

Osage Beach - Project/Task Tracking Log

Cochran Proj No. 19-7990

Report Date: June 9, 2020

CONSULTANT PROJECTS

Swiss Village Well 3

Consultant: HDR

Contractor: Heggemann/Midwest Hydro

6/1/2020 - Delivery of VFD delayed. Contractor has been notified that all remaining work that can be completed at this time must be completed by the current contract deadline. We anticipate another time extension request from the contractor as a result of the delay on the VFD.

4/21/2020 - Well pump and motor installed, well house piping complete, sitework and electrical work ongoing, delivery of VFD (motor starter) is delayed as a result of production issues related to COVID-19.

4/01/2020 - Well pump and motor installation scheduled to begin 4/6. Well house construction is complete. Completion date is 6/21.

2/26/2020 - Change order for pump and vfd submitted for board approval. Wellhouse construction underway, footing and floor slab construction ongoing.

2/15/2020 - HDR and Midwest working on Pump selection and associated electrical revisions. Waiting on working downhole video from Midwest

1/31/2020 - Waiting on pump recommendation from HDR; contractor being granted time extension; staff trying to resolve downhole video not playing.

Swiss Village - Raw Water Main to Well 3

Budget: \$100,000

Consultant: HDR

Contractor: Stockman Construction

6/01/2020 - Main installation is complete. The new main has passed pressure and bacteriological testing. The new main is ready to be placed in service once the new well is operational. Site restoration is on going.

4/27/2020 - Project awarded to Stockman at 4/23 board meeting. Contract amount is \$92,640. Staff is preparing and reviewing contract documents and associate documents.

4/01/2020 - Bids opened on 3/17, staff is recommending award to Stockman in the amount of \$92,640.

2/29/2020 - Pre-Bid meeting scheduled for 3/3.

2/15/2020 - HDR is address staff review comments. Project to be released for bid once revisions are complete.

1/31/2020 - Kim sent plan review comments to HDR; city will provide water main (material) on this project.

Mace Road Phase 2a

Budget: \$1,100,000

Consultant: Bartlett and West

Contractor: Stockman Construction

6/01/2020 - The contractor began work the week of 6/1. Work has begun on the west end of the project (where phase 1 stopped). Staff is working with contractor finalize change orders on street lighting and water main relocation. These change orders will be in the City's favor.

4/27/2020 - Project awarded to Stockman Construction at 4/23 board meeting. Contract amount is \$1,163,184.98. Award included the alternate bid item for street lighting. City staff is working on value engineering ideas to get project in budget. Staff is preparing and reviewing contract documents and associate documents.

4/01/2020 - Bids opened on 3/31, staff is currently reviewing the three bids received. Award recommendation will be presented at the 4/16 board of alderman meeting.

2/29/2020 - Right-of-way still needed from two property owners, proceeding with bidding project.

2/26/2020 - Working with B&W to redesign storm sewer to avoid non-cooperative property owner.

2/15/2020 - Staff reviewed preliminary design with B&W on 2/11, B&W will address comments. Staff reduced water and sewer relocates, and directed B&W to revised drive entrance design. Meeting set with property owner on for first week of march to discuss stormwater drainage and easement. +/- 7 easements remaining.

1/31/2020 - Stacy is working on easement acquisition; B&W has provided all easement docs; B&W to provide review plans on 2/1 for review.

IN-HOUSE DESIGN PROJECTS

Ledges Drive - OBSRD

Budget: \$111,000 (Increased to \$180,000)

Bid Date: TBD

Contractor: TBD

6/01/2020 - Staff will continue to confirm 2020 projects with the special road district. State lock downs have slowed conversation with the OBSRD.

4/01/2020 - Staff received direction from board to proceed with project scope as proposed consisting of a 3-inch overlay, and safety improvements as deemed necessary. Revised budget of 180,000 will be presented to OBSRD late April.

