



AGENDA

AMENDED

Clinton City Council Regular Meeting
City Hall • 105 E. Ohio Street, Clinton, MO 64735
Tuesday, April 15, 2025 • 6:00 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes:**
 - a. Approval or correction of the minutes of the City Council Meeting of April 1, 2025.
5. **Personal Appearances:**
6. **Reports:**
 - a. **Mark Dawson - Economic Development Report**
7. **Second Reading of Previously Read Bills:** None.
8. **Committee Reports:**
 - a. **Public Works Committee Report:**
 1. **Community Development:**
 - a. February Building Report: Information only.
 - b. Rezoning Application for 820 N Price Lane: Planning Commission recommends approval 5.0.4. PWC recommends approval 2-0.
Bill No. 2025-02 - An Ordinance approving the re-zoning of land in Clinton, Missouri from A-1 Agricultural Rural Residential to C-O Office.
 2. **Street Department:**
 - a. City Wide Cleanup Options: Recommend doing a Fee Free Week for city residents.
 - b. Update on Street Cuts: Reviewed list of cuts for HCWC. TJ in contact with all permit holders to get cuts repaired.
 - c. Isuzu Truck: On track for a June delivery.
 3. **Waste Water:**
 - a. February Ops Report: Reviewed report. Information only.
 - b. Stoneridge RIG Project update:
 - Garver monthly reports: Information only.
 - Formation of sewer district: Information only.



4. **Park & Recreation**
 - a. Report on lightning strike at Community Center complex: Information submitted to insurance. Adjuster will be in contact with staff.
 - b. Aquatic Center Roof Project: Have requested ACSE 7 compliance confirmation.
 - c. Antioch Park Urban Trail: Waiting on MDC approval of signs. Cap on culvert is completed. Parking lot stripping to be done.
- b. **Public Safety Committee Report:** None.
- c. **Finance Committee Report:**
 1. Clinton Regional Airport
 - Security cameras
 - Airport reviews on ForeFlight – Info only.
 2. Animal Shelter facility concerns
9. **Mayor's Report**
10. **City Administrator's Report**
11. **Unfinished Business:**
 - a. Demolition bids for 402 E. Jefferson and 411 E. Oak: Bids are due at 11:00 AM, Monday, April 14. The bid tab will be provided to Council after the bid opening.
 - Award bid and approve agreement.
Resolution No. 05-2025 - A Resolution of the City Council of Clinton, Missouri approving an agreement between the City of Clinton and _____.
 - b. Garver Task Order 2 – Construction inspection services for WWTP Improvement Project
Resolution No. 06-2025 - A Resolution of the City Council of Clinton, Missouri approving Task Order No. 2 between the City of Clinton and Garver, LLC.
 - c. Missouri Blue Shield Program
Resolution No. 07-2025 - A Resolution of the City Council of Clinton, Missouri approving an application to the Missouri Blue Shield Program.
 - d. Aquatic Center Roof Project
Resolution No. 08-2025 - A Resolution of the City Council of Clinton, Missouri approving an agreement between the City of Clinton and Redhammer Roof Group, LLC for a roofing project.
 - e. Certify April 8, 2025 Election results
Resolution No. 04-2025 – A Resolution accepting the certified returns of the County Clerk for the General Municipal City Election held April 8, 2025.



- f. City Clerk reads Oath of Office to Newly Elected Officials:
 - Ward I Council Person (Two Year Term)Stacia Wilson
 - Ward II Council Person (Two Year Term)Roger M. House
 - Ward III Council Person (Two Year Term)Robert Hills
 - Ward IV Council Person (Two Year Term)Austin Jones
- 12. **Call to Order and Roll Call**
- 13. **Appointment of “Acting President Pro Tem”**
- 14. **Mayor’s Appointments to Standing Committees as follows:**
 - Public Safety Austin Jones, Stacia Wilson, Greg Shannon
 - Public Works..... Cameron Jackson, Roger House, Robert Hills
 - Finance Carla Moberly, Gary Mount, Gene Henry
- 15. **New Business:** None.
- 16. **Adjournment**

Additional items provided in the Council Packet:

Fire Department March 2025 Report

Individuals desiring to speak at the meeting are asked to fill out a speaker card and submit it to the Clerk prior to the call to order. Speakers are respectfully asked to limit their comments to three (3) minutes or less. Speakers will be called on to speak during the appropriate portion of the meeting. Please address your comments to the Mayor/Chairman. If you require accommodation (i.e. qualified interpreter, large print, and/or hearing assistance) please notify this office at (660-885-6121) no later than forty-eight hours prior to the scheduled commencement of the meeting.

