

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 - Osawatomie 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 6<sup>th</sup> 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 Osawatomie 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 11<sup>th</sup> 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, 1<sup>st</sup> Christian Church

**CONSENT AGENDA.** Approval of September 28, 2023 Agenda, September 14<sup>th</sup> Council Meeting Minutes, Pay Application – Killough Construction – Main St. Terr/18<sup>th</sup>/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 6<sup>th</sup> 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 7<sup>th</sup> 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/18<sup>TH</sup>/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, 18<sup>th</sup> 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 12<sup>th</sup>.

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

PUBLIC  OR PRIVATE

8. TRAFFIC OR POLICE ASSISTANCE REQUESTED?

YES  NO

IF YES, TIMEFRAME AND NUMBER OF OFFICERS REQUESTED

9. # OF EXPECTED ATTENDEES:

*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	
			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
		GLENDING, 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	317.75
			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>	
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>
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>
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>
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	2,700.00
				SHARP, PHILLIS	27.25
				CALEB SAMPSON	500.00
				AA SIGNS	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: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	75.00
			TOTAL:	47,025.48
WATER DISTRIBUTION	CIP -WATER	KANSAS STATE TREASURER	GEN OBL TEMP NOTE	233.10
		EHLERS	GEN OB TEMP NOTE ADVISOR	14,800.00
			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	14,800.00
			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	10,400.00
			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	480.70
			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
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	GRAND TOTAL:	3,196,151.53
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SELECTION CRITERIA

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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  
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PAYROLL SELECTION

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

INCLUDE REFUNDS: YES  
INCLUDE OPEN ITEM:NO  
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<b>ACTION ITEM SUMMARY</b>	Item Number:	9.A.
	Date:	October 4, 2023
City Manager	From:	Bret Glendingen

**RE:** Resolution 1175 – Awarding the 6<sup>th</sup> 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 16<sup>th</sup> to 18<sup>th</sup> was built, several segments of existing streets were milled and overlaid with a portion of the bond proceeds and design for Brown Ave. and 6<sup>th</sup> 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/18<sup>th</sup> 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	<b>FCST CASH for 6<sup>th</sup> St. begin. 1/1/2024: \$ 459,000</b>
Main St. Terr/18 <sup>th</sup> /Walnut Ave (Final): <b>\$1,717,093</b>	Add: Cost Share Grant: \$1,500,000
<b>Balance Remaining for 6<sup>th</sup> &amp; Brown: \$2,402,907</b>	Mi. Co. Sales Tax: \$ 500,000
<i>Less Brown Ave. (no water line): \$2,160,000</i>	<b>Total Resources Available: \$2,459,000</b>
Balance Remaining for 6 <sup>th</sup> (no water): \$ 242,000	Less Awarded Cost (see supplement): <b>\$4,953,765</b>
Add in ½ cent sales tax for 2022/2023: \$ 400,000	<i>(Includes street cost but no water, plus add alts. 1 &amp; 2)</i>
Less design cost on 6 <sup>th</sup> St (to go to bid): \$ 183,000	<b>DIFFERENCE: (\$2,494,765)</b>
<b>FCST CASH for 6<sup>th</sup> St. begin. 1/1/2024: \$ 459,000</b>	Temp. Note Proceeds: \$2,500,000
	Balance Remaining*: <b>\$ 5,235</b>

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 12<sup>th</sup> to the city limits.

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



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

**RE:** Resolution 1136 – Authorizing Temporary Notes for 6<sup>th</sup> 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 16<sup>th</sup> to 18<sup>th</sup> was built, several segments of existing streets were milled and overlaid with a portion of the bond proceeds and design for Brown Ave. and 6<sup>th</sup> 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/18<sup>th</sup> 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	<b>FCST CASH for 6<sup>th</sup> St. begin. 1/1/2024:</b>	<b>\$ 443,000</b>
Main St. Terr/18 <sup>th</sup> St./Walnut Ave.:	\$1,734,000	Add: Cost Share Grant:	\$1,500,000
<b>Balance Remaining for 6<sup>th</sup> &amp; Brown:</b>	<b>\$2,386,000</b>	Mi. Co. Sales Tax:	\$ 500,000
<i>Less Brown Ave. (no water line):</i>	<i>\$2,160,000</i>	<b>Total Resources Available:</b>	<b>\$2,443,000</b>
Balance Remaining for 6 <sup>th</sup> (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>	
Less design remaining on 6 <sup>th</sup> St.:	\$ 183,000	<b>DIFFERENCE:</b>	<b>(\$1,914,969)</b>
<b>FCST CASH for 6<sup>th</sup> St. begin. 1/1/2024:</b>	<b>\$ 443,000</b>	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 6<sup>TH</sup> 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 6<sup>TH</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 12<sup>th</sup> day of October, 2023, a majority voting in favor of.

**APPROVED** and signed by the Mayor.

---

Nick Hampson, Mayor

(SEAL)

ATTEST:

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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 – 6<sup>th</sup> Street (Lincoln to Kelly)  
 City of Osawatomie, Kansas

Dear Mayor and City Council:

The bid opening for the 2022/2023 Street Improvements – 6<sup>th</sup> Street (Lincoln to Kelly) project was held on Friday, September 29<sup>th</sup> 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
<b>Bidder's Name</b>							
<b>Killough Construction, Inc.</b>	\$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 – 6<sup>th</sup> 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 – 6<sup>th</sup> 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 – 6<sup>th</sup> 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](mailto: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





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
					<b>CONSTRUCTION TOTAL =</b>		<b>\$ 5,199,652.25</b>			<b>\$ 4,677,654.98</b>			<b>\$ 4,774,141.42</b>					<b>\$ 5,087,555.75</b>	
<b>BID ALTERNATE 1</b>																			
<u>NO.</u>	<u>DESCRIPTION</u>																		
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
					<b>CONSTRUCTION TOTAL =</b>		<b>\$ 1,808,928.00</b>			<b>\$ 1,504,628.35</b>			<b>\$ 1,592,703.50</b>					<b>\$ 1,567,162.00</b>	
					<b>BASE BID + BID ALTERNATE 1 CONSTRUCTION TOTAL =</b>		<b>\$ 7,008,580.25</b>			<b>\$ 6,182,283.33</b>			<b>\$ 6,366,844.92</b>					<b>\$ 6,654,717.75</b>	
<b>BID ALTERNATE 2</b>																			
<u>NO.</u>	<u>DESCRIPTION</u>																		
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
					<b>CONSTRUCTION TOTAL =</b>		<b>\$ 1,374,515.50</b>			<b>\$ 1,025,891.25</b>			<b>\$ 1,330,532.50</b>					<b>\$ 1,228,443.00</b>	
					<b>BASE BID + BID ALTERNATE 1 CONSTRUCTION TOTAL =</b>		<b>\$ 6,574,167.75</b>			<b>\$ 5,703,546.23</b>			<b>\$ 6,104,673.92</b>					<b>\$ 6,315,998.75</b>	
<b>ADD ALTERNATE 1</b>																			
<u>NO.</u>	<u>DESCRIPTION</u>																		
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
					<b>CONSTRUCTION TOTAL =</b>		<b>\$ 57,420.00</b>			<b>\$ 52,200.00</b>			<b>\$ 64,206.00</b>					<b>\$ 217,500.00</b>	
<b>ADD ALTERNATE 2</b>																			
<u>NO.</u>	<u>DESCRIPTION</u>																		
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
					<b>CONSTRUCTION TOTAL =</b>		<b>\$ 27,805.00</b>			<b>\$ 25,362.00</b>			<b>\$ 13,235.00</b>					<b>\$ 12,536.00</b>	



<b>ACTION ITEM SUMMARY</b>	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:

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Tammy Seamands, City Clerk

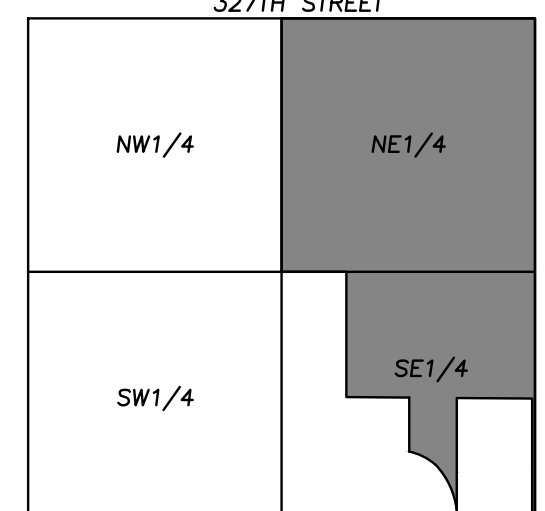
# EXHIBIT A



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.  
1120 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, and market value indicators. Includes a table for Market Value with categories like Employment Stability and Convenience to Employment.

SITE section detailing dimensions (3.48 ac), zoning classification (A-Agricultural), and highest and best use (Present Use). Includes a table for OFF SITE IMPROVEMENTS and a table for Market Data Analysis.

MARKET DATA ANALYSIS table with columns for ITEM, SUBJECT PROPERTY, and three COMPARABLE NO. properties. Includes a table for Market Data with columns for ITEM, DESCRIPTION, and Adjustments.

RECONCILIATION section containing comments and conditions of appraisal, final reconciliation value, and the appraiser's signature and title. Includes the statement: 'I (WE) ESTIMATE THE MARKET VALUE AS DEFINED, OF THE SUBJECT PROPERTY AS OF 07/21/2023 TO BE \$78,000'.

**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		<b>Net</b> 42.3 %		<b>Net</b> 10.0 %		<b>Net</b> 18.7 %	
		<b>Gross</b> 42.3 %	\$ 13,022	<b>Gross</b> 10.0 %	\$ 39,600	<b>Gross</b> 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**

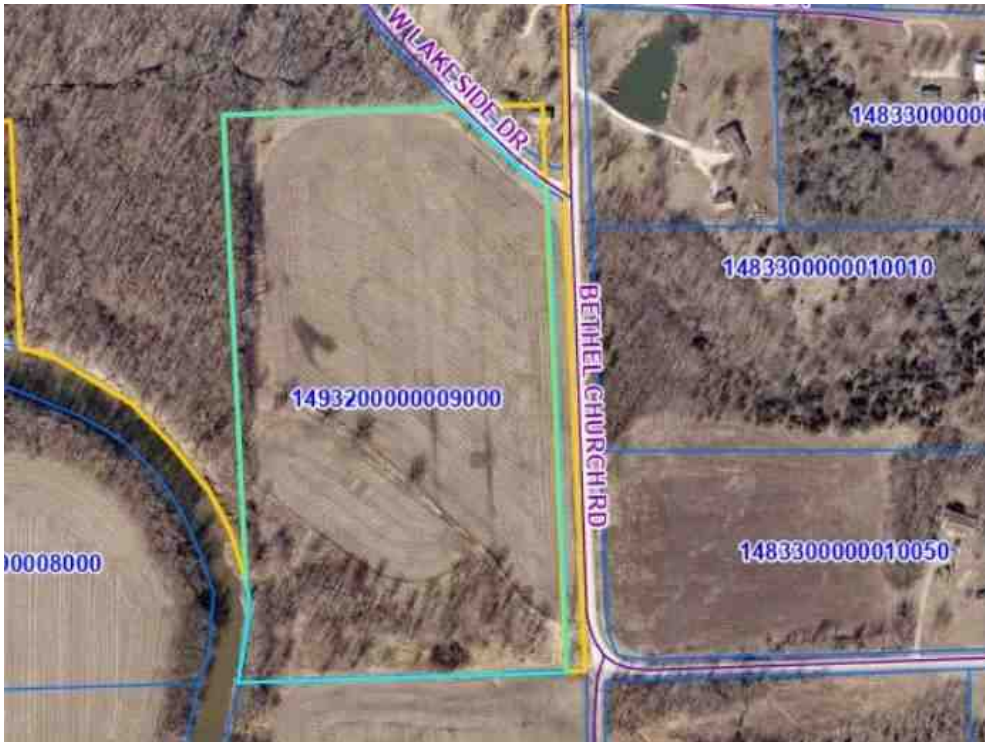
## Comparable Photo Page

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	Zip Code 66064
Lender/Client	N/A			



### 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

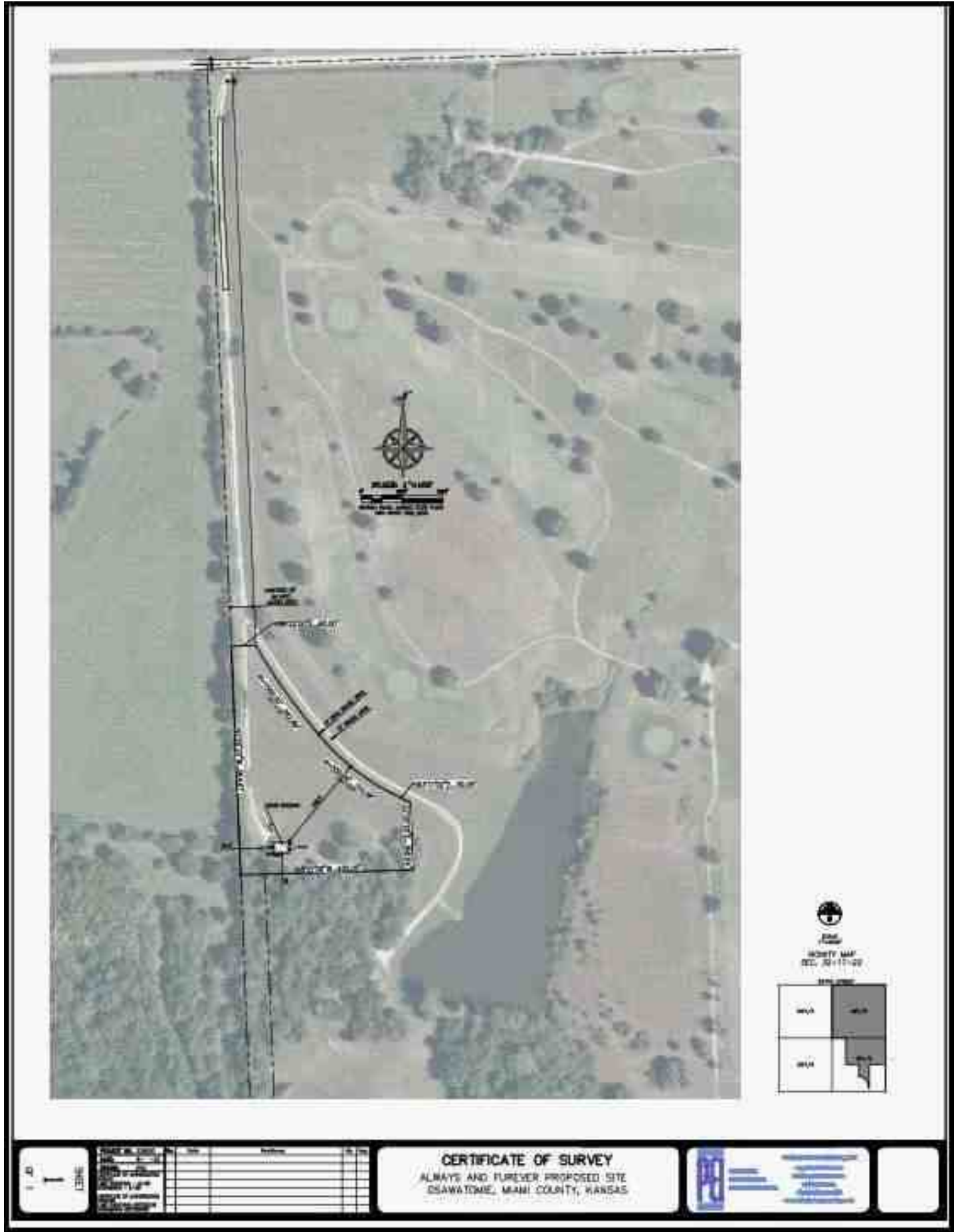
## Location Map

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



# Survey Map

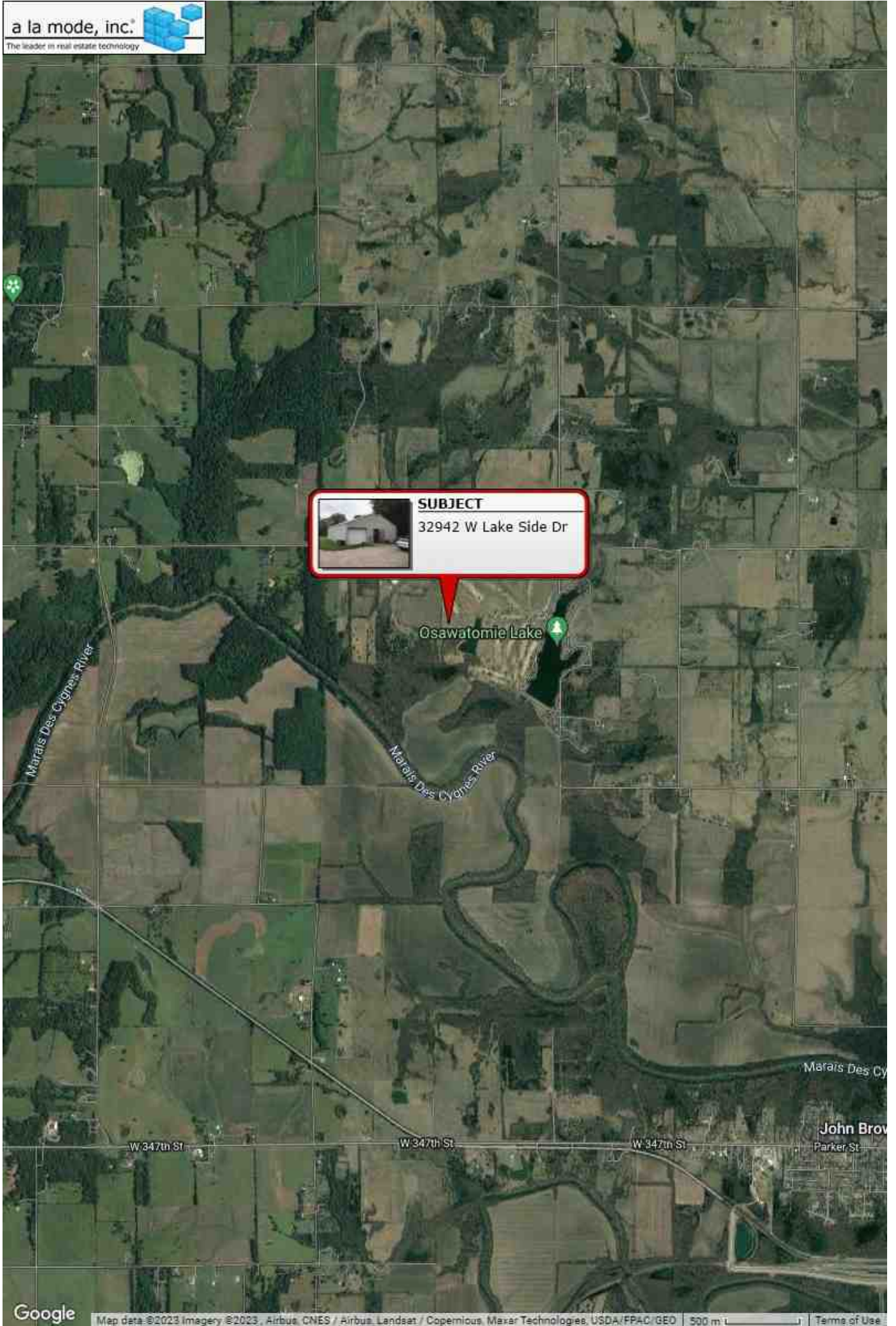
Borrower	City of Osawatomie			
Property Address	32942 W Lake Side Dr			
City	Osawatomie	County Miami	State KS	Zip Code 66064
Lender/Client	N/A			





