

This notice was posted at City Hall on Aug. 9, 2024 at 3 p.m.

and online at www.cityofversaillesmo.com home page Aug. 9, 2024 at 3:15 p.m.

**NOTICE OF OPEN MEETING and VOTE TO CLOSE PART OF THE MEETING
OF THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI**

Tuesday, AUGUST 13, 2024

6:00 P.M.

City Hall - 104 N. Fisher, Versailles – Upstairs

And via Zoom

<https://us02web.zoom.us/j/89963507225?pwd=OPf4cF4YrZioj1m0nmlb0KMPGEERGF.1>

Meeting ID: 899 6350 7225 Passcode: 055095

The tentative agenda of this meeting includes:

- I. **Call to Order.....6:00 pm**
- II. **Pledge of Allegiance**
- III. **Minutes, Corrections and Approval–** Regular Session – July 9, 2024
Closed Session – July 9, 2024
- IV. **Approval of Accounts**
- V. **Introduction of Guests:**
- VI. **Department Reports**
 1. Jamie Morrow, Mayor
 2. Bobbie Garber, Finance Officer
 3. Duane Miller, Fire Chief
 4. Charles Hibdon, Supt. Public Works
 5. Lonnie Madole, Wastewater System Manager
 6. Ann Black, Grant Administrator / Community Development Director
 7. Chad Hartman, Chief of Police/ Code Enforcement/Planning & Zoning Officer
 8. Airport Commission
 9. Park Board
- VII. **Unfinished Business**
 1. Ordinance – Keeping vehicle storage from 2022, deleting the other, adding specifics about car repair storing unlicensed vehicles indoors or behind fence
 2. Ordinance – Revision of vacation ordinance or new vacation ordinance roll-over of a certain amount of vacation hours
- VIII. **New Business**
 1. Appointment of City Attorney
 2. Mayor Pro Tem
 3. Requesting vacation of utility easement on N. Monroe
 4. MO LAGERS Initial valuation
 5. Tree Bids
 6. Purchase of copier
 7. Charge for bulk water - \$10 first fill, \$5 per fill in same day
 8. Conflict of Interest Policy (CDBG Grant)
 9. Resolution to Apply for CDBG Grant
 10. Ordinance – Fair Housing (CDBG Grant)
 11. Ordinance – Tax Levy (every year)
 12. Ordinance - Conflict of Interest (every year)
 13. Ordinance – Ground Master Lease & Funding Agreement
- IX. **Council Requests for Discussion**
- X. The tentative agenda of this meeting also includes a vote to close part of this meeting pursuant to Sections 610.021(1), 610.021(2), 610.021(3), 610.021(9), 610.021(11), 610.021(12), 610.021(13), 610.021(14), 610.021(16), and 610.021(17), RSMo.
- XI. **Adjournment**

Any person with a disability or language barrier desiring reasonable accommodations to attend this meeting may contact the City Clerk at 573-378-4634 Extension 3 to make arrangements twenty four hours in advance.

Copies of this notice may be obtained by contacting the City Clerk at City Hall, 104 North Fisher, Versailles, MO 65084, 573-539-2590

MINUTES OF THE REGULAR
CITY OF VERSAILLES BOARD OF ALDERMEN
CITY HALL
July 11, 2024
6 P.M.

City Hall – 104 N. Fisher, Versailles
& via Zoom

<https://us02web.zoom.us/j/85174185864?pwd=FTcY1q95ogbirNF12ilVNG2RdMmfw0.1>
Meeting ID: 851 7418 5864 Passcode: 676375

The Board of Aldermen of the City of Versailles met in regular session at 6:00 p.m. on the above date in person and via Zoom with the following officials and department heads present: Mayor Morrow, Alderpersons Brian Bias, Kriston Bentch and Dina Dunklee. Clerk Webb, Financial Officer Garber, Police Chief Hartman via Zoom, Assistant Police Chief Erik Hellstrom, City Attorney Andrew Hardwick, Superintendent of Public Works Charles Hibdon, Ann Black and Lonnie Madole of Alliance Water Resources.

Others present were Tony and Laura Coons, Joe Clark, Matt Beard and others who did not sign in.

Mayor Morrow called the meeting to order at 6:00 p.m. and opened with the Pledge of Allegiance.

APPROVAL OF MINUTES

Motion by Alderperson Bias seconded by Alderperson Dunklee to approve the regular minutes of June 11, 2024 and closed session minutes of June 11, 2024 as presented. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, yea (vacancy).

APPROVAL OF ACCOUNTS

Motion was made to approve the attached accounts and in addition a bill from Martin Supply totaling \$36.54 by Alderperson Bentch, seconded by Alderperson Bias. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, yea (vacancy).

JOE CLARK – Owns 6 Dogs – Requesting deviation from ordinance limiting pet owners to 3 dogs

Motion was made by Alderperson Dunklee, seconded by Alderperson Bias to allow Joe Clark 120 days with the 6 dogs to get his home sold so he can move out of city limits. After 120 days if the house is not sold, the issue will be revisited. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, yea (vacancy).

MATT BEARD – Country Place Drive – Water Quality – Requesting Update

Mr. Beard addressed the council by asking for an update on requested water line updates in the Country Place Drive neighborhood. He stated that many of the residents in the neighborhood are still changing filters every two weeks even with the monthly hydrant flushing that has been taking place. Mayor Morrow stated that the current projects the city is working on take precedence because they are using ARPA funds and these projects must be complete by 2026. These ARPA projects also pertain to water and waste water. Mr. Beard stated that in past minutes it was stated that a questionnaire would be sent to neighborhood

residents asking if their water was rusty or dirty and that had not been done. Mayor Morrow stated that the city will send out those surveys soon. A grant will need to be obtained for the Country Place project as well to help with the cost. Currently the city is working on 5 projects that have been funded with grants. To add another grant this year would not be optimal. Beard asked if it would be possible to flush the hydrant in Country Place twice a month rather than once. Supt. of Public Works stated that with the flushing one time a month the water quality is good every time it is tested. Beard requested a possible estimate of time frame as to when the project might begin and it was stated by Mayor Morrow that Country Place is on the radar but a time frame cannot be committed to at this time.

REPORTS

Mayor Morrow

1. Went to District F meeting with Ann Black where it was learned that the dog park benches were funded with grant money.
2. At the District F meeting it was mentioned that Pettis County was approved for a tire shredder and baler that they will share with all communities in District F.
3. Thanked all involved with the Versailles Independence Day Celebration and stated that Premier Pyrotechnics did a wonderful show again this year.
4. Refrigerator at City Hall has quit working and employees keep drinks, ice and lunches inside. Requested council approval to purchase a refrigerator from Pleasant Valley Quilts in the amount of \$649.00. Motion was made by Alderperson Bias, seconded by Alderperson Dunklee to purchase a refrigerator from Pleasant Valley Quilts in the amount of \$649.00. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, yea (vacancy).

Charles Hibdon – Superintendent of Public Works

1. Have been picking up brush left from storms the last three weeks. Asked citizens to please make sure their brush is 6" around or under and butt end to the curb to make pick up easier.
2. Alderperson Bias asked where one could go with trees and big logs. Hibdon stated that the city had been taking large pieces of wood that can't be chipped to Ozark Outfitters on Hwy. 52 because they use wood for heat.
3. The public works department is understaffed.

Lonnie Madole – Alliance Water Resources

1. Getting lots of rain
2. Got the new waste mixer, its very heavy and operating as it should, thank you to David Aeschbacher for picking it up in Wisconsin.
3. Getting ready to paint all the buildings at the waste water plant
4. SSOs are popping up here and there due to heavy rain. DNR has not expressed concern.

Ann Black – Grant Writer / Economic Development

1. July 16-18 going to CDBG grant training in Jefferson City. City Clerk Webb will also be attending.
2. Will need a public hearing and to pass a resolution to apply for the CDBG grant at 6 p.m. right before the August 13 council meeting. We will need the LMI and amount of the project and how much money the city is asking for to state at the hearing.
3. Alderperson Bias asked Ann if she could research any grants that would help with financing the Country Place project. Ann Black stated that the city will have to survey the area and determine the LMI. They may not meet the requirements. She also stated that she could also look at USDA instead of CDBG.
4. Denise Green with USDA mentioned stated she has all required paperwork to submit for the equipment grant but still does not have the funding yet.