Economic Development Report
Clinton City Council Meeting
Meeting on Tuesday 4/15/2025
Report for Period 3/15/2025-4/11/2025

PROJECT ACTIVITY:

NEW PROJECTS:

- Project Phoenix (2/27/2025): Developer of industrial space with strong history in the market. Site visit in town on Tuesday 4/8/2025.
- Project Matt (3/17/2025): Henry County service industry looking for a 5-7-acre site to build 18,000SF facility. Looking at Gerhart Industrial Park.
- Project Spreadsheet (3/18/2025): Office related user needing demographics data and major industry list for potential new location.

PROJECT LEADS WE COULD NOT SUBMIT ON THIS PERIOD:

- Project Sling-Large natural gas user and capacity is not available in the short term.
- Project Lilly-Job descriptions are much higher skills than we have in the immediate area and utility capacity.

POTENTIAL UPCOMING DEALS (75%+ Odds)

- Project Houston (9/8/2024): **UPDATE SUCCESS:** Joe's Italian has leased the former Smith's Restaurant location and plans to be open potentially before the end of May. For more information on their menu go to: <https://www.joesitalianmoberly.com/>

ADMINISTRATIVE UPDATES:

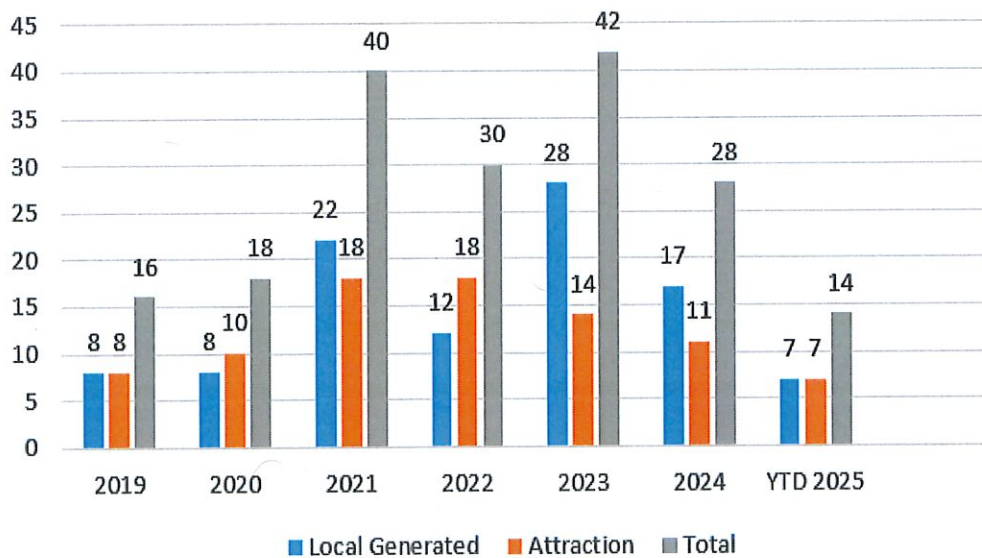
- Several phone calls and review of building specs with Project Matt on 3/17/2025.
- Email from Regional Manager of finance related firm wanting data on Clinton on 3/18/2025.
- Attended and presented at Clinton City Council meeting on 3/18/2025.
- Several phone calls and emails with Project Phoenix team on 3/20/2025 and 3/21/2025.
- Several phone call and emails regarding Project Dodger and their project decision to not move forward with Clinton on 3/20/2025.
- Attended Clinton Chamber Executive Committee on 3/20/2025 (Zoom);
- Meeting with Clinton service business and Mayor Moberly and City Administrator in Clinton on Monday 3/24/2025. Also discussed site needs for Project Matt.
- Attended Chamber BOD meeting at the Elks Lodge on Tuesday 3/25/2025.
- Attended Regional Childcare Roundtable meeting in Bolivar on Wednesday 3/26/2025.
- Several calls with Project Phoenix on Thursday 3/27/2025.
- Phone call and meeting with Property owners regarding Project Dodger on Friday 3/28/2025.
- Daycare providers tour on Friday 4/4/2025. The Clinton Providers had a chance to meet with students that might have interest in careers in this critical area.
- Prospect community visit with Project Phoenix on Tuesday 4/8/2025.
- Zoom call for Heartland Economic Development Class instructors on Wednesday 4/9/2025.
- Instructor at Junior Summit hosted by SFCC on Friday 4/11/2025. This is for career awareness for all high school Juniors.

