



MINUTES OF THE
CITY OF MOBERLY, MISSOURI
CITY COUNCIL MEETING
FEBRUARY 2, 2026

The Moberly City Council met in regular session at 6:00 p.m. in the City Hall Council Chambers, 101 West Reed Street, Moberly, MO, with Mayor Lucas presiding.

All stood and recited the pledge of allegiance led by Mayor Lucas.

Council Members answering the roll call were Brandon L. Lucas, John W. Kimmons, Jr, Chuck McKeown, Sarah Barfield Graff, and Mike Skubic.

A motion was made by Kimmons and seconded by Graff to approve the agenda. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

A motion was made by Kimmons and seconded by Graff to approve the minutes of the January 20, 2026, Council meeting as presented. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

City Manager Michael Bugalski recognized multiple friends, family members, and colleagues of the police officers who were in attendance to be sworn in.

City Clerk Shannon Hance administered the oath of office to the following new police officers: Swindell, Robb, Ginn, and Chenoweth.

A motion was made by Kimmons and seconded by Graff to approve the request to hold the Mother's Day "Run For Her Life" 5K on May 10, 2026. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

The following bids were received for the *Water Works Lake Parking Lot* project:

- **Frech Paving Co.** – \$96,000.00 (Base: \$75,000.00; Alternate: \$21,000.00)
- **Christensen Construction Co.** – \$99,000.00 (Base: \$79,000.00; Alternate: \$20,000.00)
- **Capital Paving** – \$106,150.00 (Base: \$91,950.00; Alternate: \$14,200.00)
- **Courtney Construction** – \$226,809.27 (Base: \$123,795.58; Alternate: \$103,049.69)

A motion was made by Kimmons and seconded by Graff to receive the bids for the Water Works Lake Parking Expansion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Mayor Lucas asked if there was any motion to remove an item from the Consent Agenda for separate discussion. Hearing none, Mayor Lucas requested a motion for the Consent Agenda to be read by City Clerk, Shannon Hance. A motion was made by Kimmons, and seconded by Graff, for City Clerk, Shannon Hance, to read the Consent Agenda. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The following resolutions were included in the Consent Agenda:

BILL NO. R1947: “A RESOLUTION AUTHORIZING PARTICIPATION IN THE MISSOURI HIGHWAY SAFETY PROGRAM”

BILL NO. R1948: “A RESOLUTION AUTHORIZING AND ACCEPTING CHANGE ORDERS NUMBER 1 AND 2 TO THE 7 BRIDGES CSO BASIN UPGRADES CONTRACT WITH EMERY SAPP & SONS”

BILL NO. R1949: “A RESOLUTION AUTHORIZING AND ACCEPTING A CHANGE ORDER TO THE AGREEMENT WITH BARR ENGINEERING CO. FOR THE 7 BRIDGES CSO BASIN UPGRADE”

BILL NO. R1950: “A RESOLUTION ACCEPTING THE BID OF FRECH PAVING CO. FOR THE WATER WORKS LAKE PARKING EXPANSION”

The Resolution Bills, having previously been made available for public inspection, were read by title one time. A motion was made by Kimmons and seconded by Graff to adopt the Resolutions. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Skubic introduced a bill for an ordinance entitled: **“AN ORDINANCE APPROVING A COOPERATIVE AGREEMENT FOR ANNUAL SERVICES WITH THE MOBERLY COMMUNITY FOUNDATION”** and moved that the bill be read two times by title for passage. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was read by title two times. Kimmons moved that the bill be enacted into an ordinance. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Graff introduced a bill for an ordinance entitled: **“AN ORDINANCE AUTHORIZING A COOPERATIVE AGREEMENT FOR INFILL DEVELOPMENT WITH STUART CUSTOM HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY”** and moved that the bill be read two times by title for passage. Kimmons seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was read by title two times. Kimmons moved that the bill be enacted into an ordinance. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Kimmons introduced a bill for an ordinance entitled: **“AN ORDINANCE AUTHORIZING A COOPERATIVE AGREEMENT FOR INFILL DEVELOPMENT WITH STUART CUSTOM HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY”** and moved that the bill be read two times by title for passage. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was read by title two times. Kimmons moved that the bill be enacted into an ordinance. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

