing : Truss

Exterior Wall Framing

Exterior Wall Finish : Shingle/Siding

Framing : Wood - 2x6

Bedroom Features

Fireplace
Walk In Closet

Main Floor Master Bedroom

Kitchen Features

Kitchenette Wet Bar

Additional Room Features

Family Room Keeping Room
Open Floor Plan

Main Floor Laundry

Garage Features

Front Entry Garage

Outdoor Spaces

Covered Front Porch

Rooms

Bedroom 2:

108 sq/ft width 9' 6" x depth 11' 4"

Bedroom 3:

107 sq/ft width 9' 2" x depth 11' 8"

Covered Front Porch:

72 sq/ft

Covered Rear Porch:

105 sq/ft

Dining Room:

113 sq/ft width 13' x depth 8' 8"

Family Room:

182 sq/ft width 13' x depth 14'

Garage:

342 sq/ft

Master Bedroom:

160 sq/ft width 12' 4" x depth 13'

WHAT'S INCLUDED IN THIS PLAN SET

All plans are drawn at 3/4" scale or larger and include :

- Foundation Plan: Drawn to 1/4" scale, this page shows all necessary notations and dimensions including support columns, walls and excavated and unexcavated areas.
- Exterior Elevations: A blueprint picture of all four sides showing exterior materials and measurements.
- Floor Plan(s): Detailed plans, drawn to 1/4" scale for each level showing room dimensions, wall partitions, windows, etc.
- Cross Section: A vertical cutaway view of the house from roof to foundation showing details of framing, construction, flooring and roofing.

PRICING

Plan Options

5 Copy Set	\$573.75	8 printed plan sets mailed to you.
8 Copy Set	\$624.75	
PDF Set <i>BEST VALUE!</i>	\$697.00	PDF plan sets are best for fast electronic delivery and inexpensive local printing.
Reproducible Set	\$735.25	For inexpensive local printing / making minor adjustments by hand. 1 printed set, typically on Bond paper.
CAD Set	\$1126.25	For use by design professionals to make substantial changes to your house plan and inexpensive local printing.
Single Set	\$527.00	One printed set for bidding purposes only. Not a legal building set for construction.
Foundation Options		
Crawlspace	\$0.00	Ideal for semi-sloped or level lot, home can be built off of grade, typically 18" - 48".
Slab	\$0.00	Ideal for level lot, single layer concrete poured directly on grade.
*Options with a fee may take time to prepare. Please call to confirm.		
Framing Options		
Wood 2x6	\$0.00	Wood 2x6 Exterior Walls
*Options with a fee may take time to prepare. Please call to confirm.		
Additional Options		
Right-Reading Reverse	\$148.75	Choose this option to reverse your plans and to have the text and dimensions readable.
Additional Construction Sets	\$51.00	Additional hard copies of the plan (can be ordered at the time of purchase and within 90 days of the purchase date).
Audio Video Design	\$85.00	Receive an overlay sheet with suggested placement of audio and video components.
Construction Guide	\$33.15	Educate yourself about basic building ideas with these four detailed diagrams that discuss electrical, plumbing, mechanical, and structural topics.
Lighting Design	\$85.00	Receive an overlay sheet with suggested placement of lighting fixtures.
Mirror Reversed Sets	\$51.00	A mirror-reversed set is a printed copy of your house, resulting in the same image you would see if you held the drawing up to a mirror. Everything, including the text, is backward in relation to the original design. These kinds of drawing are typically used to reorient an original plan more advantageously on a site, either because the homeowner prefers it that way or because of limitations of the site itself. Note: Mirror reverse sets are only available with a 5 copy or 8 copy set. With a Reproducible, PDF, or CAD set, you can print mirrored copies locally. In addition: 5 Copy set selected, should only allow 4 mirrored sets to be selected. 8 Copy set selected, should only allow 7 mirrored sets to be selected.

Unless you buy an "unlimited" plan set or a multi-use license you may only build one home from a set of plans. Please call to verify if you intend to build more than once. Plan licenses are non-transferable and cannot be resold.

We offer a 90% credit when you upgrade from a set, that is not for construction, to a 5-Copy set (or greater).

OTHER PLANS BY THIS DESIGNER

1380 sq ft

3 bed

2 bath

1 story

40' wide

48' deep

1600 sq ft

3 bed

2.5 bath

2 story

34' wide

33' 6" deep

2027 sq ft

3 bed

2.5 bath

2 story

36' wide

38' deep

YOUR RECENTLY VIEWED PLANS



Plan 943-46

on sale for \$573.75



Plan 1064-223

on sale for \$1147.50



Plan 1064-110

on sale for \$1147.50

BROWSE SIMILAR PLANS

Ranch Exterior - Front Elevation Plan #47-
1023

Country Exterior - Front Elevation Plan #427-
1

Farmhouse Exterior - Front Elevation Plan
#1064-148

Need help? Let our friendly experts help you find the perfect plan!

Contact us now for a free consultation.

Call:

or

Email:

BROWSE PLANS

WHAT WE DO

RESOURCES

GET IN TOUCH



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City of Moberly

City Council Agenda Summary

Agenda Number: WS #2.
 Department: Comm Dev
 Date: February 5, 2024

Agenda Item: A Resolution Authorizing A Change Order To The Contract With JT Holman Construction, LLC, Accepted By Resolution R1546, To Demolish An Additional House At 115 S Clark Street In The Amount Of \$7,000.00.

Summary: This change order is for the demolition of 115 S Clark St for the St. Pius X Church which they will be reimbursing the City for the \$7,000.00.

Recommended Action: Direct staff to bring forward to the regular February 20, 2024, City Council meeting for final approval.

Fund Name: Structure Demolition & Debris

Account Number: 100.005.5418

Available Budget \$: 54,280.02

ATTACHMENTS:		Roll Call	Aye	Nay
<input type="checkbox"/> Memo	<input type="checkbox"/> Council Minutes	Mayor		
<input type="checkbox"/> Staff Report	<input type="checkbox"/> Proposed Ordinance	M___ S___ Jeffrey	___	___
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Proposed Resolution			
<input type="checkbox"/> Bid Tabulation	<input type="checkbox"/> Attorney's Report	Council Member		
<input type="checkbox"/> P/C Recommendation	<input type="checkbox"/> Petition	M___ S___ Brubaker	___	___
<input type="checkbox"/> P/C Minutes	<input type="checkbox"/> Contract	M___ S___ Kimmons	___	___
<input type="checkbox"/> Application	<input type="checkbox"/> Budget Amendment	M___ S___ Davis	___	___
<input type="checkbox"/> Citizen	<input type="checkbox"/> Legal Notice	M___ S___ Kyser	___	___
<input type="checkbox"/> Consultant Report	<input checked="" type="checkbox"/> Other <u>Change Order</u>	Passed	Failed	

JT Holman Construction, L.L.C.

PO Box 591
Macon, MO 63552

660-651-6655 Cell
660-385-7888 Office
660-385-1855 Fax

jtholman@jtholman.com

www.jtholman.com

Invoice

WS #2.

Date	Invoice #
12/29/2023	14201

Bill To
City of Moberly

Terms	Due Date
Due on receipt	12/29/2023

Quantity	Item Code	Description	Rate	Amount
	Demolition	CHANGE ORDER: Additional demo at 115 S Clark St	7,000.00	7,000.00

Please remit to above address.

Thanks for your business! Please make all checks payable to JT Holman Construction, L.L.C. Total due upon receipt. Accounts over 30 days are subject to a service charge of .0208% per month.

Total	\$7,000.00
Payments/Credits	\$0.00
Balance Due	\$7,000.00

BILL NO. R1546RESOLUTION NO. R1546

**A RESOLUTION ACCEPTING THE BID AND AUTHORIZING CONTRACTING
WITH JT HOLMAN CONSTRUCTION FOR DEMOLITION OF FIVE RESIDENTIAL
STRUCTURES.**

WHEREAS, an advertisement for bids was published for the demolition of five (5) residential structures; and

WHEREAS, the bid opening took place on October 4, 2023 with three bids being received; and

WHEREAS, the bid of JT Holman Construction ("Holman") in the amount of Twenty-two Thousand Dollars (\$22,000.00) was the lowest responsible bid and staff recommends acceptance of the bid.

