



AGENDA

Clinton City Council Regular Meeting
City Hall • 105 E. Ohio Street, Clinton, MO 64735
Tuesday, October 20, 2026 • 6:00pm

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 October 6, 2026.
5. **Personal Appearances**
6. **Reports:** None.
7. **Second Reading of Previously Read Bills:** None.
8. **Committee Reports:**
 - a. **Public Works Committee Report:**
 1. **Community Development:**
 - a. Monthly Building Report: For information only.
 - b. Citizens' Interest Group for Community Betterment: Presented a proposal for consideration. Will go to Public Safety on 10/20/26. Group would like to make a presentation to Council on 10/20/26. NOTE: Group requested change to 11/03/2026.
 - c. Planning Commission:
 - Application by Jose' Gamboa to rezone 506 E Franklin from R-1 Single Family Residential to R-2 Two-Family Residential. Planning Commission did not make a recommendation. Committee recommends request be denied, 2-0.
Bill No. 2026-17 - An ordinance approving the re-zoning of 506 E. Franklin Street in Clinton, Missouri from R-1 Single-Family Residential to R-2 Two-Family Residential.
 - Application by Joanne Ray to rezone 613 W Grandriver from R-1 Single Family Residential to A-1 Agricultural Rural Residential. Planning Commission recommends request be denied. 5 Ayes, 0 Nays, 3 Absent. Committee recommends request be denied, 2-0.
Bill No. 2026-18 - An ordinance approving the re-zoning of 613 W. Grandriver Street in Clinton, Missouri from R-1 Single-Family Residential to A-1 Agricultural Rural Residential.



2. Parks and Recreation:

- a. Kubota ZD1211L-3-72 – Sourcewell Quote: Recommend purchase Kubota for \$19,342.72. It was budgeted at \$19,500. Committee recommends 2-0.
- b. Artesian Pool Return Line: Line cleaning approved for \$2,500. Have a quote of \$30,000 for installing a liner. Will pursue other quotes after cleaning.
- c. Artesian Pool Surge Pits: Mid-America Pool is working to determine cause of backflow of water into pit after pool has been drained.

3. Street Department:

- a. Isuzu Update: Truck cab/frame is ready to go. Truck bed should be delivered to CIT Trucks this week for installation.
- b. Price Lane update: Substantially completed. Correcting slope of approach at north end, connecting to MODOT roadway section by inter-change ramp.
- c. TAP 2000(209) N. Jct. Sidewalk Project update: Walk-thru completed. A stop bar will be corrected. Erosion control will be installed. Pedestrian pedestals are functioning. TJ will get LPA certified to wrap up grant. NOTE: TJ completed LPA certification on 10/15.
- d. Second Street/Calvird Dr. Striping update: Striping completed
- e. Countryside Dr. Culvert update: Work should begin the last week of October.

4. Waste Water:

- a. August Operations Report: Will send UVT probe for calibration.
- b. WWTP Upgrade: East sludge basin working well when only one of the new blowers is running. SCADA is being worked on. Still pushing to get headworks electrical completed before winter. Reviewed estimated cost for headworks change order. Jon is evaluating a Golden Harvest vertical valve to replace tilting weir.
- c. Tritons Mixer/Aerator: Blower hoses leaking. Ross working with vendor to determine if incorrect hoses were provided.
- d. LL Pump #4: Corrected a false signal from the VFD with new wiring from the mass relay. Pump back in service. Weg VFD not ramping to max on auto, only on manual. Pedrotti will evaluate.

b. Public Safety Committee Report:

1. International Fire Code

Bill No. 2026-19 - An Ordinance of the City Council of Clinton, Missouri amending the Clinton Municipal Code, Chapter 22 – Fire Prevention and Protection, for the purpose of adopting an updated version of the International Fire Code.

2. Resignation letter for Officer Michael Hall



- c. **Finance Committee Report:** None.
- 9. **Mayor's Report**
- 10. **City Administrator's Report**
- 11. **Unfinished Business:**
 - a. Access Management Policy:
Resolution No. 21-2026 - A Resolution of the City of Clinton, Missouri, establishing an Access Management Policy to improve roadway safety and traffic flow on city-managed streets.
 - b. Ross Construction Change Order No. 5 for WWTP Improvement Project (will be provided on Monday)
- 12. **New Business:** None.
- 13. **Closed Session:** *Pursuant to RSMo. 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys; (3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded; (12) Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected.*

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.



OPEN CITY COUNCIL MEETING MINUTES

City Hall • 105 E. Ohio Street, Clinton, MO 64735

Tuesday, October 6, 2026 • 6:00 p.m.

The City Council of the City of Clinton, Missouri met Tuesday, October 6, 2026. Mayor Carla Moberly presided.

1. **Call to Order:** Mayor Carla Moberly called the regular meeting to order at 6:00 pm.

2. **Roll Call**

Council Persons:

Present: Brenda Elliott, Gene Henry, Rob Hills, Roger House, Austin Jones, Gary Mount, Christy Staashelm and Bill Thole

Others Present:

City Administrator Christy Maggi, City Clerk Wendee Seaton, Fire Chief Mark Manuel, Deputy Police Chief John Scott

3. **Pledge of Allegiance:** Was recited.

4. **Approval of Minutes:** Council Person House made a motion to approve the minutes of the Open City Council Meetings of September 15, 22 and 28, 2026. Council Person Jones duly seconded the motion. 8 Ayes; 0 Nays; 0 Absent. Mayor Carla Moberly declared the motion passed.

5. **Personal Appearances:** None.

6. **Reports:** None

7. **Second Reading of Previously Read Bills:**

- a. Local Use Tax. Council Person Jones called for the clerk to give the second reading by title only of Bill No. 2026-16.

Bill No. 2026-16 - An Ordinance of the City of Clinton to reallocate Use Tax revenue to the General Fund.

Council Person Jones made a motion to approve the second reading by title only of Bill No. 2026-16. Council Person Henry duly seconded the motion. Discussion on budget items. A roll call vote was taken and the following was recorded: 8 Ayes: Brenda Elliott, Gene Henry, Rob Hills, Roger House, Austin Jones, Gary Mount, Christy Staashelm and Bill Thole; 0 Nays; 0 Absent. Mayor Carla Moberly declared the motion passed. Ordinance 4207.

8. **Committee Reports:**

- a. Public Works Committee Report:

1. Community Development:

- a. Monthly Building Report: For information only. Programming error has been corrected.



2. Parks and Recreation:

- a. Artesian Park 3-Phase Upgrade – Evergy: Armory wants to upgrade its 3-phase service. Armory staff working with Evergy to complete project. For information only.

3. Street Department:

a. Transportation Policy

- Sidewalk Improvement Plan: Christy and TJ will continue to work with ICC-IMS to determine if this company is a good match for the City for developing an acceptable ADA sidewalk plan. For information only.
- Access Management Policy: Recommend approval, contingent on the Planning Commission finding it acceptable to work in coordination with Codes, 2-0. Discussion was held on accuracy of the supplied map. It was noted that the Functional Classification Map is not a part of the Access Management Policy. It was included for reference.

Resolution No. 21-2026 - A Resolution of the City of Clinton, Missouri, establishing an Access Management Policy to improve roadway safety and traffic flow on city-managed streets. (under review by City Attorney)

This has been tabled until the next meeting.

- b. 101-103 E. Jefferson Drainage Analysis – Supplemental Agreement for Design and Construction Services: Recommend approval, 2-0.

Resolution No. 19-2026 - A resolution of the City Council of Clinton, Missouri approving Supplemental Agreement No. CJW26118 between the City of Clinton (CITY) and CJW Transportation Consultants, LLC (CJW) for construction and bid documents.

COUNCIL: Council Person House made a motion to approve Resolution No. 19-2026. Council Person Hills duly seconded the motion. 8 Ayes; 0 Nays; 0 Absent. Mayor Carla Moberly declared the motion passed.

- c. Isuzu Update: Chassis is ready; body will be delivered October 7. Truck should be ready for pick up by the end of the month. For information only.
 - d. Price Lane: Milling underway. Paving should be completed no later than October 4. Signage and striping to be completed week of October 5. The road surface is looking great and is almost finished. For information only.
4. Waste Water: For information only.
- a. Upper-Level Pump 5: Bearing not the issue, it is the housing. A sleeve will be installed to decrease instability. Repair will be a lower cost than previous estimate. Council Person House reported that the repair was completed for \$2,900.
 - b. Lower-Level Pump 4: Will complete installation this week. VFD programming will be honed. An electrician will be needed to complete the installation.
 - c. East Sludge Basin: Inspection by pipe manufacturer last week. Now filling with active sludge. Working towards VFD remote connection.



- d. WAS Valve (Waste Activated Sludge): 20-year-old valve giving false signals – actuator is failing, and not SCADA issue. Should have 3 quotes for the next PW meeting.
 - e. WWTP Upgrade: Headworks – equipment release date for mid-November. Garver finalizing plans for Ross. Would like to get electrical work completed this fall. Tilting weir – Ross reviewing revised plans. Will go back to HDR for review.
 - f. Archeological Data Recovery Project: Work on smaller site has been completed. Starting on larger site this week. Looking for a local contractor with small dirt removal experience and will start again next week.
 - g. Ford F-150: Target date for building truck is October 19.
5. Transfer Station Truck: Truck in Springfield on October 8. After inspection, will go to have bed fabricated.
- b. **Public Safety Committee Report:** *Council Person Jones gave the following committee report:*
- Present at meeting: Council Persons Jones, Staashelm and Elliott, Fire Chief Mark Manuel, Deputy Police Chief John Scott, Fire Department Engineer Matthew Kramm*
- 1. Fire Department Generator: Discussed new issues found with electrical system while getting generator quotes. The Fire Department will obtain new quotes from multiple sources with the new electrical requirements included. For information only.
- c. **Finance Committee Report:** *Council Person Henry gave the following committee report:*
- Present at meeting: Council Persons Henry and Mount, Mayor Carla Moberly, City Administrator Christy Maggi, City Clerk Wendee Seaton, Council Person Thole.*
- 1. Airport Engineering Consultant Selection: Reviewed proposal and letter. No cost the City at this point in the process. There is a long, positive history with this provider. Committee recommends approval 3/0.

COUNCIL: Council Person Henry made a motion to approve proposal and letter. Council Person Thole duly seconded the motion. 8 Ayes; 0 Nays; 0 Absent. Mayor Carla Moberly declared the motion passed.
 - 2. Vehicle & Driving Policy: This policy was recommended by our insurance company, after a risk management evaluation. Discussion was held about including clear verbiage that company vehicles are not to be used for personal use. Committee recommends approval with this additional language 3/0.

COUNCIL: Council Person Henry made a motion to approve the policy adding "...only for City business" at the end of the first sentence on page 3 under the section titled "Purpose". Council Person Mount duly seconded the motion. 8 Ayes; 0 Nays; 0 Absent. Mayor Carla Moberly declared the motion passed.
 - 3. Monthly Financials – August, 2026: Discussed meter rates.
9. **Mayor's Report:**
- a. The paving on Price Lane is looking great.



10. City Administrator's Report:

- a. The walk-thru on the TAP North Junction projects will be on Wednesday.
- b. Will participate in a zoom meeting for the Stoneridge project with MO DNR.
- c. Still waiting for a response on the \$200,000 Demolition Grant.

11. Unfinished Business:

- a. Heartland Traffic Services, Inc. Contract for Striping Second Street / Calvird Dr.

Resolution No. 22-2026 - A Resolution of the City Council of Clinton, Missouri approving an agreement between the City of Clinton and Heartland Traffic Services, Inc.

Council Person Henry made a motion to approve Resolution No. 22-2026. Council Person Mount duly seconded the motion. Discussion was held on the pricing for this project. A roll call vote was taken and the following was recorded: 6 Ayes: Brenda Elliott, Rob Hills, Roger House, Gary Mount, Christy Staashelm and Bill Thole; 2 Nays: Gene Henry and Austin Jones; 0 Absent. Mayor Carla Moberly declared the motion passed.

12. New Business:

- a. Establish election dates for the 2027 Municipal Election

Resolution No. 20-2026 - A Resolution for establishing the dates for the City of Clinton, Missouri General Municipal Election to be held in 2027 to fill the expired terms of elected officials.

Council Person Jones made a motion to approve Resolution No. 20-2026. Council Person House duly seconded the motion. 8 Ayes; 0 Nays; 0 Absent. Mayor Carla Moberly declared the motion passed.

- 13. Closed Session:** *Council Person Henry made a motion to adjourn to closed Pursuant to RSMo. 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys; (3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded; (12) Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected.. Council Person Jones duly seconded the motion. A roll call vote was taken and following was recorded: 8 Ayes: Brenda Elliott, Gene Henry, Rob Hills, Roger House, Austin Jones, Gary Mount, Christy Staashelm and Bill Thole; 0 Nays. At 6:32 pm, Mayor Carla Moberly declared the motion passed and stated there would be a brief recess prior to convening in a closed session meeting. Council will not return to open session afterwards.*

City Clerk Wendee Seaton

Mayor Carla Moberly



City of
Clinton
MISSOURI

PUBLIC WORKS COMMITTEE MEETING MINUTES

City Hall – 105 E. Ohio Street

Tuesday, October 13, 2026 • 7:00 a.m.

COMMITTEE MEMBERS: ■ Roger House □ Bill Thole ■ Rob Hills
STAFF: ■ Christy Maggi ■ TJ Williams ■ Brad Combs ■ John McClendon
CONTRACT STAFF: ■ Jon Patriarca (AWR)
GUESTS: ■ Mayor Carla Moberly ■ Gus Wetzel ■ Tim Glasscock

1. Community Development:

- a. Monthly Building Report: For information only.
- b. Citizens' Interest Group for Community Betterment: Presented a proposal for consideration. Will go to Public Safety on 10/20/26. Group would like to make a presentation to Council on 10/20/26.
- c. Planning Commission:
 - Application by Jose' Gamboa to rezone 506 E Franklin from R-1 Single Family Residential to R-2 Two-Family Residential. Planning Commission did not make a recommendation. Committee recommends request be denied, 2-0.

