

OSAWATOMIE CITY COUNCIL
AGENDA

October 12, 2023

6:30 p.m. | Memorial Hall | 411 11th Street

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Invocation
5. Consent Agenda

Consent Agenda items will be acted upon by one motion unless a Council member requests an item be removed for discussion and separate action.

 - A. October 12, 2023 Agenda
 - B. September 28, 2023 Meeting Minutes
 - C. Pay Application(s)
 - D. Special Event Permit(s)
 - i. Spook Parade - Osawatomi Chamber of Commerce
 - E. 08-2023 Council Report
6. Comments from the Public

Citizen participation will be limited to 5 minutes. Stand & be recognized by the Mayor.
7. Public Hearing
8. Presentations, Proclamations, and Appointments
9. Unfinished Business
 - A. Resolution 1175 – Award 6th Street Reconstruction Contract
 - B. Resolution 1176 – Authorizing Sale of Animal Shelter to Always & Furever
 - C. Resolution 1179 – Awarding Lead/Copper Inventory RFP to 120Water
10. New Business
 - A. Resolution 1177 – Establishing Economic Development Policies for the City (No Action)
 - B. Resolution 1178 – Authorize Mayor to Sign Letter of Incentives to Victory Chevy (No Action)
 - C. Resolution 1180 – Accepting Bid for Asbestos Abatement Services for Osawatomi Public Library
11. Executive Session
 - A. Financial Affairs or Trade Secrets of Corporations, Partnerships, Trusts, and Individual Proprietorships Pursuant to the Exception in K.S.A. 75-4319(b)(4)
12. Council Report
13. Mayor’s Report
14. City Manager & Staff Report
15. Adjourn *NEXT REGULAR MEETING – October 26, 2023*

Osawatomie, Kansas. **September 28, 2023.** The Council Meeting was held at Memorial Hall located at 411 11th Street. Pro Tem Mayor Lawrence Dickinson called the meeting to order at 6:30 p.m. Council members present were: Schasteen, Macek, Diehm, Dickinson, LaDuex, Bratton, and Filipin. Mayor Hampson and Council member Caldwell were absent. City Staff present at the meeting were: City Manager Bret Glendening, City Clerk Tammy Seamands, Attorney Madison Touchstone, Utility Director Terry Upshaw, Public Works Director Michele Silsbee, Building Official Keith Myers and Assistant to the City Manager Samantha Moon. Members of the public were: Ron Smsith, Charissa Gibbons, Larry Gibbons, Shay Hanysak, George Pretz, John Littleton, and Derek Henness.

INVOCATION. – Pastor Ron Smith, 1st Christian Church

CONSENT AGENDA. Approval of September 28, 2023 Agenda, September 14th Council Meeting Minutes, Pay Application – Killough Construction – Main St. Terr/18th/Walnut - \$80,467.51, Pay Application – Killough Construction – Brown Avenue - \$337,442.83. **Motion** made by LaDuex, seconded by Schasteen to approve the consent agenda as presented. Yeas: All

COMMENTS FROM THE PUBLIC.

Pastor Ron Smith –we had a Ministerial Alliance Association meeting on Tuesday and they are going to be moving forward of becoming a part of the Miami County Foundation 501(c)3 to help with grants. There are a few concerns regarding things that are going on with the needs of the community. Something that we have identified is the hotel on 6th Street-there are a lot of families living out there and it is quite expensive for them. Most of their weekly earnings go to paying rent.

County Commissioner George Pretz – The Miami County Courthouse is in dire need of renovation and the addition of two courtrooms. There will be a one-quarter of one percent (0.25%) sales tax question on the November 7th ballot for this.

PUBLIC HEARINGS. -None.

PRESENTATIONS, PROCLAMATIONS AND APPOINTMENTS.

PRESENTATION OF POWER PLANT GRADUATION CERTIFICATE TO ANDREW BURKHART – John Littleton, Director of Energy Services with Kansas Municipal Utilities presented Andrew Burkhart his Bronze level Certificate of Graduation from KMU’s Power Plant Program.

UNFINISHED BUSINESS. – None.

NEW BUSINESS.

RESOLUTION 1171 – CONDEMNATION OF CERTAIN PROPERTIES IN OSAWATOMIE–The City of Osawatomie has identified the following properties as candidates for condemnation and demolition. Each property is currently vacant.

700 Pacific Ave. - This property is currently vacant, and the utilities have not been active since October 2011. The wall on the east side of the structure appears to be separating from the rest of the structure, causing potential structural issues. The property is in a state of decay and is in violation of multiple adopted ordinances. Note the owner of the property has obtained a demolition permit for this property and is expecting to remove it in the next month.

904 Chestnut - This property is currently Vacant. City staff received report the interior of the property is not in a habitable condition due to deterioration and the report of vermin in the property. This property also is in violation with multiple adopted ordinances, including but not limited to, broken/missing windows, deteriorating wood and uncontrolled roof drainage. The City purchased this property today and we will get this demolished and then sell the four lots.

719 5th St. - This property is currently vacant, and the utilities have not been active since August 2023. The south side of the structure has siding removed with the interior plaster and insulation exposed. This issue, along with the soffits and the rest of the structure being in disrepair is allowing excessive deterioration to the structure.

321 Mill St.- This property is currently vacant. The structural stability of this home has been removed due to the owners intending on remodeling the structure. The structure has been stripped down to the studs, removing all the windows, plaster, and other misc. items. The owners were intending on remodeling the structure and was advised to stop work in August of 2023 due to not having the proper permitting or licensed contractors. Permitting and Contractor licensing has not been filed for on this property since the stop work order was placed.

1116 4th St. - This property is currently vacant, and the water is not turned on. The north side of the structure has siding removed with the interior walls being exposed. This issue, along with the rest of the structure being in disrepair is allowing excessive deterioration to the structure. Speaking with the owner of the property, he advised he is aware of the issue and is currently fixing other dwellings he currently owns in the City of Osawatomie. He advised he intends on fixing the structure as soon as possible.

This resolution sets a hearing date for December 14, 2023 at 6:30 p.m. at Memorial Hall at which the owners, the owner's agents, any lien holders of record, any occupants and other parties in interest may appear and show cause why such structures should not be condemned and ordered repaired or demolished. **Motion** made by Macek, seconded by Bratton to approve Resolution 1171 – Fixing a time and place and providing for Notice of a Hearing before the governing body of the City of Osawatomie, Kansas at which the owners, the owner's agent, any lien holders of record, and any occupant and other parties in interest of structures located within said city and described herein may appear and show cause why such structures should not be condemned and ordered repaired or demolished in the case of unsafe or dangerous structures as presented. Yeas: All.

ORDINANCE 3837 – CONSENT ANNEXATION OF KDOT PROPERTY, VICTORY & CITY - OWNED PROPERTY– We have received KDOT's consent for annexation and confirmed with Victory Chevrolet that they are still willing to move forward with the annexation. Due to this proposed annexation's proximity to election day, the ordinance will not take effect

until the day after the election. **Motion** made by Bratton, seconded by Macek to approve Ordinance 3837 – Including, incorporating and annexing certain land into the limits and boundaries of the City of Osawatomie, Kansas as presented. Yeas: All.

RESOLUTION 1172 – ACCEPT WORK AND AUTHORIZE FINAL PAYMENT MAIN ST TERR/18TH/WALNUT AVE – The original contract value for this project was: \$1,734,521.07. The council has approved two change orders to this project totaling \$21,029.61 making the final contract value is: \$1,755,550.68.

Final value of work completed for this project is \$1,717,092.59; approximately \$39,000 under the amended contract value.

City staff recommends accepting the project as completed, releasing of retention and approving the final payment in the amount of: \$80,467.51. **Motion** made by Schasteen, seconded by Filipin to approve Resolution 1172 – Accepting completed work on Main Street Terrace, 18th Street and Walnut Avenue, authorizing final payment and release of retention as presented. Yeas: All.

RESOLUTION 1173 – DIRECT STAFF TO DEVELOP ECONOMIC DEVELOPMENT POLICIES - As we have been both approached and explored Economic Development projects in our community one of the emerging trends is to simplify how economic incentives are given. For the most part local government incentives are based various state statutes. Attached to this resolution is a Memorandum from Gilmore Bell in regards to Economic Development Grants (EDGs). We believe this a far simpler and more transparent approach and one that can be repeated for various types of companies. But for these EDGs to be effective and beneficial to the community there needs to be an agreed upon set of policies that outlines, where, when, in what amount and for whom they can be granted. There also needs to be reporting requirements and other terms and conditions that should be considered when a unique situation presents.

City staff recommends that we begin work on an EDG City Council Policy that can be considered at the October 12, 2023 City Council meeting. We anticipate this will require a couple of council meetings for questions and consideration, so the agendas for the meetings in October reflect presentations of these resolutions/ordinances at the first meeting with votes on them at the second meeting. **Motion** made by Bratton, seconded by Filipin to approve Resolution 1173– Directing staff to develop a city council policy for economic grants as presented. Yeas: All.

RESOLUTION 1174 – DIRECT STAFF TO NEGOTIATE A DEVELOPMENT AGREEMENT WITH NEWLY ANNEXED PROPERTY OWNER(S) – As indicated on the September 28, 2023 Agenda there are property owners that have agreed to be annexed into the City of Osawatomie. This annexation will yield the addition of a large commercial property owner (business owner) that would like to consider the expansion and redevelopment of their facilities and properties.

City staff needs to begin discussions and negotiations on the potential economic development opportunity with this property owner and build a framework and possible Economic Development Grant that the City Council can consider. At the same time, as contemplated in

Resolution 1173, city staff will begin working on City Council policies that will set the parameters for future negotiations with future business partners in our community. For this first opportunity, our goal is to be done by the end of October. Which, may be difficult to achieve since we are simultaneously crafting the policies that development agreement will follow. **Motion** made by Bratton, seconded by Macek to approve Resolution 1174 – Directing staff to begin negotiations with newly annexed properties for economic development purposes as presented. Yeas: All.

ORDINANCE TBD – AMENDING ZONING REGS TO ALLOW FOR RESTORATION OF ORINIGAL PLATS (NO ACTION) – We would like to allow lots that have been previously purchased and combined to be able to split those lots back up into 50-foot lots to allow for additional homes to be built.

EXECUTIVE SESSION – None.

COUNCIL REPORTS

Kevin Schasteen ~ Thanks to those that come out to Freedom Festival and thank you to all of those that helped out at the event.

MAYOR’S REPORT

We hosted a luncheon for Potawatomie Trail 1838 commemorative caravan on Saturday. The event was excellent and it went very well. We should be proud that we can host this event every five years.

We still have street work going on and I am glad that Michelle is on top of it.

CITY MANAGER & STAFF REPORTS.

Bret Glendening – We received the appraisal back on the KDOT property. There are a couple of things (typographical errors) that need to be tweaked. Victory has been provided with that appraisal and they are alright with it. As soon as I get it cleaned up, I will send it to KDOT and we will start the conversation.

The lead and copper test results all came back good. None of the ones tested came back with any action required by the city or the homeowner. They were all well below the action threshold.

The Wrights have respectively declined the CDBG money that was awarded to them for the building next to the hub. We are working with the Department of Commerce to see if we can keep that \$250,000 inside of Osawatomie for the 500 Block of Main. We are hoping to apply it to 510 Main Street to help shore it up, fix the roof and fix the backside of the building. This is all still pending the approval from the State but they do sound receptive to that.

Yesterday, Mr. Scanlon and myself were at the county commissioners meeting and Mike requested \$7,500 from their park fund (liquor tax). Part of their money has to be spent on parks.

We have discovered a house at 324 Main Street that was built in 1850. We would like to purchase the property and apply for a Patterson grant to help shore it up. The state has expressed interest in helping us with historic preservation money and to get it listed on the national historic register. We could then incorporate it into the John Brown National Park Site that we are working on.

The solar array ground breaking is October 12th.

Sam Moon – The Arts Commission has embarked on their next contract for the plaza mural that should begin next week. If you see him working, stop by, say hello and welcome him to our community.

OTHER DISCUSSION/MOTIONS.

Motion made by Bratton, seconded by Filipin to adjourn. Yeas: All. The Pro Tem mayor declared the meeting adjourned at 07:37 p.m.

/s/ Tammy Seamands
Tammy Seamands, City Clerk



Osawatomie
KANSAS
439 Main Street | P.O. Box 37
Osawatomie, KS 66064
(913) 755-2146

SPECIAL EVENT PERMIT APPLICATION

Office Use Only
Date Record

Submitted _____

Tourism Approved _____

Council Approved _____

1. NAME OF APPLICANT AND/OR ORGANIZATION

Osawatomie Chamber of Commerce

2. EVENT CONTACT INFORMATION INCLUDING PHONE NO., ADDRESS, AND EMAIL

Dale Samuels 620-249-6143 dalebsamuels@gmail.com

3. TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR (DESCRIBE YOUR EVENT)

Halloween Costume Parade

4. ROAD CLOSURES YES NO

5. LOCATION OR ADDRESS OF SPECIAL EVENT

LOCATION AND TIMING OF BARRICADES

Main Street - 4th to 6th St

4-7 PM

6. DATE(S) AND TIME(S) FOR PERMIT, INCLUDING SET UP AND TEAR DOWN

October 31 4-7pm.

7. ENTRY TO EVENT: FEE YES NO

8. TRAFFIC OR POLICE ASSISTANCE REQUESTED? YES NO

9. # OF EXPECTED ATTENDEES:

PUBLIC OR PRIVATE

IF YES, TIMEFRAME AND NUMBER OF OFFICERS REQUESTED

400-500

10. WILL ALCOHOL OR CMB FOR PERSONAL CONSUMPTION BE ALLOWED AT THE EVENT? YES NO

WILL CMB BE SOLD AT THE EVENT? YES NO

WILL THERE BE AN ENTRY FEE TO THE AREA WHERE CMB IS PROVIDED BY A THIRD PARTY? YES NO

IF YES TO ANY OF THE ABOVE, APPLICANT DATE OF BIRTH IS REQUIRED _____

11. APPLICANT AGREES TO ABIDE BY ANY RULES OF CONDUCT AND OPERATIONS POLICIES FOR THE DURATION OF THEIR EVENT, OR RISKS PENALTY AND FORFEITURE OF ANY DEPOSITS YES NO

12. IS THERE LIABILITY INSURANCE COVERAGE FOR THE EVENT YES NO

IF YES, NAME OF INSURANCE COMPANY, AGENT _____

AMOUNT OF COVERAGE: _____

STATEMENT OF APPLICANT

I HAVE REVIEWED THIS APPLICATION COMPLETELY AND EVERYTHING CONTAINED HEREIN IS TRUE AND CORRECT. I AGREE TO HOLD THE CITY OF OSAWATOMIE HARMLESS FROM AND AGAINST ANY LOSS, COST OR DAMAGE OF ANY NATURE ARISING OUT OF ANY ACTION OR CLAIM AGAINST THE CITY OF OSAWATOMIE OR ITS EMPLOYEES, IN CONNECTION WITH THE EVENT. I ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF ALL ORDINANCES AND ATTACHMENTS AND I FULLY UNDERSTAND THAT I WILL BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF STATE LAWS, CITY OF OSAWATOMIE ORDINANCES, AND ANY RESTRICTIONS OR REQUIREMENTS ASSOCIATED WITH THIS PERMIT AT THE LOCATION AND TIME SPECIFIED ON THIS PERMIT.

SIGNATURE *Dale Samuels*

DATE *9-28-23*

PERMIT APPLICATION: APPROVED _____ DENIED _____

DECISION BY: _____ DATE OF DECISION: _____

COMMENTS: _____

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT	
NON-DEPARTMENTAL	GENERAL OPERATING	MISCELLANEOUS	H + K DESIGNS	H + K DESIGNS: ESCROW STRE	1,000.00
			ARLISSA WEY	ARLISSA WEY: COURT REFUND	115.00
			TINA NJOROGÉ	TINA NJOROGÉ: COURT REFUND	<u>110.00</u>
				TOTAL:	1,225.00
ADMINISTRATION	GENERAL OPERATING	TYLER TECHNOLOGIES INC	UTILITY BILLING ONLINE COM	1,008.00	
		ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	18,056.01	
		CITY OF OSAWATOMIE	UTILITY BILLS	1.82	
			UTILITY BILLS	42.04	
			UTILITY BILLS	83.54	
			UTILITY BILLS	1,552.82	
			NAVRAT'S OFFICE PRODUCTS INC	COPY PAPER	232.00
				IMPRINTED ENVELOPES	294.95
			FIRST OPTION BANK	DOMAIN REGISTRATION	8.95
				FLAGS STATE & US	152.48
				CANDY	27.22
				CANDY	16.78
		SERVER / ADDON		45.00	
		LEAGUE CONFERENCE HOTEL		150.46	
		LEAGUE CONFERENCE HOTEL		150.46	
		LEAGUE CONFERENCE HOTEL		150.46	
		LEAGUE CONFERENCE HOTEL		150.46	
		LEAGUE CONFERENCE HOTEL		150.46	
			DOMAIN REGISTRATION	9.15	
			BADGES FOR NEW HIRES	17.99	
			DOMAIN REGISTRATION	10.11	
			DOMAIN REGISTRATION	9.15	
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY	386.05	
		KANSAS GAS SERVICE	GAS SERVICES	186.90	
		LEAGUE OF KS MUNICIPALITIES	LEAGUE CONFERENCE SEAMANDS	250.00	
			LEAGUE CONFERENCE - CALDWE	250.00	
			LEAGUE CONFERENCE SHASTEEN	250.00	
			MTI SESSION & CONFERENCE M	375.00	
		QUILL CORPORATION	STORAGE BOX	40.79	
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL AUGUST 2023	105.00	
		RESERVE ACCOUNT	POSTAGE	2,500.00	
		NPG NEWSPAPERS INC	NEWSLETTER	1,124.50	
			LEGAL AVERTISING	325.53	
		TALLEY, DEBBIE	AUGUST 2023 MEMORIAL HALL	375.00	
		INTERNATIONAL INSTITUTE OF MUNICIPAL C	ROEHL MEMBERSHIP	125.00	
		WASTE MANAGEMENT	REFUSE SERVICES	18.88	
		GOOD GUYS PLUMBING INC	NEW TOILET INSTALL MH	549.68	
		KSFIBERNET	INTERNET	370.23	
		OSAWATOMIE PARTNERS IN EDUCATION	DONATION-CANIVAL	100.00	
		RICOH USA, INC.	COPIES	701.41	
			COPIES	54.37	
		RICOH USA, INC.	COPIER RENTAL	260.47	
RICOH USA, INC.	COPIER LEASE	128.31			
	COPIER RENT	82.66			
	COPIER RENT	134.73			
REDISHRED KANSAS INC.	SHREDDING SERVICE	33.99			
EVERGY	UTILITY BILLS	18.87			
	ELECTRIC SERVICES	33.06			
NITEL, INC.	PHONE & INTERNET SERVICES	152.78			
NEXTIVA, INC.	PHONE SERVICES	105.34			

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		PAYCHEX	08/11/2023 - PAYROLL SERVI	162.83
			08/25/2023 - PAYROLL SERVI	172.65
		SCANLON, MICHAEL	REIMBURSEMENTS	1,504.00
			REIMBURSEMENTS	37.72
			REIMBURSEMENTS	195.76
		GLENDENING, BRET	ICMA CONFERENCE REIMBUSEME	835.00
			ICMA CONFERENCE REIMBUSEME	787.92
		LAUBER MUNICIPAL LAW, LLC	JULY 2023 CITY ATTORNEY	4,069.50
			JULY 2023 - COUNCIL MEETIN	1,330.00
		BRIGHTSPEED	TELEPHONE & INTERNET	52.94
		WEX BANK	FUEL - AUGUST 2023	32.10
			FUEL - AUGUST 2023	839.35
		ENSZ & JESTER, P.C.	EEOC MEDIATION	906.50
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	763.77
			PASSWORD KEEPER	20.00
		ENTERPRISE FM TRUST	VEHICLE LEASES	726.10
			MONTHLY LEASE CHARGES	726.10
		SCANLON, MICHAEL JAMES	AUGUST 2023 CONSULTING FEE	8,333.00
		CITY OF OLATHE	ABC TRAINING CLASS	<u>50.00</u>
			TOTAL:	53,054.56
CODES ENFORCEMENT	GENERAL OPERATING	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	2,817.71
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY	33.86
		OSAWATOMIE PET CLINIC	POUND ANIMAL EXAM	201.00
		RURAL WATER DIST. #2	RURAL WATER SERVICES	111.67
		GERKEN RENT-ALL INC	GENERATOR DOG POUND	181.50
		VERIZON WIRELESS	PHONE & TABLETS	127.71
		WASTE MANAGEMENT	115 BROWN NUSIANCE	63.57
		DREXEL TECHNOLOGIES INC	CAT LINE DRAWINGS	155.92
		KSFIBERNET	INTERNET	41.14
		FAMILY MEDICINE CLINICS OF MCMC	PRE EMPLOYMENT PHYSICALS	47.00
		EVERGY	ELECTRIC SERVICES	490.78
		NITEL, INC.	PHONE & INTERNET SERVICES	2.82
		NEXTIVA, INC.	PHONE SERVICES	1.95
		PAYCHEX	08/11/2023 - PAYROLL SERVI	30.55
			08/25/2023 - PAYROLL SERVI	32.38
		COMMERCIAL CAPITAL LEASING, LLC	LEASE HP DESIGNJET	195.00
		WEX BANK	FUEL - AUGUST 2023	100.57
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	14.12
		STIFTER, TYLER	NUSIANCE MOWING 07/15	1,684.00
			NUSIANCE MOWING	580.00
			NUSIANCE MOWING - 0621	565.00
			NUSIANCE MOWING	580.00
		ENTERPRISE FM TRUST	VEHICLE LEASES	726.81
			MONTHLY LEASE CHARGES	726.81
		HARVEY BROTHERS TRUCKING & WRECKING CO	DEMOLITION OF STRUCTURES	<u>22,700.00</u>
			TOTAL:	32,211.87
POLICE	GENERAL OPERATING	TYLER TECHNOLOGIES INC	BRAZOS ECITATION MAINT	1,265.69
			PUBLIC SAFETY MAINTENANCE	7,153.89
		BREWER'S AUTOMOTIVE REPAIR INC	CHARGE A/C	69.42
			SWAY BAR LINK REPAIRS	390.99
			REPLACED BATTERY	170.30
			AC REPAIR ACTUATOR MOTOR	139.10
			OIL CHANGE O2 SENSOR	186.40
			OIL CHANGE TPMS SENSOR	179.45

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			OIL CHANGE	48.45
			TIRE REPAIR	15.00
			EXHAUST LEAK REPAIR	68.55
			IGNITION COIL REPLACE	193.81
			REPLACE BATTERY	169.95
		ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	27,478.70
		CITY OF OSAWATOMIE	UTILITY BILLS	702.41
		NAVRAT'S OFFICE PRODUCTS INC	COPY PAPER	185.60
		O'REILLY AUTO PARTS	WIPER BLADE WIPE FLD	96.59
		FIRST OPTION BANK	BOTTLED WATER	18.00
			ARMORER'S COURSE	250.00
			ARMORER'S COURSE	250.00
			HOTEL STAY	62.42
			BATTERIES	15.99
			WATER & SUGAR	14.96
			GEL PENS	6.57
			GEL PENS	8.37
			GEL PENS	11.89
			FLAGS STATE & US	152.48
		FAMILY CENTER FARM & HOME	KEY RUBBER	2.99
		KANSAS GAS SERVICE	GAS SERVICES	46.18
		MIAMI COUNTY MEDICAL CENTER	EMPLOYEE DRUG TESTING	41.00
		AT&T MOBILITY	PD PHONES	2,266.85
		UNIVERSITY OF KANSAS	GAZZANO COURSE	90.00
			HALL CLASS	90.00
		WAL-MART CAPITAL ONE	USB	53.76
		GALL'S INC	5.11 MENS APEX PANT	100.95
			5.11 MENS APEX PANT	98.82
			MENS PERFORMANCE SHIRTS	68.07
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL AUGUST 2023	80.00
		WASTE MANAGEMENT	REFUSE SERVICE	30.18
		MIDWEST PUBLIC RISK	INSURANCE DEDUCTIBLE	1,000.00
		REDISHRED KANSAS INC.	SHREDDING SERVICE	33.99
		NITEL, INC.	PHONE & INTERNET SERVICES	285.31
		NEXTIVA, INC.	PHONE SERVICES	196.72
		PAYCHEX	08/11/2023 - PAYROLL SERVI	223.90
			08/25/2023 - PAYROLL SERVI	237.40
		TOSHIBA FINANCIAL SERVICES	COPIER - PD	195.64
		TRANSUNION RISK & ALTERNATIVE	BACKGROUND SEARCHES	109.00
		WATERS HARDWARE	HANDRAIL BRACKET	29.16
		VICTORY	AIR BAG REPROGRAMMED	171.72
		OPTIMUM	CABLE SERVICES	14.86
		BRIGHTSPEED	TELEPHONE & INTERNET	107.01
		WEX BANK	FUEL - AUGUST 2023	3,107.97
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	1,426.33
		ENTERPRISE FM TRUST	VEHICLE LEASES	3,661.02
			MONTHLY LEASE CHARGES	<u>3,689.77</u>
			TOTAL:	56,763.58
CABIN	GENERAL OPERATING	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	171.46
		CITY OF OSAWATOMIE	UTILITY BILLS	475.21
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY DUES	6.50
		KANSAS GAS SERVICE	GAS SERVICES	95.09
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL AUGUST 2023	45.00
		NITEL, INC.	PHONE & INTERNET SERVICES	2.82
		NEXTIVA, INC.	PHONE SERVICES	1.95

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		PAYCHEX	08/11/2023 - PAYROLL SERVI	30.53
			08/25/2023 - PAYROLL SERVI	32.38
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	<u>14.12</u>
			TOTAL:	875.06
STREETS & ALLEYS	GENERAL OPERATING	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	11,154.14
		CITY OF OSAWATOMIE	UTILITY BILLS	2.55
			UTILITY BILLS	216.86
			UTILITY BILLS	1.50
			UTILITY BILLS	385.20
		COLEMAN EQUIPMENT INC.	SKIDLOADER AC REPAIRS	2,204.41
		FAMILY CENTER FARM & HOME	SPRINKLER BRASS CUTTER	130.12
			SPARK PLUG AIR FILTER FUEL	35.96
			KEY MAG KEY PARTS	32.68
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY DUES	313.72
		KANSAS GAS SERVICE	GAS SERVICES	93.45
		MCLEAN AUTO & TRUCK SERVICE	REPAIRS TO TRUCK 12 BALL J	1,867.54
		NATIONAL SIGN COMPANY INC	SQUARE POST - CROSSPIECE	249.00
		PAT'S SIGNS	REFLECTIVE STREET SIGNS	1,522.50
		MIAMI COUNTY KANSAS	PLAT COPIES - REG OF DEEDS	12.00
		LOGAN CONTRACTORS SUPPLY INC	1/2 X 4 - 5' FIBER	129.02
		GERKEN RENT-ALL INC	STUMP GRINDER	176.00
		VERIZON WIRELESS	PHONE & TABLETS	121.37
		WASTE MANAGEMENT	REFUSE SERVICES	73.92
		MFA OIL COMPANY	RED DYE DIESEL FUEL	540.41
		POMP'S TIRE SERVICE INC	GRADER TIRES	1,265.80
		NITEL, INC.	PHONE & INTERNET SERVICES	105.34
		NEXTIVA, INC.	PHONE SERVICES	72.63
		PAYCHEX	08/11/2023 - PAYROLL SERVI	30.53
			08/25/2023 - PAYROLL SERVI	32.38
		WEX BANK	FUEL - AUGUST 2023	771.80
		MILLER AUTO SUPPLY	COUPLER, ADAPTER, TIRE VAL	85.03
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	526.63
		ENTERPRISE FM TRUST	VEHICLE LEASES	726.10
			MONTHLY LEASE CHARGES	726.10
		WHITE CAP, LP	EMULSION TACK COAT	<u>279.57</u>
			TOTAL:	23,884.26
PARKS & CEMETERIES	GENERAL OPERATING	BREWER'S AUTOMOTIVE REPAIR INC	FREON CHARGE	69.42
		ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	4,698.58
		CITY OF OSAWATOMIE	UTILITY BILLS	2.55
			UTILITY BILLS	216.86
			UTILITY BILLS	112.35
			UTILITY BILLS	7.50
		FIRST OPTION BANK	FLAGS STATE & US	423.18
		FAMILY CENTER FARM & HOME	SPRINKLER BRASS CUTTER	23.86
			FLY TRAP GIANT RELIEF	8.29
			SMALL ENGINE PARTS & OIL	76.98
			HOSES & TEE	19.99
			HOSES & TEE	91.96
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY DUES	350.83
		RURAL WATER DIST. #2	RURAL WATER SERVICES	44.36
		VIKING INDUSTRIAL SUPPLY	TOWELS, LINERS, BAGS	409.44
		DONNA & VIOLA'S SHIRTS & ETC.	SHIRTS FOR PUB WORKS	40.00
		MADDEN RENTAL LLOYD MADDEN	ADA PORTABLE TOILET RENTAL	465.00
		VAN DIEST SUPPLY COMPANY	BIOMIST 3 + 15	959.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VERIZON WIRELESS	PHONE & TABLETS	40.01
		WASTE MANAGEMENT	REFUSE SERVICES	73.92
		MFA OIL COMPANY	RED DYE DIESEL FUEL	622.09
		EVERGY	ELECTRIC SERVICES	18.14
		NITEL, INC.	PHONE & INTERNET SERVICES	105.34
		NEXTIVA, INC.	PHONE SERVICES	72.63
		PAYCHEX	08/11/2023 - PAYROLL SERVI	20.38
			08/25/2023 - PAYROLL SERVI	21.61
		THE GROUND GUYS OF OLATHE	MOWING	1,085.00
		WATERS HARDWARE	PURPL PLANT FOOD	19.99
			PURP PLNT FOOD	19.99
		WEX BANK	FUEL - AUGUST 2023	403.98
		MILLER AUTO SUPPLY	OIL FILTER GOLD	14.50
			OIL FILTER GOLD	9.32
			OIL FILTER	6.49
			22IN EXACTFIT BEAM	30.38
			OIL FILTER RETURN	14.50-
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	<u>526.63</u>
			TOTAL:	11,096.55
FIRE	GENERAL OPERATING	BREWER'S AUTOMOTIVE REPAIR INC	WINDOW REGULATOR REPLACE	283.47
		ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	283.30
		CITY OF OSAWATOMIE	UTILITY BILLS	510.97
		FIRST OPTION BANK	FIRE SUBSCRIPTION SOFTWARE	164.89
			FLAGS STATE & US	59.04
		KANSAS GAS SERVICE	GAS SERVICES	93.45
		FELD FIRE	AV3HT EPIC PACKAGE AMP	1,006.50
		MISCELLANEOUS HARMAN, ZOIE	HARMAN, ZOIE: PAYROLL	161.61
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL AUGUST 2023	62.50
		BRADLEY AIR CONDITIONING & HEATING	EMC CONTROLLER REPAIR	801.17
		WASTE MANAGEMENT	REFUSE SERVICES	22.26
		WEIS FIRE & SAFETY EQUIPMENT, LLC.	PUMP TEST CERTIFICATION NF	900.00
		NITEL, INC.	PHONE & INTERNET SERVICES	87.10
		NEXTIVA, INC.	PHONE SERVICES	60.05
		PAYCHEX	PAYROLL SERVICES	323.38
			08/11/2023 - PAYROLL SERVI	71.22
			08/25/2023 - PAYROLL SERVI	75.52
		WEX BANK	FUEL - AUGUST 2023	267.62
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	<u>435.43</u>
			TOTAL:	5,669.48
MUNICIPAL COURT	GENERAL OPERATING	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	421.00
		LEAGUE OF KS MUNICIPALITIES	STO, UPOC, STO, ORDIN HARD	765.09
		MIAMI COUNTY MEDICAL CENTER	INMATE HEALTHCARE	342.80
		MIAMI COUNTY SHERIFF'S DEPT	JUNE 2023 PRISONER CARE	2,400.00
		WELLPATH LLC	INMATE REPRICING	18.00
		LAW OFFICE OF SHEILA M.SCHULTZ	AUG 2023 MUNICIPAL COURT	2,727.00
		NITEL, INC.	PHONE & INTERNET SERVICES	2.82
		NEXTIVA, INC.	PHONE SERVICES	1.95
		PAYCHEX	08/11/2023 - PAYROLL SERVI	30.53
			08/25/2023 - PAYROLL SERVI	32.38
		LAUBER MUNICIPAL LAW, LLC	JULY 2023 CITY PROSECUTOR	10,321.00
		CLYDE & WOOD, LLC	22TR0141 - ASSIGNED COUNCI	127.50
			22TR03686 - ASSIGNED COUNC	93.50
			23TR0067 ASSIGNED COUNCIL	17.00
			22CR0165 - ASSIGNED COUNCI	178.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			23CR0074 - ASSIGNED COUNCI	187.00
			22CR0165 ASSIGNED COUNCIL	221.00
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	<u>14.12</u>
			TOTAL:	17,901.19
LEVEES & STORMWATER	GENERAL OPERATING	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	<u>702.36</u>
			TOTAL:	702.36
LIBRARY	GENERAL OPERATING	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	2,606.19
		CITY OF OSAWATOMIE	UTILITY BILLS	611.25
		FIRST OPTION BANK	FLAGS STATE & US	152.48
			FOOD - REIMBURSEMENT	28.00
			COPY PRINTER PAPER	37.99
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY DUES	20.05
		KANSAS GAS SERVICE	GAS SERVICES	50.50
		BAKER & TAYLOR	BOOKS	6.66
			BOOKS	47.88
			BOOKS	199.60
			BOOKS	24.31
			BOOKS	12.11
			BOOKS	7.87
			BOOKS	134.69
			BOOKS	101.39
		DEMCO INC	GLOSSY LABEL PROTECTORS	77.92
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL AUGUST 2023	45.00
		BRADLEY AIR CONDITIONING & HEATING	LIBRARY SERVICE AC UNIT	120.00
		WASTE MANAGEMENT	REFUSE SERVICES	65.44
			RECYCLING	10.16
		MIDWEST TAPE	DIGITAL MEDIA	196.68
		KANSAS LIBRARY ASSOCIATION	MORGAN MENEFEE MEMBERSHIP	45.00
		NITEL, INC.	PHONE & INTERNET SERVICES	8.71
		NEXTIVA, INC.	PHONE SERVICES	6.01
		PAYCHEX	08/11/2023 - PAYROLL SERVI	10.15
			08/25/2023 - PAYROLL SERVI	10.77
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	<u>43.54</u>
			TOTAL:	4,680.35
WATER ADMINISTRATION	WATER	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	370.91
		ICMA	IMCA - 08/11/2023	127.88
		KANSAS DEPT OF HEALTH & ENVIRO	2ND QTR CLEAN DRINKING WAT	2,816.85
		KANSAS EMPLOYMENT SECURITY FUN	2ND QTR SUTA TAX	461.85
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY DUES	48.49
		WASTE MANAGEMENT	REFUSE SERVICES	73.92
		KPERS	KPERS - 08/11	470.10
			08/25/2023 - KPERS	448.48
		VANTAGEPOINT TRANSFER	ICMA - 08/28/2023	118.04
		EFTPS	EFTPS - AUGUST 2023	718.47
		POSTALOCITY.COM	POSTALOCITY.COM	500.00
		NITEL, INC.	PHONE & INTERNET SERVICES	21.07
		NEXTIVA, INC.	PHONE SERVICES	14.53
		BLUE CROSS & BLUE SHIELD	AUGUST & SEPTEMBER BILL	778.92
			AUGUST & SEPTEMBER BILL	778.92
		PRINCIPLE LIFE INSURANCE COMPANY	AUGUST 2023 - LIFE, DENTAL	9.80
			AUGUST 2023 - LIFE, DENTAL	39.40
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	<u>105.33</u>
			TOTAL:	7,902.96