Chad Hartman – Police Chief and Erik Hellstrom – Assistant Chief

1. New trainee and employee Kyjuan Buckingham has been doing very well at academy.

Airport

1. Received paperwork from FAA showing the area in which a new airport hangar could be built.
2. Alderperson Bentch mentioned he would like to look at getting an airport board going again. Mayor Morrow stated that the city can look into that. She also stated that there is an active EAA group who has meetings and events at the airport monthly.

Park

1. Independence Day Celebration was a success without incident.

Unfinished Business

Introduction of Bill No. 24-011 Employee pay-out of unused vacation time

AN ORDINANCE AMENDING THE VACATION POLICY AND TO ESTABLISH THE EFFECTIVE DATE THEREOF

Motion made by Alderperson Bias seconded by Alderperson Dunklee to have the clerk do the first reading of Bill No. 24-011 by title only. Motion carried by the following roll call vote: Vacancy; Bentch, yea; Dunklee, yea; Bias, yea. The clerk did the first reading by title only. Motion by Alderperson Dunklee seconded by Alderperson Bias to have the city clerk do the second reading of Bill No. 24-011 by title only. Motion carried by the following roll call vote: Vacancy; Bentch, yea; Dunklee, yea; Bias, yea. The clerk did the second reading by title only. Mayor Morrow asks "shall the bill pass"? Roll call vote: Vacancy; Bentch, yea; Dunklee, yea; Bias, yea. Mayor Morrow announces that Bill No. 24-011 becomes Ordinance No. 24-011.

After the ordinance was passed Alderperson Bias stated he would either like a separate ordinance or to revise this ordinance to state that employees should be allowed to roll over and carry up to a certain amount of vacation time with approval from the Aldermen in lieu of being paid out unused time.

Car Storage Ordinance – Tabled

After the ordinance was tabled Alderperson Bias mentioned that some of the car repair / garage owners had called him and expressed concern about the possibility of getting summons for having unlicensed or derelict looking cars on their lots that are used for parts. Also a car sales lot expressed concern about sitting cars on his lot stating that they hope they won't get a ticket for that. Chief Hartman stated that's why the questionnaires were sent out to those businesses so they could send them back in with any questions or ideas. The department only received two back. More research will be conducted.

Mowing & Debris Bids

Supt. of Public Works Charles Hibdon stated that the city has things in hand now and letting out bids is not necessary at this time.

New Business

Total H2O – LSLI Bid and Contract

- 1.** Motion was made by Alderperson Bias, seconded by Alderperson Bentch to approve the low bid from Total H2O Solutions for the Lead Service Line Inventory. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, yea (vacancy).
- 2.** Motion was made by Alderperson Bias seconded by Alderperson Bentch to approve the mayor to go into contract with Total H2O Solutions with DNR approval. If DNR approval is not obtained this will be revisited. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, yea (vacancy).

Appointing City Clerk Webb as 504 Coordinator for CDBG Grant

Motion was made by Alderperson Dunklee, seconded by Alderperson Bias to appoint City Clerk Libby Webb as 504 Coordinator for CDBG Grant purposes. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, yea (vacancy).

Approval of notice of discrimination and adoption of 504 Grievance Procedure for CDBG Grant

Motion was made by Alderperson Dunklee, seconded by Alderperson Bentch to approve the notice of discrimination to run in the newspaper and to adopt the 504 grievance procedure for CDBG Grant purposes. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, yea (vacancy).

Approval of LEP for CDBG Grant

Motion was made by Alderperson Dunklee, seconded by Alderperson Bias to approve the LEP (Limited English Proficiency) for CDBG Grant purposes. Motion carried by the following vote: Bentch, yea; Dunklee, yea; Bias, yea (vacancy).

Introduction of Resolution R-24-03

SECTION 504 1973 REHABILITATION ACT POLICY

Motion made by Alderperson Bias seconded by Alderperson Dunklee to have the clerk do the first reading of Resolution R-24-03 by title only. Motion carried by the following roll call vote: Vacancy; Bentch, yea; Dunklee, yea; Bias, yea. The clerk did the first reading by title only. Motion by Alderperson Dunklee seconded by Alderperson Bentch to have the city clerk do the second reading of Resolution R-24-03 by title only. Motion carried by the following roll call vote: Vacancy; Bentch, yea; Dunklee, yea; Bias, yea. The clerk did the second reading by title only. Mayor Morrow asks "shall the resolution pass"? Roll call vote: Vacancy; Bentch, yea; Dunklee, yea; Bias, yea. Mayor Morrow announces that Resolution R-24-03 has passed.

Motion was made by Alderperson Bentch, seconded by Alderperson Dunklee to go into closed session pursuant to RSMo 610.021 (1) pertaining to hiring, firing, discipline and pay of employees.

Closed Session After returning to open session it was announced that the job offer to Laura Bosworth for the financial officer position was rescinded. Brandi Stone was hired as financial officer \$18 per hour. Molly Villa was hired as water clerk \$16 per hour. Resignations from Ethan Braun and Kayla Wilson were approved. Public Works Department was given \$1.50 raises with new hires starting at \$16.25. An intern / as needed animal care employee was approved at \$15 per hour. Fire Chief Duane Miller will receive \$1500 for EMA services.

Motion by Alderperson Bentch seconded by Alderperson Bias to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 7:50 p.m.

Jamie Morrow, Mayor

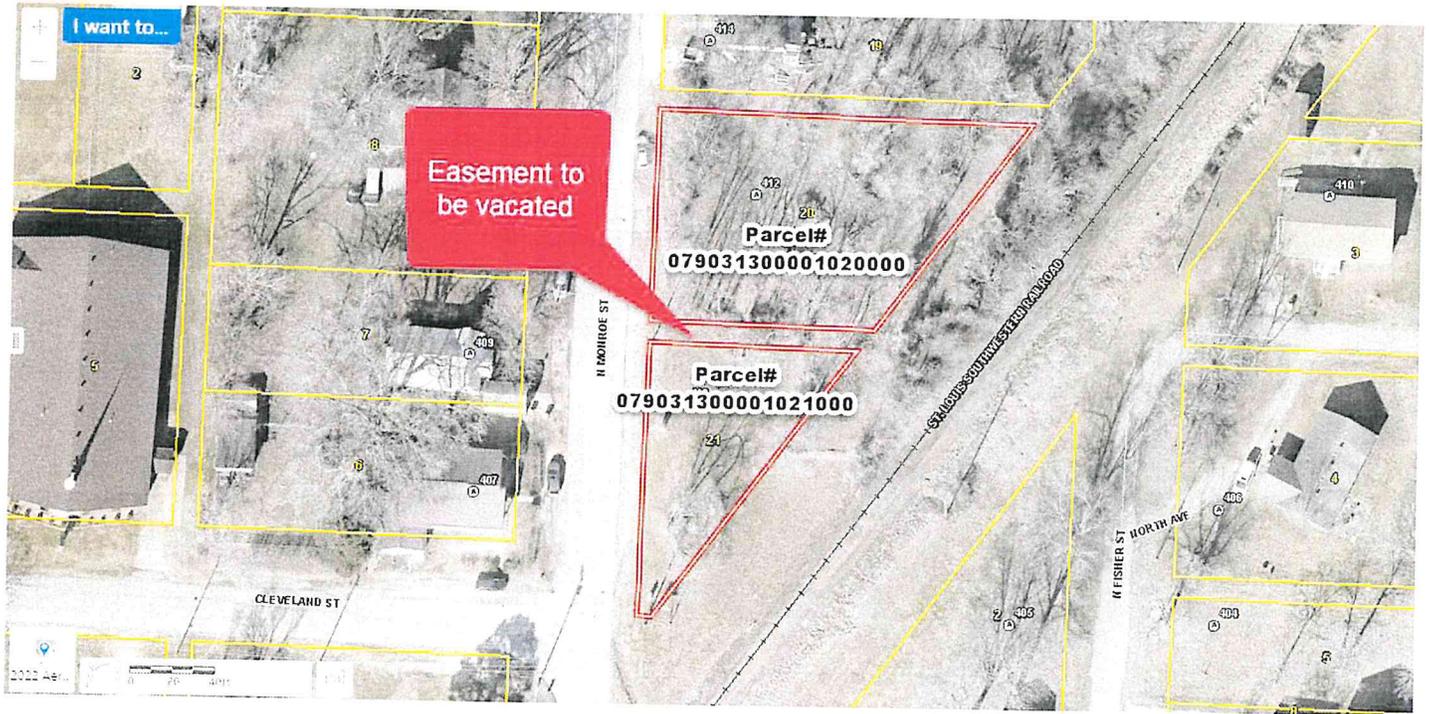
ATTEST:

Libby Webb, City Clerk

August 8, 2024

To Whom it may concern:

Being the owners of Parcel 079031300001021000 and the owner of the company, BDC Services Inc, that owns Parcel 079031300001020000, we request the unused utility easement between said parcels be vacated. The plan is to join these two parcels into one to build a family residence sometime in the future.