Economic Development Activity Report for the period 3/15/2025-4/11/2025

Project Name	Type	CAPEX	Jobs	SFAcres	Status Note	
Project Husker (8/8/2023)	Retail	\$14,000,000	40	60,000	5	National Retail related firm looking to build in Clinton
Project Rooftop (7/15/2024)	Housing	N/A	N/A	N/A	3	Developer looking at income based senior housing Project on hold till 9/2025, MHDC did not fund the project
Project Pigeon (8/28/2024)	Confidential	N/A	N/A	N/A	N/A	Existing firm looking at internal expansion and reviewing incentive potential
Project ROW (9/19/2024)	Transportation	N/A	N/A	N/A	N/A	Investment group looking at transportation related project. Early stages at this time
Project Reavis (10/25/2024):	Technology	\$250,000,000	300	N/A	200	Company out of Texas looking for 200+ acres for an undisclosed use and user.
Project New Direction (12/3/2024)	Service	\$2,250,000	N/A	30,000	7	Local business looking to diversify and add new services and needs new facility
Project Bulk (12/11/2024)	Retail	\$1,250,000	N/A	7,000	4	Local ag-related group looking at getting into retail market with local grown products
Project West (1/7/2025):	Construction	N/A	N/A	N/A	10	Builder interested in potential of a small subdivision for small homes.
Project Cup (1/14/2025):	Retail	N/A	N/A	2,500		Investor considering a food related store for downtown Clinton.
Project Chemical Coatings (1/16/2025):	Manufacturing	\$10,000,000	50	20,000	5	Manufacturing project needing 20,000+SF facility. 25-30 jobs. In business for 50+ years.
Project Moving Van (1/24/2025)	Manufacturing	\$5,000,000	25	50,000	7	Local Investor group looking at bringing manufacturing firm to Clinton
Project E-Beam (1/28/2025)	Manufacturing	N/A	75	125,000	25	GSLLI Lead. The company is seeking 15 to 25 acres to construct up to a 150,000SF electrical sterilization facility
Project Flathead (1/31/2025)	Service	N/A	10	7,000	2	Retail service firm (start-up) looking in Clinton for a building in the 7,000 to 10,000SF range.
Project Pickle (2/11/2025)	Unknown	Unknown	N/A	N/A	700	Site locator representing out of state firm looking for a large parcel of land.
Project Sign (2/14/2025)	Office	N/A	N/A	7,000	2	Officer user needing to grow
Project Mancave (2/21/2025)	Service	\$2,500,000	N/A	15,000	3	Existing business owner looking at new project type for Clinton
Project Spike (2/27/2025)	Manufacturing	\$100,000,000	50	100,000	25	Metals related firm needing expansion site. Company has ties to Clinton.
Project Phoenix (2/27/2025)	Technology	\$300,000,000	100	500,000	300	Regional developer with positive track record considering Clinton
Project Matt (3/17/2025)	Service	\$1,500,000	5	18,000	7	Henry County Firm needing to expand
Project Spreadsheet	Financial	Unknown	5	4,000	N/A	Financial Products firm looking at Clinton for a site

3 New Projects Opened this period	Status Code
1 Project closed during this period	Problems
1 Project Success	Projects positive
Monitoring 20 projects	Slow to no activity

