

A G E N D A
WORK SESSION
City of Moberly
March 02, 2020
6:00 PM

Requests, Ordinances, and Miscellaneous

1. Discussion of a Consent and Agreement Between Orscheln Management Co and the City of Moberly for Temporary Access
2. Discussion of estimates on the Fennel, Pro Auto and JT Cross buildings clean up.
3. Presentation on 2020 Bond Issue

City of Moberly City Council Agenda Summary

Agenda Number: _____ WS #1.
 Department: Public Utilities
 Date: March 2, 2020

Agenda Item: Consent and Agreement Between Orscheln Management Co and the City of Moberly for Temporary Access

Summary: The City of Moberly and Orscheln propose the attached agreement regarding repairs to certain sewer lines that requires access to the sewer lines.

Recommended

Action: Direct staff to develop a resolution to allow the execution of the agreement

Fund Name: N/A

Account Number: N/A

Available Budget \$: N/A

| ATTACHMENTS: | | Roll Call | Aye | Nay |
|------------------------|-------------------------|---------------------------|--------|--------|
| ___ Memo | ___ Council Minutes | Mayor | | |
| ___ Staff Report | ___ Proposed Ordinance | M___ S___ Jeffrey | ___ | ___ |
| ___ Correspondence | ___ Proposed Resolution | | | |
| ___ Bid Tabulation | ___ Attorney's Report | Council Member | | |
| ___ P/C Recommendation | ___ Petition | M___ S___ Brubaker | ___ | ___ |
| ___ P/C Minutes | ___ Contract | M___ S___ Kimmons | ___ | ___ |
| ___ Application | ___ Budget Amendment | M___ S___ Davis | ___ | ___ |
| ___ Citizen | ___ Legal Notice | M___ S___ Kyser | ___ | ___ |
| ___ Consultant Report | ___ Other_____ | | Passed | Failed |

CONSENT AND AGREEMENT

This Agreement (this “**Agreement**”) is made as of this ____ day of February, 2020 (the “**Effective Date**”), by and between Orscheln Management Co., a Delaware company (“**Orscheln**”), and the City of Moberly, Missouri, a city of the third class and Missouri municipal corporation (the “**City**”).

WHEREAS, Orscheln desires to rehabilitate and/or close off certain sewers, sewer mains and sewer lines in proximity to property at 1177 North Morley, Moberly, Missouri (collectively the “Sewer”) owned and maintained by the City.

WHEREAS, the City desires to grant temporary access to Orscheln in order to allow Orscheln to close and rehabilitate the Sewer.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth below, the parties agree as follows:

1. The above recitals are incorporated herein by reference.
2. The City hereby grants Orscheln and its contractors and agents temporary access and right-of-way to certain Sewers for the sole purpose of evaluating and rehabilitating, or if no longer in service, closing such Sewers (“Sewer Activity”). Such access shall be in effect during the time of the performance of any construction, work or access required to perform and complete the Sewer Activity.
3. Any such work commenced in furtherance of the Sewer Activity shall be done under Orscheln’s direction and control.
4. Orscheln shall perform Sewer Activity at its sole cost and expense.
5. By their signatures below, the parties hereby agree to bind themselves and their successors or assigns to the terms of this Agreement. The parties acknowledge and agree that fax or PDF signatures on this Agreement shall be given the same effect as original signatures.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first mentioned above.

Orscheln

City

Orscheln Management Co.

City of Moberly, Missouri,

By: _____
Barbara A. Westhues
Executive Vice President

By: _____
Jerry Jeffrey
Mayor

ATTEST:

D.K. Galloway CMC/MRCC, City Clerk

City of Moberly City Council Agenda Summary

Agenda Number: _____
 Department: Public Works
 Date: March 2, 2020

WS #2.

Agenda Item: Estimates to clean up the Fennel, Pro Auto and JT Cross buildings.

Summary: I was tasked with getting these cleaned up and salvaging what we could to evaluate for potential renovation, at least to a level for preservation.

Please see attached summary.

Recommended

Action: Approve this ordinance.