2/29/2020 - Need to recommend design criteria to board for approval

2/15/2020 - Need to review estimates and design criteria with Jeana; holding on presenting estimates to SRD

1/31/2020 - Kim working on estimate; current design is 12' lanes, curb & gutter, and storm sewer; need estimates for 2/19 SRD meeting.

Wren Road - OBSRD

Budget: \$109,000

Bid Date: TBD

Contractor: TBD

6/01/2020 - Staff will continue to confirm 2020 projects with the special road district. State lock downs have slowed conversation with the OBSRD.

4/10/2020 - Staff is working on revised estimates, will present estimate and project scope to Board of Alderman at 4/16 meeting or in May.

2/29/2020 - Need to recommend design criteria to board for approval

2/15/2020 - Need to review estimates and design criteria with Jeana; holding on presenting estimates to SRD

1/31/2020 - Preliminary design provided to Cochran; current design is 9' lanes; Kim is working on estimate; need estimates for 2/19 SRD meeting.

Autumn Lane - OBSRD

Budget: \$51,000

Bid Date: TBD

Contractor: TBD

6/01/2020 - Staff will continue to confirm 2020 projects with the special road district. State lock downs have slowed conversation with the OBSRD.

4/10/2020 - Staff is working on revised estimates, will present estimate and project scope to Board of Alderman at 4/16 meeting or in May.

2/15/2020 - Project scope includes +/- 250' of road reconstruction and drainage improvements

1/31/2020 - Need to define project scope

Cove Road - OBSRD

Budget: \$17,000

Bid Date: TBD

Contractor: TBD

06/01/2020 - Staff is preparing design for bidding. Stormwater project on College Ave will be included in this bid. We believe combing the projects will yield more favorable pricing for the city.

4/27/2020 - Staff is preparing bid documents as possible to for the project. The project scope will include replacing one storm sewer inlet.

4/01/2020 - Staff performed inspection during rain to confirm scope of project. Staff is finalizing design. Bid schedule will be confirmed with City Administrator.

2/29/2020 - Evaluating drainage improvement options

2/15/2020 - Project scope includes stormwater improvements at the north end of Cove Road

1/31/2020 - Need to define project scope

Beach Drive

Budget: \$80,000

Bid Date: TBD

Contractor: TBD

06/01/2020 - After verbal agreement to compensation of \$5,225, Mr. Painter is longer communicating with the City. Staff will continue to contact Mr. Painter but acquiring the needed right-of-way does not appear likely.

04/27/2020 - Mr. Painter has agreed to grating the right-of-way in exchange for \$5,225. Staff is working on meeting with Mr. Painter to get the easement signed.

4/01/2020 - Staff met with Mr. Painter on 3/12 to offer compensation of \$5,225 in exchange for the r/w dedication. Staff explained this was the City's final offer and if not accepted the city would proceed with condemnation. Cochran recommends if an answer is not provided by 4/3, the City proceed with condemnation.

2/27/2020 - Cochran to meet with Mr. Painter to discuss r/w acquisition

2/15/2020 - Cochran to review with Jeana, Painter appraisal has been provided to Cochran.

1/31/2020 - Project scope includes intersection geometry improvements at Beach Road and Osage Beach Pkwy; design is complete; project is held up due to painter r/w acquisition.

Osage Beach Parkway Extension to Executive Drive

Budget: \$200,000 City / \$200,000 MoDOT (Total Project 400,00)

Bid Date: TBD

Contractor: TBD

06/01/2020 - Staff has completed the cost share application and will file with MoDOT prior to the 6/19 deadline. Staff has been gathering feedback regarding the project from property owners and businesses on Executive Drive.

04/27/2020 - The cost share application is complete. The application deadline has been extended to 6/19. Cochran was notified that some of the business owners on Executive Drive have concerns with the project. Cochran will plan to meet with the property owners to discuss the project and understand their concerns. This will not delay applying for the grant.