Bill No. 2026-17 - An ordinance approving the re-zoning of 506 E. Franklin Street in Clinton, Missouri from R-1 Single-Family Residential to R-2 Two-Family Residential.
 - Application by Joanne Ray to rezone 613 W Grandriver from R-1 Single Family Residential to A-1 Agricultural Rural Residential. Planning Commission recommends request be denied. 5 Ayes, 0 Nays, 3 Absent. Committee recommends request be denied, 2-0.

Bill No. 2026-18 - An ordinance approving the re-zoning of 613 W. Grandriver Street in Clinton, Missouri from R-1 Single-Family Residential to A-1 Agricultural Rural Residential.

2. Parks and Recreation:

- a. Kubota ZD1211L-3-72 – Sourcewell Quote: Recommend purchase Kubota for \$19,342.72. It was budgeted at \$19,500. Committee recommends 2-0.
- b. Artesian Pool Return Line: Line cleaning approved for \$2,500. Have a quote of \$30,000 for installing a liner. Will pursue other quotes after cleaning.
- c. Artesian Pool Surge Pits: Mid-America Pool is working to determine cause of backflow of water into pit after pool has been drained.

3. Street Department:

- a. Isuzu Update: Truck cap and frame is ready to go. Truck bed should be delivered this week for installation.
- b. Price Lane update: Substantially completed. Correcting slope of approach at north end, connecting to MODOT section.
- c. TAP 2000(209) N. Jct. Sidewalk Project update: Walk-thru completed. A stop bar will be corrected. Erosion control will be installed. Pedestrian pedestals are functioning. TJ will get LPA certified to wrap up grant.



City of
Clinton
MISSOURI

- d. Second St. / Calvird Dr. Striping update: Striping completed
- e. Countryside Dr. Culvert update: Work should begin the last week of October.

4. **Waste Water:**

- a. August Operations Report: Will send UVT probe for calibration.
- b. WWTP Upgrade: East sludge basin working well when only one of the new blowers is running. SCADA is being worked on. Still pushing to get headworks electrical completed before winter. Reviewed estimated cost for headworks change order. Jon is evaluating a Golden Harvest vertical valve to replace tilting weir.
- c. Tritons Mixer/Aerator: Blower hoses leaking. Ross working with vendor to determine if incorrect hoses were provided.
- d. LL Pump #4: Corrected a false signal from the VFD with new wiring from the mass relay. Pump back in service. Weg VFD not ramping to max on auto, only on manual. Pedrotti will evaluate.



MONTHLY BUILDING REPORT

REPORTING PERIOD:

9/1/2026

thru

9/30/2026

Previous Month Total Dollar Value YTD:

\$6,861,084.00

PERMIT TYPE	NUMBER OF PERMITS	# PERMITS YTD	MONTHLY DOLLAR VALUE
SINGLE FAMILY HOMES	<u>0</u>	<u>11</u>	<u>\$0.00</u>
MULTIPLE FAMILY HOMES (NUMBER OF UNITS WITHIN MFU)	<u>0</u>	<u>0</u>	<u>\$0.00</u>
GARAGES & CARPORTS (ATTACHED)	<u>0</u>	<u>0</u>	<u>\$0.00</u>
GARAGES & CARPORTS (DETACHED)	<u>3</u>	<u>6</u>	<u>\$156,600.00</u>
ACCESSORY AND MISCELLANEOUS	<u>7</u>	<u>76</u>	<u>\$58,336.00</u>
COMMERCIAL BUILDINGS	<u>0</u>	<u>6</u>	<u>\$0.00</u>
COMMERCIAL REMODELING	<u>1</u>	<u>6</u>	<u>\$1,000.00</u>
DEMOLITIONS	<u>1</u>	<u>9</u>	<u>\$7,000.00</u>
SIGNS	<u>2</u>	<u>10</u>	<u>\$16,975.00</u>
OTHER	<u>2</u>	<u>36</u>	<u>\$13,500.00</u>
TOTALS FOR MONTH=	<u>16</u>		<u>\$253,411.00</u>
TOTAL PERMITS YTD=		<u>160</u>	
TOTAL DOLLAR VALUE YTD=			<u>\$7,114,495.00</u>
TOTAL PERMIT FEES FOR MONTH=	<u>\$1,517.00</u>		
TOTAL PERMIT FEES YTD=	<u>\$26,969.00</u>		
PLUMBERS LICENSES ISSUED	<u></u>		

REMARKS:

MONTH SEPTEMBER YEAR 2026

PERMIT ABBREVIATIONS: SINGLE FAMILY HOME (SFH) - MULTIPLE FAMILY HOMES (MFH) - GARAGE/CARPORT ATT (GCA) - GARAGE/CARPORT DET (GCD)
ACCESSORY/MISC (AM) - COMMERCIAL BUILDING (CB) - COMMERCIAL REMODELING (CR) - DEMOLITION (DEM) - SIGNS (SGN) - OTHER (OTH)

CITY OF CLINTON, MISSOURI

Community Beautification and Code Compliance Committee Charter

Draft for consideration and adoption by the Clinton City Council

MISSION

To enhance the beauty, safety, and vitality of Clinton through community engagement, education, partnership, and support for responsible property stewardship and code compliance.

Article I – Name

The name of this body shall be the City of Clinton Community Beautification and Code Compliance Committee ("Committee").

Article II – Purpose

The Committee is established by the City of Clinton, Missouri, to promote a clean, safe, attractive, and welcoming community through citizen engagement, education, beautification initiatives, and support of code compliance efforts.

The Committee shall serve in an advisory capacity to the City Council and City Administration by:

Encouraging community beautification projects and civic pride.

Supporting public education regarding municipal codes and property maintenance standards.

Identifying opportunities to improve the appearance of neighborhoods, commercial corridors, parks, and gateways into the city.

Recommending strategies, programs, and partnerships that improve voluntary code compliance.

Assisting in the identification of resources for residents and property owners who may need help addressing code compliance issues.

Promoting collaboration among citizens, businesses, civic organizations, nonprofit groups, and city departments.

Article III – Authority

The Committee is an advisory body established by ordinance or resolution of the City Council.

May make recommendations to the City Council and City Administration.

May organize volunteer beautification activities and public awareness campaigns with approval from the City Administration.

May seek community partnerships and grant opportunities consistent with City policies.

Shall not independently enforce City ordinances.

Shall not expend City funds unless authorized by the City Council.

Article IV – Goals and Objectives

Beautification

Promote community clean-up events.

Encourage landscaping, facade improvements, and neighborhood enhancement projects.

Recommend beautification priorities for public spaces.

Recognize exemplary properties, businesses, and neighborhoods.

Education and Outreach

Increase public awareness of City ordinances and property maintenance expectations.
Develop educational materials and communication campaigns.
Connect residents with available community resources and assistance programs.

Community Partnerships

Foster partnerships with local businesses, schools, civic organizations, churches, and nonprofit entities.
Encourage volunteer participation in beautification and improvement projects.
Explore opportunities for charitable and grant-funded improvement efforts.

Code Compliance Support

Review trends and recurring concerns identified by City staff.
Recommend proactive approaches to improve voluntary compliance.
Advocate for balanced strategies emphasizing education, assistance, accountability, and enforcement.

Article V – Membership

Composition

The Committee shall consist of 9 to 15 members appointed by the Mayor and approved by the City Council. Membership should reflect a diverse cross-section of the community and may include:

Residents from various neighborhoods.
Representatives of local businesses.
Real estate or development professionals.
Community service organizations.
Educational institutions.
At-large citizens with an interest in community improvement.

Ex Officio Members

The City Administrator, Community Development representative, Code Enforcement Officer, or other designated staff may serve as non-voting ex officio members.

Terms

Members shall serve staggered three-year terms.
Members may be reappointed.
Vacancies shall be filled for the remainder of the unexpired term.

Article VI – Officers

The Committee shall annually elect a Chair, Vice Chair, and Secretary. A designated staff liaison may perform the Secretary's administrative functions.

Duties

Chair – Presides over meetings, approves agendas with staff support, and serves as the primary spokesperson for the Committee.

Vice Chair – Performs the duties of the Chair when necessary.

Secretary – Ensures that meeting records and formal recommendations are maintained.

Article VII – Meetings

The Committee shall meet at least quarterly, or more frequently as needed.
Meetings shall comply with applicable Missouri Sunshine Law requirements.
A majority of appointed voting members shall constitute a quorum.
Recommendations shall be approved by a majority vote of members present.

Article VIII – Annual Work Plan and Reporting

Each year, the Committee shall prepare an annual work plan that may include:

Community clean-up events.

Beautification projects.

Public education campaigns.

Recognition programs.

Grant opportunities.

Recommendations regarding code compliance initiatives.

The Committee shall provide an annual report to the City Council summarizing activities, accomplishments, recommendations, and future priorities.

Article IX – Guiding Principles

Community Pride – Promote a positive image of Clinton.

Education First – Encourage understanding of community standards.

Partnership and Assistance – Seek solutions that help residents achieve compliance.

Fairness and Consistency – Support equitable application of City ordinances.

Collaboration – Engage citizens, businesses, and community organizations.

Stewardship – Enhance the long-term appearance and vitality of the community.

Article X – Amendments

This Charter may be amended by approval of the Clinton City Council upon recommendation of the Committee or City Administration.

Vision Statement

A clean, attractive, and welcoming Clinton where residents, businesses, and local government work together to foster community pride and preserve the quality of life for future generations.

Adoption

Adopted by the City Council of the City of Clinton, Missouri, on the _____ day of _____,
20____, by Resolution/Ordinance No. _____.

Mayor

City Clerk

ORDINANCE NO.

AN ORDINANCE APPROVING THE RE-ZONING OF 506 E. FRANKLIN STREET IN CLINTON, MISSOURI FROM R-1 SINGLE-FAMILY RESIDENTIAL TO R-2 TWO-FAMILY RESIDENTIAL.

WHEREAS, Jose' Gamboa filed an application to rezone property commonly known 506 E. Franklin from R-1 Single-Family Residential to R-2 Two-Family Residential; and

WHEREAS, the Clinton Planning Commission conducted a public hearing on October 6, 2026, in consideration of the application; and

WHEREAS, the Clinton Planning Commission did not make a recommendation to approve or deny the application; and

WHEREAS, the property to be re-zoned is legally described as follows:

Williams Addition – N 44' of E 70' of LT 26 & E'2 LT 1

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

1. The property described above is hereby re-zoned from R-1 Single-Family Residential to R-2 Two-Family Residential.
2. This ordinance shall become effective immediately upon its passage and approval as provided by law.

Read the first time this ____ day of _____, 2026.

Read a second time and passed this ____ day of _____, 2026.

Carla Moberly, Presiding Officer

ATTEST:

Wendee Seaton, City Clerk

Carla Moberly, Mayor



APPLICATION FOR ZONING AMENDMENT
PER ZONING CODE

APPLICATION IS HEREBY MADE FOR:

- ☒ Amendment to Zoning District Map
☐ Amendment to Zoning Ordinance

Name: Jose' Camba

Address: 302 N MAIN ST

Phone: (913) 265-9461

This request is for the premises commonly known as 506 E FRANKLIN ST

(Legal description attached)

To be rezoned from District R-1 to District R-2

Reason for application: Remodel single family home
into a duplex

Applicant believes this amendment would be in harmony with the present zoning ordinance and map, that it would not unreasonably depreciate property values or be objectionable to the appropriate use of neighboring land, and the public welfare will be preserved for the following reasons: Home is large enough for 2 residences
and has abundant parking

Date: 6/22/2026 Signed: [Signature]

OFFICE USE ONLY

Fee of \$100.00 paid 6/22, 2026

Received by Community Development Director 6/22, 2026

Planning Commission public hearing held _____, 20____

Planning Commission recommended: ☐ Approval ☐ Denial _____, 20____

Bill No. _____ 1st reading _____, 20____ 2nd reading _____, 20____

City Council: ☐ Approved ☐ Denied

Date: _____, 20____

City Clerk

Ordinance No. _____

NOTIFICATION OF REQUEST TO REZONE

TO: _____

DATE: _____

The Planning & Zoning Commission of Clinton, Missouri will conduct a public hearing in consideration of a request for a rezone by JOSE' CAMBOA

(NAME)

The public hearing will be held on:

9/7/2026 at 6:00 AM / PM at City Hall, 105 E Ohio Street, Clinton, Missouri.

The rezone will be located at

506 E FRANKLIN ST

comprising of .32 acres.

Proposed use if approved: DUPLEX - REZONE FROM R-1
SINGLE FAMILY TO R-2 TWO-FAMILY RESIDENTIAL.

This notice has been sent to all property owners within 185 feet of the above noted property, in accordance with city code. You may respond to this request at the public hearing or in writing. Written responses should be delivered to: Community Development Department, 105 E Ohio Street, Clinton, Missouri 64735. They must be received no later than 4:00 PM on the date of the public hearing. Responses supporting and opposing this request are welcome.

