

**CITY OF WEBB CITY, MISSOURI
CITY COUNCIL MEETING
Tentative AGENDA
Monday, September 12, 2022
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INVOCATION

PLEDGE

OPENING OF MEETING

Roll Call
Mayor's Statement
Public Comments

BADGE PINNING

Fire Dept. - Destry Allgood

WEBB CITY CHAMBER REPORT

LeeAnn Crider

ADMINISTRATOR'S REPORT

Administrator Report

CONSENT AGENDA

1. Council Minutes-August 22, 2022
2. Fire Reports

ORDINANCES AND RESOLUTIONS

Council Bill No. 22-018 Special Use Permit for Short term rental at 520 S. Ball (Tom Harter) (2nd)

MOTION

Stormwater- Retention design engineering agreement (Motion to approve and vote)
Admin-Motion to grant authority to City Staff to seek proposals for the sale of the Club House located at 115 N. Madison (Motion to approve and vote)

COMMITTEE REPORT

1. Financial Oversight
 - A. Statement of Accounts, September 12, 2022 Action & Authorization
2. Committee of the Whole
Next Council Meeting September 26, 2022

ADJOURN

WEBB CITY AREA CHAMBER OF COMMERCE

Operations Report

May 2022 through October 2022

Community: The Chamber has presided over 14 ribbon cuttings and gained 12 new members since May. Registered craft and food vendors for festival as well as licenses, was on sight for festival Friday and Saturday for event to answer questions and help where needed.

Tourism & Visitor's Center: Regular updating of information for the Missouri Division of Tourism for inclusion in their annual Vacation Guide and website and the Missouri Life Magazine is done on a regular basis.

Since last May we have had 237 recorded visitors. International visitors came from London, Belgium, Italy, Scotland, Latvia, Switzerland, and the list goes on and on. Stateside visitors included travelers from pretty much every state except Alaska.

Webb City CARES: Chamber staff is a member of the Webb City CARES Board of Directors, attending regular meetings.

Downtown Wine Walk: The city, chamber and Just A Taste cohost this event that is held May-October, so an extra month was added to this event. Downtown businesses do very well at these events sales wise and it is a huge draw for getting new people to visit our town, we have new first timers to the event just about every time, a lot from neighboring communities such as Monett, Carthage, Nevada, Seneca, Joplin, Carl and others. Chamber staff organized downtown committee meetings, and served as support staff to Erin Turner, Community Development. Also, Chamber Staff is present at the events to take photo's make posts and keep a check on things.

8th Annual Golf Tournament: This event was held in July. There was a great turnout with 88 golfers participating. This we believe has become a great annual networking event.

Teacher Bags: Chamber staff put together 44 "Welcome to Webb City Bags" that were given to new teachers of the WC R7 school district that were presented to them at the new teacher luncheon. This was very much appreciated by them as many are new to the area.

Paint the Town Red: The chamber is gearing up for the Annual Paint the Town Red Homecoming Parade, downtown on October 5th. The community bonfire will follow at the Middle School Field. This has turned into an amazing event that drew about 3 to 4 thousand people last year. We have

a ton of community, business, and school participation with this. There is also a business decorating contest involved.

Annual Awards Celebration: Will be held at Adaline Acres this year which is located at 27725 Locust Rd. on Thursday October 13th from 5-8pm. We are once again working with the school to recognize the Cardinal Teacher recipients for this year.

Downtown Holiday Market: The holiday market that we partner with the city on will be November 11th and 12th this has turned into a 2 day event with shoppers being able to pick up bags and passports on Friday and shop as well as Saturday.

It should be noted that Chamber staff also serves the public whether by telephone, e-mail, or in person and makes every effort to provide an answer to each inquiry in a cheerful, friendly manner and with tact and diplomacy when needed.