Thank you for your time and consideration.

Chris and Tina Clark

573-789-4252

MO LAGERS

- LAGERS is a defined benefit plan, different from our current 457 (b)
- Employer (city) pays for retirement benefit for vested employees to get lifetime payments. There is no employee contribution and no “match”
- Must work 5 years to be vested and receive monthly payment after retirement
- City pays LAGERS a percentage of payroll and that money is invested
- LAGERS is permanent and the city would be locked in forevermore
- City's cost is determined by elections (choices of plan), how long employees have worked, how long they continue to work, employee pay and unfunded liability
- Must pay unfunded liability in one lump sum, several lump sums or a 20 year amortization schedule
- Completely different from 457 (b). Will not lose money invested prior
- City will adopt some prior service that they've already provided to the city, either 0%, 25%, 50%, 75% or 100%.
- Cost will not be known without doing the initial valuation which will cost \$955.



What is LAGERS?

The Missouri Local Government Employees Retirement System (LAGERS) is a state-wide public pension plan created by the Missouri General Assembly in 1967. The system is designed to recruit and retain quality workers by providing defined benefit plans for local government employers.

HOW BENEFITS ARE CALCULATED



Benefit
Program



Final
Average
Salary



Credited
Service

Monthly Lifetime Benefit

All of LAGERS benefits utilize the above calculation based on each employer's elected benefits. Members increase their monthly lifetime benefit by earning service credits. The longer a member works within LAGERS, the larger their benefit will be when they leave the workforce.

VESTING

For a member to be guaranteed payment from LAGERS, they must attain 60 months of service within LAGERS.

MORE THAN JUST RETIREMENT BENEFITS: DISABILITY & SURVIVOR BENEFITS

LAGERS' members are also covered under pre-retirement disability and survivor benefits. These benefits are provided at a reduced cost due to the hundreds of employers partnering with LAGERS. All active members are eligible if the cause of disability or death is duty-related. Vested members are eligible if the cause of disability or death is non-duty related.



WORKFORCE MANAGEMENT

LAGERS is designed to recruit, retain and retire local government workers by providing a financial incentive that increases as an employee continues to work with a LAGERS employer.



FLEXIBLE ELECTIONS

LAGERS provides a wide range of employer benefit options to best meet an employer's recruitment needs and budgetary goals.



FUND SECURITY

LAGERS member assets are managed by professionals who have a fiduciary responsibility to LAGERS membership. LAGERS employers are also required by Missouri state law to make their full contributions to ensure their employees benefits are properly funded.

Your Elections

When choosing to partner with LAGERS, the governing body must make eight choices regarding LAGERS membership and the benefit elections it wishes to provide. The cost for these choices vary based on the benefit levels elected and the employer's workforce dynamics. Prior to joining, the employer must obtain an initial valuation which details the unique costs of partnering with LAGERS.

ONE TIME ELECTIONS

1 ELECTION TO PROVIDE COVERAGE:

Providing a secure defined benefit plan requires a sound funding partnership between LAGERS and the subdivision. As such, LAGERS statutes require a permanent partnership and mandate full required monthly contributions.

Effective date of membership:

_____ 1, 20_____

2 DEPARTMENTS COVERED:

Employers must cover a general (civilian) department. They may also elect to cover police, fire and/or public safety departments either at the time of joining or a later date. Coverage of a department is a permanent election. Options below:

- General:** Any employee who is neither a police officer, or fire fighter
- Police:** Police Officers whose job requires POST certification
- Fire Department:** Fire Fighters
- Public Safety:** EMS personnel, jailers, and dispatchers. *If this department is not elected for coverage, the employee classification is General Employees.*

3 ANNUAL HOURS FOR COVERAGE:

Employers must define how many hours a member must work annually to be covered by LAGERS. Options below:

- 1,500 hours
- 1,250 hours
- 1,000 hours

Any employee working at or above the annual hours for coverage, MUST participate in LAGERS and are subject to all the employer's benefit elections.

4 PRIOR SERVICE TO COVER:

Prior service is the time employees have worked for the employer prior to joining LAGERS. The governing body may choose to cover all or a portion of employees' prior service. Options below:

- 100%
- 75%
- 50%
- 25%
- 0%*

**Employers whose existing retirement plan is determined to be similar in purpose to LAGERS may have limited prior service options to avoid duplication of benefits as prohibited by Missouri state statute.*

BENEFIT ELECTIONS

Benefit elections have an impact on the benefit amount a member may receive in retirement, how much they must contribute (if any), and when they can draw their monthly income. These elections must be made when the employer joins. *After two years of membership, these elections may be changed periodically to meet your workforce needs.*

5 BENEFIT PROGRAMS:

The benefit program determines the multiplier used in the benefit calculation.

LIFE PROGRAMS:

Benefit for life (one multiplier for life)

- L-1 (1.00%)
- L-3 (1.25%)
- L-7 (1.50%)
- L-12 (1.75%)
- L-6 (2.00%)
- L-11 (2.50%)*

LIFE & TEMPORARY PROGRAMS:

Benefit for life with temporary benefit to age 65

- LT-4(65) (1.00% for life + 1.00% to 65)
- LT-5(65) (1.25% for life + 0.75% to 65)
- LT-8(65) (1.50% for life + 0.50% to 65)
- LT-14(65) (1.75% for life + 0.25% to 65)

**Only available to employers and/or departments that do not participate in Social Security.*

6 FINAL AVERAGE SALARY:

This is the second component of LAGERS benefit calculation. Options below:

- 3 Year** —Highest consecutive 36 months of wages within the last 120 months of LAGERS credited service
- 5 Year** —Highest consecutive 60 months of wages within the last 120 months of LAGERS credited service

7 MANDATORY MEMBER CONTRIBUTIONS:

Member contributions do not have a direct impact on a member's benefit amount. The amount the members contribute reduces the employer's mandatory monthly contributions.

- 0% Member Contributions
- 2% Member Contributions
- 4% Member Contributions
- 6% Member Contributions

Member contributions are after-tax, earn interest, and are guaranteed to be paid to the member or beneficiary.

8 RETIREMENT ELIGIBILITY:

Members are vested after 60 months of service within LAGERS. The governing body may choose LAGERS' normal retirement ages or an early retirement option. Options below:

- Normal Retirement:** Age 60 for General. Age 55 for Police, Fire and/or Public Safety. Age reduced benefits available up to 5 years before normal retirement date.
- Rule of 80:** May allow members to retire earlier than normal retirement age when, the sum of their age and service equals 80.

NEXT STEPS

PROCESS TO JOIN

- Employer sends personnel data and current retirement plan information to LAGERS
- LAGERS reviews current retirement plan and notifies employer if current plan has prior service impacts
- LAGERS sends personnel data to LAGERS, actuary, Gabriel, Roeder, Smith & Co., for initial valuation processing. *LAGERS actuary will bill for this process.*
- 4-6 weeks after receipt of personnel data, LAGERS sends initial valuation to the employer
- Employer makes valuation public information for 45 calendar days
- Governing body adopts resolution / ordinance for joining LAGERS
- Employer sends copy of resolution / ordinance to LAGERS within 10 days of passing and prior to effective date
- LAGERS begins onboarding process

WHAT TO EXPECT AFTER JOINING

LAGERS will begin the internal onboarding process:

- The employer will connect with a LAGERS' account analyst
- LAGERS' account analyst provides training on LAGERS' online monthly reporting system, ECLIPSE
- The employer reports wages and makes contributions monthly

LAGERS sends an actuarial valuation on July 1st each year:

- An employer must be a member for an entire valuation cycle before receiving its first annual valuation. (March 1 – February 28)
- The annual valuation includes any adjustments to employer contributions based on economic factors and workforce dynamics

LAGERS provides continued support through dedicated staff and educational resources for all members, including:

- monthly webinars
- member presentations
- annual stakeholder updates

Scan with your smart device
to review our guide to
understanding your valuation,
also found at MOLAGERS.org



MISSOURI LAGERS
A Secure Retirement for All

GET IN TOUCH

 Monday - Friday
7:30 a.m. - 4:00 p.m.

