

A G E N D A
WORK SESSION MEETING
City of Moberly
October 18, 2021
6:00 PM

Requests, Ordinances, and Miscellaneous

- [1.](#) Appointment to the University of Missouri Extension Council.
- [2.](#) Review of Phase 2 Solar solution from ESP at Rothwell Park.
- [3.](#) Appointment to the Fire Prevention Board

City of Moberly

City Council Agenda Summary

Agenda Number: _____
Department: City Manager
Date: October 18, 2021

WS #1.

Agenda Item: Appointment to the University of Missouri Extension Council

Summary: Matt Douglass term as the City of Moberly appointee will expire on March 2022. A City representative will need to be re-appointed to this board. Staff is recommending re-appointed of Matt Douglass to fulfill this 2-year term.

Recommended

Action: Direct staff to bring to the November 1st Council meeting for final approval.

Fund Name: N/A

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 checked="" 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___ **Jeffrey** ___ ___

Council Member

M___ S___ **Brubaker** ___ ___

M___ S___ **Kimmons** ___ ___

M___ S___ **Davis** ___ ___

M___ S___ **Kyser** ___ ___

Passed Failed

From: Matt Douglass <mattd@cityofmoberly.com>
Sent: Tuesday, October 5, 2021 4:48 PM
To: Brian Crane <bcrane@cityofmoberly.com>
Cc: Shirley Olney <shirleyo@cityofmoberly.com>
Subject: FW: Extension Council

I am happy to do another 2 year term on the MU Extension Council.

Thanks,
 Matt

Matt Douglass, CPA
Assistant Finance Director

City of Moberly
 101 West Reed Street
 Moberly, MO 65270
 Phone: (660) 269-7601
 Fax: (660) 269-8171
www.cityofmoberly.com

From: Rodman, Candace <c.rodman@missouri.edu>
Sent: Tuesday, October 5, 2021 2:59 PM
To: Matt Douglass <mattd@cityofmoberly.com>
Cc: Roth, Stacey <rothst@missouri.edu>
Subject: Extension Council

Matt,

Thank you so much for serving on the Extension Council! Your term as the City of Moberly Appointee ends in March of 2022. However, as a non-elected member you can be re-appointed for another 2 years if you so choose (and we hope you do).

Please confirm with the city manager whether or not you would like to continue to serve on our council by January of 2022.

Thank you!

Candace Rodman
 County Engagement Specialist- [Randolph County](#)
 Nutrition & Health Specialist- Randolph, Macon, Linn County
 MOCAN Coordinator MOCAN.org
 509 W Reed St
 Moberly, MO 65270
 Office 660-269-9656
 Cell 501-920-0591



an equal opportunity/ADA institution

October 13,2021

Brian Crane, City Manager
City of Moberly
101 W. Reed Street
Moberly, MO 65270

Re: Pavilion-Solar Proposal from ESP

Dear Mr. Crane,

Thank you for your patience as we have worked through this Pavilion and Solar project development, and we thank you for allowing ESP to provide you with this proposal. As you know there have been quite a few questions on this package and we have been working to resolve those questions as well as to get multiple costs on the project. In summary we are presenting three options below that build on each other: 1) Pavilion Installation, 2) Add Rooftop Solar to option one, 3) Add solar installations at Youth Center/Maintenance and golf shed.

1.) Pavilion Installation

The Pavilion will be an 80' x 110' x 11' high metal structure that includes a 6" concrete floor slab. We are planning to have one contractor (Campbell) do all of the site grading and prep work and another contractor (Kusgen) to install the building. Engineering is included in the project and ESP will have an on-site representative to coordinate and manage installation activity. The price is shown below, and includes the state required prevailing wage and bonds, plus includes a small contingency that you will get back if not required for any unseen issues.

City of Moberly - Pavilion/Solar Project

Select	Energy Conservation Measure and Associated Building	Projected Annual Energy Savings	Turnkey Installed Price
x	AC-Pavillion Structure	\$0	\$324,698
x	ESP Payment and Performance Bonds	\$0	\$6,494
x	Contingency	\$0	\$9,366
	PROJECT TOTALS (for selected measures)	\$0	\$340,559

To help pay for this option, the remaining contingency of \$152,337 from the current energy project contract can be applied, as well as the grant funds that the City has already obtained. That would leave \$98,222 that the City could contribute directly or could add to the lease payment of the energy project. In that case it would add about \$8,000 per year over the 15-year lease.