4/01/2020 - Staff is completing the application and has been working with MoDOT to procure the necessary letters of support. The application will be filed by the filing deadline of 4/17.

2/15/2020 - Conceptual road plan and cost estimate complete. Preliminary estimate is \$295,000. Staff is working on completing cost share application. Application deadline is 4/26/2020.

1/31/2020 - Cochran to prepare conceptual plan and cost estimate, current estimate from city/modot is \$400,000. Project will be a 50/50 cost share with MoDOT; Cochran to Contact Bob Lynch at MoDOT; application deadline is spring 2020 (March?); Erik Howell to look for old design. Bob Lynch stated MoDOT would prefer to turn all improvements over to city; project will be 50/50 cost share; MoDOT prepared original estimate

Lift Station Rehabilitation Projects

Budget: \$100,000

Bid Date: TBD

Contractor: TBD

06/01/2020 - Staff is finalizing specs and bid documents for the project. The sewer department has requested improvements to the Stone Ledges lift station to eliminate reoccurring freezing issues. The Stone Ledges project will be incorporated into the rehab project. Construction planned for summer/fall 2020.

4/01/2020 - Staff to assemble bid documents for project.

1/31/2020 - Need to meet with Stacy and Chad to review scope; hold until Stacy has easement acquisition at manageable stage; City has purchased material; originally intended to self perform work but now plan to bid out.

Swiss Village Tank Cleaning

Budget: \$40,000

Contractor: Central Tank Coatings

6/01/2020 - Work complete. Central Tank also replaced the light on top of the tower.

4/27/2020 - Project awarded to Central Tank Coatings. Contract amount is \$25,000. Cleaning to be complete by Memorial Day.

4/01/2020 - Staff is recommending award to Central Tank Coatings in the amount of \$25,000. First and second reading requested at the 4/2 meeting.

02/26/2020 - Reviewing bid docs for release to contractors. Bidding project to have work completed by memorial day.

02/15/2020 - Staff is preparing bid package; goal is to have tank cleaned by memorial day.

Slurry Seal Bid Package

Budget: \$240,000

Contractor: Vance Bros.

6/01/2020 - Work complete. City crews to restripe streets.

4/27/2020 - Vance Bros to start work week of 4/27. Work to completed early May.

4/01/2020 - Per Jeana hold on using additional funds for airport road overlay.

02/26/2020 - Apparent low bidder is Vance Bros at \$153,888. Vance did 2019 slurry seal project. Need to discuss how to allocate additional funds.

1/31/2020 - Review is complete. Stacy is advertising and releasing to contractors. Stacy's estimate is \$156k. Left over funds will be considered for overlay of Airport Road.

Riverview Baptist Church Well Closure

Budget: DNR Grant

Bid Date: TBD

Contractor: TBD

06/01/2020 - Staff is currently procuring bids.

04/27/2020 - Staff is preparing bid specs for the project. Project to be complete Spring 2020.

02/15/2020 - Staff is working on grant application and bid package

Osage Beach Parkway Driveway Entrance Replacement

Budget: TBD

Bid Date: TBD

Contractor: TBD

04/27/2020 - Staff to meet with business owners to discuss driveways. Meetings on hold until stay at home order lifted.

02/15/2020 - Need to meet with Jeana to confirm project approach and scope. Need to discuss meeting with business owners.

Osage Beach Parkway Sidewalk Phase 6a - OBSRD

Budget: TBD

Bid Date: TBD

Contractor: TBD

02/26/2020 - Staff working on cost estimates.

COCHRAN TASKS

Park Culvert Replacement/Repair

Budget: Not budgeted item

Bid Date: TBD

Contractor: TBD

6/01/2020 - Temporary repair of road completed. Project placed on hold.