Respectfully,
LeeAnn Crider

Executive Director

Administrator’s Report 09/12/22

Planning and Zoning will meet on September 19th **to reconsider the proposed Short Term Rental Ordinance.** All members have been sent a list of the options considered and discussed at the recent council meeting and the last P&Z meeting. Hopefully once we can meet there will be a consensus among members to formulate an ordinance that can be approved and forwarded to council.

The new recycle location at the entrance to the Center Creek Waste Water plant is very close to completion. City crews have done a great job installing all that will be needed once the location is open for recycle and limb drop offs. The only remaining item is the installation of internet capability and security cameras and we will then move the recycle containers to the new location. Once the site is completed our current plan is to allow access during the hours of 3:30pm to 7:00pm on Tuesdays thru Thursday and then 9:00am to 2:00pm on Saturday. The plan as of now is to utilize some of our current concession stand part time employees who are wanting additional hours.



Public Works crews have been working hard to **replace the curbing along North Main Street.** There are several planned improvements in addition to the new VFW building. The Convenience store located on North Main is undergoing a complete remodel and will soon be installing gas tanks and pumps. The new curbs he has advised are appreciated.

Public Works has planned for their summer paving projects which are limited this year in hopes that the asphalt prices return to somewhat of a normal area next year. The plan now is to pave Avondale Street, Zigler Street from MacArthur to 7th Street, Lakeview from Mt Hope to Fountain Road and then continue with several spot fixes that have been identified.

The fence at Stadium View Park has been completed by the Parks Department. The north side was not fenced due to it would limit access to the existing fire hydrant. We will continue to monitor and hope the traffic flow allows this to remain.

Parks Department staff are busy with planning the **2022 Holiday display in King Jack Park**. We hope to have some volunteer days in the near future to assist with the light decorations. The fountains in the lakes are all receiving maintenance and repair for those not currently working. We hope to use them in the Holiday display this year.

Public Works has worked with members of the Railroad Association and completed a concrete pad at the footing of the trolley stop so to allow more secure footing as passengers are loaded and unloaded.

Community Development has been working with a group to bring a **concert event called “Break the Silence” to King Jack Park on November 11th and 12th**. This event will include food vendors and several area musicians. The group focuses on suicide prevention.

Dates have been announced by the Webb City Chamber for the **annual “Paint The Town Red”** event. The event will be held on October 5th starting downtown for the annual parade and culminating at the school grounds with vendors and many other activities.

Community Development has announced the dates for the **Annual Holiday Merry Market**. The date will be November 11th and 12th in Downtown. Tickets and more information will be available soon.

The Parks Department will be conducting a **Webb City Staff and Family Trolley night** during the Polar Bear Express. The night will be December 12th which will be a Monday night so we hope all members of the council who would like to participate can go straight after the council meeting.

Looking at costs for seeding we have decided to just seed and fertilize the **new soccer fields where the lights have been installed**. We will keep it watered and growing as best we can but even if we were to hydro seed or placed sod it would still most likely not be ready by the fall playing season.

City staff have been busy working on a new web site. The current site has had some issues and made it very difficult to make changes. We are wanting to incorporate some additional features such as online bill pay and permit applications. It will still be located at the same domain of www.webbcitymo.org and we hope to announce the unveiling very soon.

Lights are up on the new youth soccer field in King Jack Park located where the rodeo once was. Public works and Parks crews have been busy smoothing out the ground and are now hoping to get some rain so seeding can begin. If all goes well it is possible the field will be in use this fall.

RFQ (Request for Qualifications) for engineering services has been issued regarding the proposed **171 Retention project**. The design engineering which was paid for at 80% is now complete. Once the RFQ's have been evaluated and decision made as to engineering firm, staff will be presenting a project plan to council for the use of ARP funds to fund the entire project from this point forward. Construction Engineer requests for qualifications will be opened and evaluated in August with hopes of selecting an engineering company before September.