Project Costs

Energy Measures Installed Cost	\$	340,559
EPC Contingency	\$	152,337
Grant Funds	\$	90,000
Utility Incentives	\$	-
Phase 1 Buydown	\$	-
Net Capitalized Costs	\$	98,222

2.) Add Rooftop Solar to Pavilion

This option includes everything in the first option and adds the rooftop solar component to the Pavilion. The biggest change that we made to this was to remove the solar array that was located by the pool, as it did not improve the overall payback to the system. It does include a 47.5 kW-dc array on the Pavilion that will be electrically tied to the Aquatic Center, and it includes a 17.8 kW-dc array that is electrically tied to the Lodge. The price is shown below, and includes the state required prevailing wage and bonds, plus includes a small contingency that you will get back if not required for any unseen issues.

City of Moberly - Pavilion/Solar Project

Select	Energy Conservation Measure and Associated Building	Projected Annual Energy Savings	Turnkey Installed Price
x	AC-Pavillion Structure	\$0	\$324,698
x	AC-Canopy Mount Solar (47.5 kW-dc)	\$3,719	\$163,140
x	TL-Canopy Mount Solar (17.80 kW-dc)	\$2,045	\$68,327
x	ESP Payment and Performance Bonds	\$0	\$11,123
x	Contingency	\$0	\$16,043
	PROJECT TOTALS (for selected measures)	\$5,764	\$583,331

To help pay for this option, the remaining contingency of \$152,337 from the current energy project contract can be applied, the grant funds that the City has already obtained, and about \$15,400 of utility rebate incentives. That would leave \$325,594 that the City could add to the lease payment of the energy project, which would add about \$22,700 per year over the 15-year lease, with about \$5,500 being offset by savings.

Project Costs

Energy Measures Installed Cost	\$	583,331
EPC Contingency	\$	152,337
Grant Funds	\$	90,000
Utility Incentives	\$	15,400
Phase 1 Buydown	\$	-
Net Capitalized Costs	\$	325,594

3.) Add Youth Center/Maintenance and Golf Shed Solar

This option was basically the original project that ESP started evaluating, the only difference in that it included a solar array next to the pool. We spent quite a bit of time updating this option and chasing down various alternatives, including trying to find a way to add a canopy structure to the pool area. In the end, ESP does not feel that this option generates an acceptable ROI and we do not recommend its installation. We did want to include it as an option though since this is what was originally proposed by the solar provider. This option includes everything in the first two options, then adds the solar for the Youth Center, Maintenance Building, and Golf shed back into the project. Specifically, it includes a 16.5 kW-dc ground mount at the Youth Center and a 15.84 kW-dc ground mount system at the Maintenance Shed, both of which are electrically tied to the same Evergy meter. This option also includes a 15.84 kW-dc system for the golf shed. The price is shown below, and includes the state required prevailing wage and bonds, plus includes a small contingency that you will get back if not required for any unseen issues.

City of Moberly - Pavilion/Solar Project

Select	Energy Conservation Measure and Associated Building	Projected Annual Energy Savings	Turnkey Installed Price
x	YC-Ground Mount Solar (16.50 kW-dc)	\$2,019	\$54,106
x	GC-Roof Mount Solar (9.24 kW-dc)	\$1,123	\$33,870
x	MS-Ground Mount Solar (15.84 kW-dc)	\$1,758	\$51,942
x	AC-Pavillion Structure	\$0	\$324,698
x	AC-Canopy Mount Solar (47.5 kW-dc)	\$3,719	\$163,140
x	TL-Canopy Mount Solar (17.80 kW-dc)	\$2,045	\$68,327
x	ESP Payment and Performance Bonds	\$0	\$13,922
x	Contingency	\$0	\$20,079
	PROJECT TOTALS (for selected measures)	\$10,664	\$730,083

To help pay for this option, the remaining contingency of \$152,337 from the current energy project contract can be applied, as well as the grant funds that the City has already obtained. That would leave \$487,746 that the City could add to the lease payment of the energy project, which would add about \$26,000 per year over the 15-year lease.