4/01/2020 - Project schedule has been placed on hold. Staff provided budget pricing to Jeana on 3/20, two options were presented. Option 1 - (4) 60-inch concrete pipes (\$85,000). Option 2 - Cast-in-place box culvert (\$150,000). Staff will continue to monitor exposed utilities.

2/15/2020 - Forcemain in washout has been supported and stabilized.

1/31/2020 - Erik Howell to review runoff. Cochran will present alternative and estimates for a permanent repair. Chad Stark and Loyd will stabilize exposed forcemain.

Osage Village Inn - Forcemain Air/Vac Release Valve

Budget: Not budgeted item

Bid Date: TBD

Contractor: TBD

6/01/2020 - Staff has complete valve replacement. New valve seems to have addressed forcemain plugging issue.

4/27/2020 - Staff to provide Chad Stark with valve model and structure detail for construction.

4/01/2020 - Staff is working with Chad Stark on new valve and structure. We believe valve type and improper venting are causing problem.

2/15/2020 - Staff has provided information to valve supplier, waiting on recommendations and pricing

1/31/2020 - Staff is working on collecting data to provide air/vac valve supplier

Backwater Jacks Traffic Study Coordination

Bid Date: TBD

Contractor: TBD

6/01/2020 - Project to go before Planning Commission on 6/9.

4/01/2020 - Cochran provided a letter to Cary Patterson on 3/30 after review of the report and addendum addressing season traffic factors. The report states no roadway improvements are needed. The report also recommends traffic control (such as flaggers) at the intersection of Sunset and Bluff Drive be utilized for event arrivals and departures.

2/15/2020 - Traffic study completion anticipated by 3/1/2020.

1/31/2020 - Prewitt to hire CJW to complete traffic study.

Well No.2 Manganese Removal

Bid Date: TBD

Contractor: TBD

6/01/2020 - Mn levels provided by staff. Cochran evaluating treatment options.

1/31/2020 - Waiting on Mn levels from Chad. Need to provide budget pricing for greensand filter.

CITIZEN COMPLAINTS

Amy Sutter (Meuse) - 5576 Bloom Lane

06/09/2020 - Title work was ordered for the subject property. No drainage or maintenance easements were found through the title search.

5/05/2020 - Letter was issued to Ms. Sutter on 4/22. The letter stated the City would clean the leaves from the ditch along Apple Blossom. The Mayor and David Van Leer visited the site on 5/1. Any changes in recommendations presented in the letter will be coordinated with the City.

4/27/2020 - Cochran has made multiple visits to Ms. Sutter's property. We have discussed keeping the ditch clean with public works staff. A draft letter has been prepared to issue to Ms. Sutter.

Complaint received 4/1/2020. Complaints on storm water draining to her property from culvert under Apple Blossom Drive and overflowing Apple Blossom Drive. Also complaints of leaves in ditch along Apple Blossom leading to stormwater problems. Ms. Sutter is also unhappy that curb and gutter was recently constructed at a neighboring property.

Mick Bednara – 1295 Cayman Drive

4/01/2020 - Mr. Bednara will be submitting application for R/W vacation to the City in the near future. Staff remains in contact with Mr. Bednara.

Mr. Bednara contacted the City of Osage Beach regarding a right-of-way vacation for his property which is located southwest of the intersection of Dude Ranch Road and Cayman Drive. He stated he was informed, approximately nine months ago, ROW at the intersection was wider than what was required by the City and the property could be vacated back to him [Mr. Bednara] if he were to have the area properly surveyed by a licensed surveyor. Mr. Bednara had the land surveyed by Lonny Allen at Allen Surveying Inc. and the documents were provided to the City. He was not sure what next steps are necessary but he hadn't heard from anyone regarding the matter since he contacted the City in September. He wanted us to know that the surveying pins and the marking on the driveway have not been disturbed. The City was updated with the information regarding the property vacation and Cochran is waiting on the next action to proceed.