Property Number

18-1.0-02-003-022-004.000

Owner - Mailing Address

GAMBOA OVANDO, JOSE RAMON
C/O:
302 N MAIN ST

CLINTON MO 64735-0000

Situa Address

506 E FRANKLIN ST
DBA:

Card 1 OF 1

06/22/2026

Property Description

WILLIAMS ADDITION-N 44' OF E 70' LT 26 & E'2 LT 1

Index Lot Size Deed Acre Calc Acre

3.80 64.02' X 221.96' IRR 0.00

SEC-TWP-RNG

Land Type

Book-Page

Date Acq

City

School

TRoad

SRoad

TWP

MCD

2-41-26

IT

2022-3032

2022-08-26

8

8

13

0

13

13

TYPE	LAND VAL	STRUCT VAL	TOTAL VAL	TOTAL ASSESS
RES	\$8,700	\$144,500	\$153,200	\$29,110
AGR	\$0	\$0	\$0	\$0
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$8,700	\$144,500	\$153,200	\$29,110

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION
---	---------------	-------	----------	-----------

LAND DATA

CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	UNIT PRICE	DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
1	1	0	5	0	64.02	222.0	120.00	1.08	0.00	129.60	8297.00
1	1	0	5	0	5.98	44.0	120.00	0.54	0.00	64.80	388.00

IMPROVEMENTS

Bldg No.	Struct	Yr Built	Yr Rem	Eff Yr	Stor	Bd Rm	Class	Rate Cd	Class Units	Const Units	Total Units	Base Rate	Adj Rate	Index	SqFt Cost	Base Area	Adj Area	Base Cost	Extra Feat	Replace Cost	Phy Cond	Adj Cond	Appraised Value
1	1-RES	1920	2022	104	1	3	D	H	5	114	119	18.72	22.28	3.80	84.66	1208	1914	162039.24	18468	180507.24	75	75	142150.00
2	5-GAR	1920	0	104	1	0	L4	L	0	52	0	9.12	9.12	3.80	34.66	400	400	13864.00	0	13864.00	16	16	2330.00



OWNER_NAME	MAILING_A1	MAILING_A2	CITY	STATE	ZIP	SITUS_STRN
WHITENER, MILDRED K	501 E FRANKLIN ST		CLINTON	MO	64735-0000	501 E FRANKLIN ST
JMI PROPERTIES, LLC	PO BOX 665		CLINTON	MO	64735-0000	504 E FRANKLIN ST
CONWAY, DAVID E & BRENDA S	503 E FRANKLIN ST		CLINTON	MO	64735-0000	503 E FRANKLIN ST
HARPER, RICK	505 E FRANKLIN ST		CLINTON	MO	64735-0000	505 E FRANKLIN ST
SNYDER, JUSTIN B	511 E FRANKLIN ST		CLINTON	MO	64735-0000	511 E FRANKLIN ST
JAY, LA DONNA & BRYAN	513 E FRANKLIN ST		CLINTON	MO	64735-0000	513 E FRANKLIN ST
THORNLEY, MITCHELL D. & PAULA J.	704 E GLENDALE DR		CLINTON	MO	64735-0000	509 E FRANKLIN ST
HIMES, DANNY J. & SHERRI L.	514 E FRANKLIN ST		CLINTON	MO	64735-0000	514 E FRANKLIN ST
DUFT, STEPHEN W & PATRICIA	510 E FRANKLIN ST		CLINTON	MO	64735-0000	510 E FRANKLIN ST
GAITHER, DOMINIQUE P &	GAITHER, RENEE L	508 E FRANKLIN ST	CLINTON	MO	64735-0000	508 E FRANKLIN ST
~~GAMBOA OVANDO, JOSE RAMON~~	302 N MAIN ST		CLINTON	MO	64735-0000	506 E FRANKLIN ST
GRAY, JULIE F	500 E FRANKLIN ST		CLINTON	MO	64735-9358	500 E FRANKLIN ST
VANWINKLE, IRENE P (THOMAS)	422 E FRANKLIN ST		CLINTON	MO	64735-0000	422 E FRANKLIN ST
~~JMI PROPERTIES, LLC~~	PO BOX 665		CLINTON	MO	64735-0000	420 E FRANKLIN ST
SPEARS, TIMOTHY	505 E JEFFERSON ST		CLINTON	MO	64735-0000	505 E JEFFERSON ST
DE DONDER, JOHN P &	MC KINLEY E	513 E JEFFERSON ST	CLINTON	MO	64735-0000	513 E JEFFERSON ST
BOOTH, GAIL ANN	521 E JEFFERSON ST		CLINTON	MO	64735-0000	521 E JEFFERSON ST
HERMANN, HELEN	103 S SIXTH ST		CLINTON	MO	64735-0000	103 S SIXTH ST
ROTH, FREDRICK & CINDY	503 E JEFFERSON ST		CLINTON	MO	64735-0000	503 E JEFFERSON ST

ORDINANCE NO.

AN ORDINANCE APPROVING THE RE-ZONING OF 613 W. GRANDRIVER STREET IN CLINTON, MISSOURI FROM R-1 SINGLE-FAMILY RESIDENTIAL TO A-1 AGRICULTURAL RURAL RESIDENTIAL.

WHEREAS, Joanne L. Ray filed an application to rezone property commonly known as 613 W. Grandriver from R-1 Single-Family Residential to A-1 Agricultural Rural Residential; and

WHEREAS, the Clinton Planning Commission conducted a public hearing on October 6, 2026, in consideration of the application; and

WHEREAS, the Clinton Planning Commission made a recommendation to deny the application by a vote of 5 Yeas, 0 Nays and 3 Absent; and

WHEREAS, the property to be re-zoned is legally described as follows:

WM Vail's Addition – W120" of E 181' of Lot 14.

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

1. The property described above is hereby re-zoned from R-1 Single-Family Residential to A-1 Agricultural Rural Residential.
2. This ordinance shall become effective immediately upon its passage and approval as provided by law.

Read the first time this ____ day of _____, 2026.

Read a second time and passed this ____ day of _____, 2026.

Carla Moberly, Presiding Officer

ATTEST:

Wendee Seaton, City Clerk

Carla Moberly, Mayor



APPLICATION FOR ZONING AMENDMENT
PER ZONING CODE

APPLICATION IS HEREBY MADE FOR:

- ☒ Amendment to Zoning District Map
☐ Amendment to Zoning Ordinance

Name: Joanne L. Ray

Address: 613 West Grandriver St
Clinton, Mo. 64735

Phone: (660) 924-3660

This request is for the premises commonly known as 613 West Grandriver St

(Legal description attached)

To be rezoned from District R-1 to District A-1

Reason for application: Rezone for agricultural purposes

Applicant believes this amendment would be in harmony with the present zoning ordinance and map, that it would not unreasonably depreciate property values or be objectionable to the appropriate use of neighboring land, and the public welfare will be preserved for the following reasons: No planned changes from the current use. No additional structures planned. Applicant would eventually apply for a conditional use permit for ag uses.

Date: 8/21/26 Signed: Joanne L. Ray

OFFICE USE ONLY

Fee of \$100.00 paid 8/27/, 2026

Received by Community Development Director 8/21, 2026

Planning Commission public hearing held _____, 20__

Planning Commission recommended: ☐ Approval ☐ Denial _____, 20__

Bill No. _____ 1st reading _____, 20__ 2nd reading _____, 20__

City Council: ☐ Approved ☐ Denied

Date: _____, 20__

City Clerk

Ordinance No. _____

NOTIFICATION OF REQUEST TO REZONE

TO: _____

DATE: _____

The Planning & Zoning Commission of Clinton, Missouri will conduct a public hearing in consideration of a request for a rezone by _____

(NAME)

The public hearing will be held on:

10/5/2026 at 6:00 AM / PM at City Hall, 105 E Ohio Street,
Clinton, Missouri.

The rezone will be located at

613 W Grandriver St.

comprising of .57 acres.

Proposed use if approved: _____

This notice has been sent to all property owners within 185 feet of the above noted property, in accordance with city code. You may respond to this request at the public hearing or in writing. Written responses should be delivered to: Community Development Department, 105 E Ohio Street, Clinton, Missouri 64735. They must be received no later than 4:00 PM on the date of the public hearing. Responses supporting and opposing this request are welcome.

Property Number

Owner - Mailing Address

Situs Address

Card 1 OF 1
08/26/2026

18-2.0-03-003-005-016.001

RAY, KARL M. & JOANNE L.
C/O:
613 W GRANDRIVER ST

CLINTON MO 64735-0000

613 W GRANDRIVER ST
DBA:

Property Description

Index

Lot Size

Deed Acre

Calc Acre

WM VAIL'S ADD'N.-W 120' OF E 181' OF LOT 14.
3.80
120' X 209'
0.00

SEC-TWP-RNG

Land Type

Book-Page

Date Acq

City

School

TRoad

SRoad

TWP

MCD

3-41-26
IT
0595-0185
1994-03-01
8
8
13
0
13
13

TYPE	LAND VAL	STRUCT VAL	TOTAL VAL	TOTAL ASSES
RES	\$8,900	\$116,300	\$125,200	\$23,790
AGR	\$0	\$0	\$0	\$0
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$8,900	\$116,300	\$125,200	\$23,790

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION
---	---------------	-------	----------	-----------

LAND DATA

CLASS

TYPE

AVG

DF

SFF

FF/ACRES

DEPTH

UNIT PRICE

DEPTH FAC

ADJ FAC

ADJ AMT

VALUATION

1
1
0
5
0
120.00
209.0
120.00
1.07
0.58
128.40
8937.00

IMPROVEMENTS

Bldg No.

Struct

Yr Built

Yr Rem

Eff Yr

Stor

Bd Rm

Class

Rate Cd

Class Units

Const Units

Total Units

Base Rate

Adj Rate

Index

SqFt Cost

Base Area

Adj Area

Base Cost

Extra Feat

Replace Cost

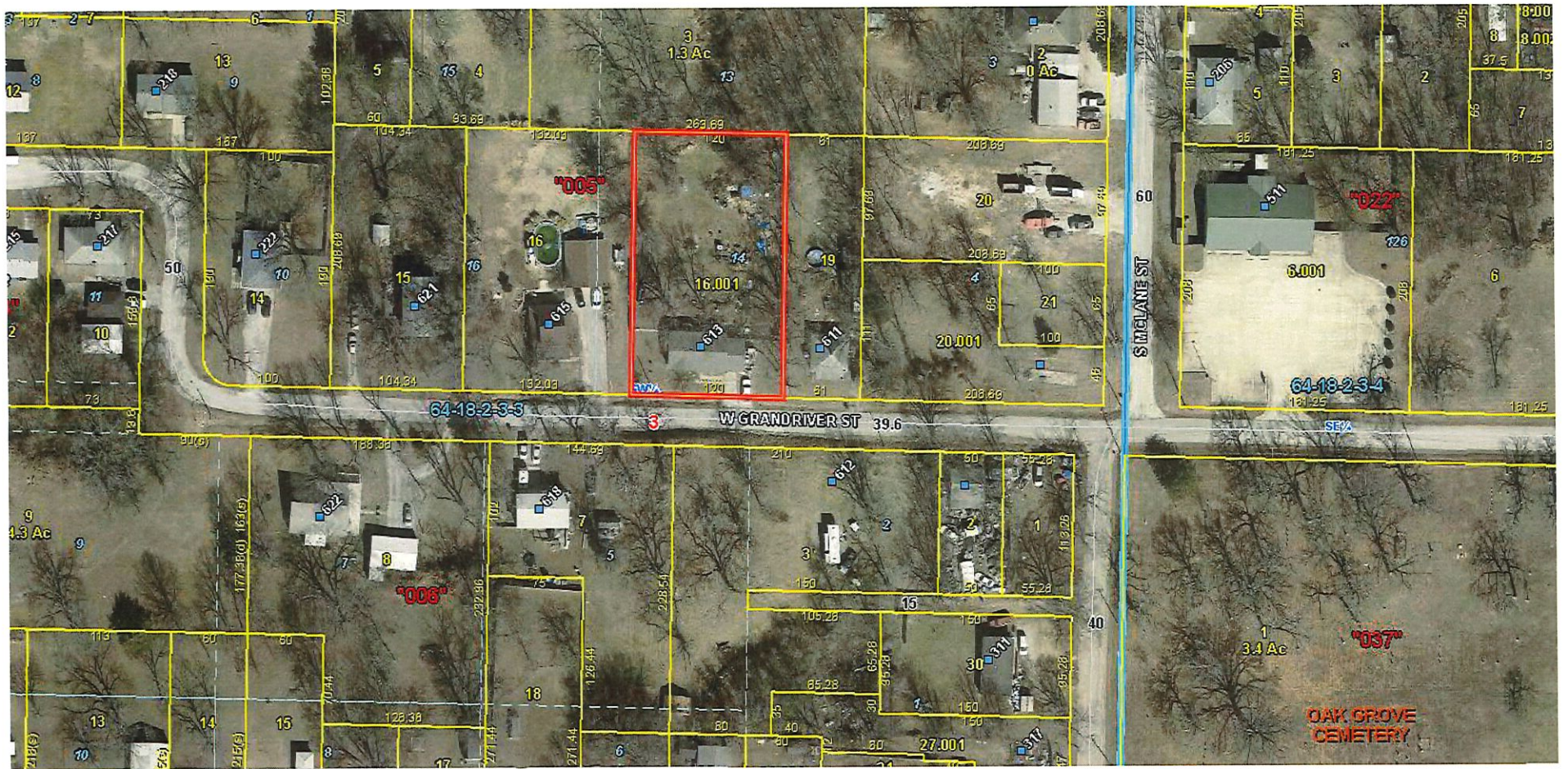
Phy Cond

Adj Cond

Appraised Value

1
1-RES
1994
1994
0
2
3
D-
H
0
98
98
18.72
18.35
3.80
69.73
1216
1723
120144.79
35796
155940.79
95
71
116250.00

THE WEST ONE-HUNDRED TWENTY FEET (120') OF THE EAST ONE-HUNDRED EIGHTY-ONE FEET
(181') OF LOT 14 OF WILLIAM VAIL'S ADDITION TO CLINTON, HENRY COUNTY, MISSOURI.