Project Costs

Energy Measures Installed Cost	\$	730,083
EPC Contingency	\$	152,337
Grant Funds	\$	90,000
Utility Incentives	\$	35,393
Phase 1 Buydown	\$	-
Net Capitalized Costs	\$	452,354

Please let us know what you think regarding these two options. It's our understanding that the Pavilion installation is a top priority of the City and we are prepared to start immediately upon your approval. In the case of option #1, we would need to execute a change order to the existing contract for \$188,222 (Pavilion cost of \$340,559 minus the current contingency of \$152,337) to start.

Thanks,



Ronald D. LaCombe, P.E.
Vice President of Operations

Cc: Troy Bock, Director of Moberly Parks & Recreation
Jeff Flathman, President

City of Moberly

City Council Agenda Summary

Agenda Number: WS #2.
 Department: Administration
 Date: October 18, 2021

Agenda Item: Phase 2 Solar solution

Summary: MC Power under the previous Phase 2 solar agreement, has not done the work from Phase 2. City staff has been looking at alternative solutions. ESP has been involved in developing solutions and evaluating whether the full scope of Phase 2 cash flows, especially with today's increased materials and labor prices two years after the original agreement.

ESP concluded Phase 2 does not cash flow. City staff is recommending moving ahead with the second option in the attached list of options from ESP. This will allow for the construction of a pavilion with solar north of the Riley Pavilion. The rest of the original Phase 2 projects will not be done as they do not cash flow. This lone project is worth doing to fully develop the attached outdoor special event area, fulfill a project promised in the 10 year plan and sales tax renewal, and fulfill a project supported by Swift Prepared Foods.

Option 2 includes a concrete slab which we originally were going to do following the construction of the solar pavilion under the original Phase 2 agreement for an additional \$80,000-\$100,000.

Recommended Action: Ask staff to bring a resolution to the November 1, 2021 meeting for approval of Option 2 presented by ESP.

Fund Name: Parks – Capital Improvement

Account Number: 115.041.5502

Available Budget \$: \$771,062.22

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 checked="" type="checkbox"/> Other _____