NOW, THEREFORE, the Moberly, Missouri, City Council accepts the bid of Holman and authorizes the City Manager to contract with Holman for demolition of the 5 residential structures identified in the bid upon the terms and conditions of the bid advertisement.

RESOLVED this 6th day of November, 2023, by the Council of the City of Moberly, Missouri.



Presiding Officer at Meeting

ATTEST:

Shannon Hance
Shannon Hance, MRCC, City Clerk

City of Moberly

City Council Agenda Summary

Agenda Number: WS #3.
Department: Community Development
Date: February 5, 2024

Agenda Item: Occupancy Ordinance Modification.

Summary: The proposed text amendment is an attempt to deal with the numerous rental properties that retain water service in owner's name yet do not provide the occupant information as required. This is typically an attempt to skirt the occupancy inspection regulations as we don't have the ability to track this activity effectively without the occupant information on file.

As a result more and more rental properties are converting water service into the owners name making our occupancy inspection process significantly less effective in identifying safety and code concerns. It's also unfair to the property owners who do comply with our regulations and have to spend the money to maintain their property appropriately and pay the annual occupancy fee to compete with the ones that skirt the system.

Recommended Action: Direct staff to bring forward to February 20, 2024 regular City Council meeting for final approval.

Please see attached for more information.

Fund Name: N/A

Account Number: N/A

Available Budget \$: N/A

ATTACHMENTS:

<input type="checkbox"/> Memo	<input type="checkbox"/> Council Minutes
<input checked="" type="checkbox"/> Staff Report	<input type="checkbox"/> Proposed Ordinance
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Proposed Resolution
<input type="checkbox"/> Bid Tabulation	<input type="checkbox"/> Attorney's Report
<input type="checkbox"/> P/C Recommendation	<input type="checkbox"/> Petition
<input type="checkbox"/> P/C Minutes	<input type="checkbox"/> Contract
<input type="checkbox"/> Application	<input type="checkbox"/> Budget Amendment
<input type="checkbox"/> Citizen	<input type="checkbox"/> Legal Notice
<input type="checkbox"/> Consultant Report	<input type="checkbox"/> Other _____

Roll Call

Aye Nay

Mayor

M___ S___ **Brubaker** ___ ___

Council Member

M___ S___ **Lucas** ___ ___

M___ S___ **Kimmons** ___ ___

M___ S___ **Jeffrey** ___ ___

M___ S___ **Kyser** ___ ___

Passed Failed

Occupancy Ordinance Modification

Current Requirements

All residential units require an occupancy inspection prior to initial occupancy and upon re-occupancy, change of ownership or lease to another party, but not more frequently than once per 12 month period.

Utilities also requires that all occupied units have the current occupants information on file.

Recommendations;

Amendment to our current occupancy inspection ordinance to require an annual inspection for property owners that retain water service in their name, and that don't keep the current occupant information on file with the City.

In these situations, the City would require an annual inspection of the properties, regardless of occupancy change. Most of these properties will also be occupied, so to be uniform, the \$100 additional fee would apply due to having to work around furniture, etc. Property owners could always elect to put the water in the tenant's name at any time. This would put them into a change of occupancy situation, with the base fee and inspection only occurring at occupancy change. For multi-family properties that have only a single water line and must keep the water service in the owner's name, as long as they complete inspections upon change of occupancy and keep the current occupants name/contact information on file with the water office, they would not be subject to the annual inspection.

Our goal here is to address those that are trying to skirt the inspection, but we must take measures not to penalize others that are trying to comply.

Staff recommends approval of this text amendment.

BILL NO: _____

ORDINANCE NO: _____

AN ORDINANCE AMENDING SECTION 10-177 OF THE MOBERLY CITY CODE RELATING TO OCCUPANCY PERMITS.

Whereas, city code now requires that rental properties have occupancy inspections when initially occupied or upon re-occupancy; and

Whereas, numerous rental properties retain water service in the owner's name and do not have the properties reinspected upon re-occupancy to avoid paying inspection fees which is unfair to the property owners who do comply with city regulations and pay the re-occupancy inspection fees; and

Whereas, as a result more and more rental properties are converting water service into the owner's name rather than the occupant's name making the occupancy inspection process significantly less effective in identifying safety and code concerns; and

Whereas, city staff recommends a amendment to our occupancy inspection ordinance which would require rental property owners who keep water accounts in their own name to have annual inspections of their rental properties.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBERLY, MISSOURI TO WIT:

SECTION ONE: Chapter 10, Article V. – Occupancy Permits, Section 10-177 is hereby amended by adding a new subsection (a) to read as follows:

Sec. 10-177.- Application.

Prior to occupying any dwelling unit, the owner of such dwelling shall make written application to the city water department for a permit for such use on a form to be supplied by the city and containing such information as necessary to administer and enforce the provisions of, and to ensure compliance with, the provisions of this article, and the housing code in its entirety. In addition, the legal owner of record of each rental unit, as hereinbefore stated, constructed after the effective date of the ordinance from which this article is derived shall make application to the city water department for a permit as herein provided and receive a satisfactory rating for the property prior to any occupancy. Owner-occupied and rental units shall be vacant during an inspection. In instances where home vacancy is not possible, the city can provide the property owner a list of home areas that must be made accessible for an inspection while the home is still occupied.

- (a) Rental properties that retain the water service account in the owner's name that have individual unit metering, or that fail to keep current occupant name and contact information updated annually, will be subject to an annual inspection regardless of occupancy change. Inspection fees will be based on whether the units are vacant or occupied.

SECTION TWO: This ordinance shall be in full force and effect upon passage by the City Council.

PASSED AND ADOPTED by the Council of the City of Moberly, Missouri, this 19th day of February, 2024.

Presiding Officer at Meeting

ATTEST:

Shannon Hance, MRCC, City Clerk

City of Moberly

City Council Agenda Summary

Agenda Number: _____

WS #4.

Department: Community Development

Date: February 5, 2024

Agenda Item: A Special Tax Bill For Demolition Costs At 412 Polston Street.

Summary: Wiedeman Dozing, LLC completed the removal of structure at 412 Polston St. The final step in the process is to issue special tax bills and record them with the Randolph County Recorder. With your approval, ordinances authorizing the issuance of special tax bills to the property owners will be prepared.

Recommended Action: Bring forward to the regular City Council meeting on February 20, 2024 for final approval.

Fund Name: Structure Demolition Debris

Account Number: 100.005.5418

Available Budget \$: 173,689.14

ATTACHMENTS:

<input type="checkbox"/> Memo	<input type="checkbox"/> Council Minutes
<input checked="" type="checkbox"/> Staff Report	<input type="checkbox"/> Proposed Ordinance
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Proposed Resolution
<input type="checkbox"/> Bid Tabulation	<input type="checkbox"/> Attorney's Report
<input type="checkbox"/> P/C Recommendation	<input type="checkbox"/> Petition
<input type="checkbox"/> P/C Minutes	<input type="checkbox"/> Contract
<input type="checkbox"/> Application	<input type="checkbox"/> Budget Amendment
<input type="checkbox"/> Citizen	<input type="checkbox"/> Legal Notice
<input type="checkbox"/> Consultant Report	<input type="checkbox"/> Other _____

Roll Call

Aye

Nay

Mayor

M___ S___ **Brubaker**

Council Member

M___ S___ **Lucas**

M___ S___ **Kimmons**

M___ S___ **Jeffrey**

M___ S___ **Kyser**

Passed Failed

November 4, 2023

Randall Thompson, Interim City Manager
Shannon Hance, City Clerk
Matthew Douglass, Finance Director

As it pertains to Ordinance #9429, Administrative Abatement: Sec. 26-13 of the City Code of Moberly, I am submitting this report for the property located in **Beginning at the Northwest corner of Lot Forty-Five (45) of Westview Subdivision of Block Four (4), Buchanan's Second Addition to Moberly, Missouri; thence North 105 feet; thence East 184 feet; thence South 105 feet; thence West 184 feet to the point of beginning, being part of the Southwest Quarter of Northeast Quarter of Section 35, Township 54, Range 14, or more commonly known as 412 Polston St, Moberly, Missouri.**

According to County records, this property is owned by **Wallace Wayne Harlan, 412 Polston St which contained a single-family home** that was damaged beyond repair by lack of maintenance. The property had been noticed for years and Dangerous Building procedures followed in 2021 through 2022. **The property was posted, and notices were published in the normal routine publication locally.** Notification was by advertisement. **No appeal to the decision to abate the property was received and no appeal hearing was requested.** A decision was made by Code Enforcement to proceed with the advertisement of bids for the abatement of the property and all associated junk, debris, and dilapidated accessory structures that remained.