Fund Name: N/A

Account Number: N/A

Available Budget \$: N/A

| 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>Estimates</u> | Passed | Failed | |

Fennel, Pro Auto & JT Cross buildings

Fennel – This is one of the more historically significant buildings in downtown. This has elevated the desire to save it from destruction. I have attached a spread sheet with the proposed steps to and costs to get these buildings asbestos & deteriorated materials removed and new structure and framework built back to original design and a new 20-year warranty membrane roof installed. We have also budgeted for new garage doors, window repair and restoration. The proposed work would have a watertight secure structure ready for renovation to whatever future use is determined.

Pro Auto – This building was a single story with steel cross beams. Nearly all of the wooden decking was rotten as they had let the roof go for too long. This has all been removed and the deteriorated rear block wall was destroyed. The plans are to build back West wall with multiple overhead doors. Build back all wooded support and decking and roof the building with 20-year warranty membrane roof. Repair electrical, replace doors, windows and paint interior with new LED lighting. The goal is to have this as a close proximity storage facility for the Police and Fire trailers, equipment and support vehicles. It has a good concrete floor and drains, and easily have HVAC, if desired.

The JT Cross building was not salvageable except for the reasonably good paver brick walls. They were saved and currently supported. The inner structure was all razed, and we have removed the multi-level concrete floors and filled the area with waste rock/lime to seal off for solid base. We have designs for structural steel support framework with internal lean too roofing for a covered inner perimeter court. We are currently awaiting some pricing for this work.

FENNEL BUILDING TOTAL \$132,952.19

| | | | |
|--------------------|---------------------------|---|----------------------|
| ROOF DEMO | \$26,000.00 - \$36,146.00 | This is max, could be as low as \$26K | Wiederman |
| ROOF DISPOSAL | \$2,500.00 | Have to estimate volume/cost | Advanced |
| BUILDING MATERIALS | \$21,656.19 | Can fluctuate lower | Local Supplier |
| LABOR | \$15,000.00 | | |
| ROOF SKIN | \$51,150.00 | 20 Yr Warranty | Watkins or Beaverson |
| DOORS/WINDOWS | \$7,500.00 | Option - Repair & paint | |
| TOTAL | \$140,000.00 | With potential fluctuations I think this is a safe budget # | |

* Will need new electrical, but that will be future owners issue.

* Clean dry shell of building, with roof & structure that could be used for good redevelopment project

| Time Line | |
|-----------|---|
| | Description |
| 1 | Stablize & beam broken rafters, where roof is missing |
| 2 | Clean out upper floor |
| 3 | Clean exterior walls |
| 4 | Demo roof |
| 5 | Rebuild roof framing & re-sheet |
| 6 | Brick work at roof line |
| 7 | Brick work at second floor level |
| 8 | Close in wall opening not used |
| 9 | Roofing applied |
| 10 | Doors replaced |
| 11 | Windows |
| 12 | |
| 13 | |

PRO AUTO \$67,740.36

| | | | |
|-----------------|--|-------------|-------------------------------------|
| MATERIALS | | \$4,596.36 | |
| | | | |
| LABOR | | \$6,000.00 | |
| | | | |
| ROOF | | \$38,000.00 | Synthetic Roof - 20 Yr Warranty |
| | | | |
| DOORS | | \$8,144.00 | 5 doors |
| | | | |
| BUILD BACK WALL | | \$7,000.00 | Estimate based on a metal back wall |
| | | | |
| FRONT DOOR | | \$1,000.00 | |
| | | | |
| ELECTRICAL | | \$3,000.00 | |

| | | | |
|-----------------|--|--------------------|--|
| | | \$67,740.36 | Nice operable storage building/no HVAC |
| Use as budget # | | \$70,000.00 | Room for lights/paint |

| | JT CROSS LUMBER | |
|-----------|-----------------|----------|
| MATERIALS | \$ | COMMENTS |
| LABOR | \$ | |
| | \$ | |
| | \$ | |
| | \$ | |

City of Moberly City Council Agenda Summary

Agenda Number: _____
 Department: Public Utilities
 Date: March 2, 2020

WS #3.

Agenda Item: Presentation on Bond Issue

Summary: See Attached presentation

Recommended

Action: No action at this time.

Fund Name: N/A

Account Number: N/A

Available Budget \$: \$0

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

City of

Moberly!

