

CITY OF WEBB CITY, MISSOURI
CITY COUNCIL MEETING
Tentative AGENDA
Monday, April 8, 2024
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INVOCATION
PLEDGE

Pastor Dustin Burdin from First Baptist Church will give the invocation

OPENING OF MEETING

Roll Call
Mayor's Statement
Public Comments

PRESENTATION

Trail Plans Presented by Robert Herbst with Joplin Trails Coalition

ADMINISTRATOR'S REPORT

Administrator Report

CONSENT AGENDA

1. Council Minutes-March 25, 2024
2. Treasurer's Report

ORDINANCES AND RESOLUTIONS

Council Bill No. 24-003 Enacting Section 405.185 of WC code Cross Assess Easement Agreement (2nd)

MOTIONS

O&M-Metal Roof Repair at 110 E. Church Street (Motion to approve and vote)

COMMITTEE REPORT

1. Financial Oversight
 - A. Statement of Accounts, April 8, 2024, Action & Authorization
2. Committee of the Whole
 - Next Council Meeting April 22, 2024

ADJOURN SINE DIE

OATH OF OFFICE

Ward 1 – Ray Edwards (2026)
Ward 2 – Alisa Barroeta (2026)
Ward 3 – Jerry Fisher (2026)
Ward 4 – Jim Dawson (2026)

CALL TO ORDER

REOPENING OF MEETING

Roll Call

MAYORAL APPOINTMENTS

A. Finance Committee:

Gina Monson-Chairman

Andy Queen

Brad Baker-Alternate

MAYOR PRO TEM NOMINATION

(Nominate and vote)

CLOSED SESSION

RSMO: 610.021 Subsection (2) Real Estate

ADJOURN

Administrator's Report 04/08/24

City Wide Cleanup May 6th-10th. Pickup will occur on your regularly scheduled collection day. Normal trash pickup will occur then a second bulk truck will make the rounds. For details of acceptable items please refer to our website at www.webbcitymo.org.



City staff continue to work with the Dawson Heritage Foundation regarding site plans for the **future Webb City Recreation Facility** to be located in King Jack Park. We are working on plans for fill to bring the building to curb level, parking lot arrangements and bringing in the utilities. Pictured are the potholes dug at the site and so far we have found nothing that worries us.

Recent announcements for improvements and funding regarding planned expansions at Fidelity and Interstate 44 have drawn the attention of City Staff. **We believe it to be of utmost importance that Interstate 49 be routed off of Interstate 44 and moved to MO249 and MO 171** which we have always been told were already built to interstate standards for that purpose. The recent increase in accidents demonstrate that running both interstate systems in the same location is dangerous and this was intended to be a temporary fix until the Carthage 171 and 49 interchange could be improved to interstate standards. If this planned expansion goes through the city of Webb City, the eastern side of Joplin, Carterville and all the distance from Carthage to Webb City may never see the advantages of having an Interstate Highway. And in addition to the loss of any future economic impacts the unsafe conditions will just continue along Interstate 44.

City staff were prepared and standing by when the storms came through last Monday evening. We had reports from the Police Department of some trees along Golf Road but no structural damage was reported with the high winds that were experienced. The rain was

welcome. All four fountains in the park were operating yesterday. Been awhile since we have seen that.

Work is continuing on the **Waste Water manhole rehabs** and lining of some lift stations. Staff have been very busy this past couple weeks with waste water issues regarding new developments' and businesses in the city. We are definitely seeing some interest in properties that have sat vacant without utilities for many years.

Previous Meetings

Staff met with members of the Farmers Market in our monthly meeting. Some of the items discussed were routine maintenance needed in the kitchen and also that the board has decided to curtail private rentals of the kitchen facility. The costs to upkeep the facility and utilities have required the market to utilize the kitchen only for their activities.

In our effort to continually **locate water leaks** public works will be digging in the Mathew Circle area west of the Public Works location for what is believed to be another water leak. We have made significant progress in finding the leaks recently and that is evident by monitoring our run time through the SCADA system installed at our wells.

If you get a chance please drive up East Street and see **the poles that are going up for the new Tee Time Facility**. Exciting to see the progress!

Public Works and Waste Water staff will be teaming up in the next few weeks to complete an install of a trash basket system on the East Street lift station. This will require a temporary bypass while crews do the necessary work. At this time we do not think closing of the road will be required. We will most likely use our Vactor Trucks to pump the manhole on the other side of the road and then transport the waste up the pipe.