701 W. Main St.
Jefferson City, MO 65101

 info@molagers.org

 1-800-447-4334

 molagers.org



Office Business Equipment

201 W. Cleveland • Versailles, MO 65084
(573)378-5762 • FAX (573)378-6426
Email: obeservice@yahoo.com

July 11, 2024

City of Versailles
ATTN: Libby
104 N Fisher
Versailles, Mo. 65084

Dear Libby:

Thank you for the kindness and courtesy you have shown. I'm presenting the NEW Color Kyocera 308ci Multifunctional copier with the following:

Kyocera 308CI NEW Multifunctional Machine	Retail: \$6352.00
Auto Document Feeder	
2 – 8½x14 Paper Tray	
Full Set of Toner	
Print Module	
Scan Module	
Duplex	
Power Filter	
Thirty-two (32) Pages Per Minute	
Delivered/Installed/Instruction of MFP	
With Trade In	
YOUR COST	\$4195.00

WARRANTY

Three years on parts – excluding consumables. One year on labor. In order to keep warranty effective, all toner must be purchased from Office Business Equipment. Does not cover manufacturing defects, power surges, lightning, fire, theft, physical abuse, negligence, water damage or any act of God.

**Purchasing a new copier will not solve the scanning issues. These are PC issues.

Thanks,

Darla Palmer

Darla Palmer



For that moving target called growth.

Keep building your business with the compact, yet versatile TASKalfa 308ci and TASKalfa 358ci. Ideal for small to mid-size businesses, these multifunction printers grow with you as your needs evolve. You'll appreciate the intuitive 7" Color Touch Screen with tablef-like functionality that makes it easy to find features and interact with business apps. No matter what your needs are and how they change, these intelligent systems will be there for you today and tomorrow.



- TASKalfa 308ci / 358ci Series** 
- Up to 32 / 37 Pages per Minute**
- Professional Finishing Options**
- HyPAS-enabled for Solutions & Apps**
- KYOCERA Document Manager Ready**



General Specifications



TASKalfa 358ci

Pages Per Minute:

Color and Black — Letter: 37 ppm, Legal: 30 ppm, A4: 35 ppm

Warm Up Time: 24 Seconds or Less (Power On)

First Page Out:

Copy: 5.9 Seconds or Less Black, 7.3 Seconds or Less Color;

Print: 5.5 Seconds or Less Black, 6.5 Seconds or Less Color

Typical Electricity Consumption (TEC):

120V: 1.86 kWh / week;

220V: 1.66 kWh / week

Weight: 104.5 lbs (excludes Optional Document Processor)

Maximum Monthly Duty Cycle: 100,000 Pages per Month

Basic Specifications

Display: New 7" 800 x 480 dot Color Touch Screen Control Panel

Resolution: 600 x 600 dpi; 1200 x 1200 dpi

(At reduced speed)

Memory: 4GB Standard

Hard Disk Drive: 320GB HDD Standard

Standard Output Trays: Statement - Legal / 500 sheets; up to 8.5" x 48" Banner / Single Sheet

Electrical Requirements: 120V, 60Hz, 8.9A; 220-240V, 50Hz, 5.4A

Dimensions: 21.65" W x 19.96" D x 29.13" H

Print Specifications

Standard Controller: Freescale QorIQ T1024 / 1.0GHz

PDLs / Emulations: PRESCRIBE, PCL6 (PCL-XL / PCL5c), KPD3 (P33), XPS, OPEN XPS;

Optional (UG-34): IBM ProPrinter, Line Printer, LO-850

Print Resolution: Up to 1200 x 1200 dpi (At reduced speed)

Interfaces: Standard: 10/100/1000BaseTX, Hi-Speed USB 2.0, 3 USB

Host Interfaces, 2 Expansion Slots

Scan Specifications

Scan Speeds (mono/color) @ 300 dpi:

DP-5100: Simplex: 60, 62 ipm BW / 60, 62 ipm Color;

Duplex: 26, 27 ipm BW / 26, 27 ipm Color

DP-5120: Simplex: 60, 62 ipm BW / 60, 62 ipm Color;

Duplex: 120, 124 ipm BW / 120, 124 ipm Color

DP-5130: Simplex: 85, 87 ipm BW / 65, 67 ipm Color;

Duplex: 170, 174 ipm BW / 130, 134 ipm Color

Copy Specifications

Job Management: 1000 Department Codes

Optional Document Processors

Type / Capacity:

DP-5100¹: Reversing Automatic Document Processor / 75 Sheets

DP-5120²: Dual Scan Document Processor / 100 Sheets

DP-5130³: Dual Scan Document Processor / 270 Sheets

Acceptable Originals: 5.5" x 8.5" — 8.5" x 74.8" (1900mm)

Acceptable Weights:

DP-5100:

Simplex: 13 — 32 lb Bond (50 — 120gsm);

Duplex: 13 — 32 lb Bond (50 — 120gsm)

DP-5120:

Simplex: 13 — 32 lb Bond (50 — 120gsm);

Duplex: 13 — 32 lb Bond (50 — 120gsm)

DP-5130:

Simplex: 13 — 32 lb Bond (50 — 120gsm);

Duplex: 13 — 32 lb Bond (50 — 120gsm)

Optional Fax Processors

Fax Type: Fax System 10(X)

Fax Memory: Standard 170 MB (No scalability: Maximum 170 MB)

Optional 1,000 Sheet Finisher DF-5110^{1,4}

Stack / Staple Capacity:

Main Tray: 1,000 Sheets (up to 80gsm) / 50 Sheets

(up to 24 lb Bond [90gsm])

Paper Size: 5.5" x 8.5" — 8.5" x 14"

Paper Weight: 16 lb Bond — 120 lb Index (60 — 220gsm)

Edge Staple Position: 3 Positions: Top Left, Bottom Left, Center Bind

Optional Punch: PH-5100 2 and 3 Hole Punch Unit,

Supports 5.5" x 8.5" — 8.5" x 14"; 16 lb Bond — 120 lb Index

(60 — 220gsm)

Dimensions: 23.27" W x 20.35" D x 39.58" H

Optional 3,200 Sheet Finisher DF-5120^{1,4}

Stack / Staple Capacity: Main Tray (A): 3,000 Sheets; Sub Tray (B):

200 Sheets / 50 Sheets

Paper Size: 5.5" x 8.5" — 8.5" x 14"

Paper Weight: 16 lb Bond — 120 lb Index (60 — 220gsm)

Edge Staple Position: 3 Positions: Top Left, Bottom Left, Center Bind

Standard Punch: PH-5100 2 and 3 Hole Punch Unit,

Supports 5.5" x 8.5" — 8.5" x 14"; 16 lb Bond — 120 lb Index

(60 — 220gsm)

Dimensions: 25.59" W x 20.94" D x 42.35" H

Additional Options

Bridge Unit Attachment Kit (AK-5100), Job Separator3 (JS-5100),

Internet Fax Kit (A), Card Authentication Kit (B), ThinPrint (UG-33),

Emulation (UG-34), Document Tray (DT-5100), Scan Extension Kit (A)

for Searchable PDF/OCR, Key Counter, Key Counter Attachment Kit,

Card Reader Holder (H), 5 Bin Mailbox (MT-5100), Wireless Card IB-50,

Wireless Card IB-51

TASKalfa 308ci

Pages Per Minute:

Color and Black — Letter: 32 ppm, Legal: 26 ppm, A4: 30 ppm

Warm Up Time: 20 Seconds or Less (Power On)

First Page Out:

Copy: 6.4 Seconds or Less Black, 7.8 Seconds or Less Color;

Print: 7.0 Seconds or Less Black, 8.0 Seconds or Less Color

Typical Electricity Consumption (TEC):

120V: 1.55 kWh/week;

220V: 1.43 kWh/week

Weight: 109.3 lbs (includes Standard RADF)

Maximum Monthly Duty Cycle: 100,000 Pages per Month

Basic Specifications

Display: 7" Color Touch Screen Control Panel

Resolution: 600 x 600 dpi; 1200 x 1200 dpi

(At reduced speed)

Memory: 1.5GB Standard (3GB Maximum)