Our current **solid waste contracted residential price** is \$9.48 per residence. The contract that was signed and agreed upon included a 1.5% fuel surcharge increase for every 10 cents of increase above a baseline of \$3.50 per gallon. The addendum allowed a maximum of a 10% increase during the life of the contract. **Our contractor has agreed to a lesser amount at total of 5% (47cents)** increase to be enforced for every 30 day period that the average gallon of diesel fuel remains over \$5.00. This is to begin starting the next billing cycle with the Webb City Water Department. This surcharge if approved would remain in effect until the US monthly average per gallon of diesel falls below \$5.00 for a 30 day period.

City Staff are working on a proposal to present to council for an ordinance that would create a **shared access requirement on properties that are located on restricted access roadways**. This issue was brought up recently in some development planning and could be a problem with access to Madison in the future for new developments.

Community Development and the Webb City Chamber have been working with area merchants to plan a first Thursday event each month the event will be called "Downtown After Dark"

To be held the first Thursday of months May – October

October 6: Oktoberfest

Dates to remember upcoming:

September 17 th	Doug Heady Kids cancer fund raiser in King Jack Park..
October 5 th	Paint the Town Red sponsored by the Webb City Chamber
November 5 th	Start of the 2022 Polar Bear Express Ticket Sales.
November 11 th -12 th	Downtown Holiday Merry Market

Sponsorships will be available for business sponsors of the Polar Bear Express for the available 10 nights the Trolley will operate.
(only 5 nights still available for sponsorship)

Carl Francis
City Administrator

CITY OF WEBB CITY, MISSOURI
COUNCIL MEETING MINUTES
REGULAR SESSION
Monday, August 22, 2022
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INVOCATION	Councilwoman Alisa Barroeta gave the invocation
PLEDGE TO FLAG	The Council remained standing for the Pledge of Allegiance.
COUNCIL MEETING	The City Council of Webb City, Missouri met in regular session Monday, August 22, 2022 at 5:30 p.m. in Council Chambers. Mayor Lynn Ragsdale presided.
ROLL CALL	<p>The following members answered roll call: Andy Queen, Gina Monson, Jonathan Shull, Debbie Darby, Ray Edwards, Alisa Barroeta, Jerry Fisher, and Jim Dawson. There being eight members present and eight members representing a quorum. Mayor Lynn Ragsdale declared this session of council officially opened. Also present were: City Administrator Carl Francis, City Attorney Troy Salchow, City Clerk Kimberley DeMoss, Finance Director Tracy Craig, Police Chief Don Melton, Fire Chief Andy Roughton, Street & Water Director Rick Roth, and Economic Development Coordinator Erin Turner. Absent: Waste Water Director William Runkle, Parks Director Bryan Waggoner.</p>
MAYOR'S STATEMENT	None
VISITORS	<p>Tom Harter, Brian, and Rachel Neugebauer signed the visitor sheet to speak to council as they thought they should as they have an ordinance on this agenda for a Special Use Permit. Mayor Ragsdale informed them that they didn't need to speak unless they wanted to. They declined.</p> <p>Joshua Hensley stated to the council that the residents that were present at the Planning and Zoning Meeting August 15, 2022 were angry at the home in their neighborhood that has a short term rental. Mr. Hensley stated "are the residents actually angry with the participants renting the home or are they angry with the home owner"? He understands that someone needs to be accountable for what is happening in his or her neighborhood but he doesn't believe the homeowner should be accountable to what the short term renters are doing. Councilman Shull stated that the "bad behavior" by tenants or home owner is a problem for both.</p> <p>Katlin Owens resides next to the short term rental on Matthew Circle and has concerns that the tenants occupying the short term rental is using it as a party house. Ms. Owens stated that there our young children that live on the block and has concerns with the short term rental house. She stated it is like having an event center in the middle of the neighborhood. She said the property owner is negligence with no respect for the neighborhood.</p>

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PUBLIC HEARING

TAX LEVY 2022

Mayor Ragsdale opened the Public Hearing regarding Tax Levy 2022
Mayor Ragsdale asked if anyone was present to speak for the Tax Levy 2022
There were none.
Mayor Ragsdale asked if anyone was present to speak against the Tax Levy 2022
There were none.
Mayor Ragsdale closed the Public Hearing at 5:45 p.m.