Wiedeman Dozing of Leonard, Missouri was contracted to do the work. Waste and debris was hauled to the Waste Management Services landfill in Bevier, MO. Abandoned vehicles were hauled by Anabel Recycling, LLC. The site was cleaned, leveled and completed by **October 1, 2023**. Expenses incurred to the City are as follows:

Wiedeman Dozing, LLC Demolition	\$ 4,500.00
Asbestos Testing and Fees	\$ 466.00
Demolition materials, hauling fees and fuel surcharges	\$ 2,704.63
Newspaper Notices Publishing Fees	\$ 485.00
Recording fees	\$ 133.00
TOTAL	\$ 8,288.63

For your information, all sections of Ordinance #9429 have been satisfied and all work has been completed. I will submit a copy of this report to the City Attorney for the issuance of a special tax lien to cover the costs of said demolition.

Respectfully submitted

Aaron Decker
 Code Enforcement Office

City of Moberly

City Council Agenda Summary

Agenda Number: _____

WS #5.

Department: Fire

Date: February 5, 2024

Agenda Item: A Request To Authorize The Fire Chief To Purchase Garage Door Openers And Remotes From Glenn's Garage Doors At Fire Station #1.

Summary: The department solicited two local providers: Glenn's Garage Doors, and Farris Door Co. to provide quotes for the purchase and installation of new garage door openers with remotes. The department only received quotes from Glenn's Garage Doors. The department allows for true drive-through capabilities on all bays at the Station #1 location.

Recommended Action: Approve the request and move toward Resolution at the February 20, 2024, regular council meeting.

Fund Name: Building Maintenance

Account Number: 100.008.5300

Available Budget \$: 10,000.00

ATTACHMENTS:

<input type="checkbox"/> Memo	<input type="checkbox"/> Council Minutes
<input type="checkbox"/> Staff Report	<input type="checkbox"/> Proposed Ordinance
<input checked="" type="checkbox"/> Correspondence	<input checked="" type="checkbox"/> Proposed Resolution
<input type="checkbox"/> Bid Tabulation	<input type="checkbox"/> Attorney's Report
<input type="checkbox"/> P/C Recommendation	<input type="checkbox"/> Petition
<input type="checkbox"/> P/C Minutes	<input type="checkbox"/> Contract
<input type="checkbox"/> Application	<input type="checkbox"/> Budget Amendment
<input type="checkbox"/> Citizen	<input type="checkbox"/> Legal Notice
<input type="checkbox"/> Consultant Report	<input type="checkbox"/> Other _____

Roll Call

Aye

Nay

Mayor

M___ S___ **Brubaker** _____

Council Member

M___ S___ **Lucas** _____

M___ S___ **Jeffrey** _____

M___ S___ **Kimmons** _____

M___ S___ **Kyser** _____

Passed Failed

**1229 Holman Rd.
PO Box 586
Moberly, MO 65270**

WS #5.

Estimate

Date	Estimate #
1/2/2024	217

Phone #	Fax #
660-263-1655	

Web Site

E-mail	glennsgaragedoorsllc@gmail.com
---------------	--------------------------------

Customer Phone	Customer Fax
660-269-7635	660-263-0596

Name / Address
City of Moberly Fire Department Attn: George Albert 310 N. Clark Moberly, MO 65270

Job Site

Description	Qty	Rate	Total
LiftMaster Model T-50-11 L5; Industrial Duty Trolley Opener w/1 - 3 Button Remote; 1/2 HP Motor; 115 Volts; Single Phase; 3-Button Wall Control Unit; Also Has CPS-U Commercial Protector System Photo Eyes; 14' Rail; Electrical Wiring To Be Done By Customer	3	1,600.00	4,800.00

Estimate good for 30 days only.
If over 30 days, increases could apply.
Requires 50% down payment before doors will be ordered.

Total **\$4,800.00**



City of Moberly

City Council Agenda Summary

Agenda Number: _____

WS #6.

Department: Police

Date: February 5, 2024

Agenda Item: A Request To Hold The Annual Mother's Day 5k On May 12, 2024.

Summary: The Mother's Day 5K event is held annually to raise funds toward Cancer Treatments. The event begins at 1509 Union Ave at 9:00 a.m. Participants will travel west on Union Ave to Mullen St, south on Mullen to Taylor St. West on Taylor to Bertley St south on Bertley to Roberts St, west on Coates St to the parking lot at 300 N Morley, north through the parking lot to Farror St, east on Farror to Porter street, north on Porter to Franklin Ave, east on Franklin Ave to St. Charles, south on St. Charles to Union Ave, east on Union Ave to the finish point at 1509 Union Ave. The contact person is Lori Turk, 660-651-2719. 300 participants are expected, volunteers will be along the route at intersections to help with traffic control. Law Enforcement is requested to lead the 5k.

Recommended Action

Please approve the request at the next regular meeting on February 20, 2024.

Fund Name:

Account Number:

Available Budget \$:

ATTACHMENTS:

<input type="checkbox"/> Memo	<input type="checkbox"/> Council Minutes
<input checked="" type="checkbox"/> Staff Report	<input type="checkbox"/> Proposed Ordinance
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Proposed Resolution
<input type="checkbox"/> Bid Tabulation	<input type="checkbox"/> Attorney's Report
<input type="checkbox"/> P/C Recommendation	<input type="checkbox"/> Petition
<input type="checkbox"/> P/C Minutes	<input type="checkbox"/> Contract
<input type="checkbox"/> Application	<input type="checkbox"/> Budget Amendment
<input type="checkbox"/> Citizen	<input type="checkbox"/> Legal Notice
<input type="checkbox"/> Consultant Report	<input checked="" type="checkbox"/> Other <u>5K request</u>

Roll Call

Aye

Nay

Mayor

M___ S___ **Brubaker**

Council Member

M___ S___ **Lucas**

M___ S___ **Kimmons**

M___ S___ **Jeffrey**

M___ S___ **Kyser**

Passed

Failed

Moberly!

WS #6.

City of

Police Department
Troy Link
Chief of Police
223rd Session FBI Academy

300 N Clark Street
Moberly, MO 65270
Phone: 660-263-0346
Fax: 660-263-8540

Walk/Run Application Permit

Application Date: 1-23-24
(Note: Application Date must be received by staff sixty (60) days prior to the event)

Requested Date of event: 5-12-24

Purpose of event: Charity fund raiser for cancer

Name of event director: Lori Turk

Contact phone, & Address of director: 660.651.2719

Approximate number of participants: 300

Route requested, Begin & End Time: Event begins at 9:00am and ends
at approximately 11:00 am on May 12, 2024

Route attached

(Please include a map diagram showing start to finish)

Will the route/streets be marked? Yes: ☒ No: ☐

Will the organization furnish personnel to assist with the event?

Yes: ☒ No: ☐ If yes, how many? 20-30

Signature of applicant: Lori Turk

Approved: [Signature] Declined: ☐

Authorizing Official: [Signature] Date:

Emergency services assistance to monitor traffic may be provided for a period of time up to one (1) hour after the race begins. For races occurring in Rothwell Park, please contact the Parks and Recreation office to obtain specific guidelines that only apply to races located inside the park.