Water crews located a large leak on Stadium Drive last week. This repair has certainly made a difference in our required water pumping. Crews have been focused for some time on locating any leaks and this one appears to have been significantly contributing to our loss. Their efforts have been instrumental in not only locating any leaks but their skill in repairing them is impressive. We still encourage not only our employees but all citizens to report any abnormal standing water they might notice.

Parks Department has been busy preparing for the start of soccer games on next week.

Baseball and Softball signups are ongoing and we hope to have another great year within the Parks Recreation programs.

As we move closer to summer we will be **evaluating streets for this year's overlay project**. If you have locations you would like us to look at please let us know.

Popeye's is now open! Whataburger will follow soon. Tee Time plans to open in early spring! Exciting times for Webb City staff as we work to make it all happen.

City staff have met with engineers to discuss the completion of the Transportation Roadway Conditions Plan. We were able to utilize the results of the north side study in last year's overlay project and are hoping to receive council authorization to complete the south half of the city this summer.

The Caboose has been being reconstructed by the Webb City High School Vo-Tech Department. We were recently advised it is near completion and the Parks Department is now working to build a pad in front of the Depot and Farmers Market Kitchen for display. It is our hope this location will prevent some of the vandalism that was occurring back by the splash-Pad.

City staff have been working with traffic consultants to prepare an application for a State of Missouri Traffic Improvement Grant that we plan to fund a possible widening and roundabout project on East Street. This grant would fund on an 80%/20% cost share a total of \$2.5 million on construction costs. We will be seeking council approval for the application and support of the project in the near future.

Well #15 is now on line and operational. So far it looks to be one of our best producers as we continue to evaluate. Our Public Works staff should be recognized for bringing this project in approximately 40% under what the original estimates and budget had called for. We believe to date we have encumbered \$477,000 in expenses with a few outstanding invoices remaining but no where near the \$800,000 in the original estimate.

City staff have met with the owners of the property directly behind Flat Creek Grill and Sleep Inn. It is their desire to begin a commercial project on the land and have requested input from the city as to what we feel would fit best. Several options were discussed and an agreement was made with all to do our best to promote that site as any opportunities present themselves. We look forward to working with them **to spur further commercial ventures within Centennial Retail Park.**

Staff have been working with EPA and Cardinal Valley Habitat Trustees to fund a large concrete pad to be utilized in our bio-solid composting program. Currently we use the gravel area north of the plant to lay out our rows for composting and drying. A concrete pad would reduce wear and tear on our equipment and reduce any water seepage that occurs during the process. **We have received word that this project has been approved for funding and we should be contacted in the near future with further details.** This will be something we have been working on for many years and are excited to see it become even a possibility.

Carl Francis
City Administrator

2024 Dates to remember upcoming;

Recycle and limb yard gate is now open 7 days a week until 6pm.

APRIL

13th: Route 66 Cruise Night, 5 – 8 p.m.

18th: Business 2 Business Showcase

MAY

2nd – 5th: City Wide Yard Sales

3rd: WC Chamber Cornhole Tournament, 12 p.m. (location TBA)

11th: Route 66 Cruise Night, 5 – 8 p.m.

JUNE

8th: Route 66 Cruise Night, 5 – 8 p.m.

JULY

13th: Cruise-a-Palooza, KJP, 10 a.m. – 10 p.m.

19th: WC Chamber Golf Tournament, Briarbrook Country Club

AUGUST

2nd: Teacher Bag Items Due

10th: Route 66 Cruise Night, 5 – 8 p.m.

SEPTEMBER

14th: Route 66 Cruise Night, 5 – 8 p.m.

TBA: Paint The Town Red

OCTOBER

24th: WC Chamber Banquet

31st: Downtown Trick-Or-Treat

NOVEMBER

2nd: Polar Bear Express Tickets On Sale, 9 a.m. - online

TBA: Downtown Holiday Merry Market

30th: Mayor Ragsdale's Park Lighting, 6 p.m.

DECEMBER

5th – 7th / 12th – 14th / 19th – 21st

Polar Bear Express, King Jack Park, 5:30 – 9:00 p.m.