Roll Call

Aye **Nay**

Mayor

M___ S___ **Jeffrey** _____

Council Member

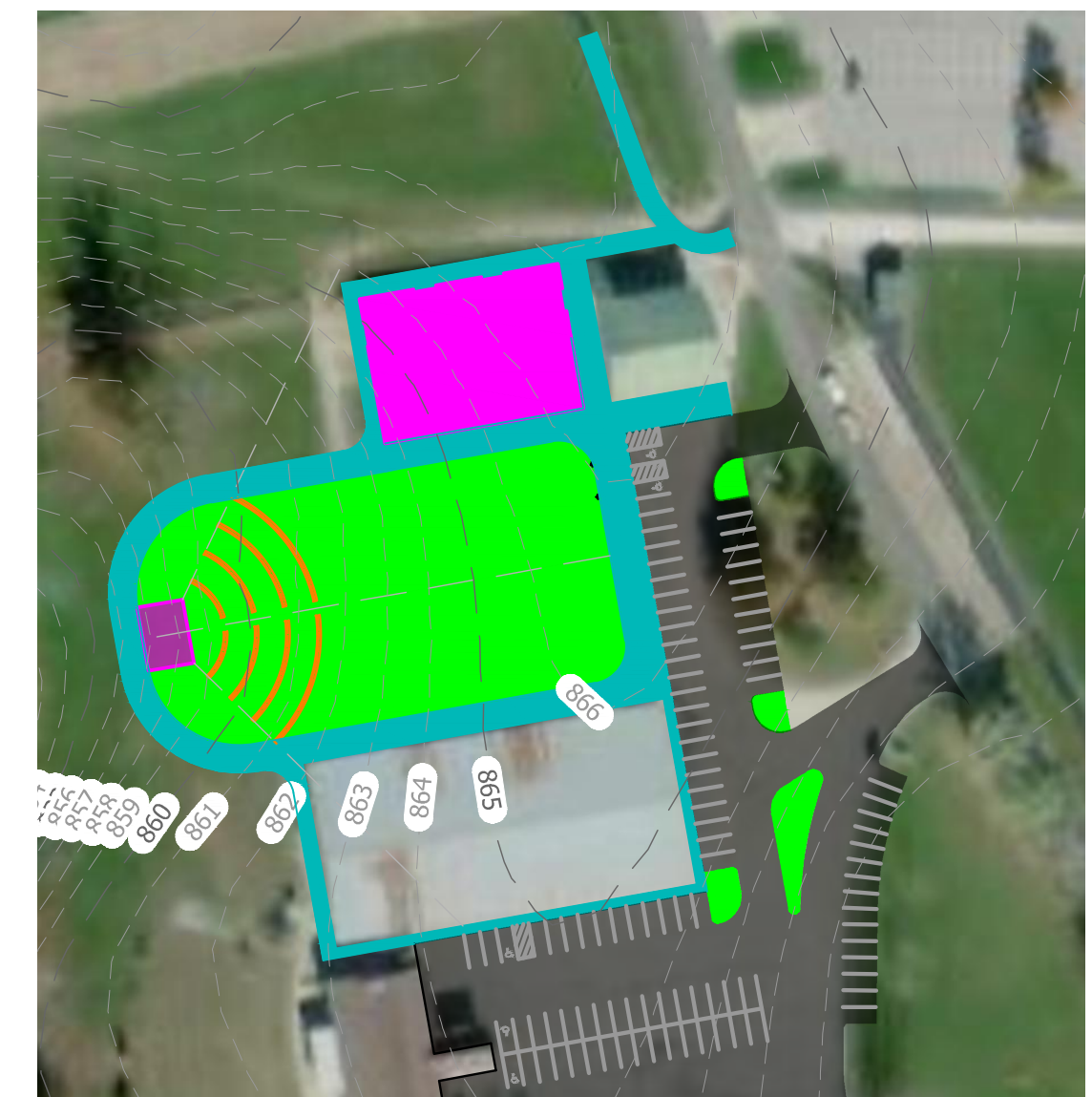