❖ No permanent paint may be used on roads or trails. Only spray chalk or temporary paint with a life of not more than 30 days may be used

Run For Her Life

Start from Moberly Diagnostics (1509 Union Ave)

Take a **Right** on **Union Ave**

Turn **Left** on **Mullen**

Turn **Right** on **Taylor**

Turn **Left** on **Bertley**

Turn **Right** on **Roberts.**

Turn **Left** on **Coates St**

Go through the **Sam's HealthMart** parking lot to **Taylor St**

Turn **Right** on **Taylor** then **Left** on **Porter**

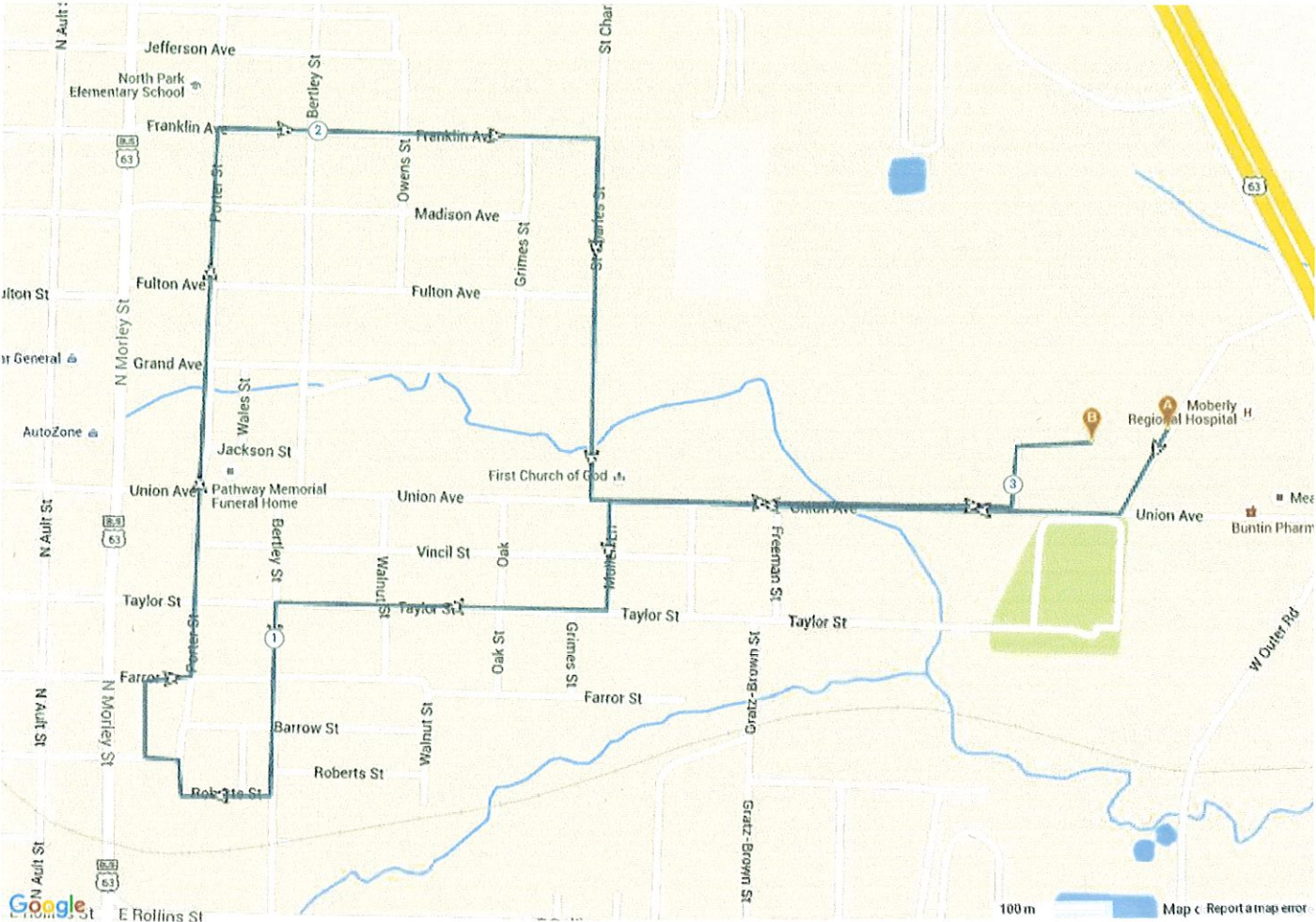
Turn **Right** on **Franklin**

Turn **Right** on **St. Charles**

Turn **Left** on **Union Ave**

Finish at Moberly Diagnostics (1509 Union Ave)

plotaroute.com - Unnamed Route (3.105 miles)



City of Moberly

City Council Agenda Summary

Agenda Number: _____

WS #7.

Department: Parks and Recreation

Date: February 5, 2024

Agenda Item: A Resolution Granting A Private Building Easement To Edward J. Boeding And Nancy G. Boeding And Matthew R. Boeding.

Summary: Over the last 12-18 months, we have had issues of encroachment on City park property at the north end of Fox Park including volleyball courts set up with 4x4 posts entirely on City property and private pools, wood piles, gardens, decoy and junk piles with weeds grown up in them, patio, and other items on City property. We ended up conducting a survey to verify the line and determine the degree of the encroachment.

Recently, the patio and other items have at last been cleaned up, leaving the shed. The shed has been in existence, the property owner believes, since the late 1970's. We know it has been there for decoys. It is not on skids where it can easily be moved. While we do not want the other issues to reoccur, we are comfortable with an easement to allow the shed to remain in place.

We prefer not selling a narrow strip of land along the property line for a variety of reasons including access by utilities and park staff to the stormwater basin as needed, future park plans including planting ornamental trees around the basin, ensuring some greenspace between current and future park users and private property, and preventing the accumulation of material items again immediately north of the basin. The easement addresses the issue of the shed not being movable after having been there for decades while maintaining the current property and property line.

Recommended

Action: Approve the Resolution.

Fund Name:

Account Number:

Available Budget \$:

ATTACHMENTS:

<input type="checkbox"/> Memo	<input type="checkbox"/> Council Minutes
<input type="checkbox"/> Staff Report	<input type="checkbox"/> Proposed Ordinance
<input type="checkbox"/> Correspondence	<input checked="" type="checkbox"/> Proposed Resolution
<input type="checkbox"/> Bid Tabulation	<input type="checkbox"/> Attorney's Report
<input type="checkbox"/> P/C Recommendation	<input type="checkbox"/> Petition
<input type="checkbox"/> P/C Minutes	<input type="checkbox"/> Contract
<input type="checkbox"/> Application	<input type="checkbox"/> Budget Amendment
<input type="checkbox"/> Citizen	<input type="checkbox"/> Legal Notice
<input type="checkbox"/> Consultant Report	<input checked="" type="checkbox"/> Other: <u>Easement</u>

Roll Call

Aye

Nay

Mayor

M___ S___ **Brubaker**

Council Member

M___ S___ **Lucas**

M___ S___ **Kimmons**

M___ S___ **Jeffrey**

M___ S___ **Kyser**

Passed

Failed

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION GRANTING A PRIVATE BUILDING EASEMENT TO EDWARD J. BOEDING AND NANCY G. BOEDING AND MATTHEW R. BOEDING.

WHEREAS, City Staff was advised that a building was encroaching on the property line at Fox Park; and

WHEREAS, the building and adjoining property are owned by Edward J. Boeding and Nancy G. Boeding, husband and wife and Matthew R. Boeding, their son (“Boeding”); and

WHEREAS, City Staff has negotiated the attached private building easement which gives Boeding the right to continue to locate their building on City property so long as they own the adjoining lot and maintain the building in good repair: and

WHEREAS, City Staff recommends that the City Council authorize the easement and grant the Mayor authority to execute the easement on behalf of the City.

NOW, THEREFORE, the City Council of the City of Moberly hereby authorizes the attached easement and further authorizes the Mayor and City Manager to take such other and further action to accomplish the purposes of this Resolution and further authorizes the execution of such easement.

RESOLVED this 20th day of February, 2024 by the Council of the City of Moberly, Missouri.

