

Osage Beach - Project/Task Tracking Log

Cochran Proj No. 19-7990

Report Date: October 6, 2020

CONSULTANT PROJECTS

Swiss Village Well 3

Consultant: HDR

Contractor: Heggemann/Midwest Hydro

10/01/2020 - Equipment and programming glitches are being worked through.

09/01/2020 - The Contractor has indicated the VFD will be onsite the week of September 8th. Start up is anticipated for the week of September 14th. Staff has been preparing to bring the new well online.

08/05/2020 - Shipment of VFD is delayed due to manufacturing issues. Waiting on update from Contractor.

7/06/2020 - VFD scheduled to ship on 7/13. The new well will be ready startup shortly after installation of the VFD.

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

7/6/2020 - Project complete.

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

10/01/2020 - Paving and yard restoration on the project is complete. Pavement striping and punch list items will be completed over the coming weeks.

9/01/2020 - Base pavement is in place over the entire project. Concrete work is being finalized. Final lift of pavement will be placed once landscaping is complete. Completion is anticipated to be on schedule.

08/05/2020 - Construction is ongoing. West half of project has base pavement down. Final lift of pavement will be placed at project completion. Storm sewer and concrete work are ongoing on east half of project.

7/6/2020 - Work continues on the west end of the project. Water and sewer utility relocations have been significantly reduced by staff. We anticipate a credit to the city of +/- \$100,000. The city will also receive a credit of +/- \$60,000 for the street lighting revisions.

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,

Mace Road Phase 2b

Budget: TBD

Consultant: Bartlett and West

Contractor: TBD

09/01/2020 - Staff is working on right-of-way and easement acquisitions, utility relocations, and plan coordination with the design consultant. We anticipate starting construction in the Spring of 2021.

08/05/2020 - Staff is gearing up for Right-of-Way and easement acquisition. Staff is coordinating plan preparation with Bartlett and West. Utility relocation coordination is underway.

7/6/2020 - Staff is working with Bartlett and West on the project schedule. Staff is also working on the right-of-way and easement acquisition required for phase 2b of the project. We anticipate bidding the project in late 2020 with construction beginning in the spring of 2021.

IN-HOUSE DESIGN PROJECTS

Ledges Drive - OBSRD

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

Bid Date: TBD

Contractor: TBD

10/01/2020 - Cochran is working to resolve right-of-way ownership to allow for right-of-way transfer to City. Once right-of-way ownership is resolved and transferred, we intend to proceed with construction.

09/16/20 - OBSRD MEETING - Project has major Right-of-Way issues. Dave discussed a meeting with Matt Breuer (rep from Revelation Construction & Development LLC) regarding Right-of-Way for Ledges Drive. Matt claimed he owns half the road and Right-of-Way is not dedicated. He also stated he would not donate the Right-of-Way unless Port Lane was improved before Ledges Drive. Matt claimed this was an agreement from before, but the Board nor City were aware of an agreement. The Board showed no interest in improving Port Lane and were willing to put the project on hold. City is conducting Title work on the road; however, Title work is likely to be at least a month out. It was discussed to remove the cul-de-sac and provide a hammer head turn around which would meet City standards. This change would prevent the need to acquire Right-of-Way from Revelation Construction, however the question of road ownership would still be an issue.

08/19/20 - OBSRD MEETING - Several members from the Ledges Condos, Stoneledges Condo, and Stoneledges HOA were present and presented an agreement between the homeowners, City, and OBSRD from December 2018. Upon review of the agreement, the Board is responsible for the paving and cul-de-sac on Stoneledges Circle. Rick Trevor (Member of Ledges Board) asked about the right-of-way that would need to be acquired and compensation for construction of the cul-de-sac. Members from the public left at this time and the Board continued discussion for the Project. The Board agreed to raise the budget for the project to \$156,000 which would cover Ledges Drive improvements and Stoneledges Circle improvements and cul-de-sac. The Board attached a contingency that the right-of-way not be purchased from property owners.