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
WATER TREATMENT	WATER	BREWER'S AUTOMOTIVE REPAIR INC	RADIATOR REPLACE	226.37		
		ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	6,654.44		
		CITY OF OSAWATOMIE	UTILITY BILLS	4,459.18		
			UTILITY BILLS	162.51		
		ICMA	IMCA - 08/11/2023	35.83		
		FIRST OPTION BANK	WADERS	47.49		
		FAMILY CENTER FARM & HOME	MISC HARDWARE QUICK LINK	17.63		
			WALL SCAPER KNIFE JOINT ST	4.18		
		KANSAS DEPT OF HEALTH & ENVIRO	TESTING FEE - JUSTESEN	25.00		
			PP PERMIT	60.00		
		KANSAS EMPLOYMENT SECURITY FUN	2ND QTR SUTA TAX	836.55		
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY DUES	422.35		
			HACH AMMONIA SALICYLATE	428.94		
		USA BLUE BOOK	HACH DPD 10 ML SAMPLE	139.18		
			FOOD MACHINERY GEAR OIL	1,205.27		
		HAWKINS INC	AQUA HAWK 124	1,763.50		
			VERIZON WIRELESS	PHONE & TABLETS	140.71	
		WASTE MANAGEMENT	REFUSE SERVICES	37.65		
		FAMILY MEDICINE CLINICS OF MCMC	PRE EMPLOYMENT PHYSICAL	23.50		
			KPERS	KPERS - 08/11	912.27	
			08/25/2023 - KPERS	781.06		
			VANTAGEPOINT TRANSFER	ICMA - 08/28/2023	178.13	
		EFTPS	EFTPS - AUGUST 2023	1,327.19		
		NITEL, INC.	PHONE & INTERNET SERVICES	92.28		
		NEXTIVA, INC.	PHONE SERVICES	63.63		
		PAYCHEX	08/11/2023 - PAYROLL SERVI	30.53		
			08/25/2023 - PAYROLL SERVI	32.38		
		BLUE CROSS & BLUE SHIELD	AUGUST & SEPTEMBER BILL	2,184.87		
			AUGUST & SEPTEMBER BILL	2,184.87		
		PRINCIPLE LIFE INSURANCE COMPANY	AUGUST 2023 - LIFE, DENTAL	21.00		
			AUGUST 2023 - LIFE, DENTAL	24.88		
			AUGUST 2023 - LIFE, DENTAL	88.28		
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	461.32		
			PASSWORD KEEPER	<u>1.67</u>		
			TOTAL:	25,074.64		
		WATER DISTRIBUTION	WATER	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	8,410.37
				CITY OF OSAWATOMIE	UTILITY BILLS	2.55
					UTILITY BILLS	54.64
				ICMA	IMCA - 08/11/2023	9.38
				FIRST OPTION BANK	BATTERIES METER READER TOO	16.05
					COMPUTER CHAIR	29.99
				FAMILY CENTER FARM & HOME	SAFETY GLASSES	36.65
					SPARK PLUG AIR FILTER FUEL	199.00
					KNIFE SETS	32.98
				KANSAS EMPLOYMENT SECURITY FUN	2ND QTR SUTA TAX	313.85
				KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY DUES	227.57
					CORRECTION	800.00-
MIAMI COUNTY HEALTH DEPT.	HEP B IMMUNIZATION			68.17		
KANSAS ONE CALL SYSTEM INC	LOCATES			30.00		
GERKEN RENT-ALL INC	CORE DRILL ELECTRIC			104.50		
	CORE DRILL ELECTRIC			148.50		
VERIZON WIRELESS	PHONE & TABLETS			60.69		
	PHONE & TABLETS			40.00		
CORE & MAIN LP	4X12 1/2 REP CLPS			665.26		
	CLP REP 6X12 1/2			182.66		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT	
			4X12-1/2 REP CLP	149.97	
			3/4 CPLG PVC	178.14	
			METER PIT MARKING PAINT	584.88	
		WHISTLE REDI-MIX INC	DIGGABLE FILL	533.00	
			DIGGABLE FILL	710.38	
		MFA OIL COMPANY	RED DYE DIESEL FUEL	221.85	
		KPERS	KPERS - 08/11	295.76	
			08/25/2023 - KPERS	263.71	
		VANTAGEPOINT TRANSFER	ICMA - 08/28/2023	84.38	
		EFTPS	EFTPS - AUGUST 2023	454.08	
		NITEL, INC.	PHONE & INTERNET SERVICES	63.58	
		NEXTIVA, INC.	PHONE SERVICES	43.82	
		PAYCHEX	08/11/2023 - PAYROLL SERVI	10.23	
			08/25/2023 - PAYROLL SERVI	10.85	
		WATERS HARDWARE	MARKING WAND & TARP STRAP	51.97	
		FORTILINE WATERWORKS	CTS BLUE 250PSI TUBING	304.00	
		PRINCIPLE LIFE INSURANCE COMPANY	AUGUST 2023 - LIFE, DENTAL	12.60	
		WEX BANK	FUEL - AUGUST 2023	205.42	
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	<u>317.74</u>	
			TOTAL:	14,329.17	
NON-DEPARTMENTAL	ELECTRIC	MISCELLANEOUS	RUTTAN, DENNIS	01-049600-18	42.32
			NANO JR, ROBERT	01-059500-38	112.88
			OUT FROM UNDER REI	01-074700-18	219.80
			AGUINAGA-VELASQ, CHY	01-130000-19	140.76
			S.C. NELSON PROPERTI	01-135900-04	51.59
			HURT, KYLE	01-142700-04	70.32
		ADCOMP SYSTEMS, INC.	TECHNOLOGY FEE	<u>55.00</u>	
			TOTAL:	692.67	
ELECTRIC ADMINISTRATIO	ELECTRIC	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	500.43	
		ICMA	IMCA - 08/11/2023	129.20	
		KANSAS DEPT OF REVENUE	JULY 2023 COMP USE TAX	86.81	
			JUL.Y 2023 - UB SALES TAX	958.40	
			JUL.Y 2023 - UB SALES TAX	4,308.44	
			JUL.Y 2023 - UB SALES TAX	3,692.95	
			JUL.Y 2023 - UB SALES TAX	4,484.36	
		KANSAS EMPLOYMENT SECURITY FUN	2ND QTR SUTA TAX	476.90	
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY	79.92	
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL AUGUST 2023	37.50	
		KPERS	KPERS - 08/11	488.39	
			08/25/2023 - KPERS	466.86	
		VANTAGEPOINT TRANSFER	ICMA - 08/28/2023	119.35	
		EFTPS	EFTPS - AUGUST 2023	740.96	
		POSTALOCITY.COM	POSTALOCITY.COM	2,600.00	
		NITEL, INC.	PHONE & INTERNET SERVICES	21.07	
		NEXTIVA, INC.	PHONE SERVICES	14.53	
		BLUE CROSS & BLUE SHIELD	AUGUST & SEPTEMBER BILL	910.02	
			AUGUST & SEPTEMBER BILL	910.02	
		PRINCIPLE LIFE INSURANCE COMPANY	AUGUST 2023 - LIFE, DENTAL	11.42	
			AUGUST 2023 - LIFE, DENTAL	45.14	
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	<u>105.33</u>	
			TOTAL:	21,188.00	
ELECTRIC PRODUCTION	ELECTRIC	BREWER'S AUTOMOTIVE REPAIR INC	RADIATOR REPLACE	226.38	
		ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	37,788.94	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ICMA	IMCA - 08/11/2023	5.12
		FIRST OPTION BANK	FLAGS STATE & US	304.96
			PROJECTOR STAND TRIPOD	14.00
		KANSAS EMPLOYMENT SECURITY FUN	2ND QTR SUTA TAX	98.62
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY	358.96
		KMEA	EMP1 JULY 2023	20,913.39
			EMP1 JULY 2023	44,231.55
			GRDA AUGUST 2023	132,042.19
			SPA HYDRO JUNE 2023	2,624.05
			SPA HYDRO JULY 2023	3,090.94
			WAPA HYDRO JULY 2023	11,024.66
		KANSAS GAS SERVICE	GAS SERVICES	43.63
			GAS SERVICES	234.32
		CITY ELECTRICAL SUPPLY COMPANY	MINI LAMP	61.50
		VERIZON WIRELESS	PHONE & TABLETS	140.71
		WASTE MANAGEMENT	REFUSE SERVICES	73.92
			REFUSE SERVICES	37.65
		FAMILY MEDICINE CLINICS OF MCMC	PRE EMPLOYMENT PHYSICAL	23.50
		KPERS	KPERS - 08/11	103.72
			08/25/2023 - KPERS	82.21
		VANTAGEPOINT TRANSFER	ICMA - 08/28/2023	4.02
		EFTPS	EFTPS - AUGUST 2023	144.82
		EVERGY	UTILITY BILLS	24.16
			ELECTRIC SERVICES	24.11
		NITEL, INC.	PHONE & INTERNET SERVICES	92.28
		NEXTIVA, INC.	PHONE SERVICES	63.63
		WATERS HARDWARE	GALV SOLID FLAT PIPE REPAI	35.46
			TUBING, CONNECTOR, CLAMP	30.23
		BLUE CROSS & BLUE SHIELD	AUGUST & SEPTEMBER BILL	269.11
			AUGUST & SEPTEMBER BILL	269.11
		PRINCIPLE LIFE INSURANCE COMPANY	AUGUST 2023 - LIFE, DENTAL	3.10
			AUGUST 2023 - LIFE, DENTAL	10.98
		WEX BANK	FUEL - AUGUST 2023	73.37
		INFINITY TECHNOLOGY SERVICES	PASSWORD KEEPER	1.67
			TOTAL:	254,570.97
ELECTRIC DISTRIBUTION	ELECTRIC	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	11,111.20
		CITY OF OSAWATOMIE	UTILITY BILLS	70.83
			UTILITY BILLS	54.64
		ICMA	IMCA - 08/11/2023	45.00
		FIRST OPTION BANK	BATTERIES METER READER TOO	16.04
			COMPUTER CHAIR	30.00
			SAFETY GLASSES	36.64
		FAMILY CENTER FARM & HOME	HAMMER, ROUND UP JOINT WIR	164.96
			MARKING SAFETY RED SPRAY	39.60
		KANSAS EMPLOYMENT SECURITY FUN	2ND QTR SUTA TAX	616.07
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY DUES	146.29
			CDL-ELDT THEORY CLASS	800.00
		KANSAS ONE CALL SYSTEM INC	LOCATES	30.00
		CITY ELECTRICAL SUPPLY COMPANY	6500 PULL ROPE HOLE STRAP	51.67
			NUTS, 500 S/R WG 250 CL	599.70
			PVC ELBOW HOLE STRAP RISER	1,270.09
		APPLIED MAINTENANCE SUPPLIES	AERO-EHCM METER MOUNT RAIN	139.56
		VERIZON WIRELESS	PHONE & TABLETS	81.35
			PHONE & TABLETS	60.69
		ANIXTER INC	BRACKET RISER MOUNTING STI	187.20

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			BRACKET RISER MOUNTING STL	187.20
			POLE TOPPER	391.20
			REPAIR METER SHOP METER TE	44.61
			MACH ROD GROUND WASHER	1,076.89
			CLAMP DE SIDE OPEN #4	489.28
			POLY SET EXT LINKS TAPE	232.38
			WIRE 4 AL 7STR	375.00
		BORDER STATES INDUSTRIES	PVC elbows	40.08
			PVC couplings	14.56
			1 inch PVC conduit	4,041.36
			PVC elbows	22.04
			PVC couplings	70.38
			1 inch PVC conduit	3,165.73
			1 inch PVC conduit	112.26
			1 inch PVC conduit	449.04
			THHN #8 Wire	10,124.88
		FAMILY MEDICINE CLINICS OF MCMC	PRE EMPLOYMENT PHYSICALS	94.00
		KPERS	KPERS - 08/11	843.18
			08/25/2023 - KPERS	1,006.74
		VANTAGEPOINT TRANSFER	ICMA - 08/28/2023	120.00
		EFTPS	EFTPS - AUGUST 2023	1,465.33
		CCL SUPPLY, LLC	ZEP ULTRA WIPES	163.09
			ZEP ULTRA W BLUE LG	165.09
		NITEL, INC.	PHONE & INTERNET SERVICES	63.56
		NEXTIVA, INC.	PHONE SERVICES	43.82
		PAYCHEX	08/11/2023 - PAYROLL SERVI	50.92
			08/25/2023 - PAYROLL SERVI	53.99
		WATERS HARDWARE	1/4 HEX SOCKETS	29.95
		BLUE CROSS & BLUE SHIELD	AUGUST & SEPTEMBER BILL	955.76
			AUGUST & SEPTEMBER BILL	955.76
		PRINCIPLE LIFE INSURANCE COMPANY	AUGUST 2023 - LIFE, DENTAL	16.80
			AUGUST 2023 - LIFE, DENTAL	11.80
			AUGUST 2023 - LIFE, DENTAL	56.24
		WEX BANK	FUEL - AUGUST 2023	819.89
		GRAYBAR ELECTRONIC COMPANY, INC.	U7487-RL-TG MILBANK MANUFA	202.62
			U7487-RL TG MILBANK	472.78
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	461.32
			IT SERVICES & PASSWORD KEE	<u>317.75</u>
			TOTAL:	44,758.81
SEWER ADMINISTRATION	SEWER	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	206.31
		ICMA	IMCA - 08/11/2023	9.81
		KANSAS EMPLOYMENT SECURITY FUN	2ND QTR SUTA TAX	212.31
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY DUES	36.03
		KPERS	KPERS - 08/11	234.86
			08/25/2023 - KPERS	231.45
		VANTAGEPOINT TRANSFER	ICMA - 08/28/2023	9.81
		EFTPS	EFTPS - AUGUST 2023	359.01
		POSTALOCITY.COM	POSTALOCITY.COM	900.00
		NITEL, INC.	PHONE & INTERNET SERVICES	3.88
		NEXTIVA, INC.	PHONE SERVICES	2.68
		BLUE CROSS & BLUE SHIELD	AUGUST & SEPTEMBER BILL	304.44
			AUGUST & SEPTEMBER BILL	304.44
		PRINCIPLE LIFE INSURANCE COMPANY	AUGUST 2023 - LIFE, DENTAL	3.58
			AUGUST 2023 - LIFE, DENTAL	12.78
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	19.42

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	2,850.81
WWTP OPERATIONS	SEWER	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	482.84
		CITY OF OSAWATOMIE	UTILITY BILLS	3,029.96
		FIRST OPTION BANK	PROJECTOR STAND TRIPOD	13.99
		FAMILY CENTER FARM & HOME	FOGGER HOT SHOT 6 CAN	9.99
			WALL SCAPER KNIFE JOINT ST	69.99
		KANSAS DEPT OF HEALTH & ENVIRO	WWTP PERMIT FEE	185.00
		KANSAS EMPLOYMENT SECURITY FUN	2ND QTR SUTA TAX	248.97
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY DUES	36.03
		PACE ANALYTICAL SERVICES INC	ANALYTICAL SERVICES	538.40
		WASTE MANAGEMENT	SLUDGE HAUL OFF	2,383.74
			REFUSE SERVICES	75.30
		WHISTLE REDI-MIX INC	3000 A/C 50 ASH FLATWORK	277.04
		MFA OIL COMPANY	RED DYE DIESEL FUEL	33.65
		KPERS	KPERS - 08/11	294.68
			08/25/2023 - KPERS	229.28
		EFTPS	EFTPS - AUGUST 2023	397.66
		ALLIANCE PUMP & MECHANICAL SERVICE, IN	POWER CONTROL CABLES REPAI	750.00
		NITEL, INC.	PHONE & INTERNET SERVICES	15.65
		NEXTIVA, INC.	PHONE SERVICES	10.79
		PAYCHEX	08/11/2023 - PAYROLL SERVI	20.38
			08/25/2023 - PAYROLL SERVI	21.61
		BLUE CROSS & BLUE SHIELD	AUGUST & SEPTEMBER BILL	793.00
			AUGUST & SEPTEMBER BILL	793.00
		PRINCIPLE LIFE INSURANCE COMPANY	AUGUST 2023 - LIFE, DENTAL	4.20
			AUGUST 2023 - LIFE, DENTAL	9.32
			AUGUST 2023 - LIFE, DENTAL	33.08
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	78.26
			PASSWORD KEEPER	1.66
			TOTAL:	10,837.47
SEWER COLLECTION	SEWER	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	16,567.77
		CITY OF OSAWATOMIE	UTILITY BILLS	2.55
			UTILITY BILLS	54.64
			UTILITY BILLS	21.48
			UTILITY BILLS	495.98
		ICMA	IMCA - 08/11/2023	9.37
		KANSAS EMPLOYMENT SECURITY FUN	2ND QTR SUTA TAX	309.24
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY DUES	101.32
		KANSAS ONE CALL SYSTEM INC	LOCATES	30.00
		KPERS	KPERS - 08/11	293.95
			08/25/2023 - KPERS	261.89
		VANTAGEPOINT TRANSFER	ICMA - 08/28/2023	9.37
		EFTPS	EFTPS - AUGUST 2023	445.64
		ALLIANCE PUMP & MECHANICAL SERVICE, IN	South Lift Station Pump	17,870.00
			ADDER EBARA PUMP MATERIALS	2,048.64
		LLOYD HAROLD	SERVICE CALL NORTH LIFT RE	335.00
		NITEL, INC.	PHONE & INTERNET SERVICES	11.65
		NEXTIVA, INC.	PHONE SERVICES	8.03
		WEX BANK	FUEL - AUGUST 2023	99.86
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	58.25
			TOTAL:	39,034.63
NON-DEPARTMENTAL	REFUSE	WASTE MANAGEMENT	CURBSIDE SERVICE	32,284.56
			TOTAL:	32,284.56

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT	
LIBRARY	LIBRARY	FIRST OPTION BANK	FOAM TRAYS - SR	20.65	
			PAINT LABS - SR	27.24	
			PAINT LABS - SR	21.80	
			BALLOONS - SR	6.88	
			PAINT LABS - SR	28.99	
			STEPPING STONES - SR	146.98	
			BALLOON PUMPS - SR	33.18	
			HAWAIIAN SHAVED ICE - SR	93.58	
			DRINKS - SR	18.06	
			LUNCH - SR	65.13	
			DISCO BALL PLANTERS - SR	27.97	
			LUNCH - SR	207.24	
			WAL-MART CAPITAL ONE	FLEECE THR & TARPS	36.66
			T MOBILE	WIRELESS HOTSPOTS	185.46
			PLAYAWAY PRODUCTS	LAUNCHPAD	<u>387.93</u>
	TOTAL:	1,307.75			
FIRE	RURAL FIRE	KANSAS EMPLOYMENT SECURITY FUN	2ND QTR SUTA TAX	<u>149.89</u>	
			TOTAL:	149.89	
NON-DEPARTMENTAL	INDUSTRIAL PROMOTI	CITY OF OSAWATOMIE	UTILITY BILLS	53.14	
			WAL-MART CAPITAL ONE	MAIN ST PLAZA SUPPLIES	461.89
			GERKEN RENT-ALL INC	SCAFFOLDING RENTAL	228.80
				SCAFFOLDING RENTAL	228.80
				SCAFFOLDING FRAME	234.18
			LAMP RYNEARSON	PLAT MONUMENTATION	408.00
				LAMP RYNEARSON	1,224.00
			KAW VALLEY ENGINEERING, INC.	5TH ST TERR PROJECT.	791.00
			SPENCER FANE LLP	LEGAL FEES	<u>8,600.00</u>
				TOTAL:	12,229.81
PARKS & CEMETERIES	SPECIAL PARK & REC	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	139.11	
			CITY OF OSAWATOMIE	UTILITY BILLS	74.15
			MADDEN RENTAL LLOYD MADDEN	ADA PORTABLE TOILET RENTAL	<u>125.00</u>
				TOTAL:	338.26
STREET AND ALLEYS	STREET IMPROVEMENT	KILLOUGH CONSTRUCTION INC	PLANT MIX 06/29	156.78	
			PLANT MIX 07/05 - 07/07	678.04	
			PLANT MIX 07/12	301.50	
			PLANT MIX 7/26/23	178.89	
			GERKEN RENT-ALL INC	READY-MIX SHORT LOAD	<u>240.00</u>
				TOTAL:	1,555.21
CABIN	TOURISM	ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	1,004.28	
			FIRST OPTION BANK	FLAGS STATE & US	152.48
				CHAIR - CABIN	207.98
			KANSAS GAS SERVICE	GAS SERVICES	43.63
			MISCELLANEOUS ROCKWALL PROPERTIES	ROCKWALL PROPERTIES: RENTA	2,700.00
			SHARP, PHILLIS	SHARP, PHILLIS: REIMBURSEM	27.25
			CALEB SAMPSON	CALEB SAMPSON:EAGLE SCOUT	500.00
			AA SIGNS	AA SIGNS: MURAL DESIGN	100.00
			ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL AUGUST 2023	37.50
			NPG NEWSPAPERS INC	BALLOT AD CABIN	185.00
			WASTE MANAGEMENT	REFUSE SERVICES	57.18
			WINGERT SIGN COMPANY LLC	AUGUST 2023 BILLBOARD	1,650.00
			THOMAS FAMILY SIGNS	HWY 169 ANDERSON CO BILLBO	720.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TENPENNY LAW LLC	GOVERNMENTAL AFFAIRS	4,166.00
		JOHNSON'S COUNTY GAZETTE	AD FOR CABIN	30.00
		ART BY LYNNSEY	PLAZA MURAL DIGITAL MOCKUP	100.00
		DISCOVER VINTAGE AMERICA	1/10 PAGE AD - AUGUST	206.00
		OSAWATOMIE MUSEUM FOUNDTION, INC.	RAILROAD MURAL AT MUSEUM C	<u>2,500.00</u>
			TOTAL:	14,387.30
JOHN BROWN JAMBOREE 2. TOURISM		SCHRADER, GORDON L	REIMBURSEMENTS 07/31/23	<u>746.26</u>
			TOTAL:	746.26
LIGHTS ON THE LAKE	TOURISM	WASTE MANAGEMENT	LOTL DUMPSTER REMOVAL	<u>150.00</u>
			TOTAL:	150.00
NON-DEPARTMENTAL	GOLF COURSE	MISCELLANEOUS CALLING ALL GIRLS	CALLING ALL GIRLS:OVERPAYM	120.00
		CALLING ALL GIRLS	CALLING ALL GIRLS:OVERPAYM	<u>96.00</u>
			TOTAL:	216.00
COURSE OPERATIONS	GOLF COURSE	BREWER'S AUTOMOTIVE REPAIR INC	SUSPENSION PARTS	320.00
			MOWER TIRE REPAIR	12.00
			TIRE SWAP	17.00
			TUBE & INSTALL TUBE	22.48
			TIRE SWAP & DISPOSAL	18.50
		ELLIOTT INSURANCE INC.	PROPERTY & LIABILITY INSUR	7,035.95
		RMI GOLF CARTS	FUEL PUMP E-Z GO 4 CYCLE G	59.12
		ICMA	IMCA - 08/11/2023	12.50
		FIRST OPTION BANK	GOLF LOAN - AUGUST 2023	3,389.78
			GOLF LOAN - AUGUST 2023	663.26
			DELI CATERING	107.73
			CHARMIN ESS SOFT	23.00
			BUNS & CHEESE	26.65
			WATER	16.08
			CLOROX	6.78
			BBQ SAUCE	7.96
			ICE	28.25
			CLEAN VINEGAR	2.50
			BATTERIES	11.00
			KOOL AID PACKETS	7.14
			BATTERIES	18.70
			KOOL-AID PACKETS	2.04
			FLAGS STATE & US	59.04
			SAMSUNG INK	64.89
			ICE BAG	53.04
			FIELD DAY REGISTRATION GOL	117.57
			NAPKINS	30.47
		HOLLIDAY SAND & GRAVEL CO.	BRICK SAND	1,136.43
		FAMILY CENTER FARM & HOME	HOOK, FITTING, HOSE CLAMP	14.26
		KANSAS DEPT OF REVENUE	JULY 2023 - GOLF SALES TAX	717.66
			JULY 2023 - GOLF SALES TAX	615.14
			JULY 2023 - GOLF SALES TAX	2,665.60
		KANSAS EMPLOYMENT SECURITY FUN	2ND QTR SUTA TAX	626.59
		KANSAS MUNICIPAL UTILITIES INC	SAFETY TRAINING QTRLY DUES	141.15
		ATCO INTERNATIONAL	HANDIWIPES	822.05
		MIDWEST DISTRIBUTORS	BEER	206.65
			BEER	705.50
			BEER	164.20
			BEER	215.15

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		RURAL WATER DIST. #2	RURAL WATER SERVICES	129.80
		WAL-MART CAPITAL ONE	FOAM CUPS	68.76
			CANDYBARS	82.38
			DAWN DISH SOAP	8.44
			BUNS PORK BUTT PRODUCE	111.78
			STIR STICKS	2.48
			BUNS & PRODUCE	32.16
			WATER	16.08
			SPONGES AND TRASH BAGS	27.50
			WATER	10.72
			BANDAIDS	1.12
			BUNS, PORK BUTT, PRODUCE	174.16
			WATER	10.72
			BEER	87.92
			BUNS & PRODUCE	36.38
			TOOLS	49.16
		TURFWERKS	WIRE CONNECTOR PE2003G	206.50
			1 GRN PE2003-G LOCATOR	1,281.59
			FIELD DECO U12A	858.62
		VAN WALL	RADIATOR KIT	847.29
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL AUGUST 2023	62.50
		CRAWFORD SALES COMPANY	BEER	281.55
			BEER	364.50
			BEER	734.90
			BEER	614.95
			BEER	304.05
		M&M GOLF CARS LLC	GOLF CARS	1,200.00
			GOLF CARS	1,200.00
		MADDEN RENTAL LLOYD MADDEN	ADA PORTABLE TOILET RENTAL	95.00
		PROFESSIONAL TURF PRODUCTS LP	BEARING WASHER SNAP	103.84
			IGNITION REPLACEMENT	530.00
		ROMANS OUTDOOR POWER	WHEEL 12X10.5	134.80
			NUT, BOLT, STUD	39.92
		REINDERS INC	FLASHWETT UREA SPRAYGRADE	905.00
			FUNGICIDE	1,166.50
			FLASHWETT 2.5 MSMA 6 PLUS	292.86
		WILSON SPORTING GOODS	PROFILE JGI JR LG BLUE LH	160.55
		SITEONE LANDSCAPE SUPPLY	PELLET PRO WET PLUS AGENT	117.50
			PELLET PRO WET PLUS AGENT	282.17
		CENTRAL STATES BEVERAGE COMPAN	BEER	146.88
			BEER	406.08
		WASTE MANAGEMENT	REFUSE SERVICES	119.42
		GREATLIFE WARSAW LLC	JULY 2023 CONSULTING FEE	416.00
		MFA OIL COMPANY	FUEL	2,020.48
		HEARTLAND COCA COLA BOTTLING COMPANY	CORE SPA COKE SPRITE DR PE	748.27
			CORE SPA & SPORTS DRINKS	439.97
		KPERS	KPERS - 08/11	258.95
			08/25/2023 - KPERS	301.25
		VANTAGEPOINT TRANSFER	ICMA - 08/28/2023	12.50
		EFTPS	EFTPS - AUGUST 2023	1,239.49
		EVERGY	ELECTRIC SERVICES	2,319.35
		SYSCO KANSAS CITY, INC.	FOOD FOR COURSE KITCHEN	1,446.59
			CLUB HOUSE KITCHEN	69.70
			CLUB HOUSE KITCHEN	1,073.45
		NITEL, INC.	PHONE & INTERNET SERVICES	38.96
		NEXTIVA, INC.	PHONE SERVICES	26.86

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		PAYCHEX	08/11/2023 - PAYROLL SERVI	40.69
			08/25/2023 - PAYROLL SERVI	43.11
		WATERS HARDWARE	LINOLEUM KNIFE	15.98
		BLUE CROSS & BLUE SHIELD	AUGUST & SEPTEMBER BILL	1,083.08
			AUGUST & SEPTEMBER BILL	1,083.08
		PRINCIPLE LIFE INSURANCE COMPANY	AUGUST 2023 - LIFE, DENTAL	8.40
			AUGUST 2023 - LIFE, DENTAL	12.44
			AUGUST 2023 - LIFE, DENTAL	44.12
		BRIGHTSPEED	TELEPHONE & INTERNET	112.51
		MILLER AUTO SUPPLY	BATTERY, CORE, CABLES, PVC	304.48
			EMBLMTRIM ADHESIVE CAP SCR	12.27
			18 BATTERY & CORE DEPOSIT	113.39
		INFINITY TECHNOLOGY SERVICES	IT SERVICES & PASSWORD KEE	194.77
		DARLING DAISY FLOWERS & GIFTS	FUNERAL PLANT - HOOD	<u>75.00</u>
			TOTAL:	47,025.48
WATER DISTRIBUTION	CIP -WATER	KANSAS STATE TREASURER	GEN OBL TEMP NOTE	233.10
		EHLERS	GEN OB TEMP NOTE ADVISOR	<u>14,800.00</u>
			TOTAL:	15,033.10
STREETS & ALLEYS	CIP - STREET PROJE	KANSAS STATE TREASURER	GEN OBL TEMP NOTE	233.10
		KILLOUGH CONSTRUCTION INC	ESTIMATE 5 - PHASE 2	967,263.90
			ESTIMATE 2 PHASE 3	274,906.72
		EHLERS	GEN OB TEMP NOTE ADVISOR	<u>14,800.00</u>
			TOTAL:	1,257,203.72
PARKS & CEMETERIES	CIP - SPECIAL PROJ	KANSAS STATE TREASURER	GEN OBL TEMP NOTE	163.80
		EHLERS	GEN OB TEMP NOTE ADVISOR	<u>10,400.00</u>
			TOTAL:	10,563.80
NON-DEPARTMENTAL	EMPLOYEE BENEFITS	ICMA	IMCA - 08/11/2023	1,341.05
		KANSAS DEPT OF REVENUE	GARNISHMENT - 08/11/2023	4,702.52
			STATE TAXES - 08/25/2023	4,752.25
		KANSAS PAYMENT CENTER	STATE TAXES - 08/11/2023	1,812.30
			08/25/2023 - GARNISHMENT	1,812.30
		KPERS	KPERS LIFE - AUGUST 2023	116.73
			KPERS KP & F - 08/11/2023	2,246.41
			KPERS KP&F - 08/25/2023	2,211.38
			KPERS - 08/11	4,463.29
			08/25/2023 - KPERS	4,393.35
		VANTAGEPOINT TRANSFER	ICMA - 08/28/2023	1,290.11
		EFTPS	EFTPS - AUGUST 2023	35,980.46
		IL STATE DISBURSEMENT	GARNISHMENT - 08/11/2023	88.15
			08/25/2023 - GARNISHMENT	88.15
		BLUE CROSS & BLUE SHIELD	AUGUST & SEPTEMBER BILL	12,599.92
			AUGUST & SEPTEMBER BILL	12,599.92
		PRINCIPLE LIFE INSURANCE COMPANY	AUGUST 2023 - LIFE, DENTAL	451.38
			AUGUST 2023 - LIFE, DENTAL	279.00
			AUGUST 2023 - LIFE, DENTAL	92.33
			AUGUST 2023 - LIFE, DENTAL	544.81
			AUGUST 2023 - LIFE, DENTAL	284.35
			AUGUST 2023 - LIFE, DENTAL	164.83
			AUGUST 2023 - LIFE, DENTAL	131.67
		BANKERS FIDELITY	INSURANCE - 08/23/2023	<u>480.70</u>
			TOTAL:	92,927.36

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	EMPLOYEE BENEFITS	ICMA	IMCA - 08/11/2023	206.16
		KANSAS EMPLOYMENT SECURITY FUN	2ND QTR SUTA TAX	7,306.66
		KPERS	KPERS KP & F - 08/11/2023	7,182.17
			KPERS KP&F - 08/25/2023	7,082.24
			KPERS - 08/11	3,463.10
			08/25/2023 - KPERS	3,456.18
		VANTAGEPOINT TRANSFER	ICMA - 08/28/2023	202.62
		EFTPS	EFTPS - AUGUST 2023	11,077.13
		VAUGHANFIRE LLC	AUGUST 2023 MONTHLY SERVIC	2,750.00
		BLUE CROSS & BLUE SHIELD	AUGUST & SEPTEMBER BILL	20,055.86
			AUGUST & SEPTEMBER BILL	20,055.86
		PRINCIPLE LIFE INSURANCE COMPANY	AUGUST 2023 - LIFE, DENTAL	149.08
			AUGUST 2023 - LIFE, DENTAL	227.89
			AUGUST 2023 - LIFE, DENTAL	<u>951.47</u>
			TOTAL:	84,166.42
NON-DEPARTMENTAL	CAFETERIA 125	CITY OF OSAWATOMIE	HRA MATCH - AUGUST 2023	3,250.18
		BLUE CROSS & BLUE SHIELD	AUGUST & SEPTEMBER BILL	21,100.23-
			AUGUST & SEPTEMBER BILL	<u>21,100.23-</u>
			TOTAL:	38,950.28-
NON-DEPARTMENTAL	BOND & INTEREST	KANSAS STATE TREASURER	BONDS - DUE 09/01/2023	500,000.00
			BONDS - DUE 09/01/2023	177,110.00
			BONDS - DUE 09/01/2023	<u>1.25</u>
			TOTAL:	677,111.25
NON-DEPARTMENTAL	ELECTRIC DEBT SERV	KANSAS STATE TREASURER	BONDS - DUE 09/01/2023	280,000.00
			BONDS - DUE 09/01/2023	78,400.00
			BONDS - DUE 09/01/2023	<u>1.25</u>
			TOTAL:	358,401.25

===== FUND TOTALS =====

01	GENERAL OPERATING	208,064.26
02	WATER	47,306.77
03	ELECTRIC	321,210.45
04	SEWER	52,722.91
05	REFUSE	32,284.56
06	LIBRARY	1,307.75
08	RURAL FIRE	149.89
09	INDUSTRIAL PROMOTION	12,229.81
11	SPECIAL PARK & RECREATION	338.26
12	STREET IMPROVEMENTS	1,555.21
13	TOURISM	15,283.56
18	GOLF COURSE	47,241.48
22	CIP -WATER	15,033.10
25	CIP - STREET PROJECT	1,257,203.72
29	CIP - SPECIAL PROJECTS	10,563.80
31	EMPLOYEE BENEFITS	177,093.78
32	CAFETERIA 125	38,950.28CR
41	BOND & INTEREST	677,111.25
43	ELECTRIC DEBT SERVICE	358,401.25

	GRAND TOTAL:	3,196,151.53

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-OSAWATOMIE KS
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 8/01/2023 THRU 8/31/2023
CHECK DATE: 0/00/0000 THRU 99/99/9999

PAYROLL SELECTION

PAYROLL EXPENSES: NO
EXPENSE TYPE: N/A
CHECK DATE: 0/00/0000 THRU 99/99/9999

PRINT OPTIONS

PRINT DATE: None
SEQUENCE: By Department
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: C O U N C I L R E P O R T - 2 0 2 3 - 0 8
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO



ACTION ITEM SUMMARY	Item Number:	9.A.
	Date:	October 4, 2023
City Manager	From:	Bret Glendingen

RE: Resolution 1175 – Awarding the 6th Street Reconstruction and Improvement Project

RECOMMENDATION: That the City Council approve Resolution 1175

DETAILS: At the beginning of 2023, there was \$4,120,000 (rounded) remaining of the GO Bonds that were issued in March of 2022. Brown Avenue from 16th to 18th was built, several segments of existing streets were milled and overlaid with a portion of the bond proceeds and design for Brown Ave. and 6th Street were also paid for with these proceeds.

Of the \$4,120,000 that remained at the beginning of 2023, we have spent \$1,717,093 for the Main St. Terr/18th St. and Walnut Ave. projects, we have committed to \$2,160,000 for the cost of Brown Avenue construction. Here is where we are at for the remaining streets that have been designed or are nearing the completion of design. Note, this is the same table that I provided in May of 2023, but I've updated the numbers (highlighted) to reflect what we now know.

Begin. Balance CIP Street Fund (1/1/23): \$4,120,000	FCST CASH for 6th St. begin. 1/1/2024: \$ 459,000
Main St. Terr/18 th /Walnut Ave (Final): \$1,717,093	Add: Cost Share Grant: \$1,500,000
Balance Remaining for 6th & Brown: \$2,402,907	Mi. Co. Sales Tax: \$ 500,000
<i>Less Brown Ave. (no water line): \$2,160,000</i>	Total Resources Available: \$2,459,000
Balance Remaining for 6 th (no water): \$ 242,000	Less Awarded Cost (see supplement): \$4,953,765
Add in ½ cent sales tax for 2022/2023: \$ 400,000	<i>(Includes street cost but no water, plus add alts. 1 & 2)</i>
Less design cost on 6 th St (to go to bid): \$ 183,000	DIFFERENCE: (\$2,494,765)
FCST CASH for 6th St. begin. 1/1/2024: \$ 459,000	Temp. Note Proceeds: \$2,500,000
	Balance Remaining*: \$ 5,235

This table reflects exactly where we are at as of September 1. The balance of \$4.7M does not reflect approximately \$600,000 that has since been credited back to the CIP street fund from the CIP water fund to cover the cost of the water line on Brown. I recommend that a portion of these dollars be spent on designing the next round of street projects and the remaining portion be spent on a mill and overlay of Parker Ave. from 12th to the city limits.

Balance of CIP Street Fund (9/1/23): \$4,762,000	FCST CASH for 6th St. begin. 1/1/2024: \$3,389,300
Remains to be paid on Brown Avenue: \$1,772,548	Add: Cost Share Grant: \$1,500,000
Balance Remaining for 6th: \$2,989,452	Mi. Co. Sales Tax: \$ 500,000
Balance Remaining for 6 th (no water): \$2,989,452	Total Resources Available: \$5,389,452
Add in ½ cent sales tax for 2022/2023: \$ 400,000	Less Awarded Cost (see supplement): \$4,953,765
FCST CASH for 6th St. begin. 1/1/2024: \$3,389,000	<i>(Includes street cost but no water, plus add alts. 1 & 2)</i>
	DIFFERENCE: \$ 435,687
	<i>(This will be set aside for construction observation)</i>

Related Statute / City Ordinances	Multiple Pave the Way & Street Improvement Ordinances & Resolutions
Line-Item Code/Description	N/A
Available Budget:	~\$2M in debt has been retired in 2023 and ~\$2M more will be retired in 2024.