PID	OWNER_NAME	MAILING_A1	MAILING_A2	CITY	STATE	ZIP	SITUS_STRN
1	18-2.0-03-(WINTER, BRENT A	205 S MCLANE ST		CLINTON	MO	64735-000	205 S MCLANE ST
2	18-2.0-03-(GATES, MARTIN L. & KRISTIN LYNNE	221 NW 351 RD		CLINTON	MO	64735-000	620 W JEFFERSON ST
3	18-2.0-03-(CLAY, GARY L 2/3 INT (ETAL)	9849 N CHERRY ST		KANSAS CITY	MO	64155-000	622 W JEFFERSON ST
4	18-2.0-03-(HARRELSON, DEBORAH	621 W GRANDRIVER ST		CLINTON	MO	64735-000	621 W GRANDRIVER ST
5	18-2.0-03-(MORALES, MICHAEL E. & JACQUELINE L.	615 W GRANDRIVER ST		CLINTON	MO	64735-000	615 W GRANDRIVER ST
	~~18-2.0-03-(RAY, KARL M. & JOANNE L.~~	~~613 W GRANDRIVER ST~~		~~CLINTON~~	~~MO~~	~~64735-000~~	~~613 W GRANDRIVER ST~~
6	18-2.0-03-(JMI PROPERTIES, LLC	PO BOX 665		CLINTON	MO	64735-000	611 W GRANDRIVER ST
7	18-2.0-03-(BOOTH, MACKENZIE	608 W GRANDRIVER ST		CLINTON	MO	64735-000	608 W GRANDRIVER ST
8	18-2.0-03-(HINKLE, JAMES	618 W GRANDRIVER ST		CLINTON	MO	64735-000	618 W GRANDRIVER ST
9	18-2.0-03-(DICE, GEORGE & BESSIE D	622 W GRANDRIVER ST		CLINTON	MO	64735-000	622 W GRANDRIVER ST
10	18-2.0-03-(DO-RITE CONSTRUCTION &	EXCAVATING, LLC	17195 HWY 65	LINCOLN	MO	65338-000	207 S MC LANE
11	18-2.0-03-(VASQUEZ, VALVINA	35906 80TH ST EAST		LITTLEROCK	CA	93543-000	209 S MCLANE ST
12	18-2.0-03-(PEEK, SPENCER & MACEY	900 E OHIO ST APT 1C		CLINTON	MO	64735-000	610 W GRANDRIVER ST
	~~18-2.0-03-(PEEK, SPENCER & MACEY~~	~~900 E OHIO ST APT 1C~~		~~CLINTON~~	~~MO~~	~~64735-000~~	~~612 W GRANDRIVER ST~~

To: Chuck Bailey, Zoning and Inspections

SUBJECT: Formal Opposition to the Proposed Rezoning for Breeding Kennel
Permit/Variance at 613 W Grandriver, Clinton, MO 64735

Dear Mr. Bailey:

I am writing as a resident of Clinton to formally express my strong opposition to the proposed breeding kennel facility at 613 W Grandriver, Clinton, MO 64735.

As a community member, I have serious concerns regarding how a breeding facility will negatively impact our local area:

Commercial kennels produce substantial waste. Waste runoff can lead to generating pervasive odors that lower neighboring property values and affect the air quality while relaxing outside. Large numbers of animals can attract pests like flies and rodents.

Also, Clinton's Animal Control division should not have to bear the potential burden of monitoring or intervening in a commercial breeding oversight.

I urge the Planning and Zoning office to protect the character, peace and health of our town by denying any conditional use permits, rezoning or variances for this facility.

Thank you for your time leadership, and consideration of Clinton residents.

Sincerely,

Bessie Darlene Dice

Bessie Darlene Dice
622 W Grandriver
Clinton, MO 64735

Jesus Morales 615 W Grandriver Clinton MO
Mike Morales
Chad Fols 220 Crawford Dr Clinton MO
Paul Hatcher 611 W. Jefferson St. Clinton MO.



Ground Maintenance, CE, Utility
Tractors, Mowers, RTVs - 112624-KDA
Ag Tractors with Related Attachments - 082923-KDA
NJPA Arkansas 4600055337
Nebraska 14777 (OC)
Mississippi 8200067316

ZD1211L-3-72 WEB QUOTE #3003477

Date: 10/6/2026 9:19:06 AM

-- Customer Information --

Nelson, Deborah

96466

City of Clinton

dnelson@cityofclintonmo.com

6608856121

Quote Provided By

HEARTLAND TRACTOR COMPANY

Andrew Weibling

30211 SE OUTER RD.

HARRISONVILLE, MO 64701

email:

andrew.weibling@heartlandtractor.com

phone: 8169820900

-- Standard Features --

-- Custom Options --



Kubota

ZD1200 Series

ZD1211L-3-72

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

3 Cylinder, Kubota Model #
D1105
23.8 Gross HP @ 3000 rpm
68.5 cu. in. Displacement
12v 430 Amp Hr. Battery
14 Amps Charging Output

TRANSMISSION

Hydrostatic Drive
(2) HST w/Gear Reduction
Brake - Wet Multi Disks
Forward Speeds 0 - 10.6 mph
Reverse Speeds 0 - 5.3 mph

STEERING / MOTION CONTROL

(2) Hand Levers, Adjustable
Hydraulically Damped,
Adjustable

POWER TAKE OFF

Hydraulic Independent PTO
Shaft Drive Mower Deck
Wet Disk Clutch

FLUID CAPACITY

Fuel Tank 13.1 gal
Engine Coolant w/ Recovery
tank 3.96 qts
Crankcase w/ Filler 4.1 qts
Transmission Case and Axle
Gear 12.8 qts

+ Manufacturer Estimate

TIRES AND WHEELS

Front 15 x 6.0 - 6 Flat-free
Rear 26 x 12.0 - 16 Turf, Low Profile

SAFETY EQUIPMENT

Electric Key Shut Off
Control Lever Safety Switch
Parking Brake Safety Switch
Foldable ROPS
Seat Safety Switch

DIMENSIONS

Height 78.7"
Length 93.7"
Width Overall 85.8"
Wheelbase 61.4"

OPERATING FEATURES

Zero Turn Radius
Adj. Front Axle: Rigid/Oscillating
Dual Element Air Filter
Deluxe Suspension Seat w/
Kubota Exclusive Seat Design
Hands-free Hydraulic Deck Lift
Hands-free Parking Brake
Cup Holder

SIDE DISCHARGE MOWER

60" and 72" Kubota PRO Deck
w/ACS
8 Gauge, 6" Deep Deck
1-5" Cut Height, Adjustable
1/4" Increments
Flexible Discharge Cover
3 Blades

ZD1211L-3-72 Base Price: \$23,949.00

Configured Price: \$23,949.00

Sourcewell Discounts:

Kubota Items: (\$5,268.78)

Total Discount: (\$5,268.78)

SUBTOTAL: \$18,680.22

Kubota Item Fees:

Dealer Assembly: \$0.00

Freight Cost: \$262.50

PDI: \$400.00

Total Unit Price: \$19,342.72

Quantity Ordered: 1

Final Sales Price: \$19,342.72

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting
dealer

*All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

© 2018 Kubota Tractor Corporation. All rights reserved.



OUR MISSION

We partner with communities to deliver the finest water and wastewater services available at a competitive price. We are committed to keeping water safe and clean while serving people and taking care of communities with improved technical operations, careful management, and financial oversight, and ensured regulatory compliance.

Alliance Water
Resources, Inc.

206 S. Keene St.
Columbia, MO
65201

(573) 874-8080

OPERATIONS REPORT – CLINTON DIVISION

AUG 2026

Wastewater Treatment Plant Operations & Maintenance

- Recorded 1.51 inches of rain
- Treated an average of 1 million gallons of wastewater per day
- Successfully repaired a proprietary Victaulic check valve despite repair parts are unavailable from manufacturer, avoiding a complete valve replacement
- Headworks inefficiency leading to issues with the newly installed aerator equipment in the oxidation ditches causing L-brackets to break on the blowers from excessive shaking
- JCI proposed replacing the newly failed East Oxidation Ditch tilting weir with either a 13-foot fixed weir or 4-foot sliding gate
- 12-year-old AC unit in UV Building required multiple service repairs and still intermittently operates
- Ultra-Violet Transmittance UVT probe shows signs of degradation on the Trojan UV system
- Ross Construction identified multiple discrepancies on prefabricated piping for the East Sludge Basin during installation, requiring field modifications for proper fit and installation

Collection System Operations & Maintenance

- Reviewed CCTV footage from Midwest Drain and Sewer, staff cleaned 3 sewer mains identified with blockages from roots and debris
- South Meadows Pump 1 seal failed and stator shorted out
- Completed semi-annual cleaning of wet wells at lift stations
- Replaced packing on a 14" check valve at Calvird Lift Station
- Conducted 120 sewer line locates

Other

- This month's safety meeting was held on Aug 25th, the topic was School Zone Speed



OPERATIONS REPORT – CLINTON DIVISION

Budgetary – Contract Year to Date through the end of Aug 2026

Description	Annual Budget	Actual Year to Date	Actual as % of Budget
Repair Expense	\$60,000	\$75,762	126%
Chemical Expense	\$30,000	\$27,201	91%

NPDES Effluent Permit Parameters

Parameter	Monthly Average	Permit Limit
pH	7.3 Min – 7.8 Max Reported Monthly Avg. 7.5	6.5 Min – 9.0 Max
Total Suspended Solids (TSS)	5.5 mg/L	20 mg/L monthly average
TSS % Removal	97%	85%
Biochemical Oxygen Demand (BOD)	3.4 mg/L	20 mg/L monthly average
BOD % Removal	96%	85%
Ammonia	1.38 mg/L	1.2 mg/L monthly average
E. Coli (Apr 1 – Oct 31)	21 lb total 4.14 lb average	126 lb/100 mL monthly average
Oil & Grease	<5.0 mg/L	Monitoring Only (quarterly)
Total Phosphorus	.278 mg/L	1.0 mg/L annual average
Total Nitrogen	< 1.00 mg/L	Monitoring Only (quarterly)
Upstream Monitoring Total Phosphorus	3.22mg/L	Monitoring Only (quarterly)
Upstream Monitoring Total Nitrogen	25 mg/L	Monitoring Only (quarterly)
Whole Efficiency Toxicity	N/A	Monitoring Only (annually)
Influent Flow	Avg daily flow—.58 MGD Total—17.95 MG	Design—2.0 MGD YTD—361.4 MG

Biosolids

	Aug Total (tons)	2026 Total (tons)
Hauled sludge	218	1133



Golden Harvest, Inc.

Golden Gates™

Phone: 360-757-4334
Fax: 360-757-1135
Email: sales@goldenharvestinc.com

Post Office Box 287
Burlington, WA 98233
Web: www.goldenharvestinc.com

October 6, 2026

To: JCI Industries

Ref: WWTP Oxidation Ditch
Clinton, MO

GHI Job number: 2608052 [Click here to enter text.](#)

In response to recent returned submittal Return comments:

1. Frame height has been adjusted to show the handwheel 8.5' above the floor.
2. Gate height has increased to 19.5" to be able to cover high weir of channel. The travel has been limited to 12" to avoid contact with the floor but still has enough travel to reach the low weir elevation.

Regards,
Matthew Bokhoven
Mechanical Engineer
mattb@goldenharvestinc.com | x1131

David E. Ross Construction Co. Submittal Review	
Project Name:	Clinton WWTP Improvements
Project Number:	22412
Submittal ID:	46 51 30-05
Reviewed On:	10/7/2026
Reviewed By:	Matt Gustin
Received, Reviewed and Submitted to Engineer/Architect for Approval	

MASTER NOTES:

1) ALL STAINLESS STEEL.

YIELDED AREAS (HEAD) & WELD BUTTS TO BE CLEANED, ELECTROCHEMICALLY DECALED ACCORDING TO ASTM-A486; THEN PASSIVATED WITH CITRIC ACID SOLUTION ACCORDING TO ASTM-A967.

INSTALLATION NOTES

for INSTALLER

FRAME OR FRAME COMPONENTS, POSTERIOR WALL, STIFFENER, STEM GUIDE, AND OPERATOR MUST BE INSTALLED PLAT STRAIGHT AND PLUMB, SHIM AND BRACE AS NECESSARY.

SEE OPERATION & MAINTENANCE MANUAL FOR ADDITIONAL INSTALLATION INFORMATION.

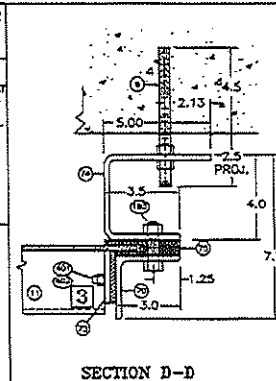
TOLERANCES AS FOLLOWS:

PARALLEL $\pm 1/8"$

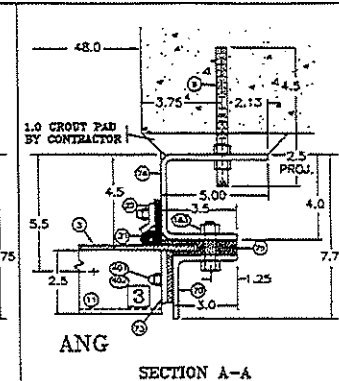
COPPLANAR $\pm 1/8"$

FLAT & STRAIGHT $\pm 1/16"$

SQUARE $\pm 1/8"$



SECTION D-D



Shop Drawing Transmittal No.

46 51 30 - 005
(Spec Section) (Series)

Project Name: TO 13 Clinton Wastewater Treatment Plant Improvements				Date Received: 10/07/26	
Project Owner: City of Clinton, Missouri				Checked By: MG	
Contractor: David E. Ross Construction Co.		Engineer: HDR Engineering, Inc.		Log Page:	
Address: 10201 E. 75th Street Raytown, MO 64138		Address: 10450 Holmes Road Kansas City, MO 64111		HDR No.: 10140680	
				Spec Section: 46 51 30	
				Drawing/Detail No.: 20U401	
Attn: Malt Guslin		Attn: Scott Fleming, PE		1st. Sub: X	ReSub:
Date Transmitted: 10/07/26		Previous Transmittal Date:			
Item No.	No. Copies	Description	Manufacturer	Mfr/Vendor Dwg or Data No.	Action Taken*
1		Downward Opening Weir Gates	Golden Harvest		
Remarks:					
* The Action designated above is in accordance with the following legend:					
A - Furnish as Submitted B - Furnish as Noted C - Revise and Submit 1. Not enough information for review. 2. No reproduces submitted. 3. Copies illegible. 4. Not enough copies submitted. 5. Wrong sequence number. 6. Wrong resubmittal number. 7. Wrong spec. section. 8. Wrong form used. 9. See comments. D - Rejected			E - Engineer's review not required 1. Submittal not required. 2. Supplemental Information. Submittal retained for informational purposes only. 3. Information reviewed and approved on prior submittal. 4. See comments. 5. Delegated Design - Submittal received as requested by the Contract Documents. The Engineer did not review the engineering or technical content of the submittal. Engineer's review and approval will be only to determine if the items covered by the submittals will, after installation or incorporation in the Work, conform to the information given in the Contract Documents and be compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. Any deviation from plans or specifications not depicted in the submittal or included but not clearly noted by the Contractor may not have been reviewed. Review by the Engineer shall not serve to relieve the Contractor of the contractual responsibility for any error or deviation from contract requirements.		