Hard Disk Drive: Optional 32GB (HD-6) or 128GB (HD-7) SSD

Standard Output Trays: Statement - Legal / 500 Sheets

Electrical Requirements: 120V, 60Hz, 8.5A; 220-240V, 50Hz, 5.3A

Dimensions: 21.65" W x 19.96" D x 29" H (includes RADF)

Print Specifications

Standard Controller: Main: SoC (PPC4655) 1GHz

PDLs / Emulations: PRESCRIBE, PCL6 (PCL-XL/PCL5c), KPD3 (P33),

XPS, OPEN XPS

Print Resolution: Up to 1200 x 1200 dpi (At reduced speed)

Interfaces: Standard: 10/100/1000BaseTX, Hi-Speed USB 2.0, 2 USB

Host Interfaces, 2 Expansion Slots

Scan Specifications

Scan Speeds (mono/color) @ 300 dpi:

STD: Simplex: 40, 42 ipm BW / 30, 32 ipm Color;

Duplex: 17, 18 ipm BW / 13 ipm Color

Copy Specifications

Job Management: 100 Department Codes

Standard Document Processor

Type / Capacity: Standard Reversing Automatic Document Processor / 75 Sheets

Acceptable Originals: 5.5" x 8.5" — 8.5" x 36" (915mm)

Acceptable Weights: Simplex: 13 — 32 lb Bond (50 — 120gsm);

Duplex: 13 — 32 lb Bond (50 — 120gsm)

Optional Fax Processors

Fax Type: Fax System 11

Fax Memory: 3.5 MB

Additional Options

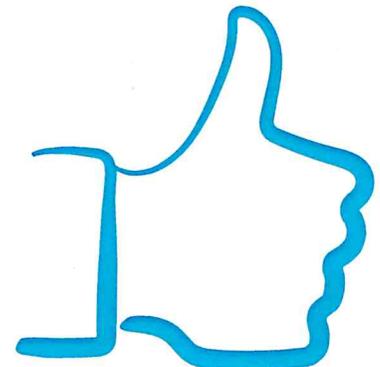
Bridge Unit Attachment Kit (AK-5100), Job Separator2 (JS-5100), Card

Authentication Kit (B), Gigabit NIC (IB-50), IEEE802.11b/g/n (IB-51),

ThinPrint (UG-33), Document Tray (DT-5100), Card Reader Holder (H),

SD Card² (16 or 32GB), 5 Bin Mailbox (MT-5100), Scan Extension Kit,

Wireless Card IB-35



Office Business Equipment

201 W. Cleveland • Versailles, MO 65084
(573)378-5762 • FAX (573)378-6426
Email: obeservice@yahoo.com

July 11, 2024

City of Versailles
ATTN: Libby
104 N Fisher
Versailles, Mo. 65084

Dear Libby:

Thanks for the opportunity in presenting the Kyocera 2554ci NEW color multifunctional copier. This MFP has up to 11x17 capabilities

Kyocera Taskalfa 2554 **NEW** 11x17 Color Multifunctional (List Price: \$12,976.00)
DP 7140 – 50 Sheet Auto Document Feeder
Stand
Full Set of Toner
MX Power Filter
Two Paper Trays
Multi Bypass
Delivered/Set Up/Instruction
Discount and Less Trade
YOUR COST: \$5395.00

WARRANTY

Three years on parts --- except consumables. One year on labor. In order to keep warranty effective, all toner must be purchased from Office Business Equipment. Warranty is void if worked on by any other personnel other than Office Business Equipment. Does not cover manufacturing defects, power surges, lightning, fire, theft, physical abuse, negligence, water damage or any act of God.

**Purchasing a new copier will not solve the scanning issues. These are PC issues.

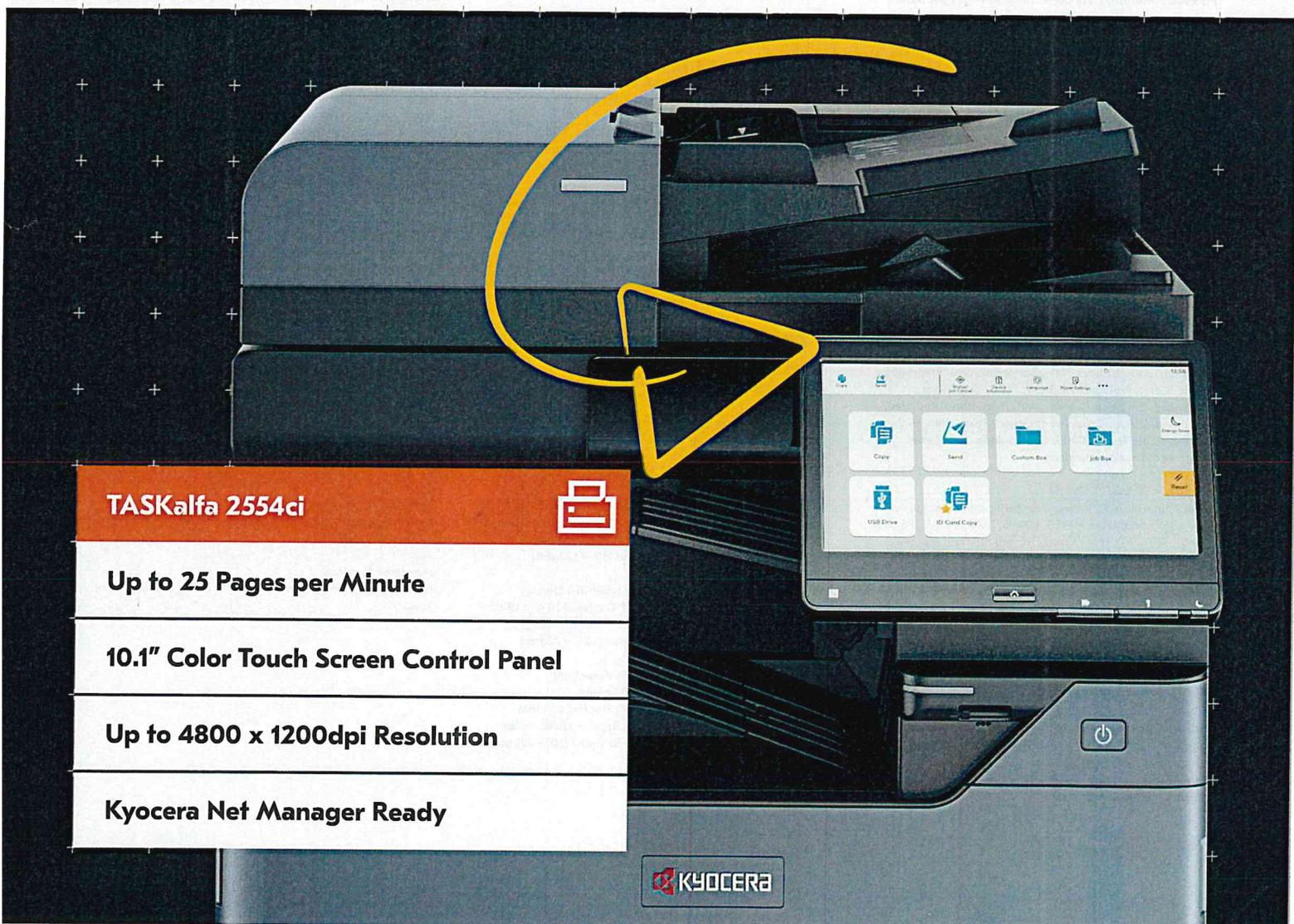
Thanks,

Darla Palmer

Darla Palmer

The Latest Evolution in Workplace Printing

The Kyocera Evolution Series combines reliable and secure technology with the latest innovation to provide your workplace with a flexible multifunctional printer ready for the challenges of the modern world. Protect your data and count on a device you can rely on for high-quality printing, copying and scanning whenever you need it.



TASKalfa 2554ci



Up to 25 Pages per Minute

10.1" Color Touch Screen Control Panel

Up to 4800 x 1200dpi Resolution

Kyocera Net Manager Ready



CONFLICT OF INTEREST/CITY OF VERSAILLES, MO.

PURPOSE:

The purpose of this Conflict of Interest Policy is to ensure the efficient, fair and professional administration of Federal grant funds in compliance with the State of Missouri CDBG Program policy and other applicable Federal and State standards regulations and laws.

APPLICATION: This Conflict of Interest Policy applies to all officers, employees or agents of the City of Versailles, Missouri engaged in the award or administration of contracts supported by Federal Grant funds.

