



## CITY COUNCIL WORK SESSION

OCTOBER 23, 2025 @ 9:30 AM  
CITY HALL CONFERENCE ROOM

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### AGENDA

**I. Call to Order**

**II. Pledge of Allegiance**

**III. Approval of the Agenda**

**IV. Regular Business**

- A. Discussion: Proposed Road Connection Between Highway H and Highway 37
- B. Discussion: Replacement of the Roof on the Freedom Silo

**V. Closed Session Notice: Council will convene into closed session pursuant to Section 610.021, RSMo., Subsections (1), (2), and (3) to discuss legal matters, real estate, and personnel matters.**

**VI. Adjournment**



James R. Burke, Mayor  
Ken Gaspar, Commissioner • Darren Indovina, Commissioner  
Mickey Ary, City Administrator

www.monettmo.gov  
217 Fifth Street • Monett, Missouri 65708  
(417) 235-3763

## Staff Report

**To:** Mayor & Commissioners

**From:** City Administrator

**Date:** October 23, 2025

**Re:** Connector Road running East & West linking Highway H & Highway 37 on the North side of North Park.

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### GENERAL INFORMATION

The City of Monett has discussed the need for a connector road to relieve the traffic flow from Highway 37 and Highway H. This road improvement would allow great access to the North section of the city. With residential development planned for North Hills, access will be needed for public safety. The project has sat idle for several years due to funding.

Recently the City Administrator, City Engineer, and Public Works Director have conversed with the three key landowners in relation to the roadway easements. All have been amenable to the conceptional drawings.

The City needs to get survey work and appraisals completed on the properties.

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### PROPOSAL

The city needs road improvements and connections of the street to serve as a corridor between Highway 37 & Highway H. The city needs to continue to do the due diligence necessary to have an analysis of feasibility.

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### RECOMMENDATION

City staff will continue to collect information for this potential project in the F/Y 26-27 budget.

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### ATTACHMENTS

- Concept drawings
- Cost estimates

|                                |
|--------------------------------|
| Monett                         |
| Connector St - Rte 37 to Rte H |
| Task Summary                   |

Oct-25

|   |               |              |              |                     |                       |              |                   |              |             |              |               |  |
|---|---------------|--------------|--------------|---------------------|-----------------------|--------------|-------------------|--------------|-------------|--------------|---------------|--|
|   | Clark         | Conner       |              |                     |                       |              |                   |              |             |              |               |  |
| Appraisal Proposal  |               |              |              |                     |                       |              |                   |              |             |              |               |  |
| National Valuation Services                               | \$ 2,400.00   | \$ 2,400.00  |              |                     |                       |              |                   |              |             |              |               |  |
| Southwest Valuation, Rick Muenks                          | \$ 3,000.00   | \$ 3,000.00  |              |                     |                       |              |                   |              |             |              |               |  |
| Part A - Connector Road                                   |               |              |              |                     |                       |              |                   |              |             |              |               |  |
| Survey/Engineering Services                               | Total         | Site Dev     | MoDOT coor   | Floodplain Analysis | COE Coor & Permitting | Bidding      | Constr Admin (CA) | Inspection   | Geotech     | Mgmt         | Total Check   | Services not included  |
| Own, Surveying  | \$ 27,700.00  |              |              |                     |                       |              |                   |              |             |              |               |  |
| Own, Engineering  | \$ 130,000.00 | \$ 47,500.00 | \$ 10,000.00 | \$ 30,000.00        | \$ 7,500.00           | \$ 20,000.00 | \$ 15,000.00      | not included |             |              | \$ 130,000.00 | As-built, ALTA, Legal 7 Easements, Geotech, Drilling, Material Testing, Inspection |
| Zanevan   | \$ 132,000.00 | \$ 60,900.00 |              |                     |                       |              | \$ 9,600.00       | \$ 61,500.00 | \$ 7,500.00 |              | \$ 132,000.00 |  |
| Part B - Fire Station Location, topo and Hydraulic Report |               |              |              |                     |                       |              |                   |              |             |              |               |  |
| OWN, topo only  | \$ 7,000.00   |              |              |                     |                       |              |                   |              |             |              |               |  |
| OWN   | \$ 26,000.00  |              |              | \$ 21,000.00        |                       |              |                   |              |             | \$ 5,000.00  | \$ 26,000.00  |  |
| Zanevan   | \$ 9,600.00   |              |              | \$ 9,600.00         |                       |              |                   |              |             |              | \$ 9,600.00   |  |
| Part C - East of Rte H, Connector Intersection            |               |              |              |                     |                       |              |                   |              |             |              |               |  |
| OWN, Surveying  |               |              |              |                     |                       |              |                   |              |             |              |               |  |
| OWN, Eng  | \$ 120,000.00 | \$ 30,000.00 |              | \$ 20,000.00        | \$ 5,000.00           | \$ 25,000.00 | \$ 25,000.00      | incl w CA    |             | \$ 15,000.00 | \$ 120,000.00 |  |
| Zanevan   | \$ 52,000.00  | \$ 24,000.00 |              |                     |                       |              | \$ 4,000.00       | \$ 24,000.00 |             |              | \$ 52,000.00  |  |