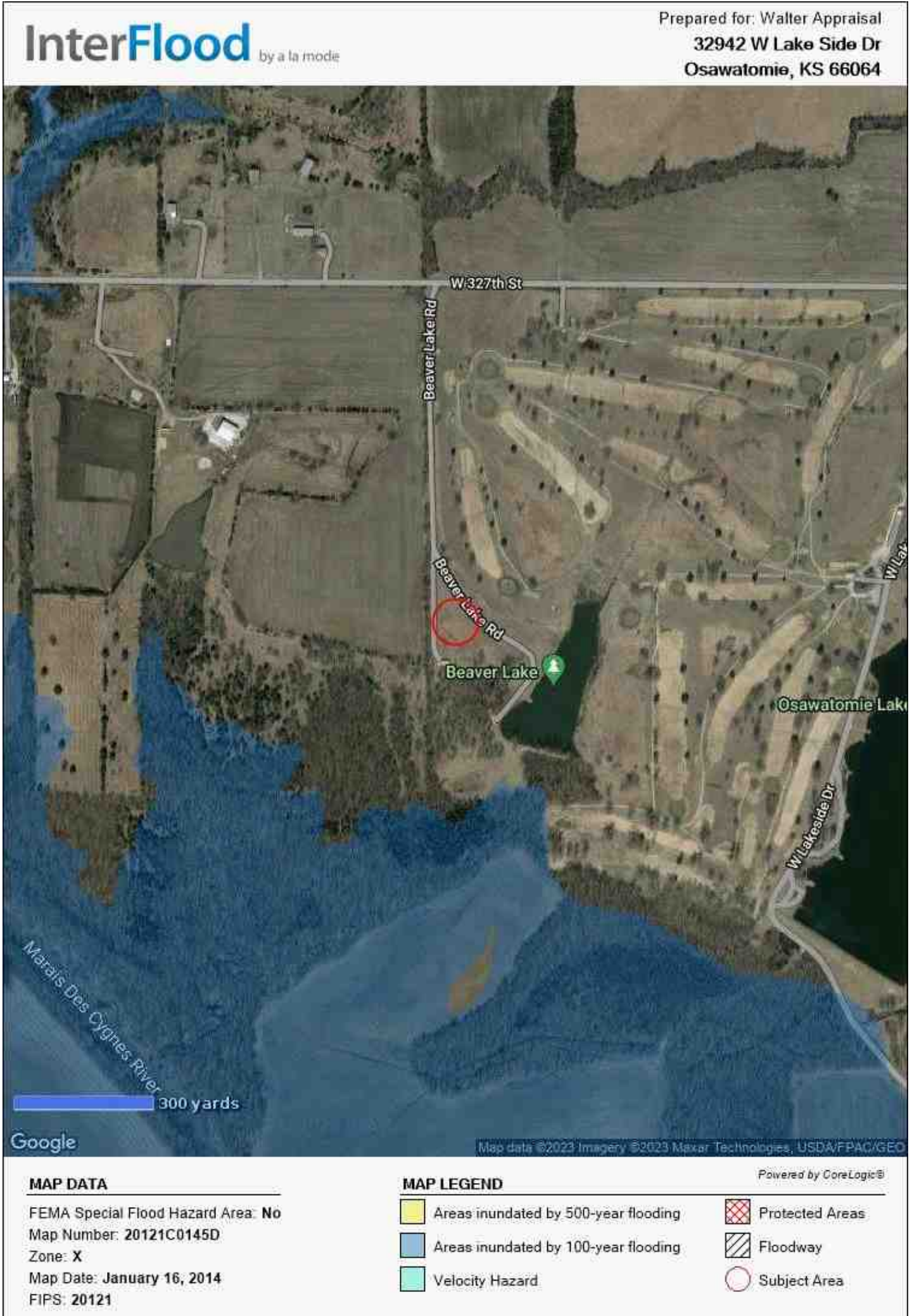
# Aerial Map

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



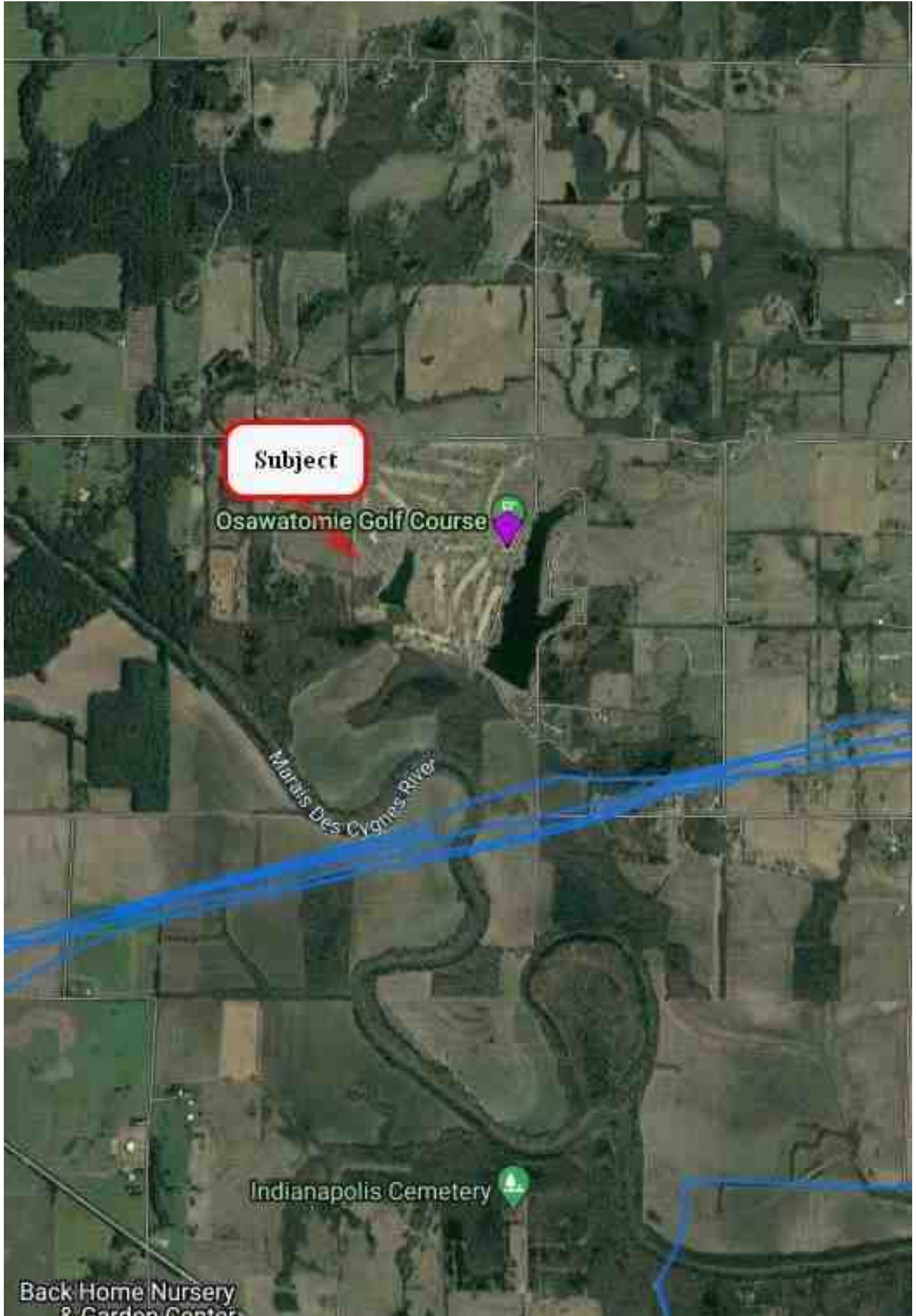
# Flood Map

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
Lender/Client	N/A			Zip Code	66064

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%	
<b>Totals for Area of Interest</b>			<b>1.9</b>	<b>100.0%</b>	

# 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**

<b>Topography</b>	Level - 1, Rolling - 4	<b>Parking Type</b>	On and Off Street - 3
<b>Utilities</b>	Well - 5, Septic - 6	<b>Parking Quantity</b>	Adequate - 2
<b>Access</b>	Semi Improved Road - 2	<b>Parking Proximity</b>	On Site - 3
<b>Fronting</b>	Secondary Street - 3	<b>Parking Covered</b>	0
<b>Location</b>	Neighborhood or Spot - 6	<b>Parking Uncovered</b>	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
<b>Total</b>	<b>\$1,584,460</b>	<b>\$746,610</b>	<b>\$2,331,070</b>

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

### Valuation - Assessed Value

Class	2023 Assessed Value		
	Land	Building	Total
E	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Class	2022 Assessed Value		
	Land	Building	Total
E	\$0	\$0	\$0
V	\$236	\$0	\$236
<b>Total</b>	<b>\$236</b>	<b>\$0</b>	<b>\$236</b>

### 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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Developed by  
 **Schneider**  
GEO SPATIAL

# MLS Comp 1

## Property Agent Full

**33400 S Crescent Hill Road, Osawatomie, KS 66064**  
 MLS#: **2408740** Status: **Sold**  
**Land**  
 Area: **380 - Miami County, KS**

County: **Miami**

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



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

### Listing Office Information

Show: <b>Call Listing Agent</b>	List Service: <b>Full Service</b>	List Dt: <b>10/17/2022</b>
Poss:	Spec Conds:	Exp Dt: <b>06/30/2023</b>
List Type: <b>Exclusive Right To Sell</b>	Ofc Ph: <b>913-626-9500</b>	Ofc Ext:
LO: <a href="#">Neighbors Real Estate LLC</a>	Agt Ph: <b>913-626-9500</b>	Ofc Fax:
LA: <a href="#">Justin Neighbors</a>	Agt Ph:	SAC: <b>0</b>
Agt Email: <a href="mailto:justin@neighborsrealestatellc.com">justin@neighborsrealestatellc.com</a>	Co-op: <b>9136269500</b>	BAC: <b>3</b>
LA2:	Spec Docs:	TBC: <b>3</b>
LA Cap: <b>Designated Agent</b>	XD:	CBO: <b>Net Sale Price</b>
Builder:		Dual Var Comp:
Builder Plan:		
InternetList: <b>Yes</b>	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: <b>Single Phase</b>	Topo: <b>Rolling, Southern Exposure</b>
Till Acres:	Mineral: <b>All Rights Included</b>
Crop Acres:	Pasture Acres:
Timber Acres:	Waste Acres:
Wooded Acres:	Soil:
Flood Pl: <b>No</b>	Equipment:
Crops:	Restrict: <b>Deed, Recorded Plat</b>
Vegetation: <b>Cleared, Pasture</b>	Docs: <b>Plat, Survey</b>
Lake:	City Limits:
Telecom:	Barns:
Owners:	Hunting:
HOA Includes:	
Amenities:	

### Financial Information

Will Sell: <b>Cash, Conventional, FmHA, OwnerMay Carry</b>	HOA: <b>\$0</b>	Deposit: <b>Security 1st Title</b>
Tax: <b>\$16</b>	Spc Tax: <b>\$0</b>	Tax Comm:
	Total Tax: <b>\$16</b>	

### Status Change Information

Prev List Pr:	Orig LP: <b>\$75,000</b>	Mod Dt: <b>06/30/2023</b>	Entry Dt: <b>10/17/2022</b>
S Brk: <a href="#">Neighbors Real Estate LLC</a>		Cont Dt: <b>05/31/2023</b>	Close Dt: <b>06/30/2023</b>
S Agent: <a href="#">Justin Neighbors</a>		Agency: <b>Designated Seller Agent</b>	DUC: <b>30</b>
Sale Terms: <b>Owner</b>		Financial Concessions: <b>\$0</b>	
Major Rep: <b>\$0</b>		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**  
 Sec: **32** Twn: **17S**  
 Lsz: **23.4 - Acres**  
 Frnt Ft:  
 Legal:

Type: **Agricultural, Other**  
 Rng: **22E**  
 Zoning: **AG**

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

### General Information

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

### Listing Office Information

Show: <b>Call Listing Agent</b>	List Service:	List Dt: <b>04/28/2023</b>
Poss:	Spec Conds:	Exp Dt: <b>12/30/2023</b>
List Type: <b>Exclusive Right To Sell</b>	Ofc Ph: <b>855-289-3478</b>	Ofc Ext:
LO: <a href="#">Living The Dream Inc.</a>	Agt Ph: <b>573-201-8888</b>	Ofc Fax:
LA: <a href="#">Katie Cottrell</a>	Agt Ph:	SAC: <b>2.7</b>
Agt Email: <a href="mailto:kathleen.hoefer@gmail.com">kathleen.hoefer@gmail.com</a>	Co-op: <b>8552893478</b>	BAC: <b>2.7</b>
LA2:	Spec Docs:	TBC: <b>2.7</b>
LA Cap: <b>Seller's Agent</b>	XD:	CBO: <b>Gross Sale Price</b>
Builder:		Dual Var Comp:
Builder Plan:		
InternetList: <b>Yes</b>	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: <b>Level</b>
Till Acres:	Mineral:
Crop Acres:	Pasture Acres:
Timber Acres:	Waste Acres:
Wooded Acres:	Soil:
Flood Pl: <b>Unknown</b>	Equipment:
Crops:	Restrict:
Vegetation:	Docs:
Lake:	City Limits: <b>No</b>
Telecom:	Barns:
Owners:	Hunting:
HOA Includes:	
Amenities:	

### Financial Information

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

### Status Change Information

Prev List Pr:	Orig LP: <b>\$117,000</b>	Mod Dt: <b>06/12/2023</b>	Entry Dt: <b>04/28/2023</b>
S Brk: <a href="#">Living The Dream Inc.</a>		Cont Dt: <b>05/31/2023</b>	Close Dt: <b>06/12/2023</b>
S Agent: <a href="#">Katie Cottrell</a>		Agency: <b>Designated Seller Agent</b>	DUC: <b>12</b>
Sale Terms: <b>Cash</b>		Financial Concessions: <b>\$0</b>	
Major Rep: <b>\$0</b>		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: <b>Osawatomie</b>
Buildings: <b>None</b>	Sale Opt: <b>Complete Parcel</b>
Develop: <b>Finished Lot(s)</b>	Curr Use: <b>Agriculture, Investment</b>
Agriculture: <b>Grain/Crops, Hay</b>	Fence: <b>Cattle tight</b>
Road Type: <b>Gravel</b>	Rd Mnt: <b>Public Maint</b>
Rd Access:	Water: <b>Rural - Verify</b>
Sewer: <b>Septic</b>	Imprv: <b>No Improvements</b>
Live Water:	Maint Pr:
Lot Desc: <b>Acreage, Estate Lot, Pond(s), Treed</b>	
Utilities:	