PROJECT ACTIVITY 2025 vs 2019-2024



PROJECT SUCCESS AND CLOSED PROJECTS

PROJECT SUCCESS						
Name	Type	CAPEX	#Jobs	SF	Acres	
2019						
Parks Cabinets	Manufacturer	\$2,500,000	22	32,000	7	
Champion Brands	Manufacturer	\$5,000,000	10	N/A	N/A	
Montrose Grain	Warehouse	\$2,100,000	2	N/A	3	
TC-Nussbaum	Manufacturing	\$5,100,000	13	N/A	N/A	
2020						
Cook Auction	Service	\$2,500,000	10	32,500	5	
White River Marine	Manufacture	\$1,000,000	5	10,000	1	
Powell Meats	Manufacturer	\$1,000,000	35	5,000	1	
ABI Bottling	Manufacturer	\$1,000,000	10	18,000	25	
Golden Valley Tractor Replacement	Service	\$2,000,000	15	20,000	10	
Burger King	Retail	\$2,500,000	30	N/A	1	
2021						
Liquor Studio	Retail	\$1,250,000	10	6,000	N/A	
Sunrise Medical Marijuana	Retail	\$1,200,000	15	5,000	1	
Crawford Auction Services	Service	\$100,000	20	110,000	5	
Schreiber Foods	Manufacturer	\$8,300,000	20	N/A	N/A	
	Manufacturer	\$350,000	2	22,000		
Box Drop	Retail	NA	2	N/A	N/A	
2022						
Ervin Cable	Service		20	6,000	N/A	
Burkes Dillet	Retail	NA	20	22,000		
Scooter's Coffee	Retail	\$1,800,000	15	1,200	1	
TC Transcontinental Packaging	Manufacturing	\$35,000,000	50	105,000	5	
2023						
Henry County Health Center	Office	\$1,200,000	4	5,000	1	
Av-Fab	Manufacturing	\$300,000	2	N/A	N/A	
GVMH Cancer Center	Office	\$14,000,000	10	40,000	5	
Sherman Plumbing and Heating	Service	\$1,400,000		18,000	3	
De-Luxe Properties	Manufacturing	NA	N/A	N/A	7	
Cycles & Cream	Retail	NA	3	2,500	N/A	
2024						
Zach Riley	Office	NA	2	1,500	N/A	
ALDI (New Store)	Retail	3,000,000	7	10,000	2	
Helm Plumbing	Service	NA	5	6,000	4	
Project Handle	Multi-Use	NA	N/A	N/A	66	
2025						
White River Marine	Manufacturing	\$1,750,000	40	N/A	N/A	
Project Houston (9/18/2024)	Retail	\$100,000	20	3,500	N/A	Success: Joe's Italian Restaurant locating in Smiths Restaurant location
PENDING PROJECTS						
None						
TOTAL SUCCESS & PENDING PROJECTS		\$94,450,000	419	481,200	153	
CLOSED PROJECTS						
2024 Closed Projects						
Project Freeze	Retail	NA	NA	NA	NA	Project closed as could not find space & equipment in budget the forecasted
Project Cup	Retail	NA	NA	NA	1	Project closed as could not find space & equipment in budget the forecasted
Project Graduate (7/10/2023)	Service	\$10,000,000	30	100,000	11	Projected closed/looking elsewhere & project has questionable ownership
Project Taco (7/8/2023)	Manufacturer	NA	NA	5,000	NA	Project closed due to group couldn't develop business plan and lack of potential forecasted sales
Project Grow	Distribution	NA	NA	NA	15	Railroad lead and no movement in 7 mi Railroad lead and no other communications on project
Project Black Sheep (12/12/2023)	Ag-related	NA	10	NA	NA	Value added ag project stopped due to ag project start up in Henry County no additional contact from client
Project Sprocket	Retail	NA	4	3,500	NA	Lease signed and plans on opening in Cycles & Cream SUCCESS
Project Sparky (12/7/2023)	Service	\$1,100,000	8	6,500	2	Secure Net LLC has purchased land in Gerhart and should start construction in June, 2024 SUCCESS
Project Mountain Home (4/7/2024)	Office	NA	3	1,500	NA	New professional office user in downtown Clinton. Lease has been signed lease and will open in June. American Family agent. Success
Project Copper (10/19/2023)	Service	NA	2	10,000	NA	Project Success: Helm Plumbing & Heating have purchased new facility in Clinton SUCCESS
Project Romaine (1/8/2024)	Manufacturing	NA	15	5,000	5	Indoor vegetable growing operation clo: Missouri Partnership Project
Project Box (4/24/2024)	Retail	N/A	5	15,000	1	Existing retail firm growing and needing more space.
Project Scott (5/6/2024)	Manufacturing	N/A	N/A	125,000	12	KC Commercial broker client needs 12 acres to build new facility
Project Lift (5/21/2024)	Service	N/A	N/A	8,000	3	Out of town firm looking at available building
Project Prop (6/25/2024)	Transportation	N/A	N/A	N/A	2	Small business looking at constructing hanger at Clinton Regional Airport
Project Handle	Multi-Use	NA	NA	NA	66	Project Success:
Project Frost (6/25/2024)	Manufacturing	\$100,000,000	125	225,000	20	Large manufacturing firm log for 20 acre site for 225,000 SF facility
Project Flat (2/20/2024)	Retail	N/A	N/A	N/A	2	Lead on retail firm that fits a need in Clinton still a prospect at the moment
Project Jennifer (0/3/2024)	Office	N/A	N/A	2,500	N/A	Existing company looking for new office to lease, no space available in area of interest
Project Micro-Technology (9/11/2024)	Service	N/A	1	3,000	N/A	Looking at Enterprise zone applicability and job training
CLOSED PROJECTS						
2025 Closed Projects						
Project Soul (2/22/2024)	Retail					Existing firm cannot find space. Existing retail firm needing new space to expand into having trouble financing space
Project Parker (12/8/2023)				7,000		No buyers for building Existing building on market for sale
Project Maverick (3/28/2024)	Retail	\$3,500,000	50	5,000	3	Site search team in town 4/11/2024 and 1 site is on their radar at this time
Project DS (8/22/2024)	Office	N/A	N/A	3,000	N/A	Existing company looking for new office to lease, no space available in area of interest
Project Jay (11/12/2024):	Unknown	N/A	N/A	N/A	200	No further action KC area developers looking for up to 500 acres for a new project
Project Dodger (6/12/2024)	Technology	\$300,000,000	100	500,000	300	Cost issues and Tariff concerns California based Commercial realtor representing large scale project, looking favorable at the moment