INFORMATION ONLY

Draft Planning and Zoning Minutes-August 15, 2022

ADMINISTRATOR

Administrators Report for August 22, 2022 was available for the Council to review.
In addition to the Admin report Mr. Francis stated he will have Park Director Bryan Waggoner give the council an update of the Baseball teams that went to State.

CONSENT AGENDA

Mayor Lynn Ragsdale entertained a motion to accept the Consent Agenda items for August 22, 2022. Councilwoman Barroeta made the motion. Councilman Queen seconded. The motion carried with eight yes votes.

- | | |
|-----------------------------------|------------------|
| 1. Council Minutes-August 8, 2022 | 2. PD Reports |
| 3. Park Minutes-June 8, 2022 | 4. Sales/Use Tax |
| 5. Treasurer's Report | |

**COUNCIL BILL
NO. 22-017**

An Ordinance amending Chapter 405-Zoning Regulations of the Webb city Code by amending Section 405.020-Definitions, and enacting Section 405.505-short Term Rentals, by adding language to permit and regulate short term rentals in certain districts.

Councilman Fisher presented Council Bill No. 22-017 for the first reading. First reading completed. Councilman Fisher moved to accept the first reading. Councilman Queen seconded.

Mayor Ragsdale provided a PowerPoint discussing the current policy the City has in place verses what this Ordinance could provide for short term rentals.

After a long discussion between Mayor, Councilmembers and City Administrator It was said the Ordinance needed some changes such as the following:

Continue the posting of the short term rentals

3 people per bedroom (children not included in the count)

40% of the contacted neighborhood if against the short term rental would be denied

Return the Ordinance to Planning and Zoning and remove the verbiage that it would go to Board of Adjustments. The motion failed 0-8.

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COUNCIL BILL
 NO. 22-018

An Ordinance granting a Special Use Permit for a certain tract of real estate within the City of Webb City, Mo ((Tom & Lori Harter-Property located at 520 S. Ball)

Councilman Fisher presented Council Bill No. 22-018 for the first reading. First reading completed. Councilman Fisher moved to accept the first reading. Councilman Dawson seconded.

City Attorney Troy Salchow revealed an error in the ordinance in Section 2 (E) and he requested to remove the wording of “warehouse and fulfillment center” and replace with “short term rental”. Councilman Shull made a motion to amend Section 2 (E) with “short term rental”. Councilwoman Barroeta seconded. The motion carried to amend Council Bill No. 22-018 to read short term rental with eight yes votes. The first motion carried with eight yes vote.

COUNCIL BILL
 NO. 22-019

An Ordinance providing revenue for the Webb City General fund; for the Webb City Library Fund for the maintenance of a free public library; for the Webb City Park Fund for the Maintenance of City Parks; all for the Tax Year 2022.

Councilman Fisher presented Council Bill No. 22-019 for the first reading. First reading completed. Councilman Fisher moved to accept the first reading. Councilwoman Darby seconded. The motion carried with eight yes votes.

Councilman Fisher moved to have the second and final reading of Council Bill No. 22-019. Councilwoman Barroeta seconded. The motion carried with eight yes votes: Yes: Queen, Monson, Shull, Darby, Edwards, Barroeta, Fisher, and Dawson.

Second and final reading completed. Councilman Fisher moved to accept the second and final reading of Council Bill No. 22-019. Councilman Shull seconded. The motion carried with eight yes votes. Yes- Queen, Monson, Shull, Darby, Edwards, Barroeta, Fisher, and Dawson.

FINANCIAL
 OVERSIGHT

Councilwoman Monson moved to accept the Statement of Accounts dated August 22, 2022. Councilman Queen seconded. The motion carried with eight yes votes.