### Listing Office Information

Show: <b>Call Listing Agent</b>	List Service: <b>Full Service</b>	List Dt: <b>10/17/2022</b>
Poss: <b>Close Of Escrow</b>	Spec Conds:	Exp Dt: <b>04/15/2023</b>
List Type: <b>Exclusive Right To Sell</b>	Ofc Ph: <b>913-626-9500</b>	Ofc Ext:
LO: <a href="#">Neighbors Real Estate LLC</a>	Agt Ph: <b>913-626-9500</b>	Ofc Fax:
LA: <a href="#">Justin Neighbors</a>	Agt Ph:	SAC: <b>0</b>
Agt Email: <a href="mailto:justin@neighborsrealestatelc.com">justin@neighborsrealestatelc.com</a>	Co-op: <b>9136269500</b>	BAC: <b>3</b>
LA2:	Spec Docs:	TBC: <b>3</b>
LA Cap: <b>Transaction Broker</b>	XD:	CBO: <b>Net Sale Price</b>
Builder:		Dual Var Comp: <b>No</b>
Builder Plan:		
InternetList: <b>Yes</b>	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: <b>Single Phase</b>	Topo: <b>Rolling, Southern Exposure</b>
Till Acres:	Mineral: <b>All Rights Included</b>
Crop Acres:	Pasture Acres:
Timber Acres:	Waste Acres:
Wooded Acres:	Soil:
Flood Pl: <b>No</b>	Equipment:
Crops:	Restrict: <b>Deed, Recorded Plat</b>
Vegetation: <b>Cleared, Pasture</b>	Docs: <b>Plat, Survey</b>
Lake:	City Limits:
Telecom:	Barns:
Owners:	Hunting:
HOA Includes:	
Amenities:	

### Financial Information

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

### Status Change Information

Prev List Pr:	Orig LP: <b>\$180,000</b>	Mod Dt: <b>05/15/2023</b>	Entry Dt: <b>10/17/2022</b>
S Brk: <a href="#">ReeceNichols - College Blvd</a>		Cont Dt: <b>03/23/2023</b>	Close Dt: <b>05/12/2023</b>
S Agent: <a href="#">Penny Borel</a>		Agency: <b>Designated Buyer Agent</b>	DUC: <b>50</b>
Sale Terms: <b>Conventional</b>		Financial Concessions: <b>\$0</b>	
Major Rep: <b>\$0</b>		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: <b>Osawatomie</b>
Buildings: <b>None</b>	Sale Opt: <b>Complete Parcel</b>
Develop: <b>Finished Lot(s)</b>	Curr Use: <b>Agriculture, Investment</b>
Agriculture: <b>Grain/Crops, Hay</b>	Fence: <b>Cattle tight</b>
Road Type: <b>Gravel</b>	Rd Mnt: <b>Public Maint</b>
Rd Access:	Water: <b>Rural - Verify</b>
Sewer: <b>Septic</b>	Imprv: <b>No Improvements</b>
Live Water:	Maint Pr:
Lot Desc: <b>Acreage, Estate Lot, Pond(s), Treed</b>	
Utilities:	

### Listing Office Information

Show: <b>Call Listing Agent</b>	List Service: <b>Full Service</b>	List Dt: <b>10/17/2022</b>
Poss: <b>Close Of Escrow</b>	Spec Conds:	Exp Dt: <b>04/15/2023</b>
List Type: <b>Exclusive Right To Sell</b>	Ofc Ph: <b>913-626-9500</b>	Ofc Ext:
LO: <a href="#">Neighbors Real Estate LLC</a>	Agt Ph: <b>913-626-9500</b>	Ofc Fax:
LA: <a href="#">Justin Neighbors</a>	Agt Ph:	SAC: <b>0</b>
Agt Email: <a href="mailto:justin@neighborsrealestatelc.com">justin@neighborsrealestatelc.com</a>	Co-op: <b>9136269500</b>	BAC: <b>3</b>
LA2:	Spec Docs:	TBC: <b>3</b>
LA Cap: <b>Transaction Broker</b>	XD:	CBO: <b>Net Sale Price</b>
Builder:		Dual Var Comp: <b>No</b>
Builder Plan:		
InternetList: <b>Yes</b>	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: <b>Single Phase</b>	Topo: <b>Rolling, Southern Exposure</b>
Till Acres:	Mineral: <b>All Rights Included</b>
Crop Acres:	Pasture Acres:
Timber Acres:	Waste Acres:
Wooded Acres:	Soil:
Flood Pl: <b>No</b>	Equipment:
Crops:	Restrict: <b>Deed, Recorded Plat</b>
Vegetation: <b>Cleared, Pasture</b>	Docs: <b>Plat, Survey</b>
Lake:	City Limits:
Telecom:	Barns:
Owners:	Hunting:
HOA Includes:	
Amenities:	

### Financial Information

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

### Status Change Information

Prev List Pr:	Orig LP: <b>\$55,000</b>	Mod Dt: <b>04/17/2023</b>	Entry Dt: <b>10/17/2022</b>
S Brk: <a href="#">Neighbors Real Estate LLC</a>		Cont Dt: <b>03/05/2023</b>	Close Dt: <b>04/14/2023</b>
S Agent: <a href="#">Justin Neighbors</a>		Agency: <b>Seller Agent</b>	DUC: <b>40</b>
Sale Terms: <b>Conventional</b>		Financial Concessions: <b>\$0</b>	
Major Rep: <b>\$0</b>		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: <b>Paola</b>	Middle: <b>Paola</b>
Sr High: <b>Paola</b>	District: <b>Paola</b>
Buildings: <b>Garage(s), Residence</b>	Sale Opt: <b>Other</b>
Develop: <b>Finished Lot(s)</b>	Curr Use: <b>Single Family</b>
Agriculture:	Fence: <b>Partial</b>
Road Type: <b>Gravel</b>	Rd Mnt: <b>Public Maint</b>
Rd Access:	Water: <b>Rural</b>
Sewer: <b>Septic</b>	Imprv:
Live Water:	Maint Pr:
Lot Desc:	
Utilities: <b>Electricity On-Site</b>	

### Listing Office Information

Show: <b>iBox</b>	List Service: <b>Full Service</b>	List Dt: <b>12/05/2022</b>
Poss: <b>Close Of Escrow</b>	Spec Conds:	Exp Dt: <b>06/01/2023</b>
List Type: <b>Exclusive Right To Sell</b>	Ofc Ph: <b>913-557-4333</b>	Ofc Ext:
LO: <b>Crown Realty</b>	Agt Ph: <b>913-259-9606</b>	Ofc Fax: <b>913-557-4346</b>
LA: <b>Kathy Minden</b>	Agt Ph:	SAC: <b>0</b>
Agt Email: <b>kathyminden@crownrealty.com</b>	Co-op: <b>Broker Bay</b>	BAC: <b>3.5</b>
LA2:	Spec Docs:	TBC: <b>3.5</b>
LA Cap: <b>Designated Agent</b>	XD:	CBO: <b>Gross Sale Price</b>
Builder:		Dual Var Comp:
Builder Plan:		
InternetList: <b>Yes</b>	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: <b>Level</b>
Till Acres:	Mineral:
Crop Acres:	Pasture Acres:
Timber Acres:	Waste Acres:
Wooded Acres:	Soil:
Flood Pl: <b>No</b>	Equipment:
Crops:	Restrict:
Vegetation:	Docs: <b>Plat</b>
Lake:	City Limits: <b>No</b>
Telecom:	Barns:
Owners:	Hunting:
HOA Includes:	
Amenities:	

### Financial Information

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

### Status Change Information

Prev List Pr:	Orig LP: <b>\$49,900</b>	Mod Dt: <b>02/16/2023</b>	Entry Dt: <b>12/05/2022</b>
S Brk: <b>Crown Realty</b>		Cont Dt: <b>01/25/2023</b>	Close Dt: <b>02/15/2023</b>
S Agent: <b>Kathy Minden</b>		Agency: <b>Designated Seller Agent</b>	DUC: <b>21</b>
Sale Terms: <b>Cash</b>		Financial Concessions: <b>\$0</b>	
Major Rep: <b>\$0</b>		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: <b>Paola</b>	Middle: <b>Paola</b>
Sr High: <b>Paola</b>	District: <b>Paola</b>
Buildings: <b>None</b>	Sale Opt: <b>Complete Parcel</b>
Develop: <b>Raw Land, Site Plan Approved</b>	Curr Use: <b>Other</b>
Agriculture:	Fence:
Road Type: <b>Gravel</b>	Rd Mnt: <b>Public Maint</b>
Rd Access:	Water: <b>Rural - Verify</b>
Sewer: <b>Unknown-Verify</b>	Imprv:
Live Water:	Maint Pr:
Lot Desc: <b>Acreage, Estate Lot, Stream(s), Treed</b>	
Utilities:	

### Listing Office Information

Show: <b>Call Co-op</b>	List Service: <b>Full Service</b>	List Dt: <b>03/30/2022</b>
Poss: <b>Close Of Escrow</b>	Spec Conds:	Exp Dt: <b>09/30/2022</b>
List Type: <b>Exclusive Right To Sell</b>	Ofc Ph: <b>913-735-0517</b>	Ofc Ext:
LO: <b>RE/MAX Infinity</b>	Agt Ph: <b>913-205-7311</b>	Ofc Fax:
LA: <b>Sydney West</b>	Agt Ph:	SAC: <b>0</b>
Agt Email: <b>sydney.sellshomes@gmail.com</b>	Co-op: <b>online appt</b>	BAC: <b>3</b>
LA2:	Spec Docs: <b>No</b>	TBC: <b>3</b>
LA Cap: <b>Designated Agent</b>	XD:	CBO: <b>Gross Sale Price</b>
Builder:		Dual Var Comp: <b>No</b>
Builder Plan:		
InternetList: <b>Yes</b>	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: <b>Level, Sloped</b>
Till Acres:	Mineral:
Crop Acres:	Pasture Acres:
Timber Acres:	Waste Acres:
Wooded Acres:	Soil:
Flood Pl: <b>Yes</b>	Equipment:
Crops:	Restrict:
Vegetation:	Docs: <b>Aerial Photos, Soil Analysis, Topography Map</b>
Lake:	City Limits: <b>No</b>
Telecom:	Barns:
Owners:	Hunting:
HOA Includes:	
Amenities:	

### Financial Information

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

### Status Change Information

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



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



<b>ACTION ITEM SUMMARY</b>	Item Number:	9.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



## **IN RESPONSE TO REQUEST FOR PROPOSAL**

# **Lead & Copper Rule Revision Compliance**

**Due Date: September 21, 2023**



**Osawatomie, KS**

120Water is pleased to provide this proposal in response to Osawatomie's Request for Proposal. The information contained in this Proposal or any part thereof, including any exhibits, schedules, and other documents and instruments delivered or to be delivered to the Osawatomie, is true, accurate, and complete. This RFP includes all information necessary to ensure that the statements therein do not in whole or in part mislead Osawatomie as to any material facts. This proposal outlines the services to be provided and understands the needs to provide assistance with data import, data export, service line inventory, mapping, predictive modeling, verification methods, mobile applications, customer reporting, lead service line replacement planning, reporting and public notifications.

Managing drinking water programs can be highly complex and cumbersome for public water systems like Osawatomie. 120Water is on a mission to help state governments, public and private utilities, and facilities streamline these programs, making them clear, simple, and cost effective for everyone involved.

120Water is the leading Lead & Copper Rule compliance platform in the industry. We have executed over 7,000 compliance and public health sampling programs with over 700 water and wastewater utilities, state and municipal agencies, and school systems across 41 states. Our company specializes in end-to-end solutions including: service line inventory development, sampling, public outreach and communications, pitcher/filter distribution, and cloud based data management. The 120Water platform is built as a long term solution to support all elements of the revised lead and copper rule, while constantly innovating to support additional utility compliance needs in the future.

Organizations such as the National Rural Water Association and ESRI endorse 120Water as LCR experts and actively recommend use of 120Water solutions to utilities of all sizes for flexible, scalable, and economic deployment of drinking water programs. Our response includes a comprehensive approach to assisting Osawatomie in navigating all aspects of LCRR and meeting the objectives and deliverables outlined in the RFP. This outcome-driven approach is designed to achieve high quality results in the most expeditious and cost-effective manner, while promoting customer and community confidence and trust.

Detailed in this submission are our company's background with qualifications and experience. The team assigned to this project and their approach. Also included is our similar project experience and cost proposal. We are confident that our regulatory expertise, vetted Service Partner Network, and experience executing LCRR programs for systems throughout the country, make 120Water the ideal partner firm for Osawatomie Water Works

*Matthew Boes*

**Binding Authority**

**Matt Boes**  
VP of Sales  
Matt@120water.com  
978.809.0405

**Response Submitted By:**

**120 Water Audit, Inc.**  
888.317.1510  
625 S. Main St  
Zionsville, IN 46077  
120Water.com

**Primary Contact:**

**Jon Dawson**  
Regional Sales Manager  
jon.dawson@120water.com  
317.513.4642

120Water’s software, services, and sampling kits are purpose-built to standardize and streamline the execution of water quality programs and is configured to meet the specific compliance requirements laid out in the Lead & Copper Rule Revisions. For the past 8 years since 120Water’s creation in 2016, our software has been the foundation for executing and reporting water quality programs for state agencies, municipalities and facilities across the country.

Our solutions enable clients to eliminate fragmented data, with our software automating everything from compliance and sample management to dashboards and communication. This cloud-based, modern technology helps our clients get real-time visibility into program performance so they can make better data-driven decisions on behalf of the water systems in their state. It also enables clients to communicate the status of the program easily with all stakeholders.

We are currently the only company in the United States with a platform to manage the verification, replacement, and sampling components of the new Rule, visualize key performance indicators, and communicate the necessary information to the right stakeholders at the right time. Because of these capabilities, our commercial off-the-shelf cloud software and point-of-use kits have been implemented by more than 700 Public Water Systems in over 40 states.

Our executive team of Megan Glover, Isaac Pellerin, Matt Boes, Logan Turner, investors, and board members have deep roots in environmental consulting, high growth technology companies, logistics, and water quality infrastructure. A detailed organization chart is attached in Appendix B of this RFP. The majority of our 85 employees work out of our Indianapolis, IN, headquarters, with a small concentration of employees based in Illinois, Massachusetts, South Carolina, Colorado, Texas, and Pennsylvania. 120Water also works closely with EPC firms to provide the best solution for each customer we serve.

We currently support a variety of customers, including the City of Denver, City of Newark, City of Asheville, Salt Lake City, Maryland Department of the Environment, City of Pittsburgh, and Suez. A few of the accolades we’ve received as we’ve grown include winning the “Rise of The Rest” competition, participating in the Imagine H2O accelerator, and being named to Fast Company’s 2021 list of the World’s Most Innovative Companies. In addition, Environmental Policy Innovation Center (EPIC) awarded 120Water with the [2022 Water Data Prize](#) for our lead service line inventory solution that enables utilities to identify and track service line material inventories and avoid expensive digs.



You’ll find that our team, experienced at executing these programs at scale, uses a data-driven approach to advise on best practices and make sure our Customer and Partner Support is thoughtful and effective. We communicate the status of the multiple interwoven parts of the project with all stakeholders, ensuring that all parties are working towards the common goals of protecting public health and achieving compliance. With expert guidance and a proven activation process, we will ensure that Osawatomie achieves its goals as outlined in the RFP.

Any audited or otherwise verifiable financial information is available upon request. 120Water also has no projects or services terminated by a government entity or involved in any pending litigation that may affect our ability to provide the proposed solution or ongoing maintenance and support of our products and services.

# Scope of Work

## Lead Service Lateral (LSL) Inventory

120Water is the leader in LCRR compliance program execution and technology data management. We understand that Osawatomie is looking for a software that is ready built to execute all programs associated with LCRR compliance and that is exactly what 120Water is. We would be honored to be selected by Osawatomie to be the software solution that aids in providing significant efficiency to LCRR compliance. Through our partnerships with the other utilities, cities and partners mentioned throughout this RFP we have demonstrated our ability to work cross functionally with all relevant Osawatomie departments to complement the compliance program. Logan Turner would again be the main point of contact for this project as we strive to assure the time schedule and Osawatomie’s budget will be met.

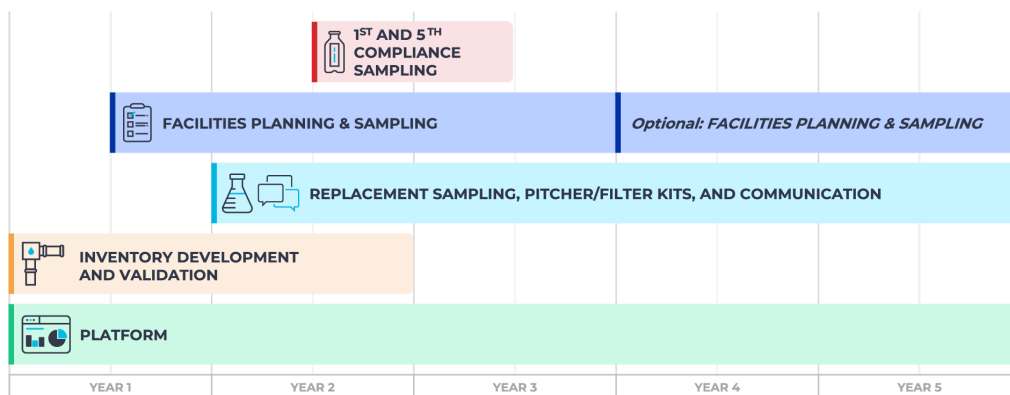
Our team is staffed based on demand and our sales forecast quarter over quarter. As the fastest growing SaaS company in water we pride ourselves in having a tremendously deep pool of talent in our candidate pool and as needed the most qualified partners to help augment our staff across the country. We would be happy to demonstrate this model in an RFP interview if selected.

We are in business to save utilities time and money in compliance programs. Our software and consultative approaches are designed to help identify service line material without invasive verification methods. From an O&M standpoint we want to limit the number of costly potholes dug throughout the city and drive down the cost of compliance for SLC across the entirety of the program. Below is our recommended strategy for implementation of a tech solution and LCRR program execution.