2020 Water Bond Issue and
½¢ Capital Improvement Sales Tax Reauthorization

Water & Sewer Bond Issue

- Election day: April 7th, 2020
- Amount: \$18,000,000
- A simple majority is required for passage
- The money raised through bonds will pay for water and sewer system capital improvement projects
- Water and sewer customers will pay back borrowed money over time through previously approved rate increases



WS #3.

Water & Sewer Bond Issue

- Utilities generally use bonds to finance large-scale projects.
- Past Bond elections were approved in 2004 & 2006. Last bond issue was funded in 2008.
 - Emphasis for previous projects was sewage pumping, drinking water treatment improvements and combined sewer/stormwater separation
- Borrowing money spreads the cost of expensive projects over time.

City of
Moberly!

Projects Completed from 2004-2006 Bonds and Capital Improvements Sales Tax

Funds utilized were From rates, bond issues and capital improvement sales tax

Nearly \$26 Million in named projects have been completed to date

- 4.25 miles (22,500') of water line replacements have been completed between 2011-2017

Drinking Water Plant major upgrade including new intake structure at Sugar Creek Lake and new raw water line to plant as well as process improvements

Wastewater treatment facility improvements including sludge holding and disinfection of wastewater

3 sewer pump stations replaced

Sewer rehabilitation projects including storm water separation from Combined Sewers

Age of pipeline assets

Maps around the room indicate when different parts of Moberly developed and what lines have been replaced or added since 1900s-1990s

Typical life of water lines is 50-100 years

Typical life of sewer lines is the same, depending on soil conditions, peak flow, number of sewer taps, etc.

Manholes have a shorter life span and need maintenance or replacement sooner

Water valves also need maintenance and regular exercise



City of

Moberly!

WS #3.

2020 Water & Sewer Bond Issue and CIP Sales Tax Re- Authorization

- **Water Distribution & Sewer Collection is the primary focus of this bond issue.**
 - **To replace and upgrade existing water pipes, reduce water loss from leaks, and increase reliability for residents and businesses**
 - **To replace and upgrade sewer pipes and manholes to reduce sewer backups, reduce the amount of stormwater and groundwater pumped and sent to the wastewater treatment plant, and extend the life of the sewer system**
 - **To replace 4 failing obsolete sewer pump stations with 2 new ones**



2020 Water & Sewer Bond Issue and CIP Sales Tax Re- Authorization

WS #3.

City of

Moberly!



- The proposed project list was developed from previous studies conducted by the City's engineering consultants and failure of critical assets
- Improvements in one area have far reaching impacts due to the system being interconnected
- Water main replacements also increase fire flow, so benefits are two-fold
- Bond Funding is the least expensive method of funding infrastructure replacement for assets that last 25, 50, or even 100 years



Sturgeon Street 14" water main replacement(Rollins-Mckinsey) \$600,000 estimated

WS #3.



S. Morley Street 12" Water Main Replacement (McKinsey-Terrill Rd) \$1.6M estimated



Water Sales (Gross Revenue) are projected at \$2.373M for 2019-2020 FY



5% Rate increases are set for July 1st, 2020 and July 1st,2021.



These rate increases would need to be much higher to complete the immediate water main replacement work necessary if the bond election fails