Comments:

By		Date	
Distribution:	Contractor	File	Field
			Owner
			Other

HDR Project No. 10140680

City of Clinton, Missouri
TO 13 Clinton Wastewater Treatment Plant Improvements
Shop Drawing Transmittal
00 75 17-2 - 1

September 2024
CONFORMED TO BID
WITH CHANGE ORDER NO. 1



Shop Drawing Review

Project: City of Clinton, Missouri
WWTP Improvements – TO 13

Project No: 10140680

Contractor Submittal No: 46 51 30-05

Engineer Submittal No: 46 51 30-05

Submittal Title: Downward Opening Weir Gate

Specification Section: 46 51 30

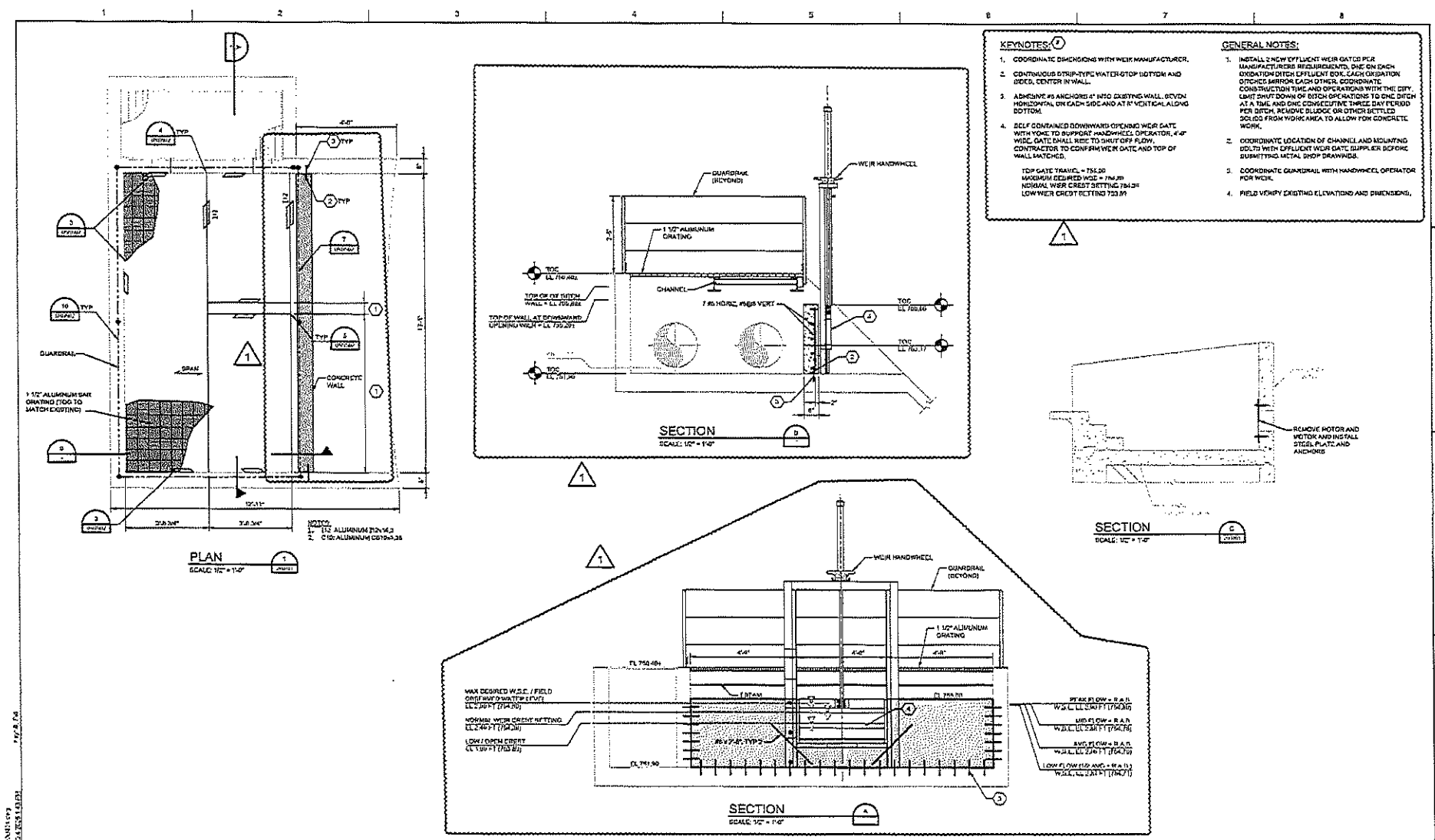
Engineer's Review Action: A - FURNISH AS SUBMITTED

Reviewer S. Fleming

Date: Wednesday, October 07, 2026

COMMENTS:

1. None.





City of
Clinton
MISSOURI

PUBLIC SAFETY COMMITTEE OPEN MEETING AGENDA

City Hall • 105 E. Ohio Street, Clinton, MO

Tuesday, October 20, 2026 • 5:45 p.m.

Present:

COMMITTEE MEMBERS: ☐ Austin Jones ☐ Christy Staashelm ☐ Brenda Elliott

PUBLIC SAFETY: ☐ Fire Chief Mark Manuel ☐ Deputy Fire Chief Matt Willings
☐ Deputy Police Chief John Scott

GUESTS: _____

1. International Fire Code

Bill No. 2026-19 - An Ordinance of the City Council of Clinton, Missouri amending the Clinton Municipal Code, Chapter 22 – Fire Prevention and Protection, for the purpose of adopting an updated version of the International Fire Code.

2. Resignation letter for Officer Michael Hall

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF CLINTON, MISSOURI AMENDING THE CLINTON MUNICIPAL CODE, CHAPTER 22 – FIRE PREVENTION AND PROTECTION, FOR THE PURPOSE OF ADOPTING AN UPDATED VERSION OF THE INTERNATIONAL FIRE CODE.

BE IT HEREBY ORDAINED by the City Council of Clinton, Missouri as follows:

Section 1. The following Articles and Sections of Chapter 22 of the Clinton Municipal Code are hereby amended to read as follows:

ARTICLE II. FIRE PREVENTION CODE

Sec. 22-29. - Adoption of International Code.

The International Fire Code, 2024 Edition, published by the International Code Council is hereby adopted as the fire prevention code of the city. The regulations, provisions, conditions and terms of the code are hereby referred to and adopted and made a part hereof, as if fully set out in this article, unless otherwise noted herein. Penalty for violation of this chapter or the adopted fire code shall be as provided in section 1-13. Two copies of the adopted code shall be maintained on file, one in the office of the fire chief and one in the office of the city clerk,

Sec. 22-30. - Amendment to Section 307 of the 2024 International Fire Code.

Section 307.1 is hereby amended to read as follows:

307.1 General: A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted and approved in accordance with Sections 307.1.1 through 307.5 and Article II Division 6 of Chapter 22 of the Clinton Code of Ordinances. In the event of conflict, the stricter requirement shall apply.

Section 2. This ordinance shall become effective immediately upon its passage and approval as provided by law.

Section 3. Any ordinance or parts of ordinances in conflict herewith are hereby repealed.

Read the first time this ____ day of _____, 2026.

Read a second time and passed this ____ day of _____, 2026.

Carla Moberly, Presiding Officer

ATTEST:

Wendee Seaton, City Clerk

Carla Moberly, Mayor



Paul Abbott <p.abbott@clintonmopd.com>

Fwd: 2-Week Notice

1 message

Patrick Meeks <p.meeks@clintonmopd.com>
To: Paul Abbott <p.abbott@clintonmopd.com>

Fri, Oct 2, 2026 at 7:11 AM

----- Forwarded message -----

From: **Michael Hall** <m.hall@clintonmopd.com>
Date: Fri, Oct 2, 2026 at 7:09 AM
Subject: Fwd: 2-Week Notice
To: Patrick Meeks <p.meeks@clintonmopd.com>

----- Forwarded message -----

From: **Michael Hall** <m.hall@clintonmopd.com>
Date: Tue, Sep 29, 2026 at 4:01 PM
Subject: 2-Week Notice
To: Patrick Meeks <p.meeks@clintonmopd.com>

To Whom It May Concern,

This is my official two-week notice at the Clinton Police Department, making my last day 10-13-2026. It has been a pleasure working for CPD; I appreciate all the people who mentored and trained me for the road. I will use what I have learned at CPD to help further my career. I am thankful for the opportunity to work for the Clinton Police Department.

Thank you,

Officer M. Hall 290/322

--

Sgt. Patrick Meeks



City of
Clinton
MISSOURI

FINANCE COMMITTEE OPEN MEETING AGENDA

City Hall • 105 E. Ohio Street, Clinton, MO

Tuesday, October 20, 2026 • 5:30 p.m.

Present:

COMMITTEE MEMBERS: ☐ Gene Henry ☐ Gary Mount ☐ Mayor Carla Moberly

STAFF: ☐ City Administrator Christy Maggi ☐ City Clerk Wendee Seaton

GUESTS: _____

NO MEETING

RESOLUTION NO. 21-2026

A RESOLUTION OF THE CITY OF CLINTON, MISSOURI, ESTABLISHING AN ACCESS MANAGEMENT POLICY TO IMPROVE ROADWAY SAFETY AND TRAFFIC FLOW ON CITY-MANAGED STREETS.

WHEREAS, the City of Clinton has completed the Clinton Safety Action Plan (SAP) through the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program; and

WHEREAS, the Clinton Safety Action Plan identifies priority strategies, policies, and projects to reduce fatalities and serious injuries on City streets and establishes a framework for data driven and coordinated transportation decision making; and

WHEREAS, Chapter 5 of the Safety Action Plan recommends a set of Transportation Policy and Process improvements to strengthen safety, connectivity, and multimodal mobility while aligning the City's practices with local and regional planning efforts; and

WHEREAS, Resolution No. 29-2025 established the Clinton Transportation Policy, calling for the development of an Access Management Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CLINTON, MISSOURI, AS FOLLOWS:

Section 1. The Access Management Policy (Attachment A) is hereby approved.

Section 2. Clinton City Codes retain primacy over Access Management Policy guidelines.

Read and passed this _____ day of _____, 2026.

Carla Moberly, Mayor

ATTEST

Wendee Seaton, City Clerk

Access Management Policy

City of Clinton, Missouri

"An effective access management program can reduce crashes as much as 50 percent, increase roadway capacity by 23 to 45 percent, and reduce travel time and delay as much as 40 to 60 percent."
— *National Highway Institute*

Introduction

The purpose of the **City of Clinton Access Management Policy** is to ensure safe, efficient, and convenient access for all users while preserving the function, capacity, and safety of arterial, collector, and residential streets. This policy aims to balance mobility, accessibility, and safety. This policy incorporates specific requirements for roadway spacing, driveway spacing, corner clearance, sight triangles, and access classifications to promote safety, reduce conflicts, and accommodate the needs of the City of Clinton.

Goals & Objectives

1. **Safety:** Reduce the likelihood of crashes by minimizing conflict points and improving the design of access points.
2. **Efficiency:** Enhance roadway capacity and traffic flow by managing access points and reducing congestion.
3. **Economic Support:** Provide safe and efficient access to businesses, tourism destinations, and other key locations to support Clinton's economic vitality.
4. **Community Livability:** Integrate access management with pedestrian and multimodal transportation needs to improve quality of life.
5. **Preservation:** Protect the public investment in the city's transportation infrastructure by maintaining the functional performance of roadways over the long term.

Glossary

Acceleration Lane— A speed change lane that enables a vehicle entering a roadway to increase its speed to a rate at which it can safely merge with through traffic.

Access— The ability to enter or leave a public street from or at an adjacent driveway or another public street.

Access Management— The control of driveways and intersections to maintain safety at a roadway's full traffic carrying capacity.

Annual Average Daily Traffic (AADT)— The annual average two-way daily traffic volume. It represents the total annual traffic on a road per year, divided by 365.

Arterial— A street or highway intended primarily for through traffic and where access is carefully controlled.

Backage Road— A local street or road running parallel to an arterial for service to abutting properties and for controlling access to the arterial which provides land access to the rear lot line of the property. Arterial frontage becomes the rear lot and buildings front on the backage road. (See also service roads and frontage roads).

Collector Street— Roads intended to move traffic from local roads to secondary arterials.

Conflict— A traffic-related event that causes evasive action by a driver to avoid collision with another vehicle.

Conflict Point— Any point where the paths of two through or turning vehicles diverge, merge, or cross.

Congestion— See traffic congestion.

Controlled Access Highways— Highways that serve through traffic, have very few access points, and may prohibit direct access from the highway to abutting land.

Corner Clearance— The minimum dimension, measured parallel to a street or highway, between the curb, pavement or shoulder lines of an intersecting Street or highway and the nearest edge of a driveway.

Corner Lot— A single lot with frontage on a road and an intersecting road.

Cross Access— A service drive providing vehicular access between two or more continuous sites, so the driver need not enter the public street system.

Cul-de-sac— A dead-end road with a circular or T-shaped turnaround at the end, usually built to serve a small subdivision.

Deceleration Lane— A speed-change lane that enables a vehicle to leave the through traffic lane at a speed equal to or slightly less than the speed of traffic in the through lane, then to decelerate to a stop or make a slow speed turn.