**CITY OF WEBB CITY, MISSOURI
COUNCIL MEETING MINUTES
REGULAR SESSION
Monday, March 25, 2024
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INVOCATION	Chris Jackson of United Methodist Church gave the invocation.				
PLEDGE TO FLAG	The Council remained standing for the Pledge of Allegiance.				
COUNCIL MEETING	The City Council of Webb City, Missouri met in regular session Monday, March 25, 2024, at 5:30 p.m. in Council Chambers. Mayor Lynn Ragsdale presided.				
ROLL CALL	The following members answered roll call: Andy Queen, Gina Monson, Brad Baker, Debbie Darby, Alisa Barroeta, Jerry Fisher, and Jim Dawson. Absent: Ray Edwards. There being seven members present and seven members representing a quorum. Mayor Lynn Ragsdale declared this session of council officially opened. Also present were City Administrator Carl Francis, City Attorney Troy Salchow, Deputy City Clerk Peggy England, Finance Director Tracy Craig, Battalion Chief Scott Pink, Police Chief Don Melton, Wastewater William Runkle, Street & Water Director Rick Roth, Economic Development Coordinator Erin Turner, and Parks Director Bryan Waggoner. Absent: City Clerk Kimberley DeMoss and Fire Chief Andrew Roughton.				
MAYOR STATEMENT	NONE				
VISITORS	NONE				
SWEARING IN OFFICERS	Deputy City Clerk Peggy England sworn in the following Police Officers: Amanda Hosp, Matthew Burkhardt, Gerardo Lizarraga, and Gavyn Burns.				
ADMINISTRATOR	Administrators Report for March 25, 2024, was available for the Council to review.				
CONSENT AGENDA	Mayor Lynn Ragsdale entertained a motion to accept the Consent Agenda items for March 25, 2024. Councilwoman Barroeta made the motion. Councilman Fisher seconded. The motion carried with seven yes votes. <table><tr><td>1. Council Minutes-March 11, 2024</td><td>2. PD Reports</td></tr><tr><td>3. Fire Reports</td><td>4. Sales/Use Tax</td></tr></table>	1. Council Minutes-March 11, 2024	2. PD Reports	3. Fire Reports	4. Sales/Use Tax
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CITY OF WEBB CITY, MISSOURI
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**COUNCIL BILL
NO. 24-002**

An Ordinance Amending The 2022-2023 Fiscal year budget for the City of Webb City, Missouri.

Councilman Fisher presented Council No. 24-002 for the first reading. First reading completed. Councilman Fisher moved to accept the first reading. Councilman Baker seconded. The motion carried with seven yes votes.

Councilman Fisher moved to have the second and final reading. Councilwoman Darby seconded. The motion carried with a roll call vote. Yes: Queen, Monson, Baker, Darby, Barroeta, Fisher, and Dawson.

Second and final reading completed. Councilman Fisher moved to accept the second and final reading of Council Bill No. 24-002. Councilwoman Monson seconded. The motion carried with a roll call vote. Yes: Queen, Monson, Baker, Darby, Barroeta, Fisher, and Dawson. Thereby duly giving Council Bill No. 24-002, Ordinance No. 24-002.

**COUNCIL BILL
NO. 24-003**

An Ordinance amending Article III – Supplementary Regulations of Chapter 405 – Zoning Regulations of the City of Webb City Code, by enacting Section 405.185 – Cross-Access Easement Agreement.

Councilman Fisher presented Council No. 24-003 for the first reading. First reading completed. Councilman Fisher moved to accept the first reading. Councilman Queen seconded. The motion carried with seven yes votes.

MOTIONS

PD-Purchase Tasers from donated funds

Councilwoman Barroeta made a motion to authorize PD to purchase 4 tasers with 15 cartridges and 9 battery packs. Councilman Queen seconded. Motion carried with seven yes votes.

CITY OF WEBB CITY, MISSOURI
COUNCIL MEETING MINUTES
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**FINANCIAL
OVERSIGHT**

Mayor Lynn Ragsdale entertained a motion to accept the Statement of Accounts dated March 25, 2024. Councilwoman Monson moved to accept the Statement of Accounts. Councilman Queen seconded. The motion carried with seven yes votes.

Statement of Accounts is as follows:

City Electronically	1237-1260	23,329.74
City Fund	43030-43111	534,009.62
Electronically G&A	90005	108.75
Habitat Electronically	237-238	182.07
Habitat Fund	941-942	<u>9,188.39</u>
Grand Total		\$566,818.57

**COMMITTEE OF
THE WHOLE**

Mayor Lynn Ragsdale set the next Council Meeting for Monday, April 8, 2024, at 5:30 p.m. in the Council Chambers.

ADJOURN

Mayor Lynn Ragsdale adjourned the council meeting at 6:04 p.m.