**2020 Bond Election and
1/2¢ Capital Improvement Sales Tax
Proposed Project List**

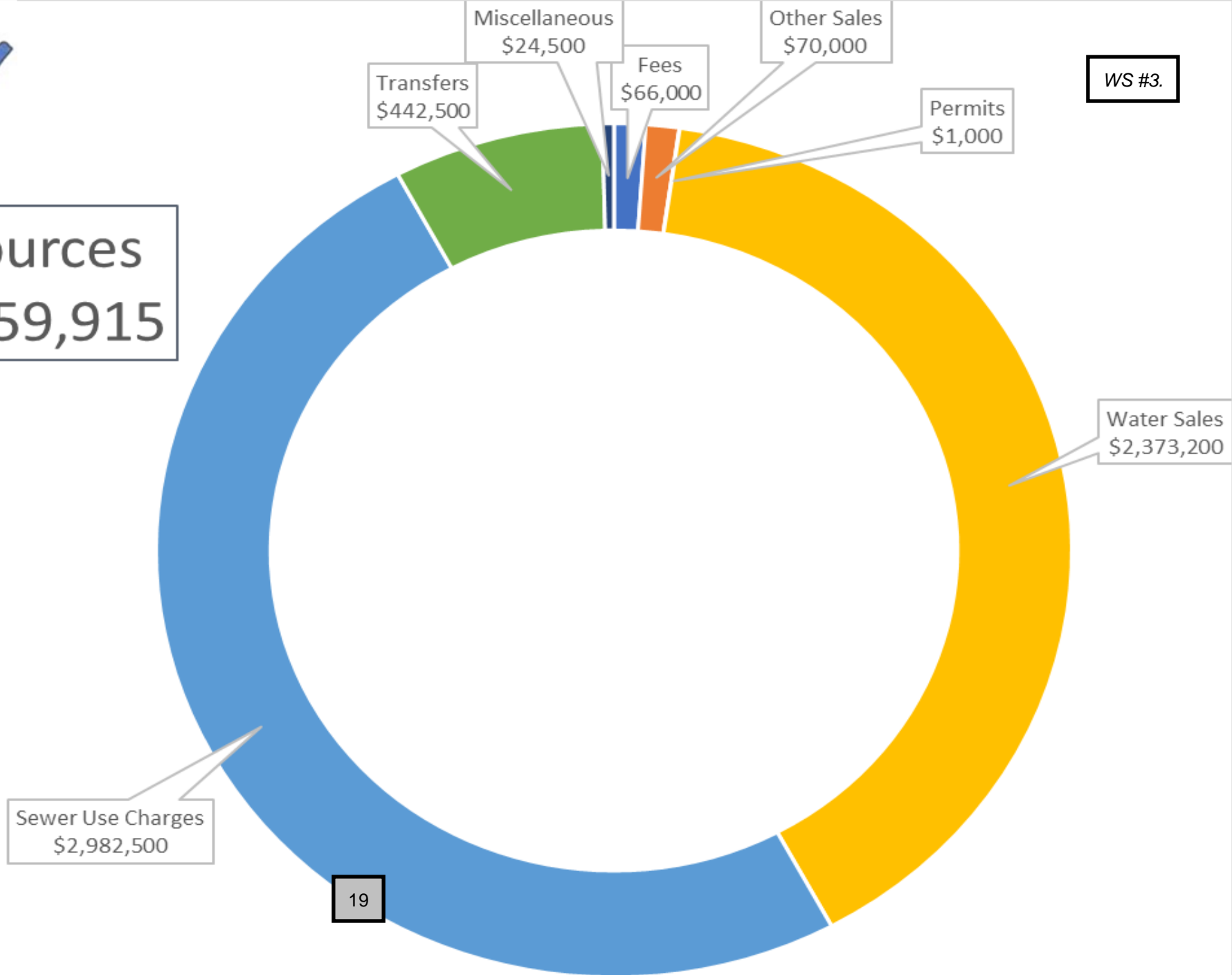
WS #3.