M___ S___ **Brubaker** _____

M___ S___ **Kimmons** _____

M___ S___ **Davis** _____

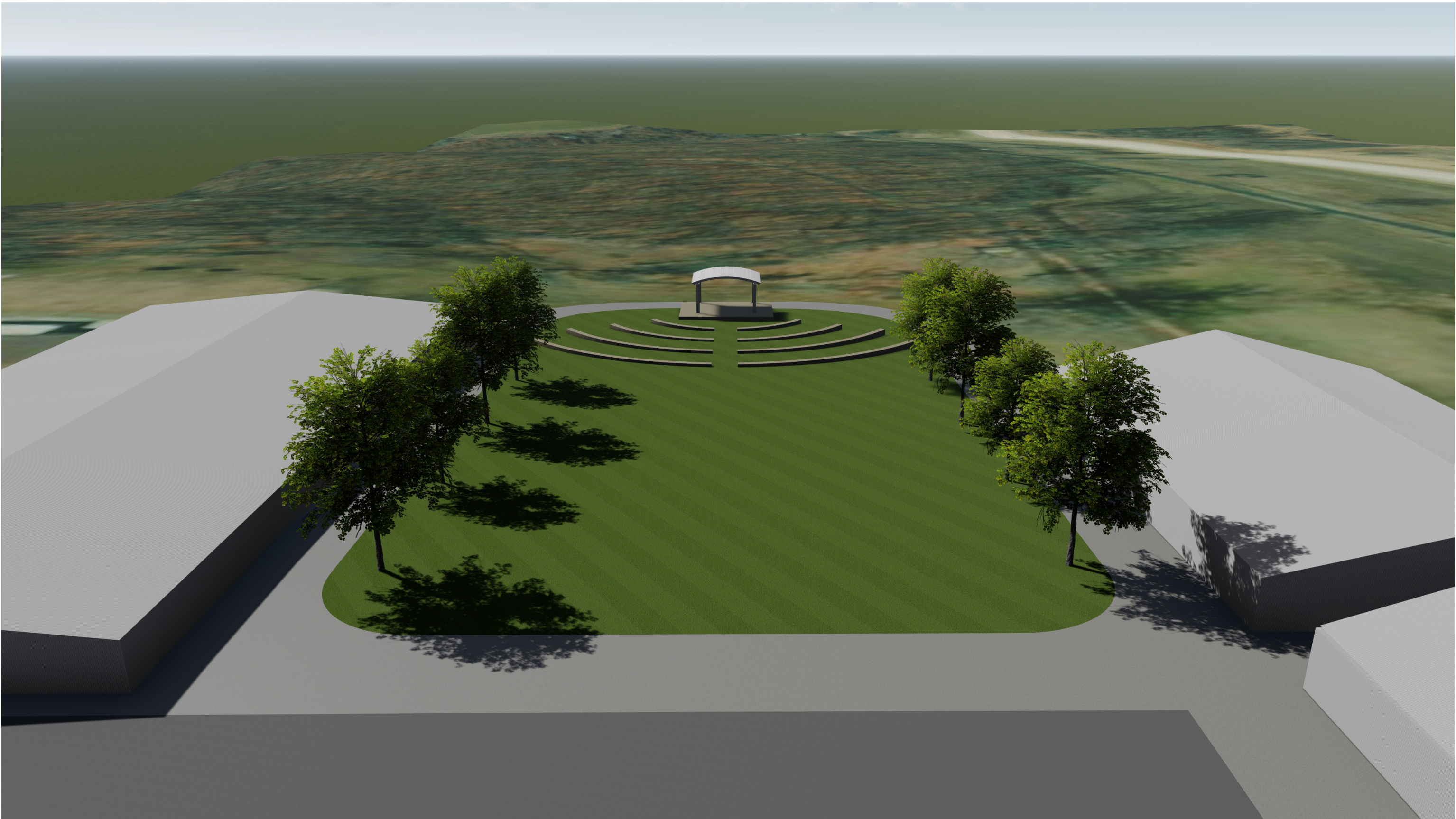