REQUIREMENTS: No officer, employee or agent of the City of Versailles, Missouri shall participate in the selection, award or administration of a contract supported with Federal grant funds, if a conflict of interest, real or apparent would be involved. Such a conflict would arise when:

1. The employee, officer or agent:
2. Any member of his/her immediate family which is defined as spouse, son, daughter, father, mother, grandparent, stepchild, adopted child, foster child and wards.
3. His/her partner; or
4. An organization which employs or is about to employ any of the above has a financial or other interest in the firm selected for award. The City of Versailles, Missouri officers, employees or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors of subcontractors.

REMEDIES: To the extent permitted by Federal, State or Local law or regulations, violations of these standards may cause penalties, sanctions or other disciplinary actions to be taken against the City of Versailles, Missouri's officers, employees, agents or the contractors, potential contractors, subcontractors or their agents.

Passed and adopted by this 13th day of August, 2024

Attest

Libby Webb, City Clerk

Jamie Morrow, Mayor

RESOLUTION # _____

A RESOLUTION OF THE CITY OF VERSAILLES, MISSOURI, STATING INTENT TO SEEK FUNDING THROUGH THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND AUTHORIZING THE MAYOR TO PURUSE ACTIVITIES IN AN ATTEMPT TO SECURE FUNDING.

WHEREAS, Title I of the Housing and Community Development Act of 1974 does state as its primary objective "the development of viable urban communities, by providing decent housing and suitable living environment and expanding economic opportunities and expanding economic principally for low to moderate persons; and

WHEREAS, Title I does offer to communities the opportunity of monetary assistance in accomplishing its stated primary objectives; and

WHEREAS, the Missouri Department of Economic Development is designated to awarded Community Development Block Grant Funding under Title I; and

WHEREAS, the city does have areas of need which may be addressed through the Community Development Block Grant Program.

NOW, THEREFORE BE IT RESOLVED by the City of Versailles, Missouri that it desires to participate with the Missouri Department of Economic Development in the improvement of our community under the activities authorized pursuant to the Housing & Community Development Act of 1974.

THEREFORE, BE IT FURTHER RESOLVED, that the Mayor of Versailles, Missouri is hereby authorized to prepare and submit documents which are necessary in applying for funding and establishing an administration organization to implement activities pursuant to the aforementioned act.

THEREFORE, BE IT FURTHER RESOLVED that the applicant will dedicate up to \$266,647.00 cash and \$10,608.81 inkind to be used in this project.

Attest: Libby Webb, City Clerk

Jamie Morrow, Mayor

BILL NO. _____

ORDINANCE NO. _____

SUBJECT MATTER: AN ORDINANCE PROVIDING “FAIR HOUSING” FOR THE CITY OF VERSAILLES, MISSOURI. DEFINING DISCRIMINATORY HOUSING PRACTICES AND CREATING A FAIR HOUSING COMMITTEE AND ESTABLISHING THE EFFECTIVE DATE THEREOF.

WHEREAS, it is the desire of the governing board of the City of Versailles to put forth a fair housing ordinance and to establish the effective date thereof.

NOW THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI, AS FOLLOWS:

SECTION 1: Declaration of Policy

The Board of Aldermen of the City of Versailles hereby declares it to be the public policy of the City to eliminate discrimination and safeguard the right of any person to sell, purchase, lease, rent, or obtain real property without regard to race, color, religion, sex, handicap, familial status or national origin. This ordinance shall be deemed an exercise of the police powers of the City of Versailles for the protection of the public welfare, prosperity, health and peace of the people of Versailles, Missouri.

SECTION 2: Definitions

For the purpose of this ordinance the following terms, phrases, words, and their derivations shall have the meaning given herein unless the context otherwise indicates.

a. Person shall include any individual, firm, partnership, or corporation. b. Aggrieved Person shall include any person who is attempting to provide housing for himself and/or his family in the City of , Missouri. c. Discriminate shall mean distinctions in treatment because of race, color, religion, sex, handicap, familial status, or national origin of any person.

SECTION 3: Discriminatory Practices

- a. It shall be a discriminatory practice and a violation of the ordinance for any person to:
 - a. Refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, handicap, familial status, or national origin of any person.
 - b. Discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, handicap, familial status, or national origin.
 - c. Make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, sex, handicap,

familial status, or national origin, or an intention to make any such preference, limitation, or discrimination.

d. Represent to any person because of race, color, religion, sex, handicap, familial status, or national origin, that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available.

e. For profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood or a person or persons of a particular race, color, religion, sex, handicap, familial status, or national origin.

f. Discriminate in the sale or rental of housing on the basis of a handicap of that buyer or renter; a person residing in or intending to reside in that dwelling after it is so sold, rented, or made available; or any person associated with that buyer or renter. The design and construction of new multi-family dwellings containing four (4) or more units is required to meet certain adaptability and accessibility requirements in accordance with Section 804 of the 1988 Fair Housing Amendments Act.

g. Discriminate in the sale or rental of housing on the basis of familial status or because a family has children, exempting certain types of buildings that house older persons (e.g. Section 202 housing) in accordance with Section 807 of the 1988 Fair Housing Amendments Act.

SECTION 4: Discrimination in the Financing of a House

It shall be unlawful for any bank, building and loan association, insurance company, or other corporation, association, firm, or enterprise whose business consists in whole or in part in the making of commercial real estate loans, to deny a loan to a person applying therefore for the purpose of purchasing, constructing, repairing, or maintaining a dwelling, or to discriminate against any person in the fixing of the amount or conditions of such loan, because of the race, color, religion, sex, handicap, familial status, or national origin of such person, or of any person therein associated in connection with such financing.

SECTION 5: Administration

- a. There is hereby created a Fair Housing Committee whose membership shall consist of five members, who shall be appointed by the Mayor of the City with the approval of the City Council.
- b. Every complaint of a violation of this ordinance shall be referred to a Fair Housing Committee. The Fair Housing Committee shall forthwith notify the person against whom the complaint is made. The identity of the aggrieved person shall be made known to the person against whom the complaint is made at that time. If the Fair Housing Committee, after investigation, finds there is no merit to the complaint, the same shall be dismissed. If the Fair Housing Committee finds that there is merit in the complaint, in their opinion, then and in that event, the Fair Housing Committee will endeavor to eliminate the alleged discriminatory practice by conference and conciliation.

- c. If the Fair Housing Committee is unable to eliminate the alleged discriminatory practice by conference and conciliation, then and in that event, the Fair Housing Committee shall forward said complaint to the City Attorney for handling. The final determination of whether to prosecute in Municipal Court on said complaint shall be left to the City Attorney.
- d. Nothing in this ordinance shall be construed in such manner as to limit administrative enforcement mechanisms and recourse against alleged discriminatory housing practices through the U.S. Department of Housing and Urban Development, as specified under Section 810 of the Fair Housing Act as amended effective March 12, 1989, or through the Missouri Commission on Human Rights, as specified in applicable state statutes.

SECTION 6: Enforcement

- a. Any person convicted in Municipal Court of a violation of this ordinance shall be punished by a fine of (not more than) \$225 or by confinement in the City jail for (not more than) 90 days, or both such fine and imprisonment.
- b. The City Attorney, instead of filing a complaint in Municipal Court of said City, may, as an alternative remedy, seek to have the alleged discriminatory practices abated by an action for an injunction to be maintained in the appropriate Circuit Court of the State of Missouri.

SECTION 7: Severability

If any section, subsection, paragraph, sentence, clause, or phrase of these standards shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this ordinance which shall continue in full force and effect. To this end, the provisions of this ordinance are hereby declared to be severable.

SECTION 8: Savings Clause

This ordinance shall not affect violations of any other ordinance, code, or regulation of the City of existing prior to the effective date hereof. Any such violations shall be governed and shall continue to be punishable to the full extent of the law under the provisions of those ordinances, codes, or regulations in effect at the time the violation was committed.

SECTION 9: This ordinance shall take effect from and after its passage.

Pryor ____yea ____nay Bentch ____yea ____nay

Dunklee ____yea ____nay Bias ____yea ____nay

Dated this 13 day of August, 2024

Mayor Jamie Morrow

ATTEST:

City Clerk

BILL NO.

ORDINANCE NO.