BID RESULTS

4/14/2025

Project for Bid: Demolition of Structures

Department: Community Development

CONTRACTORS

	OnPoint Home Design & Contracting LLC Brent Hastie (816)985-3027 onpointcontractingkc@gmail.com	Crump Construction Josh Crump (660)525-9067 crumpconstruction31@gmail.com	Glen Stewart (660)525-1010	Schultz Wrecking (660)826-2052 schultzwrecking@gmail.com	Walters Excavating (417)327-9671 rnfnp2b@gmail.com
402 E. Jefferson	\$10,967.00	\$43,380.00	\$19,885.00	\$8,000.00	\$10,750.00
411 E. Oak	\$8,973.00	\$37,110.00	\$12,500.00	\$11,000.00	\$8,750.00
Total Bid Amount	\$19,940.00	\$80,490.00	\$32,385.00	\$19,000.00	\$19,500.00

Amy Heredia
Deputy Clerk/HR
(660) 885-7205

Kelly Marriott
Henry County Clerk
Election Authority
(660) 885-7206

Deputy Clerk/Tax Specialist
(660) 885-7204



HENRY COUNTY CLERK

100 W. Franklin
Clinton, Missouri 64735-2080

TO: CITY OF CLINTON
ATTN: Wendee Seaton

The following is an Official Certificate of Election Results of the April General Municipal Election held in Henry County, Missouri, on April 8, 2025. We hereby certify that:

Council Person Ward I
(2 year term)
Kurtis Jones - 84
Stacia Wilson - 119

Council Person Ward II
(2 year term)
Roger M. House - 99
Micheal Wilfong - 25

Council Person Ward III
(2 year term)
Brett Murphy - 35
Robert Hills - 99

Council Person Ward IV
(2 year term)
Austin Jones - 81

I, Kelly Marriott, County Clerk of Henry County, do hereby certify that the foregoing is a full and accurate return of all votes cast at the above-named election for all candidates and for and against all propositions at said election.

Dated this 11th day of April 2025.



Kelly Marriott, Henry County Clerk