### Implementation and Program Execution

The 120Water platform is the technology foundation to manage, facilitate, and report on all elements of the program. The platform is a cloud-based, Software as a Service offering that is used by hundreds of utilities nationwide. The off-the-shelf technology will be provisioned in a matter of days, and tailored to the Osawatomie utility over the course of several weeks. The software is hosted through AWS, the most secure cloud hosting provider.

Multiple programs will need to be executed in parallel to achieve compliance, with the 120Water platform serving as the data management layer that ties projects together, tracking progress and showing results. We recommend the following general approach to the requirements identified in this RFQ:



Inventory Development and Validation is the most important piece as it is both the foundational element required to achieve compliance with the Revisions AND the information gathered informs execution of the

later programs. We typically phase Inventory (Development, Validation and Replacement) projects of this size in the following way:



### Phase 1 - Prepare (2-4 weeks)

#### Program/Team Preparation & Software Setup

1. Establish the cross-functional Program Team and confirm roles and responsibilities (*Examples include -- utility management, compliance, communications, transmission & distribution, engineering/construction, GIS, and IT*)
2. Review and further establish the program approach including cadence of reviews and success metrics
3. Identify, review, document, and collaboratively understand the existing data source(s) and systems. Common examples include:
  - a. GIS records
  - b. Billing system records
  - c. Work Order System records
  - d. Paper reports, Tap cards, etc.
  - e. Recent capital projects
4. Setup and configure 120Water platform software account and setup user(s) account(s)

### Phase 2 - Develop (4-12 weeks)

#### Preliminary Inventory Development by Relying on Internal Records

1. Deliver records data identified in Phase 1 and requested by the Program Consultant (*Key tactics include developing a starting inventory by securing and analyzing shape files, reports, and records resulting in a materials categorization of every service line in the client's system*)
2. Determine if the procurement of additional data is required to inform the inventory
3. Analyze various data sets and sources and relate and clean source data as needed
4. Import the prepared data (*and/or*) use the client's existing records and run Lead Service Line Probability Finder, if the preliminary inventory contains sufficient data on SL locations. If not, 120W will determine the best path to getting enough observations with Osawatomie
5. Receive and review Predictive Modeling probability scores
6. Train the Osawatomie user(s) on 120Water software platform using the utility's data
7. Review current data systems and processes and provide guidance on leveraging 120Water platform for long-term LSL management

### Phase 3 - Execute (6-36 months)

#### Define and Execute Prioritization and Verification

1. Establish the Prioritization Team including determining the key decision-maker who will own prioritization and scheduling
2. Hold Prioritization Workshop during which the Team will work through scores, neighborhood information, and other details to define the prioritization of site
3. Continue leveraging 120Water software to keep the LSLI updated
4. Review the LSLI for compliance

*\*Note somewhere in Phase 3 is where we would expect Year 1 of the Program to end. Exact timeline is typically dependent on availability of data, desire/capability of Osawatomie to do field verifications, etc.*



## Phase 4 - Replacement Planning (4-8 weeks)

### *Plan for Replacement and Long Term Compliance*

1. Plan and host Replacement Planning Workshop to define the locations, processes, staff, pre and post-replacement approach
2. Build a Lead Service Line Replacement (LSLR) Plan in line with EPA LCRR requirements and balance with client's needs. Review and acceptance of this plan will be reviewed with the state regulatory agency in 2024. The LSLR Plan includes at a minimum:
  - a. Summary of LSLI Status
  - b. Cost Estimate for LSLR
  - c. Legal Considerations
  - d. LSLR Procedures
  - e. General Customer Outreach & Communication Plan
  - f. Flushing Plans
  - g. Funding Strategies
5. Review LSLI for compliance and update Lead Service Line Replacement Plan

During, potentially before, and definitely after the Inventory Development, Validation, and Replacement efforts, 120Water is also capable of planning, implementing, and executing a range of Sampling Programs:

- 1st and 5th Liter Compliance Monitoring (2023 to mimic requirements of Revisions)
- Replacement Sampling
- Schools & Facilities Sampling

These project plans will be completed ahead of commencement of the projects themselves, and will include:

- List of residences and/or schools/daycares to be sampled
- Planned cadence for delivery of sample kits
- Kit ordering schedule to meet delivery timeframes
- 120Water customer rep training to provide support for customers performing the sampling
- Communication campaign development and potential sequencing before and after sample delivery
- Project goals, milestones, and timeframes to complete
- Guardrails to ensure compliance with all applicable federal and state sampling regulations
- 120Water platform setup for project/kit tracking, data management, results reporting, and delivery of communications
- Centralized training materials and webinars (as necessary) to train Osawatomie staff on using the 120Water platform

We will now further describe our capabilities in the following areas:

- Lead Service Lateral (LSL) Inventory and Identifying (Lead-Status-Unknown) Service Laterals
- Develop a Lead Service Lateral replacement Program
- Sampling Monitoring Program
- Public Education and Outreach
- Technical Implementation & Support

## Inventory Development

### *Preliminary Inventory Development and Identification of Unknowns*

1. Establishing cross-functional Osawatomie Program Team
2. Identify, review, and document all existing data sources
  - a. GIS data
  - b. Tax parcel data (publicly-available and 120Water-owned)
  - c. Tap cards/As-builts
  - d. Local legislation
  - e. Work Orders/Contractor records

3. Digitize any data sources that are currently paper-based
4. Combine all data sources and upload into 120Water platform
5. Select a group of locations (if necessary) for field verifications to supplement existing inventory

External ID	Address	Tier	Programs	Events	Public	Private
#9	15 Lost Run Tr, Pawnee, IN 46077	2	LCR Sampling Pawnee	LCR 2021	No Lead	Cu x Unknown Solder
#8	9681 Hishmans Run Ln, Pawnee, IN 46077	2	LCR Sampling Pawnee	LCR 2021	PVC	PVC
#7	5729 Garden Point, Pawnee, IN 46077	1	LCR Sampling Pawnee	LCR 2021	Unknown	Lead
#6	1033 Cameron St, Pawnee, IN 46203	1	LCR Sampling Pawnee	LCR 2021	Cu x Unknown Solder	Lead
#5	655 W Poplar St, Pawnee, IN 46077	2	LCR Sampling Pawnee	LCR 2021	Cu x Unknown Solder	Cu x Unknown Solder
#4	64 Balmoral Ct, Pawnee, IN 46077	2	LCR Sampling Pawnee	LCR 2021	No Lead	PVC
#3	550 N Elm St, Pawnee, IN 46077	3	LCR Sampling Pawnee	LCR 2021	PVC	PVC
#2	590 W Cedar St, Pawnee, IN 46077	1	LCR Sampling Pawnee	LCR 2021	No Lead	Lead
#1	720 W Oak St, Pawnee, IN 46077	2	LCR Sampling Pawnee	LCR 2021	PVC	Cu x Unknown Solder
#0	110 S 2nd St, Pawnee, IN 46077	1	LCR Sampling Pawnee	LCR 2021	No Lead	PVC

Service Line Inventory Management

### LSLI Map

The 120Water Platform, in addition to providing the Data Management capabilities necessary to execute the overall program, will also provide the Public Transparency Dashboard for Service Line Inventory. This Dashboard is typically presented as its own microsite that can be linked to the Osawatomie website, and both keeps the Osawatomie compliant with the requirements of the revisions as well as provides the public with a tool to identify the material of the service line at a specific address. As service lines are identified, verified, and eventually replaced, the updates in the 120Water Platform will update the Public Transparency Dashboard in real-time. No additional maintenance is required from the Osawatomie team.

Address	Public/Private	Updated Date
49 Brookpark Circle	Unknown/Unknown	04/14/2020
3033 Indiana Center	Lead/Unknown	04/14/2020
18 Money Park	Unknown/Unknown	04/14/2020
1000 10th Street	Lead/Lead	04/14/2020
4 Peach Strip	Unknown/Lead	04/14/2020
6455 Money Road	Unknown/Unknown	04/14/2020

Service Line Public Transparency Dashboard

However, should Osawatomie choose to use the ArcGIS public data sharing capabilities, 120Water will send the service line feature back to ArcGIS so that the inventory data may be stored and shared publicly via GIS. We will do this through our ESRI Connector, which is a 120Water-owned ESRI partner solution that allows us to both ingest data directly from customer ESRI installs, as well as allow our customers to review verified data in that system before updating their system of record with a new or revised feature layer.

### Summary Reports

As the platform is available 24/7/365 and updated as field verifications occur, Summary Reports are available to the Authority team on-demand. All information displayed can also be easily downloaded as a CSV file. Reporting is not limited to inventory data, but also includes all sampling results data (when/as available) to both Osawatomie and to the KDHE spreadsheet requirements.

### Predictive Modeling

The Predictive Model requires the data gathering and cleaning work done in the Preliminary Inventory Development to be successful. The model will be run multiple times as service lines are validated. To maintain a high level of accuracy in this machine-learning model, the 120Water data science team will apply a customized, local model on the available data sources for Osawatomie. There are couple of reasons we do this:

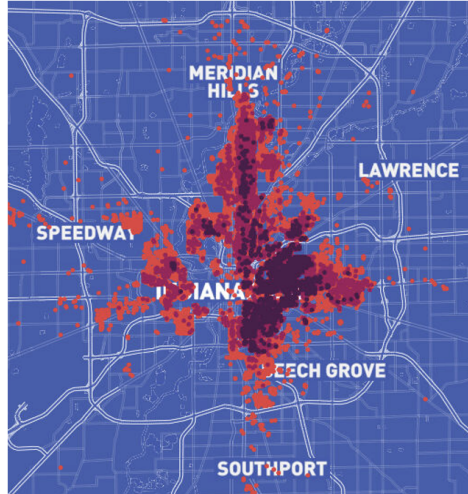
- The data quality issues are unique within each utility and must be tackled individually at the city level.
- Each city has unique development patterns and factors that could contribute to the LSL detection where a global model cannot learn this unique pattern.
- The outcome is best validated at the city level because the service provider almost always operates locally.

The work – per customer - consists of:

- Feature Store Implementation – Identifying the potential features (data attributes) that help determine service line materials, facilitating data cleansing, standardization and denormalization, and collecting known locations for the training dataset and unknown locations for predictions and verifications.
- Exploratory Data Analysis – Identifying features (data attributes) that significantly improve model accuracy, verifying the hypothesis developed by other researchers, and evaluating the impact of these features on the predictive outcome.
- Machine Learning Model – Incorporating all features and predicting the likelihood of LSL presence at each parcel (location).
- Verification Recommendations – Implementing the 120Water platform, streamlining utilization of the LSL detection model to enable our customers to operationalize service line verifications (and eventually replacements).

The sequencing of operational steps is typically:

1. Acquire tax parcel data for all locations in the Preliminary Inventory, from a combination of publicly-available sources, 120Water's proprietary software, and Osawatomie's sources:
  - a. Year Built
  - b. Latitude/Longitude
  - c. Lot Area
  - d. Additional TBD based on Preliminary Inventory
2. Use Preliminary Inventory as a Training Set and identify any potential bias in the model
3. Ask for file with all locations in the Osawatomie service area (typically from billing system)
4. Acquire tax parcel data for all locations in the Osawatomie service area with unknown service lines (not in Preliminary Inventory), typically from same sources as above
5. Run Predictive Model for all locations in the Osawatomie service area, and analyze confidence in predictive set
6. Project Hit Rate and Recall Rate and select small geographic area for Pilot Validation of Predictive Model



*Representative clustering of predictive lead results*

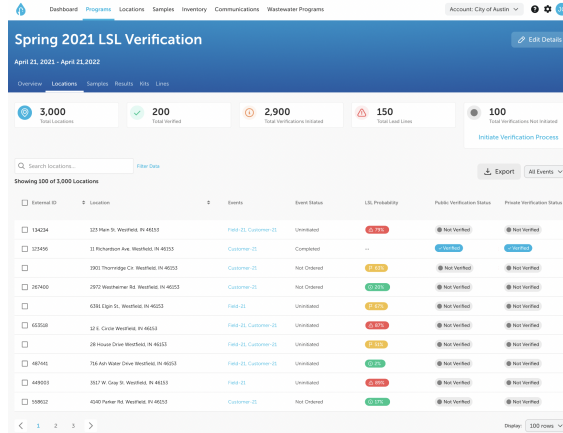
#### *Lead Status Unknown Validation*

Inventory Validation is an iterative process that kicks off once the locations for Pilot Validation have been determined. We will use the results of the Predictive Model to identify specific locations within the Pilot Validation area for each method.

Sending postcards with lead check swabs is a great way to efficiently get information about the customer-side of the service line. If the meter is above-ground, the customer can wipe the swab on the pipe and use the color of the swab to determine the material type. The postcard can be used for customer education and access to a QR code, which the customer can use to input the material type (and additional information) into a web form that will automatically update the inventory in the 120Water platform. Our Customer Success team will be on board to assist with customer outreach and support in these efforts.

For service addresses that are assigned to the hydrovac/potholing method, we will use the Osawatomie resources if available, and can supplement with subcontractors if necessary.

Once materials are verified for the Pilot Validation area and updated in the 120Water platform, we will re-run the model and update probabilities for all unknown service lines in the remainder of the Osawatomie service area. Our data team will analyze the results and determine the next area for a full verification effort, and repeat the processes detailed above. Once those verifications are received (and the 120Water platform is updated), we will again re-run the model and choose locations for a full verification effort. This process will continue until we have achieved 90%+ confidence in the model results, and the resulting data can be stored and updated in both the 120Water platform, and, if required, the Osawatomie's GIS.



### Lead Service Line Verification Program

Note: Lead Service Line Replacement planning can begin as soon as the Pilot Validation process has been completed. 120Water will work alongside the Osawatomie to develop plans for the state and respond to any questions or comments throughout the state and EPA approval process.

### Customer-Owned Verifications

We understand that the customer-owned Service Line material types are the biggest ‘black box’ for utilities today. 120Water can be responsible for scheduling all locations for customer-owned verification, establishing a communications outreach campaign, coordinating all communications deliverables (project notifications, customer surveys, agreements, etc) to the residents, managing logistics of verification test kits, outbound & inbound resident support, documenting all of the feedback and verification results, and communicating all findings to Osawatomie.

Current options for Customer-Owned Verifications include:

- Customer Surveys
- Lead Check Swabs
- Home Inspections
- Test Pitting/Excavating

### Customer Surveys

The first potential form of Verification comes in the form of a Customer Survey. These Customer Surveys can be co-developed alongside the Osawatomie Project Manager and other staff representatives. Customer Surveys typically include a Osawatomie Branded Envelope, Customer Survey for hard copy completion with QR Code for Digital completion and prepaid return envelope. All customer surveys will be scheduled, fulfilled and shipped directly through the 120Water Platform. All stages of the lifespan will be tracked within the platform in real time, documenting/time stamping the date customer surveys were ordered, shipped, delivered, and completed.

311 Non-Detect Results Letter	311	311 for 2021	132 Stratford Rd, Buffalo, NY 14216	10/11/2021	Queued	⋮
311 Non-Detect Results Letter	311	311 for 2021	84 BEATRICE AVE, Buffalo, NY 14207	10/11/2021	Queued	⋮
311 Non-Detect Results Letter	311	311 for 2021	517 Cambridge Ave, Buffalo, NY 14215	10/05/2021	Delivered	⋮
Above 5 ppb 311 Results Letter	311	311 for 2021	342 DEWEY AVE, Buffalo, NY 14214	09/28/2021	Delivered	⋮

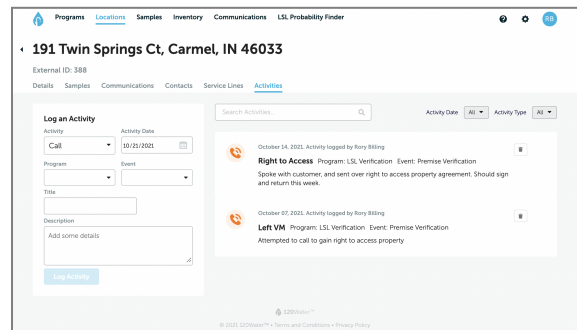
## Lead Check Swabs

Lead check swabs are a great way for the Customer to ID a lead pipe on behalf of the utility. These are kits that are sent out with a felt-tipped marker that turns pink or red when rubbed directly on a lead pipe, and a magnet that can further help identify the presence of a galvanized pipe. Within the swab kit the customer will also receive a physical postcard/survey to fill out results, as well as a QR code that will direct the customer to a web form (could be filled out instead of the paper form). All of the tracking and verification details that are part of the Customer Survey process also apply to the Lead Check Swab process, and all information captured by Customers with the swabs will be stored in the 120Water platform.



## Home Inspections/Test Pitting/Excavating

While these Field Verifications will likely be executed by the Osawatومية field operations team (120Water can provide a subcontractor if desired), our team is able to manage all customer education, support, permission gathering, and data capture as necessary. All customer activities will be logged in the 120Water Platform.