ACTION ITEM SUMMARY	Item Number:	9.C.
	Date:	May 4, 2023
Deputy City Manager	From:	Bret Glendening

RE: Resolution 1136 – Authorizing Temporary Notes for 6th Street Improvement Project

RECOMMENDATION: That the City Council approve Resolution 1136

DETAILS: At the beginning of 2023, there was \$4,120,000 (rounded) remaining of the GO Bonds that were issued in March of 2022. Brown Avenue from 16th to 18th was built, several segments of existing streets were milled and overlaid with a portion of the bond proceeds and design for Brown Ave. and 6th Street were also paid for with these proceeds.

Of the \$4,120,000 that remains, we have committed \$1,734,000 for the Main St. Terr/18th St. and Walnut Ave. projects, and here is where we are at for the remaining streets that have been designed or are nearing the completion of design:

Begin. Balance CIP Street Fund (1/1/23):\$4,120,000	FCST CASH for 6th St. begin. 1/1/2024: \$ 443,000
<u>Main St. Terr/18th St./Walnut Ave.:</u> \$1,734,000	Add: Cost Share Grant: \$1,500,000
Balance Remaining for 6th & Brown: \$2,386,000	Mi. Co. Sales Tax: \$ 500,000
<u>Less Brown Ave. (no water line):</u> \$2,160,000	Total Resources Available: \$2,443,000
Balance Remaining for 6 th (no water): \$ 226,000	Less Estimated Cost (see supplement): \$4,357,969
Add in ½ cent sales tax for 2022/2023: \$ 400,000	<i>(Construction, Observation and Const. Engineering)</i>
<u>Less design remaining on 6th St.:</u> \$ 183,000	DIFFERENCE: (\$1,914,969)
FCST CASH for 6th St. begin. 1/1/2024: \$ 443,000	Temp. Note Proceeds: \$2,500,000
	Balance Remaining*: \$ 585,000

**Balance Remaining to cover potential increases in construction costs. If we do not see a significant cost increase from the estimated \$4.3M, the design costs for the 2024/2025 Streets that were identified in Resolution 1104 is \$505,567. These funds could be used to pay for the design associated with those streets. If we happen to have any funds left over, we would recommend those dollars be put into additional mill and overlay projects around town.*

Related Statute / City Ordinances	Multiple Pave the Way & Street Improvement Ordinances & Resolutions
Line-Item Code/Description	N/A
Available Budget:	~\$2M in debt is being retired in 2023.

RESOLUTION NO. 1175

A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF BG CONSULTANTS FOR THE AWARD OF THE 6TH STREET RECONSTRUCTION PROJECT

WHEREAS, the council approved a property tax rate of 78 mills for the 2024 fiscal year by Ordinance 3836; and

WHEREAS, the citizens of Osawatomie also voted in favor of a ½ cent sales tax also dedicated to street projects; and

WHEREAS, the City Council approved Resolution 931 authorizing its City Engineer to draft plans for 6TH Street; and

WHEREAS, the city issued in accordance with its financial policies, RFPs for reconstruction of certain streets; and

WHEREAS, city staff has held the public bid opening, opened those bids, and performed a thorough evaluation of each bid; and

WHEREAS, the City received three (3) bids for the reconstruction work from Killough Construction, Kansas Heavy Construction and VFA Anderson Builders;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, KANSAS:

SECTION ONE: The Governing Body hereby accepts the recommendation of its City Engineer, BG Consultants with regard to the awarding of the contract for reconstruction of 6th Street in the amount of: \$6,259,845.33.

SECTION TWO: This award includes: the replacement of the water main in the amount of \$1,306,080; the replacement and removal and reconstruction of stormwater systems, curb, gutter, street surface and sidewalks in the amount of: \$4,875,903.33; cleaning and improving carrying capacity of a ditch that parallels 6th Street on the west to the levee in the amount of: \$52,200; and reconstruction of an ADA ramp in the amount of: \$25,362.

SECTION THREE: The Governing Body hereby directs city staff to make every effort to minimize construction costs and schedule with regard to these projects and authorizes city staff to execute the construction agreements on its behalf.

PASSED AND APPROVED by the Governing Body of the City of Osawatomie, Kansas, this 12th day of October, 2023, a majority voting in favor of.

APPROVED and signed by the Mayor.

Nick Hampson, Mayor

(SEAL)

ATTEST:

Tammy Seamands, City Clerk

* by email only *

Osawatomie Mayor and City Council
 c/o: Bret Glendening, Deputy City Manager

October 6, 2023

Re: Award of Construction Contract
 2022/2023 Street Improvements – 6th Street (Lincoln to Kelly)
 City of Osawatomie, Kansas

Dear Mayor and City Council:

The bid opening for the 2022/2023 Street Improvements – 6th Street (Lincoln to Kelly) project was held on Friday, September 29th at 10:00 a.m. Three (3) bids were received by the City Clerk's office and were publicly opened and read aloud. Bids were received for a Base Bid and Bid Alternate options for a concrete street pavement and an asphalt street pavement.

Bids were tabulated and reviewed for conformance to the bidding requirements. The following table summarizes the engineer's estimate and the bids that were received. Bid tabulations are attached.

	WATERLINE	STREET BASE	BASE BID TOTAL	BASE BID + BID ALT. NO. 1 (Concrete Street)	BASE BID + BID ALT. NO. 2 (Asphalt Street)	ADD ALT. NO. 1 (Ditch Work)	ADD ALT. NO. 2 (Bldg. Ramp)
<i>Engineer's Estimate</i>	\$952,255	\$4,247,397.25	\$5,199,652.25	\$7,008,580.25	\$6,574,167.75	\$57,420.00	\$27,805.00
Bidder's Name							
Killough Construction, Inc.	\$1,306,080.00	\$3,371,574.98	\$4,677,654.98	\$6,182,283.33	\$5,703,546.23	\$52,200.00	\$25,362.00
Kansas Heavy Construction, LLC	\$1,055,958.00	\$3,718,183.42	\$4,774,141.42	\$6,366,844.92	\$6,104,673.92	\$64,206.00	\$13,235.00
VFA Anderson Builders, LLC	\$1,267,289.00	\$3,820,266.75	\$5,087,555.75	\$6,654,717.75	\$6,315,998.75	\$217,500.00	\$12,536.00

Killough Construction, Inc. submitted the lowest, responsive bid for both the Concrete Street Pavement bid alternate option and for the Asphalt Street Pavement bid alternate option. We have prior experience with Killough Construction, Inc. on other similar projects and believe they are qualified to construct the 2022/2023 Street Improvements – 6th Street (Lincoln to Kelly) project. Based on our review of the bids, the information outlined above, and the scope of work need to construct this work, BG Consultants, Inc. recommends the City of Osawatomie consider one of the following options:

Option 1 (Concrete Street): Award the 2022/2023 Street Improvements – 6th Street (Lincoln to Kelly) Project construction contract to Killough Construction, Inc. for the Base Bid and Bid Alternate No. 1 grand total amount of \$6,182,283.33 and authorize construction to commence.

Option 2 (Asphalt Street): Award the 2022/2023 Street Improvements – 6th Street (Lincoln to Kelly) Project construction contract to Killough Construction, Inc. for the Base Bid and Bid Alternate No. 2 grand total amount of \$5,703,546.23 and authorize construction to commence.

Please call me at (785) 727-7673 or email me at diane.rosebaugh@bgcons.com if you have any questions about the bidding process and/or results.

Sincerely,



Diane Rosebaugh, P.E.,
 Project Manager, Associate Principal

Attachment

BID TABULATIONS
2023 Street Improvements - 6th Street (Lincoln to Kelly)
Osawatomie, Kansas
Bid Letting September 29, 2023
22-1139L

Item #	Description	Quantity	Unit	Engineer's Estimate		Killough Construction, Inc.		Kansas Heavy Construction, LLC		VFA Anderson Builders, LLC	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Base Bid											
1.	CONTRACTOR CONSTRUCTION STAKING	1	LUMP SUM	\$ 70,000.00	\$ 70,000.00	\$ 35,000.00	\$ 35,000.00	\$ 30,250.00	\$ 30,250.00	\$ 50,000.00	\$ 50,000.00
2.	MOBILIZATION	1	LUMP SUM	\$ 500,000.00	\$ 500,000.00	\$ 340,921.00	\$ 340,921.00	\$ 193,000.00	\$ 193,000.00	\$ 300,000.00	\$ 300,000.00
3.	TRAFFIC CONTROL	1	LUMP SUM	\$ 125,000.00	\$ 125,000.00	\$ 118,000.00	\$ 118,000.00	\$ 129,800.00	\$ 129,800.00	\$ 195,000.00	\$ 195,000.00
4.	STORM WATER POLLUTION PREVENTION	1	LUMP SUM	\$ 18,000.00	\$ 18,000.00	\$ 6,000.00	\$ 6,000.00	\$ 18,480.00	\$ 18,480.00	\$ 50,000.00	\$ 50,000.00
5.	TEMPORARY SEEDING	1	LUMP SUM	\$ 18,000.00	\$ 18,000.00	\$ 4,000.00	\$ 4,000.00	\$ 8,250.00	\$ 8,250.00	\$ 5,000.00	\$ 5,000.00
6.	SEEDING, FERTILIZING AND MULCHING	1	LUMP SUM	\$ 18,000.00	\$ 18,000.00	\$ 6,000.00	\$ 6,000.00	\$ 10,450.00	\$ 10,450.00	\$ 10,000.00	\$ 10,000.00
7.	CLEARING AND GRUBBING	1	LUMP SUM	\$ 65,000.00	\$ 65,000.00	\$ 27,540.00	\$ 27,540.00	\$ 9,500.00	\$ 9,500.00	\$ 45,000.00	\$ 45,000.00
8.	REMOVAL OF EXISTING STRUCTURES	1	LUMP SUM	\$ 65,000.00	\$ 65,000.00	\$ 7,570.00	\$ 7,570.00	\$ 42,000.00	\$ 42,000.00	\$ 480,000.00	\$ 480,000.00
9.	TRAFFIC SIGNAL WIRING RELOCATION (PACIFIC AND 6TH)	1	LUMP SUM	\$ 7,500.00	\$ 7,500.00	\$ 18,700.00	\$ 18,700.00	\$ 31,900.00	\$ 31,900.00	\$ 42,000.00	\$ 42,000.00
10.	TRAFFIC SIGNAL WIRING RELOCATION (MAIN AND 6TH)	1	LUMP SUM	\$ 7,500.00	\$ 7,500.00	\$ 18,700.00	\$ 18,700.00	\$ 31,900.00	\$ 31,900.00	\$ 42,000.00	\$ 42,000.00
11.	FORCEMAIN RELOCATION (2")	1	EACH	\$ 5,000.00	\$ 5,000.00	\$ 7,420.00	\$ 7,420.00	\$ 7,800.00	\$ 7,800.00	\$ 5,000.00	\$ 5,000.00
12.	COMMON EXCAVATION (URB)	7,369	CU. YDS.	\$ 30.00	\$ 221,070.00	\$ 26.58	\$ 195,868.02	\$ 33.90	\$ 249,809.10	\$ 8.00	\$ 58,952.00
13.	ROCK EXCAVATION	4,695	CU. YDS.	\$ 40.00	\$ 187,800.00	\$ 30.00	\$ 140,850.00	\$ 59.60	\$ 279,822.00	\$ 25.00	\$ 117,375.00
14.	COMPACTION OF EARTHWORK (TYPE B)(MR-90)	962	CU. YDS.	\$ 12.00	\$ 11,544.00	\$ 6.50	\$ 6,253.00	\$ 72.00	\$ 69,264.00	\$ 5.00	\$ 4,810.00
15.	AGGREGATE BASE (AB-3)(6")	5,629	SQ. YDS.	\$ 15.00	\$ 84,435.00	\$ 12.00	\$ 67,548.00	\$ 16.60	\$ 93,441.40	\$ 15.00	\$ 84,435.00
16.	CONCRETE PAVEMENT (6" UNIFORM)(AE)(KCMMB 4K MIX)	350	SQ. YDS.	\$ 85.00	\$ 29,750.00	\$ 77.30	\$ 27,055.00	\$ 77.00	\$ 26,950.00	\$ 76.60	\$ 26,810.00
17.	CONCRETE PAVEMENT (8" UNIFORM)(AE)(KCMMB 4K MIX)	4,281	SQ. YDS.	\$ 100.00	\$ 428,100.00	\$ 85.40	\$ 365,597.40	\$ 92.00	\$ 393,852.00	\$ 85.50	\$ 366,025.50
18.	CONCRETE PAVEMENT (8" UNIFORM)(AE)(NRDJ)(KCMMB 4K MIX)	597	SQ. YDS.	\$ 120.00	\$ 71,640.00	\$ 93.30	\$ 55,700.10	\$ 102.00	\$ 60,894.00	\$ 90.00	\$ 53,730.00
19.	CONCRETE PAVEMENT (EXP. AGG.)(6")(AE)(KCMMB 4K MIX)	39	SQ. YDS.	\$ 125.00	\$ 4,875.00	\$ 133.90	\$ 5,222.10	\$ 150.00	\$ 5,850.00	\$ 215.00	\$ 8,385.00
20.	MILLING (2")	544	SQ. YDS.	\$ 75.00	\$ 40,800.00	\$ 15.00	\$ 8,160.00	\$ 8.40	\$ 4,569.60	\$ 10.00	\$ 5,440.00
21.	HMA - COMMERCIAL GRADE (CLASS A)(BASE COURSE)	132	TONS	\$ 300.00	\$ 39,600.00	\$ 145.00	\$ 19,140.00	\$ 187.00	\$ 24,684.00	\$ 170.00	\$ 22,440.00
22.	HMA - COMMERCIAL GRADE (CLASS A)(SURFACE COURSE)	97	TONS	\$ 300.00	\$ 29,100.00	\$ 145.00	\$ 14,065.00	\$ 216.00	\$ 20,952.00	\$ 200.00	\$ 19,400.00
23.	FENCE (CHAIN LINK)(REMOVAL AND RESETTING)	106	LIN. FT.	\$ 35.00	\$ 3,710.00	\$ 60.00	\$ 6,360.00	\$ 33.00	\$ 3,498.00	\$ 115.00	\$ 12,190.00
24.	SIDEWALK CONSTRUCTION (4")(AE)(KCMMB 4K MIX)	2,757	SQ. YDS.	\$ 60.00	\$ 165,420.00	\$ 54.73	\$ 150,890.61	\$ 54.15	\$ 149,291.55	\$ 55.00	\$ 151,635.00
25.	SIDEWALK CONSTRUCTION (6")(AE)(KCMMB 4K MIX)	2,116	SQ. YDS.	\$ 65.00	\$ 137,540.00	\$ 66.78	\$ 141,306.48	\$ 62.00	\$ 131,192.00	\$ 67.00	\$ 141,772.00
26.	SIDEWALK RAMP (KCMMB 4K MIX)	635	SQ. YDS.	\$ 275.00	\$ 174,625.00	\$ 162.41	\$ 103,130.35	\$ 230.00	\$ 146,050.00	\$ 166.00	\$ 105,410.00
27.	INTEGRAL SIDEWALK RETAINING WALL (VARIABLE HEIGHT)(AE)(KCMMB 4	112	SQ. FT.	\$ 65.00	\$ 7,280.00	\$ 352.00	\$ 39,424.00	\$ 195.00	\$ 21,840.00	\$ 415.00	\$ 46,480.00
28.	INTEGRAL SIDEWALK CURB (VARIABLE HEIGHT)(AE)(KCMMB 4K MIX)	859	LIN. FT.	\$ 20.00	\$ 17,180.00	\$ 27.00	\$ 23,193.00	\$ 47.00	\$ 40,373.00	\$ 27.50	\$ 23,622.50
29.	CONCRETE (GRADE 3.0)(AE)	6	CU. YDS.	\$ 3,200.00	\$ 17,600.00	\$ 1,305.00	\$ 7,177.50	\$ 2,290.00	\$ 12,595.00	\$ 1,490.00	\$ 8,195.00
30.	REINFORCING STEEL (GRADE 60)	187	LBS.	\$ 40.00	\$ 7,480.00	\$ 2.00	\$ 374.00	\$ 6.00	\$ 1,122.00	\$ 3.00	\$ 561.00
31.	HANDRAIL (METAL-GALVANIZED)	77	LIN. FT.	\$ 475.00	\$ 36,575.00	\$ 232.00	\$ 17,864.00	\$ 187.00	\$ 14,399.00	\$ 232.00	\$ 17,864.00
32.	ADJUSTMENT OF MANHOLES	3	EACH	\$ 2,500.00	\$ 7,500.00	\$ 1,500.00	\$ 4,500.00	\$ 1,975.00	\$ 5,925.00	\$ 2,500.00	\$ 7,500.00
33.	INLET (CURB)(SETBACK)(5X4)	16	EACH	\$ 6,400.00	\$ 102,400.00	\$ 6,278.00	\$ 100,448.00	\$ 6,450.00	\$ 103,200.00	\$ 5,800.00	\$ 92,800.00
34.	INLET (CURB)(SETBACK)(5X5)	8	EACH	\$ 6,900.00	\$ 55,200.00	\$ 6,935.00	\$ 55,480.00	\$ 7,590.00	\$ 60,720.00	\$ 6,300.00	\$ 50,400.00
35.	INLET (CURB)(SETBACK)(5X6)	7	EACH	\$ 7,400.00	\$ 51,800.00	\$ 7,030.00	\$ 49,210.00	\$ 8,090.00	\$ 56,630.00	\$ 6,200.00	\$ 43,400.00
36.	INLET (CURB)(SETBACK)(6X4)	1	EACH	\$ 7,500.00	\$ 7,500.00	\$ 14,000.00	\$ 14,000.00	\$ 15,400.00	\$ 15,400.00	\$ 12,500.00	\$ 12,500.00
37.	INLET (CURB)(SETBACK)(7X6)	1	EACH	\$ 8,600.00	\$ 8,600.00	\$ 7,610.00	\$ 7,610.00	\$ 9,625.00	\$ 9,625.00	\$ 7,070.00	\$ 7,070.00
38.	INLET (CURB)(SETBACK)(10X4)	18	EACH	\$ 8,600.00	\$ 154,800.00	\$ 8,100.00	\$ 145,800.00	\$ 11,250.00	\$ 202,500.00	\$ 8,100.00	\$ 145,800.00
39.	MANHOLE (4')(TYPE II)	1	EACH	\$ 4,500.00	\$ 4,500.00	\$ 5,450.00	\$ 5,450.00	\$ 5,790.00	\$ 5,790.00	\$ 7,000.00	\$ 7,000.00
40.	MANHOLE (5')(TYPE II)	3	EACH	\$ 5,500.00	\$ 16,500.00	\$ 7,110.00	\$ 21,330.00	\$ 9,960.00	\$ 29,880.00	\$ 6,200.00	\$ 18,600.00

41.	END SECTION (12")(RC)	1	EACH	\$	2,500.00	\$	2,500.00	\$	800.00	\$	800.00	\$	1,525.00	\$	1,525.00	\$	1,000.00	\$	1,000.00
42.	END SECTION (4.0 SQ. FT.)(RCHE)	8	EACH	\$	2,800.00	\$	22,400.00	\$	1,400.00	\$	11,200.00	\$	2,030.00	\$	16,240.00	\$	1,500.00	\$	12,000.00
43.	END SECTION (7.0 SQ. FT.)(RCHE)	1	EACH	\$	3,400.00	\$	3,400.00	\$	2,150.00	\$	2,150.00	\$	3,120.00	\$	3,120.00	\$	2,400.00	\$	2,400.00
44.	FLOWABLE FILL (LOW STRENGTH)	765.0	CU. YDS.	\$	180.00	\$	137,700.00	\$	150.00	\$	114,750.00	\$	155.00	\$	118,575.00	\$	100.00	\$	76,500.00
45.	SLOPE PROTECTION (RIPRAP STONE)(LIGHT STONE)(100 LB)	83	CU. YDS.	\$	150.00	\$	12,450.00	\$	70.00	\$	5,810.00	\$	127.00	\$	10,541.00	\$	125.00	\$	10,375.00
46.	STORM SEWER (12")(HDPE,RCP)	143	LIN. FT.	\$	95.00	\$	13,585.00	\$	89.20	\$	12,755.60	\$	70.00	\$	10,010.00	\$	95.00	\$	13,585.00
47.	STORM SEWER (12")(RCP)	43	LIN. FT.	\$	100.00	\$	4,300.00	\$	109.00	\$	4,687.00	\$	89.00	\$	3,827.00	\$	95.00	\$	4,085.00
48.	STORM SEWER (18")(HDPE,RCP)	26	LIN. FT.	\$	100.00	\$	2,600.00	\$	104.19	\$	2,708.94	\$	81.00	\$	2,106.00	\$	100.00	\$	2,600.00
49.	STORM SEWER (18")(RCP)	487	LIN. FT.	\$	100.00	\$	48,700.00	\$	104.35	\$	50,818.45	\$	82.00	\$	39,934.00	\$	100.00	\$	48,700.00
50.	STORM SEWER (24")(HDPE,RCP)	445	LIN. FT.	\$	110.00	\$	48,950.00	\$	104.68	\$	46,582.60	\$	95.00	\$	42,275.00	\$	115.00	\$	51,175.00
51.	STORM SEWER (24")(RCP)	211	LIN. FT.	\$	130.00	\$	27,430.00	\$	113.83	\$	24,018.13	\$	101.00	\$	21,311.00	\$	115.00	\$	24,265.00
52.	STORM SEWER (1.5 SQ. FT.)(RCPHE)	645	LIN. FT.	\$	185.00	\$	119,325.00	\$	126.61	\$	81,663.45	\$	103.00	\$	66,435.00	\$	110.00	\$	70,950.00
53.	STORM SEWER (2.0 SQ. FT.)(RCPHE)	759	LIN. FT.	\$	195.00	\$	148,005.00	\$	145.38	\$	110,343.42	\$	126.00	\$	95,634.00	\$	130.00	\$	98,670.00
54.	STORM SEWER (4.0 SQ. FT.)(RCPHE)	1,249	LIN. FT.	\$	200.00	\$	249,800.00	\$	165.95	\$	207,271.55	\$	159.00	\$	198,591.00	\$	160.00	\$	199,840.00
55.	STORM SEWER (5.0 SQ. FT.)(RCPHE)	152	LIN. FT.	\$	210.00	\$	31,920.00	\$	164.15	\$	24,950.80	\$	167.00	\$	25,384.00	\$	170.00	\$	25,840.00
56.	STORM SEWER (6.0 SQ. FT.)(RCPHE)	285	LIN. FT.	\$	250.00	\$	71,250.00	\$	200.65	\$	57,185.25	\$	220.00	\$	62,700.00	\$	195.00	\$	55,575.00
57.	STORM SEWER (7.0 SQ. FT.)(RCPHE)	588	LIN. FT.	\$	255.00	\$	149,940.00	\$	200.21	\$	117,723.48	\$	240.00	\$	141,120.00	\$	200.00	\$	117,600.00
58.	CROSS ROAD PIPE (4.0 SQ. FT.)(RCPHE)	220	LIN. FT.	\$	200.00	\$	44,000.00	\$	165.95	\$	36,509.00	\$	159.00	\$	34,980.00	\$	250.00	\$	55,000.00
59.	MANHOLE (SANITARY SEWER)(4')	1	EACH	\$	6,500.00	\$	6,500.00	\$	12,200.00	\$	12,200.00	\$	6,240.00	\$	6,240.00	\$	6,500.00	\$	6,500.00
60.	SANITARY SEWER (8")(PVC)	24	LIN. FT.	\$	30.00	\$	720.00	\$	210.00	\$	5,040.00	\$	268.00	\$	6,432.00	\$	80.00	\$	1,920.00
61.	PAVEMENT MARKING (MULTI-COMPONENT)(WHITE)(4")	101	LIN. FT.	\$	2.50	\$	252.50	\$	1.55	\$	156.55	\$	1.70	\$	171.70	\$	1.00	\$	101.00
62.	PAVEMENT MARKING (MULTI-COMPONENT)(WHITE)(6")	517	LIN. FT.	\$	3.00	\$	1,551.00	\$	2.00	\$	1,034.00	\$	2.20	\$	1,137.40	\$	2.00	\$	1,034.00
63.	PAVEMENT MARKING (MULTI-COMPONENT)(YELLOW)(4")	7,663	LIN. FT.	\$	2.50	\$	19,157.50	\$	1.50	\$	11,494.50	\$	1.50	\$	11,494.50	\$	1.00	\$	7,663.00
64.	PAVEMENT MARKING (INTERSECTION GRADE)(WHITE)(24")	1,010	LIN. FT.	\$	30.00	\$	30,300.00	\$	22.00	\$	22,220.00	\$	24.20	\$	24,442.00	\$	20.00	\$	20,200.00
65.	PAVEMENT MARKING SYMBOL (INTERSECTION GRADE)(WHITE)(LEFT ARR)	8	EACH	\$	500.00	\$	4,000.00	\$	250.00	\$	2,000.00	\$	275.00	\$	2,200.00	\$	350.00	\$	2,800.00
66.	PAVEMENT MARKING SYMBOL (INTERSECTION GRADE)(WHITE)(SHARROW	17	EACH	\$	400.00	\$	6,800.00	\$	350.00	\$	5,950.00	\$	385.00	\$	6,545.00	\$	500.00	\$	8,500.00
67.	SIGN (FLAT SHEET)(HIGH PERFORMANCE)	138	SQ. FT.	\$	25.00	\$	3,462.25	\$	30.00	\$	4,154.70	\$	33.00	\$	4,570.17	\$	75.00	\$	10,386.75
68.	SIGN POST (1-3/4" PERFORATED SQUARE STEEL TUBE)	290	LIN. FT.	\$	40.00	\$	11,600.00	\$	13.50	\$	3,915.00	\$	14.85	\$	4,306.50	\$	10.00	\$	2,900.00
69.	SIGN POST FOOTING (1-3/4" PERFORATED SQUARE STEEL TUBE)	35	EACH	\$	25.00	\$	875.00	\$	75.00	\$	2,625.00	\$	82.50	\$	2,887.50	\$	100.00	\$	3,500.00
70.	12" C-900 (IN PLACE)	1,829	LIN. FT.	\$	115.00	\$	210,335.00	\$	220.00	\$	402,380.00	\$	128.00	\$	234,112.00	\$	140.00	\$	256,060.00
71.	8" C-900 (IN PLACE)	2,770	LIN. FT.	\$	80.00	\$	221,600.00	\$	135.00	\$	373,950.00	\$	100.00	\$	277,000.00	\$	130.00	\$	360,100.00
72.	6" C-900 (IN PLACE)	101	LIN. FT.	\$	60.00	\$	6,060.00	\$	130.00	\$	13,130.00	\$	97.00	\$	9,797.00	\$	80.00	\$	8,080.00
73.	4" C-900 (IN PLACE)	110	LIN. FT.	\$	45.00	\$	4,950.00	\$	75.00	\$	8,250.00	\$	75.00	\$	8,250.00	\$	60.00	\$	6,600.00
74.	2" RJ WATERLINE (DIRECTIONAL BORE)	462	LIN. FT.	\$	45.00	\$	20,790.00	\$	45.00	\$	20,790.00	\$	45.00	\$	20,790.00	\$	150.00	\$	69,300.00
75.	2" RJ YELOMINE (DIRECTIONAL BORE)	55	LIN. FT.	\$	45.00	\$	2,475.00	\$	80.00	\$	4,400.00	\$	47.00	\$	2,585.00	\$	150.00	\$	8,250.00
76.	2" SERVICE LINE (IN PLACE)	109	LIN. FT.	\$	30.00	\$	3,270.00	\$	80.00	\$	8,720.00	\$	84.00	\$	9,156.00	\$	35.00	\$	3,815.00
77.	1" SERVICE LINE (IN PLACE)	29	LIN. FT.	\$	25.00	\$	725.00	\$	75.00	\$	2,175.00	\$	75.00	\$	2,175.00	\$	25.00	\$	725.00
78.	3/4" SERVICE LINE (IN PLACE)	713	LIN. FT.	\$	20.00	\$	14,260.00	\$	49.00	\$	34,937.00	\$	52.00	\$	37,076.00	\$	35.00	\$	24,955.00
79.	3/4" SERVICE LINE (DIRECTIONAL BORE)	664	LIN. FT.	\$	35.00	\$	23,240.00	\$	52.00	\$	34,528.00	\$	34.00	\$	22,576.00	\$	65.00	\$	43,160.00
80.	2" STANDARD SERVICE ASSEMBLY	2	EACH	\$	2,000.00	\$	4,000.00	\$	2,900.00	\$	5,800.00	\$	1,960.00	\$	3,920.00	\$	4,000.00	\$	8,000.00
81.	1" STANDARD SERVICE ASSEMBLY	4	EACH	\$	1,500.00	\$	6,000.00	\$	1,040.00	\$	4,160.00	\$	1,470.00	\$	5,880.00	\$	3,000.00	\$	12,000.00
82.	5/8" STANDARD SERVICE ASSEMBLY	52	EACH	\$	1,200.00	\$	62,400.00	\$	1,020.00	\$	53,040.00	\$	1,350.00	\$	70,200.00	\$	1,800.00	\$	93,600.00
83.	2" TAP	3	EACH	\$	1,000.00	\$	3,000.00	\$	1,540.00	\$	4,620.00	\$	1,500.00	\$	4,500.00	\$	4,000.00	\$	12,000.00
84.	12" GATE VALVE W/ BOX	6	EACH	\$	4,200.00	\$	25,200.00	\$	4,320.00	\$	25,920.00	\$	4,750.00	\$	28,500.00	\$	5,500.00	\$	33,000.00
85.	8" GATE VALVE W/ BOX	11	EACH	\$	3,000.00	\$	33,000.00	\$	2,250.00	\$	24,750.00	\$	2,550.00	\$	28,050.00	\$	3,500.00	\$	38,500.00
86.	6" GATE VALVE W/ BOX	3	EACH	\$	2,500.00	\$	7,500.00	\$	1,900.00	\$	5,700.00	\$	1,825.00	\$	5,475.00	\$	2,500.00	\$	7,500.00
87.	4" GATE VALVE W/ BOX	2	EACH	\$	1,700.00	\$	3,400.00	\$	1,650.00	\$	3,300.00	\$	1,450.00	\$	2,900.00	\$	2,000.00	\$	4,000.00
88.	2" GATE VALVE W/ BOX	3	EACH	\$	1,200.00	\$	3,600.00	\$	1,220.00	\$	3,660.00	\$	1,100.00	\$	3,300.00	\$	2,500.00	\$	7,500.00
89.	CONNECT TO EXISTING WATERLINE	11	EACH	\$	5,000.00	\$	55,000.00	\$	3,630.00	\$	39,930.00	\$	3,500.00	\$	38,500.00	\$	7,500.00	\$	82,500.00
90.	CONNECT TO EXISTING WATERLINE FIRELINE	3	EACH	\$	2,000.00	\$	6,000.00	\$	6,280.00	\$	18,840.00	\$	4,900.00	\$	14,700.00	\$	2,500.00	\$	7,500.00

91.	5 1/4" FIRE HYDRANT SETTING	10	EACH	\$	7,000.00	\$	70,000.00	\$	4,210.00	\$	42,100.00	\$	8,700.00	\$	87,000.00	\$	6,500.00	\$	65,000.00
92.	TEMPORARY BOLLARD SET	2	EACH	\$	5,000.00	\$	10,000.00	\$	2,000.00	\$	4,000.00	\$	1,500.00	\$	3,000.00	\$	500.00	\$	1,000.00
93.	REMOVE AND REPLACE SURFACING (CONCRETE)	256	SQ. YDS.	\$	150.00	\$	38,400.00	\$	105.00	\$	26,880.00	\$	125.00	\$	32,000.00	\$	100.00	\$	25,600.00
94.	REMOVE AND REPLACE SURFACING (FLOWABLE FILL)	462	CU. YDS.	\$	180.00	\$	83,160.00	\$	180.00	\$	83,160.00	\$	175.00	\$	80,850.00	\$	172.00	\$	79,464.00
95.	REMOVE AND REPLACE CURB AND GUTTER	17	LIN. FT.	\$	130.00	\$	2,210.00	\$	55.00	\$	935.00	\$	85.00	\$	1,445.00	\$	55.00	\$	935.00
96.	REMOVE AND REPLACE SURFACING (GRAVEL)	9	SQ. YDS.	\$	20.00	\$	180.00	\$	100.00	\$	900.00	\$	19.00	\$	171.00	\$	30.00	\$	270.00
97.	REMOVE AND REPLACE SURFACING (TEMPORARY SURFACING)	1,575	SQ. YDS.	\$	20.00	\$	31,500.00	\$	35.00	\$	55,125.00	\$	14.00	\$	22,050.00	\$	5.00	\$	7,875.00
					CONSTRUCTION TOTAL =		\$ 5,199,652.25			\$ 4,677,654.98			\$ 4,774,141.42					\$ 5,087,555.75	

BID ALTERNATE 1																			
NO.	DESCRIPTION																		
1.	CONCRETE PAVEMENT (8" UNIFORM)(AE)(NRDJ)(KCM MB 4K MIX)	13365	SQ. YDS.	\$	95.00	\$	1,269,675.00	\$	81.60	\$	1,090,584.00	\$	77.00	\$	1,029,105.00	\$	85.00	\$	1,136,025.00
2.	CURB AND GUTTER, COMBINED (AE)(8")	9233	LIN. FT.	\$	25.00	\$	230,825.00	\$	22.35	\$	206,357.55	\$	25.50	\$	235,441.50	\$	23.00	\$	212,359.00
3.	CURB AND GUTTER, COMBINED (AE)(SPECIAL)(8")	108	LIN. FT.	\$	40.00	\$	4,320.00	\$	22.35	\$	2,413.80	\$	35.50	\$	3,834.00	\$	23.00	\$	2,484.00
4.	AGGREGATE BASE (AB-3)(6")	16502	SQ. YDS.	\$	14.00	\$	231,028.00	\$	11.00	\$	181,522.00	\$	16.00	\$	264,032.00	\$	12.00	\$	198,024.00
5.	COMPACTION OF EARTHWORK (TYPE AA)(MR-0-5)	3654	CU. YDS.	\$	20.00	\$	73,080.00	\$	6.50	\$	23,751.00	\$	16.50	\$	60,291.00	\$	5.00	\$	18,270.00
					CONSTRUCTION TOTAL =		\$ 1,808,928.00			\$ 1,504,628.35			\$ 1,592,703.50					\$ 1,567,162.00	
					BASE BID + BID ALTERNATE 1 CONSTRUCTION TOTAL =		\$ 7,008,580.25			\$ 6,182,283.33			\$ 6,366,844.92					\$ 6,654,717.75	

BID ALTERNATE 2																			
NO.	DESCRIPTION																		
1.	HMA - COMMERCIAL GRADE (CLASS A)(BASE COURSE)	5087	TONS	\$	122.50	\$	623,157.50	\$	91.15	\$	463,680.05	\$	115.00	\$	585,005.00	\$	120.00	\$	610,440.00
2.	HMA - COMMERCIAL GRADE (CLASS A)(SURFACE COURSE)	1454	TONS	\$	137.50	\$	199,925.00	\$	91.15	\$	132,532.10	\$	115.00	\$	167,210.00	\$	120.00	\$	174,480.00
3.	CURB AND GUTTER, COMBINED (AE)(9")	9233	LIN. FT.	\$	25.00	\$	230,825.00	\$	23.60	\$	217,898.80	\$	26.00	\$	240,058.00	\$	24.00	\$	221,592.00
4.	CURB AND GUTTER, COMBINED (AE)(SPECIAL)(9")	108	LIN. FT.	\$	40.00	\$	4,320.00	\$	23.60	\$	2,548.80	\$	36.00	\$	3,888.00	\$	24.00	\$	2,592.00
5.	AGGREGATE BASE (AB-3)(6")	16502	SQ. YDS.	\$	14.00	\$	231,028.00	\$	11.00	\$	181,522.00	\$	16.00	\$	264,032.00	\$	12.00	\$	198,024.00
6.	COMPACTION OF EARTHWORK (TYPE AA)(MR-5-5)	4263	CU. YDS.	\$	20.00	\$	85,260.00	\$	6.50	\$	27,709.50	\$	16.50	\$	70,339.50	\$	5.00	\$	21,315.00
					CONSTRUCTION TOTAL =		\$ 1,374,515.50			\$ 1,025,891.25			\$ 1,330,532.50					\$ 1,228,443.00	
					BASE BID + BID ALTERNATE 1 CONSTRUCTION TOTAL =		\$ 6,574,167.75			\$ 5,703,546.23			\$ 6,104,673.92					\$ 6,315,998.75	

ADD ALTERNATE 1																			
NO.	DESCRIPTION																		
1.	6TH STREET DRAINAGE DITCH	1740	LIN. FT.	\$	33.00	\$	57,420.00	\$	30.00	\$	52,200.00	\$	36.90	\$	64,206.00	\$	125.00	\$	217,500.00
					CONSTRUCTION TOTAL =		\$ 57,420.00			\$ 52,200.00			\$ 64,206.00					\$ 217,500.00	

ADD ALTERNATE 2																			
NO.	DESCRIPTION																		
1.	CONCRETE (GRADE 3.0)(AE)	3	CU. YDS.	\$	3,200.00	\$	8,000.00	\$	6,500.00	\$	16,250.00	\$	2,300.00	\$	5,750.00	\$	1,500.00	\$	3,750.00
2.	REINFORCING STEEL (GRADE 60)	32	LBS.	\$	40.00	\$	1,280.00	\$	2.00	\$	64.00	\$	6.00	\$	192.00	\$	4.00	\$	128.00
3.	HANDRAIL (METAL-GALVANIZED)	39	LIN. FT.	\$	475.00	\$	18,525.00	\$	232.00	\$	9,048.00	\$	187.00	\$	7,293.00	\$	222.00	\$	8,658.00
					CONSTRUCTION TOTAL =		\$ 27,805.00			\$ 25,362.00			\$ 13,235.00					\$ 12,536.00	



ACTION ITEM SUMMARY	Item Number:	9.B
Resolution 1176	Date:	October 5, 2023
City Manager	From:	Bret Glendening

RE: Resolution 1176 – Resolution Authorizing the Sale of the Osawatomie Animal Shelter.