Driveway— An entrance used by vehicular traffic to access property abutting a public street. As used in this handbook, the term includes private residential driveways as well as commercial and other non-residential driveways.

- **Low Volume Driveways:** Driveways with a traffic volume of less than 500 vehicle trips per day and less than 50 vehicle trips per peak hour.
- **Medium Volume Driveways:** Driveways with a traffic volume of 500 to less than 1500 vehicles trips per day and 50 to less than 150 vehicle trips per peak hour.
- **High Volume Driveways:** Driveways with a traffic volume of 1500 or more vehicle trips per day and 150 or more vehicle trips per peak hour.

Design Hour Volume— The hourly traffic volume used to evaluate or design a public street or driveway.

Driveway Width— The narrowest width of the driveway, measured parallel to the public street right-of way.

Easement— A grant of one or more property rights by a property owner to or for use by the public, or another person or entity.

Frontage— The width of a single lot, measured parallel to the right-of-way.

Frontage Road— A public or private drive that generally parallels a public street between the right-of way and the front building setback time. The frontage road provides access to private properties while separating them from the arterial street (see also service roads and backage roads).

Functional Area (Intersection)— That area beyond the physical intersection of two controlled access facilities that comprises decision and maneuver distance, plus any required vehicle storage length, and is protected through corner clearance standards and driveway connection spacing standards.

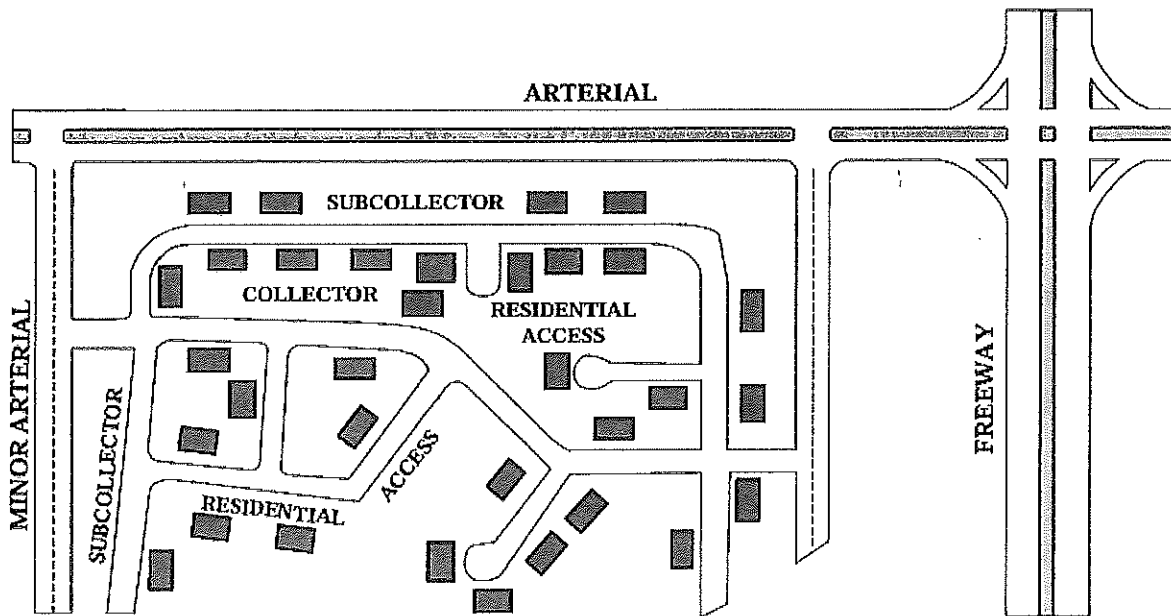
Functional Classification— A system used to group public streets into classes according to their purpose in moving vehicles and providing access; it includes design and operational standards.

Functional Integrity— The principle that the highest speed and highest capacity roads should be reserved for longer distance and higher speed travel.

Highway Capacity— The maximum number of vehicles that a highway can handle during a specific amount of time at a given level of service.

Highway System— All public highways and streets in the City of Clinton. These include controlled access highways, arterials, collector streets, and local streets (**Figure 1**).

Figure 1—The highway system



Joint Access (or Shared Access)—A driveway connecting two or more continuous sites to the public street system.

Lane— The portion of a street for the movement of a single line of vehicles, not including the gutter or shoulder.

Level of Service— The description of traffic conditions along a given street or at a particular intersection. The level of service ranges from “A,” which is the best, to “F,” which is the worst. It reflects factors such as speed, travel time, freedom to maneuver, traffic interruptions, and delays.

Local Street— A road whose primary purpose is to provide direct access to abutting properties and to roads of higher functional classification.

Peak Hour Traffic— The highest number of vehicles passing over a section of a lane or street during any 60 consecutive minutes. Typically, there is a peak hour condition in the a.m. and a peak hour condition in the p.m. for which a roadway or intersection is analyzed for capacity and level of service.

Right-of-Way— Land reserved, used, or slated for use for a highway, street, alley, walkway, drainage facility, or other public purposes.

Service Road (Frontage Road, Backage Road)— A public or private street or road, auxiliary to and normally located parallel to a controlled access facility, that maintains local road continuity and provides access to parcels adjacent to the controlled access facility.

Shared Driveway—A single driveway serving two or more lots. A shared driveway may cross a lot line or be on the lot line, and the owners may have an easement for the shared use.

Side Friction— Driver delays and conflicts caused by vehicles entering and exiting driveways.

Storage Length— The additional lane footage added to a turning lane to hold the maximum number of vehicles likely during a peak period so as not to interfere with through travel lanes.

Strip Development— A linear pattern of roadside development. It commonly includes residential and/or commercial development. Typically, no frontage roads are available to reduce the number of driveways that intersect with the arterials.

Subdivision— Any tract of land that is developed by division into a lot or lots along an existing or proposed street, highway, easement, or right-of-way.

Thoroughfare Plan Map— A map that depicts all roadways contained on the long-range traffic circulation map and identifies the right-of-way widths for each roadway. The thoroughfare plan map is the official listing of rights-of-way to be reserved.

Traffic Congestion— A condition resulting from more vehicles trying to use a given street during a specific period of time than the road can accommodate with acceptable levels of delay or inconvenience.

Traffic Impact Study— A report initiated in response to a proposed development that compares the anticipated roadway conditions with and without the development. The report may include an analysis of mitigation measures.

Trip Generation— The estimated volume of traffic going to and from a particular location.

Turn Radius— The radius of an arc that approximates the turning path of a vehicle.

Uncontrolled Access— The unlimited number, spacing, and/or unstandardized design of driveways onto a street or road.

Vehicle Trip— The vehicle moving from an origin point to a destination point.

Volume Warrants— The conditions under which traffic management techniques, such as a left-turn or a right-turn lane, are justified. For example, the need for a left-turn lane will vary according to the volumes of advancing and opposing traffic, and the percentages of traffic turning left.

Driveway Access Location & Design Policy

1. General

- a) It shall be unlawful for any person to cut, break, or remove any curb along a street except as herein authorized.
- b) It shall be unlawful for any person to construct, alter, or extend, or permit or cause to be constructed, altered, or extend any driveway approach which can be used only as a parking space or area between the curb and private property:
- c) This section shall be deemed to be supplemental to other sections regulating the use of public property, and in case of conflict, this section shall govern.
- d) Adequate sight distance shall be provided for a passenger motor vehicle making a left or right turn exiting from a driveway. This determination shall be made by the City of Clinton's Community Development Director, or designee.
- e) The specifications and guidelines set forth in this ordinance are to be applied to all streets and properties that abut these streets within the city, unless otherwise indicated.
- f) As determined by the Community Development Director, or designee, engineering judgment shall override the recommended dimensions set forth in this policy, if warranted by specific traffic conditions.

2. Location of Driveway Access

- a) In deciding as to the location of driveway access, the Community Development Director, or designee, shall consider:
 - The characteristics of the proposed land use.
 - The existing traffic flow conditions and the future traffic demand anticipated for the development and the adjacent street system.
 - The sight distance requirements;
 - The location of the property.
 - The size of the property.
 - The orientation of structures on the site.
 - The number of driveways needed to accommodate anticipated traffic.
 - The number and location of driveways on existing adjacent and opposite properties.
 - The location and carrying capacity of intersections.
 - The proper geometric design of driveways.
 - The spacing between opposite and adjacent driveways.
 - The internal circulation between driveways; and,
 - The speed of the adjacent roadway.

- b) Driveway access to arterials shall not be permitted for parking or loading areas that require backing maneuvers in a public street right-of-way. Driveway access to collector streets for commercial or multifamily developments shall not be permitted for parking or loading areas that require backing maneuvers in a public street right-of-way.
- c) One curb cut shall be allowed for access to single family and duplex residential tracts. More than one curb cut may be allowed upon approval by the Community Development Director, or designee.
- d) For corner tracts, access to residential tracts shall be provided from the lesser classification street. Access notes on approved subdivision plats shall supersede this requirement. The determination as to the lesser (or greater) street shall be based on the functional street classification.
- e) No cuts through a left turn reservoir of a median shall be permitted to provide for left turn movements to driveway approaches.
- f) Driveways in right turn lane transition areas shall not be permitted.
- g) When a commercial or multifamily development abuts more than one public street, access to each abutting street may be allowed only if the following criteria are met:
 - It is demonstrated that such access is required to adequately serve driveway volumes and will not be detrimental or unsafe to traffic operations on public streets.
 - The Community Development Director, or designee, may require the submittal of a traffic study which demonstrates that such access is required.
 - The minimum requirements for corner clearance for commercial or multifamily driveways are met.

3. Spacing of Driveway Access

- a) Application of the driveway access location and design policy requires identification of the functional classification of the street on which access is requested and then applying the appropriate spacing requirements in **Table A1**. City streets are classified as follows:
 - Major Arterial
 - Minor Arterial
 - Collector
 - Local Streets
- b) Arterials, collector, and local streets in the city are indicated on the most updated *Functional Classification System Map* for Clinton (prepared by MoDOT).

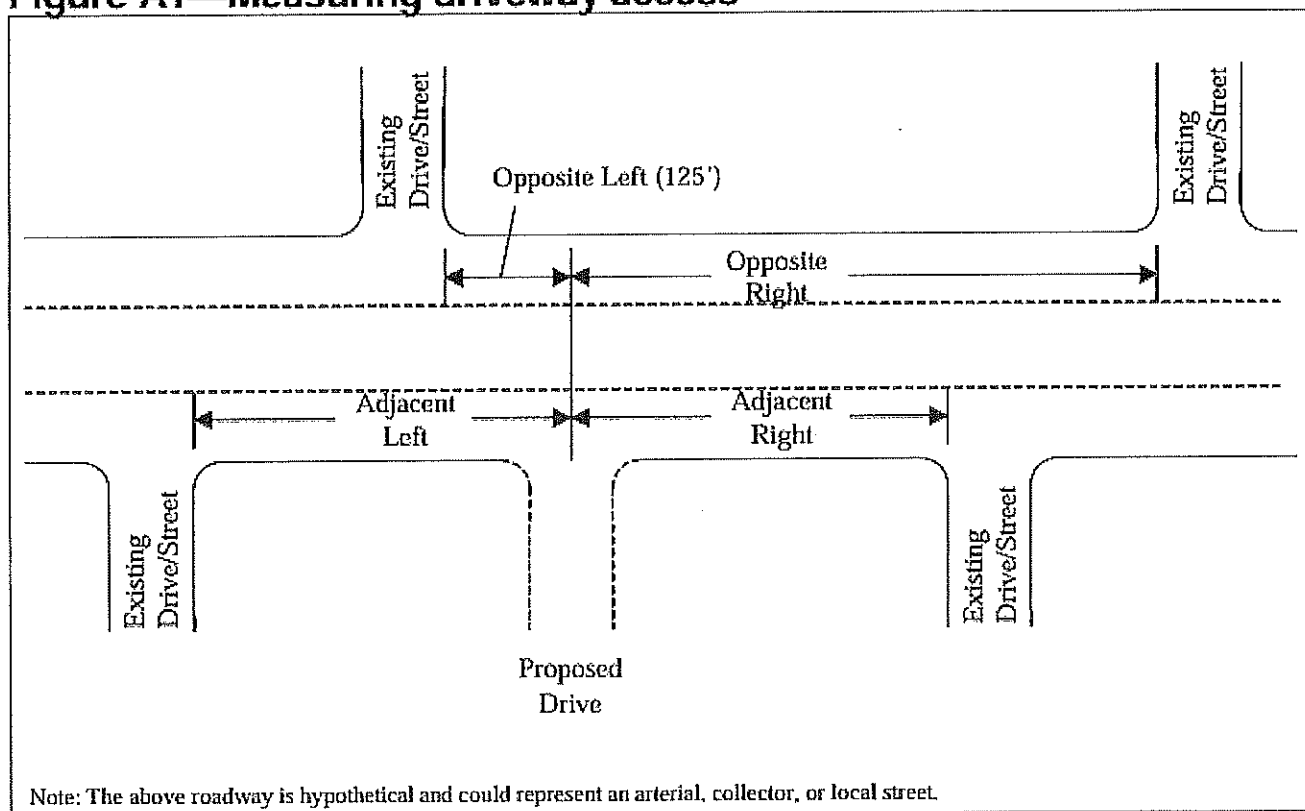
Table A1 – Minimum Driveway Spacing

Street Classification	Minimum Driveway Spacing
Local Street	30 ft. Applies to residential & low-volume streets.
Collector Street	100 ft. Shared access encouraged; spacing may vary based on a traffic study
Minor Arterial	150 ft. Applies to corridors with speeds of ≤ 40 mph; Driveways are discouraged near signals; MoDOT coordination is required on the state system.
Major Arterial	250 ft. Access to arterials is strictly limited; MoDOT coordination is required on the state system.

Notes: One (1) driveway per property on Minor Arterial, Collector, and Local Streets (except for corner lots).