Presiding Officer at Meeting

ATTEST:

Shannon Hance, MRCC, City Clerk

-
1. **Title:** PRIVATE BUILDING EASEMENT
 2. **Date:**
 3. **Grantor:** City of Moberly, Missouri
 4. **Grantee:** Edward J. & Nancy G. Boeding, husband and wife and Matthew R. Boeding, a single person
 5. **Mailing Address of Grantee:** 610 East McKinsey Street, Moberly, MO 65270
 6. **Legal Description:**

A tract of land being part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 53 North, Range 14 West of the fifth principal meridian, being more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 12; thence South 01 degrees 40 minutes 21 seconds West, a distance of 10 feet to the Southerly right-of-way of East McKinsey Street; thence continuing South 01 degrees 40 minutes 21 seconds West, a distance of 150.37 feet; thence North 87 degrees 42 minutes 12 seconds West, a distance of 96.17 feet to the POINT OF BEGINNING; thence South 03 degrees 13 minutes 44 seconds West a distance of 11.27

feet; thence North 88 degrees 07 minutes 06 seconds West, a distance of 24.83 feet; thence North 03 degrees 13 minutes 44 seconds East, a distance of 11.45 feet; thence South 87 degrees 42 minutes 12 seconds East, a distance of 24.82 feet to the POINT OF BEGINNING.

PRIVATE BUILDING EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Grantor and Grantees own fee title to adjoining tracts of land and Grantees own a building that extends beyond its property line onto the property of the Grantor. Grantor desires to grant a personal private easement to Grantees to continue to locate the building on Grantor's property so long as Grantees own an interest in the adjoining tract. Said easement shall not run with the land.

THAT, the City of Moberly, Missouri, hereinafter called the Grantor, for and in consideration of one dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto Edward J. & Nancy G. Boeding and Matthew R Boeding, hereafter called Grantees, a private building easement on, over, under and through the following described tract of land lying, being and situated in the City of Moberly, Randolph County, Missouri, to-wit:

A tract of land being part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 53 North, Range 14 West of the fifth principal meridian, being more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 12; thence South 01 degrees 40 minutes 21 seconds West, a distance of 10 feet to the Southerly right-of-way of East McKinsey Street; thence continuing South 01 degrees 40 minutes 21 seconds West, a distance of 150.37 feet; thence North 87 degrees 42 minutes 12 seconds West, a distance of 96.17 feet to the POINT OF BEGINNING; thence South 03 degrees 13 minutes 44 seconds West a distance of 11.27 feet; thence North 88 degrees 07 minutes 06 seconds West, a distance of 24.83 feet; thence North 03 degrees 13 minutes 44 seconds East, a distance of 11.45 feet; thence South 87 degrees 42 minutes 12 seconds East, a distance of 24.82 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the same for the aforesaid use with all rights, privileges, appurtenances, and immunities thereto belonging unto the Grantees for so long as said use shall continue, the Grantor hereby covenanting for its heirs and successors and assigns unto the Grantees, the following:

1. The right of Grantees, its agents, servants, employees, or independent contractor to go upon said land, and so much of the Grantor's adjoining land as may be reasonably necessary, at any time for the purpose of replacing, repairing, or maintaining said building and all appurtenances incidental thereto.
3. That Grantor is lawfully seized and possessed of the real estate above described, that it has a good and lawful right to convey the same; that it is free from all encumbrances done or suffered by them which would interfere with the rights granted hereunder; and that it will forever warrant and

defend the title thereto against the lawful claims of all affecting the right and easement granted hereunder.

4. Grantees may exercise the rights granted under this instrument so long as Grantees utilize the real estate above described for the purpose of maintaining a building and once Grantees cease such use this Easement shall terminate. Grantees shall maintain the building in accordance with the applicable city codes.

IN WITNESS WHEREOF, said Grantor does hereunder set his hand and subscribe his name to the foregoing, this ____ day of _____, 2024.

CITY OF MOBERLY, MISSOURI, Grantor

Grantees

By: _____
Tim Brubaker, Mayor

By: _____
Edward J. Boeding

ATTEST: _____
Shannon Hance, City Clerk

By: _____
Nancy G. Boeding

By: _____
Matthew R. Boeding

GRANTEE'S ACKNOWLEDGMENT

STATE OF MISSOURI)
)
COUNTY OF RANDOLPH)

On this ____ day of _____, 2024, before me, the undersigned Notary Public, personally appeared Edward J and Nancy G Boeding and Matthew R Boeding to me personally known, who by me being duly sworn, did say they are the owners and Grantees described in the above instrument and that said instrument was signed by them as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Randolph County, Missouri, the day and year last above written.

Notary Public

My commission expires _____

GRANTOR'S ACKNOWLEDGMENT

STATE OF MISSOURI)

)

COUNTY OF RANDOLPH)

On this _____ day of _____, 2019, before me, the undersigned Notary Public, personally appeared Tim Brubaker, to me personally known, who being by me duly sworn, did say he is the Mayor of the City of Moberly, Missouri, a municipal corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and the said Tim Brubaker acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal at my office in Randolph County, Missouri, the day and year last above written.

Notary Public

My commission expires: _____

City of Moberly

City Council Agenda Summary

Agenda Number: WS #8.
Department: Public Utilities
Date: February 5, 2024

Agenda Item: Wastewater Treatment Plant Hay Proposals.

Summary: Proposals for the fertilizing, cutting, raking, and bailing of Hay at the Moberly WWTP 117-acre farm were received and are attached. This will be a 5-year contract.

Recommended Action: Staff recommends approving the bids and executing contracting of the bids at the next regular council meeting on February 20, 2024.

Fund Name: Biosolids Land Maintenance

Account Number: N/A

Available Budget \$: N/A

ATTACHMENTS:

<input type="checkbox"/> Memo	<input type="checkbox"/> Council Minutes
<input type="checkbox"/> Staff Report	<input type="checkbox"/> Proposed Ordinance
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Proposed Resolution
<input type="checkbox"/> Bid Tabulation	<input type="checkbox"/> Attorney's Report
<input type="checkbox"/> P/C Recommendation	<input type="checkbox"/> Petition
<input type="checkbox"/> P/C Minutes	<input type="checkbox"/> Contract
<input type="checkbox"/> Application	<input type="checkbox"/> Budget Amendment
<input type="checkbox"/> Citizen	<input type="checkbox"/> Legal Notice
<input type="checkbox"/> Consultant Report	<input type="checkbox"/> Other _____

Roll Call

Aye **Nay**

Mayor

M___ S___ **Brubaker** _____

Council Member

M___ S___ **Lucas** _____

M___ S___ **Kimmons** _____

M___ S___ **Jeffrey** _____

M___ S___ **Kyser** _____

Passed Failed



Public Utilities Department
Wastewater Treatment Plant
Chief Operator-Mrs. Emily Lute
660-353-1885

Notice to Farmers:

(Issued December 20, 2023)

To Farmers interested in information regarding the cutting, raking, baling, and removal of alfalfa/grass hay from the City of Moberly Public Utilities' Wastewater Treatment Farmland for multiple years, please come by City Hall located at 101 W Reed Street, Moberly, MO, 65270 to pick-up a copy of the "Moberly WWTP Farm Hay Production - Request for Proposal (RFP)" information packet from the City Clerk.

The RFP outlines the scope of work and conditions for multiple cuttings of hay per year from 117 +/- acres of an alfalfa/grass blend.

Please read and fill-out the Moberly WWTP Farm Hay Production - RFP and submit to City Clerk -Shannon Hance located at 101 W Reed Street, Moberly, MO, 65270 on or before 2:00 PM Wednesday January 17, 2024, to be accepted for consideration for approval by the City Council to begin hay operations in the 2024 season.

CITY OF MOBERLY

"BID OPENING"
Sign-In SheetWWTP
Farm Hay ProductionDate: 1/17/2024
2:00 pmNameShannon HanceSteve WilsonEmily WebbTony BooneCompanyCity of Moberly, MOcity of moberly, moCity of moberly, MOBoone Consulting

CITY OF MOBERLY
“BID OPENING”

WWTP Farm Hay Production

Date: 1/17/2024
2:00pm

1 Boer Farms \$ (4) cuts total \$ 6,400

\$ _____

2 Jordan Luecke \$ (3) cuts total \$1825

\$ _____

3 Jared Embrec \$ (2?) cuts ^{total} \$ 6,677

\$ _____

4 Gabe Chiaro #no

\$ _____

5 Lute Farm \$ 3050 per year

\$_____

6 Jeff Kellogg \$ (2) cuts total \$2925

\$ _____

\$

§

City of Moberly WWTP Farm
Hay Production Proposal Evaluation

WS #8.