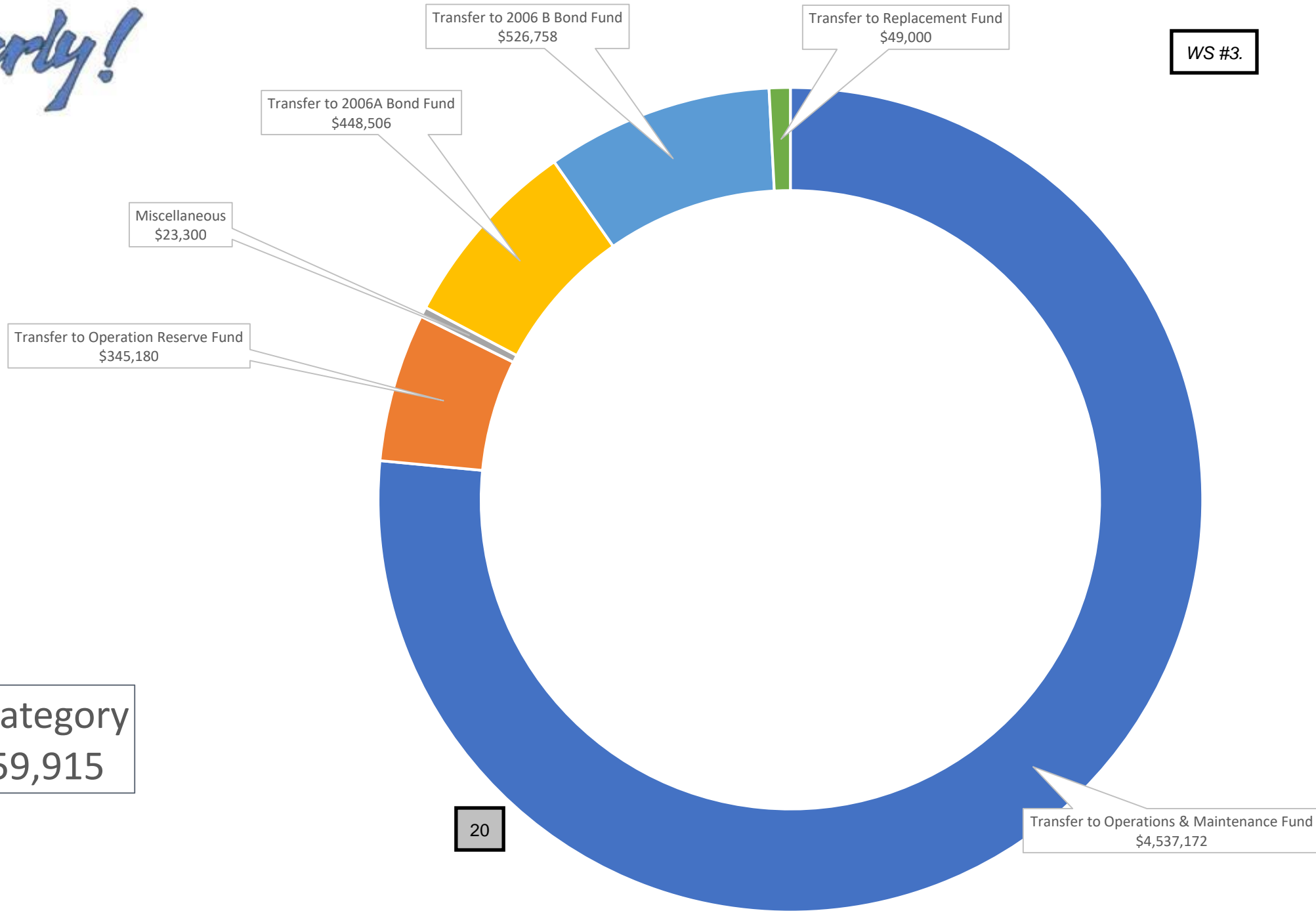
| Water Mains | Estimated Cost | |
|---|-----------------------|-------------------|
| South Morley (McKinsey - Terrill Rd) | \$ | 600,000 |
| Sturgeon St (Rollins - McKinsey) | \$ | 1,600,000 |
| Logan, McKinsey, Burkhart, Monroe, Cleveland, Promenade | \$ | 2,500,000 |
| Water Pipes Replacement, other | \$ | 1,000,000 |
| Total | \$ | 5,700,000 |
| Water Plant | | |
| Solids Contact Units Rebuilt, Coated | \$ | 500,000 |
| Booster Pump Station | \$ | 500,000 |
| Total | \$ | 1,000,000 |
| Sewer Collection System | | |
| Northwest Sewer Pump Station | \$ | 2,750,000 |
| 7 Bridges Lagoon cleanout, dry basin | \$ | 500,000 |
| Rollins St Lagoon cleanout, dry basin | \$ | 350,000 |
| Sparks Ave Sewer Pump Station, sewer on Sparks | \$ | 625,000 |
| Rollins Sewer Pump Station | \$ | 2,150,000 |
| Morley Pump Station Upgrade | \$ | 950,000 |
| Sewer Relining Projects | \$ | 1,500,000 |
| Manhole replacements | \$ | 500,000 |
| Total | \$ | 9,325,000 |
| Contingency | \$ | 1,975,000 |
| Total Proposed Projects | \$ | 18,000,000 |

*Projects may change as additional engineering design is completed and projects are bid.