08/05/2020 - Staff is working to prepare plans and bid documents. Staff is working to resolve Right-of-Way for project.

07/15/2020 - Cochran discussed the cost estimate and exhibit for Ledges Drive with the OBSRD. The District was comfortable with the exhibit showing the work OBSRD would be responsible for and the associated cost estimate. The Board voted to move forward with the project and their cost. Cochran will contact Stone Ledges Condo, Ledges Condo, and the HOA to provide them with the exhibit and cost estimate and inform them of their associated cost for the project.

Wren Road - OBSRD

Budget: \$109,000

Bid Date: TBD

Contractor: TBD

10/01/2020 - Mailers were distributed to residents impacted by project. Initial response has been positive.

09/16/20 - OBSRD MEETING - The Board is aware of the verbal agreement made between homeowners and the former City Engineer; however, nothing is in writing. Dave said the City would mail an informational letter and a sketch of the project to the homeowners and have Right-of-Way dedication agreement in writing. Letter to include the ROW will be turned over to the City upon completion of the project. Board expressed at least three houses would be for the project and do not see it as an issue to get an agreement.

08/19/20 - OBSRD MEETING - Cochran discussed the City of Osage Beach BOA approved the scope of the project. The project will consist of (2) nine-foot lanes and a cul-de-sac at the end. The Board motioned and approved to raise the budget for the project to \$109,000. It was discussed about bidding the project to with base bid of 3-inches of asphalt and an alternative of 4-inches of asphalt. The Board raised the question of constructing the road with 3-inches of pavement and providing 4-inches for the cul-de-sac. The homeowners are aware of the project and have a verbal agreement, but nothing in writing. It was discussed that in November 2018 the property owner of the last lot was willing to donate the necessary right of way for the cul-de-sac.

08/05/2020 - Staff is working to prepare plans and bid documents. Staff is working to resolve Right-of-Way for project.

07/15/2020 - Cochran presented and reviewed the scope of the project with the OBSRD. The project will consist of (2) nine-foot lanes and a cul-de-sac at the end. Wren Lane is being presented to the Osage Beach Board of Aldermen on July 16th. The OBSRD will turn the road over to the City of Osage Beach as a non-conforming road. It was discussed that in November 2018 the property owner of the last lot was willing to donate the necessary right of way for the cul-de-sac.

06/24/2020 - Cochran will prepare a recommended project scope and associated budget to present to the Board of Alderman. Once approved by the Board of Alderman, the scope and budget will be presented to OBSRD for concurrence and budget approval. We hope to make this presentation at the second Board of Alderman meeting in July.

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.

~~3/22/2020 - Need to recommend design criteria to board for approval~~

Autumn Lane - OBSRD

Budget: \$51,000

Bid Date: TBD

Contractor: TBD

08/19/20 - OBSRD MEETING - Project will be discussed and considered once others are completed.

07/15/2020 - Project was not discussed in depth at the OBSRD meeting. There is a known possible right of way issue.

06/24/2020 - Cochran will prepare a recommended project scope and associated budget to present to the Board of Alderman. Once approved by the Board of Alderman, the scope and budget will be presented to the OBSRD for concurrence and budget approval. The OBSRD requested the City research acquiring the right-of-way to construct the improvements and possible need for adverse possession of the roadway. Right-of-way acquisition may delay construction of the project.

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

Contractor: Travis Hodge Hauling, LLC

10/01/2020 - Construction Complete.

09/16/20 - OBSRD MEETING - Cochran informed the Board the contractor is working on site and should be finished in the next couple of weeks.

09/01/2020 - Project was awarded to Travis Hodge Hauling in the amount of \$9,950. Work will be completed in September.

08/19/20 - OBSRD MEETING - Cochran discussed the bids were received and open. The recommendation is to award the project to the low bidder, Travis Hodges Hauling & Excavation.