RECOMMENDATION: Approve Resolution 1176

DETAILS:

Since 2019 the city in cooperation with the A&F have been operating the Osawatomie Animal Shelter as a “no kill” shelter. In that time A&F has shown themselves to be a good partner willing to invest both in the facility and care of the animals. In that time A&F has spent over \$300,000 in its mission to save the animals housed in the facility. Recently A&F has committed \$10,000 through donors to acquire a new air conditioner and recently agreed to another \$58,000 (\$36,000 in June when we first took up the matter of selling the pound) for the replacement of kennel cages purchased more than 25 years ago.

We don’t believe we could have found a better partner than A&F and we hope that the governmental institutions throughout Miami County will contribute resources for their continued success.

All this being said, the appraisal for the property is \$78,000. The need for new cages (~\$58,000) and an AC unit that is going to need to be upsized (~\$10,000), I recommend the council agree to the sale of the facility for \$52,500. I’ve submitted formal requests to the city of Paola as well as Miami County for them to contribute \$12,750/ea which will make the city of Osawatomie whole in this transaction.

Attachments Include:

1. Exhibit A. Survey
2. Exhibit B. Appraisal

RESOLUTION NO. 1176

A RESOLUTION AUTHORIZING THE SALE OF THE OSAWATOMIE ANIMAL SHELTER TO ALWAYS & FUREVER

WHEREAS, in August 2019, the City of Osawatomie and Always and Furever Midwest Animal Sanctuary, Inc. (“A&F”) entered into an Agreement for A&F to operate the Osawatomie Pound; and

WHEREAS, on June 8, 2023 the council adopted Resolution 1144 authorizing the City Manager to have the pound and approximately 3.5 acres surveyed, a legal description drafted, and subsequently engage the services of an appraiser to determine the value of the building and the land; and

WHEREAS, the survey and the appraisal have been completed, both of which are attached hereto as Exhibits A and B respectively; and

WHEREAS, the city has, over the course of the last 2 or 3 years, identified other services to privatize (i.e., mowing and information technology services); and

WHEREAS, Always & Furever has committed to providing animal shelter services to the cities of Osawatomie and Paola as well as Miami County at no charge; and

WHEREAS, the Governing Body of the City of Osawatomie recognizes that Always & Furever has purchased a new kennel system and a new HVAC unit in the amounts of \$58,000 and \$10,000 respectively; and

WHEREAS, the appraised value of the city’s animal pound and 3.5 acres is \$78,000.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, KANSAS:

SECTION ONE: The Governing Body hereby agrees to sell the animal pound and approximately 3.5 acres of land that it sits on in the amount of \$52,500.

SECTION TWO: The Governing Body directs the City Manager to negotiate a professional services agreement with Always & Furever to ensure continued operation of the animal shelter and that the city of Osawatomie receives access to the services at the shelter at no cost to the taxpayers.

SECTION THREE: The Governing Body further directs the City Manager to include the in the professional services agreement, language that also extends these services to be provided to the citizens of Miami County as well as the citizens of the city of Paola at no cost as well, provided that the governing bodies of each pay all outstanding fees that are owed to the city of Osawatomie.

PASSED AND APPROVED by the Governing Body of the City of Osawatomie, Kansas, this 12th day of October, 2023, a majority voting in favor of.

APPROVED and signed by the Mayor.

Nick Hampson, Mayor

(SEAL)
ATTEST:

Tammy Seamands, City Clerk

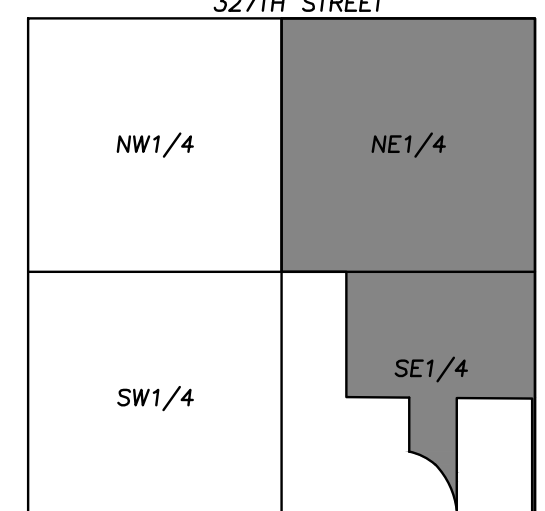
EXHIBIT A



SCALE:
1"=2000'

VICINITY MAP
SEC. 32-17-22

327TH STREET



SHEET
1
OF 1

PROJECT NO.	No.	Date	Revisions:	By	App.
230630	8-	-23			
DATE:					
DRAWN:					
CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-82 ENGINEERING - E-391					
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128 ENGINEERING-2007000658					

CERTIFICATE OF SURVEY
ALWAYS AND FUREVER PROPOSED SITE
OSAWATOMIE, MIAMI COUNTY, KANSAS



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC.
1320 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

EXHIBIT B

APPRAISAL OF REAL PROPERTY



LOCATED AT

32942 W Lake Side Dr
Osawatomie, KS 66064
See Addendum

FOR

City of Osawatomie, KS
439 Main Street, PO Box 37
Osawatomie, KS 66064

OPINION OF VALUE

\$78,000

AS OF

07/21/2023

BY

Scott B. Walter, MAI
Walter Appraisal
P.O. Box 325
Louisburg, KS 66053

swalter@walterappraisal.com

LAND APPRAISAL REPORT

Borrower City of Osawatomie, Property Address 32942 W Lake Side Dr, City Osawatomie, County Miami, State KS, Zip Code 66064. Includes fields for Sale Price, Date of Sale, Loan Term, and Lender/Client.

NEIGHBORHOOD section containing location details (Urban, Suburban, Rural), growth rates, property values, demand/supply, and market value indicators. Includes a table for Market Value with columns for Good, Avg., Fair, and Poor.

SITE section containing dimensions (3.48 ac), zoning classification (A-Agricultural), highest and best use (Present Use), and site improvements (Level, Rolling, Irregular). Includes a table for OFF SITE IMPROVEMENTS.

MARKET DATA ANALYSIS table with columns for ITEM, SUBJECT PROPERTY, and three COMPARABLE NO. properties. Includes a summary table for Net and Gross values and a final reconciliation statement.

RECONCILIATION section containing final reconciliation value (\$78,000), appraiser signature (Scott B. Walter, MAI), date of signature (08/25/2023), and state certification information.

ADDITIONAL COMPARABLE SALES

File No. 202309442

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	32942 W Lake Side Dr Osawatomie, KS 66064	33300 S Crescent Hill Rd Osawatomie, KS 66064		32849 Manor Rd Paola, KS 66071		Plum Creek Rd Paola, KS 66071	
Proximity to Subject		1.49 miles E		2.94 miles E		2.64 miles E	
Sales Price	\$		\$ 9,154		\$ 36,000		\$ 9,101
Price	\$		\$ 46,500		\$ 36,000		\$ 80,000
Data Source(s)	Appraiser	HMLS#2408747, B2023/P1425		HMLS#2414247, B2023/P595		HMLS#2372801, B2022/P3074	
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	N/A	s04/23;c03/23		s02/23;c01/23		s06/22;c05/22	
Location	W327th & BeaverLk	SpoonCrk & CresHill		Manor Rd & 327th	+3,600	W 319th & Plum Ck	
Site/View	3.48 ac	Rect, Pipeline Ease	+915	Rect, Avg Front		Rect, Avg Front	
Tillable, Soil Type	0% 0/0/100/0	0% 0/0/100/0		None, None		0% 0/11/54/35	
Water/Woods	None, SmWds	None, SmTrees		None, SmTrees		1.18 ac Pond, None	
Size	3.48 ac	5.08 ac		1.00 ac		8.79 ac	
Improvements	30x40	None	+2,953	Utilities, Out	0	None	+1,706
Sales or Financing Concessions	N/A	ArmLth/Conv		ArmLth/Cash		ArmLth/Conv	
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,868	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,600	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1,706
Indicated Value of Subject		Net 42.3 %		Net 10.0 %		Net 18.7 %	
		Gross 42.3 %	\$ 13,022	Gross 10.0 %	\$ 39,600	Gross 18.7 %	\$ 10,807

Comments on Market Data

Date of Sale: All sales are considered to occur in market conditions similar to the current market.

Location: The subject property is located on the west side of the city of Osawatomie's golf course. Comparable #5 is located in a rural subdivision with higher density than typical in most rural areas and is adjusted upward. All other comparables are considered to have similar access to area highways and distance to the Kansas City metropolitan area, and no adjustments are required.

Site/View: The subject property is irregular in shape with an access easement from the City of Osawatomie from 327th St. Comparable #4 has a somewhat restrictive pipeline easement, and this comparable has been adjusted upward. All other comparables are considered similar in site/view, and no other adjustments are required.

Tillable/Soil Classification: The subject property has no tillable soil. Comparable #2 is bottom land and is adjusted downward for tillable acres of this property. No other adjustments for tillable acres or soil quality to the comparable properties are required.

Water/Woods: The subject property is not located in the floodplain. Comparable #2 is 100% in the floodplain and is adjusted upward for not being a buildable site. All other comparable properties are buildable, and no other adjustments are required.

Improvements: The subject property has a 30 x 40 outbuilding with an estimated value of \$15,000. Comparables are adjusted for the per acre equivalent of this improvement or the difference in improvements with the subject property. A summary of the improvements and the dollar values adjusted is shown in the addenda.

Size: The subject property is 3.48 acres in size. Typically, larger parcels trade for a lower price per acre and smaller parcels at a higher price per acre. No adjustment has been made in the sales grid for the difference in size, but rather, the appraiser has considered size in determining the final value conclusion for the subject property.

Exposure and Marketing Time

The value in this appraisal report is consistent with an Exposure time and Marketing time of 3 months.

Prior Services

The appraiser has not performed appraisal services on the subject in the three-year period immediately preceding acceptance of this assignment.

MARKET DATA ANALYSIS

Subject Site - 3.48 acres



The subject property is located adjacent to a golf course and is weighted towards comparables #1 and #5. These comparables are more similar in site size and are higher in the range of these comparable properties.

Supplemental Addendum

File No. 202309442

Borrower	City of Osawatomie		
Property Address	32942 W Lake Side Dr		
City	Osawatomie	County	Miami
		State	KS
		Zip Code	66064
Lender/Client	N/A		



Highest and Best Use

As Vacant

Physically Possible Use: The subject is an acreage site that is 3.48 acres in size. Utilities, including electricity and rural water, are at or near the site. No significant external influences were noted at the time of inspection. The subject property is to have an access easement on Beaver Lake Rd from 327th St to the subject property from the city of Osawatomie, KS.

Permissible Use: The site is currently zoned AG- Agricultural District by the City of Osawatomie, KS. Generally, farms, non-commercial animal husbandry uses, single-family residences, and related public and semi-public uses are permitted. For a general listing of permitted and conditionally permitted uses by land use groupings, see Appendix "A" of these regulations. The permitted uses will be determined based on compatibility with other uses permitted in the district and with listed groupings in Appendix "A". Permissible uses include a single-family residential, group home, community recreation, daycare center, schools, agriculture, and animal production and support services.

Feasible Use: Most uses of similar properties are used for community recreation in this area in the jurisdiction of the city of Osawatomie.

Maximum Profitability: Given the smaller site size and location with access to US 169 Highway, rural residential use is the highest-valued use for the subject site.

As Improved

The subject property has an older 30 x 40 outbuilding that functions in various settings, including rural residential. This building would likely provide some functional value for most buyers of this property. The projected and current use of the subject property is to function as a dog kennel. The projected and current subject property conforms to the current zoning district.

Supplemental Addendum

File No. 202309442

Borrower	City of Osawatomie				
Property Address	32942 W Lake Side Dr				
City	Osawatomie	County	Miami	State	KS Zip Code 66064
Lender/Client	N/A				

Legal Description and Access Easement for Subject Property

PARCEL DESCRIPTION:

All that part of the Northeast Quarter of Section 32, Township 17, Range 22, in the City of Osawatomie, Miami County, Kansas, described by Scott D. Confer, KS LS-1249, Phelps Engineering, Inc. Project No. 230630 August 18, 2023, to wit:

Commencing at the Northwest corner of the Northeast Quarter of said Section 32; thence S 2°20'20" E, along the West line of the Northeast Quarter of said Section 32, a distance of 1436.26 feet, to the Point of Beginning; thence N 88°22'00" E, a distance of 60.00 feet; thence Southeasterly on a curve to the left, said curve having an initial tangent bearing of S 30°12'41" E and a radius of 1500.00 feet, an arc distance of 292.89 feet; thence Southeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 550.00 feet, an arc distance of 210.08 feet; thence S 63°17'02" E, a distance of 50.05 feet; thence S 2°20'20" E, a distance of 166.64 feet; thence S 88°22'00" W, a distance of 425.00 feet, to a point on the West line of the Northeast Quarter of said Section 32; thence N 2°20'20" W, along the West line of the Northeast Quarter of said Section 32, a distance of 564.61 feet; to the point of beginning, containing 151,473 square feet or 3.4773 acres, more or less.

ACCESS EASEMENT:

The West 60 feet of the North 1436.15 feet of the Northeast Quarter of Section 32, Township 17, Range 22, in the City of Osawatomie, Miami County, Kansas, subject to that part thereof dedicated for street or road purposes.

Subject Photo Page

Borrower	City of Osawatomie			
Property Address	32942 W Lake Side Dr			
City	Osawatomie	County Miami	State KS	Zip Code 66064
Lender/Client	N/A			



Subject Site

32942 W Lake Side Dr
 Sales Price
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms.
 Location W327th & BeaverLk
 View 3.48 ac
 Site
 Quality
 Age



Subject Site



Subject Street

Photograph Addendum

Borrower	City of Osawatomie						
Property Address	32942 W Lake Side Dr						
City	Osawatomie	County	Miami	State	KS	Zip Code	66064
Lender/Client	N/A						



Side Elevation of 30x40 Outbuilding



Site



Site



Site



Side Elevation of Outbuilding



Interior

Photograph Addendum

Borrower	City of Osawatomie						
Property Address	32942 W Lake Side Dr						
City	Osawatomie	County	Miami	State	KS	Zip Code	66064
Lender/Client	N/A						



Interior



Interior



Interior-Water Heater

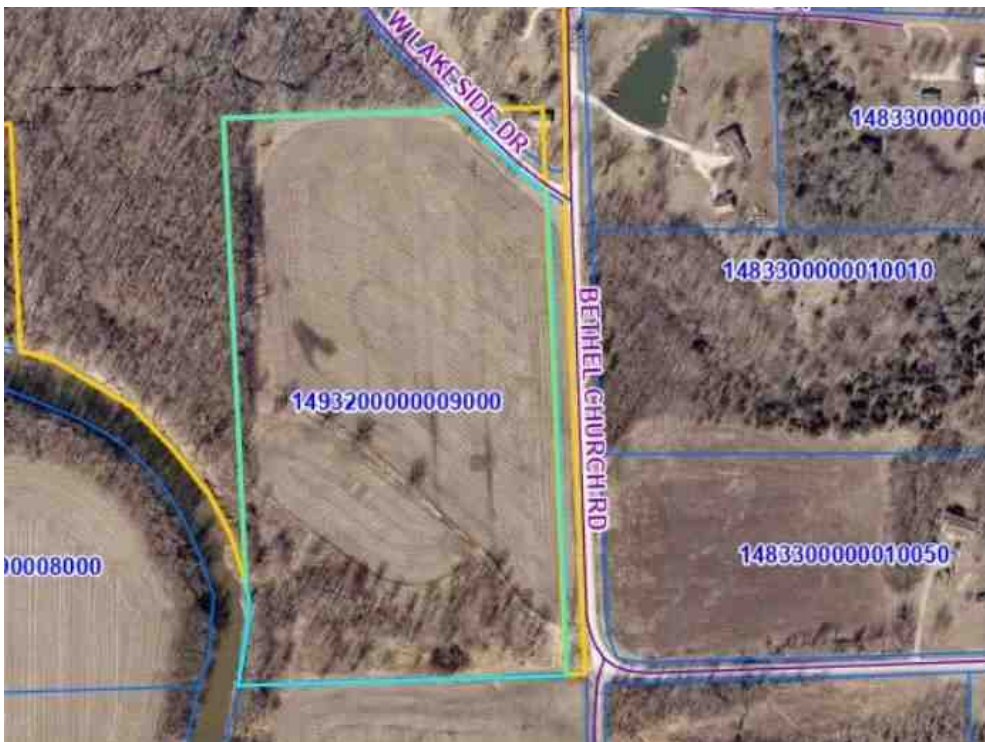
Comparable Photo Page

Borrower	City of Osawatomie			
Property Address	32942 W Lake Side Dr			
City	Osawatomie	County Miami	State KS	Zip Code 66064
Lender/Client	N/A			



Comparable 1

33400 Crescent Hill Rd
 Proximity 1.50 miles SE
 Sale Price 15,030
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location W 335th & CresHill
 View Rect, Avg Front
 Site
 Quality
 Age



Comparable 2

Bethel Church Tract 1 Road
 Proximity 0.66 miles SE
 Sale Price 4,627
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Lakeside & BethCh
 View Rect, Gd Front
 Site
 Quality
 Age



Comparable 3

33151 Spoon Creek Rd
 Proximity 1.07 miles E
 Sale Price 9,193
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location SpoonCrk & CresHil
 View Rect, Avg Front
 Site
 Quality
 Age

Comparable Photo Page

Borrower	City of Osawatomie				
Property Address	32942 W Lake Side Dr				
City	Osawatomie	County	Miami	State	KS
Lender/Client	N/A			Zip Code	66064



Comparable 4

33300 S Crescent Hill Rd
 Proximity 1.49 miles E
 Sale Price 9,154
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location SpoonCrk & CresHil
 View Rect, Pipeline Ease
 Site
 Quality
 Age



Comparable 5

32849 Manor Rd
 Proximity 2.94 miles E
 Sale Price 36,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Manor Rd & 327th
 View Rect, Avg Front
 Site
 Quality
 Age



Comparable 6

Plum Creek Rd
 Proximity 2.64 miles E
 Sale Price 9,101
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location W 319th & Plum Ck
 View Rect, Avg Front
 Site
 Quality
 Age

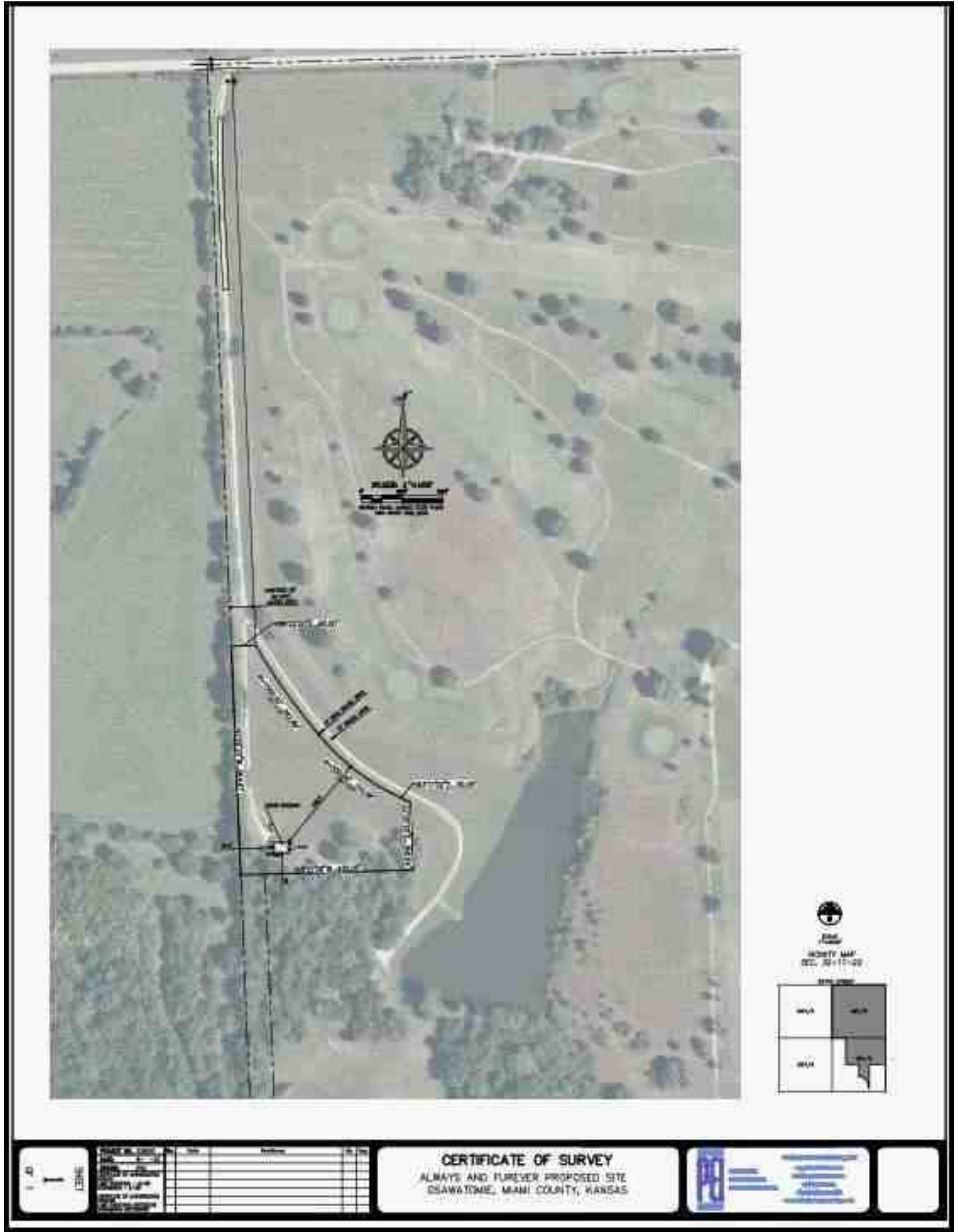
Location Map

Borrower	City of Osawatomie				
Property Address	32942 W Lake Side Dr				
City	Osawatomie	County	Miami	State	KS
Lender/Client	N/A		Zip Code	66064	



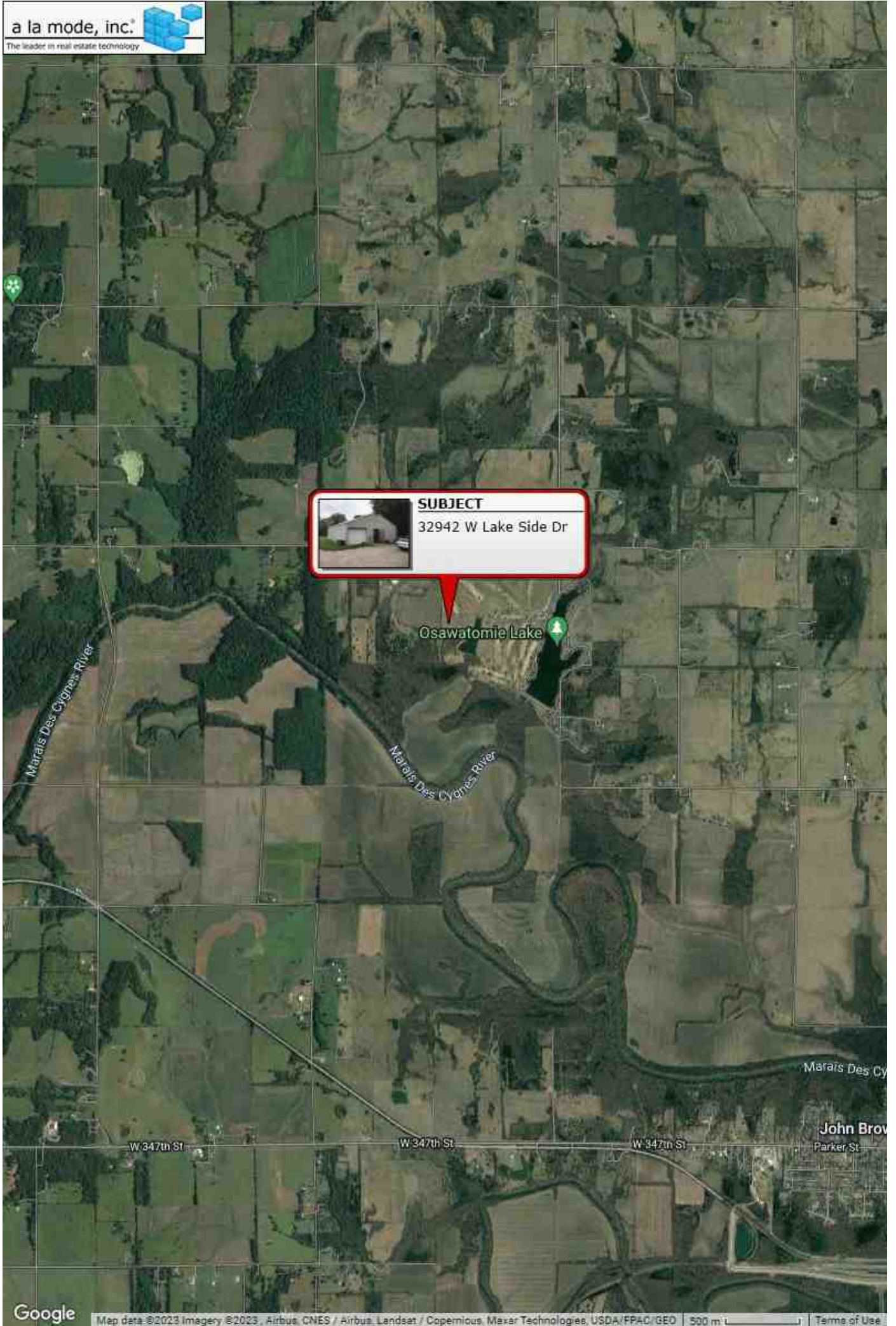
Survey Map

Borrower	City of Osawatomeie				
Property Address	32942 W Lake Side Dr				
City	Osawatomeie	County	Miami	State	KS
Lender/Client	N/A				
				Zip Code	66064



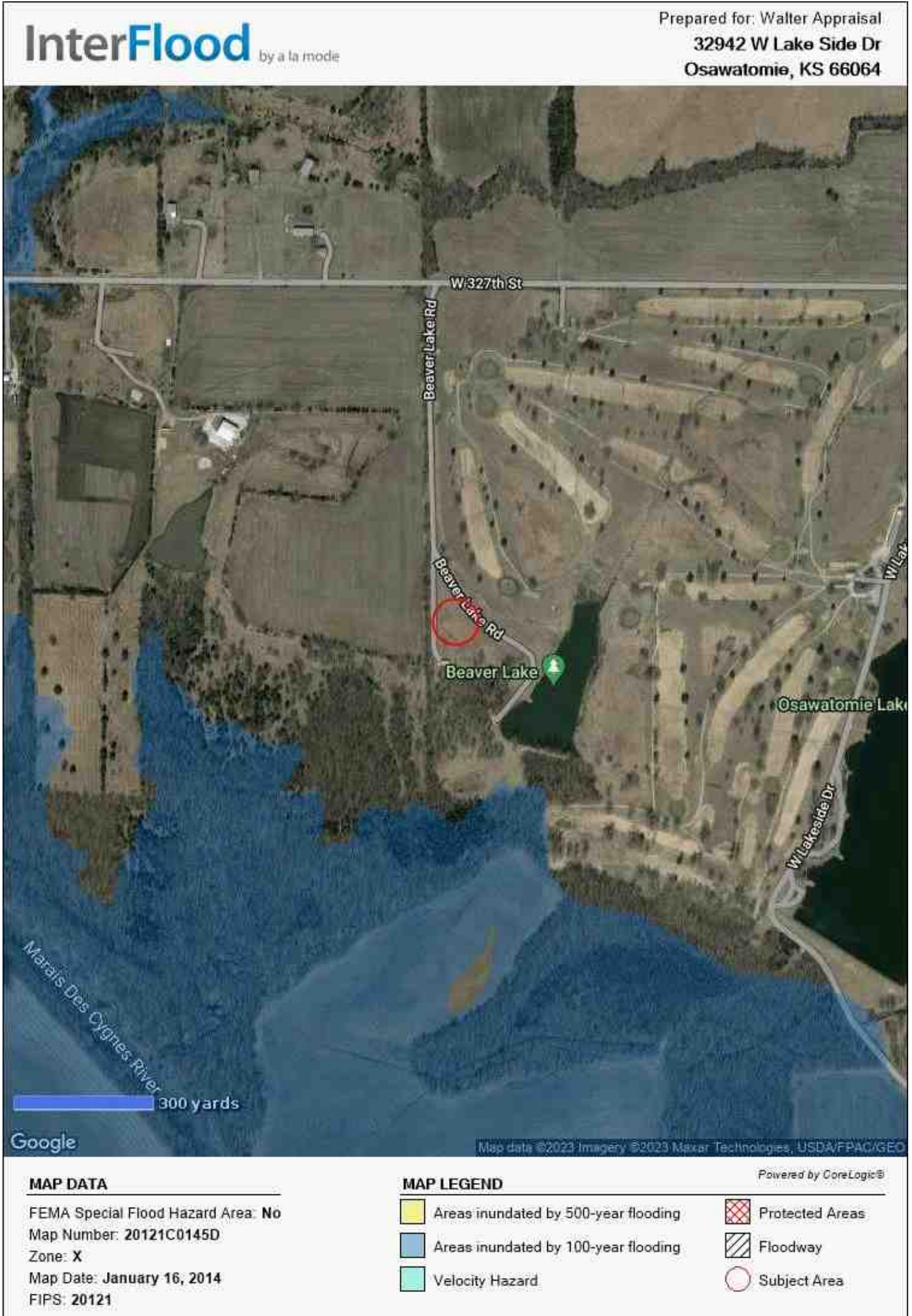
Aerial Map

Borrower	City of Osawatomie						
Property Address	32942 W Lake Side Dr						
City	Osawatomie	County	Miami	State	KS	Zip Code	66064
Lender/Client	N/A						



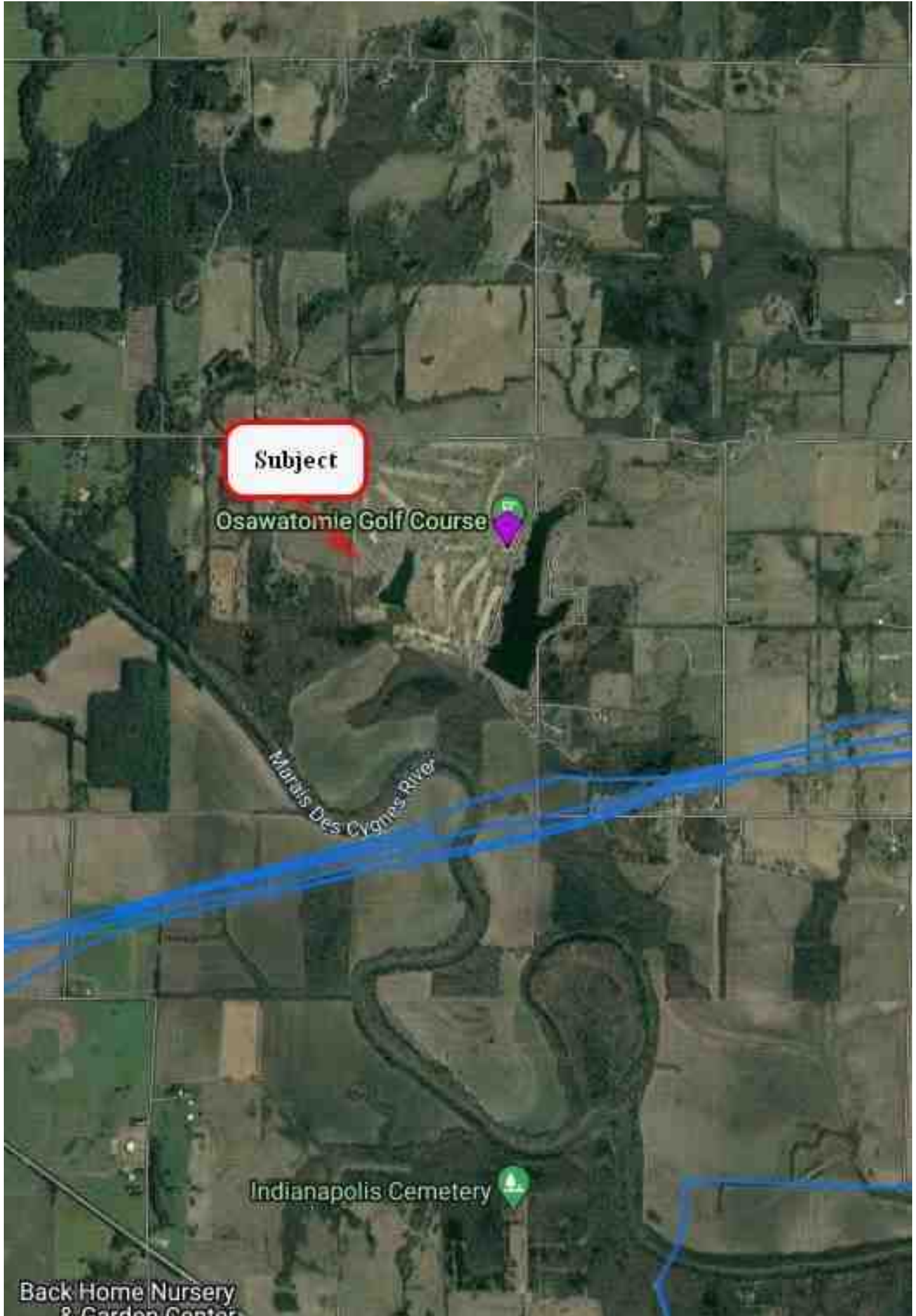
Flood Map

Borrower	City of Osawatomie						
Property Address	32942 W Lake Side Dr						
City	Osawatomie	County	Miami	State	KS	Zip Code	66064
Lender/Client	N/A						



National Pipeline Map

Borrower	City of Osawatomie						
Property Address	32942 W Lake Side Dr						
City	Osawatomie	County	Miami	State	KS	Zip Code	66064
Lender/Client	N/A						



Subject Soil Map - Page 1

Borrower	City of Osawatomie				
Property Address	32942 W Lake Side Dr				
City	Osawatomie	County	Miami	State	KS Zip Code 66064
Lender/Client	N/A				



Subject Soil Map - Page 2

Borrower	City of Osawatomie						
Property Address	32942 W Lake Side Dr						
City	Osawatomie	County	Miami	State	KS	Zip Code	66064
Lender/Client	N/A						

Tables — Nonirrigated Capability Class — Summary By Map Unit				
Summary by Map Unit — Miami County, Kansas (KS121)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8775	Kenoma silt loam, 1 to 3 percent slopes	3	1.9	100.0%
Totals for Area of Interest			1.9	100.0%

Property Record Card - Page 1

7/25/23, 12:22 PM

Beacon - Miami County, KS - Parcel Report: 149320000001000

Summary

Parcel ID 149320000001000
Quick Ref ID R12758
Property Address 32942 WLAKE SIDE DR
Brief S32, T17, R22, ACRES 225.56, NE4 & N2SE4 & W527' SE4SE4LYG N RIVER
Tax Description EXC W525' N2SE4 & EXC TR BEG 30W NE/C SE4SE4 TH N55.7W252.1 SELY77.1 E198.9 *
(Note: Not to be used on legal documents)
Taxing Unit 004 Osawatomie
Group
Lot Size (SF) N/A
Acreage 225.56
Property Class Exempt
Lot Block --
Subdivision
S-TR 32-17-22
Deed Book & Page 0200 - 0557; 0206 - 0105; 0218 - 0043; 0277 - 0144; 2022 - 1449; 5N22 - 00011;
Neighborhood 005.0
For zoning information please see the map link above.