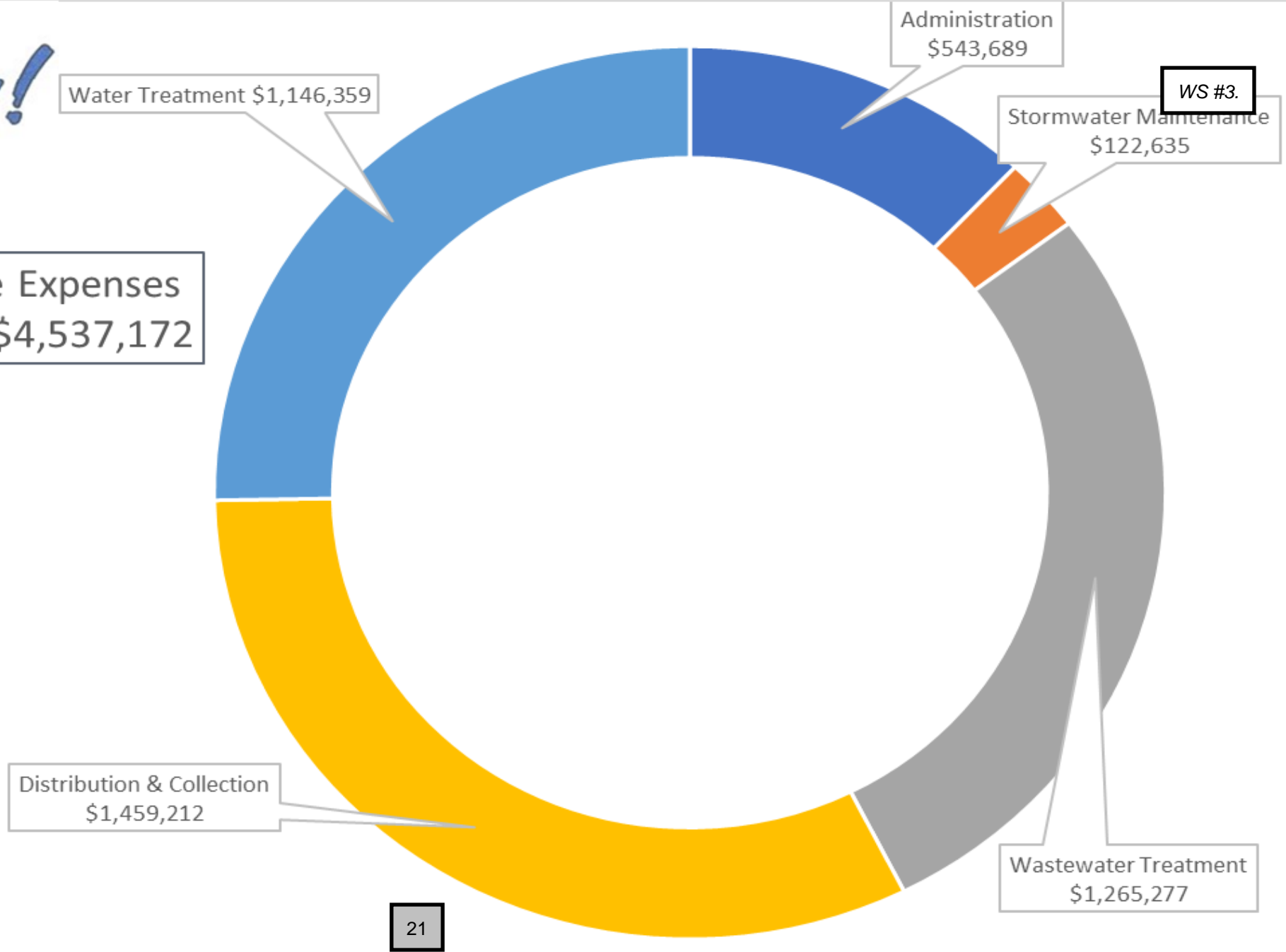
Utility Revenue Sources
FY 2019-2020 \$5,959,915