SUBJECT MATTER: AN ORDINANCE SETTING THE TAX LEVY FOR AD VALOREM TAXES IN THE CITY OF VERSAILLES FOR 2024

BE IT HEREBY ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI, AS FOLLOWS:

SECTION ONE: That the tax rate for ad valorem taxes on all property within the City of Versailles, Missouri, subject to the imposition of ad valorem taxes is hereby set at the following amount for the year 2024.

(a) For General Tax Purposes - \$0.9758 per One Hundred Dollars (\$100.00) assessed valuation.

SECTION TWO: This ordinance shall be in full force and effect from and after its enactment.

After copies of the foregoing were made available for public inspection prior to the time it was under consideration by the Board of Aldermen, the foregoing was:

- introduced to the Board of Aldermen in writing,
- read two times at this single meeting of the Board of Aldermen,
- and each time passed by the following vote:

Chuck Pryor :	_____	yea	_____	nay
Kriston Bentch	_____	yea	_____	nay
Dina Dunklee:	_____	yea	_____	nay
Brian Bias:	_____	yea	_____	nay

Dated this 13th day of August, 2024

Jamie Morrow, Mayor

ATTEST:

Libby Webb, City Clerk

BILL NO.

ORDINANCE NO.

SUBJECT MATTER: AN ORDINANCE REAFFIRMING AND READOPTING ORDINANCE 1279 PERTAINING TO A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST.

BE IT HEREBY ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI, AS FOLLOWS:

SECTION ONE: That in order to comply with regulations of the Missouri Ethics Commission, Ordinance No. 1279 entitled:

AN ORDINANCE OF THE CITY OF VERSAILLES, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS;

As originally adopted August 6th, 1991, is hereby reaffirmed and readopted.

SECTION TWO: That the City Clerk is hereby directed to forward a copy of this Ordinance to the Missouri Ethics Commission, P O Box 1370, Jefferson City, Missouri 65102.

SECTION THREE: That this Ordinance shall be in full force and effect from and after its enactment.

After copies of the foregoing were made available for public inspection prior to the time it was under consideration by the Board of Aldermen, the foregoing was introduced to the Board of Aldermen in writing, read two times at this single meeting of the Board of Aldermen, and each time passed by the following vote:

Chuck Pryor _____ yea _____ nay
Kriston Bentch _____ yea _____ nay
Dina Dunklee _____ yea _____ nay
Brian Bias _____ yea _____ nay

If tie vote: Mayor Morrow _____ yea _____ nay

Dated this 13th day of August, 2024.

Jamie Morrow, Mayor

ATTEST:

Libby Webb, City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A MASTER LEASE AND A FUNDING AGREEMENT BETWEEN THE CITY OF VERSAILLES, MO AND MAIN STATION HOLDINGS, LLC.

WHEREAS, the City desires to lease three parcels of land owned by the City and identified as Tax ID numbers 123006200009002000, 123006200009002004 and 123006300001007000 (collectively, and as further described in the herein-defined Lease, the “Project Site”) to Main Station Holdings, LLC, a Missouri limited liability company (the “Developer”);

WHEREAS, the Developer is interested in the redevelopment of the Project Site; and

WHEREAS, the Developer has advised the City that the use of economic development incentives will be required to pay for a portion of the costs of the redevelopment of the Project Site; and

WHEREAS, the City is willing to consider the use of incentives if the Developer advances funds to pay the City’s costs in connection therewith.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI, AS FOLLOWS:

Section 1. The Board of Aldermen of the City finds and determines that it is necessary and desirable to enter into the Master Lease (the “Lease”) between the City and the Developer, the form of which is attached hereto as **Exhibit A** and incorporated by reference herein. The Lease is hereby approved in substantially the form attached hereto, with such changes therein as shall be approved by the Mayor, who is authorized and directed to execute the Lease on behalf of the City.

Section 2. The Board of Aldermen of the City finds and determines that it is necessary and desirable to enter into the Funding and Pre-Development Agreement (the “Agreement”) between the City and the Developer, the form of which is attached hereto as **Exhibit B** and incorporated by reference herein. The Agreement is hereby approved in substantially the form attached hereto, with such changes therein as shall be approved by the Mayor, who is authorized and directed to execute the Agreement on behalf of the City.

Section 3. The officers and agents of the City are hereby authorized and directed, to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 4. This ordinance shall be in full force and effect from and after is passage.

PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI THIS 13TH DAY OF AUGUST, 2024.

APPROVED BY THE MAYOR OF THE CITY OF VERSAILLES, MISSOURI THIS 13TH DAY OF AUGUST, 2024.

[SEAL]

Mayor

ATTEST:

City Clerk

Journal of "ayes" and "nays"
First Reading

<u>Board Member</u>	<u>Votes</u>	
	Aye	Nay
Chuck Pryor	_____	_____
Kriston Bentch	_____	_____
Dina Dunklee	_____	_____
Brian Bias	_____	_____

Journal of "ayes" and "nays"
Second Reading

<u>Board Member</u>	<u>Votes</u>	
	Aye	Nay
Chuck Pryor	_____	_____
Kriston Bentch	_____	_____
Dina Dunklee	_____	_____
Brian Bias	_____	_____

EXHIBIT A

MASTER LEASE

MASTER LEASE BETWEEN
CITY OF VERSAILLES, MO
AND
MAIN STATION HOLDINGS, LLC

THIS LEASE (“**Lease**”) is made this 13 day of August 2024, by and between the CITY OF VERSAILLES, MO, a fourth-class city organized under the constitution and laws of the State of Missouri (“**Landlord**”), with its principal office at 104 N Fisher Street Versailles, MO 65084, and MAIN STATION HOLDINGS, LLC, a limited liability company under the laws of the State of Missouri (“**Tenant**”) with its principal office at 11210 Pentland Downs St., Las Vegas, NV, 89141.

W I T N E S S E T H:

WHEREAS, Landlord is the owner of that certain real estate located in Versailles, MO 65084, as more particularly described and depicted on Exhibit A attached hereto and reference made a part hereof (the “**Premises**”); and

WHEREAS, Tenant wishes to lease the Premises from the Landlord in order to erect a multi-story hotel building (“**Building**”) and construct other related improvements which may (but need not) include parking lots and/or garages, retail space, public improvements, conference center and related fixtures (collectively the “**Improvements**”); and

WHEREAS, Landlord and Tenant have agreed upon the leasing of the Premises to Tenant; and

NOW, THEREFORE, in consideration of the Premises and of the agreements and covenants hereinafter set forth and to be kept by the parties, it is mutually agreed as follows:

1. Lease of Premises. Subject to the terms and conditions contained herein, Landlord hereby leases to Tenant the Premises.

2. Lease Term. The term (“**Term**”) of this Lease shall commence on August 13, 2024 (“**Commencement Date**”), and shall expire on August 13, 2123. This Lease shall automatically renew for four (4) successive periods of five (5) years each on the same terms and conditions as are contained herein, unless written notice is given by Tenant of its intent not to renew this Lease at least ninety (90) days before the expiration of the initial term or any subsequent renewed term.

3. Rent. Tenant shall pay Landlord as rent under this Lease One and 00/100 Dollars (\$1.00) plus the principal and interest due and payable on the Bonds (as defined in the Development Plan) per annum throughout the Term (“**Rent**”), said amount to be due and payable on the Commencement Date and on each anniversary thereof during the remainder of the Term. In so far as performance by the Tenant of its covenants and obligations pursuant to this Lease shall impose any financial obligation or liability on the Landlord, said amounts, if not otherwise paid, discharged or satisfied by the Tenant, shall constitute additional rent hereunder. From and after the Commencement Date, this Lease shall be a net lease in all respects and during the Term hereof, the Tenant shall perform, or cause to be performed, all obligations connected with or arising out of owning, occupying, managing or using the Premises or any part thereof, including, without limitation, the payment of all debt service and principal indebtedness incurred in connection with the redevelopment and operation of the Premises, property taxes and assessments, if any, or payments in lieu thereof, property management fees and expenses, all sums for maintenance, repair and replacement of improvements, insurance premiums, utility charges and expenses, and the like, all as and when the same shall become due and payable. Any present or future law to the contrary notwithstanding, this Lease shall not terminate by reason of the destruction by casualty or accident of the Premises or any improvements thereon or any portion thereof.