	Scoring	Bidder #1	Bidder #2	Bidder #3	Bidder #4	Bidder #5	Bidder #6
Description: Approach, timeline, cutting hay?	Points: (0-15)	4yr	May July Sept	End May - Sept -	May June -	Weather allow -	1/3 Bloom - May June 20
Experience: How many years cutting hay?	Points: (0-15)	4 Tractors mow, 4yr small bales	20yrs	20+ yrs	15yrs	50yrs	47yrs
Equipment: List of Equipment used mowing, raking, baling, removal?	Points: (0-20)	6 sm	3T mower rake baler	Self Propelled Large Square Large Round Tractor/trucks	4T 2T 2P 2 Bale 4T & 4T	2 M 2 R 2 R 2 Round 3 Truck	13.3" - Mow Rake 45' Truck 3T - 60s 2 Skid Red
Personnel: How many people involved in cutting hay & baling hay?	Points: (0-20)	self father	2	4	2	4	4
WWTP: Years in baling hay at WWTP?	Points: (0-5)	NA	NA	NA	NA	NA	NA
Location(s): Municipal Experience in baling hay?	Points: (0-5)	NA	NA	Y20	NA	NA	NA
Compensation • Cutting #1 • Cutting #2 • Cutting #3 • Cutting #4 • Total	Points: (0-20) \$4200 \$4200 \$4200 \$4200 \$4200	2200 2000 1200 1000 5400	750 750 325 325 1825	\$1677	45x117 45x117 \$10,530 90 \$3050		1462.50 1462.50 = \$2,925
Comments: Positive Points and Negative Points					468 possibly 1 cut Babe		
Scoring - Points: Ranking Bidders:							
		NO	NO	Embrace		Emily	NO

Recommendation:

11/17/24

WS #8.

**City of Moberly WWTP Farm
Hay Production Proposal Evaluation**

	Scoring	Bidder #1	Bidder #2	Bidder #3	Bidder #4	Bidder #5	Bidder #6
Description: Approach, timeline, cutting hay?	Points: (0-15)	10 Boer	3	2 cutting	June 7 Days	weather Permitting	may / June on
Experience: How many years cutting hay?	Points: (0-15)	4	20+	20+	15	50	47
Equipment: List of Equipment used mowing, raking, baling, removal?	Points: (0-20)	All New (4) 5g bales 2000 lbs	3+1+1	3g 3g 4g 20 multiple	4 JD 2+2+ 4+H 4+4	2m - 2R 2R - 20 3+3+	HB - C R 2+ 2+ 3 trac 2 skid
Personnel: How many people involved in cutting hay & baling hay?	Points: (0-20)	2	2	4	2	4	4
WWTP: Years in baling hay at WWTP?	Points: (0-5)	NO	NO	NO	NO	NO	NO
Location(s): Municipal Experience in baling hay?	Points: (0-5)	NO	NO	Y 5	NO	NO	NO
Compensation • Cutting #1 • Cutting #2 • Cutting #3 • Cutting #4 • Total	Points: (0-20)	4200 \$4200	\$1825	\$6677.00	\$10,530.00	\$3050.00	\$2,925.00
Comments: Positive Points and Negative Points		NO exp.	NO Price	Embrace / Airport	\$5,265.00 one lot	Loft	NO Price
Scoring - Points: Ranking Bidders:							

Recommendation:

City of

Moberly!

**CITY OF MOBERLY WWTP FARM
HAY PRODUCTION PROPOSAL FORM**

Name (Company): Boer Farms LLC Email Address: Boerchris@gmail.com

Contact Person: Chris Boer Title: Owner / Manager

Business Phone #: 573-489-0191 Fax#: _____

Mailing Address: 1367 Private Rd 1336 Moberly, Mo 65270

Please describe your approach and approximate timeline for the cutting, raking, baling, and removal of hay bales from City of Moberly WWTP Farm:

We would start cutting the first morning and if we weren't able to complete cutting in the first day, we would finish the second day. Depending on humidity / heat, we would rake the next day and bale day three / day four. Would have bales moved within a couple days after finishing baling, weather dependent.

Compensation

Amount, in dollars, the farmer/company agrees to pay the City of Moberly for the 117+/- acres of alfalfa/grass blend hay; a) per hay cutting event and b) annual total:

Cutting #1:	\$ <u>2,200</u>
Cutting #2:	\$ <u>2,000</u>
Cutting #3:	\$ <u>1,200</u>
Cutting #4:	\$ <u>1,000</u>
TOTAL:	\$ <u>6,400 if four cuttings</u>

WWTP Farm Hay Production RFP 2024

4,200 for two cuttings

Page 6

Business History:

How many years have you been in business/farming involved in cutting and baling hay?

We have been producing hay for four years.

List equipment involved in cutting, baling, and hauling in hay operation?

2021 Case Vestrum 130, 2022 case

Farmall 110c, 2023 Case DC103 mower conditioner,

Kubota bx4160 prem net (2020), 2020 RalioCR rake,
2022 Case SB541 square baler, 2022 Hoelscher accumulator & grapples

How many people in company/farming are involved in cutting and baling hay?

My Father and myself with the help of
a part time guy if needed.

Have you previously mowed/baled hay at an WWTP facility?

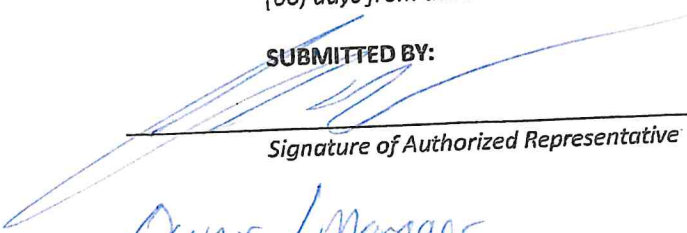
We have not.

If yes, please list dates and area that has been harvested in past:

N/A

The undersigned declares that he/she has read and fully understands the Request for Proposal (RFP) and that the information contained herein is true and correct to the best of their knowledge. Undersigned also agrees that his/her Proposal shall remain open and not withdrawn for a period of not less than sixty (60) days from the scheduled bid opening date.

SUBMITTED BY:


 Signature of Authorized Representative

Chris Boer
 Name

Owner / Manager
 Title

01-15-2024
 Date

City of

Moberly!

**CITY OF MOBERLY WWTP FARM
HAY PRODUCTION PROPOSAL FORM**

Name (Company): Jordan Luecke Email Address: j.luecke@trucking@gmail.com

Contact Person: Jordan Luecke Title: _____

Business Phone #: 660-833-5942 Fax#: _____

Mailing Address: 1148 County Road 1170 Huntsville MO 65259

Please describe your approach and approximate timeline for the cutting, raking, baling, and removal of hay bales from City of Moberly WWTP Farm:

Dependant on weather start mid May with first cutting.
Harvest for a mid July cutting and if Re growth is
plentyful a fall cutting late September

Compensation

Amount, in dollars, the contractor agrees to pay the City of Moberly per hay cutting event and annual total for the 117+/-acres of alfalfa/grass blend hay:

Cutting #1:	\$ <u>750.⁰⁰</u>
Cutting #2:	\$ <u>750.⁰⁰</u>
Cuttings #3 and #4: (per cutting event)	\$ <u>325.⁰⁰</u>
TOTAL:	\$ <u>1825.⁰⁰</u>

Business History:

How many years have you been in business/farming involved in cutting and baling hay?

20+ years

List equipment involved in cutting, baling, and hauling in hay operation?

mower & tractor

Bale + Tractor

Baler & Tractor

How many people in business/farming are involved in cutting and baling hay?

I have myself and 1 other person who helps


Have you previously mowed/baled hay at an WWTP facility?

No

If yes, please list dates and area that has been harvested in past:

The undersigned declares that he/she has read and fully understands the Request for Proposal (RFP) and that the information contained herein is true and correct to the best of their knowledge. Undersigned also agrees that his/her Proposal shall remain open and not withdrawn for a period of not less than sixty (60) days from the scheduled bid opening date.

SUBMITTED BY:


Signature of Authorized Representative

Jordan Luecke
Name

owner / operator
Title

1-16-24
Date

City of

Moberly!