- c) Driveway access spacing shall be measured from the centerline of the proposed driveway pavement to the nearest edge of the roadway of the adjacent or opposite driveway or street as indicated in **Figure A1**.

Figure A1—Measuring driveway access



- d) Opposite Right Driveways shall be located no closer than the minimum requirements of **Table A2**.

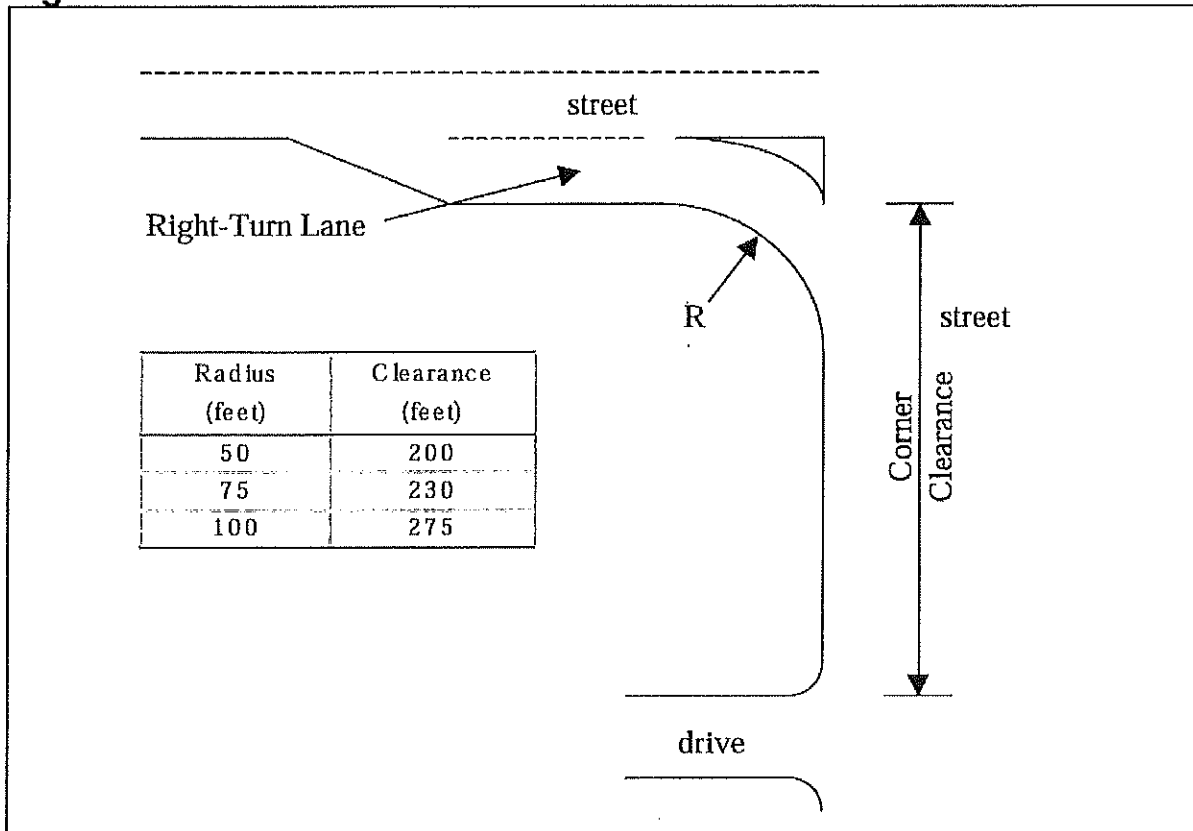
Table A2 – Opposite Right (downstream) Driveway Spacing

Street Classification	Minimum Spacing (feet)	Desirable Spacing
Major Arterial	250	350+
Minor Arterial	225	300
Collector	150	200
Local	125	150

Note: Desirable Spacing will be required except in older developments with insufficient frontage.

- e) Additional opposite right spacing over and above that set forth in **Table A2** may be required if it is determined by the Community Development Director, or designee, that there is insufficient left turn queue storage or weave maneuver area between the opposite right and proposed driveway. This determination shall be made under peak traffic conditions.
- f) A minimum spacing of one hundred twenty-five feet (125') shall be required for Opposite Left Drives on arterial and collector streets. On local residential streets serving single-family or duplex lots, lesser spacing may be approved by the Community Development Director, or designee, based on lot layout, expected traffic volumes and safety considerations.
- g) If the centerline of an opposite drive is less than fifteen feet (15') from the centerline of the proposed drive, the drives form an intersection, and the minimum spacing requirements shall apply for the closest drive.
- h) Adjacent drives shall be located no closer than the minimum requirements of **Table A1**.
4. **Corner Clearance** - Corner clearance for driveway access shall meet or exceed the minimum driveway spacing requirements for that street. When minimum spacing requirements cannot be met due to lack of frontage and all means to acquire shared access drives or cross access easements have been exhausted, the following requirements shall apply.
- a) At intersections of arterials with channelized right-turn lanes with yield control, a corner clearance distance in accordance with those set forth in **Figure A2** shall be required for the first downstream driveway. This distance shall be measured from the channelized median to the nearest edge of the proposed driveway as indicated in **Figure A2**.

Figure A2—Downstream corner clearance



- b) No driveway approach may be located closer to the corner than 30 feet on local streets, 100 feet on collector streets, 150 feet on minor arterials (≤ 40 mph), and 250 feet for major arterials. This measurement shall be taken from the intersection of property lines at the corner. When these requirements cannot be met due to lack of frontage, the driveway may be located such that the radius will begin at the farthest property line.

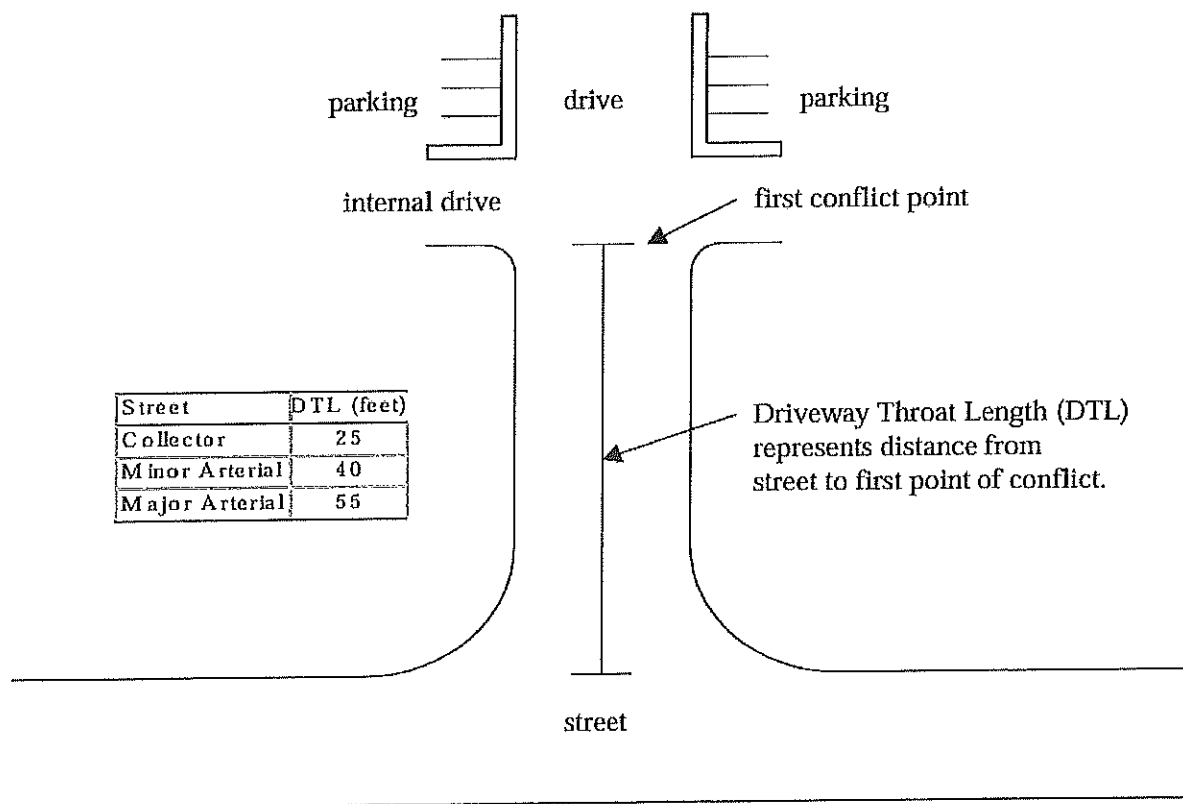
5. Shared Access

- a) A joint private access easement may be required between adjacent lots fronting on arterial and collector streets in order to minimize the total number of access points along those streets and to facilitate traffic circulation between lots. The location and dimensions of said easement shall be determined by the Community Development Director, or designee.
- b) Private cross access easements may be required across any lot fronting an arterial or collector street in order to minimize the number of access points and facilitate access between and across individual lots. The location and dimension of said easement shall be determined by the Community Development Director, or designee.

6. Geometric Design of Driveway Access

- a) All driveways shall meet the city's standard specifications for street construction and construction standards.
- b) Curb cuts for driveways shall not be permitted in the curb return of an intersection.
- c) For commercial and industrial developments, a minimum driveway throat length of twenty-five feet (25') for collector streets, forty feet (40') for minor arterials, and fifty-five feet (55') for major arterials, as shown in **Figure A3**, may be required to allow for traffic entering the site to be stored on site in order to avoid a queue of traffic from the development from being out on the roadway causing delays to the through traffic stream. The driveway throat length shall be defined as the distance from the street to the first point of conflict in the driveway.
- d) For the benefit of traffic safety and flow on collector and arterial streets, access points may be required to be designed to prohibit certain types of turning movements (for example, left turns). Driveways not meeting the spacing guidelines in **Tables A2** and **A3** may be designed for limited access by the addition of a median to the driveway.

Figure A3 – Minimum Driveway Throat Length



- e) For the benefit of traffic safety and flow on collector and arterial streets, tapered or channelized deceleration lanes for vehicles turning right into high volume or intersection type driveways may be required if warranted. The design of right-turn deceleration lanes shall be in accordance with the *AASHTO Green Book* on auxiliary lanes.
 - i) The spacing requirements for driveways not meeting the specifications in **Tables A1** and **A2** may be lessened or waived if tapered or channelized deceleration lanes are used.
- f) Access points on arterial and collector streets may be required to be signalized to provide safe and efficient traffic flow. A development may be responsible for all or part of any right-of-way, design, hardware, and construction costs of a traffic signal if it is determined that the signal is necessitated by the traffic generated from the development. The procedures for signal installation and the percentage of financial participation required of the development in the installation of the signal shall be in accordance with the criteria set forth in the city's traffic signal policy.

7. Driveway Sight Distance

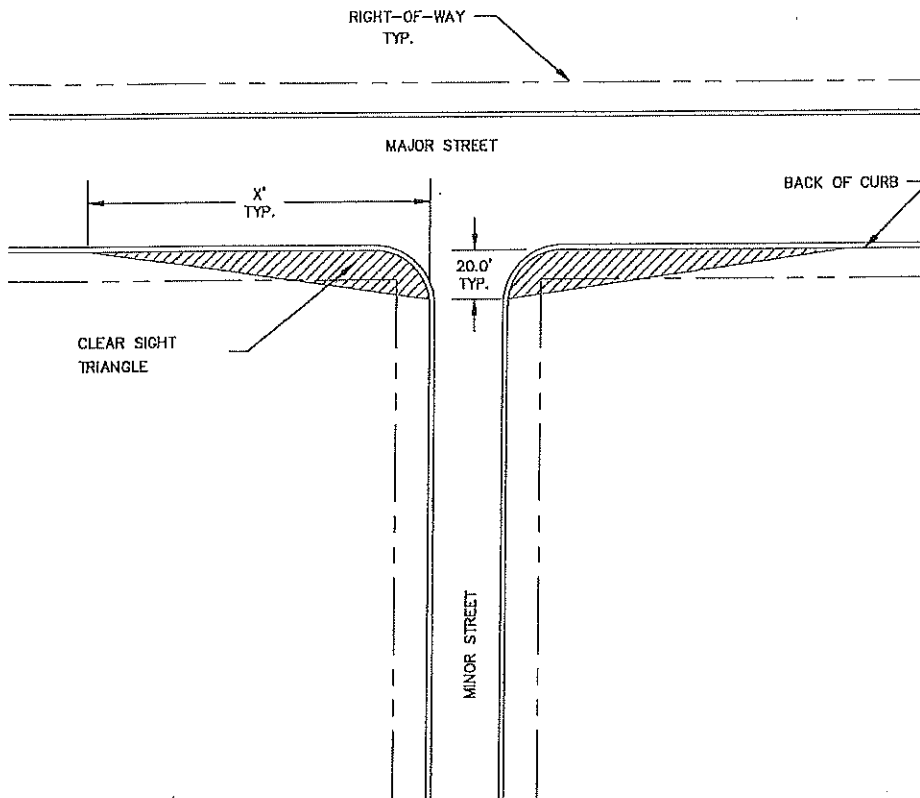
Adequate sight distance shall be provided for all driveways to ensure safe turning movements and minimize conflicts. Sight distance shall be determined based on the design speed of the roadway and measured from a driver's eye height of 3.5 feet to an object height of 3.5 feet above the roadway surface. Driveway intersection sight distances shall meet or exceed the recommendations of the Missouri Department of Transportation (MoDOT) and the *AASHTO Green Book*.

Table A3 - Minimum Driveway Sight Distance Requirements (passenger vehicles exiting driveways)

Design Speed (mph)	Minimum Sight Distance (ft)	Length of Leg Distance (ft)
≤ 30	335	140
35	390	165
40	445	195
45	500	220
50	555	245
55	610	285

Figure A4 – Intersection Clear Site Triangle

SPEED (MPH)	DISTANCE "X" (FT)
≤30	140
35	165
40	195
45	220
50	245
55	285



8. Street Structures

No driveway shall interfere with municipal facilities such as streetlight or traffic signal poles, signs, fire hydrants, crosswalks, bus loading zones, utility poles, fire alarm supports, drainage structures, or other necessary street structures. The Community Development Director, or designee, is authorized to order and effect the removal or reconstruction of any driveway which is constructed in conflict with street structures. The cost of reconstructing or relocating such driveways shall be at the expense of the abutting property owner.