08/05/2020 - Project is out to bid. Bids are due on August 14th.

07/15/2020 - Cochran discussed the plans for the storm sewer are expected to go out to bid later this month and construction completed this year at the OBSRD Meeting.

06/24/2020 - Cochran reported the OBSRD that the Cove Road project will be put out to bid mid-July and reported that the project will not be constructed by City forces but by an outside Contractor. The Cove Road project and College Avenue Drainage We anticipate construction being completed late summer or early fall.

06/01/2020 - Staff is preparing design for bidding. Stormwater project on College Ave will be included in this bid. We believe combining 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

1/24/2020 - Need to define project scope

Beach Drive

Budget: \$80,000

Bid Date: TBD

Contractor: TBD

09/01/2020 - Signed right-of-way documents were received from Mr. Painter. Staff is reviewing utility relocations and project schedule.

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

10/01/2020 - Joanie Prenger informed the MoDOT Cost Share Committee approved the City's application. The application will now go before the full Commission.

09/16/20 - OBSRD MEETING - Cochran informed the Board that MoDOT meets on 9/24 for Cost Share Application. Board sees the project as a major safety improvement and would like to move forward even if Cost Share Application is denied. Stated if the City is committed to \$100,000 the District would provide the additional \$200,000 to cover the preliminary cost estimate. Board stated going past Executive Drive would not be an option as a property owner would be unwilling to negotiate Right-of-Way. Project would require MoDOT coordination to complete and Dave informed the Board it is likely the existing access point to Hwy 54 would be removed. One Board member (Fred) was adamant the access point should be removed as the point of the project is safety improvement.

08/19/20 - OBSRD MEETING - Board asked about the cost share application with MoDOT. Cochran informed the Board there should be an answer this September. Board sees the project as needing significant safety improvements and expressed interest in getting the project completed. The Board expressed willingness to increase their share of the budget if cost share is not approved.

07/15/2020 - Cochran informed the OBSRD the cost share application has been submitted to MoDOT. The OBSRD appears motivated to get this project completed and views it as a safety issue. OBSRD discussed willingness to complete the project without MoDOT funds.

06/24/2020 - Cochran reported that the cost share application deadline has been postponed until July 24th. Cochran reported that the City does intend to submit the cost share application. The OBSRD appears motivated to get this project completed and views it as a safety issue. The cost share application was submitted on 7/1.

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.

Lift Station Rehabilitation Projects

Budget: \$100,000

Bid Date: 09/03/2020

Contractor: RC Contracting

09/01/2020 - Bids will be presented at the September 17th Board Meeting. Staff recommendation is to award to RC Contracting in the amount of \$119,000.

08/05/2020 - Emergency repairs were completed at station 59-3 (Tan-Tar-A Elbow Cay) on August 4th by Travis Hodge. Work on stations 27-4, 62-2, and Stone Ledges will be bid in August and awarded in September.

07/6/2020 - Staff is working to complete the lift station upgrades at Tan-Tar-A on an emergency basis. The lift station is contributing to backups into the home at 443 Elbow Cay. Staff will be meeting with a contractor to complete the work.

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

Contractor: Scott and Son Well Drilling, LLC

08/05/2020 - Project complete.

07/6/2020 - Project was awarded to Scott and Son Well Drilling, LLC in the amount of \$3,600. Project to be complete by 7/31.

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

09/01/2020 - Staff is preparing a list of property owners to meet with. Meetings will take place through the months of September & October.

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.

Barry Prewitt Parkway to Goldie Pearl Proposed Sidewalk Project- OBSRD

Budget: \$180,000

Bid Date: TBD

Contractor: TBD

09/16/20 - OBSRD MEETING - The project scope was discussed. The Board would like to see sidewalk extended to Highway 42; however, they are aware of obstacles and challenges for the design. Board wants to move forward with any sidewalk that can be constructed. Board asked for an estimate for the project be split into two parts (Hy-vee to Goldie Pearl and Goldie Pearl to Hwy 42). Extending sidewalk to Hwy 42 would likely require Right-of-Way coordination with MoDOT.