CITY OF MOBERLY WWTP FARM
HAY PRODUCTION PROPOSAL FORMName (Company): JARED EMBREE Email Address: EMBREEBROTHERS@OUTLOOK.COMContact Person: JARED Title: SELFBusiness Phone #: 660-651-5857 Fax#: N/AMailing Address: 791 HIGHWAY A MOBERLY, MO 65270

Please describe your approach and approximate timeline for the cutting, raking, baling, and removal of hay bales from City of Moberly WWTP Farm:

A SELF-PROPELLED WINDROWER WILL BE USED TO MOW HAY TOWARDS THE END OF MAY - EARLY JUNE TIMEFRAME. ONCE CROP HAS REACHED OPTIMAL NUTRITIONAL VALUE, MOWING WILL BE COMPLETED IN 1-2 DAYS. GENERALLY, THE 2ND DAY AFTER MOWING, THE FIELD WILL BE RAKED. BALING WILL HAPPEN, ONCE CROP HAS DRIED DOWN, USING BOTH A BIG SQUARE AND ROUND BALER. BALES WILL BE REMOVED WITHIN THE 7-10 DAY TIMEFRAME. A SECOND CUTTING WILL OCCUR (WEATHER ALLOWED) IN LATE SEPTEMBER - OCTOBER.

Compensation

Amount, in dollars, the farmer/company agrees to pay the City of Moberly for the 117+/- acres of alfalfa/grass blend hay; a) per hay cutting event and b) annual total:

Cutting #1: \$ Cutting #2: \$ Cutting #3: \$ Cutting #4: \$ TOTAL: \$ 6,677.00 TOTAL

WWTP Farm Hay Production RFP 2024

Page 6

Business History:

How many years have you been in business/farming involved in cutting and baling hay?

20+ YEARS

List equipment involved in cutting, baling, and hauling in hay operation?

SELF PROPELLED WINDROWER (WR9970), RAKE

LARGE SQUARE BALER (2270XD), ROUND BALER (2956A)

WINDROW TRACTORS, TRUCKS, TRAILERS

How many people in company/farming are involved in cutting and baling hay?

4

Have you previously mowed/baled hay at an WWTP facility?

YES, VILLAGE OF WINDSOR (BONVILLE)

If yes, please list dates and area that has been harvested in past:

2022, 2023 VILLAGE OF WINDSOR (BONVILLE)

The undersigned declares that he/she has read and fully understands the Request for Proposal (RFP) and that the information contained herein is true and correct to the best of their knowledge. Undersigned also agrees that his/her Proposal shall remain open and not withdrawn for a period of not less than sixty (60) days from the scheduled bid opening date.

★ PLEASE SEE
ATTACHED
MODIFICATION TO
SURE OF WORK ★

SUBMITTED BY:

[Signature]
Signature of Authorized Representative

JARED EMBREE
Name

SELF
Title

1/15/24
Date

Jared Embree: Modification to Scope of Work

Page 2, under scope of work, describes the fertilizer requirements to be applied by the farmer. After a site visit, it was determined that these values were obtained from a University of Missouri Extension study that show the nutrient requirements for hay crop growth. In my experience, hay crops (cool season grasses) in our area typically only yield 2-3 tons/acre on a normal year, over the course of only 2 cuttings. Table 2 in that same study, also shows the nitrogen that is naturally supplied from legumes that may be present (alfalfa). This table was not used to subtract any Nitrogen application.

The suggested fertilizer application would cost approximately \$327/acre for the outside 50' perimeter, and approximately \$110/acre inside that perimeter. This would result in a total cost of fertilizer around \$18,295.00 annually in addition to the rent payment. These numbers were obtained from Ricketts Farm Service who said their fertilizer buggies could not even apply the suggested rate in a single pass. They would have to double spread. It is my opinion as well as Ricketts, that the suggested fertilizer rate is not feasible or necessary, and the soil would not be able to utilize such an amount, resulting in leaching and potential crop burn.

My Fertilizer Approach:

An initial soil sample will be taken using zone sampling. This will allow for variable rate fertilizer to be applied, as needed and where needed for the given acre to acre. This will provide the most accurate and economical method to prevent waste, leaching, and chemical burn. Soil samples results will be shared with management and a fertilizer recommendation will be made from a third party such as Ricketts Farm Service or MFA Agri Services. Individual soil samples will then be taken each year afterwards and compared to the zone sampling map to prove that soil quality and health in being maintained and improved. After the application of lime, fertilizer application costs are not expected to exceed \$60/acre. These samples, as well as harvest tonnage data, will be shared with management to insure proper land stewardship practices are implemented.

I raise cattle, harvesting hay and biomass on over 2,000 acres. We bale over 10,000 big bales annually. References are available upon request. Thank you for your consideration!

Jared Embree



based on 3-4 cuttings
5 tons removed/year

WS #8.

Table 1. Estimates of nutrients required for crop growth, and nutrients removed from the field with various crops. For example, a corn crop requires more nitrogen than is removed from the field in the grain because some nitrogen is required for growth of the plant itself.

Crop	Yield unit	Required for growth			Removed from field		
		N	P ₂ O ₅	K ₂ O	N	P ₂ O ₅	K ₂ O
Corn, grain	bu	1.34-1.96	0.55-0.70	1.23-1.48	0.90	0.36-0.45	0.27-0.30
Soybeans, grain	bu	4.84-6.32	1.06-1.44	2.14-2.79	3.75-4.84	0.87-1.06	1.37-2.14
Wheat, grain	bu	1.62-2.05	0.75-0.96	1.24-1.70	1.25-1.26	0.60-0.84	0.30-0.37
Barley, grain	bu	1.17-1.32	0.47-0.52	0.85-1.23	0.87-1.18	0.34-0.37	0.25-0.34
Rye, grain	bu	1.48-1.66	0.60	1.16	1.16-1.18	0.33-0.34	0.33-0.34
Sorghum, grain	bu	1.38-2.01	0.63-0.80	1.40-1.85	0.78-0.93	0.34-0.46	0.28-0.52
Corn, silage	ton	7.19-9.00	2.66-4.00	7.02-9.20	7.19-9.00	2.66-4.00	7.02-9.20
Sorghum, silage	ton	8.64-13.0	2.58-4.60	7.34-10.0	8.64-13.0	2.58-4.60	7.34-10.0
Alfalfa, hay	ton	45.0-50.6	10.0	44.9-52.5	45.0-50.6	10.0	44.9-52.5
Cool-season grass, hay	ton	32.6-40.0	9.00-15.5	34.0-57.2	32.6-40.0	9.00-15.5	34.0-57.2
Warm-season grass, hay	ton	21.2-24.0	2.00-38.6	14.6-37.8	21.2-24.0	2.00-38.6	14.6-37.8
Sudan, hay	ton	39.9-40.0	6.90-15.3	19.0-58.4	39.9-40.0	6.90-15.3	19.0-58.4
Cool-season pasture	cd	0.60	0.13	0.51	0.6	0.05	0.17
Warm-season pasture	cd	0.36	0.03	0.22	0.36	0.01	0.07
Sudan pasture	cd	0.60	0.1	0.29	0.60	0.03	0.09

Note: cd = cow-days

Data sources:

- MWPS-18. *Livestock Waste Facilities Handbook*, 2nd ed. 1997. Midwest Plan Service, Iowa State University, Ames.
- *Agricultural Waste Management Field Handbook*. Natural Resources Conservation Service, United States Department of Agriculture.
- *Soil Test Interpretations and Recommendations Handbook*, rev. 12/92. Department of Agronomy, University of Missouri.

For further information

- MWPS-18. *Livestock Waste Facilities Handbook*, 2nd ed. 1997. Midwest Plan Service, Iowa State University, Ames.
- Agricultural Waste Management Field Handbook*. Natural Resources Conservation Service, U.S. Department of Agriculture.
- Plant-Available Nitrogen Procedure, 4/10/2000. Water Pollution Control Program, Missouri Department of Natural Resources, Jefferson City, Mo.
- Soil Test Interpretations and Recommendations Handbook*, rev. 12/92. Department of Agronomy, University of Missouri.

Table 2. Nitrogen supplied by legumes for a succeeding crop (optimum).