Customer Activity Logging in the 120Water Platform

## Lead Service Line Replacement

### Lead Service Line Plan Development

Following delivery of the predictive model output (known inventory of lead service lines), 120Water, in conjunction with Osawatومية, will develop a Lead Service Line Replacement plan. This plan will take into account capital and time constraints, existing/ongoing replacement projects, and underserved/underrepresented neighborhoods. The LSLR Plan includes at a minimum:

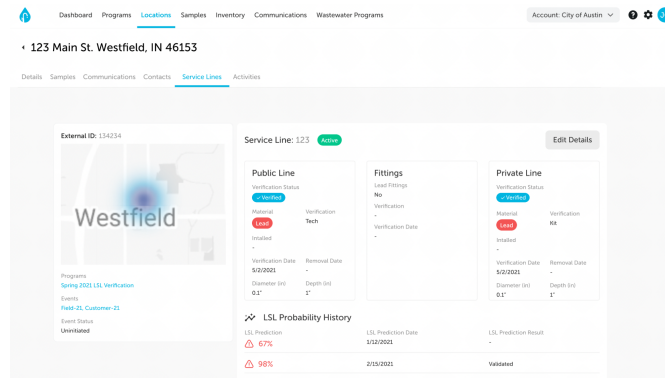
- Summary of LSLI Status
- Cost Estimate for LSLR
- Legal Considerations
- LSLR Procedures
- General Customer Outreach & Communication Plan
- Flushing Plans
- Funding Strategies

The plan itself will include sequencing of replacements by street address (typically clustered into neighborhoods for efficient use of time) as well as a cost estimate. We will review and confirm all

regulatory requirements in Kansas, implement best practice learnings established from supporting other replacement programs, and be prepared to present to the primacy agency for approval.

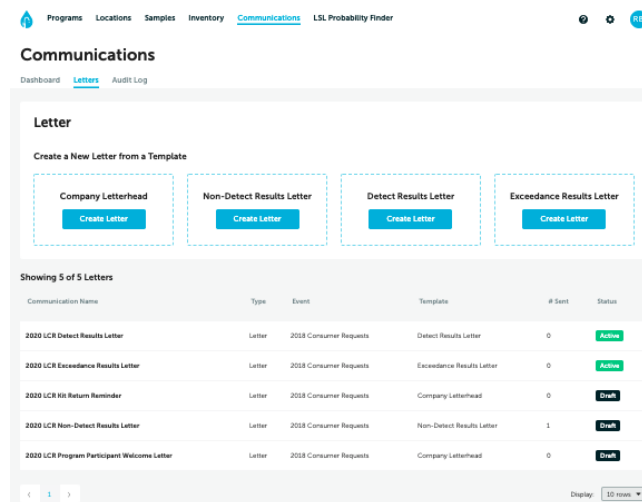
### Inventory Updates and Communication

Once the plan has been developed and the Replacement project has begun, since the 120Water Platform will have the verified service line inventory information from the Inventory Verification process, 120Water will update that inventory as lead service lines are replaced. Old service line records will be archived in the platform, and the new service lines will be associated with the customer address where they were installed.



Service Line Record Associated with a Location

As part of the Lead Service Line Replacement process, 120Water will communicate with residents to gain permission for the replacement, and then let them know when the replacement has been scheduled. 120Water's Communications features allow Osawatomi to store communication templates such as result letters, service line validation notifications, LCR monitoring notification letters, surveys, and other types of resident communications that need to be provided. The notifications will be automatically distributed through the 120Water platform based on established communication paths



Communications Module with Automated Template Selection

### Pre- and Post-Replacement Sampling

While Post-Replacement Sampling is required by the new LCR revisions, 120Water recommends that the Osawatomi conducts sampling after a Lead Service Line is identified, but before it is replaced. This will help the Osawatomi make determinations on whether Pitcher/Filter kits are required ahead of replacements, as well as prioritize locations for replacement that have higher levels of lead.

Sample ID	Event Name	External Sample ID	Location	Parameter	Result	Analyzed
25985	2018 Lead Service Line Replacements		106 Secane St, Pittsburgh, PA, 15211	Lead	9 ppb	06/20/2019
25997	2018 Lead Service Line Replacements		447 Ruxton St, Pittsburgh, PA, 15211	Lead	17 ppb	06/14/2019
26009	2018 Lead Service Line Replacements		450 Ruxton St, Pittsburgh, PA, 15211	Lead	29 ppb	06/20/2019
26003	2018 Lead Service Line Replacements		440 Ruxton St, Pittsburgh, PA, 15211	Lead	4 ppb	06/22/2019
26018	2018 Lead Service Line Replacements		411 Ruxton St, Pittsburgh, PA, 15211	Lead	4 ppb	06/21/2019
26029	2018 Lead Service Line Replacements		428 Ruxton St, Pittsburgh, PA, 15211	Lead	22 ppb	06/22/2019
26036	2018 Lead Service Line Replacements		408 Ruxton St, Pittsburgh, PA, 15211	Lead	4 ppb	06/13/2019
26038	2018 Lead Service Line Replacements		404 Ruxton St, Pittsburgh, PA, 15211	Lead	5 ppb	06/13/2019
26041	2018 Lead Service Line Replacements		228 Ruxton St, Pittsburgh, PA, 15211	Lead	4 ppb	06/20/2019
26063	2018 Lead Service Line Replacements		46 Pasadena St, Pittsburgh, PA, 15211	Lead	4 ppb	06/20/2019

*Results Table for Replacement Sampling Program*

For both Pre- and Post-Replacement Sampling, we will use the 120Water Platform to:

1. Source and track delivery of Sampling kits
2. Include how-to-use communication with the Sampling kits
3. Follow-up in the case of samples-not-taken
4. Provide forwarding labels on the Sampling kits for delivery to the lab
5. Track delivery to the lab, and follow-up with customer if samples not forwarded
6. Automatically ingest results data from the lab
7. Provide templated communication back to the customer with the sample results
8. Provide additional communication - if necessary - with action steps based on sample results

#### *Pitcher/Filter Kits*

120Water will source, distribute, track, and order pitchers/filters when lead lines are identified and replaced on both an agreed upon schedule and on an ad hoc basis.

We will use the 120Water platform to:

1. Communicate to the resident to expect delivery of the Pitcher/Filter kit
2. Source and track delivery of Pitcher/Filter kits so they arrive ahead of scheduled replacement
3. Include how-to-use communication with the Pitcher/Filter kit
4. Follow-up in the case of incomplete deliveries



Kit Order ID	SKU	Ordered Date	Location Address	Contact	Kit Order Status	Tracking Link	Results Letter
1	Pitcher Filter Kit - DEMO	12/15/2018	79 Wyoming St, Pittsburgh, PA 15211	--	Completed	--	
2	Pitcher Filter Kit - DEMO	12/15/2018	2324 SARAH ST, Pittsburgh, PA 15203	--	Shipped	--	
3	Pitcher Filter Kit - DEMO	12/15/2018	334 Prospect St, Pittsburgh, PA 15211	--	Shipped	--	
4	Pitcher Filter Kit - DEMO	12/15/2018	34 Norton St, Pittsburgh, PA 15211	--	Delivered	--	
5	Pitcher Filter Kit - DEMO	12/15/2018	5533 Jackson St, Pittsburgh, PA 15206	--	Delivered	--	

*Pitcher/Filter Kit Tracking*

### Communications

Once the sampling schedule has been determined and agreed upon by the Osawatomie, the 120Water team will maintain that schedule and begin communicating the sampling requirements to the individual schools and daycares. We will develop a set of training materials, to be delivered to each school and daycare, that will highlight the reason for sampling, how to create and execute a sampling plan within the 120Water platform, how and when to expect results in the Platform, options for remediation if lead is detected, and avenues for support.

### End-to-End Workflow

As schools and daycares develop individual sampling plans, our team will train your team on how to perform quality analysis on the plans and identify and correct any issues ahead of loading those plans into the 120Water Platform. Once those plans have been properly loaded, we will procure the sampling kits, track delivery of those kits, and - similar to LCR compliance kits - provide forwarding labels on the kits for easy delivery to the lab(s). Lab data will automatically be ingested into the platform as results become available, and those results will be communicated to the schools and daycares (both through the platform and in the form of letters).

Fixture Code	Draw Type	Fixture Type	Collected On	Building Name	Fixture Location	Status	Result
DEM007236	First Draw	Faucet, Cold	03/15/2019 - 01:41am	--	office area	Collected	1.60 ppb
DEM007236	Flush 30	Faucet, Cold	03/15/2019 - 01:42am	--	office area	Collected	1.60 ppb
DEM007236	Flush 180	Faucet, Cold	03/15/2019 - 02:00am	--	office area	Collected	1.60 ppb
DEM007239	First Draw	Water Cooler	03/15/2019 - 01:43am	--	west hall	Collected	1.60 ppb
DEM007241	First Draw	Faucet, Cold	03/15/2019 - 01:44am	--	South hall	Collected	1.60 ppb
DEM007241	Flush 30	Faucet, Cold	03/15/2019 - 01:45am	--	South hall	Collected	1.60 ppb
DEM007242	First Draw	Faucet, Cold	03/15/2019 - 01:45am	--	south hall	Collected	1.60 ppb
DEM007246	First Draw	Faucet, Cold	03/15/2019 - 01:46am	--	south hall	Collected	1.60 ppb
DEM007246	Flush 30	Faucet, Cold	03/15/2019 - 01:47am	--	south hall	Collected	1.60 ppb
DEM007250	First Draw	Water Cooler	03/15/2019 - 01:48am	--	south hall	Collected	1.60 ppb

*Sample Results for Individual School (as part of Sampling Program)*

## Compliance Sampling

### Tier Site Validation

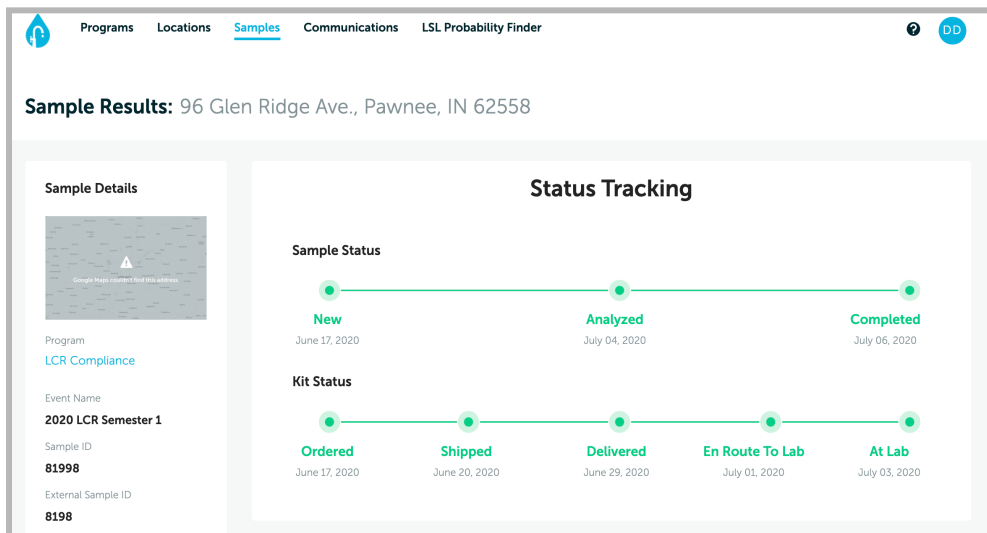
As part of the verification process, 120Water will collect information needed to perform Tier Site Validation. We will then update locations with the appropriate tiers in the 120Water platform, so that Osawatomie can choose a set of locations for Compliance Monitoring that will satisfy the requirements of the rule.

### Compliance Sampling

During Osawatomie's Monitoring period, 120Water will handle the end-to-end compliance workflow for all required LCR sampling. We will provide the 1st and 5th Liter kits (which we have already used in other municipalities), track delivery of kits to residents, provide forwarding labels for sample delivery to lab, and automatically ingest results data into our platform. During implementation, we can import historical sampling data by location, and as additional samples are created/delivered/analyzed, these results will sit alongside the historicals for those locations. Results will come back to the 120Water platform via an EDD generated by Labworks LIMS. We will receive the EDD, automatically ingest the results, notify the Water Authority admins when those results become available, and auto-trigger sending of results letters to the correct resident(s).

Sample Id	Event Name	External Sample ID	Location	Parameter	Result	Analyzed
28597	2018 LCR Round 1		2506 Mt. Troy Rd., Pittsburgh, PA, 15212	Copper	20 ppb	08/19/2019
28597	2018 LCR Round 1		2506 Mt. Troy Rd., Pittsburgh, PA, 15212	Lead	4 ppb	08/19/2019
28598	2018 LCR Round 1		2042 E. Homestead, Pittsburgh, PA, 15212	Copper	2 ppb	08/20/2019
28598	2018 LCR Round 1		2042 E. Homestead, Pittsburgh, PA, 15212	Lead	4 ppb	08/20/2019
28599	2018 LCR Round 1		2201 Mt. Troy Rd., Pittsburgh, PA, 15212	Copper	30 ppb	08/19/2019

*Results Report for Compliance Sampling*



*Status Tracking for Compliance Sampling*

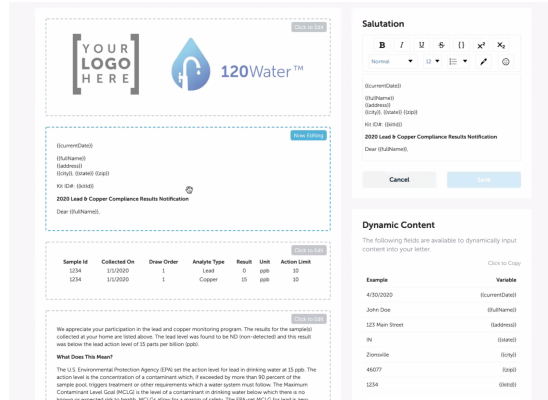
### Sampling Kits and Sample Analyses

Below are pictures of the 1st and 5th Liter kits that we have developed:



### Public Education and Outreach Assistance

120Water's Professional Services team has experience in developing public education strategy and outreach assistance for LSLI/LSLR programs. The team will craft a comprehensive communications strategy and campaign(s), determine the best methods, channels and cadence, create or co-create with the client all materials, execute delivery of those communications, and help Osawatomi monitor and measure response. Strategy adjustments will be made if/when necessary based on feedback from Osawatomi's customers.



Sample Customer Communications Template

As detailed in the Replacement section above, the 120Water platform communications module will assist in sending both bulk and targeted, 1:1 communications to residents. These targeted campaigns are made possible by the customer and inventory data stored in the platform, but when one-size-fits-all public outreach is needed, our team also has experience working with bulk mailing houses for those ‘blanket-the-community’ style campaigns.

Additionally, if Osawatomie indicates a desire to have 120Water develop an ESRI-based lead and copper dashboard, which is something our Professional Services team has experience doing and can do for this project. We also, however, as described above, have our own Public Transparency Dashboard that can be used (if desired) in place of ESRI).

For schools and daycares, once a sampling schedule has been determined and agreed upon by Osawatomie, the 120Water team will maintain that schedule and begin communicating the sampling requirements to the individual schools and daycares. We will develop a set of training materials, to be delivered to each school and daycare, that will highlight the reason for sampling, how to create and execute a sampling plan within the 120Water platform, how and when to expect results in the Platform, options for remediation if lead is detected, and avenues for support.

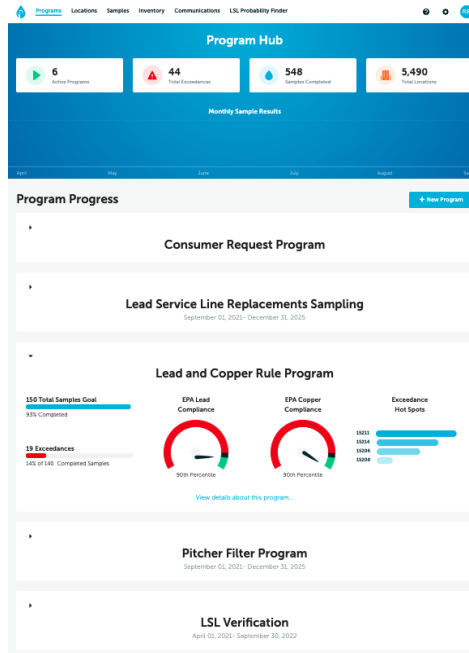
## Technical Implementation and Support

### Data Management

The primary purpose of the 120Water platform is to manage all data associated with successfully executing the variety of workflows necessary to identify lead service lines, communicate with residents, and achieve compliance with the Lead & Copper Rule Revisions.

The key differentiator of the 120Water platform is the use of an address as the foundational record for all information collected as part of these processes. This means that, at any time, for any customer address, 120Water will know the service line material (or probability of lead) and verification method, the status and/or results of any compliance or replacement sampling, whether an address has received - or will receive - a pitcher/filter kit, and, finally, a history of all received and scheduled communications.

Many of these workflows will overlap over the course of the overall program and the 120Water platform is the only place to track, manage, and analyze the different data points collected as part of these processes, and, as a result, provides the foundation needed to make the appropriate business decisions to protect public health and keep the project on track.



*120Water Program Dashboard*

Below is a reference list of three current projects or projects completed within the past twenty-four months for projects of similar size and scope, including the name and telephone number of a contract person for each reference listed for Osawatomie to review:

Reference 1

**Asheville, NC: Lead and Copper Rule Revision Compliance**

**Contact:** Brenna Cook - Compliance Manager

**Address; Direct Phone; Email:** 70 Court Plaza Asheville, NC; 828.259.5962; bcook@ashevillenc.gov

**Contract Duration:** 36 months - starting December 2020

**Annual Contract Cost:** \$146,527

Asheville contracted with 120Water to assist with full support to meet the requirements of the revised Lead & Copper Rule including:

- Lead Service Line Inventory Development
- Lead and Copper Rule compliance sampling (annually)
- Lead sampling in schools
- Public outreach & communications
- Lead service line replacement program plan
- Pre & Post sampling of LSLRs
- Pitcher/Filter Distribution

The program is a multi year phased approach, with each phase building on the next. 120Water initially reviewed historical sampling, inventory, and customer data from ArcGIS, Cityworks, spreadsheets, paper based records, LIMS, and the billing system. The data was then analyzed, cleaned, and a preliminary inventory loaded into the 120Water cloud based platform. 120 then developed a validation plan to identify unknown lines, which includes sending lead swab kits to residents, and potholing designated high probability lead locations. Field data, such as material type, is inputted directly into the software, and associated with a specific customer address. 120Water is working with KHAFRA to conduct onsite validation via hydrovacating. The data inputs gathered from visual inspections, including customer swabs, inform the proprietary predictive model, the Probability Finder, which is run on an ongoing basis until the inventory is validated up to 90%+ accuracy. 120Water provides a public-facing dashboard for residents to

visualize locations of lead service lines in their community, and search their address for service line material type on both the private and public side.