# Conner Property

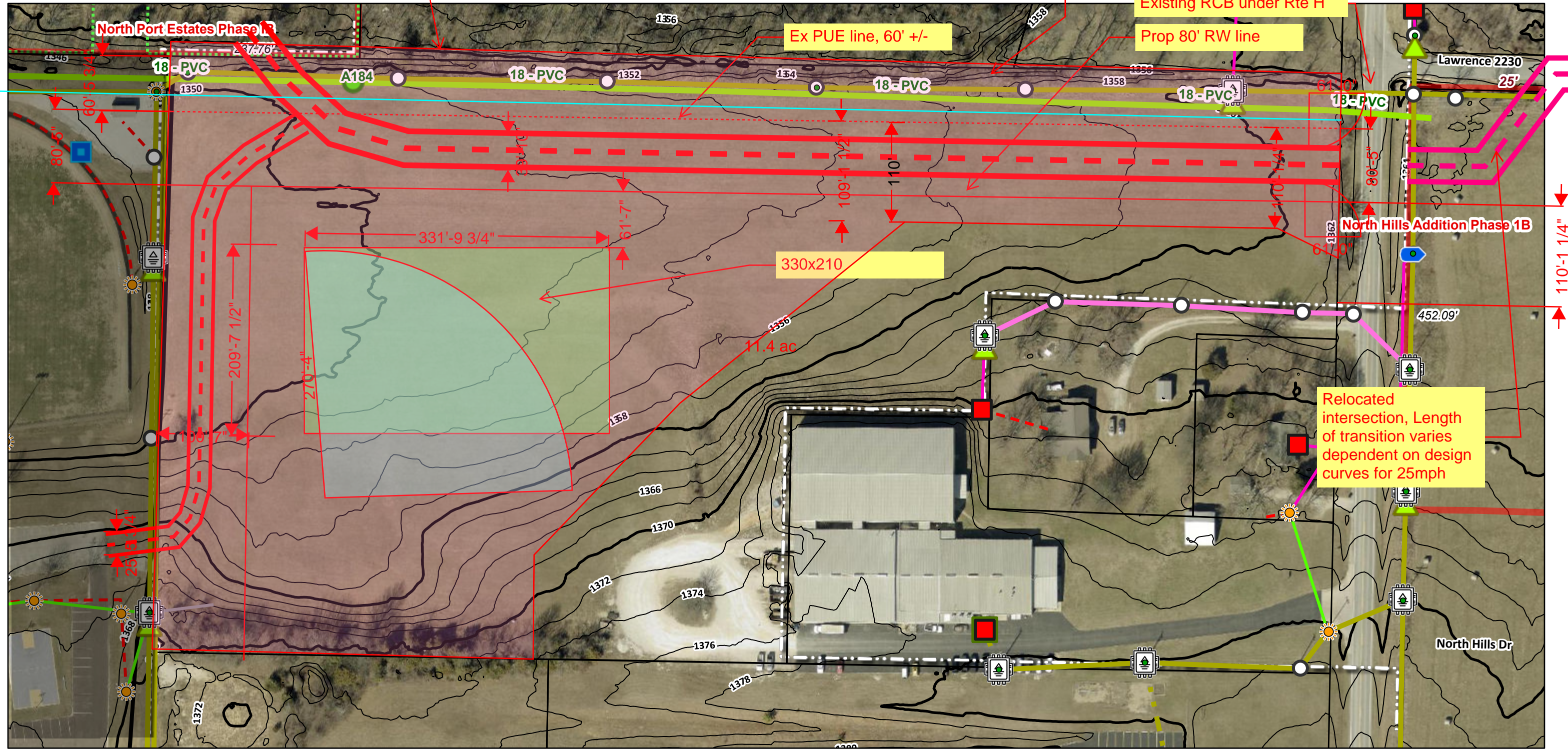
Approx PL

Existing Ditch, UIP

Existing RCB under Rte H

Prop 80' RW line

Ex PUE line, 60' +/-



18-PVC

A184

18-PVC

18-PVC

18-PVC