Owners

Primary Owner
[City Of Osawatomie](#)
 P.O. Box 37
 Osawatomie, KS 66064

Property Factors

Topography	Level - 1, Rolling - 4	Parking Type	On and Off Street - 3
Utilities	Well - 5, Septic - 6	Parking Quantity	Adequate - 2
Access	Semi Improved Road - 2	Parking Proximity	On Site - 3
Fronting	Secondary Street - 3	Parking Covered	0
Location	Neighborhood or Spot - 6	Parking Uncovered	0

Market Land

Method	Type	AC/SF	Class
Acre	Primary Site - 1	225.56	

Commercial Information

Structure Type Country club (with golf course)
Bldg No & Name 1 OSAWATOMIE GOLF COURSE
Identical Units 1
No. of Units 1
Unit Type
Class E

Building Sections

Sect	Occupancy	Use	Year Built	Lvl From	Lvl To	Area	Perim	Hgt
1	Country Club		1964	01	01	2,298	202	9

Other Building Improvements

Occupancy	Qty	Year Built	Area	Perim	Hgt	Stories
Site Improvements	1	1992	10	0	8	1
Equipment (Shop) Building	1	1982	1,316	0	12	1
Equipment (Shop) Building	1	1982	5,700	0	12	1
Site Improvements	1	1990	10	0	8	1
Site Improvements	1	1960	10	0	8	1
Site Improvements	1	1960	10	0	8	1
Site Improvements	1	1992	10	0	8	1
Equipment (Shop) Building	1	2018	1,200	0	8	1
Prefabricated Storage Shed	1	1992	96	0	8	1

Other Building Improvements

Occupancy	Qty	Year Built	Area	Perim	Hgt	Stories
Site Improvements	1	1964	10	0	8	1

Property Record Card - Page 2

7/25/23, 12:22 PM

Beacon - Miami County, KS - Parcel Report: 149320000001000

Sales

Date	Type	Amount	Source	Validity	Inst Type	Book	Page
3/21/2022	Land & Building - 2	\$130,000	Changed After Jan 1 but Prior to Sale - 7	Not Open Market - 2	Warranty Deed - 1	2022	1449
2/24/2022		\$0		Not Open Market - 2	RECORDED PLAT	SN22	00011

☒ There are other parcels involved in one or more of the above sales:

Permits

Number	Amount	Type	Issue Date	Status	% Comp
20019	\$100	OB&Y	10/16/2019	C	100
20883	\$1,200	Roof	11/28/2000	C	100

Valuation - Appraised Value

Class	2023 Appraised Value		
	Land	Building	Total
E	\$1,584,460	\$746,610	\$2,331,070
Total	\$1,584,460	\$746,610	\$2,331,070

Class	2022 Appraised Value		
	Land	Building	Total
E	\$975,680	\$728,850	\$1,704,530
V	\$1,970	\$0	\$1,970
Total	\$977,650	\$728,850	\$1,706,500

Valuation - Assessed Value

Class	2023 Assessed Value		
	Land	Building	Total
E	\$0	\$0	\$0
Total	\$0	\$0	\$0

Class	2022 Assessed Value		
	Land	Building	Total
E	\$0	\$0	\$0
V	\$236	\$0	\$236
Total	\$236	\$0	\$236

Tax History

2022 Tax Amount	\$42.96	23187
2021 Tax Amount	\$0.00	23135
2020 Tax Amount	\$0.00	23076
2019 Tax Amount	\$0.00	13003
2018 Tax Amount	\$0.00	5090
2017 Tax Amount	\$0.00	65944

Photos



Property Record Card - Page 3

7/25/23, 12:22 PM

Beacon - Miami County, KS - Parcel Report: 149320000001000



Property Record Card - Page 4

7/25/23, 12:22 PM

Beacon - Miami County, KS - Parcel Report: 149320000001000



No data available for the following modules: Agricultural Land, Dwelling Information, Manufactured Home Information, Sketches.

Under no circumstances shall Miami County be responsible to any party for any costs, expenses, or damages to any person or property arising from the use, misuse, sale or reliance on this information.

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Last Data Upload: 7/25/2023, 11:21:19 AM

[Contact Us](#)

Developed by
 **Schneider**
GEOSPATIAL

MLS Comp 1

Property Agent Full

33400 S Crescent Hill Road, Osawatomie, KS 66064

MLS#: **2408740** Status: **Sold**

County: **Miami**

L Price: **\$75,000**

S Price: **\$75,000**

Land

Area: **380 - Miami County, KS**



Sub: **Other** Type: **Agricultural, Residential**
 Sec: **33** Twn: **17** Rng: **22**
 Lsz: **5 - Acres** Zoning: **CS**
 Frnt Ft: **330**
 Legal: **Lots 11 Crescent Hills Estates Miami County KS**

Brk ID: **NEBOR**
 Agt ID: **NEIGHJUS**

General Information

Elem:	Middle:
Sr High:	District: Osawatomie
Buildings: None	Sale Opt: Complete Parcel
Develop: Finished Lot(s)	Curr Use: Agriculture, Investment
Agriculture: Grain/Crops, Hay	Fence: Cattle tight
Road Type: Gravel	Rd Mnt: Public Maint
Rd Access:	Water: Rural - Verify
Sewer: Septic	Imprv: No Improvements
Live Water:	Maint Pr:
Lot Desc: Acreage, Estate Lot, Pond(s), Treed	
Utilities:	

Listing Office Information

Show: Call Listing Agent	List Service: Full Service	List Dt: 10/17/2022
Poss:	Spec Conds:	Exp Dt: 06/30/2023
List Type: Exclusive Right To Sell	Ofc Ph: 913-626-9500	Ofc Ext:
LO: Neighbors Real Estate LLC	Agt Ph: 913-626-9500	Ofc Fax:
LA: Justin Neighbors	Agt Ph:	SAC: 0
Agt Email: justin@neighborsrealestatellc.com	Co-op: 9136269500	BAC: 3
LA2:	Spec Docs:	TBC: 3
LA Cap: Designated Agent	XD:	CBO: Net Sale Price
Builder:		Dual Var Comp:
Builder Plan:		
InternetList: Yes	Bonus:	

Remarks & Directions

Very Rare 5 Acre Tract in Miami County Less than 400' from blacktop. Excellent Buildable Tract Lays High with Views over the Marais Des Cygne River Valley. Lot Gently Falls away from the Road to Easily Accommodate a Walk out basement and Minimizes Site Costs. Hardwood and Pecan Trees Line the wet weather Creek that traverses the West Property Line.

Private Remarks - Showing Agt Info:

Seller is willing to work with buyers in regards to deed Restrictions - Non Traditional Construction can be allowed for the right situation.

Directions:

From 169 Hwy - Exit At 327th Street and Continue West Approximately 5 Miles to Crescent Hill RD. South on Crescent Hill About 3/4 Mile to Property on West Side of the Road.

Additional Information

Electric: Single Phase	Topo: Rolling, Southern Exposure
Till Acres:	Mineral: All Rights Included
Crop Acres:	Pasture Acres:
Timber Acres:	Waste Acres:
Wooded Acres:	Soil:
Flood Pl: No	Equipment:
Crops:	Restrict: Deed, Recorded Plat
Vegetation: Cleared, Pasture	Docs: Plat, Survey
Lake:	City Limits:
Telecom:	Barns:
Owners:	Hunting:
HOA Includes:	
Amenities:	

Financial Information

Will Sell: Cash, Conventional, FmHA, OwnerMay Carry	HOA: \$0	Deposit: Security 1st Title
Tax: \$16	SpC Tax: \$0	Tax Comm:
	Total Tax: \$16	

Status Change Information

Prev List Pr:	Orig LP: \$75,000	Mod Dt: 06/30/2023	Entry Dt: 10/17/2022
S Brk: Neighbors Real Estate LLC		Cont Dt: 05/31/2023	Close Dt: 06/30/2023
S Agent: Justin Neighbors		Agency: Designated Seller Agent	DUC: 30
Sale Terms: Owner		Financial Concessions: \$0	
Major Rep: \$0		Incentives:	
One Time Showing:			

MLS Comp 2

Bethel Church Tract 1 Road, Osawatomie, KS 66064

MLS#: **2432535** Status: **Sold**

County: **Miami**

L Price: **\$117,000**

S Price: **\$103,500**

Land

Area: **380 - Miami County, KS**



Sub: **None** Type: **Agricultural, Other**
 Sec: **32** Twn: **17S** Rng: **22E**
 Lsz: **23.4 - Acres** Zoning: **AG**
 Frnt Ft:
 Legal:

Brk ID: **LVDR**
 Agt ID: **522000451**

General Information

Elem:	Middle:
Sr High:	District: Osawatomie
Buildings:	Sale Opt: Other
Develop:	Curr Use: Agriculture, Recreational
Agriculture:	Fence:
Road Type: Gravel	Rd Mnt: Other
Rd Access:	Water: No Water
Sewer: No Sewer	Imprv:
Live Water:	Maint Pr:
Lot Desc:	
Utilities:	

Listing Office Information

Show: Call Listing Agent	List Service:	List Dt: 04/28/2023
Poss:	Spec Conds:	Exp Dt: 12/30/2023
List Type: Exclusive Right To Sell	Ofc Ph: 855-289-3478	Ofc Ext:
LO: Living The Dream Inc.	Agt Ph: 573-201-8888	Ofc Fax:
LA: Katie Cottrell	Agt Ph:	SAC: 2.7
Agt Email: kathleen.hoefer@gmail.com	Co-op: 8552893478	BAC: 2.7
LA2:	Spec Docs:	TBC: 2.7
LA Cap: Seller's Agent	XD:	CBO: Gross Sale Price
Builder:		Dual Var Comp:
Builder Plan:		
InternetList: Yes	Bonus:	

Remarks & Directions

Here is a hard to find Miami County property just right outside of Osawatomie city limits. Although close to town, this property makes you feel like you are in the middle of God's country! Consisting of 23.5+/- acres of Marais Des Cynges River bottom this tract has some high yielding tillable ground while being a small acreage killer hunting property as well. There is currently 15 acres being cropped on a 1/3 share to owner. The river bottom has constant deer movement being a natural funnel for them moving up and down the river. This property backs up to the Osawatomie golf course that has about 30ac of woods that allows no hunting which makes this a sneaky good tract that can produce some quality deer! There is approx 320 feet of Marais des Cynges River frontage. Come check it out today!

Private Remarks - Showing Agt Info:

Directions:

From Osawatomie take Plum Creek Road north out of town until you hit W 335 St and go west for 1 mile and you are at the property.

Additional Information

Electric:	Topo: Level
Till Acres:	Mineral:
Crop Acres:	Pasture Acres:
Timber Acres:	Waste Acres:
Wooded Acres:	Soil:
Flood Pl: Unknown	Equipment:
Crops:	Restrict:
Vegetation:	Docs:
Lake:	City Limits: No
Telecom:	Barns:
Owners:	Hunting:
HOA Includes:	
Amenities:	

Financial Information

Will Sell: Cash, Conventional	HOA: \$0	Deposit: other
Tax: \$194 Spc Tax: \$0	Total Tax: \$194	Tax Comm:

Status Change Information

Prev List Pr:	Orig LP: \$117,000	Mod Dt: 06/12/2023	Entry Dt: 04/28/2023
S Brk: Living The Dream Inc.		Cont Dt: 05/31/2023	Close Dt: 06/12/2023
S Agent: Katie Cottrell		Agency: Designated Seller Agent	DUC: 12
Sale Terms: Cash		Financial Concessions: \$0	
Major Rep: \$0		Incentives:	
One Time Showing:			

MLS Comp 3

33151 S Spoon Creek Road, Osawatomie, KS 66064
 MLS#: **2408719** Status: **Sold**
Land
 Area: **380 - Miami County, KS**

County: **Miami** L Price: **\$180,000**
 S Price: **\$180,000**



Sub: **Other** Type: **Agricultural, Residential**
 Sec: **33** Twn: **17** Rng: **22**
 Lsz: **19.58 - Acres** Zoning: **CS**
 Frnt Ft: **660** Brk ID: **NEBOR**
 Legal: **Lots 1 & 2 Crescent Hills Estates** Agt ID: **NEIGHJUS**

General Information

Elem:	Middle:
Sr High:	District: Osawatomie
Buildings: None	Sale Opt: Complete Parcel
Develop: Finished Lot(s)	Curr Use: Agriculture, Investment
Agriculture: Grain/Crops, Hay	Fence: Cattle tight
Road Type: Gravel	Rd Mnt: Public Maint
Rd Access:	Water: Rural - Verify
Sewer: Septic	Imprv: No Improvements
Live Water:	Maint Pr:
Lot Desc: Acreage, Estate Lot, Pond(s), Treed	
Utilities:	

Listing Office Information

Show: Call Listing Agent	List Service: Full Service	List Dt: 10/17/2022
Poss: Close Of Escrow	Spec Conds:	Exp Dt: 04/15/2023
List Type: Exclusive Right To Sell	Ofc Ph: 913-626-9500	Ofc Ext:
LO: Neighbors Real Estate LLC	Agt Ph: 913-626-9500	Ofc Fax:
LA: Justin Neighbors	Agt Ph:	SAC: 0
Agt Email: justin@neighborsrealestatelc.com	Co-op: 9136269500	BAC: 3
LA2:	Spec Docs:	TBC: 3
LA Cap: Transaction Broker	XD:	CBO: Net Sale Price
Builder:		Dual Var Comp: No
Builder Plan:		
InternetList: Yes	Bonus:	

Remarks & Directions

Hard to Find 20 Acre Home Site Less than 1/2 Mile off Blacktop on Lightly Traveled Spoon Creek RD. Gently Rolling Parcel that Slopes down to the east make this an Ideal site for a home with a walkout basement, minimizing site and excavation costs. About 1/3 of the property is currently row crop planted in Beans with the balance in pasture grass and lightly treed with Cedars that provide Privacy and Shelter for a future build site. Small Pond Site in the Middle of Property Could be expanded into Larger Pond. Possible Owner Financing on Land Purchase

Private Remarks - Showing Agt Info:

Contact Listing Agent to Arrange Showing. Seller is willing to work with buyers in regards to deed Restrictions - Non Traditional Construction can be allowed for the right situation.

Directions:

169 Hwy South to 327th street Exit, Continue west on 327th to Spoon Creek Rd, Turn Left of Spoon Creek and Head South 1/2 Mile to Property.

Additional Information

Electric: Single Phase	Topo: Rolling, Southern Exposure
Till Acres:	Mineral: All Rights Included
Crop Acres:	Pasture Acres:
Timber Acres:	Waste Acres:
Wooded Acres:	Soil:
Flood Pl: No	Equipment:
Crops:	Restrict: Deed, Recorded Plat
Vegetation: Cleared, Pasture	Docs: Plat, Survey
Lake:	City Limits:
Telecom:	Barns:
Owners:	Hunting:
HOA Includes:	
Amenities:	

Financial Information

Will Sell: Cash, Conventional, FmHA, OwnerMay Carry	HOA: \$0	Deposit: Security 1st
Tax: \$73 Spc Tax: \$0	Total Tax: \$73	Tax Comm:

Status Change Information

Prev List Pr:	Orig LP: \$180,000	Mod Dt: 05/15/2023	Entry Dt: 10/17/2022
S Brk: ReeceNichols - College Blvd		Cont Dt: 03/23/2023	Close Dt: 05/12/2023
S Agent: Penny Borel		Agency: Designated Buyer Agent	DUC: 50
Sale Terms: Conventional		Financial Concessions: \$0	
Major Rep: \$0		Incentives:	
One Time Showing:			

MLS Comp 4

33300 S Crescent Hill Road, Osawatomie, KS 66064
 MLS#: **2408747** Status: **Sold**
Land
 Area: **380 - Miami County, KS**

County: **Miami** L Price: **\$55,000**
 S Price: **\$46,500**



Sub: **Other** Type: **Agricultural, Residential**
 Sec: **33** Twn: **17** Rng: **22**
 Lsz: **5 - Acres** Zoning: **CS**
 Frnt Ft: **330**
 Legal: **Lot 9 Crescent Hills Estates Miami County KS**
 Brk ID: **NEBOR**
 Agt ID: **NEIGHJUS**

General Information

Elem:	Middle:
Sr High:	District: Osawatomie
Buildings: None	Sale Opt: Complete Parcel
Develop: Finished Lot(s)	Curr Use: Agriculture, Investment
Agriculture: Grain/Crops, Hay	Fence: Cattle tight
Road Type: Gravel	Rd Mnt: Public Maint
Rd Access:	Water: Rural - Verify
Sewer: Septic	Imprv: No Improvements
Live Water:	Maint Pr:
Lot Desc: Acreage, Estate Lot, Pond(s), Treed	
Utilities:	

Listing Office Information

Show: Call Listing Agent	List Service: Full Service	List Dt: 10/17/2022
Poss: Close Of Escrow	Spec Conds:	Exp Dt: 04/15/2023
List Type: Exclusive Right To Sell	Ofc Ph: 913-626-9500	Ofc Ext:
LO: Neighbors Real Estate LLC	Agt Ph: 913-626-9500	Ofc Fax:
LA: Justin Neighbors	Agt Ph:	SAC: 0
Agt Email: justin@neighborsrealestatelc.com	Co-op: 9136269500	BAC: 3
LA2:	Spec Docs:	TBC: 3
LA Cap: Transaction Broker	XD:	CBO: Net Sale Price
Builder:		Dual Var Comp: No
Builder Plan:		
InternetList: Yes	Bonus:	

Remarks & Directions

One of the Best Priced Small Acreage Lots in Miami County. Treed 5 Acre Lot Less than 1/2 Mile From Blacktop. Quick Access to 169 Hwy and a Short Drive to Overland Park / Olathe. Level Buildable Lot Fenced and Surveyed. Owner/Developers Care and Vision is apparent in the Neighboring Quality built Custom homes. Feels like a much larger tract as the Green Space to the south shall remain in perpetuity. Buried Utility Easement Runs Along the south side of Property. *Possible Owner Financing on Land Purchase *****

Private Remarks - Showing Agt Info:

Panhandle Eastern Pipeline Easement Runs through Southern Portion of Property - Still plenty of room to build on northern portion. Seller is willing to work with buyers in regards to deed Restrictions - Non Traditional Construction can be allowed for the right situation.

Directions:

From 169 Hwy - Exit At 327th Street and Continue West Approximately 5 Miles to Crescent Hill RD. South on Crescent Hill About 3/4 Mile to Property on West Side of the Road.

Additional Information

Electric: Single Phase	Topo: Rolling, Southern Exposure
Till Acres:	Mineral: All Rights Included
Crop Acres:	Pasture Acres:
Timber Acres:	Waste Acres:
Wooded Acres:	Soil:
Flood Pl: No	Equipment:
Crops:	Restrict: Deed, Recorded Plat
Vegetation: Cleared, Pasture	Docs: Plat, Survey
Lake:	City Limits:
Telecom:	Barns:
Owners:	Hunting:
HOA Includes:	
Amenities:	

Financial Information

Will Sell: Cash, Conventional, FmHA, OwnerMay Carry	HOA: \$0	Deposit: Security 1st Title
Tax: \$19	Spc Tax: \$0	Tax Comm:
	Total Tax: \$19	

Status Change Information

Prev List Pr:	Orig LP: \$55,000	Mod Dt: 04/17/2023	Entry Dt: 10/17/2022
S Brk: Neighbors Real Estate LLC		Cont Dt: 03/05/2023	Close Dt: 04/14/2023
S Agent: Justin Neighbors		Agency: Seller Agent	DUC: 40
Sale Terms: Conventional		Financial Concessions: \$0	
Major Rep: \$0		Incentives:	
One Time Showing:			

MLS Comp 5

32849 Manor Road, Paola, KS 66071
 MLS#: **2414247** Status: **Sold**
Land
 Area: **380 - Miami County, KS**

County: **Miami**

L Price: **\$49,900**
 S Price: **\$36,000**



Sub: **Paola** Type: **Residential**
 Sec: **35** Twn: **17** Rng: **22**
 Lsz: **.99 - Acres** Zoning: **RES** Brk ID: **CRWN02**
 Frnt Ft: Agt ID: **MINDENKA**
 Legal: **S35, T17, R22, ACRES 0.99, TR BEG 900S NE/C NW4 S140 W310 N140 E310 TO POB TR#7 ROSS ACRES**

General Information

Elem: Paola	Middle: Paola
Sr High: Paola	District: Paola
Buildings: Garage(s), Residence	Sale Opt: Other
Develop: Finished Lot(s)	Curr Use: Single Family
Agriculture:	Fence: Partial
Road Type: Gravel	Rd Mnt: Public Maint
Rd Access:	Water: Rural
Sewer: Septic	Imprv:
Live Water:	Maint Pr:
Lot Desc:	
Utilities: Electricity On-Site	

Listing Office Information

Show: iBox	List Service: Full Service	List Dt: 12/05/2022
Poss: Close Of Escrow	Spec Conds:	Exp Dt: 06/01/2023
List Type: Exclusive Right To Sell	Ofc Ph: 913-557-4333	Ofc Ext:
LO: Crown Realty	Agt Ph: 913-259-9606	Ofc Fax: 913-557-4346
LA: Kathy Minden	Agt Ph:	SAC: 0
Agt Email: kathyminden@crownrealty.com	Co-op: Broker Bay	BAC: 3.5
LA2:	Spec Docs:	TBC: 3.5
LA Cap: Designated Agent	XD:	CBO: Gross Sale Price
Builder:		Dual Var Comp:
Builder Plan:		
InternetList: Yes	Bonus:	

Remarks & Directions

Get out of the city and enjoy nature on this 0.99 acres +/-! Single wide manufactured home currently on property has no value and is being sold "as is". Current owners have never occupied the property however do know that there are broken pipes in the home. Rural water mater, electric meter, septic system, propane tank, and outbuildings on site. Great property to bring your module/mobile home or builder and plans too!

Private Remarks - Showing Agt Info:

Directions:

Take 327th St west of 169 Hwy to Manor Rd. Turn left (south) to property on east side of road.

Additional Information

Electric:	Topo: Level
Till Acres:	Mineral:
Crop Acres:	Pasture Acres:
Timber Acres:	Waste Acres:
Wooded Acres:	Soil:
Flood Pl: No	Equipment:
Crops:	Restrict:
Vegetation:	Docs: Plat
Lake:	City Limits: No
Telecom:	Barns:
Owners:	Hunting:
HOA Includes:	
Amenities:	

Financial Information

Will Sell: Cash, Conventional	HOA: \$0	Deposit: Security 1st Title
Tax: \$442	Spc Tax: \$0	Tax Comm:
	Total Tax: \$442	

Status Change Information

Prev List Pr:	Orig LP: \$49,900	Mod Dt: 02/16/2023	Entry Dt: 12/05/2022
S Brk: Crown Realty		Cont Dt: 01/25/2023	Close Dt: 02/15/2023
S Agent: Kathy Minden		Agency: Designated Seller Agent	DUC: 21
Sale Terms: Cash		Financial Concessions: \$0	
Major Rep: \$0		Incentives:	
One Time Showing:			

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MLS Comp 6

Plum Creek Road, Paola, KS 66071
 MLS#: **2372801** Status: **Sold**
Land
 Area: **380 - Miami County, KS**

County: **Miami**

L Price: **\$89,999**
 S Price: **\$80,000**



Sub: **Paola** Type: **Residential**
 Sec: **35** Twn: **17** Rng: **22**
 Lsz: **8.79 - Acres** Zoning: **RE**
 Frnt Ft: Brk ID: **RMX 92**
 Legal: **S35, T17, R22E, ACRES 8.79, BEG 1354S NW/C NW4 TH S238 E1658 N238 W1658 TO POB LESS RD ROW**
 Agt ID: **SYDNEY**

General Information

Elem: Paola	Middle: Paola
Sr High: Paola	District: Paola
Buildings: None	Sale Opt: Complete Parcel
Develop: Raw Land, Site Plan Approved	Curr Use: Other
Agriculture:	Fence:
Road Type: Gravel	Rd Mnt: Public Maint
Rd Access:	Water: Rural - Verify
Sewer: Unknown-Verify	Imprv:
Live Water:	Maint Pr:
Lot Desc: Acreage, Estate Lot, Stream(s), Treed	
Utilities:	

Listing Office Information

Show: Call Co-op	List Service: Full Service	List Dt: 03/30/2022
Poss: Close Of Escrow	Spec Conds:	Exp Dt: 09/30/2022
List Type: Exclusive Right To Sell	Ofc Ph: 913-735-0517	Ofc Ext:
LO: RE/MAX Infinity	Agt Ph: 913-205-7311	Ofc Fax:
LA: Sydney West	Agt Ph:	SAC: 0
Agt Email: sydney.sellshomes@gmail.com	Co-op: online appt	BAC: 3
LA2:	Spec Docs: No	TBC: 3
LA Cap: Designated Agent	XD:	CBO: Gross Sale Price
Builder:		Dual Var Comp: No
Builder Plan:		
InternetList: Yes	Bonus:	

Remarks & Directions

Great location has almost 9 acres for your dream home! The East side is flat and fairly cleared for ease of construction, plenty of space for additional buildings. Watch the sunset over the creek on the backside of the property. Lots of wildlife and treed down to the creek. Property has been surveyed and has building plans that can be included. Water and electricity are available, no HOA's, covenants, or restrictions! The back portion by creek is in a floodplain, (check aerial map in supplements) the front majority of the acres are NOT in the floodplain and are easily buildable plus plenty of space for livestock or just relaxing with the sounds of the country.

Private Remarks - Showing Agt Info:

Directions:

HWY 169 to 327th street exit, watch for the fork in the road to follow 327th west, South on Primrose Road to get to the flat side of the property - potential address could be 32900 Primrose Lane. To see west side of property follow 327th go south to Plum Creek Road. Sign is on the Primrose Lane side.

Additional Information

Electric:	Topo: Level, Sloped
Till Acres:	Mineral:
Crop Acres:	Pasture Acres:
Timber Acres:	Waste Acres:
Wooded Acres:	Soil:
Flood Pl: Yes	Equipment:
Crops:	Restrict:
Vegetation:	Docs: Aerial Photos, Soil Analysis, Topography Map
Lake:	City Limits: No
Telecom:	Barns:
Owners:	Hunting:
HOA Includes:	
Amenities:	

Financial Information

Will Sell: Cash, Conventional	HOA: \$0	Deposit: Chicago Title
Tax: \$562 Spc Tax: \$0	Total Tax: \$562	Tax Comm:

Status Change Information

Prev List Pr: \$89,000	Orig LP: \$100,000	Mod Dt: 06/16/2022	Entry Dt: 03/30/2022
S Brk: Keller Williams Diamond Part	Cont Dt: 05/19/2022	Close Dt: 06/15/2022	
S Agent: Scott Hilligus	Agency: Designated Agent	DUC: 27	
Sale Terms: Conventional	Financial Concessions: \$0		
Major Rep: \$0	Incentives:		
One Time Showing:			

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USPAP Compliance Addendum

Loan #
File # 202309442

Borrower	City of Osawatomie		
Property Address	32942 W Lake Side Dr		
City	Osawatomie	County Miami	State KS Zip Code 66064
Lender/Client	N/A		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 90 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 90 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature </p> <p>Name <u>Scott B. Walter, MAI</u></p> <p>Date of Signature <u>08/25/2023</u></p> <p>State Certification # <u>G 2707</u></p> <p>or State License # _____</p> <p>State <u>KS</u></p> <p>Expiration Date of Certification or License <u>06/30/2024</u></p> <p>Effective Date of Appraisal <u>07/21/2023</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>
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State of Kansas



Real Estate Appraisal Board

This is to certify that

Scott B. Walter

has complied with the provisions of the Kansas State Certified and Licensed Real Property Appraisers Act to transact business as a

Certified General Real Property Appraiser

in the State of Kansas

License #: G-2707

Effective Date: 07/01/2023

Expiration Date: 06/30/2024

KREAB Chairman



ACTION ITEM SUMMARY	Item Number:	10.A.
	Date:	September 20, 2023
From: Our City Planning	From:	Mike Scanlon

RE: Resolution 1177 Adopting Economic Development Policies

RECOMMENDATION: That the city council study and ultimately approve (at the next council meeting on 10/26/2023) Resolution 1177, establishing a set of economic development policies.

DETAILS: As was discussed at the September 28, 2023 council meeting, there are property owners that have agreed to be annexed into the City of Osawatomie and we have brought them into the city limits under state statute.

City staff has drafted a set of economic development policies for the council to consider. These policies will guide us as we continue to see growth moving further south into Miami County. Due to this pressure from the north, we need to be prepared with a set of policies and incentives to offer companies that meet the criteria as laid out in the policies the council will ultimately adopt.

Related Statute / City Ordinances	N/A
Line Item Code/Description	N/A
Available Budget:	N/A

RESOLUTION NO. 1177

A RESOLUTION ADOPTING ECONOMIC DEVELOPMENT POLICIES

WHEREAS, the City Council has annexed via owner consent, certain properties within Miami County, and is contemplating the annexation of other territories into the City of Osawatomie in the coming 90 days; and

WHEREAS, the annexation of some of these properties will bring about the opportunity for a greater investment in our community; and

WHEREAS, prior to offering any business economic development incentives, it is a best practice to have policies laid out first that determine what incentives a business would be eligible for; and

WHEREAS, staff has determined that it is a far easier and more transparent approach to consider economic incentives when the policies authorizing the use of incentives are well documented.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, KANSAS:

SECTION ONE: The Governing Body has read through, and thoroughly familiarized itself with the economic development policies presented by staff and having done so, hereby adopts the “City of Osawatomie Economic Development Guidelines and Incentive Policy”.

SECTION TWO: The Governing Body directs staff to utilize these policies as the basis for determining eligibility for any economic development prospect that approaches the City of Osawatomie.

PASSED AND APPROVED by the Governing Body of the City of Osawatomie, Kansas, this 26th day of October, 2023, a majority voting in favor of.

APPROVED and signed by the Mayor.

Nick Hampson, Mayor

(SEAL)

ATTEST:

Tammy Seamands, City Clerk

CITY OF OSAWATOMIE



ECONOMIC DEVELOPMENT GUIDELINES AND INCENTIVE POLICY

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I. PURPOSE AND OVERVIEW

The purpose of this policy is to establish criteria for granting economic development incentives to broaden and diversify the tax base, create new job opportunities for the residents of Osawatomie, and promote the economic growth and welfare of the City. Economic development incentives are necessary because of the inherent competition for new businesses and jobs.

The city is focused on encouraging growth that fits the character and needs of our residents and businesses.

We believe that incentives should be applied to the types of projects and locations in the community that advance and fit the goals of the community.

The following guidelines are intended to provide a framework for consideration of incentives and should not be the only factors to consider. The guidelines outlined in this document are primarily **Quantitative** in nature.

There will be times that the city will need to consider **Qualitative** considerations also factor into decisions regarding granting incentives.

Economic development incentives available from the City of Osawatomie may include (but are not limited to):

- Industrial Revenue Bonds
 - Property Tax Abatements
 - Sales Tax Exemptions
- Fee Waivers and Fee Reductions
- Special Development Districts
 - Tax Increment Financing (TIF)
 - Community Improvement District (CID)
 - Sales Tax and Revenue Bond District (STAR)
 - Rural Housing Improvement District (RHID)
 - Transportation Development District (TDD)
- Structured Incentives (SI)

Each incentive request will be evaluated individually. The City may conduct legal and/or financial research regarding the applicant as part of eligibility determination. Changing economic conditions and availability of funds may cause the City to modify, amend, or discontinue any economic development incentive program.

Exceptions to this policy may be made at the discretion of the City Council.

II. ELIGIBILITY

For projects that involve multiple phases of private capital investment, but up-front public capital investment that benefits all phases of development, the amount of private investment for a phase of development must be at least twice the proportion of public capital investment that directly benefits that phase of development. **The City Council may waive this limit for projects of a substantial nature, or projects that diversify the local economy.**

Return on Public Investment (ROI): Requests for local incentives may require that a cost/benefit analysis be completed prior to consideration by the staff. The ratio of public benefits to public costs, each on a present value basis, should be at least 1 to 1. No cost/benefit analysis is required for projects seeking a sales tax exemption only, or for 501(C)(3) organizations, unless required in other sections of these guidelines.

To be eligible for public incentives of any kind, a business must be engaged in one or more of the following business activities:

- A. *Manufacturing.* Determined by appropriate NAICS (North American Industry Classification System) codes.
- B. *Professional Services.* The majority of revenues must be derived from transactions originating outside of Miami County.
- C. *Research and Development.* The conducting of research, development or testing for scientific, medical, food product or industrial purposes.
- D. *Warehousing and Distribution.* Majority of goods stored/shipped must be destined for end-users located outside of the Kansas City Metropolitan MSA.
- E. *Corporate Headquarters.* May include “back office” operations and customer service activities. Majority of revenues must be derived from transactions originating outside of the Kansas City Metropolitan MSA.
- F. *Transportation & Logistics.* Freight or passenger transportation services. The majority of revenue must be derived from interstate commerce/travel.
- G. *Revitalization Redevelopment.* Must address rejuvenation of special development areas.
- H. *Tourism.* Attractions, facilities and events considered likely to attract at least 30% of attendees from outside of the Kansas City Metropolitan MSA.
- I. *Housing.* Projects for which at least 30% of the units are affordable to households with an income of no more than 80% of the Area Median Income or meet a community need identified by the most recent housing study.
- J. *Medical Services.* Regional medical centers, hospitals and specialized medical facilities providing healthcare not currently being offered in Osawatomie.
- K. *Speculative Industrial/Flex/Office Buildings.* A structure used primarily for manufacturing, research and development, production, maintenance, and storage or distribution of goods or both.
- L. *Maintenance, Repair and Overhaul (MRO) facilities.* Production facility where materials that are used in production and operational processes, but are not part of the end product itself, including industrial equipment, consumables, safety equipment and personal protective equipment, repair and service tools.
- M. *Digital Network Services and Cybersecurity.* Companies providing computer system

design services that integrate computer hardware, software, and communication technologies data including network management, administration, and protection services.

ADDITIONAL ELIGIBILITY CRITERIA

- A. No incentive shall be granted if the incentive would create, in the judgment of the governing body, an unfair advantage for one business over another competing business within the City.
- B. Any incentive granted by the City shall be subject to the “but-for” principle, meaning that the incentive must make such a difference in determining the establishment or expansion of the business that the business would not otherwise be established or expanded in the City, if it were not for the availability of the incentive. It is the policy of the governing body that private business should not be subsidized with public funds, the indirect consequences of tax incentives, unless some public good results and the public subsidy can reasonably be expected to make a significant difference in achieving economic growth and the creation of new jobs within the City.
- C. A business must be current in its payment of ad valorem property taxes [BG1] to be considered for any public incentive.

III. POLICY CONSIDERATIONS

The recommended percentage of property taxes to be abated shall be cumulative (up to 100%) based on (1) New Job Creation, (2) Capital Investment, (3) Location, (4) Utilization of State Incentives and (5) Additional Considerations.

New Job Creation

For the purpose of determining the recommended percentage of tax abatement, the number of new full-time equivalent (FTE) jobs created by the project will be used to determine the recommended abatement. For the purpose of this policy, FTE jobs are defined as full-time employees who are paid to work at least 2,080 hours per year, or part-time or temporary employees consolidated to obtain the full-time equivalent of 2,080 hours per year. It is the City’s preference that new jobs be full-time positions with competitive benefits.

The amount of recommended tax abatement based solely on FTE job creation is based on a sliding scale that allows smaller projects to benefit.

Percent	Number of FTE Jobs
<u>Up to</u> 30%	5 to 25 new FTE jobs
<u>Up to</u> 40%	26 to 50 new FTE jobs
<u>Up to</u> 50%	> 50 new FTE jobs

Wage and Salary Criteria: A business may be considered for public incentives only if the wages paid to its net new employees are equal to or greater than 120% of the median wages within Miami County as determined by the current Kansas Department of Labor Wage Survey. According to the 2022 edition of the Kansas Wage Survey, the median income of all occupations in Miami County was \$46,536. Therefore, 120% of the median income would be \$55,843.20.

Capital Investment

For the purpose of determining the recommended percentage of property tax abatement, capital investment in the project will be used to determine the recommended abatement.

Percent	Capital Investment Amount
<u>Up to</u> 20%	Between \$500,000 and \$1 million
<u>Up to</u> 30%	Over \$1 million, and up to \$2 million
<u>Up to</u> 40%	Over \$2 million and up to \$5 million
<u>Up to</u> 50%	Over \$5 million

Location

Businesses are encouraged to locate and/or expand within the Special Development Areas shown on page 12. To foster such action, businesses may be recommended for up to an additional 30% ~~additional~~ tax abatement for locating within a Special Development Area.

Utilization of State Incentives

Projects that qualify for and utilize State Economic Development Incentives are eligible for an additional 10% tax abatement.

Example of recommended percentage abatement:

If a company is projecting it would create 26 new FTE jobs, it would qualify for ~~a~~ up to a 40% abatement. If it is also investing \$900,000 in facilities and/or machinery and equipment, it would qualify for an additional 20%, totaling 60%. If the company is located within a Special Development Area, it would qualify for an additional 30% (90% total). If the company is also utilizing State of Kansas incentives, add another 10% for a total of a 100% abatement.

Additional Considerations

In addition to the above criteria, in making a decision to approve or disapprove an incentive, the City Council may consider the following information:

1. How well the new jobs match skills available in the local labor market;
2. The utilization of labor skills of unemployed persons in the community;
3. The degree to which the business improves the diversification of the economy of the City and County;
4. The potential for future expansion and additional job creation;
5. The impact of creating other new jobs and businesses, including the utilization of local products or other materials in manufacturing;
6. The beneficial impact on a particular area of the city in need of investment;
7. The compatibility of business location with land use and development plans, and the availability of existing infrastructure and essential public services, and the extent to which additional direct or indirect public costs to the city and to other local units of government would be necessary, such as the cost of extension of public services;
8. The extent to which the economic and employment benefits of the incentive accrues to the residents and taxpayers of the city;
9. Potential for retention of existing employment where it can be demonstrated that without incentives the jobs may be moved away from the area or eliminated, as evidenced by a written statement from the company;
10. Potential for inclusion of disadvantaged minority or women-owned businesses as contractors, suppliers, etc.; and
11. Economic development incentives from other local governments and/or the State.

|

IV. Economic Development Incentive Agreement

All economic development incentives will be formalized in a written agreement between the City and the recipient. The recipient will be required to meet the following performance criteria:

- A. Jobs created and payroll agreements.
- B. Wage requirements.
- C. Capital investment.
- D. Compliance with all applicable governmental laws, rules, and regulations.
- E. Compliance with any other conditions outlined in the agreement.