John Layden – 722 College Blvd. (CITY TO ADDRESS COMPLAINT)

6/01/2020 - Drainage improvements will be performed to resolve situation. Improvements to be made as part of the Cove Road project. Anticipated date of construction is summer/fall 2020.

4/01/2020 - Staff is working preliminary design and cost estimate for drainage improvements to resolve complaint

John was unable to meet but Cochran met with his neighbors Larry Jones and Roy Walters who were familiar with the issue on Wednesday, December 17, 2019.

City staff was familiar with the water main leaks and is resolving the problems. One water main leak is a service connection surfacing just east of Larry Jones' driveway on the north side of College Blvd. The water department is scheduled to cut the street on January 13th and replace the entire service line on January 14th (weather permitting).

The Public Works Department is investigating the location of another possible leak. Public works believes a service line could be leaking. Water is surfacing west of John Layden's driveway on the south side of College Blvd. During the winter, water from the wet spot will leach onto the street and create hazardous driving conditions due to ice. The week of January 5th the Water Department investigated the area and were unable to locate any leaks.

A review of the water and sewer utility lines was performed and compared to the area topography. The water main is located along the north side of College Blvd. which is downhill from the wet spot and thus highly unlikely to be the source. The wet spot is located along a sanitary force main alignment, but the alignment runs south to north which would result in a leak flowing north through the aggregate bedding away from Mr. Layden's residence. The City has also performed water sampling on the water which did not result in finding of fecal coliform but did show trace amounts of fluoride. Presently, potential sources for the wet spot have been exhausted. A potential solution to the problem would be to place an area inlet at the site of the wet spot and install storm pipe within the sanitary force main easement to discharge approximately 150 feet to the north. This would require open trench placement of the stormwater line across College Blvd.

Rebecca Thomas - (5513 Osage Beach Parkway) (573-280-2814) (LETTER OF NO ACTION SENT)

Letter of no action sent on 5/29.

5/05/2020 - Cochran visited the site the week of 4/27. Complaint is in regard to stormwater drainage. Cochran is researching the history of this development

Complaint received 4/27/2020. Mailed letter to 113 Bella Vista Court, Four Seasons, MO 65049 & bthomas@cdoc.net.

Jill Trumper - 1159 Summit Circle (LETTER OF NO ACTION SENT)

Letter of no action was provided to Ms. Trumper on 3/16. The letter did state the City would perform minor drainage maintenance. This will consist of placing +/- 1 load of riprap at an offsite inlet to help minimize the amount of stormwater reaching Summit Circle.

Cochran visited the site and met with Ms. Trumper December 12, 2019.

Ms. Trumper has constructed a gravel driveway to access the Lake at this address. The driveway has washed out and eroded during several past rain events. Ms. Trumper is looking for a resolution. Cochran modeled the existing storm sewer in the vicinity of Ms. Trumper's driveway. It appears the storm sewer capacity exceeds city standards, but during storms with higher intensities the curb will be overtopped and release stormwater onto Ms. Trumper's gravel driveway. We recommended public works ensure there are no clogs or blockages in the storm sewer. If the City feels corrective measures at the City's expense are appropriate, additional storm sewer could be constructed to reduce the volume of stormwater reaching Ms. Trumper's drive. This would reduce, but not eliminate, the potential of stormwater overtopping the street curb and washing out Ms. Trumper's drive.

A preliminary design was developed for stormwater improvements along Summit Circle which would provide a measure of relief to the existing stormwater inlets and reduce the probability of overflow from the street resulting in erosion of Ms. Trumper's gravel driveway. Additionally, a cost estimate was prepared for the designed improvements. (\$17,000)

Steve Hays – 1327 Case Road (LETTER OF NO ACTION SENT)

Letter of no action sent after Mr. Hays was not receptive to proposed solution.

Cochran met with Steve on Wednesday, December 17, 2019.