Asheville has begun sampling all schools in their system for lead. 120Water is providing educational content, training webinars, sample planning guidance, sampling kits, and remediation guidance to the school systems over the course of the next 3 years. 120Water supports Asheville with program progress reports that are presented to the City Council, and prepares supporting cases for additional funding/resourcing needed to prepare the utility to meet longer term requirements, such as 1st & 5th liter sampling. Once we have achieved a validated inventory, the next phase will be to create a lead service line replacement plan, continue school sampling, and LCR compliance sampling

#### Reference 2

##### **Rowan County, NC: Lead and Copper Rule Program**

**Contact:** Randy Cress - Asst. County Manager / CIO

**Address; Direct Phone; Email:** 130 W Innes St. Salisbury, NC; 704.216.8114; [randy.cress@rowancountync.gov](mailto:randy.cress@rowancountync.gov)

**Contract Duration:** 12 months - starting January 2021

**Annual Cost:** \$37,067

Rowan County is a rural water system located near Charlotte, North Carolina, that serves 162 households (representing a population of around 400 residents). After identifying elevated lead and copper levels, the system contracted with a team including 120Water, Hazen and Sawyer, and WaterPIO.

120Water distributed Brita Pitcher/Filter kits, Lead and Copper Rule (LCR) compliance kits, and voluntary sampling kits to all households the utility serves. The programs, public education and kits, were implemented and distributed within a 3 week timeframe.

- 100% delivery rate of Brita Pitcher/Filter kits, in addition to two 6-month filters per customer;
- 100% delivery rate of Lead and Copper Rule compliance sample kits, and result data to Rowan County
- 100% delivery rate of voluntary sample kits, with 73% completed at the 3 month mark.

In addition to 120Water's kit fulfillment solutions, 120Water's experienced professional services team provided program guidance as well as clear and rapid communication of any elevated lead results to the Rowan County team. The team coordinated with Pace Laboratories and the North Carolina Department of Environment Quality to get ahead of any potential challenges in tracking and reporting samples, ensuring that the state received timely, accurate data through the EPA's Compliance Monitoring Data Portal, and Rowan County remained compliant throughout the sampling period. 120Water's team also advised Rowan County on best practices throughout the program, including communication and follow up with unresponsive customers as well as actionable solutions to get all remaining samples returned. With the success and quick turnaround of the initial program, Rowan County has contracted with 120Water for future LCR monitoring due to the proven success of the sample kit delivery.

#### Reference 3

##### **Buffalo, NY/Veolia North America: Lead & Copper Rule Revision Compliance**

**Contact:** David Hill - Project Manager

**Address; Direct Phone; Email:** 281 Exchange St, Buffalo, NY; 270.570.3040; [david.hill3@veolia.com](mailto:david.hill3@veolia.com)

**Contract Duration:** 36 months - starting March 2021

**Annual Cost:** \$186,516

**Adherence to Schedule & Control of Costs:** On Target

Veolia contracted with 120Water to assist with full support to meet the requirements of the revised Lead & Copper Rule including:

- Lead Service Line Inventory Development
- Lead and Copper Rule compliance sampling (annually) 1st & 5th Liter
- Surveillance Sampling - voluntary customer sampling
- Find & Fix Sampling
- Public outreach & communications
- Lead Service Line Replacements
- Pre & Post sampling for lead service line replacements

- Pitcher/Filter Distribution

The program is a multi year phased approach. Each year includes a minimum of 700 compliance and surveillance samples being drop-shipped to residents. Veolia specifically wanted residents to get accustomed to 1st and 5th liter samples, so the kits include 5 bottles for first and fifth liter sampling. 120Water provides the software platform to serve as the central data management hub to associate all relevant data to an address, including sample logistics, asset data, and communications information. Internal and public facing inventory dashboards are provided with the software, along with automated letter sending for result notifications.

120Water will be sending out resident surveys to verify addresses and contact information for residents in advance of replacement work. We will continue to validate the remaining inventory using a combination of predictive modeling, and field verification efforts, while simultaneously supporting the replacement program.

We are currently entering the next phase of the program which includes the replacement of several hundred service connections, as part of a broader main replacement effort. Any pre and post replacement sampling, and distribution of pitchers and filters is provided in the event of a service line being replaced. 120Water will be handling all public outreach and communications, alongside the Buffalo communications team. This phase of the program will bring the annual cost to over \$1 million.

A list of the members of our team that are assigned to perform the services mentioned above as well as their qualifications:

**Logan Turner**  
 Director of Client Success  
 Zionsville, IN

—  
**EDUCATION**  
 Indiana University

—  
**CORE SKILLS**

Product Management  
 Customer Relationship  
 Management  
 Business Development

—  
**120Water**  
 Director of Client Experience  
 2021–Present

Solutions Consultant  
 2020-2021

Senior Account Executive  
 2019-2020

—  
**INDUSTRY EXPERIENCE**

**Buffalo Water**  
 Lead Committee Member

**Newark Water & Sewer**  
 Lead Consultant & Advisor

**ROLE AND RESPONSIBILITIES**

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Will ensure that all products and software not only meet but exceed expectations and ensure client success. Abby Warner, SVP of Client Experience, will also be involved in product management and fulfillment, guaranteeing client standards are met.

**RELEVANT PROGRAM EXPERIENCE**

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**SUEZ North America / Compliance & LSLR Program**  
 2019-PRESENT

SUEZ North America partners with 120Water for various solutions, ranging from LCRR Assessments covering all SUEZ PWSID's, Lead Service Line Replacement Sampling, LCR Compliance Sampling, Verification Test kits and Communications to the public. Logan has overseen national program adoption and solution delivery for SUEZ systems.

**Buffalo Water** Lead and Copper Rule  
 2020-PRESENT

Buffalo Water, managed by Veolia, partnered with 120Water to mitigate risk for the City of Buffalo. 120Water was hired to lead all sampling programs within the city, offering 1st & 5th-liter sampling to study the impact of the newly introduced trigger level. Buffalo Water will be leaning on 120Water to manage verification of unidentified services lines, coordinating replacement and sampling, facility identification, sample plan creation, and sample collection as well as managing all public outreach campaigns to support the various lead abatement programs.

**Citizens Energy Group / Lead Testing in Schools**  
 2019-Present

Citizens Energy Group hired 120Water to develop a lead service line inventory and implement predictive modeling to support their IURC submission for initiating Lead Service Line Replacement. Logan led the initial program evaluation, and is supporting the capital funding request for successive lead service line replacement phases of the partnership.

## Jillian Terhune

### Director of Program Consultant

Boston, MA

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#### EDUCATION

College of Charleston  
*M.S. Environmental Science and  
Water Resources Management*

University of Rhode Island  
*B.S. Environmental Science and  
Management*

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#### CORE SKILLS

Water Quality  
Soil Science,  
Water Resource Management,  
Environmental Pollution, and  
Microbiology

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#### 120WATER

Senior Program Consultant  
Present

## SUMMARY

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Jill has over 10 years' experience in the water industry having worked as the Laboratory Supervisor at Mount Pleasant Waterworks in South Carolina, a facility that provides wastewater treatment and drinking water testing services (100K customers) for 5 years before making the move to Norfolk, Virginia where she was the Water Quality Manager for the City of Norfolk, Department of Utilities for 6 years (over 1,000,000 water customers, wholesale raw and finished water, military installations and neighboring localities). She managed all Water Quality compliance programs (including Lead and Copper) from source water to tap, including the fully certified drinking water Laboratory as well as the Cross Connection Control and FOG Programs.

## ROLE AND RESPONSIBILITIES

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As a senior program consultant Jill manages a variety of client facing SDWA programs including Lead and Copper Rule Monitoring, Lead Service Line Inventory Development, Water Quality Parameters, Volatile Organic Compounds, Customer Request Programs, Pitcher/Filter Response Programs (for LCR), Lead in Facilities, and Lead Remediation Programs. Jill also perform and act as Program Manager for data analysis (asset management, laboratory results, as-builts, etc.), cleaning, and preparation in GIS, R, and other statistical programming for Lead Service Line inventory development

## RELEVANT PROGRAM EXPERIENCE

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### City of Norfolk, Department of Utilities, Water Quality Manager, Norfolk, VA September 2016-December 2021

- Manage divisional operations pertaining to Water Quality in the City of Norfolk which includes the Water Quality Laboratory, FOG, and Cross Connections Control Program.
- CIP project management pertaining to water resources and water quality, treatment, and regulatory compliance.
- Develop contracts to ensure City obtains best possible technology and laboratory instrumentation while following proper procurement processes.
- Manage annual operational budget of \$1.5M+
- Responsible Official for regulatory compliance, policy development, and certification programs (SDWA, NPDES, NELAP accreditation), method development and certification.
- Provide cross-divisional leadership and project management skills to ensure drinking water meets the highest standards for our 1 million raw and finished water customers.
- Quality Assurance Officer for internal audit and quality assurance programs
- Prepare and submit cross-divisional operational compliance reports for state, local, and federal primacy agencies.
- Participate in regional and statewide policy and legislative groups for water quality advocacy

### Mount Pleasant Waterworks, Laboratory Technician II, Mount Pleasant, SC October 2012-August 2016

- Verified the safety and quality of wastewater and drinking water through certified laboratory and field analyses
- Developed and implemented a microbial health assessment and categorization program.
- Provided technical assistance for field and laboratory equipment including routine calibration and preventative maintenance and training of new



- technicians.
- Inspected and oversaw laboratory conditions for safety and quality by ensuring compliance with the Chemical Hygiene Plan.
- Managed laboratory internal audit, proficiency testing, and QA/QC programs.
- Attended, presented, and assisted in regional conferences for professionals in the water and wastewater industry.
- Communicated with both internal and external customers concerning technical and analytical issues and/or results.
- Supervised laboratory staff activities ensuring all results met Federal and State Drinking Water Standards Clean Water Act, and NPDES permitting standards.

**Non-Point Education for Municipal Officials, Environmental Scientist, Kingston, RI**

May 2011-July 2012

- Assisted in the review, development, and publication of Soil Quality and Depth manual for municipalities.
- Developed a planning/mapping guide to using hydrologic soil groups in site specific soil mapping.
- Presented at workshops educating state-wide municipalities, educators, and students on stormwater and LID.
- Educated and communicated with the public regarding stormwater mitigation techniques.
- Led special projects including the creation of a stormwater runoff model for the state of Rhode Island and stormwater models to predict N-loading for storm events.
- Worked in GIS developing maps used in conjunction with soil mapping manual and hydrologic soil groups.

**USDA-NRCS, Soil Scientist, Warwick, RI**

May 2010-July 2012

- Managed laboratory receiving regional rapid carbon assessment soil samples.
- Performed soil, plant, and hydrology-based wetland delineations.
- Lead and coordinated a team for extensive soil sampling/mapping of sub-aerial and sub-aqueous soils.
- Described soils for establishment of soil series and land use by working offshore and on coastline describing and sampling subaqueous soils and benthic landforms.
- Coordinated and lectured at regional soils and geological workshops for graduate students and professionals.
- Collected bathymetric data using GPR on freshwater ponds and coastal ponds.
- Provided technical assistance and troubleshooting in the laboratory and field settings.
- Produced GIS maps of bathymetry and soil mapping sites.

# Jon Garrison

## Senior Program Consultant

Pittsburg, PA

### EDUCATION

**Butler University**

English and Literature

**Anderson University**

Marketing & Information Systems

### SUMMARY

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Jon Garrison has been with 120Water since its founding, serving as an account manager, senior program consultant, and client success leader delivering executional excellence in water and wastewater programs for the company's largest and most strategic clients. Bringing nearly 20 years of experience as a technology project manager, Jon effectively and efficiently guides clients, delivers project results, and provides programmatic solutions to the problems they are facing.

### ROLE AND RESPONSIBILITIES

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## CORE SKILLS

Leadership, Program Management, Project Management, Risk Management, Planning, Communications, Analysis, Customer Relations Management, Product Development

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## 120WATER

Client Experience Manager  
*August 2016-Present*

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## PREVIOUS EXPERIENCE

### TinderBox

Project Manager  
*January 2014–January 2015*

### ExactTarget/Salesforce

Project Manager  
*July 2013–January 2015*

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## 120WATER CLIENT EXPERIENCE

### Lead Sampling in Schools and Daycares

Chicago Daycares  
Chicago Public Schools  
Indiana Finance Authority  
Maryland DOE  
Metro Nashville Public Schools  
Minnesota Department of Health  
Kansas DHE  
South Dakota Department of Agriculture & Natural Resources  
West Virginia DHHR  
Wyoming DEQ  
Thompson School District

### Lead and Copper Rule

Loveland, CO  
Pittsburgh Water & Sewer Authority  
Denver Water  
IL American Water  
Asheville, NC  
Providence Water  
Conway, SC  
Cordele, GA  
Coweta, GA

As a Client Experience Manager, Jon works hand-in-hand with 120Water clients -- and the 120Water internal team -- to help drive and ensure program success through delivering expertise and execution in the areas of program management and support, data/reporting and communications.

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## RELEVANT PROGRAM EXPERIENCE

### Illinois American Water

Lead Service Line Inventory  
2021-PRESENT

Illinois American Water has partnered with 120Water to inventory their service lines across 50 Public Water Systems in Illinois. Jon oversees all day to operations of the program, ensuring timely fulfillment of deliverables, and coordinates with the engineering partner consultants to drive validation work. He managed the software implementation and ongoing data management elements of the program.

### Asheville, NC

LCR and Service Line Material Validation  
2020-PRESENT

Jon managed the day-to-day execution of Asheville's potholing program, overseeing and managing key program partners and program activities including, but not limited to: enrollment, scheduling, site inspections, potholing, site restoration, and data aggregation and reporting.

### Denver Water

LSLR & Pitcher/Filter Program  
2019-PRESENT

Denver Water has partnered with 120Water to distribute 150,000 pitchers and 750,000 filters over a 3 year period. 120Water is also managing the shipping, analysis, and results distribution for 40,000 pre and post LSL replacement sampling kits. Jon serves as the primary Program Manager from 120Water.

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## RELEVANT PROGRAM EXPERIENCE

### South Dakota Department of Agriculture & Natural Resources

Lead Sampling in Schools and Daycares  
2019-PRESENT

South Dakota DNR and Department of Social Services have partnered with 120Water to orchestrate a state-wide, voluntary drinking water lead sampling program available to every school and daycare in the state. Jon oversees all day to day operations of the program including technical training, fulfillment of sampling kits, results communications, and remediation guidance.

### Loveland, CO

DCWA, SC  
Denver Borough, PA  
Hartwell, GA  
Hamtramck, MI  
Lawrence, IN  
Lewisville, TX  
Louisville, CO  
North Logan, UT  
Orangeburg, SC  
Rome, GA  
SJWD, SC  
South Whitehall, PA  
Suez Jersey City, NJ  
Suez Hoboken, NJ  
Westminster, SC

LCR Monitoring and Customer-Side Service Line Inventory Verification Programs  
2017-PRESENT

Program management for Lead Sampling, Communications, and LeadCheck Swabs, inclusive of data management, logistics/tracking, and customer support.

**Providence Water**

LCR, Customer Request, LSLR Program  
2018-PRESENT

Providence Water is using 120Water to handle the logistics of increased sampling, saving the cost of time spent through automated kit sends, centralized data, and services to achieve compliance and save team bandwidth. They've sent more than 3400 samples and fulfilled all requests.

**Pittsburgh Water and Sewer Authority (PWSA)**

LCR, LSLR, Customer Request, Pitcher/Filter Program  
2016-PRESENT

PWSA has been using 120Water to manage lead and copper rule compliance, and to handle data management, sampling, and pitcher filter logistics for their lead service line replacement program. Jon has been leading the technical software delivery, and resident support for sampling and pitcher/filter distribution.

**Indiana Finance Authority (IFA)**

Lead Sampling in Schools and Daycares  
2017-PRESENT

Helped lead the program to test more than 900 public schools across Indiana for lead in drinking water. Walked the client through steps to define their software and program needs, set those expectations to a timeline, and tracked progress. Trained both the client and the field team on use of the software to use the software to map a school building. Managed lab relationships and tracked the shipment of sample kits and timeliness of lab analysis for more than 57,000 water samples. Worked with schools to order and track follow-up testing after remediation was performed.

We would encourage Osawatomie to budget for the base software and services cost below annually until compliant with LCRR. This software will be at the core of data and program management for the entirety of the rule.