Statement of Accounts is as follows:

City Electronically	580-585	20,503.32
City Fund	38234-38304	174,942.79
Habitat Electronically	167	87.58
Habitat Fund	846-848	19,180.09
Debt	138-139	<u>158,140.00</u>
Grand Total		\$372,853.78

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**COMMITTEE OF
THE WHOLE**

Mayor Lynn Ragsdale set the next Council Meeting for Monday, September 12, 2022 at 5:30 p.m. in the Council Chambers.

MAYOR'S REMARKS

Mayor Ragsdale stated that we are spoiled having short council meetings but we can have long conversations with Spirt and banter with each other, but walk away as friends.
We did a great deal of good tonight, your voices are important. Thank you for your input and we will do our homework.

ADJOURN

Mayor Lynn Ragsdale adjourn the council meeting at 6:54 p.m.

Lynn Ragsdale, Mayor and Presiding Officer

Attest:

Kimberley E. DeMoss, City Clerk

Webbb City Fire Department

Departmental Statistics for 2021 to 2022

2021	Calls For Service	Building Fires	Vehicle Fires	Natural Cover Fires	Medical Calls	Motor Vehicle Accidents	False Alarms	Service Calls	Hazardous Condition
January	142	5	0	0	78	13	9	32	5
February	157	5	1	4	95	6	11	31	4
March	163	7	1	7	105	2	5	33	3
April	163	3	0	5	102	13	5	33	2
May	169	5	2	2	100	13	7	36	4
June	172	4	0	2	96	10	4	55	1
July	199	2	1	2	117	13	9	54	1
August	195	3	0	2	130	11	10	31	
September	187	2	0	5	113	3	9	52	3
October	156	7	0	2	81	11	9	40	6
November	147	3	1	2	90	12	11	27	1
December	176	6	0	3	118	13	1	32	3
Totals	2,026	52	6	36	1,225	120	90	456	33

2022	Calls For Service	Building Fires	Vehicle Fires	Natural Cover Fires	Medical Calls	Motor Vehicle Accidents	False Alarms	Service Calls	Hazardous Condition
January	199	7	0	5	136	7	5	37	2
February	155	5	0	2	102	11	6	25	4
March	167	5	2	5	94	8	5	45	3
April	185	5	3	2	110	9	8	45	5
May	173	5	0	2	81	10	20	33	4
June	151	1	2	2	98	5	11	28	4
July	146	7	0	13	71	5	23	24	3
August	130	1	0	1	79	11	22	12	4
September									
October									
November									
December									
Totals	1,306	36	7	32	771	66	100	249	29

change from 2021 -54 2 2 8 -52 -15 40 -56 9

Averages per Month	Calls For Service	Building Fires	Vehicle Fires	Natural Cover Fires	Medical Calls	Motor Vehicle Accidents	False Alarms	Service Calls	Hazardous Condition
2021	170.0	4.3	0.6	3.0	102.9	10.1	7.5	38.1	2.5
2022	163.3	4.5	0.9	4.0	96.4	8.3	12.5	31.1	3.6

change from same time period in 2021 -4.0% 5.9% 40.0% 33.3% -6.3% -18.5% 66.7% -18.4% 45.0%

Webb City



City of Webb City * PO Box 30 * 506 S. Ellis * Webb City, Missouri 64870

Fire Department 417-673-2254 Fax – 417-673-5260

September 7, 2022

To: Webb City Mayor and City Council Members

Ref: Fire Department monthly report for August 2022

The Webb City Fire Department responded to a total of 130 calls for service during the month. See attached sheet for breakdown information.

We are continuing training on our new reporting software. It has been going well and I anticipate that we will be using all the functions and completely switched over by the end of summer.

We have partnered with some area departments to begin a regional training academy to train new hires for the position of firefighters. This program just started this month and hopefully it will create a new avenue for us to recruit firefighters.

We have started issuing outside burning permits at this time.

We have been assisting the Parks department with watering the new grass at the soccer fields.