Lynn Ragsdale, Mayor,

Attest:

Kimberley E. DeMoss, City Clerk

CITY OF WEBB CITY

Treasury Report
For February 2024

Compiled by: Lisa Gipson

Cash Balance Monthly Activities	General Fund	Bond Fund	Police Evidence	Public Works Fund	Library Fund	Parks Fund	Storm/Park Fund
Beginning Balance	2,658,010.95	13,694.97	32,141.41	736,703.53	14,382.56	84,614.52	579,090.25
Receipts	636,612.59	1,448.41	542.27	184,647.29	15,839.91	41,173.75	117,572.31
Disbursements	601,645.06	1,721.00	0.00	123,428.06	16,604.12	46,647.63	0.00
Ending Balance	2,692,978.48	13,422.38	32,683.68	797,922.76	13,618.35	79,140.64	696,662.56

	Health Fund	Claims Fund	Habitat Fund	Debt Service	Capital Improvement Fund	HUD Fund	ARPA Funds
Beginning Balance	177,898.12	68,385.40	(6,200.96)	438,033.49	1,501,016.83	14,820.95	1,394,010.67
Receipts	91,453.71	82,255.99	20,011.76	876.19	117,572.10	0.00	3,553.78
Disbursements	116,471.55	82,029.80	10,076.90	391,440.00	0.00	0.00	23.96
Ending Balance	152,880.28	68,611.59	3,733.90	47,469.68	1,618,588.93	14,820.95	1,397,540.49

	Total Governmental Funds	O&M Sewer Fund	Solid Waste Fund	Water Fund	Meter Fund	Total Enterprise Funds	Total All Funds
Beginning Balance	7,706,602.69	1,950,129.17	154,225.23	1,465,736.94	460,976.88	4,031,068.22	11,737,670.91
Receipts	1,313,560.06	181,021.35	49,639.22	151,229.56	6,674.97	388,565.10	1,702,125.16
Disbursements	1,390,088.08	83,819.60	47,946.56	136,674.69	5,395.00	273,835.85	1,663,923.93
Ending Balance	7,630,074.67	2,047,330.92	155,917.89	1,480,291.81	462,256.85	4,145,797.47	11,775,872.14

COUNCIL BILL NO. 24-003

ORDINANCE NO. _____

AN ORDINANCE amending Article III – Supplementary Regulations of Chapter 405 – Zoning Regulations of the Webb City Code, by enacting Section 405.185 – Cross-Access Easement Agreement.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WEBB CITY, MISSOURI, as follows:

WHEREAS, the City of Webb City, Missouri (the “City”) is a third class city and political subdivision of the State of Missouri, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, the City desires to amend the Supplementary Regulations of Chapter 405 of the City Code to enact regulations to achieve direct and convenient vehicular access between properties.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEBB CITY, MISSOURI AS FOLLOWS:

SECTION 1: The City Council of Webb City, Missouri hereby amends Chapter 405 – Zoning Regulations of the Webb City Code by enacting Section 405.185 – Cross-Access Easement Agreement which shall hereafter read as follows:

Section 405.185 – Access Easement Agreement.

A. In order to guarantee proper, safe vehicular cross-access between properties, provide for internal vehicular circulation between properties, and guarantee that the cross-access improvements will be maintained by current and future owners of property, Cross-Access Easement Agreements shall be required on all roadways deemed to have limited access, such as those maintained by the Missouri Department of Transportation, and those determined to have limited access by the Director of Public Works. The Cross-Access Easement Agreements shall be recorded with the appropriate County Recorder of Deeds office and shall be binding upon, and inure to the benefit of future owners of the property, unless otherwise modified or amended.

B. Upon determination by the Director of Public Works that a Cross-Access Easement Agreement is required, no building permit will be issued until such time as the Cross-Access Easement Agreement has been completed and filed with the appropriate County Recorder of Deeds office.

SECTION 2: This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE COUNCIL OF THE CITY OF WEBB CITY,
MISSOURI, this ____ day of _____, 2024.

Lynn Ragsdale, Mayor, and Presiding Officer

Attest:

Kimberley E. DeMoss, City Clerk

Council Report

City of Webb City

Metal Roof Repair at O&M
Building 110 E Church St.

4-8-2024

SUBJECT:

Metal roof repair and seal coating at the O&M building located at 110 E Church Street.

BACKGROUND:

The metal roof at the O&M building has developed several leaks in the office area as well as the shop area. After inspection and discussion with several roofing companies it appears that several panels need replaced, many panel screws need fixed and then a top coat elastomer sealer would need applied over the entire surface.

COST:

Three quotes were submitted for the repairs. CL Roofing at \$27,150, Superior Roofing at \$31,855 and T.M. Wilkins Roofing at \$38,061. The three different bids utilize comparable material with material warranty being equal. Repair to panels is equal on all three bids.