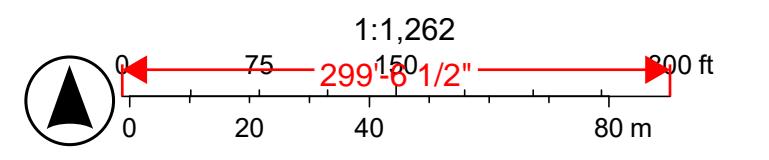
18-PVC

330x210

11.4 ac

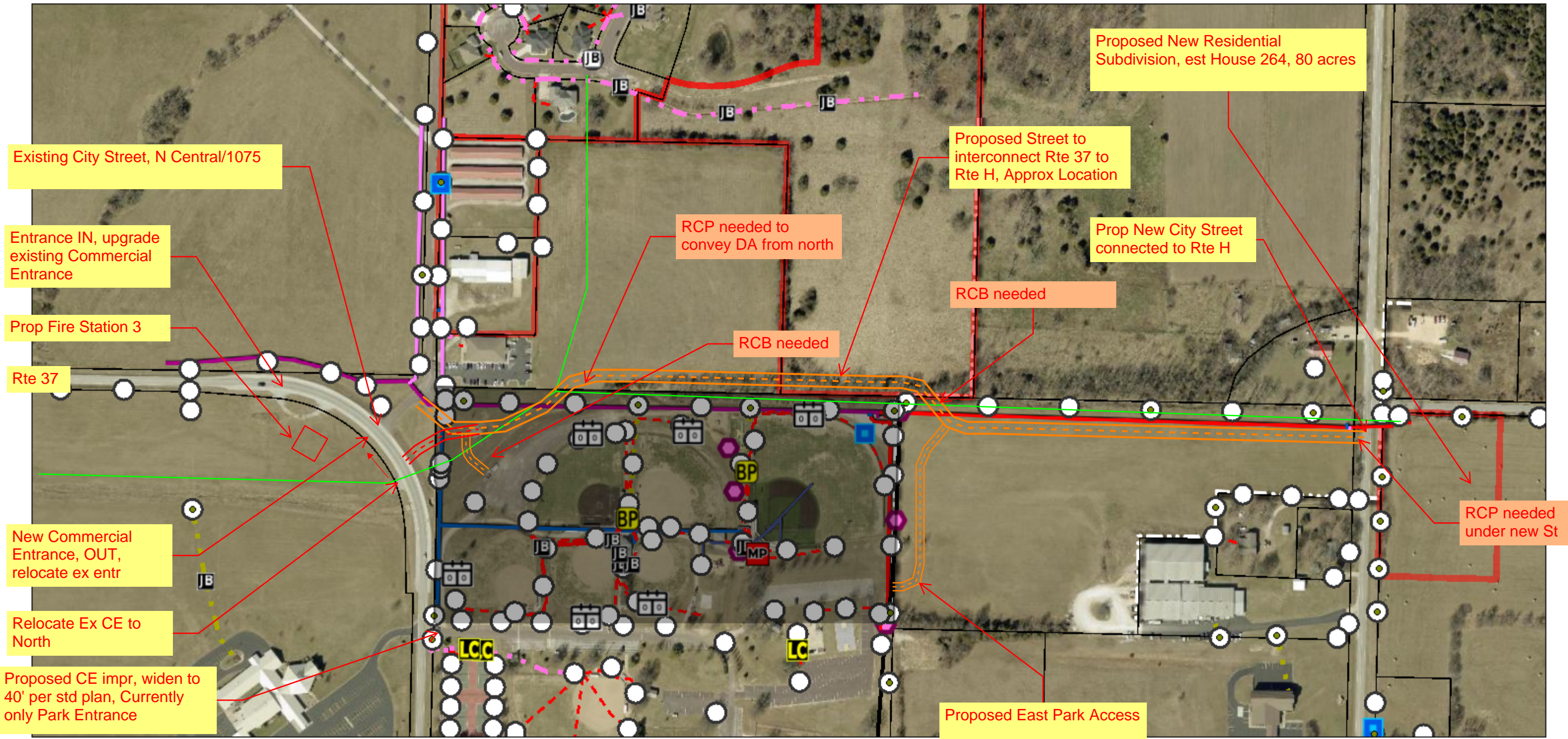
Relocated intersection, Length of transition varies dependent on design curves for 25mph