The City reserves the right to conduct an audit to assure compliance with the economic development incentive agreement. The city may discontinue any ongoing incentives and require the incentives already received to be repaid in full or in part, as set forth in the Payment-in-Lieu-of-Tax Agreement, if performance criteria are not met.

Whenever practicable, the City will include “clawback” provisions (relating to repayment or cessation of incentives) in all incentive agreements, and the City may exercise such provisions when the terms of the incentive agreements have not been met.

Payments-In-Lieu-of-Taxes (PILOTs):

Any applicant receiving tax abatements may be required to make payments in lieu of taxes equal to the amount of property tax abated. This amount may include tax payments levied on the property prior to the improvements. Said PILOT payments shall be payable to the Miami County Treasurer for distribution to all local taxing districts which levy taxes on the abated property.

An applicant may also be required to make PILOT payments at any time in the event of non-compliance with the conditions imposed by the economic development incentive agreement, as an alternative to complete cancellation of the tax abatement.

Annual Reporting

Annual reporting is required as a condition of any incentive. Developers shall provide an accounting to the City no later than 120 days (about 4 months) following the end of the calendar year or the organization’s fiscal year as applicable. For speculative building incentives, the annual report shall account for all lease activity within the spec project including the names of all companies, square footage occupied and prior location of company.

Economic development incentives may not be transferred or conveyed to another party without City Council approval.

|

V. LOCAL INCENTIVE PROGRAMS AND PLANS

Industrial Revenue Bonds (IRBs)

Industrial Revenue Bonds are a mechanism to achieve either a property tax abatement, a sales tax exemption, or both. Projects must qualify under the eligibility criteria in Section II.

The city is authorized under State law to grant tax abatements in connection with the issuance of Industrial Revenue Bonds (IRBs). The City, as issuer, will not issue bonds for projects located outside of its organizational boundaries unless the project is located in an industrial district or the requesting entity has its primary headquarters located within the city's organizational boundaries.

Property Tax Abatement

Property taxes may be abated for new improvements to real property and for newly acquired items of personal property not otherwise exempt under Kansas law, used by an eligible business in connection with an expansion or relocation of the business' operations. Land and existing buildings are not generally eligible for property tax abatement. Existing buildings may only be considered for tax abatement if the building has been vacant for at least two years and is acquired by a party not related to the previous owner. Otherwise, no existing property will be removed from the tax rolls.

The term of tax abatement on real taxable property improvements under these guidelines shall be an initial term of five years, plus an additional five years subject to review and approval at the end of the initial term. Tax abatement on eligible personal property items shall be limited to five years, plus an additional five years subject to review and approval at the end of the initial term.

The recommended percentage of property taxes to be abated shall be cumulative, based on new job creation, capital investment by the eligible business, and additional considerations as described in Section III.

Sales Tax Abatement

Sales tax exemptions may be granted for eligible purchases financed by Industrial Revenue Bonds (IRBs) and are subject to approval by the City. A sales tax exemption may be granted for projects with or without a property tax exemption. No cost/benefit analysis is required for projects seeking a sales tax exemption only.

VI. Speculative Building

A speculative building is a building developed and constructed without any preleasing in place. Construction commences without a prelease when the developer believes there is so much demand for that type of building in that market or submarket that a lease commitment is bound to come through. To encourage commercial growth in Derby through capital investment and job creation, economic development incentives may be offered for speculative buildings.

Eligible speculative building projects may qualify for property tax abatement as follows:

Industrial Building:

An industrial building is a structure used primarily for manufacturing, research and development, production, maintenance, and storage or distribution of goods or both, that meets the following criteria.

- Minimum 25,000 square foot building.
- Minimum clear height of 28’.
- Building(s) must be constructed upon a site that is appropriately platted and zoned, with access to necessary municipal services. The project must obtain all required City approvals, including site plan review, building plan review, building permit and required inspections, and a certificate of occupancy.
- Construction must begin within 180 days of Council approval and be complete within 18 months of Council approval.
- The property tax abatement is 95% for the 1st five years and 50% for the 2nd five years if 50% or more is leased to an eligible tenant.
- May include office space ancillary to an industrial use.

Flex Facility:

A flex facility is an industrial building designed to be used in many ways. It is usually in an industrial park. Specialized flex buildings can include service centers, showrooms, offices, warehouses and more.

- Minimum 15,000 square foot building.
- Minimum of 30% office space.
- Building(s) must be constructed upon a site that is appropriately platted and zoned, with access to necessary municipal services. The project must obtain all required City approvals, including site plan review, building plan review, building permit and required inspections, and a certificate of occupancy.
- Construction must begin within 180 days of Council approval and be complete within 18 months of Council approval.
- The property tax abatement is 95% for the 1st five years and 50% for the 2nd five years if 50% or more is leased to an eligible tenant.

Office Building:

An office building is a Class A building structure providing environments that are conducive to the performance of management and administrative activities, accounting, marketing, information processing, consulting, human resources management, financial and insurance services, educational and medical services, and other professional services.

- Minimum 15,000 square foot building (office space). The building may be mixed use but the minimum square footage applies only to office space.
- Building(s) must be constructed upon a site that is appropriately platted and zoned, with access to necessary municipal services. The project must obtain all required City approvals, including site plan review, building plan review, building permit and required inspections, and a certificate of occupancy.
- Construction must begin within 180 days of Council approval and be complete within 18 months of Council approval.
- The property tax abatement is 95% for the 1st five years and 50% for the 2nd five years if 50% or more is leased to an eligible tenant.

VII. SPECIAL DEVELOPMENT DISTRICTS

The city is authorized under state law to create the following special development districts to encourage economic development in the city.

Tax Increment Financing District (TIF)

Tax Increment Financing (TIF) is a financing and development tool that allows future incremental real property taxes generated by new development to pay for costs of construction of public infrastructure and other improvements. TIF is designed to encourage development of blighted, substandard, and economically underutilized areas that would not be developed without public assistance.

Sales Tax and Revenue Bond District (STAR)

Sales Tax and Revenue (STAR) Bonds are a financing tool that allows Kansas municipalities to issue bonds to finance the development of major commercial, entertainment and tourism projects. The bonds are paid off through the sales tax revenue generated by the development within the district. The intent is to increase regional and national visitation to Kansas.

Rural Housing Incentive District (RHID)

A Rural Housing Incentive District (RHID) is a program designed to aid developers in building housing by assisting in the financing of public improvements. RHID captures the incremental increase in real property taxes created by a housing development project for up to 25 years. To take advantage of the incentive, property must be within a redevelopment district. Redevelopment districts are defined by the city based on a Housing Needs Analysis.

Community Improvement Districts (CID)

The Community Improvement District program enables financing of certain projects through special assessments or a dedicated CID sales tax. Projects can be funded with general or special obligation bonds, or on a pay-as-you-go basis.

A CID is formed by the petition of landowners within the proposed CID. According to the CID Act, a petition to create a CID must be signed by the owners of at least 55% of the total land area and total assessed property value within the proposed district. However, it is the standard of the City that only petitions signed by 100% of property owners will be accepted. In cases in which no special sales tax is requested (i.e., only special property tax assessments are requested), the City Council may create the requested CID without notice or a public hearing. If a special sales tax is requested, the City Council must give notice and hold a public hearing pursuant to the CID Act.

Transportation Development Districts (TDD)

A Transportation Development District (TDD) is a special taxing district whereby a petition of 100% of the landowners in an area request either the levy of special assessments or the imposition of a sales tax of up to 1% on goods and services sold within a given area. Upon creation of a TDD by a municipality, the revenue generated by TDD special assessments or sales tax under Kansas law may pay the costs of transportation infrastructure improvements in and around the new development.

VIII. APPLICATION PROCESS, EVALUATION AND FEES

1. APPLICATION PROCESS:

Applying for incentives is a multi-step process. Because of the unique nature of each project and each economic development incentive, an applicant or petitioner seeking an economic development incentive is strongly encouraged, prior to submitting an application or documentation, to contact the City to discuss the project, eligibility, submission requirements and timing. A date for submission to the governing body will be selected by staff based upon available dates and staff work levels.

The application process formally begins when a complete application is accepted, and appropriate fees are received by the city. The process requires staff review, may require a benefit-cost analysis or other economic evaluation Community Development Advisory Board review; a public hearing or other actions; and/or City Council consideration. The applicant shall provide a complete application on a form provided by the City.

APPLICATION EVALUATION & REVIEW

Following receipt of a complete application and any applicable fee, the following steps are required.

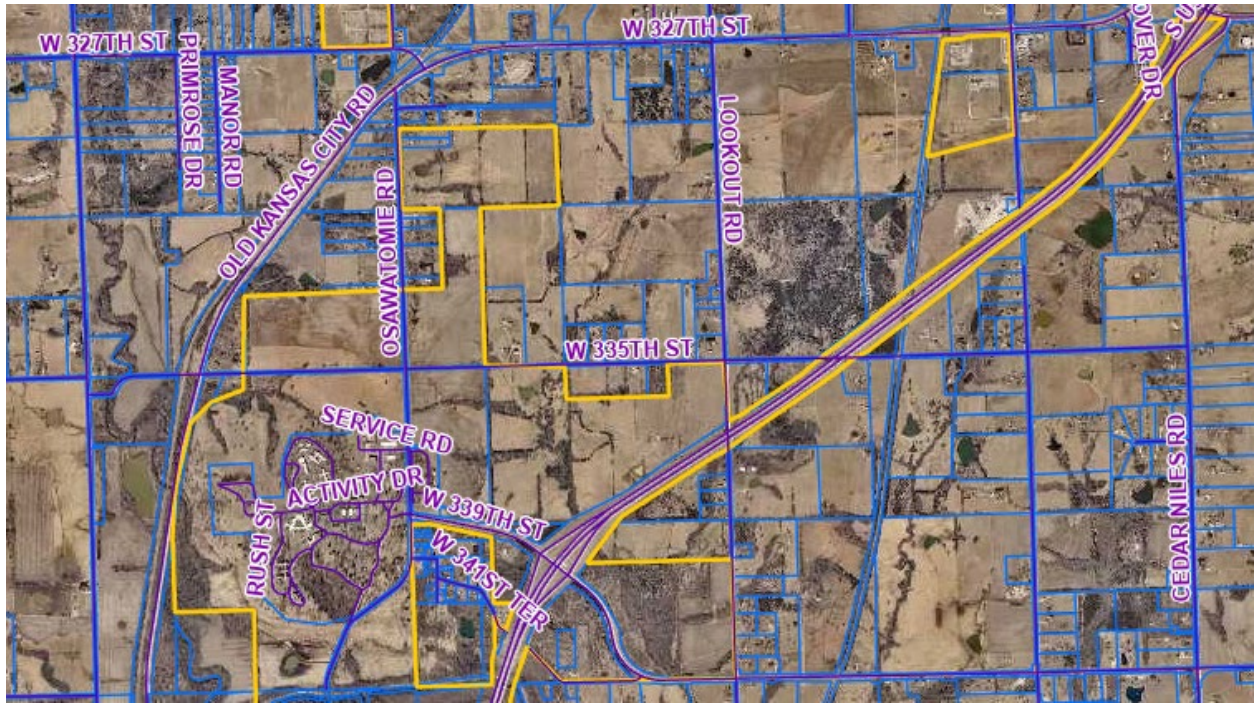
1. Staff review.
2. Community Development Advisory Board review and consideration.
3. City Council review and consideration, including any required public hearings.

APPLICATION FEES

Application fees are set annually in ~~accordance with~~ the ~~current~~ City's Fee Resolution. Any costs incurred by the applicant prior to approval of any incentive will not be reimbursable by any incentive funding but depending on the incentive request and applicable laws, the applicant may be reimbursed from bond proceeds or revenues. Requests for local incentives may require a benefit/cost analysis or other economic evaluation to be completed prior to consideration. A designated agent on behalf of the city will conduct the analyses and any fees associated with the analysis is the responsibility of the applicant. No cost/benefit analysis is required for projects seeking a sales tax exemption only, or for 501(C)(3) organizations, unless required in other sections of these guidelines. Costs incurred by the City associated with outside Bond Counsel and a Financial Advisory are the applicant's responsibility. Fees charged are to defray the cost of internal staff, external consultants, analysis, public notices and mailings necessary to administer and process applications.

IX. Special Development Area Map – Marked areas of the City.

Specific areas of cities have been designated as Special Development areas. Over time, these areas will be reexamined to determine if incentives remain appropriate. As of October 10, 2023 these areas have been designated (see map).



This area is

generally bound by Plum Creek Road on the west, 327th on the north, Cedar Niles Road on the east, and 343rd & the Marais des Cygnes River on the south.

X. Structure Incentives (SI) - All forms of Incentives

The City of Osawatomie through home-rule authority may create a combination of benefits derived from the listed economic incentive tools in this document, including other revenue-sharing components upon approval of the City Council.

Ann SI can include the following **revenue-sharing components**;

- Local Sales Tax – General Fund (up to 50%)
- Local Sales Tax – Debt Service (up to 25%)
- Franchise Fees – Electric (up to 25%)
- Franchise Fees – All Other (up to 25%)
- Utility Rate Bonuses – (up to 25% depending on the utility provider)

The application of these revenue sharing components should be scaled in a manner that reflects the framework presented on pages 6-7.



ACTION ITEM SUMMARY	Item Number:	10.B.
	Date:	October 5, 2023
From: Our City Planning	From:	Mike Scanlon

RE: Resolution 1178 directing the Mayor to sign a letter offering Economic Development Incentives to Victory Chevrolet.

RECOMMENDATION: That the city council approve Resolution 1178 directing the Mayor to sign a letter offering Economic Development Incentives to Victory Chevrolet.

DETAILS: We have been approached and explored various economic development projects in our community. One of the emerging trends we have seen in other communities is an effort to both simplify and create transparency in how economic incentives are given.

Local government incentives are based on various state statutes – many of which have been written, rewritten and amended dozens of times. The language in these laws are complex and sometimes specific to just one community. Simply referencing the statute we feel doesn’t add to the transparency needed when discussing economic incentives.

We believe that the approach we should take is similar to what is outlined in the attachment to this AIS – a Memorandum from Gilmore Bell regarding Economic Development Grants (EDGs) or Structured Incentives (SI). We believe this is a far simpler and more transparent approach and one that can be repeated for various types of companies. But for these SIs to be effective and beneficial to the community there needs to be an agreed upon set of policies that outlines, where, when, in what amount and for whom they can be granted. There also needs to be reporting requirements and other terms and conditions that should be considered when a unique situation presents. That is why Resolution 1177 was on the Agenda tonight for discussion and future consideration.

In addition, we need to begin finalizing an Economic Development Agreement with Victory Chevrolet. We will be attempting to finalize this agreement within the next 30-days for consideration at the November 9th City Council meeting.

There will be companion Powerpoint presentations on Resolution 1177 and Resolution 1178 presented to the City Council next Thursday.

Related Statute / City Ordinances	Resolution 1174 and 1177
Line Item Code/Description	N/A
Available Budget:	N/A

RESOLUTION NO. 1178

A RESOLUTION APPROVING ECONOMIC DEVELOPMENT INCENTIVES WITH VICTORY CHEVROLET

WHEREAS, the City Council in 2020 identified five major goals for the community one of them was Economic Development (including housing); and

WHEREAS, the city continues to pursue various economic development projects with both local and global businesses; and

WHEREAS, the city through Ordinance 3837 is annexing areas that could be considered for future development; and

WHEREAS, the City Council will be considering a comprehensive set of economic development policies with the passage of Resolution 1177; and

WHEREAS, staff is negotiating an economic development agreement with Victory Chevrolet that fits within the parameters of the “City of Osawatomie Economic Development Guidelines and Incentive Policy”.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, KANSAS:

SECTION ONE: The Governing Body hereby approves the Mayor to sign a letter offering Economic Development Incentives to Victory Chevrolet conditioned on final passage and compliance with economic development policies outlined in Resolution 1177 and successful annexation of the properties identified in Ordinance 3837 to become effective on November 8, 2023.

PASSED AND APPROVED by the Governing Body of the City of Osawatomie, Kansas, this 26th day of October, 2023, a majority voting in favor of.

APPROVED and signed by the Mayor.

Nick Hampson, Mayor

(SEAL)

ATTEST:

Tammy Seamands, City Clerk



BASICS OF AN ECONOMIC DEVELOPMENT AGREEMENT

The following document walks you through the basics of an Economic Development Agreement. The goal is to familiarize both city staff, elected officials and the public on the purposes of the various PARTS of an Economic Development Agreement.

THE PRECURSOR – PREDEVELOPMENT AGREEMENT

Oftentimes in order to make sure that an Economic Development proposal is achievable we as a City will enter into a Predevelopment Agreement. That agreement is very basic, has a time-frame and lists the work to be accomplished before the City of Osawatomie would consider formalizing an Economic Development Agreement. Most Predevelopment Agreements, about 90%, don't make it to the Economic Development Agreement stage.

NEXT STEP – ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

In those cases where a Predevelopment Agreement is successful, it's important that we formalize with the developer the Economic Incentives the city is willing to offer. The City of Osawatomie has a set of Economic Development Guidelines and Incentives that determines the level of assistance that we are willing to consider. Those Economic Development Guidelines and Incentives were adopted by passage of Resolution 1177. The goal of this step is to make sure everybody understands the level of financial commitment from each party. The Economic Development Incentive Agreement will become a part of the final Economic Development Agreement.

FORMALIZED ECONOMIC DEVELOPMENT AGREEMENT

When you hit this step lawyers typically take over for both parties and begin formalizing documents and steps that are the basis of a contract between the developer and the city.

PARTS OF AN ECONOMIC DEVELOPMENT AGREEMENT

ECONOMIC DEVELOPMENT AGREEMENT. These are essential in getting an Economic Development project to the finish line. Depending on the project being considered, these agreements can range from 20 pages up to 500+ pages including exhibits, depending on the sophistication and complexity of a project.

THE PARTS

PART 1 – PARTIES. WHO ARE THE PARTIES? Who is entering into this agreement? In time this will likely vary in the City of Osawatomie as we look at varying tools and organizations we can use to help develop and redevelop the community (Osawatomie Land Clearance Authority, Osawatomie Building Authority, Osawatomie Downtown Development Council etc.). **For now it will be the City of Osawatomie.**

Economic Development Agreement

Between

Victory Chevrolet (dba Premier Real Estate of Paola LLC)

and

City of Osawatomie Kansas

PART 2 – RECITALS. WHAT ARE WE PROPOSING TO DO? WHY ARE WE PROPOSING TO DO IT? This is a series of “Whereas” statements that are meant to describe the transaction. You will typically see a dozen or so statements describing a project.

PART 3 – AGREEMENT ON TERMS AND DEFINITIONS. This is the section that prevents any misunderstandings between the parties. All the various terms and concepts that you will find in the Economic Development Agreement are defined in this part of the agreement. Examples of this would be (defined terms are always Capitalized to reference the reader back to the definition in this section and it removes any ambiguity to the meaning of the term.):

“Capital Commitment” for the Developer shall mean Three Hundred Thousand Dollars of Eligible Expenses.

“Eligible Expenses” means the improvement and installed equipment costs of the Project listed in Exhibit A.

“Project Documents” means the Agreement and the documents referenced in the Agreement to be executed as part of the fulfilling of the Agreement

PART 4 – DUE DILIGENCE / PROJECT REFINEMENT. Even though there is typically a preceding Predevelopment Agreement there will always be issues that the Developer will want the time to verify and understand. For instance there can be a complex set of ownership issues related to a parcel that a Developer will want to investigate and fully understand. These Due Diligence periods are often less than 180 days and in many cases less than 90 days. There is usually a piece of this section that allows for extensions (both administrative / City Council).

PART 5 – PURCHASE OF SOMETHING. There is usually the purchase of real property or personal property conditioned on certain actions (or inactions) defined in the Development Agreement. Examples of this would be:

No Broker. Seller and Purchaser represent and warrant to each other that no brokerage fees or real estate commissions are or shall be due or owing in connection with this transaction or in any way.

Warranties and Representations. The Closing Agreement will contain customary warranties and representations of the Parties, as to their legal authority, binding effect, organization and lawful existence, and any other terms as may be agreed.

PART 6 – ESCROW ACCOUNT. Because there is often the purchase of real property involved you will find a section dedicated to an Escrow Account. This typically requires the developer to put up money that is dedicated to purchase property outlined in the Development Agreement. As a city we want to make sure that before we take any action to transfer any property that we might own, that there are funds sufficient to pay an agreed upon price. As the number of parties in a transaction increases, you will see another Agreement emerge called an “Escrow and Control Agreement.” This outlines when funds can be paid, where the money is held, what the money can be invested in and how the interest earnings are shared over time. **This usually gets very complex very quickly – because dollars are being paid and held by third parties.**

PART 7 – ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT. This is based on the guidelines the City Council adopted in Resolution 1177. This spells out in concrete terms the incentives being offered and the benefits being received by the City in the Economic Development Agreement. This will already be in place before the final Economic Development Agreement is considered by the City Council.

PART 8 – COMPLIANCE REPORT. You will find many of these pieces in the Economic Development Guidelines and Incentive Policy (refer to Chapters IV & VII). In time there will be other items likely not covered in the City’s Economic Development Guidelines and Incentives that you would like a developer to be required to comply with.

PART 9 – REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER. This section requires the developer to state how they are organized (LLC, INC, Partnership) in what state and are they are currently part of a suit or action that could create a material adverse

occurrence – i.e. if you are filing for bankruptcy and this could affect our Agreement and you didn't tell us.

PART 10 – ADDITIONAL DUTIES OF THE DEVELOPER. The best way to describe this PART is that it defines the Administration of the payment mechanisms contemplated by the actions in the Agreement. Examples of this would be:

Promptly pay and discharge all taxes, assessments and governmental charges which may be lawfully levied, assessed or imposed upon the property.....

Give prompt written notice to the City of any process or action taken or pending whereby a third-party is asserting a material claim against the developer....

PART 11 – REPRESENTATIONS AND WARRANTIES OF THE CITY OF OSAWATOMIE. This section requires the City of Osawatomie to state how we are organized, what statute allows for the actions contemplated in this agreement and that as part of this agreement, the City will take the necessary actions to be compliant with local, state and federal laws.

PART 12 – FAILURE SECTIONS. These sections are a “catch all” for all the potential failures that could incur in the Economic Development Agreement. These are where you will also find clawbacks built in to allow the city to either 1.) regain control of any property that changed hands and/or recovery of incentives. Examples of these sections include:

- Events of Default
- Suspension of Obligations Upon Uncured Event of Default
- Submission of disagreement to mediation
- Breach
- Remedies and Boilerplate
- Cumulative Rights and Remedies
- Notices

PART 13 – MISCELLANEOUS SECTIONS. These sections capture many of the unique items that might be part of the project that is contemplated by the Development Agreement. This section also captures many of the legal theories common in a contract i.e. (Amendment, Time of Essence, Computation of Time, Severability, Governing Law etc.).



ACTION ITEM SUMMARY	Item Number:	10.C.
Resolution 1179	Date:	October 6, 2023
Director of Utilities	From:	Terry Upshaw

RE: Resolution 1179 - Awarding RFP to 120Water

RECOMMENDATION: Approve Resolution 1179

DETAILS: City staff requested proposals for EPA and State of Kansas mandated inventory of water service lines to be completed by October 2024. City staff received (1) response to the RFP from 120 water. It is the City Staff’s recommendation to accept the response to the RFP.

This work is out of the scope of the capabilities of City staff, as it requires an inventory of all water service lines, and determination of the existence of lead lines in particular. This would require citizen response to surveys, if citizens are even aware of the material of their service line, or it would require hydro-excavating approximately 1,750 service lines.

At minimum, the price for this service will be \$26,000 if the software were to work perfectly (100%) and determination of lead service lines (unlikely) and no consumables (lead check swabs, pitcher and filters etc.) were to be needed. At maximum this service (assuming 20% hydro-excavation of service lines) will cost \$271,400 (also unlikely). We expect that the software will provide approximately 90% clearance rate. We anticipate this cost to be approximately \$122,700, which accounts for 90% software clearance rate and 10% hydro-excavating.

RESOLUTION NO. 1179

A RESOLUTION AWARDING THE SERVICE LINE INVENTORY TO 120 WATER

WHEREAS, the City of Osawatomie, Kansas, owns and operates the water utility; and

WHEREAS to ensure the City is in compliance with the Lead and Copper Revised Rule (LCRR), we issued an RFP to assist in the inventory of all our service lines; and

WHEREAS, the City of Osawatomie, Kansas, is under an unfunded mandate to inventory all service lines by October 2024; and

WHEREAS, the City has requested proposals for the inventory of all water service lines.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, KANSAS:

SECTION 1. The City Council hereby authorizes the award of the LCRR inventory to 120Water.

PASSED AND ADOPTED by the Governing Body of the City of Osawatomie, Kansas this 12th day of October, 2023, a majority being in favor thereof.

APPROVED AND SIGNED by the Mayor.

Nick Hampson, Mayor

(SEAL)

ATTEST:

Tammy Seamands, City Clerk



ACTION ITEM SUMMARY	Item Number:	10.D
	Date:	10/12/2023
Asst. to the City Manager	From:	Sam Moon

RE: Resolution 1180 – Accepting Bid for Asbestos Abatement Services for Osawatomie Public Library

RECOMMENDATION: City staff recommends that Council accept the bid from SMART Environmental Services LLC in the amount of \$12,030.00.

DETAILS: The Osawatomie Public Library has been battling ongoing moisture problems in the basement, which currently serves as the Youth/Children’s Department. Staff currently runs dehumidifiers 24/7 and has had the basement professionally treated for mold. These moisture issues are compounded by the approximately 2,500 sq ft of carpet, which is also dated and heavily worn. As part of facility maintenance and upgrades, staff and the Library Board of Trustees opted to remove the basement carpet in favor of a durable hard-surface flooring with machine-washable area rugs as needed for comfort or activities. To help expedite the removal process, staff recruited an area flooring contractor who pulled a section of carpet and discovered intact tiles and mastic. Due to the age of the building (1980), the contractor sent samples to an asbestos testing facility, where the mastic tested positive for containing asbestos. The exposed tiles were covered with new carpet until the project could continue per industry standards. Staff developed and published an RFP for asbestos abatement services. The RFP was sent to four regional abatement companies and posted on the City’s website, and three bids were returned.

1. Construction and Abatement Services (CAS) - \$12,500.00
2. Titan Environmental Services - \$14,987.65
3. SMART Environmental Services, LLC - \$12,030.00
4. Thunder Abatement – No Bid

Of the bids received, staff believe that SMART Environmental Services, LLC had the most complete proposal and included additional information on work site preparation and an estimated timeline for completion. They were also the lowest bidder.

Once a bid is accepted, staff will work with selected service provider to formalize a contract and determine work dates.

Related Statute / City Ordinances	
Line Item Code/Description	06-111-700.415 BLDG GENERAL IMPROVEMENTS
Available Budget:	\$62,582.00

RESOLUTION NO. 1180

BY THE CITY OF OSAWATOMIE, KANSAS

**A RESOLUTION OF THE CITY COUNCIL OF OSAWATOMIE, KANSAS, ACCEPTING A BID FOR
ASBESTOS ABATEMENT SERVICES FOR OSAWATOMIE PUBLIC LIBRARY**

WHEREAS, a Request for Proposals was developed and published by City staff and distributed to four regional asbestos abatement companies for the proper removal and disposal of asbestos-containing materials located in the basement of Osawatome Public Library; and

WHEREAS, the City of Osawatome received three formal bids including: Construction and Abatement Services (CAS) - \$12,500.00; Titan Environmental Services - \$14,987.65; and SMART Environmental Services, LLC - \$12,030.00.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, KANSAS:

SECTION ONE: The City Council directs staff to prepare a contract with SMART Environmental Services, LLC for asbestos abatement services for Osawatome Public Library.

PASSED AND APPROVED by the Governing Body of the City of Osawatome, Kansas, this 12th day of October, 2023, a majority voting in favor of.

APPROVED and signed by the Mayor.

Nick Hampson, Mayor

(SEAL)

ATTEST:

Tammy Seamands, City Clerk

ACT

14953 W. 101st Terrace
Lenexa, Kansas 66215
(913) 492-1337

September 12, 2023

Ms. Sam Moon
City of Osawatomie
509 Fifth Street, P.O. Box 37
Osawatomie, Kansas 66064

Re: Limited Asbestos Bulk Sampling Report – Osawatomie Public Library Structure
527 Brown Avenue, Osawatomie, Kansas 66064

Dear Ms. Moon,

Asbestos Consulting and Testing, Inc. (ACT) has completed the limited bulk sampling for asbestos for the Osawatomie Public Library structure located at the address referenced above. The bulk sampling was performed to determine the presence of asbestos in flooring materials. The area and materials sampled were selected by *City of Osawatomie* representative, Ms. Sam Moon.

The sampling was performed on September 12, 2023, by ACT representative, and Environmental Protection Agency (EPA) accredited asbestos inspector, Ms. Lisa Spicer (Exp. 6/08/2024). The sampling was conducted within compliance with EPA NESHAP and State of Kansas asbestos regulations.

Following the completion of the limited bulk sampling activities, the collected samples were submitted to the NVLAP accredited, ACT testing laboratory for analysis utilizing polarized light microscopy with dispersion staining and the EPA Interim Method for the Determination of Asbestos in Bulk Insulation Samples, as found in 40 CFR, Part 763, Subpart E, Appendix E.

The following is a description of the material sampled, the location and the analysis result.

Sample#	Sample Location	Description	Asbestos	Friable
<u>Basement</u>				
101	Kids Library Area	Cream 12"x12" Floor Tile/ Mastic /Adhesive (beneath carpet)	No/ YES /No	NA/ No /NA
101	Kids Library Area	Cream 12"x12" Floor Tile/ Mastic /Adhesive (beneath carpet)	No/ YES /No	NA/ No /NA

*1***Please Note: According to the EPA and the State of Kansas (KDHE) non-friable asbestos-containing materials (ACM), such as the identified non-friable **mastic adhesive** needs to be abated prior to renovation and/or demolition **if** the construction activities may disturb the materials and render them friable by means such as sanding, grinding, cutting or abrading are used. If not, the EPA and KDHE allow the non-friable flooring materials to be included in the demolition of the building and be disposed of in a construction debris landfill. OSHA, however, considers floor tile materials to be regulated and handled as such.*

Please feel free to contact ACT at (913) 492-1337 with any questions you may have regarding this report.

Sincerely,

ACT



Lisa Spicer

Reviewed by:

ACT



George S. McDowell

Attachments: Bulk Sample Analysis Report
 Chain of Custody

ACT

14953 W. 101st Terrace
Lenexa, Kansas 66215
913-492-1337

September 12, 2023

City of Osawatomie
509 Fifth Street
Osawatomie, KS 66064

PROJECT: Osawatomie Public Library - 527 Brown Ave, Osawatomie, KS
REPORT NO. B-81788

Enclosed please find results for bulk samples submitted to our laboratory for asbestos analysis from the above referenced project.

The asbestos analysis was performed using Polarized Light Microscopy (PLM) with dispersion staining in accordance with the required EPA Interim Method for the Determination of Asbestos in Bulk Insulation Samples, as found in 40 CFR, Part 763, Subpart E, Appendix E.

The asbestos fiber type and percentage are reported. The method of measurement is based on calibrated visual estimation. The data provided herein is related only to those samples submitted for analysis. Samples comprised of **greater than one percent (1%) asbestos** are to be considered an asbestos containing material.

Verification by PLM point counting is available upon request. Due to limitations of the PLM microscope and the matrix of floor tile, any floor tile sample found to contain NO asbestos may be verified by TEM analysis upon the client's request. An additional fee will apply.

If samples submitted are not homogeneous, sub-samples of the components are analyzed separately as layers. A composite result may be requested.

This report may not be used by the client to claim product endorsement by NIST, NVLAP or any agency of the U.S. Government. This report shall not be reproduced, except in full, without the written approval of ACT.

If you have any questions, please contact me at 913-492-1337.

Respectfully submitted,



Tami L. Van
Laboratory Director



TESTING

NVLAP Lab Code: 101649-0

Asbestos Bulk Analysis Laboratory Report

Client Name: City of Osawatomie
 Project Name: Osawatomie Public Library
 527 Brown Ave, Osawatomie, KS

REPORT NO.: B-81788
 RUSH TAT X

Date collected: 9/12/2023
 Collected by: Lisa Spicer

Submitted by: Lisa Spicer
 Date sample submitted: 9/12/2023

ANALYST: Tami Van

Analysis date: 9/12/2023

Sample No./Lab ID: <u>1 / B81788-1</u>		Location of Material: <u>Floor tile</u>	
Layer No.: <u>1</u>		Description of Material: <u>Beige flat smooth hard</u>	
<u>Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Asbestos Fiber Type</u>	<u>Percentage</u>
NONE DETECTED			
			<u>Non-Fibrous Percentage</u>
			Bulk/Binder 100

Sample No./Lab ID: <u>1 / B81788-1</u>		Location of Material: <u>Mastic</u>	
Layer No.: <u>2</u>		Description of Material: <u>Black tar</u>	
<u>Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Asbestos Fiber Type</u>	<u>Percentage</u>
CHRYBOTILE	4		
			<u>Non-Fibrous Percentage</u>
			Bulk/Binder 96

Sample No./Lab ID: <u>1 / B81788-1</u>		Location of Material: <u>Adhesive</u>	
Layer No.: <u>3</u>		Description of Material: <u>Gold brittle</u>	
<u>Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Asbestos Fiber Type</u>	<u>Percentage</u>
NONE DETECTED			
			<u>Non-Fibrous Percentage</u>
			Bulk/Binder 100

Sample No./Lab ID: <u>2 / B81788-2</u>		Location of Material: <u>Floor tile</u>	
Layer No.: <u>1</u>		Description of Material: <u>Beige flat smooth hard</u>	
<u>Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Asbestos Fiber Type</u>	<u>Percentage</u>
NONE DETECTED			
			<u>Non-Fibrous Percentage</u>
			Bulk/Binder 100

Sample No./Lab ID: <u>2 / B81788-2</u>		Location of Material: <u>Mastic</u>	
Layer No.: <u>2</u>		Description of Material: <u>Black tar</u>	
<u>Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Asbestos Fiber Type</u>	<u>Percentage</u>
CHRYBOTILE	4		
			<u>Non-Fibrous Percentage</u>
			Bulk/Binder 96

Asbestos Bulk Analysis Laboratory Report

Client Name: City of Osawatomie
 Project Name: Osawatomie Public Library
 527 Brown Ave, Osawatomie, KS

REPORT NO.: B-81788
 RUSH TAT X

Date collected: 9/12/2023
 Collected by: Lisa Spicer

Submitted by: Lisa Spicer
 Date sample submitted: 9/12/2023

ANALYST: Tami Van

Analysis date: 9/12/2023

Sample No./Lab ID: <u>2 / B81788-2</u>		Location of Material: <u>Adhesive</u>		
Layer No.: <u>3</u>		Description of Material: <u>Gold brittle</u>		
<u>Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Fibrous Percentage</u>
NONE DETECTED				Bulk/Binder 100

Sample No./Lab ID: _____		Location of Material: _____		
Layer No.: _____		Description of Material: _____		
<u>Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Fibrous Percentage</u>
				Bulk/Binder

Sample No./Lab ID: _____		Location of Material: _____		
Layer No.: _____		Description of Material: _____		
<u>Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Fibrous Percentage</u>
				Bulk/Binder

Sample No./Lab ID: _____		Location of Material: _____		
Layer No.: _____		Description of Material: _____		
<u>Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Fibrous Percentage</u>
				Bulk/Binder

Sample No./Lab ID: _____		Location of Material: _____		
Layer No.: _____		Description of Material: _____		
<u>Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Asbestos Fiber Type</u>	<u>Percentage</u>	<u>Non-Fibrous Percentage</u>
				Bulk/Binder



1100 Guinotte Ave
Kansas City MO 64120
www.caskc.com
(816) 524-3233
Office@caskc.com

- Asbestos
- Mold
- Emergency Response 24/7/365
- Radon
- UST/AST Removal and Closure
- Hazardous & Special Waste
- Selective Demo
- Phase I & Phase II

September 22, 2023
Proposal #: 23-10460

The City of Osawatomie
Attn: Tammy Seamands, City Clerk
PO Box 37
509 5th Street
Osawatomie KS 66064-0037
913-755-2146

Thank you for the opportunity to bid your upcoming project at the Osawatomie Public Library! We've been proudly service the Kansas City and Surrounding Areas since 2004 and look forward to helping the City of Osawatomie moving forward.

Similar Work Experience References include the following:

Vazquez Commercial Contracting – Department of Veteran Affairs projects in Topeka KS, Leavenworth KS, and Kansas City MO. As well as various projects for the State of Missouri.