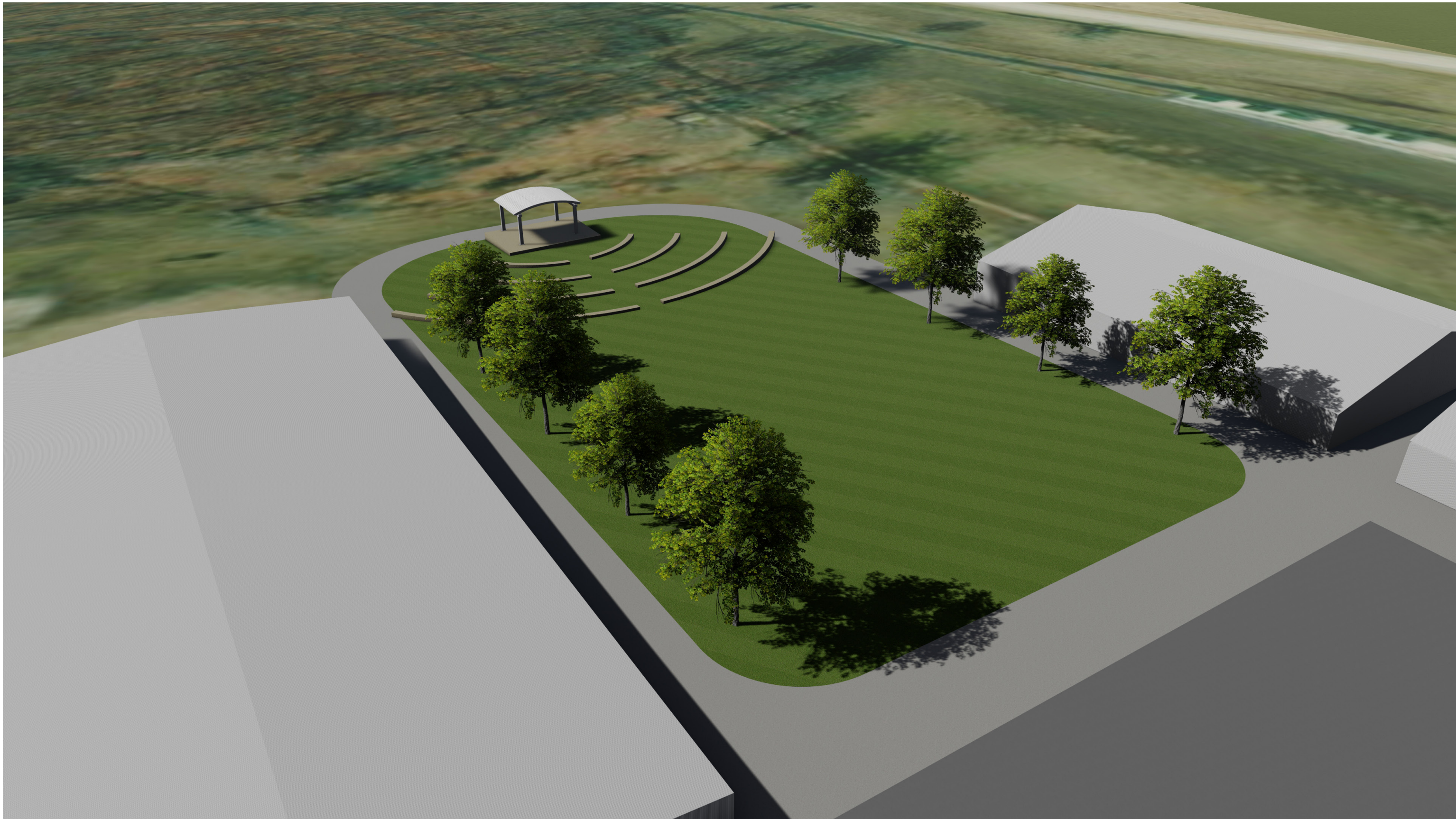
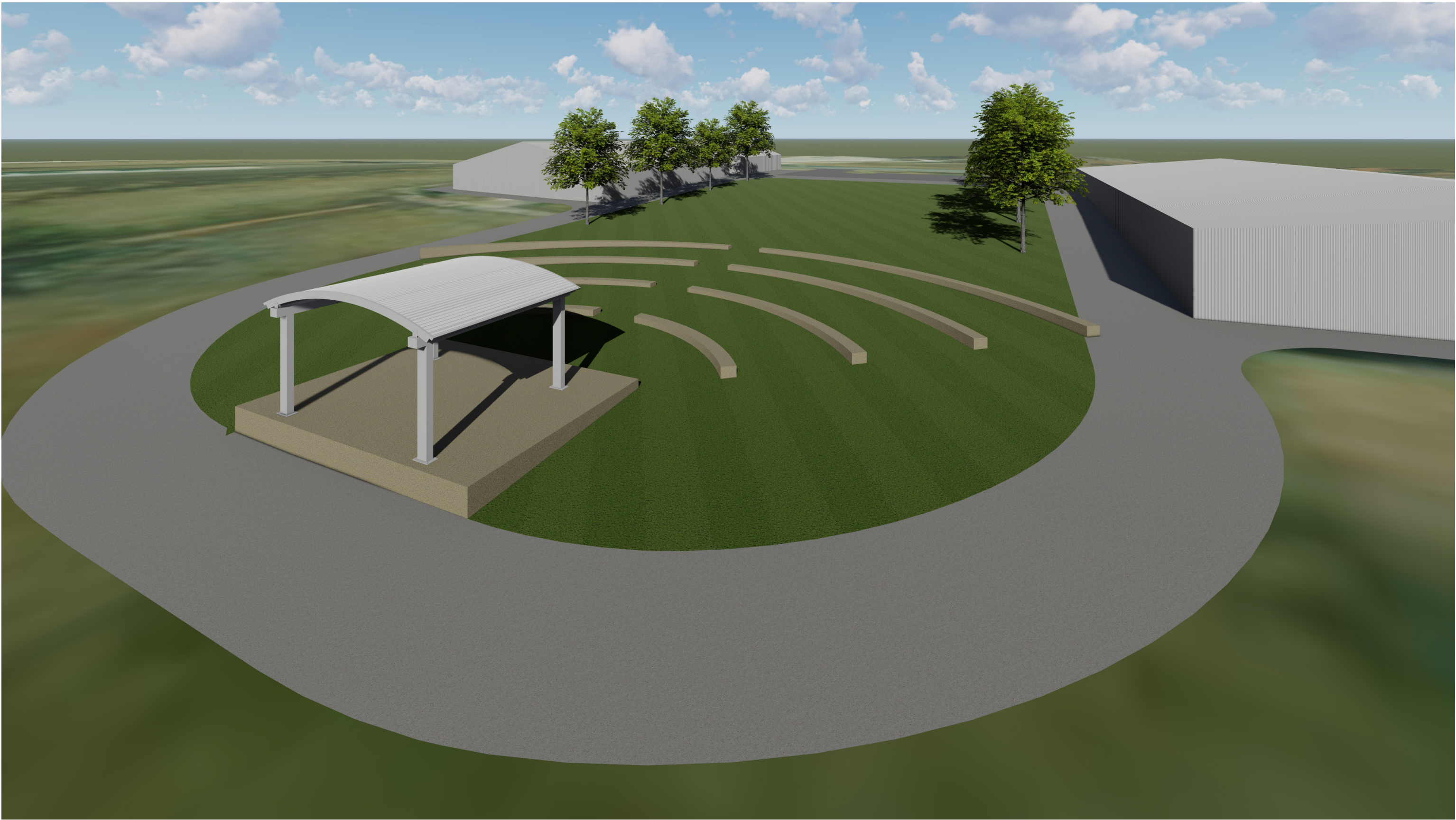
M___ S___ **Kyser** _____