9/29/2025, 11:44:07 AM



State of Missouri, Maxar, Microsoft

# ArcGIS Web Map



7/25/2025, 12:50:39 PM

- |                          |                           |                                  |                   |
|--------------------------|---------------------------|----------------------------------|-------------------|
| Electric: Meter Pedestal | Electric: Arrestor        | Electric: Poles                  | SewerCleanOut     |
| Electric: Scoreboard     | Electric: Junction Box    | Electric: Primary Underground    | Sewer: Force Main |
| Electric: Light Controls | Overhead                  | Single Phase Primary Underground | Parcels           |
| Electric: Breaker Panel  | Underground               | Three Phase Primary Underground  | Subdivisions      |
|                          | Electric: Misc or Missing | Electric: Secondary Underground  | World Imagery     |

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

State of Missouri, Maxar

1:4,000

0 60 120 240 m

0 200 400 5" 800 ft

Sewer



P.O. Box 516  
Brookline, MO 65619  
417-866-0606  
417-866-0607  
billing@cdi.build  
www.cdi.build

# Proposal

10/02/2025

RE: Proposal for “Freedom Tower”

Dear Mickey,

Thank you for considering CDI Steel Inc. as your potential partner for Freedom Tower. We are excited to present our proposal, which has been tailored to meet the unique needs and specifications of this project.

Our team at CDI Steel Inc. has put in great effort to analyze and understand the project requirements in detail. We are confident that our proposed solution will not only meet your expectations but will exceed them.

Please find attached our comprehensive proposal, which includes a detailed scope of work to be performed in a realistic project timeline, competitive pricing, and our terms and conditions. We hope that this proposal showcases our expertise and dedication to delivering exceptional services.

Should you have any questions or require further information, we are always available to provide assistance. We appreciate the opportunity to be considered for this project and look forward to the possibility of working with you.

Sincerely,  
Lindell Campbell,  
President,  
CDI Steel Inc.



 P.O. Box 516  
 Brookline, MO 65619  
 417-866-0606  
 417-866-0607  
 [billing@cdi.build](mailto:billing@cdi.build)  
 [www.cdi.build](http://www.cdi.build)

# Proposal

This proposal is prepared for "Freedom Tower"

Location: - Monet, MO.

Tax is excluded & no bid bond.

## Scope of Work: -

- **Demo & Install of Silo structure**

Demolition of existing roof and roof structure of silo.

Supply labor for erection/welding of new structure.

### Notes:

1. Dumpsters, construction fencing, portable toilet and crane/operator and riggers are by others.
2. Estimated days of crane for the demo is (2) days. Estimated days of crane use for erection/welding is (3-4).