SeaAlaska Constructors, LLC – Haskell Indian Nation University Renovations

I can make myself available to answer any questions that you may have via telephone or email. Thank you for your consideration.

Sincerely,
Jory Swim
Operations Manager
816-988-2832 Direct
Jory.Swim@caskc.com

City Clerk's Office
 509 5th Street
 PO Box 37
 Osawatomie, Kansas 66064
 (913) 755 - 2146
 cityclerk@osawatomieks.org



City Hall
 439 Main Street
 PO Box 37
 Osawatomie, Kansas 66064
 (913) 755 - 2146
 info@osawatomieks.org

ASBESTOS ABATEMENT SERVICES BID FORM

THE CITY OF OSAWATOMIE RESERVES THE RIGHT TO REFUSE ANY OR ALL BIDS

Contractor agrees to perform the above-described services for the sum of:

<u>ADDRESS</u>	<u>BID AMOUNT*</u>	<u>DISPOSAL (EST. TONNAGE)</u>
527 Brown Avenue	12,500.00	2 tons
Total:	\$12,500.00	included

*ADDITIONAL DOCUMENTS RELATED TO BID MAY BE ATTACHED TO FORM - additional breakdown attached.

BIDDER INFORMATION AND AUTHORIZATION

Business Name Construction & Abatement Services, Inc.

Federal ID Number 43-2023118 Incorporated? Yes No

City Contractor's License Number Kansas City MO 0228699264, Osawatomie Pending Approval with award.

Mailing Address 1100 Guinotte Ave, Kansas City MO 64120
 (Street) (City) (State) (Zip)

Business Phone 816-524-3233/816-988-2832 Direct Mobile Phone 816-803-8618

Contractor Name (Please Print) Jory Swim

With my signature below, I affirm that I am authorized to submit this bid on behalf of the above-named business and that this bid considers that all work performed under this bid will meet all requirements listed above and any and all local, state, and federal laws.


 Contractor Signature

9/22/2023
 Date

PLEASE SUBMIT THIS BID SHEET WITH A COPY OF YOUR INSURANCE CERTIFICATE



1100 Guinotte Ave
 Kansas City MO 64120
 www.caskc.com
 (816) 524-3233
 Office@caskc.com

- Asbestos
- Mold
- Emergency Response 24/7/365
- Radon
- UST/AST Removal and Closure
- Hazardous & Special Waste
- Selective Demo
- Phase I & Phase II

September 22, 2023
 Proposal #: 23-10460

The City of Osawatomie
 Attn: Tammy Seamands, City Clerk
 PO Box 37
 509 5th Street
 Osawatomie KS 66064-0037
 913-755-2146

Job Name: Osawatomie Public Library @ 527 Brown Avenue

Construction and Abatement Services Inc. proposes to provide all material and labor required to remove approximately 2,500 square feet of asbestos containing floor tile and mastic under carpet. Breakdown as follows:

Mobilization	\$700.00
Site preparation and isolation	\$1,200.00
Removal of Carpet, Tile, & Mastic Adhesive	\$8,600.00
Disposal of Materials	\$1,300.00
Air Clearance Testing	\$700.00
Provide all removal and disposal paperwork at completion.	

All work shall be performed in strict compliance with all Federal, State, and Local regulations pertaining to asbestos abatement including: Notifications if required, work area preparation, worker protection and disposal. Construction and Abatement Services, Inc. shall not be responsible for minor paint damage incurred as a result of isolation procedures unless stated above. Construction and Abatement Services has operated in the State of Kansas under Asbestos Contractor KDHE No. OA-420 since 2004.

This proposal is subject to change and may be withdrawn if not accepted within 30 days of the above date. Payment terms are due on receipt. Payments over 30 days are subject to 1.5 % (18% APR).

Lump Sum Cost: \$12,500.00

Sincerely,

Jory Swim
 Operations Manager

Accepted

Date

ASBESTOS CONTROL LICENSE

The Kansas Department of Health & Environment
Bureau of Environmental Health

hereby certifies

Construction & Abatement Services, Inc. (C.A.S., Inc.)

1100 Guinotte, Ave.

Kansas City, MO 64120

has successfully met the regulatory requirements specified in K.S.A. 65-5304 and Kansas Administrative Regulation 28-50-2, Business Entity License, and is licensed to remove or encapsulate asbestos containing materials within the State of Kansas, subject to compliance with the following requirements:

1. The licensee shall comply with all requirements of K.A.R. 28-50-1 through K.A.R. 28-50-14.
2. The licensee shall authorize representatives of this department to inspect each work area where asbestos removal or encapsulation is being conducted under this license.
3. Only those employees who have met the requirements for an accredited asbestos worker shall be permitted to engage in asbestos removal, encapsulation or dismantling projects.

License Number OA-420

Expiration Date

Apr. 28, 2024

Signature Paul A. Williams

Issue Date

Apr. 28, 2023

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Construction & Abatement Services, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
1100 Guinotte Ave

6 City, state, and ZIP code
Kansas City MO 64120

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type. See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

				-					
--	--	--	--	---	--	--	--	--	--

or

Employer identification number

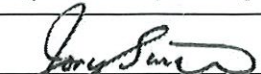
4	3	-	2	0	2	3	1	1	8
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶  Date ▶ 01/02/2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

**Asbestos Containing Flooring Abatement
Proposal Prepared By:**



**2418 Merriam Lane
Kansas City, Kansas 66106**

Proposal Prepared For:

**The City of Osawatomie, KS
Tammy Seamands; City Clerk
P.O. Box 37; 509 5th Street
Osawatomie, KS 66064**

Proposed Project:

**Asbestos Containing Flooring Abatement:
Osawatomie, KS Library Building:
Basement Areas
527 Brown Ave.
Osawatomie, KS 66064**

Prepared By:

A handwritten signature in black ink, appearing to read "Jason Hoops".

**Jason Hoops
Senior Project Manager/Estimator**

September 26, 2023



Sam Moon
Assistant to the City Manager
City of Osawatomie, KS
P.O. Box 37 509 5th St.
Osawatomie, KS 66064
913-755-2146
smoon@osawatomieks.com

September 26, 2023

RE: Asbestos Containing Flooring Abatement Bid:
Osawatomie, KS Library Building: Basement Areas
527 Brown Ave. Osawatomie, KS 66064

Titan Environmental Services (TES) herein proposes to provide all labor, materials and equipment required for the abatement/removal and disposal of the requested asbestos containing flooring located throughout the basement renovation areas of the subject library building located at 527 Brown Ave. Osawatomie, KS. All work shall be performed in strict compliance with Federal, State and Local regulations, including but not limited to: work area preparation, occupant protection, worker protection, personnel air monitoring, hazardous waste hauling/disposal. The proposed scope of work is as follows:

Asbestos Flooring Abatement:

- Initial mobilization to project site, including all labor force, supplies & equipment.
- Establishment of regulated non-friable asbestos abatement removal containment (work area) for the asbestos flooring abatement. Containment system to consist of negative air machines equipped with HEPA filtration, plastic sheeting critical barriers/walls/splashguards (as needed), personnel decontamination units, restrictive signage, etc.
- *Removal and disposal of all carpeting systems over asbestos floor tile/mastic, including removal of all cove-bases/baseboards within work area.*
- **Proper removal of all asbestos containing black mastic including all vinyl floor tile over asbestos mastic/adhesives located within the basement renovation area of the subject property: Approx. 2,500 SF Total**
- Thorough decontamination of all affected surfaces within each designated work area.
- Disposal of all generated asbestos waste in an approved asbestos landfill.
- Third party PCM air testing post abatement.
- Containment deconstruction & project demobilization.

Total Asbestos Abatement Cost Amount.....\$14,987.65

Waste manifests will be produced directly after waste is removed from the site.

TES would appreciate any opportunity to be of service to you, if you have any questions or need immediate assistance, please do not hesitate to contact us.

PROJECT EXCLUSIONS:

- All costs incurred for power and water to complete the project,
- All costs incurred for replacement materials / labor / new construction
- All costs incurred for repairing pre-existing conditions on building materials
- All costs incurred to remove other materials outside of the above scope of work
- All costs incurred for demolition of any kind to facilitate abatement
- All costs incurred for content handling/relocation/disposal
- All costs incurred for mobilizations other than the initial mob schedule for this project,
- All costs incurred for concrete floor prep, buffering/polishing, etc.

If in agreement with this proposal, please sign and e-mail to jhoops@titankc.com

AGREED TO THIS _____ DAY OF _____, 2023 Price \$ _____
BY: _____
TITLE: _____
FIRM: _____

Sincerely,



Angie T. Rodriguez-Gunion,
President and CEO

GENERAL ASBESTOS CONTRACT & PROJECT REQUIREMENTS

1. TES, Inc. will conduct personnel, area and clearance air monitoring as per Federal, State and local regulations.
2. TES, Inc. has included (1 each) mobilization and demobilization costs for the above project amount. Any additional mobilization costs (after work has been completed) will be invoiced at \$850.00 per each additional Mob
3. It is our understanding that this is not a prevailing wage project.
4. OSHA standard 29 CFR 1926.1101(k)(1)(i) states: Building and facility owners shall identify the presence, location and quantity of asbestos containing material (ACM) and/or presumed asbestos containing material (PACM) at the work site.
5. OSHA standard 29 CFR 1926.1101 (k)(1)(ii) states: Building and/or facility owners shall notify the following persons of the presence, location, and quantity of ACM or PACM, at the work sites in their buildings and facilities. Notification either shall be in writing, or shall consist of a personal communication between the owner and the person to whom notification must be given or their authorized representatives: (A) Prospective employers applying or bidding for work whose employees reasonably can be expected to work in or adjacent to areas containing such material: (B) Employees of the owner who will work in or adjacent to areas containing such material: (C) On multi-employer work sites, all employers or employees who will be performing work within or adjacent to areas containing such materials: (D) Tenants who will occupy areas containing such material.
6. OSHA Lead in Construction Standard 29 CFR 1926.62 and the EPA 40 CFR Part 745, Renovation, Repair and Painting Rule states: lead safe work practices and engineering controls are to be followed during stabilization, renovation, remodeling and demolition activities which may incidentally result in the reduction or elimination of lead paint hazards.
7. Certified technicians who are trained in the applicable Federal, State, and Local rules and regulations will execute all project phases. Furthermore, all personnel conducting ACM removal or management will be certified in the applicable discipline as per local, state, and federal regulations.
8. All persons authorized to enter the abatement area will be required to have a current medical exam, to be fit tested for respirator use, sign in and out of the abatement area, and utilize proper decontamination methods. All required medical surveillance and examinations are conducted and recorded per OSHA regulations.
9. Access to all regulated areas will be restricted and the appropriate signage posted in compliance with all EPA regulations and OSHA standards. All signage will remain in place until final air clearance has been achieved.
10. All contaminated material will be disposed of in an approved sanitary landfill per local, state/federal regulations.
11. Client will provide all necessary electricity, hot and cold potable water, and sufficient storage space for non-contaminated materials and equipment. While TES will contain the HVAC system during the abatement process to ensure the system is not further contaminated, it will be the owner's responsibility to make sure all HVAC systems within the containment areas are locked/tagged out. Owner must notify TES, Inc. of any other hazardous materials that we may come in contact with, and supply us with the Material Safety Data Sheets (MSDS) for those materials.
12. TES, Inc. will provide copies of all air monitoring results, notifications, disposal manifests, and other related documents if required or requested to the owner.
13. Any alterations or deviations from the above proposal involving extra costs will be executed upon verbal or written approval by the owner or owner's representative. Extra costs will be added to the above proposal.
14. TES, Inc. has five million dollars (\$5,000,000) per occurrence and five million dollars (\$5,000,000) aggregate liability insurance coverage. A copy of the insurance certificate will be provided if TES, Inc. is the successful bidder.
15. All TES, Inc. employees are covered by statutory Workers Compensation Insurance. Owner to carry fire, tornado, and other necessary insurance. Owner is responsible for liabilities of hazardous chemicals & materials that are exist on site.
16. TES, Inc. is expressly authorized to sign any required disposal forms on behalf of the owner(s) or generator of any waste removed from the site.

Supplied Bid Submittal Form:

City Clerk's Office
509 5th Street
PO Box 37
Osawatomie, Kansas 66064
(913) 755 - 2146
cityclerk@osawatomieks.org



City Hall
439 Main Street
PO Box 37
Osawatomie, Kansas 66064
(913) 755 - 2146
info@osawatomieks.org

ASBESTOS ABATEMENT SERVICES BID FORM

THE CITY OF OSAWATOMIE RESERVES THE RIGHT TO REFUSE ANY OR ALL BIDS

Contractor agrees to perform the above-described services for the sum of:

<u>ADDRESS</u>	<u>BID AMOUNT*</u>	<u>DISPOSAL (EST. TONNAGE)</u>
527 Brown Avenue	\$14,987.65	1.5 tons
Total:	\$14,987.65	

*ADDITIONAL DOCUMENTS RELATED TO BID MAY BE ATTACHED TO FORM

BIDDER INFORMATION AND AUTHORIZATION

Business Name Titan Environmental Services, Inc.

Federal ID Number 73-1689472 Incorporated? Yes No

City Contractor's License Number OA-507

Mailing Address 2418 Merriam Lane Kansas City KS 66106
(Street) (City) (State) (Zip)

Business Phone 913-432-5500 Mobile Phone 816-898-4662

Contractor Name (Please Print) Jason Hoops

With my signature below, I affirm that I am authorized to submit this bid on behalf of the above-named business and that this bid considers that all work performed under this bid will meet all requirements listed above and any and all local, state, and federal laws.

Jason Hoops
Contractor Signature

9-26-23
Date

PLEASE SUBMIT THIS BID SHEET WITH A COPY OF YOUR INSURANCE CERTIFICATE

Proposal Project Schedule:

Approx. 4 to 5 Man Crew; Appr0x. 6 to 7 Shifts

Company Certifications/COI:

ASBESTOS CONTROL LICENSE

The Kansas Department of Health & Environment
Bureau of Environmental Health

hereby certifies

Titan Environmental Services, Inc.

2418 Merriam Ln.

Kansas City, MO 64141

has successfully met the regulatory requirements specified in K.S.A. 65-5304 and Kansas Administrative Regulation 28-50-2, Business Entity License, and is licensed to remove or encapsulate asbestos containing materials within the State of Kansas, subject to compliance with the following requirements:

1. The licensee shall comply with all requirements of K.A.R. 28-50-1 through K.A.R. 28-50-14.
2. The licensee shall authorize representatives of this department to inspect each work area where asbestos removal or encapsulation is being conducted under this license.
3. Only those employees who have met the requirements for an accredited asbestos worker shall be permitted to engage in asbestos removal, encapsulation or dismantling projects.

License Number **OA-507**

Expiration Date

Jan. 31, 2024

Signature *Phil Solomon*

Issue Date

Jan. 31, 2023



TITAENV-01

ELANGE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/19/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Chris A. Woody Agency, Inc. 4518 W 89th St Prairie Village, KS 66207	CONTACT NAME Emily Lange	FAX (A/C, No.) (785) 235-4758 3351
	PHONE (A/C, No., Ext.) emilylange@worldinsurance.com	
INSURER(S) AFFORDING COVERAGE		
INSURED Titan Environmental Services, Inc 2418 MERRIAM LN KANSAS CITY, KS 66105-4602	INSURER A: Colony Specialty Insurance Company	NAC # 38927
	INSURER B: Auto-Owners Insurance Company	18988
	INSURER C: American Interstate Insurance Company	31895
	INSURER D:	
	INSURER E:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INS LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO. <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		PACEP42666591	8/30/2023	8/30/2024	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 100,000 MED EXP. (Any one person) \$ 5,000 PERSONAL & ADY INJURY \$ 3,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 POLLUTION \$ 3,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRE AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		5391177400	6/17/2023	6/17/2024	COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
C	WORKERS COMPENSATION AND EMPLOYERS LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE EMPLOYEE EXCLUDED (Mandatory in KS) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	AWWCKS3126202022	9/30/2022	9/30/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER 	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Emily Lange

ACORD 25 (2016/03)

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The ACORD name and logo are registered marks of ACORD

Statement of Qualifications:

****See Attached SOQ***



2023 Capability Statement

913-432-5500 • www.titankc.com

2418 Merriam Lane, Kansas City, KS 66106

YOUR LOCAL KANSAS CITY EXPERTS



MOLD·ASBESTOS·LEAD PAINT

RADON·DEMOLITION

913-432-5500
CALL TODAY!

**"Best in Kansas City. You will not go wrong with this company."
- C Portwood -**

**"I highly recommend Titan."
- N Weeks -**

**"Punctual, informative, and I feel really good we'll have the peace of mind we need to keep our family safe as we embark on home renovations."
- L Walker -**

Primary NAICS Codes for Federal Contracting:

562910, 541620 & 238900

We have EPA, HUD, VA, DOE, USACE, FDIC & FAA Project Experience.

Professional References can be Provided Upon Request.



About Titan.....

Founded in 2003, Titan has become an industry leader in providing **Professional** environmental consulting, testing, remediation and demolition services to both private and public sector clients throughout the Midwest and beyond.

We strictly adhere to all applicable regulations and guidelines set forth by City, State and Federal agencies as well as to our own "in house" quality control and **Environmental Management** systems.

Titan employs several professional industrial hygienists, environmental scientists, field inspectors and abatement project managers/estimators including over 50 certified abatement supervisors and workers to meet your needs.

We would greatly appreciate the opportunity to assist you or your organization with any environmental management **and Regulatory Compliance** issues that may be associated with your current or upcoming projects.

Call us today at **913-432-5500** or visit our website at **www.TitanKC.com** to request service.



INDOOR AIR QUALITY
ASSOCIATION



Please see our **core services** outlined below.....

Site Assessment, Compliance & Permitting

The environmental professionals at Titan strictly adhere to and implement all aspects of the ASTM E1527-21 Standard during Phase I ESA's to ensure all environmental liabilities and risk considerations are identified.

Phase I Environmental Site Assessments are designed to protect you from the environmental liability associated with a real estate asset of any type.

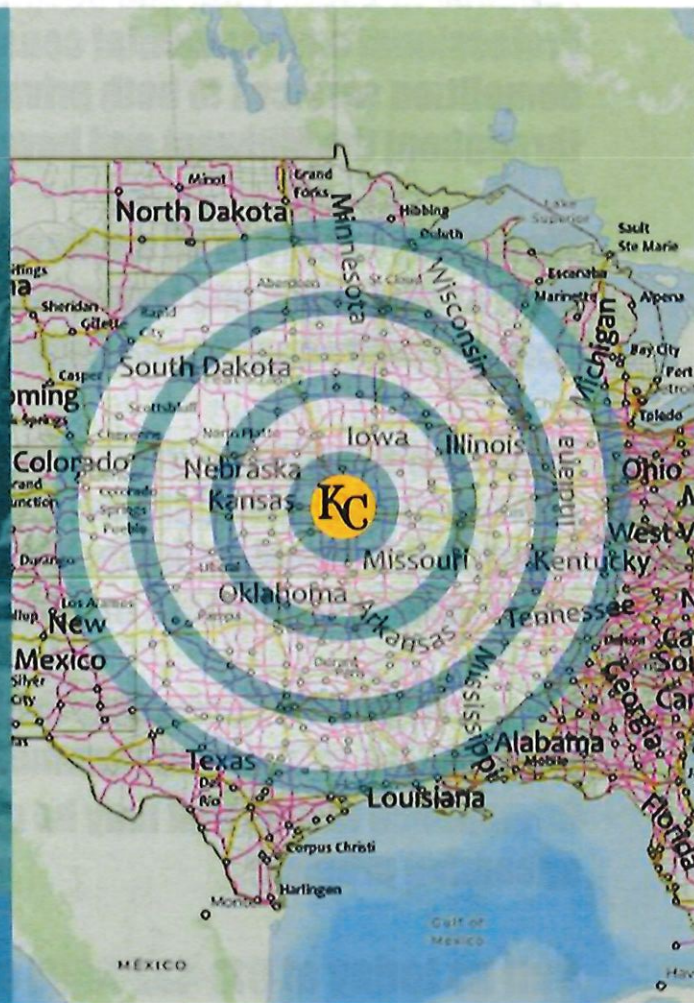
Our Phase I ESA Services include:

- Property History Search
- Site Reconnaissance
- Regulatory Agency File Review
- Site Hydrogeology & Geology

Phase II Environmental Site Assessments are recommended if an area of concern or recognized environmental condition (REC) is identified.

Our Phase II ESA Services include:

- Soil & Groundwater Sampling
- Soil Gas Surveys
- Geophysical Surveys
- Waste Characterization
- Detection of Possible USTs and LUSTs
- Inspections for Asbestos, Lead, and Universal Wastes (PCBs, Mercury, Tritium, CFCs, etc.).
- Mold Inspections and Indoor Air Quality Assessments



Other Services Include:

- Phase 3 Remediation (e.g., Asbestos, Universal Waste, UST Excavation)
- Spill Prevention, Control & Counter Measure Plans (SPCC)
- Environmental Impact Studies
- Storm Water and Wetland Compliance
- Industrial Wastewater Permitting
- Water and Air Quality Testing

Asbestos Consulting, Testing & Removal



Asbestos was once used in more than 3,000 consumer building products, some of which may still be present in your older home or property. Asbestos testing and removal of all positive materials must be completed prior to the start of renovation and demolition projects in accordance with state and federal regulations.

Our Services include:

- Asbestos Testing & Inspections to include written reports containing our findings, recommendations, positive material location drawings and detailed photo logs.
- Abatement Project Design Specifications to include written Work Plans and Drawings.
- Abatement Project Management & Regulatory Oversight including on-site PCM air sample analysis.
- Asbestos Removal for projects in Residential, Commercial and Industrial Properties.
- Emergency Response Asbestos Removal and Clean-Up

Health And Safety First!

Titan's Interior Demo Services often intersect with projects requiring asbestos and lead-based paint abatement.

titankc.com
913-432-5500



Interior Demo Services

White Box to Full Gut
including all MEP

Lead Paint Consulting, Testing & Removal

Lead paint testing and lead paint removal require experienced and certified professionals to ensure strict compliance with applicable state and federal regulations.

Titan is one of the most trusted names in the industry, providing clients with expert lead paint testing and lead paint removal services in Kansas City and throughout the Midwest.

Our services include:

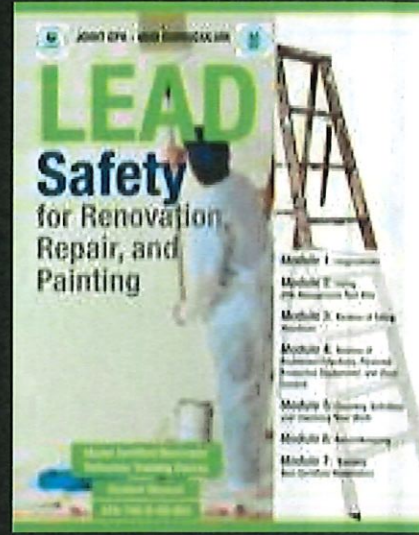
- Testing, inspections & risk assessments for residential, commercial & industrial properties
- Project design, oversight & compliance management including post project lead-dust wipe clearance sampling
- Lead paint removal for residential, commercial, and industrial properties
- Existing Lead Paint stabilization to new paint encapsulation/finish
- Lead safe demo and lead-contaminated soil removal



titankc.com • 913-432-5500



**LEAD-SAFE
CERTIFIED**



Mold Consulting, Testing and Removal

Mold inspections require experienced professionals who understand the critical steps that must be taken to properly assess and remove mold contamination from your home or property.

Our services include:

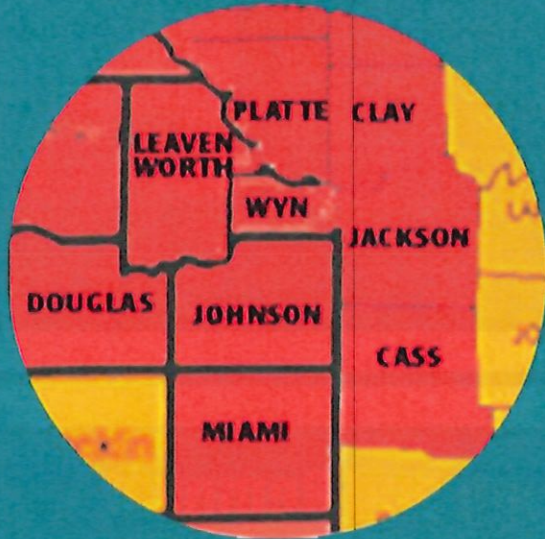
- **Mold Inspections w/Detailed Written Reports including IICRC compliant protocols**
- **Comprehensive Indoor Air Quality Assessments**
- **Mold Remediation and Microbial Decontamination**
- **Emergency Water Extraction and Structural Drying**
- **Moisture Mapping and Water Damage Assessment**
- **Mold, Moisture, and Humidity Control Management**



titankc.com • 913-432-5500

Radon Consulting, Testing and Mitigation

KANSAS CITY METRO



RADON EXPOSURE PER COUNTY



913-432-5500

Radon is an odorless, invisible gas and is the second-leading cause of lung cancer in the United States.

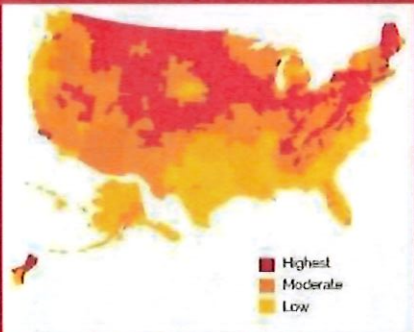
It presents a significant health risk as it gets trapped in the lower spaces/rooms of a residential or commercial building.

Radon gas comes from the natural breakdown of uranium in our soil, rock and water. The amount of radon in the air is measured in "picocuries per liter of air," or "pCi/L."

The EPA recommends mitigation if radon levels are 4 pCi/L or higher. Installation of mitigation systems with well-established venting techniques can reduce radon levels in most homes and buildings to two (2) pCi/L or below.

The only way to know if your home or building has a radon problem is to call Titan today and schedule testing or go to our website to request service.

titankc.com



RADON LEVELS ⊕

NRPP

CERTIFIED
RADON PROFESSIONAL



JOINT EPA - HUD CURRICULUM



LEAD Safety for Renovation, Repair, and Painting

LEAD-SAFE RENOVATOR TRAINING SERVICES

EPA Renovation, Repair and Painting (RRP) CERTIFICATION

Published in 2010, the EPA RRP Rule requires all contractors and rental property owners to be certified and follow specific lead safe work practices when lead-based surface coatings are impacted during renovation activities in housing and child occupied facilities built before 1978.

Scan QR Code for more info



Q: Who Needs This Course?

A: Any and all types of residential and commercial renovation contractors, property management companies, rental property owners, fire/water & mold damage restoration contractors, painters, window-siding & gutter professionals, demo contractors, and the list could go on and on.... so remember only you can "Get The Lead Out" and keep your employees and clients "Lead Safe"!

913-432-5500 titankc.com

TITAN IT UP!



913-432-5500 | www.titankc.com



COMPANY PROFILE



Titan is in its 20th year of business and provides a wide-range of environmental consulting, testing and abatement services to residential, commercial and industrial clients including city, state

- **Asbestos**
- **Lead-Based Paint**
- **PCBs/Mercury/Tritium (Universal Waste)**
- **Interior Demo During Abatement**
- **Mold & Indoor Air Quality**
- **Radon Gas**
- **Waste Water**
- **Meth Labs**

Titan also provides interior and exterior selective "CLEAN DEMO" of non-hazardous building materials to meet the needs of our clients.

We strictly adhere to all applicable regulations and guidelines set



COMPANY PROFILE



We would greatly appreciate the opportunity to assist your firm, agency or organization with any environmental management and/or regulatory compliance issues facing existing and future projects. Our clients include:

- **Local, State & Federal Government Agencies (EPA, HUD, VA, DOE, USACE, FDIC & FAA Project Experience)**
- **Industrial Production Facilities & Power Plants**
- **General Contractors & Design Build Firms**
- **Architectural & Engineering Firms**
- **Restoration & Demolition Contractors**
- **Hospitals & Healthcare Facilities**
- **Financial Institutions & Banks**
- **School Districts & Universities**
- **Property Management & Investment Firms**
- **Real Estate Agencies & Insurance Firms**

Titan currently employs several professional industrial hygienists, field inspectors and abatement project managers/estimators including over 50 field supervisors and workers to meet your needs.



COMPANY PROFILE



Physical Address and Contact Information:

Titan Environmental Services, Inc.

2418 Merriam Lane

Kansas City, KS 66106

Phone: 913-432-5500 | Fax: 913-432-0704

Email: info@titankc.com

Web Site: www.titankc.com

PO Box:

Titan Environmental Services, Inc.

PO Box 410295

Kansas City, MO 64141

Primary NAICS Codes:

562910, 541620

Professional References can be Provided Upon Request.

**Please see our Representative Project Capabilities Presentation
Below.....**



ASBESTOS ABATEMENT PROJECTS



Removal of Asbestos Pipe Insulation via Glove Bag Method within a Large Commercial Warehouse in Kansas City, MO.





ASBESTOS ABATEMENT PROJECTS



Removal of Asbestos Pipe Insulation via Glove Bag Method in a Confined Space/ Tunnel System - KCVA Medical Center





ASBESTOS ABATEMENT PROJECTS



Removal of Asbestos Floor Tile and Mastic within the Kansas City VA Medical Center





ASBESTOS ABATEMENT PROJECTS



Removal of Asbestos Floor Tile and Mastic within the Kansas City VA Medical Center





ASBESTOS ABATEMENT PROJECTS



Removal of Asbestos Transite Siding from a Two (2) Story Apartment Building in Midtown Kansas City, MO.





DEMO & ASBESTOS ABATEMENT PROJECTS



Large Interior Demo and Asbestos Abatement Project at Peterson Air Force Base, Colorado Springs, CO.

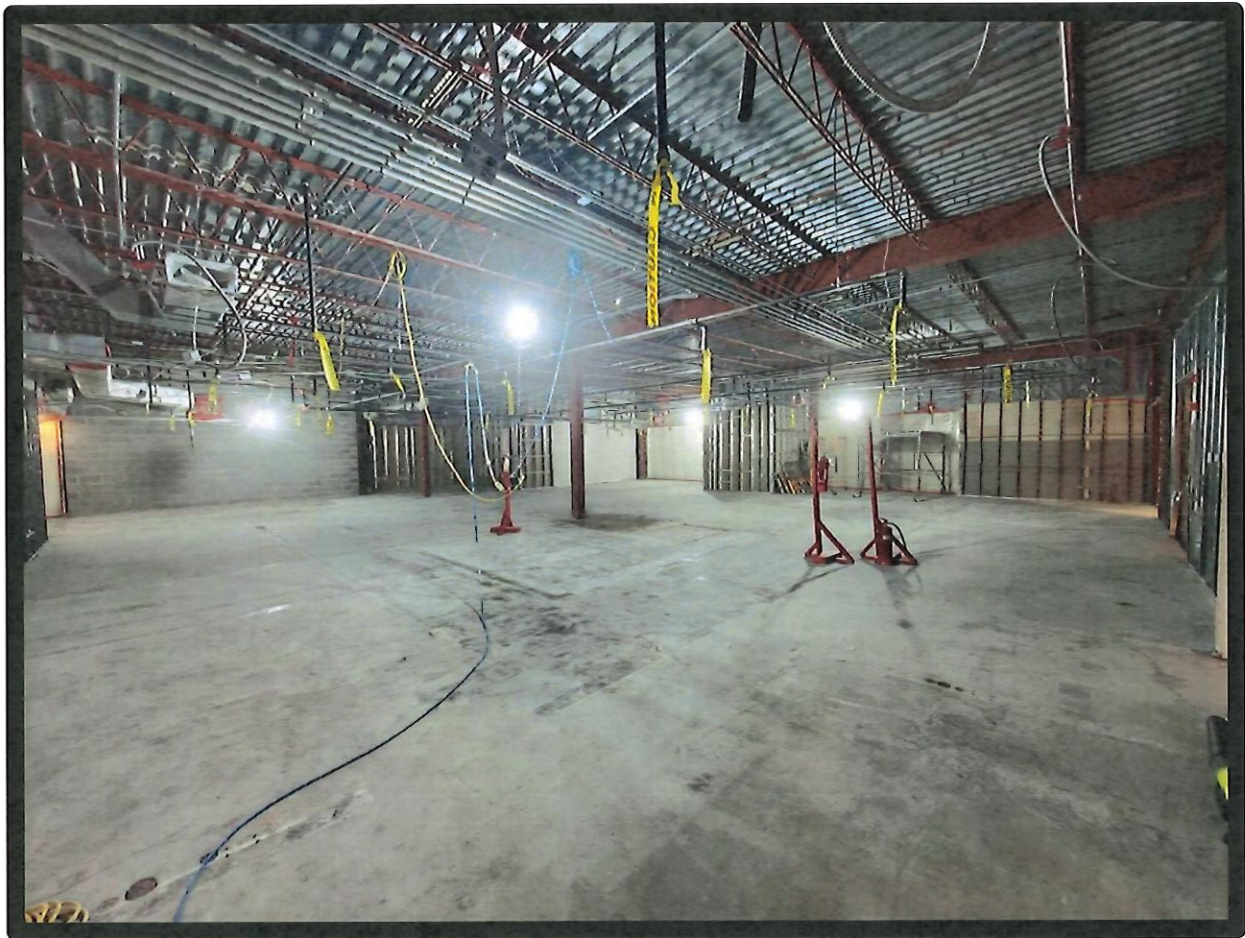




DEMO & ASBESTOS ABATEMENT PROJECTS



**Large Interior Demo and Asbestos Abatement Project
at Peterson Air Force Base, Colorado Springs, CO.**





SELECTIVE DEMO



Selective Demo of a Large 20,000 Gallon Water Tank via Cutting Torch from the Penthouse of a 23 Story High Rise Office Building in Downtown Kansas City.





SELECTIVE DEMO



Selective Demo of a Large 20,000 Gallon Water Tank via Cutting Torch from the Penthouse of a 23 Story High Rise Office Building in Downtown Kansas City.





SELECTIVE DEMO



Selective Demo of an Exterior Façade Structure on an Outpatient Medical Building on Peterson Air Force Base, Colorado Springs, CO.

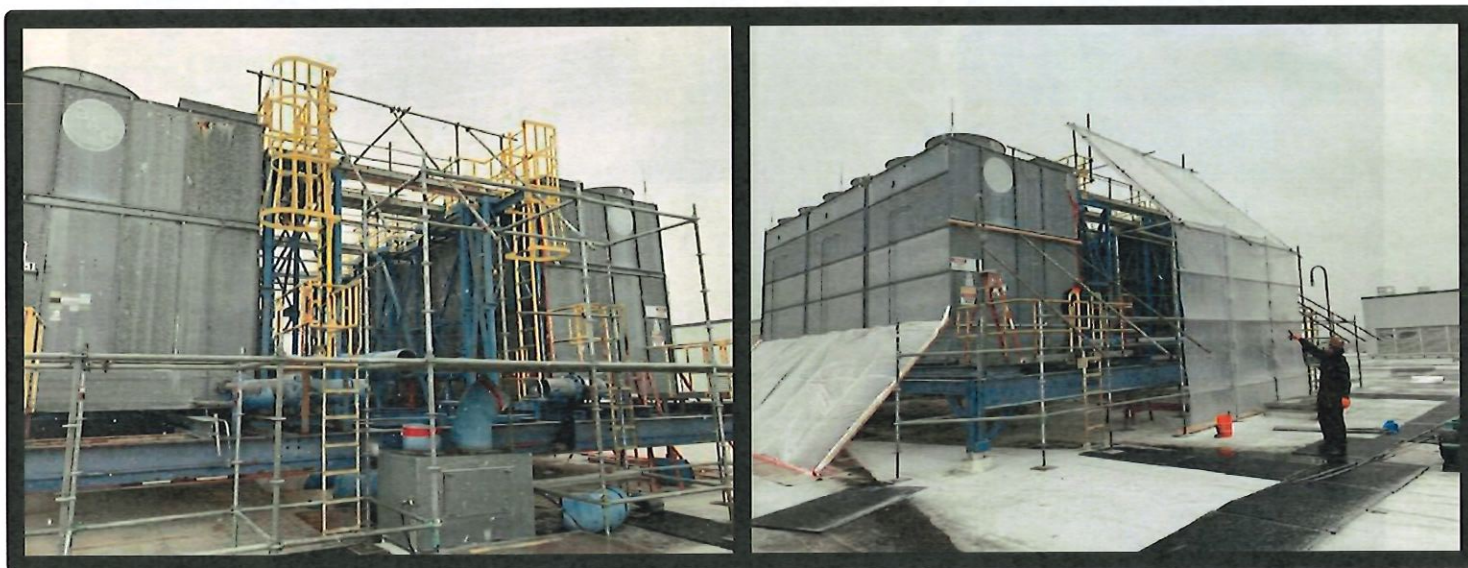




LEAD PAINT REMOVAL PROJECT



Removal of Lead Based Paint via Media Blast from Structural Components of a Roof Top Cooling Tower located on a United States Postal Service Facility.





LEAD PAINT REMOVAL PROJECT



Removal of Lead Based Paint via Media Blast from Structural Components of a Roof Top Cooling Tower located on a United States Postal Service





LEAD PAINT REMOVAL PROJECT



Removal of Lead Based Paint via Media Blast from Structural Components of a Roof Top Cooling Tower located on a United States Postal Service





LEAD DUST HAZARD DECON PROJECT



Facility Wide Lead Dust Hazard Decontamination of an Industrial Battery Plant.