Legume crop	Nitrogen added (lb/acre)
Alfalfa	
80-100% stand	120-140
50-80% stand	40-60
less than 50%	0-20
Sweet clover (green manure)	100-120
Red clover (pure stand)	40-60
Soybeans	50-60

Source: MU publication G9174, *Nitrogen in Missouri Soils*



Published with partial support from the Missouri Department of Natural Resources and the Environmental Protection Agency, Region VII. To learn more about water quality and other natural resource issues, contact the Missouri Department of Natural Resources, P.O. Box 176, Jefferson City, MO 65102. Toll free 1-800-334-6946.



OUTREACH & EXTENSION
UNIVERSITY OF MISSOURI
COLUMBIA

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City of

Moberly!

**CITY OF MOBERLY WWTP FARM
HAY PRODUCTION PROPOSAL FORM**

Name (Company): Gabe Chiarotino Email Address: chiarotino@farmings@gmail.com

Contact Person: Gabe Title: Operator

Business Phone #: 660-415-6918 Fax#: 660-773-5228

Mailing Address: 33473 Georgia Place Beaver Mo 63532

Please describe your approach and approximate timeline for the cutting, raking, baling, and removal of hay bales from City of Moberly WWTP Farm:

Seven days of June weather permitting

Compensation

Amount, in dollars, the contractor agrees to pay the City of Moberly per hay cutting event and annual total for the 117+/- acres of alfalfa/grass blend hay:

Cutting #1: \$45 x 117

Cutting #2: \$45 x 117

Cuttings #3 and #4: (per cutting event) \$

TOTAL: \$90.00 x 117

Business History:

How many years have you been in business/farming involved in cutting and baling hay?

15 years

List equipment involved in cutting, baling, and hauling in hay operation?

four John Deere tractors

two mowers two rakes two Balers

four trucks and trailers

How many people in business/farming are involved in cutting and baling hay?

two people

Have you previously mowed/baled hay at an WWTP facility?

no

If yes, please list dates and area that has been harvested in past:

The undersigned declares that he/she has read and fully understands the Request for Proposal (RFP) and that the information contained herein is true and correct to the best of their knowledge. Undersigned also agrees that his/her Proposal shall remain open and not withdrawn for a period of not less than sixty (60) days from the scheduled bid opening date.

SUBMITTED BY:


Signature of Authorized Representative

Josh Fink
Name

operator
Title

1-17-2024
Date

City of

Moberly!

CITY OF MOBERLY WWTP FARM
HAY PRODUCTION PROPOSAL FORMName (Company): Lute Farm Email Address: harvey15264@gmail.comContact Person: Harvey Lute Title: OwnerBusiness Phone #: 660-651-3809 Fax#: _____Mailing Address: 16152 MR 923 Madison Mo. 65263

Please describe your approach and approximate timeline for the cutting, raking, baling, and removal of hay bales from City of Moberly WWTP Farm:

Will cut the hay when weather allows after WWTP has gave the ok to cut. will rake and bale when the hay is ready. will remove hay with in a week of baling.
Will Fertilize for the recommendation of soil samples done by Nutrien Ag of pairs. After first year will fertilize to replace the amount of tonnage we remove. First year outer 50' 80-60' inter perimeter 0-0-85.

Compensation
 Amount, in dollars, the contractor agrees to pay the City of Moberly per hay cutting event and annual total for the 117+/- acres of alfalfa/grass blend hay:

Cutting #1:

\$ _____

Cutting #2:

\$ _____

Cuttings #3 and #4: (per cutting event)

\$ _____

TOTAL:

\$ 3050.⁰⁰ a year.

Business History:

How many years have you been in business/farming involved in cutting and baling hay?

50 yr

List equipment involved in cutting, baling, and hauling in hay operation?

2- MOWCO mowers, 2- 10 wheel V- Rake
2- JD Big round balers,
3- Trucks and trailers to remove hay.

How many people in business/farming are involved in cutting and baling hay?

4

Have you previously mowed/baled hay at an WWTP facility?

No.

If yes, please list dates and area that has been harvested in past:

The undersigned declares that he/she has read and fully understands the Request for Proposal (RFP) and that the information contained herein is true and correct to the best of their knowledge. Undersigned also agrees that his/her Proposal shall remain open and not withdrawn for a period of not less than sixty (60) days from the scheduled bid opening date.

SUBMITTED BY:

Harvey Lute
 Signature of Authorized Representative

Harvey Lute
 Name

Owener
 Title

3/17/24
 Date

City of

Moberly!

**CITY OF MOBERLY WWTP FARM
HAY PRODUCTION PROPOSAL FORM**

Name (Company): Jeff Kellogg Email Address: _____

Contact Person: Jeff Kellogg Title: owner

Business Phone #: 660-833-8784 Fax#: _____

Mailing Address: 14666 MR 1039 Madison Mo 65263

Please describe your approach and approximate timeline for the cutting, raking, baling, and removal of hay bales from City of Moberly WWTP Farm:

- 1st Try to cut 1st cutting $\frac{1}{2}$ bloom Depending on weather forecast & ground condition 1st cutting target Date MAY 20-25
2nd cutting target Date June 20-25
- 2 30 days after 1st cutting Depending on moisture to make it grow along with your irrigation

Compensation

Amount, in dollars, the farmer/company agrees to pay the City of Moberly for the 117+/- acres of alfalfa/grass blend hay; a) per hay cutting event and b) annual total:

Cutting #1:	\$ <u>1462.50</u>
Cutting #2:	\$ <u>1462.50</u>
Cutting #3:	\$ _____
Cutting #4:	\$ _____
TOTAL:	\$ <u>(2925.00)</u>

Business History:

How many years have you been in business/farming involved in cutting and baling hay?

47

List equipment involved in cutting, baling, and hauling in hay operation?

13.3 Haybine conditioner 10 wheel Rake
tedder 25ft Flatbed Trailer 2 inline
Dump Trailers 568aler 3 tractors 2 substeers

How many people in company/farming are involved in cutting and baling hay?

4

Have you previously mowed/baled hay at an WWTP facility?

No

If yes, please list dates and area that has been harvested in past:

The undersigned declares that he/she has read and fully understands the Request for Proposal (RFP) and that the information contained herein is true and correct to the best of their knowledge. Undersigned also agrees that his/her Proposal shall remain open and not withdrawn for a period of not less than sixty (60) days from the scheduled bid opening date.

SUBMITTED BY:

Jessie Kallay

Signature of Authorized Representative

Jessie Kallay

Name

Owner

Title

1-17-24

Date

City of

Moberly!



CITY OF MOBERLY, MISSOURI

**EVALUATION OF PROPOSALS FOR
CITY OF MOBERLY WWTP FARM
HAY PRODUCTION**

**TO MOW, RAKE, BALE, AND REMOVE HAY BALES FROM WWTP PROPERTY
OWNED BY CITY OF MOBERLY FOR THE PRODUCTION OF HAY**

INTRODUCTION:

The City of Moberly, through the Public Utilities Department, issued Requests for Proposal (RFP) on December 20, 2023 to solicit proposals from qualified individuals in cutting and removal of grass/legume hay mixture on WWTP Farm for calendar years 2024-2028 (5 calendar years) with annual renewals. The 5-year agreement to coincide with the WWTP's NPDES Permit renewal by MDNR and all regulations that is involved with management of biosolids. Proposals were submitted to City Hall, by **2:00 P.M. Wednesday, January 17, 2024.**

EVALUATION:

Submitted RFP packets were opened and reviewed for completeness. There were 6 RFPs received for evaluation as follows:

- Description – approach on harvesting hay and timeline
 - Experience – how many years involved in cutting hay
 - Equipment – list of equipment available to cut hay in a timely manner
 - Personnel – number of people involved in harvesting hay
 - Experience – working with municipalities either hay or farming
 - Compensation – Payment to City for Hay Harvested each year
1. Bidder #3 – met ALL evaluation requirements outlined above with a Price of \$6,677.00
 2. Bidder #5 – met ALL evaluations requirements outlined above with a Price \$3,050.00
 3. Bidder #4 – met ALL evaluation requirements outlined above with a Price \$10,530.00
- Bidder #1 – rejected due to staffing and lack of experience.
 - Bidder #2 – rejected due to staffing and low bid price.
 - Bidder #6 – rejected due to low bid price not listing type/model/age of baler(s)