- **Certifications and Insurance:**

We hold all necessary licenses and certifications required for performing proposed scope of work.

Our company maintains comprehensive liability insurance coverage to protect against any unforeseen incidents.

We believe that our expertise, attention to detail, and commitment to customer satisfaction make us the ideal subcontractor for your project requirements. We look forward to the opportunity to contribute to the success of Freedom Tower. If you have any questions or require further information, please feel free to contact us.

**Pricing: \$58,690.00**



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# Proposal

## CLARIFICATIONS/EXCLUSIONS:

1. Excluded items include but not limited to: - Access ladders, attic framing, ceilings, firewalls, fall arrest system, field painting, foundation design, grout, gutter strainers, HVAC units, interior walls, leveling plates, lightning protection, louvers, masonry anchors, masonry walls, metal studs, mechanical platforms, hanger doors, O.H. doors, permits and fees, pipe bollards, roof drains, roof curbs, roof insulation, roof seaming tools, roof walkways / catwalks, sales tax, sitework, snow retention devices, soffit, SMANCA (detailing & fabrication), special colors, special inspections, special material prep, special primers, stairs and handrails, suspended equipment mounts/seismic sway braces, TPO insulation or roofing, temporary lightings, vapor barriers, ventilators, indoor doors/hardware, wall lights, wall insulation and windows.
2. Furnish of all material is excluded by CDI Steel Inc.
3. A.I.S.C. certifications, B.I.M. model/coordination and structural steel engineering is excluded.
4. Any testing cost, liquidated damages are by excluded.
5. Furnish or install of any structural steel is excluded.
6. Furnish and install of RTU curbs, RTU's or any other roof penetrations is excluded. Caulking of any roof penetrations made by other trades, is excluded.
7. Precast concrete treads & nosings, Rebar/Mesh are excluded.
8. CDI Steel Inc. will not be responsible for concrete cracks if any occur from erection on cured slab. Cranes must have full slab access.
9. Offloading of PEMB material is included in the base price. However, if the project is not ready to start at the time of delivery, a re-mobilization fee will be charged to the customer.
10. CDI Steel Inc. requires stable ground conditions in areas where heavy erection is required for our scope of work. This is crucial to prevent damage to underground utilities, equipment and to safely lift heavy loads. Standing water on job site in sub-grade column connections must be pumped out prior to erection in flooded areas.
11. If CDI Steel Inc. is required to work in unstable or wet conditions, any damage caused to job site, equipment by performing our standard work practices, includes removal of stuck erection equipment, will be responsibility of others / GC.
12. CDI Steel Inc. requires at least 5000 sq. ft. of gravel laydown area for PEMB material storage around the job site and easy access to the jobsite.
13. CDI Steel Inc. needs slab on grade complete before we arrive.
14. Any special inspection shall be contracted/scheduled/paid for by others.
15. Minimum site access of 75' required. Lay-down yard must be no more than 250 ft away from work site.



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# Proposal

16. Furnish and install of anchor bolts / anchor rods is excluded.
17. Storefront, stack doors, all interior doors and OHD are excluded.
18. Door frames, window frames, doors and windows are excluded.
19. Any drywall, insulation, wood framing or in-fill wall insulation is excluded.
20. CDI Steel Inc. will not assume responsibility for rectifying any work that may result from errors committed by other trades.
21. Temporary power (not generator), toilets and Dumpster to be provided by others. (Must be one toilet per ten men on site).
22. Any work that falls outside the purview of the "scope of work" mentioned above shall be deemed excluded from this proposal.
23. All materials, after being delivered to the jobsite, are to be protected by others.
24. This quotation is valid for a period of 30 days.
25. The quote is based on a 6-person crew and a 40-hour work week. No overtime is included.
26. If customer requires equipment belly diapers and/or tire covers, they will be billed at cost plus 10%.
27. Any work outside of the stated scope will be performed only after issuing a change order.
28. Notice to owner/GC: Failure of this contractor to pay those persons supplying material and/or services to complete this contract can result in filing of a mechanic's lien on the property which is the subject of this contract pursuant to chapter 429, RSMO. To avoid this result, you may ask this contractor for "lien waivers" from all persons supplying material or services for the work described in this contract. Failure to secure lien waivers may result in your paying for labor and material twice. Any credit card payment will be subject to a 3.5% convenience fee. In the event payment is not made as promised upon completion of the project and CDI Steel, Inc is required to hire an attorney to collect the monies due pursuant to this agreement, owner/contractor/ signer shall be liable for all costs of collection including reasonable attorney's fees.
29. \*\*In the event that the project is not awarded within the 30-day period, CDI Steel Inc. retains the right to reassess and modify the cost of the quotation. Please be advised that any unforeseen material price escalation that may arise will not be the responsibility of CDI Steel Inc. Such an increase in cost will be communicated to the client and will be billed at the cost of the increment.