Mr. Hays' issue is the construction of his driveway. Improvements to Case Road, increased the grade to his shared driveway. The improved section of driveway varies between 25% to 29% grade. The old section of driveway varies between 19% to 23% grade. The driveway grades were measured with a smart level and are approximate. After reviewing plans and pre-construction pictures, the City did raise grade to Mr. Hays' driveway. The most cost effective option is to create a connection between Lois Lane and Mr. Hays' driveway.

Mr. Hays was contacted regarding the idea of potentially connecting his driveway with the Lois Lane to which Mr. Hays responded with disinterest. It was explained to Mr. Hays that his vehicle would need to be parked to allow for the residence of 1284 Case Road, who shares the common driveway entrance, to which Mr. Hays responded his objection. Mr. Hays also noted his experience with the neighbors along Lois Lane has not been fully positive and he did not want them using his driveway to access their property. With the most cost effective option declined, a recommendation of no action was given and a letter compiled to Mr. Hays stating review of the complaint is closed. The letter is ready to be sent.

Roy Walters – 735 College Blvd. (LETTER OF NO ACTION SENT)

Letter of no action sent in February.

Cochran met with Mr. Walters on Wednesday, December 17, 2019.

Mr. Walters' issue is with water and sediment running down his driveway during rain events. He has a trench drain across his driveway near his garage that fills with silt and must be cleaned 3 to 4 times a year. Water also flows into his garage about 5 feet during heavy rain events. The driveway was not constructed properly to shed water to the west of Mr. Walters' house.

By request of Jeana Woods, Stacy Bruns was contacted regarding a section of road along College Blvd which had been repaired by the City of Osage Beach and to confirm the repairs did not result in Mr. Walters' driveway issue. Ms. Bruns found and provided the information regarding the road repair which illustrate the repair is not located at or adjacent to Mr. Walters' driveway. As the road repair did not impact stormwater characteristics at Mr. Walters' driveway, a recommendation of no action was given and a letter compiled to Mr. Walters stating review of the complaint is closed. The letter is ready to be sent.

Kimberly Bauer – 4698 Lakehurst Circle (LETTER OF NO ACTION SENT)

Letter of no action sent in February.

Cochran met with Kimberly on Thursday, January 2, 2020.

Emergency vehicles are unable to access the properties without backing in on Lakehurst Circle because sometimes cars are parked blocking the road from one way. There is an extremely tight turn radius to access her property from the other side. There is an existing street light located in the R/W that Ameren has offered to remove. The City must request Ameren to remove it before any action will be taken. The City also has a lift station located in the area.

Correspondence with the City of Osage Beach Public Works Department provided clarity that the light pole is necessary for operation of the lift station and thus cannot be removed. Additionally, it was determined that no improvements to the intersection will alleviate the issue of parked vehicles blocking access to the properties for emergency vehicle access. A recommendation of no action was given and a letter compiled to Ms. Bauer stating review of the complaint is closed. The letter is ready to be sent.

Jeff Palmer – 1265 Summit Circle (LETTER OF NO ACTION SENT)

Mr. Palmer is disputing City's stance that no action is needed based on the fact this drainage improvements were designed by the City staff. Staff is working to address concerns.

Cochran visited the site on Thursday, January 2, 2020 and spoke with Mr. Palmer while onsite.

Runoff from the street is eroding the ground near his deck footing. There are 4 curb inlets in the area. 3 curb inlets are located on the south side of the street and 1 curb inlet is located on the north side of the street. Mr. Palmer lives on the north side of the street. Runoff from his neighbor's driveway directs stormwater right to his driveway. Once water rises higher than the rollback curb height, it runs down his extremely steep driveway and makes its way to the lake. From initial observations the existing storm sewer appears to be adequately sized to handle the City's design storm standard.

It is determined the stormwater infrastructure around 1265 Summit Circle is adequate and the issue is the result of private driveway design. A recommendation of no action was given and a letter compiled to Mr. Palmer stating review of the complaint is closed. The letter is ready to be sent.