LEAD DUST HAZARD DECON PROJECT



Facility Wide Lead Dust Hazard Decontamination of an Industrial Battery Plant.





LEAD DUST HAZARD DECON PROJECT



Facility Wide Lead Dust Hazard Decontamination of an Industrial Battery Plant.





MOLD & LEAD ABATEMENT PROJECT



Mold and Lead Abatement of a Suspended Ceiling over a Swimming Pool at a local Kansas City High School.

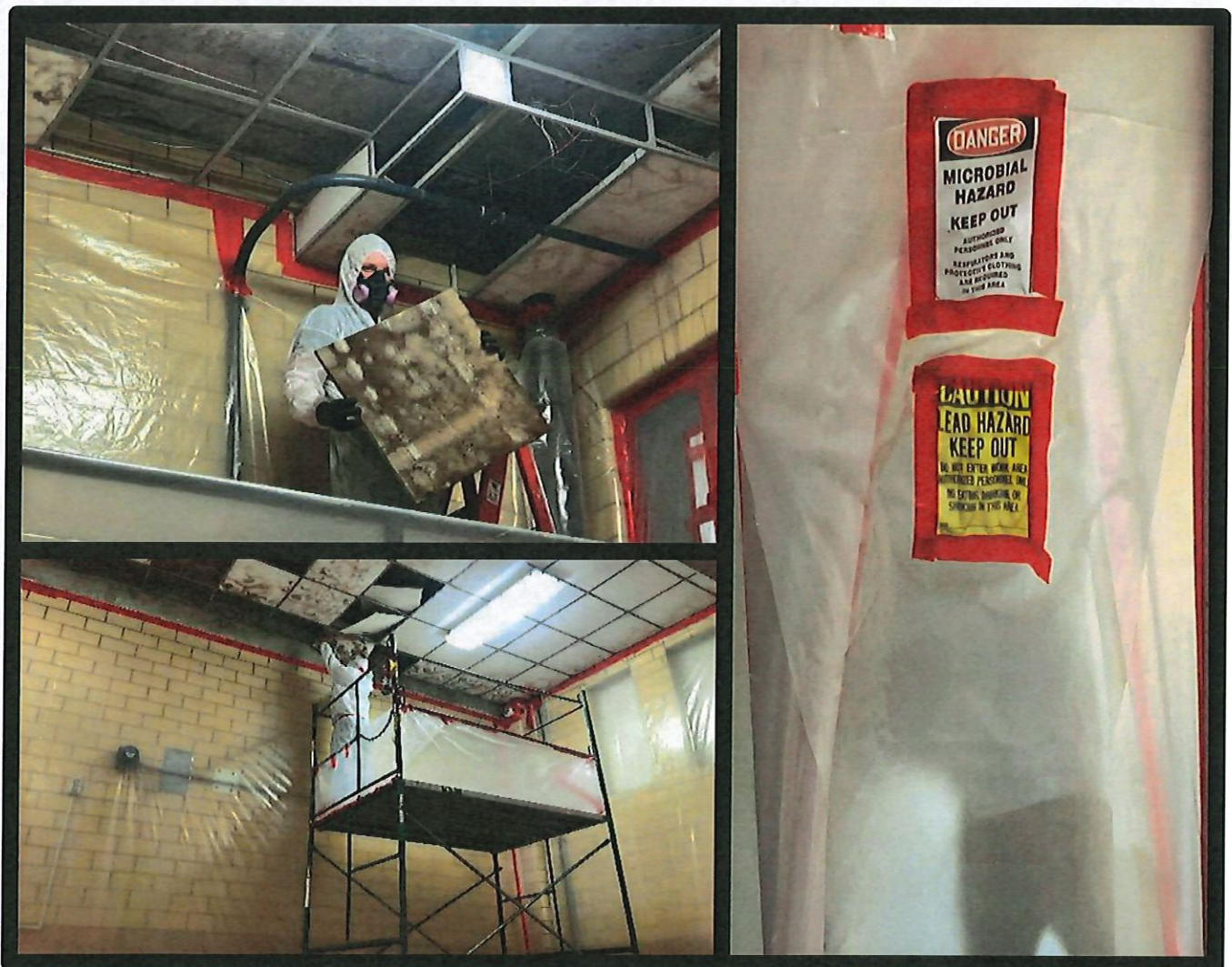




MOLD & LEAD ABATEMENT PROJECT



Mold and Lead Abatement of a Suspended Ceiling over a Swimming Pool at a local Kansas City High School.





MOLD & LEAD ABATEMENT PROJECT



Mold and Lead Abatement of a Suspended Ceiling over a Swimming Pool at a local Kansas City High School.





REFERENCE LETTERS



May 1, 2023

To Whom it May Concern,

We are providing this letter of reference for the use of Titan Environmental Services (TES), who we have relied upon for many years to provide top quality abatement work for many of Tetra Tech's clients. Tetra Tech has worked with TES on multiple projects over the past 8 years varying in size from small scale residential to large scale complex industrial abatement projects and have built a relationship with their team that can be trusted to deliver on every project.

Many of our projects require fast-paced response times, have limited budgets and can have logistic obstacles. Prior to utilizing TES, we contracted with multiple other abatement firms, many of which could not perform up to the expectations of our projects and clients. However, in all cases once we started contracting with TES, when a challenge came up, they had a solution and executed it without hesitation. I know I can count on TES to provide excellent customer service and meet all the needs of my client's abatement projects.

I highly recommend using TES abatement needs.

Respectfully Submitted,

Tetra Tech, Inc.

Jeffrey Mitchell
Operations Manager

cc. File



ENVIRONMENTAL WORKS

Science. Safety. Grit. Ingenuity.

May 2, 2023

Environmental Works, Inc.
1731 Locust Street,
Kansas City, Missouri, 64108

**RE: Titan Environmental Services (TES)
2418 Merriam Lane
Kansas City, Kansas**

To Whom It May Concern:

It is Environmental Works, Inc's (EWI) pleasure to recommend to you the services of Titan Environmental Services (TES). EWI has enjoyed working with TES on multiple projects over the last eight years and is providing a general letter of reference for their quality work and great team partner relationship with EWI. Historically, TES has provided a variety of services including:

- Asbestos, Lead, Mold Abatement
- Asbestos, Lead, Mold Assessments
- Asbestos, Lead, Mold Demolition and Disposal
- Multiple other partner related environmental projects

Typically, we work on military and government related projects where requirements for success can be difficult and require many types of abilities which TES possesses. EWI is very satisfied with the services of TES, and when working together TES can execute their work as promised with EWI being assured that projects are completed on time without incident. TES as a first call service team member and utilizes them as our primary source for asbestos and lead abatement related projects throughout the country.

Our master services agreement (MSA) with TES provides projects ranging from 5k to 500k depending on the scope of each project. In our experience working with TES, they are professionals who work with our team cohesively, projects stay on budget with negotiated cost changes and completed projects to client satisfaction.

EWI would recommend using Titan Environmental Services for your environmental related abatement, demolition and disposal needs.

Sincerely,

Andrew Barchak
Hazardous Materials Inspection Manager
Environmental Works, Inc.

Mr. Nick Godfrey
Program Manager – Due Diligence
Environmental Works, Inc.



environmentalworks.com



ER 877.827.9500



816.285.8410



1731 Locust St. | Kansas City, MO 64108

SPRINGFIELD, MO · KANSAS CITY · ST. LOUIS · NW ARKANSAS · TULSA · MEMPHIS · DECATUR, IL · DENVER



Oak Grove School District

Jeff Webster – Director of Maintenance

May 4, 2023

To whom it may concern,

It is with no reluctance that I provide this letter of reference for Titan Environmental Services. They performed asbestos abatement for us in two of our school buildings and we were very pleased with their performance. They simply cover all the bases in regard to providing a quality job and assuring a satisfied customer all while having extremely competitive pricing. Any changes in the project were not a big deal to them and they did not charge any more than the normal rates for the changes. Finding a better solution than TES will most likely prove to be a challenge.

Sincerely,

Jeff Webster
Director of Maintenance
Oak Grove R-6 School District
601 SE 12th St.
Oak Grove, MO 64075
816-564-4138 Cell
jwebster@ogr6.org

601 SE 12th St, Oak Grove, MO 64075 (816) 690-4156



310 ARMOUR RD.; SUITE 211; NORTH KANSAS CITY, MO 64116
P. 816-708-4506 – F. 785-364-0109

01MAY2023

To Whom It May Concern:

Prairie Band Construction is pleased to offer a letter of reference for Titan Environmental Services (TES) as we have worked with TES for the past few years and have had a positive experience on each project we have completed together. TES is reliable, thorough, and safe and we will continue to utilize TES for our subcontracting needs for demolition and abatement work.

We recommend utilizing the services of TES to all parties as they are professional, on schedule, and within budget.

Regards,

Josh Shinneman
General Manager – Construction
816-708-4506
Josh.shinneman@pbconst.com



4440 Oliver Street
Kansas City, KS 66106
913-355-5303
smartenvironmentalservices.com

Smart Environmental Services LLC
4440 Oliver Street
Kansas City, KS 66106

September 29, 2023

City of Osawatomeie
Attn: Tammy Seamands, City Clerk
P.O. Box 37
509 5th Street
Osawatomeie, KS 66064-0037

Re: Osawatomeie Public Library Asbestos Abatement Bid

Dear Tammy Seamands,

Smart Environmental Services LLC, is pleased to provide you with this lump sum asbestos abatement proposal for the Osawatomeie Public Library located at 527 Brown Avenue in Osawatomeie, KS furnishing material, equipment, labor, supervisor, and post clearance asbestos testing.

Our price is based on the laws and regulations in effect at the time of this proposal and scope of work. Labor is based on working days shifts, Monday through Friday, excluding weekends and holidays. Onsite water and electricity shall be available to Smart Environmental Services LLC at no additional cost.

This proposal is subject to the "Terms and Conditions" and "Clarifications" on the attached proposal. The following Clarifications and/or Exceptions statements are to be included as part of any Contract resulting from this proposal. However, any Contract resulting from this proposal is subject to the mutually agreeable resolutions of the Terms, Clarifications and/or Exceptions. Asbestos waste will be disposed of in an EPA approved "Special Waste" landfill.

I've included the information requested below as part of the proposal regarding Smart Environmental Services.

Qualifying Experience

Smart Environmental Services LLC is a small, woman owned company and we employ all of our own employees. One of our owners and project manager, Jerry Senter, has been in the abatement industry for over 30 years.

Smart Environmental Services' field of expertise include asbestos and lead abatement, mold remediation, water mitigation, selective demolition and construction cleaning.

Three recent asbestos tile similar abatement projects include:

- Capital Electric: 743 Metropolitan Avenue Leavenworth, KS 66048
- City of Overland Park Arboretum Kemper House: 8909 W. 179th St, Bucyrus, KS 66043
- Frontier Heritage Communities: 7 Rose Loop Fort Leavenworth, KS 66027

Proposed Work Plan/Schedule

Project is estimated for 10 business days and completion date is based on agreed upon start date. Length of time is longer than typical since unable to get a tile machine into the area.

Certification and/or Licenses

Smart Environmental Services' State of Kansas asbestos contractor license is attached with the proposal.

Certificate of Liability Insurance

Proof of liability insurance in an amount of at least \$1M is attached with the proposal.

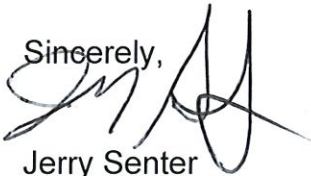
Bid Submittal Form

Bid sheet is attached along with our own.

We appreciate this opportunity and look forward to discussing any questions or clarifications that you may have regarding this proposal.

I am authorized to make representations for our company. Please do not hesitate to call me.

Sincerely,



Jerry Senter
Vice President of Operations
Smart Environmental Services
4440 Oliver Street
Kansas City, KS 66106
Cell: 816-918-6160
jsenter@smartenvironmentalservices.com



4440 Oliver Street
Kansas City, KS 66106
913-355-5303

smartenvironmentalservices.com
Healthy Environment Solutions

To: City of Osawatomie
Attn: Tammy Seamands, City Clerk
P.O. Box 37
509 5th Street
Osawatomie, KS 66064-0037

Date: September 29, 2023

Page: One of Three

Job: Asbestos Abatement

Location: 527 Brown Avenue Osawatomie, KS 66064

Scope of Work and Pricing:

Estimated time frame to complete the project 10 days.

Asbestos Abatement: Total Cost: \$12,030

Removal and disposal of the following asbestos containing materials, following NESHAP and KDHE Air Quality regulations.

- Remove carpet, vinyl tile and mastic from approximately 2,500/sf in the lower level
- Mastic will be chemically removed
- Poly containment and work areas will be sealed in poly sheeting where necessary including the opening to the work area and over HVAC vents.
- Negative air scrubbers will be installed to control dust and migration of particulate outside of our work areas.
- Materials will be wetted, manually removed and bagged for disposal.
- HEPA air scrubber will be installed to filter air during removal.

Inclusions & Clarifications:

- Supervision, labor, materials, equipment & disposal for this scope of work.
- Floor tiles will be manually removed and properly packaged for disposal.
- Entrances to the work area will be sealed with poly sheeting to isolate the work area.
- The HVAC system should be isolated or shut off during our abatement work in the lower level. It can be turned back on once the work is complete. However, if this is not feasible, we will discuss how to properly address before the work begins.
- All personal belongings will need to be removed from the work areas prior to our work being performed. Other contents left will be covered with poly sheeting.
- Waste to be disposed of as Special Waste at Courtney Ridge Landfill, in Sugar Creek, MO.
- All costs incurred for Environmental 3rd party for post clearance asbestos testing.



4440 Oliver Street
Kansas City, KS 66106
913-355-5303

smartenvironmentalservices.com
Healthy Environment Solutions

Exclusions:

- Tax
- Removal of any other unidentified items, hazardous or non-hazardous besides those specified in this proposal.
- Removal and disposal of any materials not referenced above for the scope of work.
- Replacement of materials, new construction labor or building materials.
- All costs incurred for temporary power and/or portable water, including portable restrooms & site security.

We appreciate this opportunity and look forward to discussing any questions or clarifications that you may have regarding this proposal. Please do not hesitate to call me.

Jerry Senter
Vice President of Operations
816-918-6160
jsenter@smartenvironmentalservices.com
Smart Environmental Services LLC



4440 Oliver Street
Kansas City, KS 66106
913-355-5303

smartenvironmentalservices.com
Healthy Environment Solutions

TERMS AND CONDITIONS

This proposal is subject to acceptance in writing within thirty (30) days of the date of this proposal, unless otherwise noted. Until both parties consummate a contract, we reserve the right to pass along price increases of our suppliers and subcontractors. Jobs are priced by the total project and not by actual hours worked. Project timelines are approximate guides only. Projects may take less or more time.

Smart Environmental Services LLC, (SES) reserves the right to withdraw its proposal any time before a formal contract is signed if Smart Environmental Services LLC deems credit risk is unacceptable.

Our standard terms of payment are net 30 days unless noted in this contract. Contracts extending longer than 30 calendar days in duration, progress payments will be made based on percentage of work completed. Invoices on completed work that are not paid within 45 days of the invoice date will have interest charges added to them a 1.5 percent per month beginning the 31st day from invoice.

The obligation of Smart Environmental Services LLC to complete this contract in an orderly fashion is contingent upon the absence of delays of carriers or suppliers or other conditions beyond Smart Environmental Services LLC' reasonable control.

All prior or supplementary agreements relating to this proposed contract are contained in this proposal. No other prior agreements are recognized unless they are contained herein. It is possible that hidden asbestos or microbial growth exists beyond any visibly inspected areas. Any changes to this proposed contract must be executed in writing and accepted by Smart Environmental Services LLC. It is possible that hidden asbestos or microbial growth exists beyond any visibly inspected areas.

While Smart Environmental Services LLC is completing work and throughout the duration of the project, no other contractors can be on-site unless reviewed, approved, and documented by Smart Environmental Services LLC.

Temporary services we require: we are to be furnished, without cost to us for service and energy, temporary construction services, adequate in full operation to provide safe, reasonable working conditions to our personnel, and to install, protect and test our work, unless otherwise agreed to by contract specification.

All labor, materials and services quoted in this proposal (unless otherwise stated) is intended to be accomplished during regular working hours (Monday through Friday).

Smart Environmental Services LLC does not replace any materials removed. Smart Environmental Services LLC is not responsible for any indirect structural damage as a result of demolition completed due to unforeseen structural and/or construction issues. Smart Environmental Services LLC is not, nor has operated as, a full property inspection firm. Smart Environmental Services LLC reserves the right to revise opinions and conclusions for the written estimate if necessary and warranted by the discovery of new or additional information. It is possible that hidden asbestos or microbial growth exists beyond any visibly inspected areas. The additional area may be subject to change based on new facts or findings. We have used all the sources and data made available to us by all parties.

Smart Environmental Services LLC **will not** agree to "paid if paid" clauses in any contract agreement.

Smart Environmental Services LLC **will not** agree to any hold harmless agreements, indemnifications, or waivers of subrogation on behalf of the architect or engineer. Also, Smart Environmental Services LLC only indemnify the owner and general contractor with regard to incidents involving our work for which we are negligent. Smart Environmental Services LLC assumes no responsibility for full or partial negligence of the Owner, General Contractor and Architect/Engineer.

City Clerk's Office
 509 5th Street
 PO Box 37
 Osawatomie, Kansas 66064
 (913) 755 - 2146
 cityclerk@osawatomieks.org



City Hall
 439 Main Street
 PO Box 37
 Osawatomie, Kansas 66064
 (913) 755 - 2146
 info@osawatomieks.org

ASBESTOS ABATEMENT SERVICES BID FORM

THE CITY OF OSAWATOMIE RESERVES THE RIGHT TO REFUSE ANY OR ALL BIDS

Contractor agrees to perform the above-described services for the sum of:

<u>ADDRESS</u>	<u>BID AMOUNT*</u>	<u>DISPOSAL (EST. TONNAGE)</u>
527 Brown Avenue	\$12,030	6 tons
Total:	\$12,030	6 tons

**ADDITIONAL DOCUMENTS RELATED TO BID MAY BE ATTACHED TO FORM*

BIDDER INFORMATION AND AUTHORIZATION

Business Name Smart Environmental Services LLC

Federal ID Number 84-3923864 Incorporated? Yes No

City Contractor's License Number Will get city license if awarded

Mailing Address 4440 Oliver Street Kansas City KS 66106
(Street) (City) (State) (Zip)

Business Phone 913-355-5303 Mobile Phone 816-918-6160

Contractor Name (Please Print) Jerry Senter

With my signature below, I affirm that I am authorized to submit this bid on behalf of the above-named business and that this bid considers that all work performed under this bid will meet all requirements listed above and any and all local, state, and federal laws.



 Contractor Signature

9/29/2023

 Date

PLEASE SUBMIT THIS BID SHEET WITH A COPY OF YOUR INSURANCE CERTIFICATE

ASBESTOS CONTROL LICENSE

The Kansas Department of Health & Environment
Bureau of Environmental Health

hereby certifies

Smart Environmental Services, LLC

4440 Oliver Street

Kansas City, KS 66106

has successfully met the regulatory requirements specified in K.S.A. 65-5304 and Kansas Administrative Regulation 28-50-2, Business Entity License, and is licensed to remove or encapsulate asbestos containing materials within the State of Kansas, subject to compliance with the following requirements:

1. The licensee shall comply with all requirements of K.A.R. 28-50-1 through K.A.R. 28-50-14.
2. The licensee shall authorize representatives of this department to inspect each work area where asbestos removal or encapsulation is being conducted under this license.
3. Only those employees who have met the requirements for an accredited asbestos worker shall be permitted to engage in asbestos removal, encapsulation or dismantling projects.

License Number 0A-581

Expiration Date

Sep. 13, 2024

Signature Phil Schlan

Issue Date

Sep. 13, 2023

EXPIRATION: July 6, 2024
COURSE/EXAM DATE: July 6, 2023

CERTIFICATE NUMBER: 7ACT070623IR-4972

Asbestos Consulting Testing (ACT)

14953 W. 101st Terrace, Lenexa, Kansas 66215
(913) 492-1337

Jerry Senter

has successfully completed a course in and passed the final written examination,
with a score of at least 70% for:

EPA & MISSOURI APPROVED

AHERA-Asbestos Inspector Refresher Training

EPA/AHERA, and State of Missouri Accreditation for Inspector training
Under 40 CFR Part 763, Subpart E, Appendix C, Section 206 of the
Toxic Substances Control Act (TSCA Title II), 15 U.S.C. 2646.

Missouri Training Provider: MO 00-01-001



George S. McDowell – Instructor

EXPIRATION: June 29, 2024
COURSE/EXAM DATE: June 29, 2023

CERTIFICATE NUMBER: 7ACT062923CSR-6424

Asbestos Consulting Testing (ACT)

14953 W. 101st Terrace, Lenexa, Kansas 66215
(913) 492-1337

Jerry Senter

Has successfully completed a course in and passed the final written exam with a score of at least 70% for:

EPA & MISSOURI APPROVED

AHERA Asbestos Contractor/Supervisor Refresher Training

EPA/AHERA, and State of Missouri Accreditation for re-training Contractor/Supervisors
Under 40 CFR Part 763, Subpart E, Appendix C, Section 206 of the
Toxic Substances Control Act (TSCA Title II), 15 U.S.C. 2646.
Missouri Training Provider: MO 00-01-001



George S. McDowell – Instructor

CITY OF OSAWATOMIE
 YTD TREASURERS REPORT
 AS OF: AUGUST 31ST, 2023

FUND	BEGINNING CASH BALANCE	Y-T-D REVENUES W/ACCRUAL	Y-T-D EXPENSES W/ACCRUAL	ACCRUAL ENDING CASH BALANCE	NET CHANGE OTHER ASSETS	NET CHANGE LIABILITIES	ENDING CASH BALANCE
01 -GENERAL OPERATING	201,195.68	2,322,075.10	2,421,102.62	102,168.16	0.00	3,173.17	105,341.33
02 -WATER	43,089.94	913,506.11	834,263.52	122,332.53	0.00	721.90	123,054.43
03 -ELECTRIC	786,908.70	2,842,128.06	2,790,470.56	838,566.20	0.00	4,200.29	842,766.49
04 -SEWER	201,863.77	820,283.84	580,056.12	442,091.49	0.00	173.39	442,264.88
05 -REFUSE	175.97	371,762.16	227,663.29	144,274.84	0.00	0.00	144,274.84
06 -LIBRARY	121,432.39	15,789.94	12,337.73	124,884.60	0.00	(0.03)	124,884.57
07 -RECREATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
08 -RURAL FIRE	(7,421.70)	0.00	(2,593.46)	(4,828.24)	0.00	0.00	(4,828.24)
09 -INDUSTRIAL PROMOTION	2,827.30	137,042.12	111,664.48	28,204.94	0.00	0.00	28,204.94
10 -REVOLVING LOAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11 -SPECIAL PARK & RECREATION	17,819.78	29,191.97	24,944.82	22,066.93	0.00	0.00	22,066.93
12 -STREET IMPROVEMENTS	205,628.74	243,448.03	41,125.90	407,950.87	0.00	0.00	407,950.87
13 -TOURISM	47,238.36	195,686.33	268,528.32	(25,603.63)	0.00	0.01	(25,603.62)
14 -PUBLIC SAFETY EQUIPMENT	97,540.50	105,981.02	26,824.74	176,696.78	0.00	0.00	176,696.78
15 -POLICE SEIZURES	1,019.00	0.00	0.00	1,019.00	0.00	0.00	1,019.00
17 -OPIOID SETTLEMENT	1,037.79	9,787.17	0.00	10,824.96	0.00	0.00	10,824.96
18 -GOLF COURSE	243,160.87	523,650.40	353,165.18	413,646.09	0.00	(66.88)	413,579.21
21 -CIP - ARTS COMMISSION	8.08	0.00	0.00	8.08	0.00	0.00	8.08
22 -CIP -WATER	(956,777.17)	2,861,299.04	236,542.10	1,667,979.77	0.00	0.00	1,667,979.77
23 -CIP - ELECTRIC	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24 -CIP - SEWER	(446,288.87)	2,552,193.59	1,934,589.42	171,315.30	0.00	0.00	171,315.30
25 -CIP - STREET PROJECT	4,142,082.93	2,869,934.45	2,249,883.54	4,762,133.84	0.00	0.00	4,762,133.84
27 -CIP - GRANTS	3,556.79	0.00	0.00	3,556.79	0.00	0.00	3,556.79
29 -CIP - SPECIAL PROJECTS	0.00	1,943,982.86	57,687.80	1,886,295.06	0.00	0.00	1,886,295.06
31 -EMPLOYEE BENEFITS	27,112.75	833,240.32	740,714.46	119,638.61	0.00	(14,754.48)	104,884.13
32 -CAFETERIA 125	82,348.77	74,872.87	53,404.90	103,816.74	0.00	0.00	103,816.74
35 -TECHNOLOGY FUND - CIP	23,707.49	25,364.80	0.00	49,072.29	0.00	0.00	49,072.29
41 -BOND & INTEREST	479,643.47	1,073,289.34	1,527,953.69	24,979.12	0.00	0.00	24,979.12
43 -ELECTRIC DEBT SERVICE	261,508.48	300,000.00	436,801.25	124,707.23	0.00	0.00	124,707.23
51 -COURT ADSAP	7,401.00	0.00	0.00	7,401.00	0.00	0.00	7,401.00
52 -COURT BONDS	24,275.08	31,302.00	24,267.00	31,310.08	0.00	0.00	31,310.08
53 -FORFEITURES	22,665.58	0.00	6,640.98	16,024.60	0.00	0.00	16,024.60
54 -EVIDENCE LIABILITY	12,899.79	0.00	0.00	12,899.79	0.00	0.00	12,899.79
57 -FIRE INSURANCE PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
58 -MAYOR'S CHRISTMAS TREE FU	430.01	(231.59)	0.00	198.42	0.00	0.00	198.42
93 -CREDIT CARD CLEARING FUND	29,064.67	23,217.89	0.00	52,282.56	0.00	0.00	52,282.56
95 -CLEARING ACCOUNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL	5,677,155.94	21,118,797.82	14,958,038.96	11,837,914.80	0.00	(6,552.63)	11,831,362.17

*** END OF REPORT ***

Osawatomie KS

Service Request Details

Number	230	Type	Event Setup
Date	9/7/2023 11:06:00AM	Assignee	Ballou, Trevor
Status	Closed	Department	Public Works
Schedule	5.91	Taken By	Silsbee, Michele
Closed Date	9/13/2023 141.87	Priority	

Location	John Brown Memorial Park
Feature	
District	

Caller	Brown, John	Address	
Home Phone		City/State/Zip	
Work Phone		Caller Note	
Cell Phone		E Mail	

Description
Freedom Festival set-up

Contact Notes			
Date	Time	Made	Note
09/13/23	8:58	No	Request Closed

ACTIVITY COSTS								
Date	Act ID	Code	Employee Name	Hours	Reg Rate	Hours	OT Rate	Cost
09/14/2023	1,142c	56	Anderson, Blake	1.00	\$25.00		\$	25.00
09/11/2023	1,119c	08	Ballou, Trevor	1.00	\$25.48		\$	25.48
09/13/2023	18,264	08	Ballou, Trevor	3.00	\$25.48		\$	76.44
09/14/2023	1,126c	08	Ballou, Trevor	4.00	\$25.48		\$	101.92
09/18/2023	1,128c	08	Ballou, Trevor	3.00	\$25.48		\$	76.44
09/18/2023	1,128c	EMP-07	Ellis, Dave	2.00	\$1.00		\$	2.00
09/14/2023	1,142c	55	Gerken, Eli	1.00	\$20.00		\$	20.00
09/18/2023	1,128c	EMP-04	Glendening, Bret	1.00	\$1.00		\$	1.00
09/11/2023	1,119c	27	Godfrey, Matthew	1.00	\$19.10		\$	19.10
09/14/2023	1,126c	27	Godfrey, Matthew	4.00	\$19.10		\$	76.40
09/18/2023	18,291	27	Godfrey, Matthew	1.00	\$19.10		\$	19.10
09/18/2023	1,128c	27	Godfrey, Matthew	4.00	\$19.10		\$	76.40
09/19/2023	1,129c	27	Godfrey, Matthew	2.00	\$19.10		\$	38.20
09/18/2023	1,128c	EMP-20	Hurt, Brent	2.00	\$23.86		\$	47.72
09/14/2023	1,126c	29	Hylton, Mitch	4.00	\$18.87		\$	75.48
09/18/2023	1,128c	29	Hylton, Mitch	3.00	\$18.87		\$	56.61
09/19/2023	1,129c	29	Hylton, Mitch	2.00	\$18.87		\$	37.74
09/14/2023	1,126c	EMP-22	Madden, Zachary	2.00	\$32.94		\$	65.88
09/14/2023	1,142c	EMP-22	Madden, Zachary	1.00	\$32.94		\$	32.94
09/14/2023	1,126c	EMP-11	Mersman, Brian	2.00	\$34.72		\$	69.44
09/14/2023	1,142c	EMP-11	Mersman, Brian	1.00	\$34.72		\$	34.72
09/14/2023	1,126c	02	Rone, Jason	4.00	\$27.96		\$	111.84
09/18/2023	1,128c	02	Rone, Jason	2.00	\$27.96		\$	55.92
				51.00			\$	1,145.77

Date	Act ID	Code	Equipment Name	Hours/Miles	Rate	Cost
09/14/2023	1,126c	5047	2005 Ford F350 4x4 #12	1.00	\$40.36	\$ 40.36
09/19/2023	1,129c	5047	2005 Ford F350 4x4 #12	2.00	\$40.36	\$ 80.72

09/14/2023	1,126c	5054	2011 Ford F250	1.00	\$22.64	\$	22.64
09/18/2023	18,291	5052	2015 Kaufman	1.00	\$10.00	\$	10.00
09/14/2023	1,142c	5074	2016 Chevy Silverado	1.00	\$35.00	\$	35.00
09/13/2023	18,264	5278	2016 Kubota X900W-H RTV	1.00	\$12.20	\$	12.20
09/14/2023	1,126c	5278	2016 Kubota X900W-H RTV	2.00	\$12.20	\$	24.40
09/18/2023	1,128c	5278	2016 Kubota X900W-H RTV	2.00	\$12.20	\$	24.40
09/14/2023	1,126c	8841	2020 Case 580 SN Backhoe	1.00	\$43.46	\$	43.46
09/18/2023	1,128c	8841	2020 Case 580 SN Backhoe	1.00	\$43.46	\$	43.46
09/11/2023	1,119c	7254	2020 Chevy Silverado - Parks	1.00	\$22.99	\$	22.99
09/18/2023	1,128c	7254	2020 Chevy Silverado - Parks	2.00	\$22.99	\$	45.98
09/18/2023	18,291	7254	2020 Chevy Silverado - Parks	1.00	\$22.99	\$	22.99
09/14/2023	1,126c	5302	Kubota SVL95-25S - Lease	1.00	\$69.24	\$	69.24
09/18/2023	1,128c	5302	Kubota SVL95-25S - Lease	1.00	\$69.24	\$	69.24
				19.00		\$	567.08
Total Associated Costs						\$	1,712.85

Closed Date 9/13/2023
Completion Time 8:58:00AM



Monthly Permit Report

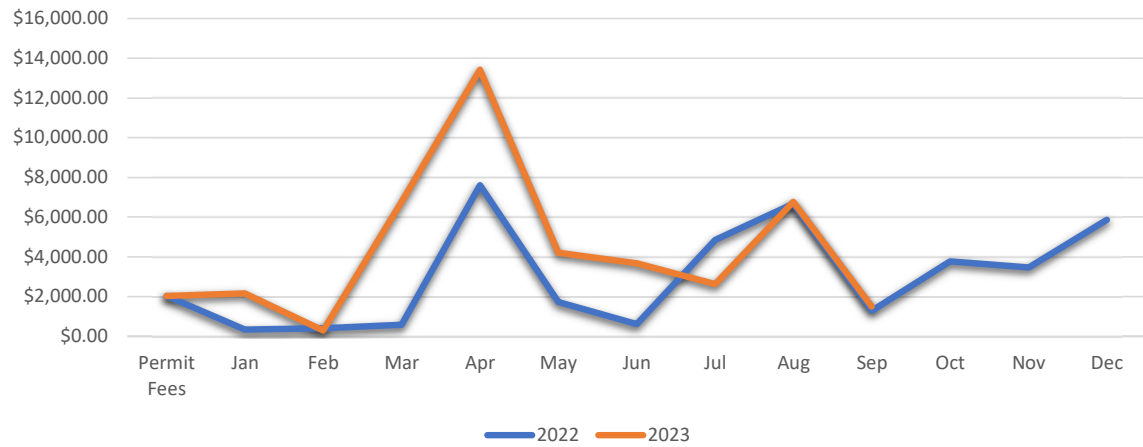
September, 2023

Total Construction Value
\$3,022,753.08
+100,320.00 (9/23)

Total Permit Fees
\$41,410
+1,502.05 (9/23)

Total Permits
217
+25 (9/23)

Monthly Permit Fees (2022/2023)



New Construction Homes

3
+0 (9/23)

Residential Demo Permits

6
+1 (9/23)



Automation KS

Cost Summary By Task

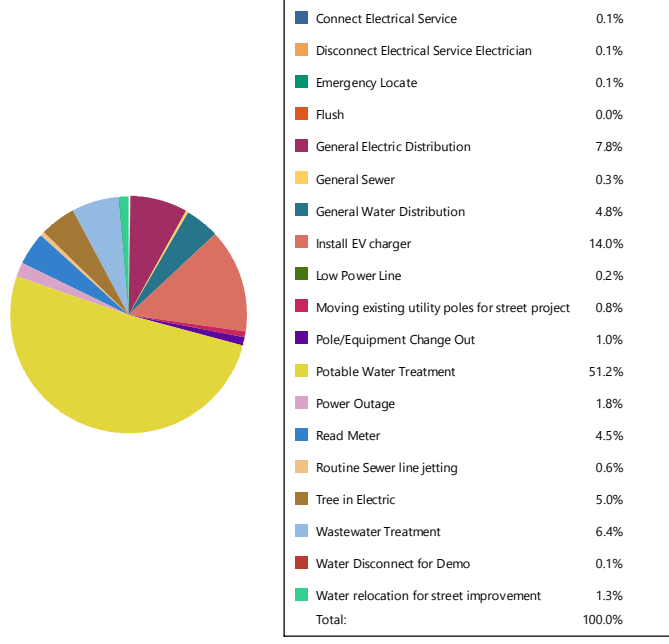
Reporting Dates 09/01/2023 09/30/2023



Task	Activities	Labor Hours	Labor Cost	Eqp Cost	Mat Cost	Con Cost	Total Cost
Connect Electrical Service	1	1.00	\$29.86	\$32.50	\$0.00	\$0.00	\$62.36
Disconnect Electrical Service Electrician	1	2.00	\$56.33	\$32.50	\$8.94	\$0.00	\$97.77
Emergency Locate	1	2.00	\$65.88	\$0.00	\$0.00	\$0.00	\$65.88
Flush	16	0.82	\$27.15	\$4.22	\$0.00	\$0.00	\$31.30
General Electric Distribution	13	126.00	\$3,569.39	\$1,855.00	\$2,193.18	\$0.00	\$7,617.57
General Sewer	1	4.00	\$132.42	\$140.00	\$0.00	\$0.00	\$272.42
General Water Distribution	16	117.00	\$2,524.76	\$2,162.64	\$40.88	\$0.00	\$4,728.28
Install EV charger	3	19.00	\$530.36	\$410.00	\$12,796.95	\$0.00	\$13,737.31
Low Power Line	2	3.50	\$96.19	\$65.00	\$0.00	\$0.00	\$161.19
Moving existing utility poles for street project	1	12.00	\$318.88	\$470.00	\$0.00	\$0.00	\$788.88
Pole/Equipment Change Out	1	8.00	\$225.32	\$200.00	\$576.69	\$0.00	\$1,002.01
Potable Water Treatment	31	720.00	\$15,315.04	\$0.00	\$34,992.99	\$0.00	\$50,308.03
Power Outage	3	18.00	\$746.45	\$650.00	\$414.95	\$0.00	\$1,811.40
Read Meter	29	100.00	\$2,392.88	\$2,048.00	\$0.00	\$0.00	\$4,440.88
Routine Sewer line jetting	1	10.00	\$220.70	\$350.00	\$0.00	\$0.00	\$570.70
Tree in Electric	5	72.00	\$1,989.68	\$2,895.00	\$0.00	\$0.00	\$4,884.68
Wastewater Treatment	30	264.00	\$6,269.28	\$0.00	\$0.00	\$0.00	\$6,269.28
Water Disconnect for Demo	1	2.00	\$44.14	\$35.00	\$0.00	\$0.00	\$79.14
Water relocation for street improvement	2	21.00	\$539.82	\$720.00	\$15.00	\$0.00	\$1,274.82

Tasks:	19	158	1,502.32	\$12,069.86	\$51,039.58	\$0.00	\$98,203.90
			\$35,094.53				

Cost Summary by Task



Cost Total by Task