Budgeting for verification will largely depend on the data set uploaded into the software after preliminary inventory development. We have seen systems of similar size to Osawatomie budget around \$700 per location for verification. Some locations need no verifying, some need affordable methods (postcards, swabs, etc) and some need potholing. Outlined in the first table below is the scenario describing how field verifying can be the most effective. Osawatomie would plan on needing 20% potholing of the 1750 total locations. That estimation for that scenario is \$271,400 as replacement budgeting would be the cost of the number of service lines requiring replacement plus the cost of a P/F, replacement cartridge and post construction sample kit and analysis. 120Water's goal is to drive down the number of potholes needed using methodologies discussed throughout the bid.

All budgetary estimates can become more exact with data. At the very least the \$26,400 cost of software and services should be budgeted annually throughout LCRR compliance program efforts. There are obviously consumable kits (swabs, sample kits, P/F kits) that will be used for LSLR, LCR and verification. These kits are critical elements to driving down O&M that would be incurred through potholing.

Cost table including the worst case scenario for potholing:

Product & Service	Description	Quantity	Cost
Data Management Services	<p>120Water Platform to centrally manage all data, programs and workflows, with logins for unlimited Osawatomie users Includes:</p> <ul style="list-style-type: none"> <li>● Predictive Modeling</li> <li>● Preliminary Inventory Development</li> <li>● Inventory Management</li> <li>● ESRI Connector</li> <li>● Program Dashboards</li> <li>● School/Daycare Sampling</li> <li>● Lead Service Line Replacement Program</li> </ul>	1	\$16,400
Program Consulting Services	<p>Overall Program Management from our expert Services team (includes Preliminary Inventory Development, Verification best practices Public Outreach consultation, validation planning, etc).</p> <p>These blocks are sold in 20 hour blocks and are used for training and program support through the usage of the software. Services are a set fee that we anticipate using based on scope of program requirements and system size. We can adjust should scope or programs change through contract negotiations. Calls and support are included. Should Osawatomie wish for us to be onsite to kick off the onboarding process we are amenable to that.</p>	4	\$10,000
Verification needs	Potholing and visually verifying 20% of the total locations within Osawatomie	350	\$700
<b>Total Cost</b>			<b>\$271,400</b>

Cost table excluding the potholing verification needed:

Product & Service	Description	Quantity	Cost
Data Management Services	<p>120Water Platform to centrally manage all data, programs and workflows, with logins for unlimited Osawatomie users Includes:</p> <ul style="list-style-type: none"> <li>● Predictive Modeling</li> <li>● Preliminary Inventory Development</li> <li>● Inventory Management</li> <li>● ESRI Connector</li> <li>● Program Dashboards</li> <li>● School/Daycare Sampling</li> <li>● Lead Service Line Replacement Program</li> </ul>	1	\$16,400
Program Consulting Services	<p>Overall Program Management from our expert Services team (includes Preliminary Inventory Development, Verification best practices Public Outreach consultation, validation planning, etc).</p> <p>These blocks are sold in 20 hour blocks and are used for training and program support through the usage of the software. Services are a set fee that we anticipate using based on scope of program requirements and system size. We can adjust should scope or programs change through contract negotiations. Calls and support are included. Should Osawatomie wish for us to be onsite to kick off the onboarding process we are amenable to that.</p>	4	\$10,000
<b>Total Cost</b>			<b>\$26,400</b>

Product & Service	Description	Cost
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<b>Unit Prices for Variable Quantity Products</b>		
Lead Check Swabs	1 Lead Check Swab + Magnet with data capture capabilities	\$26.43
Customer Surveys	Mailed Customer Surveys for customer side data capture	\$2.12
Sampling Kits	1L Lead & Copper compliance kits with shipping	\$34.74
Sampling Kits	1st and 5th Liter Lead & Copper compliance kits with shipping	\$66.09
Pitcher/Filter Kits	Brita LongLast pitcher and filter with shipping	\$69.50
Replacement Filters	Brita LongLast replacement filters with shipping	\$34.71
Kit Services	Lab analysis for 1 analyte (pre- or post-replacement kits, if necessary) and customer support for sampling process	\$23.00
Kit Services	Lab analysis for 2 analytes (note: 1st and 5th Liter require analysis for 4 analytes) and customer support for sampling process	\$36.36



<b>ACTION ITEM SUMMARY</b>	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 26<sup>th</sup> day of October, 2023, a majority voting in favor of.

**APPROVED** and signed by the Mayor.

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Nick Hampson, Mayor

(SEAL)

ATTEST:

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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.

<b>Percent</b>	<b>Number of FTE Jobs</b>
<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.

<b>Percent</b>	<b>Capital Investment Amount</b>
<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.

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## 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.

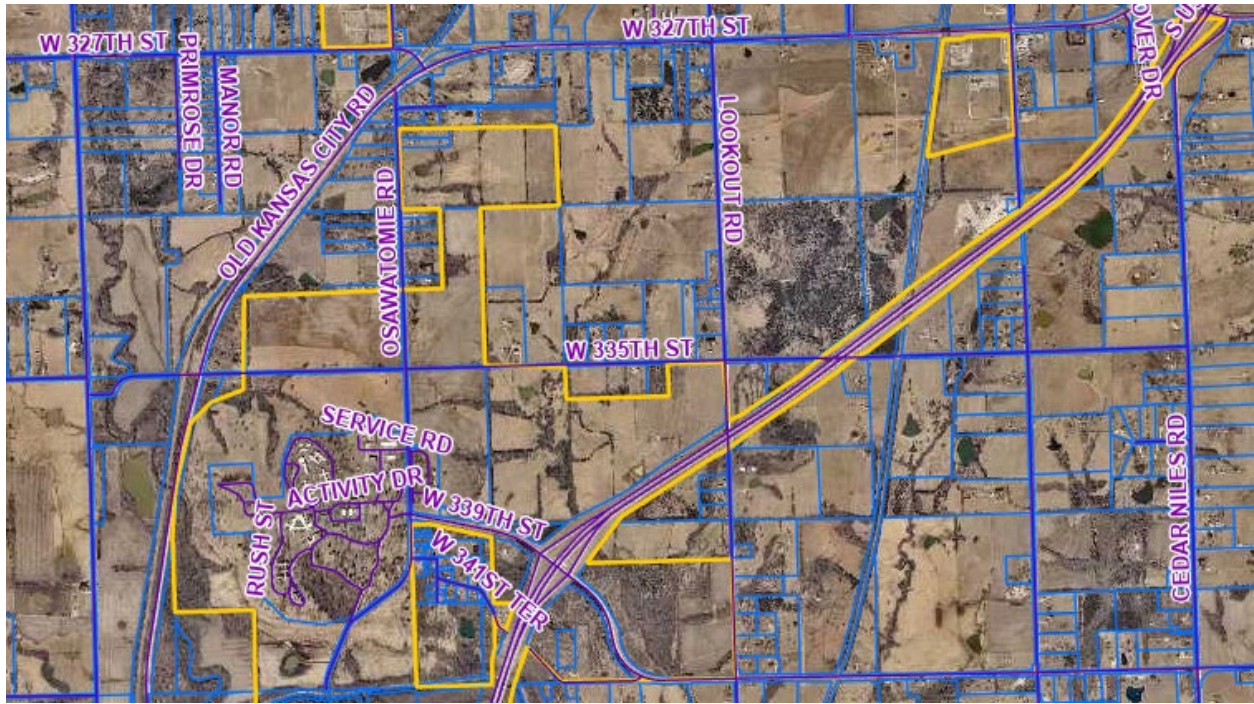
### APPLICATION FEES

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, 327<sup>th</sup> on the north, Cedar Niles Road on the east, and 343<sup>rd</sup> & 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.



<b>ACTION ITEM SUMMARY</b>	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 26<sup>th</sup> 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

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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

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**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 Osawatomi 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.).



<b>ACTION ITEM SUMMARY</b>	Item Number:	10.C
	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 12<sup>th</sup> 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. 101<sup>st</sup> 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.

<b>Sample#</b>	<b>Sample Location</b>	<b>Description</b>	<b>Asbestos</b>	<b>Friable</b>
<u>Basement</u>				
<b>101</b>	<b>Kids Library Area</b>	Cream 12"x12" Floor Tile/ <b>Mastic</b> /Adhesive (beneath carpet)	No/ <b>YES</b> /No	NA/ <b>No</b> /NA
<b>101</b>	<b>Kids Library Area</b>	Cream 12"x12" Floor Tile/ <b>Mastic</b> /Adhesive (beneath carpet)	No/ <b>YES</b> /No	NA/ <b>No</b> /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>
<b>NONE DETECTED</b>			
			<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>
<b>CHRYBOTILE</b>	<b>4</b>		
			<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>
<b>NONE DETECTED</b>			
			<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>
<b>NONE DETECTED</b>			
			<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>
<b>CHRYBOTILE</b>	<b>4</b>		
			<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>
<b>NONE DETECTED</b>				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



### Environmental

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

Lab Report No.:
B 81788

<b>Customer:</b> City of Osawatomie	<b>Contact:</b>
<b>Address:</b> 509 Fifth Street	<b>Phone:</b>
<b>City/State/Zip:</b> Osawatomie, Kansas 66064	
<b>Email:</b>	

<b>PLM</b>
<input checked="" type="checkbox"/> Bulk (EPA/600/R-93/116)
<input type="checkbox"/> Wipe

<b>PCM</b>
NIOSH Method 7400

**Project:** Osawatomie Public Library  
527 Brown Ave., Osawatomie, KS

**Project No.:** \_\_\_\_\_ **PO No.:** \_\_\_\_\_

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

<b>Turnaround Time</b>
<input checked="" type="checkbox"/> Rush/Same Day *
24 Hour

\*\*Composite Analysis if Sheetrock Joint Compound Sample is Positive

**Report results via:**  
Phone \_\_\_\_\_ Email \_\_\_\_\_

Date Required: **ASAP**

Lab ID	Sample No.	Sample Description
B 81788-1	1	Floor Tile/ Adhesive/Mastic
↓ - 2	2	Floor Tile/ Adhesive/Mastic

Lab ID	Sample No.	Sample Description

Relinquished By Lisa D Spicer Date/Time 9-12-2023 1:10pm	Received By Jami (ho) Date/Time 9/12/23
Relinquished By	Received By

Sample Condition: Acceptable  Other \_\_\_\_\_

Comments/Instructions



1100 Guinotte Ave  
Kansas City MO 64120  
www.caskc.com  
(816) 624-3233  
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 5<sup>th</sup> 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](mailto: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
<b>Total:</b>	\$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

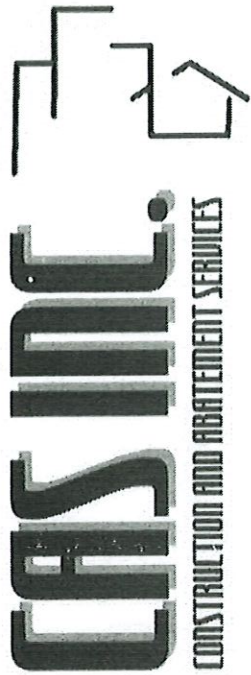
Contractor Name (Please Print) Jory Swim

*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 5<sup>th</sup> 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. Blame*

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](http://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
---	---	---	---	---	---	---	---	---	---

## 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](http://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 5<sup>th</sup> Street  
Osawatomie, KS 66064**

**Proposed Project:**

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

**Prepared By:**

**Jason Hoops  
Senior Project Manager/Estimator**

**September 26, 2023**





Sam Moon  
Assistant to the City Manager  
City of Osawatome, KS  
P.O. Box 37 509 5<sup>th</sup> St.  
Osawatome, KS 66064  
913-755-2146  
[smoon@osawatomeks.com](mailto:smoon@osawatomeks.com)

September 26, 2023

RE: Asbestos Containing Flooring Abatement Bid:  
Osawatome, KS Library Building: Basement Areas  
527 Brown Ave. Osawatome, 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. Osawatome, 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](mailto: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
<b>Total:</b>	\$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).

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

**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"/> <b>COMMERCIAL GENERAL LIABILITY</b> <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	<b>AUTOMOBILE LIABILITY</b> <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
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS LIABILITY</b> <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE EMPLOYEE EXCLUDED (Mandatory in KS) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/H N/A	AWWCKS312620222	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)

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

ACORD 25 (2016/03)

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**Statement of Qualifications:**

***\*See Attached SOQ***



## **2023 Capability Statement**

**913-432-5500 • [www.titankc.com](http://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](http://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](http://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:

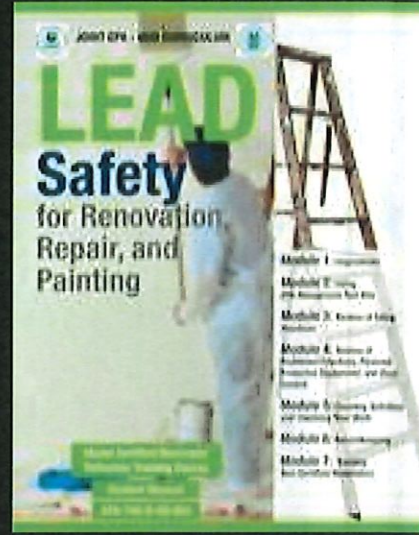
- Testing, inspections & risk assessments for residential, commercial & industrial properties
- Project design, oversight & compliance management including post project lead-dust wipe clearance sampling
- Lead paint removal for residential, commercial, and industrial properties
- Existing Lead Paint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



[titankc.com](http://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:**

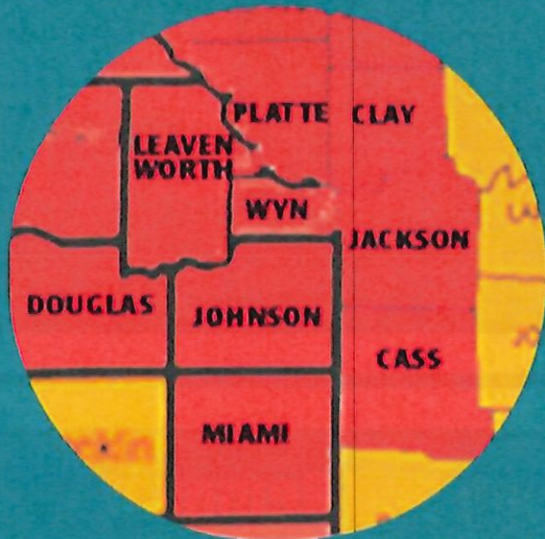
- **Mold Inspections w/Detailed Written Reports including IICRC compliant protocols**
- **Comprehensive Indoor Air Quality Assessments**
- **Mold Remediation and Microbial Decontamination**
- **Emergency Water Extraction and Structural Drying**
- **Moisture Mapping and Water Damage Assessment**
- **Mold,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



**[titankc.com](http://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.

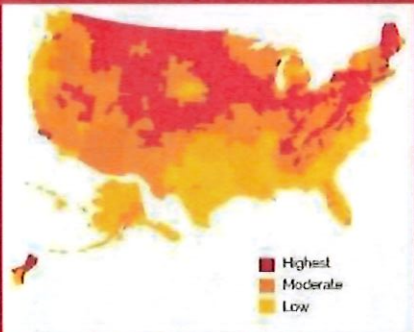
It presents a significant health risk as it gets trapped in the lower spaces/rooms of a residential or commercial building.