Please do not hesitate to contact us if you have any queries or concerns. We remain at your disposal at all times and are committed to providing our clients with exceptional services.



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# Proposal

## References:

1. Finley Construction LLC.
2. Killian Construction Co.
3. M.W. Builders
4. Eoff & Associates
5. J.W. Ellis Company
6. Snyder Construction Group
7. The Weitz Company LLC
8. O' Reiley Build LLC
9. Branco Enterprise Inc.
10. Base Construction Management.

Upon request, we can provide contact information for references from previous clients who can attest to the quality and professionalism of our work.

**Thank you for considering our proposal. We appreciate your time and consideration.**





**ESTIMATE: OC-7554**

**Date: October, 02 2025**

**Customer:** City Of Monett  
217 Fifth Street  
Monett, MO 65708

**Job Site:** Freedom Silo  
901 Front St  
Monett, MO

**Contact:** Kevin Sprenkle  
**Phone:** (417) 236-8025  
**Fax:**  
**Email:** ksprenkle@sprenkle.com

**Salesperson:** Karnes, Austin  
**Phone:** (417) 623-7637  
**Fax:** (417) 623-7204  
**Email:** austin@ozarkcrane.us

**We appreciate the opportunity to support your company during the following job**

**Description Of Work**

Removing old roof off of silo and replacing wiht new roof. Heaviest piece is 4500lbs at 55' up.  
Quote is for six 8 hour days.

| <u>Item Description</u>   | <u>Qty</u> | <u>Unit Meas</u> | <u>Rate</u> | <u>Amount</u>      |
|---|------------|------------------|-------------|--------------------|
| <b>40 Ton Crane Minimum</b><br>2 hours                                  | 1.00       | Each             | \$550.00    | \$550.00           |
| <b>40 Ton Crane w/ Operator</b><br>Hourly Rate after minimum.           | 46.00      | Hours            | \$215.00    | \$9,890.00         |
| <b>Rigger</b>   | 48.00      | Hours            | \$88.00     | \$4,224.00         |
| <b>Crew Overtime</b><br>Added to the cost of the crane during overtime. | 0.00       | Hours            | \$93.00     | \$0.00             |
| <b>FUEL SURCHARGE - 12%</b>   | 1.00       |                  | 12.00%      | \$1,759.68         |
| <b>Grand Estimate</b>   |            |                  |             | <b>\$16,423.68</b> |

- 1) Regular working hours are Monday-Friday, 7:00 am - 3:30 pm. Overtime is applied outside of regular working hours.
- 2) Jobs are charged Portal to Portal (from the time equipment leaves the OC yard to jobsite & returns to OC yard from jobsite).
- 3) Qualified rigging and signal persons can be provided for an additional fee.
- 4) All applicable taxes, fuel surcharges and permit fees are the responsibility of the Customer and will be charged accordingly.
- 5) Upon arrival at the jobsite, any obstructions preventing OC from starting the job, minimum hourly rates will apply.
- 6) Should our crane become stuck, towing fees from a professional towing company will be charged to the Customer.
- 7) Due to the weight of equipment being heavier than the average load, OC accepts no liability for damage to parking lots, road surfaces & underground installations. Customer is responsible for suitable pad for crane to set up on per OSHA 1926.1402.
- 8) All areas must be cleared of debris with no obstructions allowing easy access for mobilizing equipment.
- 9) It is the customer's responsibility to see that all overhead lines are not an obstruction to OC performing the job.