9. Driveway Permits

- a) Any plans submitted for building approval which include or involve driveways shall be referred to the Community Development Director, or designee, for approval before a building permit is issued.

- b) A separate written driveway permit is not required for a new development. Approval of driveway location and design for new properties and other developments on a building plan or site plan shall be considered the permit for driveway installation (approved by the Community Development Director or designee).
- c) Any property owner desiring a new driveway or an improvement to an existing driveway at an existing residential or other property shall make application for a driveway permit, in writing, and designating the contractor who will do the work, to the Community Development Director, or designee, accompanied by a sketch or drawing showing clearly the driveway, parking area, or doorway to be connected and the location of the nearest existing driveways on the same and opposite sides of the roadway. The Community Development Director, or designee will prescribe the construction procedure to be followed.
- d) A permit or building/site plan approval as per the procedure of either 9(b) or 9(c) shall be required for the location of all driveways which provide access to property. Driveway permits will also be required for any significant structure change, land use change, or property boundary change.
- e) The driveway permit fee shall be set by resolution of the city council as deemed appropriate by the council and shall be of an amount to cover the cost of licensing and maintaining records.
- f) All permits granted for the use of public property under the terms of this section shall be revocable at the will of the city council.

10. **Nonconforming Sites & Deviations**

As stated in the Introduction, the goal of this Policy is to preserve the mobility, safety and capacity of the roadway network, but also to provide reasonable access for residents and business owners. The City encourages infill development and the redevelopment of older, or underutilized properties. In areas that are already substantially developed, it is often not possible to meet the minimum access spacing and other design requirements described in this Policy in order to allow such infill or redevelopment activity. In such cases, the Community Development Director, or designee, shall have the authority to approve specific cases that do not meet the minimum standards described herein, with the following conditions:

- No other reasonable access to the property is possible, including potential joint or cross access arrangements.
- Any deviation approved below the minimum design standards shall be limited to the minimum necessary to provide reasonable site access, considering the nonconforming conditions of neighboring properties and/or the existing roadway.
- The access does not create unreasonable safety or operational problems as determined by the Community Development Director or their designee.
-

- Any deviations are approved only for that specific access point for that site and land use and should not be assumed to be acceptable in any other case.
- Any deviations below the minimum standards on a state highway must have written concurrence from MoDOT prior to approval by the City.

It shall be the responsibility of the Community Development Director, or designee, to coordinate with MoDOT staff to review site issues and seek concurrence prior to issuing any approvals. If MoDOT staff and the Community Development Director, or designee, do not concur on the proposed deviation(s), access that fails to meet minimum standards shall not be permitted.

11. **Existing and Nonconforming Access**

Driveways and access points that were lawfully established prior to adoption of this Policy may not meet current minimum access standards. The Policy does not require retroactive compliance with these standards solely due to its adoption. When redevelopment, site modification, or access changes are proposed, such access shall be reviewed in accordance with Section 10, Nonconforming Sites & Deviations. Approval of access that does not meet minimum standards shall be subject to the criteria and limitations set forth in Section 10 and shall not be construed as establishing precedent.

12. **Appeals Process**

If a driveway or building permit application is denied because the Community Development Director, or designee, has determined that minimum access design standards have not been satisfied, and if the applicant is unable or unwilling to reach an agreement with the Community Development Director, or designee, regarding acceptable alternative access, the applicant has the right to appeal the permit denial to the Board of Adjustment in accordance with City Code Section 36-316.

Notwithstanding any provision of this Section to the contrary, if the permit denial relates to an access location on a state highway, then written concurrence from MoDOT is required.

13. **Contact Information**

For additional information or to discuss an access issue with City staff, contact the Community Development Director @ 660.885.6121.

Thresholds for Requiring a Traffic Impact Study (TIS)

Purpose

A Traffic Impact Study (TIS) is a critical tool for evaluating the potential impacts of new developments or redevelopments on the surrounding transportation network. This section establishes thresholds for when a TIS will be required by the City of Clinton, to ensure that new access points and site-generated traffic do not adversely affect roadway safety, efficiency, or capacity.

1. General Requirements

A Traffic Impact Study will be required for any proposed development, redevelopment, or land-use change that meets or exceeds the thresholds outlined below. The study will assess the effects of the proposed project on traffic operations, safety, and access in the vicinity of the site and recommend mitigation measures if necessary.

2. Thresholds for Requiring a Traffic Impact Study

A TIS will be required if any of the following conditions are met:

- **Trip Generation Criteria:**

- The development is expected to generate 100 or more peak-hour vehicle trips (based on the trip generation rates provided in the latest edition of the ITE Trip Generation Manual).
- The development is expected to generate 1,000 or more daily vehicle trips.

- **Proximity to Congested or High-Crash Locations:**

- The proposed development is located near an intersection or roadway segment that operates at a Level of Service (LOS) D or below during peak hours.
- The development is located within 1,000 feet of a street or highway segment or intersection with a high crash rate (e.g., crash rate exceeding the statewide or regional average for similar facilities).

- **Significant Change in Land Use:**

- A substantial change in land use or intensity of an existing development that would result in a 20 percent or more increase in peak-hour trips or daily trips compared to previous use.

- **Special Conditions:**

- The development proposes direct access to an arterial roadway or a state-maintained highway.

- o The development is expected to substantially alter traffic patterns, such as introducing a new access point or requiring modifications to an existing one.
- o The development includes a large-scale or phased project (e.g., mixed-use developments, shopping centers, or industrial parks).

3. Scope of the Traffic Impact Study

The scope and level of detail required for the TIS will depend on the size and nature of the proposed development and its anticipated impact on the surrounding transportation network. Key elements of a TIS include:

- Trip generation, distribution, and assignment.
- Intersection capacity and Level of Service (LOS) analysis.
- Evaluation of site access, including driveway spacing, turn lanes, and sight distance.
- Pedestrian, bicycle, and transit considerations.
- Recommendations for roadway, intersection, or access improvements to mitigate impacts.

4. Waiver of Requirements

The City reserves the right to waive the TIS requirement for smaller developments that do not meet the above thresholds or are determined to have minimal impact on the transportation network.

5. Coordination with State & Regional Agencies

If the proposed development affects a state-maintained roadway, the TIS must be coordinated with the Missouri Department of Transportation (MoDOT).

PETITION FOR A COMMUNITY ROLLER SKATING RINK & ARCADE IN CLINTON, MISSOURI

To: The Clinton City Council, Local Business Owners, Investors, and Potential Developers

We, the undersigned residents of Clinton, MO, petition the City Council and local developers to support the establishment of a community roller skating rink and arcade. Our town needs a safe, family-friendly indoor recreation space for youth, teens, and families to gather, exercise, and socialize locally.

Our Community Deserves More Opportunities for Family Fun

Clinton, Missouri, is home to families, children, teenagers, and residents who deserve access to fun, affordable, and meaningful recreational activities within their own community. Unfortunately, many families feel that there are limited options for things to do together in town, especially when it comes to indoor entertainment that can be enjoyed by people of different ages.

We believe that establishing a roller skating rink and arcade would help fill this important gap in our community. This type of facility would give children and teenagers a positive place to spend their free time, allow parents to enjoy activities with their children, and provide residents with another reason to stay, shop, and spend time in Clinton rather than traveling to other towns for entertainment.

Our children deserve opportunities to make memories, build friendships, stay active, and simply enjoy being kids. Our families deserve a place where they can spend quality time together without having to leave the community or spend a significant amount of money traveling elsewhere.

A Safe and Positive Place for Our Youth

One of the greatest reasons we support this proposal is the need for safe, supervised activities for our children and teenagers.

When young people have limited recreational options, they may have fewer opportunities to socialize in positive environments, participate in organized activities, and develop lasting friendships. We want to give our youth something constructive and exciting to look forward to after school, on weekends, during school breaks, and throughout the year.

A community roller skating rink and arcade could provide a welcoming environment where young people can gather, enjoy themselves, exercise, and interact with others in a supervised setting. It would offer an alternative to spending long hours without activities or places to go.

We want to be clear that this petition is not about criticizing our children or teenagers. It is about recognizing that young people need opportunities, too. They need places where they feel welcome, where they can have fun safely, and where they can create positive memories with their friends and families.

Our children are part of the future of Clinton, and investing in positive opportunities for them is an investment in the future of our entire community.

Benefits for Families of All Ages

A roller skating rink and arcade would not be just for children. It could become a gathering place for the entire community.

A facility like this could offer:

- **Family skate nights** where parents, children, and relatives can enjoy time together.
- **Teen nights** that provide a fun, age-appropriate place for teenagers to socialize.
- **Birthday parties and private events** that give families another local option for celebrating special occasions.
- **School, church, and youth group events** that encourage positive interaction and community involvement.
- **Affordable recreational activities** that families can enjoy without traveling outside Clinton.
- **Special events and themed skate nights** throughout the year to keep the community engaged.
- **Arcade games and entertainment** for children, teenagers, parents, and adults who enjoy playing together.
- **Community gatherings and fundraisers** that could support local schools, youth programs, and charitable causes.

A roller skating rink would also encourage physical activity in an enjoyable way. Skating helps people stay active, improve balance and coordination, and enjoy movement without feeling like they are participating in a traditional exercise program.

The arcade would provide an additional form of entertainment, making the facility appealing to a wider range of ages and interests. Together, these attractions could create a destination where families could spend several hours enjoying themselves.

Supporting the Growth of Clinton, Missouri

A roller skating rink and arcade could benefit more than just the families who visit it. It could also contribute to the continued growth and economic vitality of Clinton.

A well-planned facility could create local employment opportunities, including positions for students and young adults. It could also attract visitors from surrounding communities, potentially benefiting nearby restaurants, stores, gas stations, and other local businesses.

The project could create opportunities for partnerships with schools, local organizations, businesses, and community groups. It could also encourage families to spend more of their free time and entertainment money within Clinton.

We recognize that establishing a facility like this would require planning, investment, and consideration of operating costs, location, parking, safety, and long-term sustainability. We are not asking the City Council to overlook these considerations. Instead, we are asking city leaders, developers, and interested investors to take this community need seriously and explore realistic ways to make the project possible.

Potential approaches could include private development, partnerships with local businesses, available commercial properties, or other appropriate funding and development opportunities.

With community support and thoughtful planning, this idea deserves the opportunity to be explored.

Giving Our Children a Reason to Stay Connected to Their Hometown

Small towns thrive when people have reasons to come together. Community pride grows when families have places to gather, neighbors have opportunities to connect, and children grow up with positive memories of the town they call home.

We want our children to have those memories in Clinton.

We want them to remember birthday parties at the skating rink, laughing with friends at the arcade, family skate nights, school celebrations, and weekends spent having fun close to home.

We want parents and grandparents to have a place to take their children and grandchildren. We want teenagers to have a place where they can spend time with friends in a positive environment. We want families who may not have the money or ability to travel to larger cities to have access to enjoyable recreational opportunities right here in our hometown.

Our children should not have to leave Clinton every time they want something fun to do.

Clinton has families who want to see their community grow and improve. We believe that providing more recreational opportunities for our youth and families is an important part of building a stronger, more connected community.

A roller skating rink and arcade would not solve every challenge facing our town, but it would be a meaningful step toward giving our residents more choices, creating opportunities for positive social interaction, and making Clinton a more enjoyable place to live and raise a family.

Our Request to City Leaders and Local Developers

Through this petition, we respectfully ask the Clinton City Council and local developers to:

1. **Recognize the need** for additional family-friendly recreational and entertainment options in Clinton, Missouri.
2. **Explore the feasibility** of establishing a roller skating rink and arcade within the community.
3. **Identify potential locations** or existing buildings that could be suitable for this type of facility.
4. **Engage with residents and families** to determine the level of community interest and the types of activities people would like to see offered.
5. **Encourage local investors and business owners** to consider the project as a potential business and community development opportunity.
6. **Explore possible partnerships and funding opportunities** that could help make the project financially sustainable.
7. **Consider the long-term benefits** that a safe, supervised recreational facility could provide for children, teenagers, families, and the broader Clinton community.

We understand that a project of this size takes time, effort, and resources. We are not demanding that construction begin immediately. We are asking for our voices to be heard, our concerns to be considered, and this idea to receive serious attention.

We believe that when residents come together around a shared goal, meaningful progress is possible.

Our Commitment to Our Community

By signing this petition, we express our support for exploring the establishment of a community roller skating rink and arcade in Clinton, Missouri.

We believe our town deserves more opportunities for recreation, family entertainment, and positive activities for young people. We believe our children deserve safe places to gather, our families deserve opportunities to make memories together, and our community deserves continued investment in amenities that improve quality of life.

We hope this petition demonstrates that there is interest in bringing a new recreational destination to Clinton and encourages city leaders, developers, and potential investors to take the next steps toward making it a reality.

Let us work together to create a place where children can laugh, teenagers can connect, parents can relax and participate, and families can make memories that last a lifetime.

Let's give Clinton's children and families something exciting to look forward to. Let's give our youth a positive place to go. Let's bring more family fun, connection, and opportunity to our hometown.

We respectfully request that the Clinton City Council, local developers, and potential investors consider this proposal and work with our community to explore the possibility of bringing a roller skating rink and arcade to Clinton, Missouri.

Because our families matter. Our children matter. And our community deserves opportunities to grow, connect, and have fun together.

PETITION SIGNATURES

By signing below, I support exploring the establishment of a community roller skating rink and arcade in Clinton, Missouri.

Printed Name

Clinton Resident? (Y/N)

Signature

Date _____

[illegible]

Petition Organizer: _____

Contact Information (optional): _____

Please return completed petition pages to: _____