IMPACT & EFFECT:

The cost will come from fund 41-84-49110 that has \$40,000 for improvements on the O&M Building.

RECOMMENDATION:

Staff recommends proceeding with the repairs per the quote from CL Roofing at a cost of \$27,150 to include materials and labor.

PREPARED BY

William Runkle
Wastewater Director

REVIEWED BY

Carl Francis
City Administrator

PREPARED BY

Tracy Craig
Finance Director

SUBMITTED BY

Carl Francis
City Administrator



Why spend a fortune replacing your roof?

Chester Lambright
Lamar, MO 64759

Mobile:
417-214-5751

Proposal

The bitterness of poor quality remains long after
the sweetness of a low price is forgotten...

Proposal submitted to:	Job Location
Company <u>Webb City</u>	Street _____
Street <u>P.O.Box 30-110 E.Church</u>	City <u>Webb City</u> State <u>MO</u> Zip _____
City <u>Webb City</u> State <u>MO</u> Zip <u>64870</u>	Phone <u>417-438-4140</u>
	Contact <u>William Runkle</u>

Job Specifications: Waterproofing Metal Roof=7,500=sq.ft.

Acid-etch and power-wash entire roof surface.
 Apply Encase rust inhibiting primer over entire roof.
 Apply Kwik Kaulk to all fastener heads, vents, etc.
 Embed a 2 1/2" wide fabric into wet Base Coat on all side laps,
 and 5" on end laps, vents, and other protrusions.
 Apply White PUMA XL Top Coat over entire roof at 2 gallons per square.
 Install Metal roof panel's over skylite's.

Roof system will reflect 85% of the sun's heat rays, and has a Class A fire rating.
 This roof is warranted against leaks for a period of 10 years and materials for 12 years.
 Contractor will warrant workmanship and materials.
 This is a NON-PRORATED WARRANTY. Contractor has a completed operations insurance.

We propose to furnish materials and labor in accordance with above specifications for the sum of: \$27,150.00

Terms of payment: 1/3 on contract acceptance, 1/3 when material is delivered, and balance on completion of job.

Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete the work as specified. Payment will be made as outlined above. Building owner will supply water and power.

Proposal valid until: 3/14/24

Customer signature: _____

Salesperson signature: Chester Lambright

Date: _____

All material is guaranteed to be as specified. All work to be completed according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this proposal. All agreements are contingent upon strikes, accidents or delays beyond our control.



Superior Roofing &
Construction

Proposal Information

Estimate

Photos

Signature

Item	Description	Amount
Clean/prep for coating	Clean/power wash roof area.	\$0.00
Skylight panel	Remove existing skylight panels and install metal (to match existing panels).	\$0.00
Apply seam sealer	Apply (100% silicone seam sealer) to all roof penetrations, fireplace, and all n... Show more	\$0.00
Apply roof coating	Apply Mule Hide (100% silicone coating) to meet manufacturer specifications to a... Show more	\$0.00
Clean up	Clean/dispose of any trash.	\$0.00
Completion time	Three-day completion time.	\$0.00
Warranty	5-year workmanship warranty.	\$31,855.69

Total	Subtotal	\$31,855.69
Notes	Total	\$31,855.69

Photos

Account Representative:

Carlos Carrasco

1301 East 7th St., Joplin MO

(417) 388-5482

superiorroofingcc@gmail.com





T.M. Wilkins Roofing

& White Oak Const.

1814 Hill St.

Joplin, Mo. 64801

(417) 439-7903 Callan or (417)

388-1994 Matt

tmwroofing@gmail.com

ESTIMATE

EST0333

DATE

Mar 26, 2024

TOTAL

USD \$38,061.00

TO

City of Webb City

William Runkle

110 E Church St

Webb City, Mo. 64870

☎ 4174384140

wrunkle@webbcity.org

DESCRIPTION	RATE	QTY	AMOUNT
Wastewater O&M Office (Roof) Metal Roof restoration: - We will remove 6 skylight panels and replace with metal along with removing vent pipes no longer in use - The existing metal roof will be power washed with high pressure and Rustoff - Application of primer to enhance adhesion and or stop rust/bleed through - All metal seams will be coated with base coat and fabric - Fasteners will be added where needed and sealed with fastener grade caulking - We will apply a 12yr Conklin top coat (white) at 2 gallons per 100sqft	\$38,061.00	1	\$38,061.00
	SUBTOTAL		\$38,061.00
	TAX		\$0.00
	TOTAL		USD \$38,061.00