**ESTIMATE: OC-7554**

**Date: October, 02 2025**

10) Pricing is based upon specs provided by the Customer; any alteration or deviation from these specifications creating additional costs to Ozark Crane Services will be executed either by written orders prior to job startup or by the signed ticket from an authorized Customer representative at the jobsite with the changes noted. The Customer will be charged accordingly. Ozark Crane Services will NOT be held liable for any damages or injury to the property, including but not limited to asphalt, sidewalks, lawns, shrubs, overhead lines, etc.



ESTIMATE: OC-7554

Date: October, 02 2025

## Terms & Conditions

**WEATHER DELAYS WILL BE CHARGED AT 6 HOUR MINIMUMS UNLESS OTHERWISE AGREED UPON.**

The Lessor hereby leases the equipment described above and furnishes operational personnel to the lessee heretofore named subject to the following terms and conditions:

- 1. NO OTHER AGREEMENT:** Except as otherwise mutually agreed in writing, this document is the complete agreement of the parties and supersedes all other agreements or understandings, written or oral.
- 2. INDEMNIFICATION:** Lessee agrees that the equipment and all persons operating such equipment, including Lessors employees, are under Lessee's exclusive jurisdiction, supervision and control and agrees to indemnify and save Lessor, its employees and agents harmless from all claims for death or injury to persons, including Lessor's employees, and from all loss, damage or injury to property, including the equipment, arising in any manner out of Lessee's operation. Lessee's duty to indemnify hereunder shall include all costs or expenses arising out of all claims specified herein, including all court and/or arbitration costs, fines, fees, attorney fees and costs of settlement. Lessee shall not be required to indemnify Lessor for its sole negligence, but, Lessor's liability for damage caused by the sole negligence of Lessor, its agents and employees, hereunder shall be limited to the amount of Lessor's liability insurance.
- 3. COMPETENT OPERATION BY LESSEE:** Lessee agrees to provide competent and experienced personnel to direct the operation of the equipment and further agrees that the Standard Crane and Derrick Signals in accordance with American Standard B 30.2-1943 shall be used to direct the equipment at all times when applicable. Lessee further agrees to use said equipment in accordance with the manufacturer's instructions and agrees not to exceed the manufacturer's rated load capacities for such or similar equipment. Lessee expressly agrees that counterweight in excess of the manufacturer's specifications shall not be used.
- 4. EXCUSE OF PERFORMANCE:** Any prevention, delay or stoppage due to strikes, lockouts, labor disputes, acts of God, ability to obtain labor or materials or reasonable substitutes therefore governmental action, domestic or foreign, riot, civil commotion, fire and other casualty and all other causes beyond the reasonable control of Lessor shall excuse Lessor's performance for a period equal to such prevention, delay or stoppage. Lessee hereby waives all claims against Lessor for any delay or loss of materials by reason of any shutdown, or failure of the equipment for any reason.
- 5. TERMS OF PAYMENT:** Full payment for all charges is due upon billing. All first time customers will be COD. A monthly service charge of 1-1/2% (18% per annum) will be added to all accounts 30 days past due.
- 6. CONFORMANCE TO LAWS:** Lessee agrees to use the equipment in strict compliance with all applicable rules, laws, regulations and orders.
- 7. LIFTING LUGS:** Lessee assumes all liability for the adequacy of design or the strength of any lifting lug or device embedded in or attached to any object.
- 8. RIGGING OR LIFTING APPARATUS:** Lessee agrees to inspect and assume all liability for the adequacy of design or the strength of any rigging or lifting apparatus, including, but not limited to chokers, slings, shackles, spreader hooks, cables and loadblocks, attached to any other object. Lessor hereby makes no representation as to the adequacy of design or strength of any rigging or lifting apparatus and expressly disclaims any warranty of merchantability of fitness for a particular purpose.