08/19/2020 - OBSRD MEETING - Not discussed, however the Board is interested in sidewalk improvements.

7/15/2020 - The OBSRD indicated this project was low priority. The District would like to have the sidewalk extended to Hwy 42. Indicated this was the original idea when sidewalk was constructed.

06/24/2020 - The OBSRD indicated this project was low priority. Cochran will confirm project scope and budget. Cochran will discuss with Jeana if these improvements are to be constructed in 2020.

Orville Road Proposed Overlay - OBSRD

Budget: TBD

Bid Date: TBD

Contractor: TBD

09/16/20- OBSRD MEETING - Project location was discussed. Proposed location is right before the dumpster on a road leading to two houses. The Board stated the homeowners basically want their driveways paved. However, the house is for sale so the Board said to put the project on hold.

08/19/2020 - OBSRD MEETING - Project is low on priority list and will be a 90/10 split with the homeowners. Cochran will look into providing the Board with a specification.

07/15/2020 - District indicated this project is private and the City would not be involved. Project is an overlay for a small street, approximately two houses. The District usually completes these projects as a 90/10 split with the home owners. Home owners are responsible for getting contractor bids and providing 10% of the cost. Bids received for the project were \$37,000 and \$230,000. The District discussed having a standard overlay bid package to ensure the contractors are bidding on the same project. They have something prepared, but would not mind having it reviewed.

06/24/2020 - The OBSRD stated this project is low priority. Cochran will work with the OBSRD and City Staff to develop a project scope and budget.

COCHRAN TASKS

Tan-Tar-A Sewer Review

10/01/2020 - The SCEAP Grant Application was submitted to MoDNR on September 25th. Notice was recieved from MoDNR to proceed with procuring engineering services for completion of the study.

09/01/2020 - Staff to request approval to apply for the SCEAP Grant at the September 17th Board Meeting.

08/05/2020 - Cochran is preparing a SCEAP Grant application to fund a sewer study of the Tan-Tar-A system.

7/06/2020 - Cochran is working with City Administration to develop a master plan for improvements to the Tan-Tar-A sanitary sewer system.

City Street Lighting Standards

10/01/2020 - Cochran is working with Staff to review recommendations to determine the best time to present to the Board.

06/2020 - Cochran is working with City Administration to review and update the City's street lighting standards. Once the new public works director will be involved in this process also.

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

09/01/2020 - Osage Village Inn air release continues to cause air plugging. Staff is working to resolve.

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

Public Works HVAC Renovation

Bid Date: October 29, 2020

Contractor: TBD

10/01/2020 - Plans will be released to contractors for bidding by October 13th. Project scope includes removal and disposal of the first floor ceiling, lights and ductwork. Relocation of an existing furnace and installation of new ductwork, new ceiling, and new lighting.

Well No.2 Manganese Removal

Bid Date: TBD

Contractor: TBD

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

Overlay Specification - OBSRD

09/16/20 - OBSRD MEETING - Dave provided the Board with a specification for small overlays. Randy needs to review, but Fred asked for example sketch be included to provide assistance to homeowners.

CITIZEN COMPLAINTS**Stephen Kliethermes - Passover Road - (660) 619-1095**

09/01/2020 - Staff recommends no action be taken. Letter will be sent to Property Owner.

07/06/2020 - Complaint received on 6/18/2020. Mr. Kliethermes contacted the City about narrow lanes and trucks crossing over the center line. Staff is looking into the complaint.

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. (MATTER RESOLVED)

07/06/2020 - City found water service leak that appeared to be causing problem. Staff will monitor to make sure this complaint is resolved.

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)

07/06/2020 - Mr. Hayes is disputing determination by city

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.