Business inspections and hydrant testing is going well.

220 hours of department training and 20 hours of Public Relations has been conducted and we continue to assist the other departments in the city as needed.

Andrew Roughton
Fire Chief

COUNCIL BILL NO. 22-018

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A CERTAIN TRACT OF REAL ESTATE WITHIN THE CITY OF WEBB CITY, MISSOURI (TOM AND LORI HARTER, 116 SPLIT RAIL DR., JOPLIN MO 64804).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEBB CITY, MISSOURI AS FOLLOWS:

SECTION 1. By action of the City Council, a Special Use Permit is hereby granted for the following described real estate: 520 S. Ball Street, Webb City, Missouri, being more particularly described as follows, to-wit:

ALL OF LOTS NUMBERED FORTY-ONE (41) AND FORTY-TWO (42) IN HOUGH'S ADDITION TO THE CITY OF WEBB CITY, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

SECTION 2. The terms and conditions of the Special Use Permit granted in Section 1 above are as follows, to-wit:

- A. Said Special Use Permit shall be personal to TOM and LORI HARTER and shall not be assigned
- B. The use upon said real estate is for the purpose of operating a Short-Term Rental.
- C. Except as specifically modified herein, permittee shall fully comply with and conform to the requirements of the existing zoning district and all other ordinances of the City of Webb City, Missouri.
- D. Failure to comply with any of these conditions or restrictions constitutes a violation of this chapter, punishable as provided in Section 405.530 of the City Code of Webb City.
- E. Permittee shall comply with all Federal, State and Local laws and regulations required to operate a short term rental, including all licensing requirements and regulations.
- F. Said Special Use Permit shall extend for a period of two (2) years from passage of this Ordinance, unless revoked for non-compliance with the conditions or restrictions imposed herein.

SECTION 3. The City Clerk is hereby authorized and directed to annotate said Special Use Permit upon the Zoning Map of the City of Webb City, Missouri, and the City Clerk

is hereby authorized to issue, upon proper application, the City Business License that conforms to the Special Use Permit heretofore granted.

SECTION 4. Violation of any of the provisions of the Special Use Permit shall result in revocation thereof.

SECTION 5. This Ordinance shall be in full force and effect from and after its date of passage.

PASSED AND APPROVED BY THE COUNCIL OF THE CITY OF WEBB CITY, MISSOURI, this ____ day of _____, 2022.

Lynn Ragsdale, Mayor and Presiding Officer

Attest:

Kimberley E. DeMoss, City Clerk

Council Report

City of Webb City

**171 Retention Project
Engineering
Agreement
9/12/2022**

SUBJECT:

The Department of Natural Resources funded at 80% the initial Highway 171 Regional Detention Basin Stormwater Study for the proposed 171 Storm Water Retention Project. That design and analysis is complete and staff have advertised for (RFQ) Request for Qualifications which were received and graded as to familiarity and qualifications with this type of project. Olsson Engineering was selected as the leading firm at the end of the selection process.

RECOMMENDATION:

Motion to approve the Mayor to enter into an Agreement for Professional Services for Final Design of Highway 171 Regional Detention Basin at a cost not to exceed \$202,926.50 with Olsson Engineering.

Scope of Services to include;

Project Management and Meetings, Site Investigation and Data Gathering, Boundary and Topographical Data, Final Design and Construction Documents, Quality Control, permitting, Easement Descriptions, Staking, Appraisals, Bid Phase Services, Right of Way Negotiations, Construction Phase Services, Construction Administration and Project Close Out.

FISCAL IMPACT:

Upon Council approval we plan to utilize the American Recovery Plan funds available to the City of Webb City for engineering and construction of this project.