McKeown introduced a bill for an ordinance entitled: **“AN ORDINANCE AUTHORIZING A COOPERATIVE AGREEMENT FOR INFILL DEVELOPMENT WITH STUART CUSTOM HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY”** and moved that the bill be read two times by title for passage. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was

read by title two times. Kimmons moved that the bill be enacted into an ordinance. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

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McKeown introduced a bill for an ordinance entitled: **“AN ORDINANCE AMENDING CHAPTER 40, ARTICLE VII, DIVISION 1 BY ADOPTING A NEW SECTION 40-465 ESTABLISHING DOWNTOWN PARKING DISTRICT LIMITS”** and moved that the bill be read two times by title for passage. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was read by title two times. Kimmons moved that the bill be enacted into an ordinance. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Skubic introduced a bill for an ordinance entitled: **“AN ORDINANCE AMENDING SECTION 42-28 OF THE MOBERLY CITY CODE BY ADOPTING A NEW SUBSECTION (13) RELATING TO A UTILITY BILLING ROUNDING POLICY”** and moved that the bill be read two times by title for passage. Graff seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The bill having previously been made available for public inspection was read by title two times. Kimmons moved that the bill be enacted into an ordinance. Graff seconded the motion. Roll Call: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Graff introduced **“A RESOLUTION APPROPRIATING MONEY OUT OF THE TREASURY OF THE CITY OF MOBERLY, MISSOURI TO PAY EXPENSES DUE BETWEEN JANUARY 15, 2026 AND JANUARY 29, 2026, IN THE AMOUNT OF \$428,519.88”** and made a motion for it to be read. Kimmons seconded the motion. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none. The Resolution bill having previously been made available for public inspection was read by title one time. A motion was made by Kimmons and seconded by Graff to adopt the Resolution. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

A motion was made by Kimmons and seconded by Graff to adjourn to a work session followed by a closed session to discuss the status of negotiated contract matters. §(610.021)(12) RSMo. Roll Call Vote: Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

A closed session was held.

Mayor Lucas reopened the meeting.

A motion was made by Kimmons and seconded by Graff to adjourn. Ayes: Lucas, Kimmons, McKeown, Graff, and Skubic. Nays: none.

Work Session

The Following Was Discussed At The Work Session:

Receipt Of Bids For Moberly Parks And Recreation 2026-2027 Contract Mowing.

2026 Fireworks Agreement With J&M Displays.

A Request From Nikki Soendker To Host The Annual Unfinished Pieces 5K On April 4, 2026.

A Request From Stuart Custom Homes, LLC For City Properties To Build Infill Housing.

New Residential Builders Packet.

An Ordinance Amending Chapter 10, Buildings And Construction, Article I By Adopting A New Section 10-12 Relating To Carports.

Report Of The Director Of Community Development For Demolition Charges For 819 Greeley St.

Report Of The Director Of Community Development For Demolition Charges For 816 Greeley St.

Consideration Of An Appointment To The Tourism Advisory Commission.

An Ordinance Authorizing The City Manager Of Moberly, Missouri To Execute A Cooperative Agreement For Car Cruise Events At The Fennel Complex With Moberly Area Chamber Of Commerce And The Downtown Moberly Community Improvement District.

An Ordinance Authorizing A Fourth Addendum To A Certain Intergovernmental Cooperative Agreement For Operation Of A Farmer's Market With The Randolph County Health Department And The Downtown Moberly Community Improvement District.



Brandon L. Lucas, Mayor

Attest:



Shannon Hance, CMC/MRCC, City Clerk