Utility Expenses by Category
FY 2019-2020 \$5,959,915

Operation & Maintenance Expenses
by Department Budgeted \$4,537,172



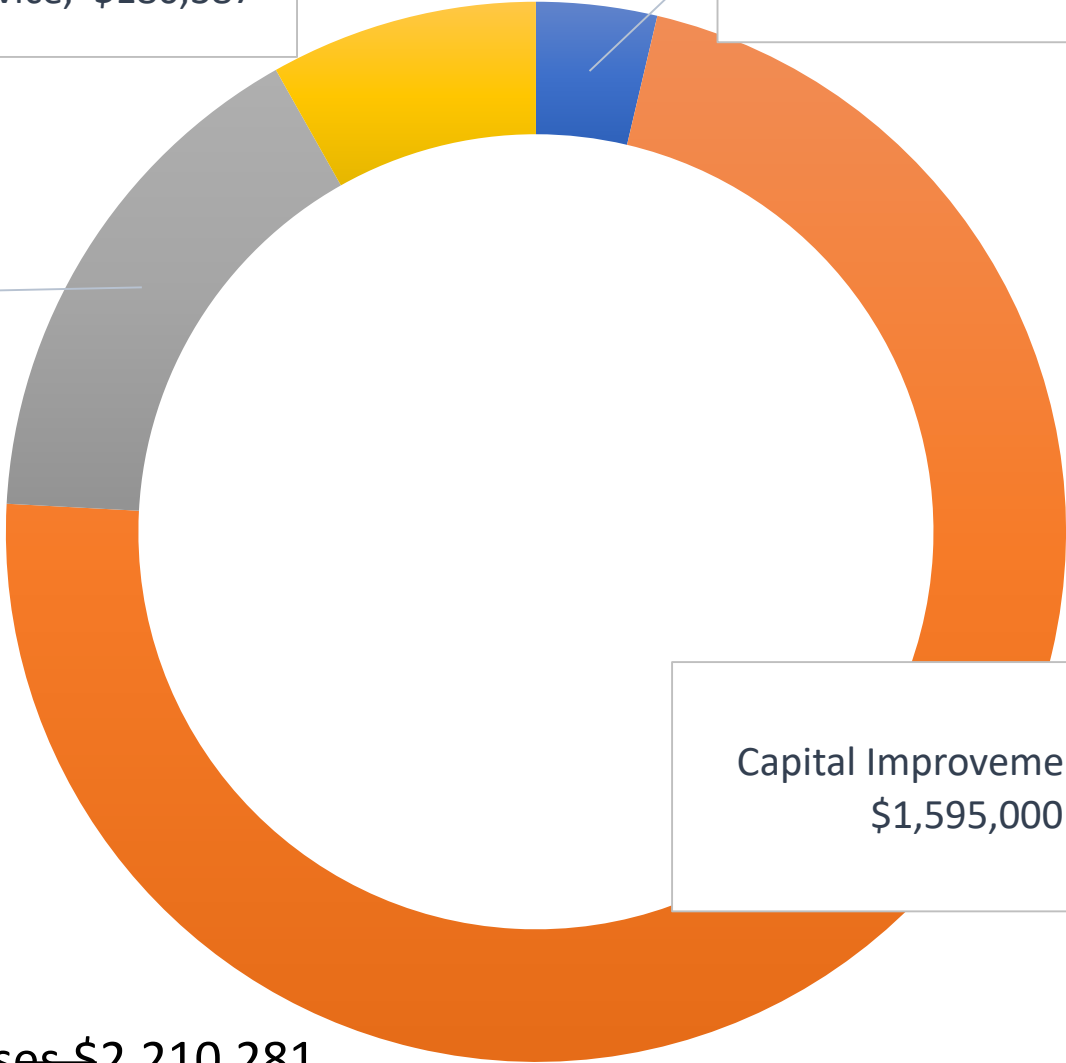


2008A Bonds Debt Service, \$180,387

WS #3.
Contractual Services, \$81,325

2004C Bonds Debt Service, \$353,570

**Capital Improvement
Sales Tax Fund
2019-2020 Budget***



Capital Improvement Plan,
\$1,595,000

*Revenue Projected \$1,212,800, Reserves used for remaining projects. Total Budget expenses \$2,210,281

More Information Available at:

- www.cityofmoberly.com
- City of Moberly facebook page
- Mary West-Calcagno, mwc@cityofmoberly.com



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- Thank you for your attention, and please don't forget to vote April 7!