Passed Failed



THE PROPOSED AMPHITHEATER IS ALIGNED WITH THE CENTERLINE OF THE GREAT LAWN.





AMPHITHEATER EXHIBIT
MOBERLY, MISSOURI

Bartlett & West

City of Moberly

City Council Agenda Summary

Agenda Number: WS #3.
 Department: Fire
 Date: October 18, 2021

Agenda Item: Appointment to the Fire Prevention Board

Summary: In October 2021 Board Member Tom Hall's term will expire. The Fire Department has had conversation with Mr. Hall where he stated he would like to remain on the board.

Recommended Action: Direct staff to bring to the November 1st Council meeting for approving of appointing Mr. Hall to the board.

Fund Name: N/A

Account Number: N/A

Available Budget \$: 0.00

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 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___ **Jeffrey** ___ ___

Council Member

M___ S___ **Brubaker** ___ ___

M___ S___ **Kimmons** ___ ___

M___ S___ **Davis** ___ ___

M___ S___ **Kyser** ___ ___

Passed Failed



Board/Commission Application Form

Individuals serving on boards or commissions play an important role in advising the City Council on matters of interest to our community and its future. For the most part, Board and Commission members must be residents of City of Moberly. When a vacancy occurs, an announcement of that vacancy will be posted. The City Council will review all applications. The appointment will be made at a formal City Council meeting. Appointees serve as unpaid volunteers.

This application is a public document and as such it or the information it contains may be reproduced and distributed. This application will remain active for two years and you will automatically be considered for any vacancy occurring during that time.

Name of Board or Commission: Moberly Fire Appeals Date: 10-14-21

Your Name: Tom Hall Street Address: 2000 U.S. Hwy 63 South Moberly, MO 65270

Phone number(s): (evening) (660) 651-2749 (day) same

Email: thall@orscheln.com

Do you live within the corporate limits of City of Moberly? ☒ Yes / ☐ No

How long have you been a resident of City of Moberly? 31 years

Occupation: EHS Mngr ORMANCO Employer: Orscheln Mngt. Co. ORMANCO

Optional Questions (use back of application if necessary)

What experience and/or skills do you have that might especially qualify you to serve on this board or commission?

30 years experience in Governmental and regulatory compliance

What particular contributions do you feel you can make to this board or commission?

Practical sense and the ability to interpret and apply complex Government regulations.

I will attend meetings in accordance with the adopted policies of City of Moberly, Missouri. If at any time my business or professional interests conflict with the interests of the Commission, I will not participate in such deliberations. References may be secured from the following individuals:

1. Russ Freed, ORMANCO Phone: (660) 651-2749
2. _____ Phone: _____
3. _____ Phone: _____

Tom Hall, for ORMANCO Digitally signed by Tom Hall, for ORMANCO
Date: 2021.10.14 11:29:44 -05'00'

Signature of Applicant

*Additional Information may be attached to this form.

Return to: City of Moberly, 101 West Reed Street, Moberly, MO 65270