Prepared By:

Carl Francis, Interim City Administrator

Fiscal Impact By:

Tracy Craig, Finance Director



LETTER AGREEMENT FOR PROFESSIONAL SERVICES

September 1, 2022

City of Webb City, Missouri
Attn: Carl Francis
200 S Main Street
Webb City, MO 64870

Re: **LETTER AGREEMENT FOR PROFESSIONAL SERVICES**
Final Design of Highway 171 Regional Detention Basin (the "Project")
Highway 171 and Colonial Road, Webb City, MO

Dear Mr. Francis:

It is our understanding that Webb City, Missouri ("Client") requests Olsson, Inc. ("Olsson") to perform the services described herein pursuant to the terms of this Letter Agreement for Professional Services, Olsson's General Provisions and any exhibits attached hereto (all documents constitute and are referred to herein as the "Agreement") for the Project.

Olsson has acquainted itself with the information provided by Client relative to the Project and based upon such information offers to provide the services described below for the Project. Client warrants that it is not currently the legal owner of the property but will coordinate with the property owner to provide Olsson access to perform the field work. Client acknowledges that it has reviewed the General Provisions and any exhibits attached hereto, which are expressly made a part of and incorporated into the Agreement by this reference. In the event of any conflict or inconsistency between this Letter Agreement, and the General Provisions regarding the services to be performed by Olsson, the terms of the General Provisions shall take precedence.

Olsson shall provide the following services ("Scope of Services") to Client for the Project: as more specifically described in "Scope of Services" attached hereto. Should Client request work in addition to the Scope of Services, Olsson shall invoice Client for such additional services (Optional Additional Services) at the standard hourly billing labor rate charged for those employees actually performing the work, plus reimbursable expenses if any. Olsson shall not commence work on Optional Additional Services without Client's prior written approval.

Olsson agrees to provide all of its services in a timely, competent and professional manner, in accordance with applicable standards of care, for projects of similar geographic location, quality and scope.

SCHEDULE FOR OLSSON'S SERVICES

Unless otherwise agreed, Olsson expects to perform its services under the Agreement as follows:

Anticipated Start Date: September 15, 2022

Survey Start Date: November 15, 2022
Anticipated Completion Date (Final Design): August 15, 2023

Olsson will endeavor to start its services on the Anticipated Start Date and to complete its services on the Anticipated Completion Date. However, the Anticipated Start Date, the Anticipated Completion Date, and any milestone dates are approximate only, and Olsson reserves the right to adjust its schedule and any or all of those dates at its sole discretion, for any reason, including, but not limited to, delays caused by Client or delays caused by third parties.

COMPENSATION

Client shall pay to Olsson for the performance of the Scope of Services, the actual hourly labor rates of personnel performing such services on the project times a factor of 3.15, and all actual reimbursable expenses in accordance with the Reimbursable Expense Schedule attached to this agreement. Olsson shall submit invoices on a monthly basis, and payment is due within 30 calendar days of invoice date.

Olsson's Scope of Services will be provided on a time-and-expense basis not to exceed \$202,926.50.

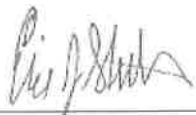
TERMS AND CONDITIONS OF SERVICE

We have discussed with you the risks, rewards and benefits of the Project, the Scope of Services, and our fees for such services and the Agreement represents the entire understanding between Client and Olsson with respect to the Project. The Agreement may only be modified in writing signed by both parties.

Client's designated Project Representative shall be Carl Francis.

If this Agreement satisfactorily sets forth your understanding of our agreement, please sign in the space provided below. Retain one original for your files and return an executed original to Olsson. This proposal will be open for acceptance for a period of 30 days from the date set forth above, unless changed by us in writing.

OLSSON, INC.

By  _____
Eric Shelton, PE, CFM

By  _____
Clayton Cristy, PE

By signing below, you acknowledge that you have full authority to bind Client to the terms of the Agreement. If you accept the terms set forth herein, please sign:

WEBB CITY, MISSOURI

By _____
Signature

Print Name _____

Title _____

Dated _____

Attachments

General Provisions

Scope of Services

Reimbursable Expense Schedule

Resident Project Representative Duties