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](http://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](http://www.titankc.com)**





# COMPANY PROFILE



**Titan is in its 20<sup>th</sup> 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](mailto:info@titankc.com)**

**Web Site: [www.titankc.com](http://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.

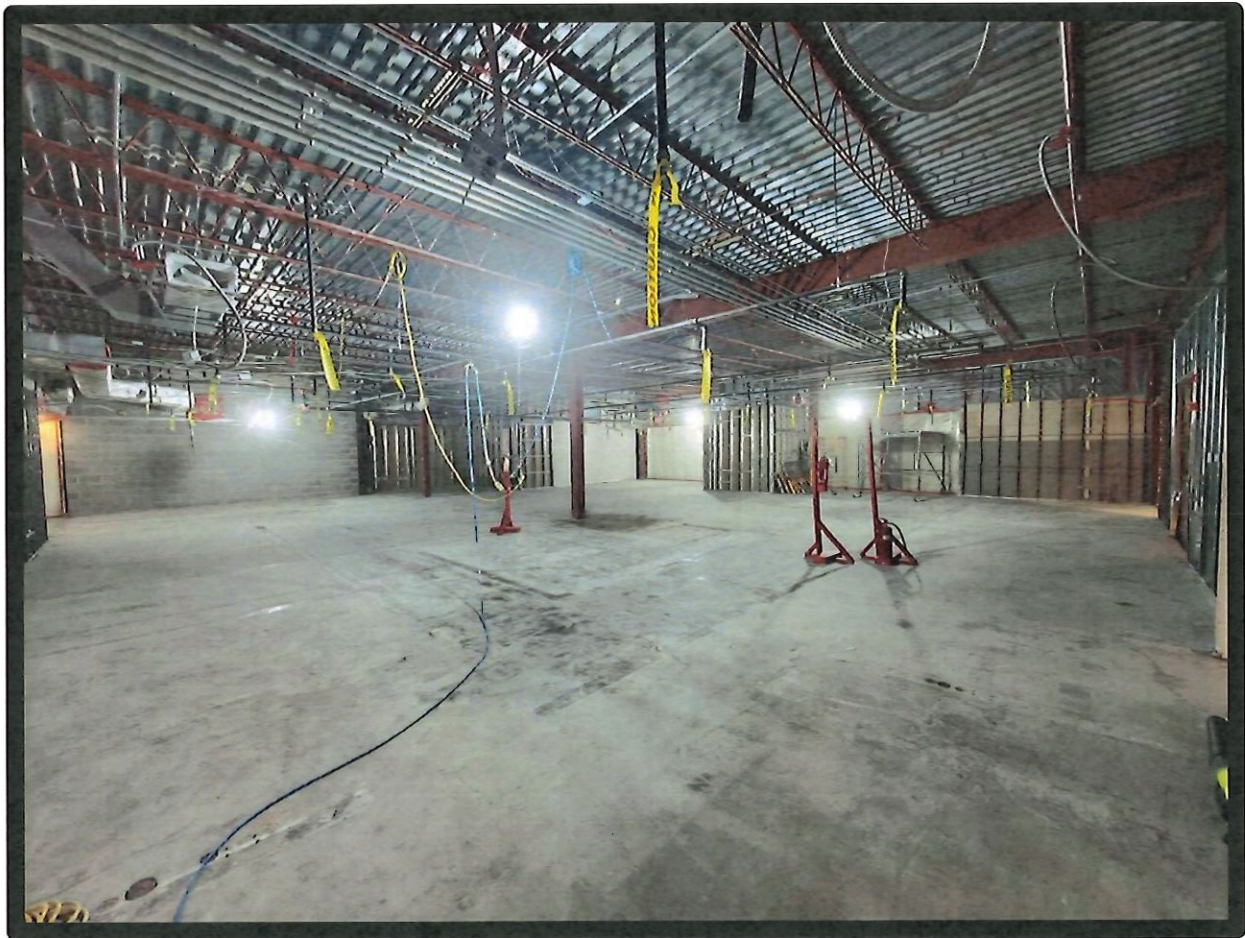




# DEMO & ASBESTOS ABATEMENT PROJECTS



**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.

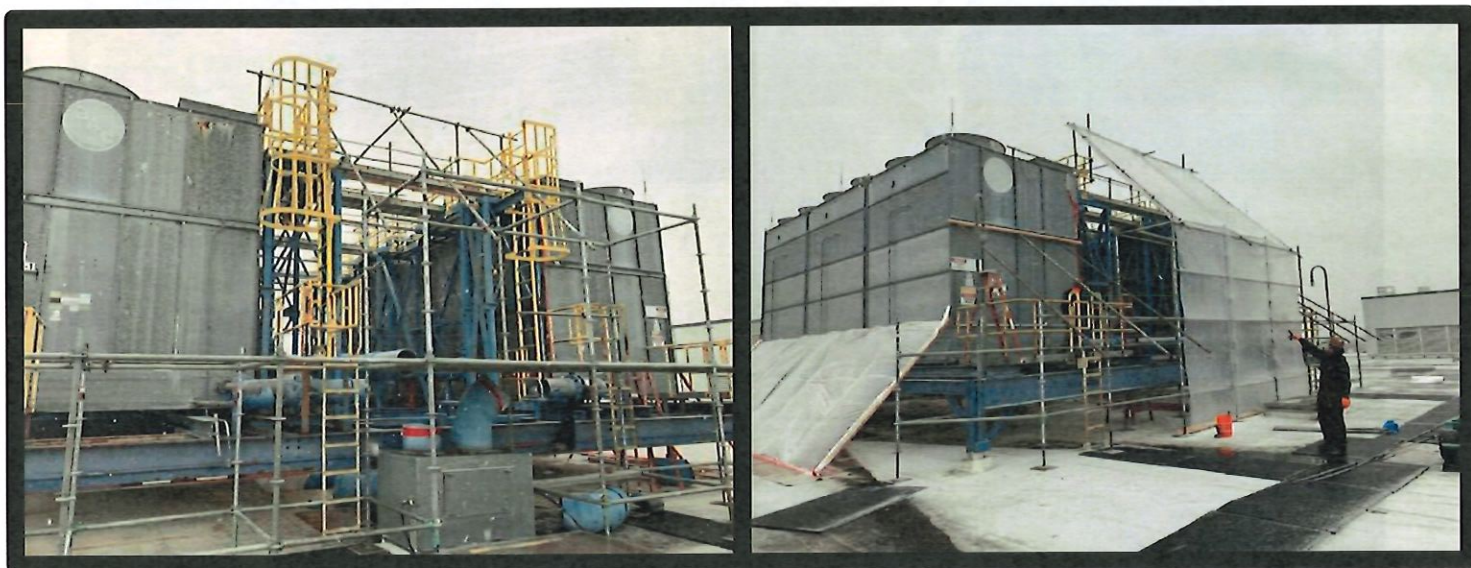




# LEAD PAINT REMOVAL PROJECT



**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.

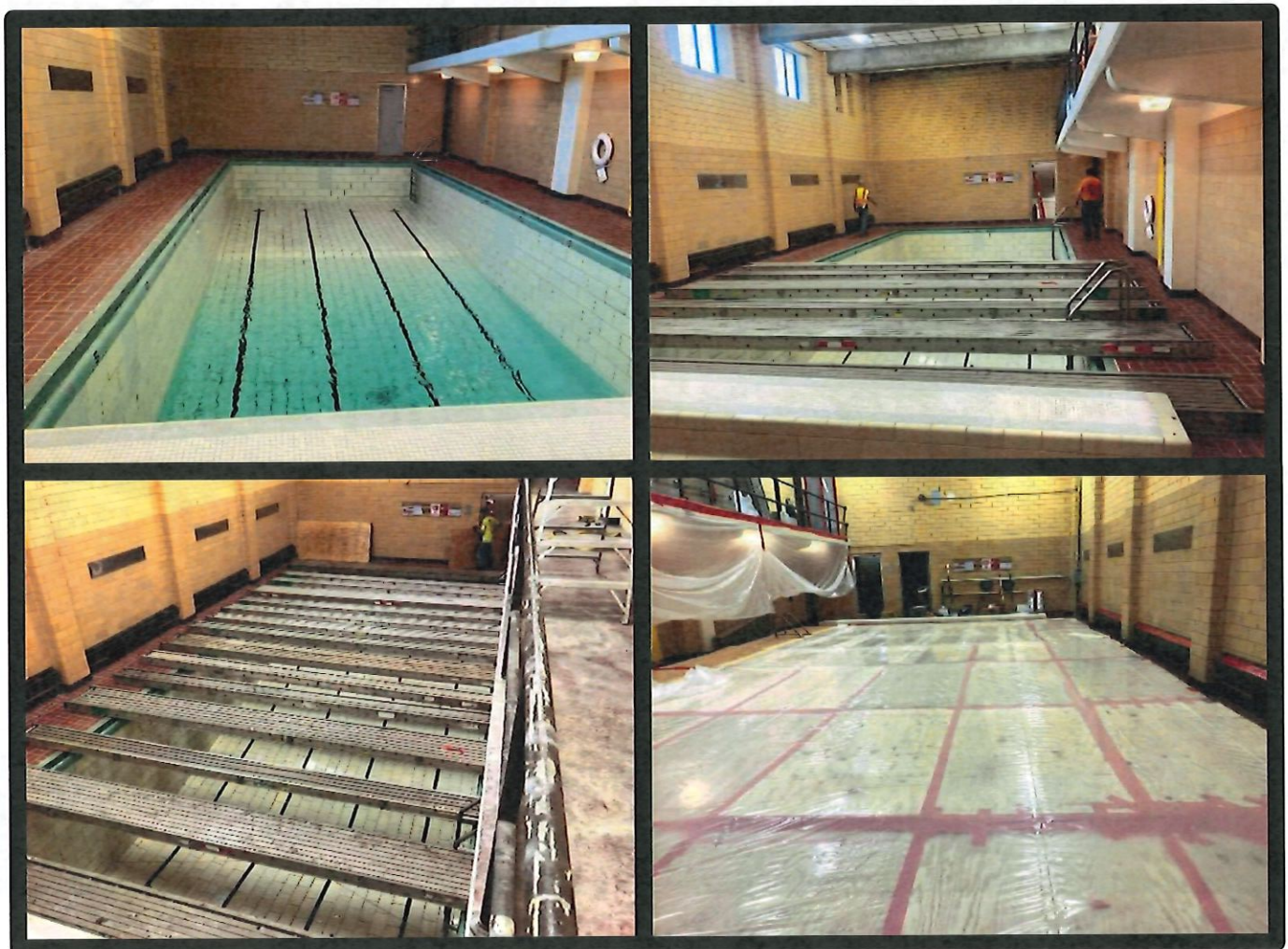




# MOLD & LEAD ABATEMENT PROJECT



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

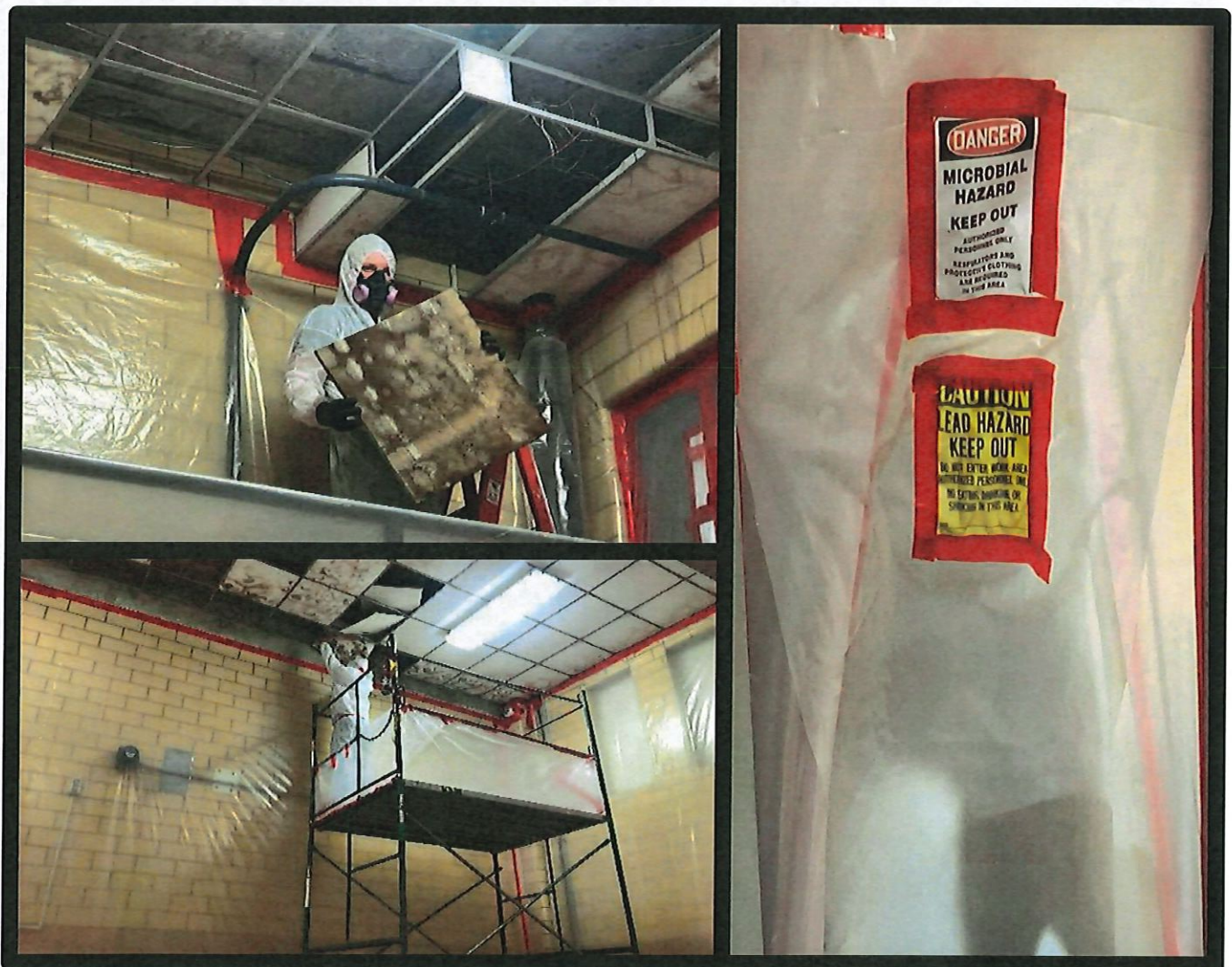




# MOLD & LEAD ABATEMENT PROJECT



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 12<sup>th</sup> St.  
Oak Grove, MO 64075  
816-564-4138 Cell  
jwebster@ogr6.org

601 SE 12<sup>th</sup> 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](http://smartenvironmentalservices.com)

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

September 29, 2023

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

Re: Osawatomie 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 Osawatomie Public Library located at 527 Brown Avenue in Osawatomie, 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. 179<sup>th</sup> 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.

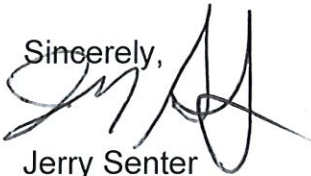
### **Bid Submittal Form**

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](http://smartenvironmentalservices.com)  
*Healthy Environment Solutions*

To: City of Osawatomie  
Attn: Tammy Seamands, City Clerk  
P.O. Box 37  
509 5<sup>th</sup> 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 sheething 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 3<sup>rd</sup> party for post clearance asbestos testing.



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

[smartenvironmentalservices.com](http://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](mailto:jsenter@smartenvironmentalservices.com)**  
**Smart Environmental Services LLC**



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

[smartenvironmentalservices.com](http://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 31<sup>st</sup> 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
<b>Total:</b>	<b>\$12,030</b>	<b>6 tons</b>

*\*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. 101<sup>st</sup> 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. 101<sup>st</sup> 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

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

<b>Location</b>	John Brown Memorial Park
<b>Feature</b>	
<b>District</b>	

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

**Description**  
Freedom Festival set-up

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

<b>ACTIVITY COSTS</b>								
<b>Date</b>	<b>Act ID</b>	<b>Code</b>	<b>Employee Name</b>	<b>Hours</b>	<b>Reg Rate</b>	<b>Hours</b>	<b>OT Rate</b>	<b>Cost</b>
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
				<b>51.00</b>			<b>\$</b>	<b>1,145.77</b>

<b>Date</b>	<b>Act ID</b>	<b>Code</b>	<b>Equipment Name</b>	<b>Hours/Miles</b>	<b>Rate</b>	<b>Cost</b>
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
				<b>19.00</b>		<b>\$</b>	<b>567.08</b>
<b>Total Associated Costs .....</b>						<b>\$</b>	<b>1,712.85</b>

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





# Monthly Permit Report

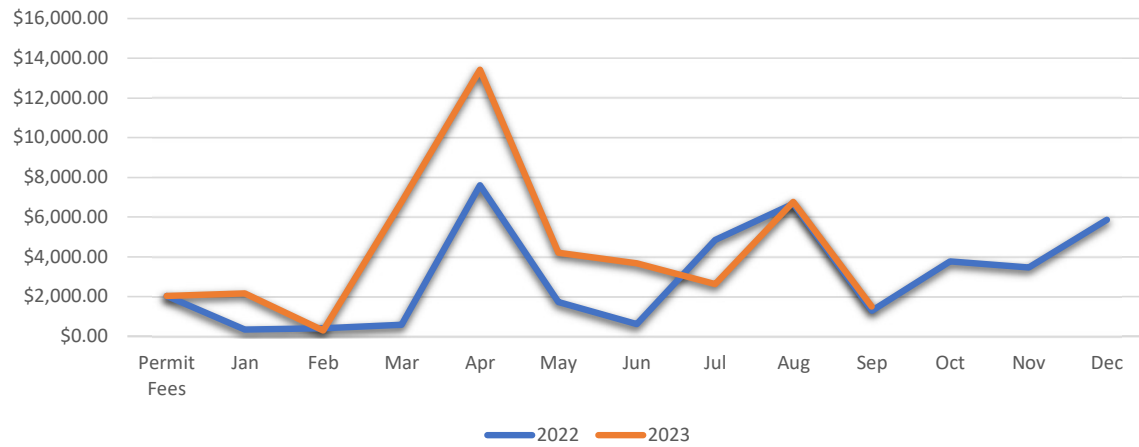
September, 2023

**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)

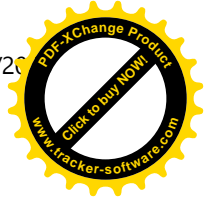
**Residential Demo Permits**

**6**  
 +1 (9/23)



# Cost Summary By Task

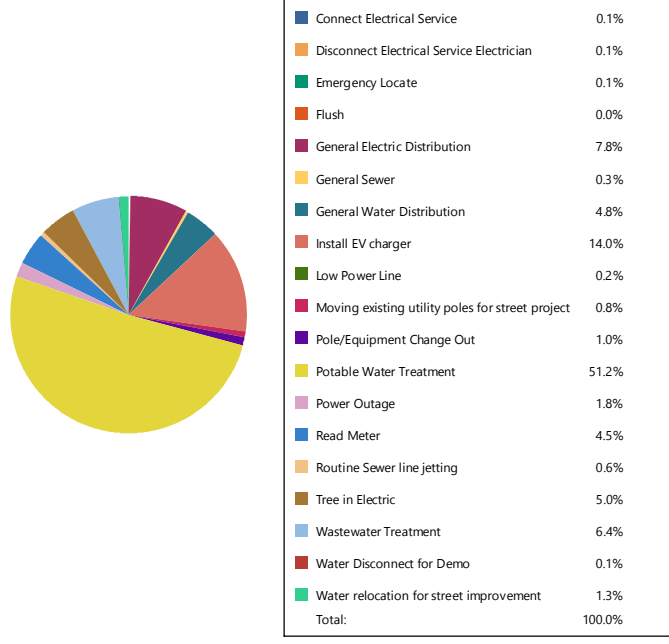
Reporting Dates 09/01/2023 09/30/2023



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

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

Cost Summary by Task



Cost Total by Task