4. Operating Costs. In addition to all other obligations, Tenant shall pay for all maintenance and operating costs of the improvements, and all utilities and other expenses necessary for the development and operation of the Building and Improvements, and no cost or expense in connection therewith during the Term of this Lease shall be the obligation of Landlord. Tenant shall be responsible for all permits required for construction, erection and operation of the Building and Improvements. Except as may be set forth in the Development Agreement or one or more separate agreements between Tenant or its affiliates and the City, Tenant shall be responsible for all general and special property taxes assessed against the Premises constituting the property and the improvements for the then current year, if any. However, nothing contained herein shall limit or restrict Tenant’s right to contest any assessment based upon the valuation of the improvements.

5. Obligations.

(a) The Building and Improvements erected by Tenant shall be in substantial compliance with the Development Agreement, to be entered into by and between the City and the Tenant (“**Development Agreement**”) and with the Development Plan to be approved by the City (“**Development Plan**”). Construction of the Building shall have a commencement dated of July 1, 2026 and a completion date of December 1, 2029, subject to Force Majeure (defined herein) (“**Project Schedule**”), in accordance with the Development Agreement and Development Plan. Landlord agrees to aid Tenant in promptly processing and obtaining any appropriate rezoning, building permits and the like necessary to accommodate and permit the erection, construction and occupancy of such Building and Improvements for such purposes. Prior to commencement of any construction, Landlord shall be furnished with a payment and performance bond or other satisfactory security for performance, to the extent required by Missouri laws. The Improvements and Building hereafter erected on the Premises shall be the sole property of the Tenant until the expiration or early termination of this Lease at which point the Improvements and Building will become the sole property of the Landlord. All of Tenant’s obligations under this Lease shall be conditioned upon execution of the Development Agreement.

(b) In carrying out the development and construction of the Building and Improvements by Tenant on the Premises and in operation of the same after completion thereof, Tenant shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, age or national origin. Non-discrimination shall include but not be limited to employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship.

6. Title and Ownership. The Landlord holds and shall continue to hold, during the Term, legal title to the Premises. All benefits and incidents and obligations of ownership of the Premises shall, for the Term, inure to the benefit of Tenant, including, without limitation, all rights to enter into and to collect all proceeds of leases of and licenses authorizing the use of the Premises and other uses of the Premises permitted hereunder.

7. Maintenance. Tenant shall maintain the Premises, the Building and Improvements thereon, including interior and exterior maintenance, in good repair at all times, reasonable wear and tear only excepted, subject however to the provisions of paragraph 16 hereof.

8. Landlord Warranties.

(a) Landlord hereby covenants and warrants as follows: (i) Landlord is the fee simple owner of the Premises; (ii) Landlord has the power and authority to execute and to deliver this Lease and to carry out and perform all covenants to be performed by the Landlord hereunder; (iii) Tenant shall have at all times unobstructed and adequate means of ingress and egress to the Premises from all abutting streets and roads; and (iv) the Premises presently owned by Landlord are free from any and all encumbrances, security interests, liens, mortgages, defects in title, violation of law, leases, tenancies, restrictions, agreements or easements except those which will be removed, satisfied, discharged or otherwise released on or before the Commencement Date of this Lease.

(b) For so long as the Tenant shall not be in default hereunder, the Tenant shall peacefully and quietly have, hold and enjoy the Premises throughout the Term of this Lease, free from any hindrance by the Landlord or anyone claiming by, through or under the Landlord.

9. Use of Premises. Tenant will not knowingly or willingly make or suffer any unlawful, improper, or offensive use of the Premises, or any use or occupancy thereof contrary to any law of the United States, the State of Missouri, or the City of Versailles now or hereafter made, or which shall be injurious to any person or property. Tenant shall cause the Building and Improvements to be completed in accordance with the Development Agreement and shall thereafter use and operate the Building and Improvements or cause the Building and Improvements to be used and operated in a first-class manner and in accordance with all applicable laws, ordinances and regulations, and all covenants and restrictions imposed upon the Premises. Throughout the Term hereof and once erected, Tenant shall keep the Building and Improvements free of liens for labor and materials. Should any such lien be made or filed, Tenant shall have the right to contest and the obligation to defend against same and if any such lien shall be upheld judicially by a final judgment, Tenant shall discharge same and pay such judgment promptly after it becomes final, and in the event Tenant shall fail to discharge said lien and pay such judgment promptly, such failure shall be deemed a substantial and material breach of this Lease. In no event shall Tenant conduct or permit any trade or business at the Premises consisting of: (i) the operation of storage unit(s); (ii) industrial uses; (iii) a massage parlor; or (iv) a racetrack or other facility used for gambling (collectively "**Restricted Use(s)**"). Any violation of the Restricted Use(s) shall

constitute an Event of Default permitting Landlord to immediately terminate this Lease to the extent permitted by applicable law subject to the minimum notice requirements of applicable law and paragraph 13(b). Upon said termination, the Improvements and Building will become the sole property of the Landlord.

10. Subletting, Assignment and Mortgaging. Tenant may, with Landlord's prior written consent which shall not be unreasonably withheld or delayed, assign this Lease or sublet all or any part of the Premises once or more often during the Term. In the event of an assignment of all of the Premises, Tenant shall be released and relieved from further liability under this Lease. Tenant may assign all of its rights and to delegate all of its duties and obligations under this Lease at any time during the Term with Landlord's prior written consent which shall not be unreasonably withheld or delayed, including the right to obtain a leasehold mortgage in Tenant's leasehold interest under this Lease.

11. Insurance and Indemnity.

- a) Tenant agrees that during the Term of this Lease, and any extensions thereof, it will cause Landlord to be named as an additional insured party on any and all policies of general liability insurance maintained with respect to the Premises. The coverage which Tenant will maintain with respect to said policies will in all events be in an amount not less than the limits of liability set by Section 537.610 of the Revised Statutes of Missouri, as amended (subject to reasonable loss deductible clauses not to exceed the amounts normally or generally carried by the Tenant) fully protecting Landlord against loss, damage or claim arising in any manner from any injury to any member of the public or their property in, upon or about the Premises or the use thereof by Tenant. Such policy shall be exhibited at the time this Lease is executed and said insurance shall provide for ten (10) days' prior notice to Landlord of cancellation. In addition, during any construction undertaken by or on behalf of Tenant, Tenant will carry Builders Risk Completed Value Insurance on the improvements being erected, modified or added to for their full, fair, insurable value naming Landlord as a co-insured and containing a standard mortgage clause in favor of any mortgagee of Landlord's interest. Also, during any such construction Tenant shall carry or cause to be carried Workmen's Compensation

Insurance as required by the laws of the State of Missouri. Evidence in form and substance satisfactory to Landlord of all insurance required to be carried during any such construction shall be delivered to Landlord prior to commencement of any such construction.

- b) Tenant further agrees that during the Term of this Lease, and any extensions thereof, it will, to the extent that Landlord is not covered by the said insurance required herein to be maintained by Tenant, protect and save and keep Landlord forever harmless and indemnified against and from any penalty or damage or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Tenant or those holding under Tenant, and that Tenant will at all times protect, indemnify and save and keep harmless Landlord against and from any and all loss, cost, damage or expense, arising out of or from any accident or other occurrences on or about the property, causing injury to any person or property whomsoever or whatsoever and will protect, indemnify and save and keep harmless Landlord against and from any and all claims against and from any and all loss, cost, damage or expense arising therefrom or incurred in connection therewith; and if any judgment shall be rendered against Landlord in any such action, Tenant shall at its own cost and expense, satisfy and discharge the same. Notwithstanding any provision to the contrary contained in this paragraph 11, Tenant shall have no obligation to indemnify or hold harmless Landlord against any loss, cost, damage or expense arising out of the negligence or willful misconduct of Landlord or its agents or employees.

12. Waiver of Liability. No waiver by either party hereto of any breach of any agreement, covenant or condition hereof, nor the failure of either party to seek redress for violation of, or to insist upon strict performance of any such agreement, covenant or condition shall be considered to be a waiver of such agreement, covenant, condition or provision or of any subsequent breach thereof. No provision of this Lease shall be deemed to be waived or modified by either party unless such waiver or modification shall be made in writing and executed by the parties hereto.

13. Events of Default. If Tenant shall:

- a) default in the payment of any of the amount of rent due to Landlord as herein before set forth, which default shall continue for a period of one hundred eighty (180) days after notice thereof to Tenant;
- b) default in the observance of any of the covenants, agreements or condition herein contained, including but not limited to the covenant to comply with the Project Schedule set forth in Section 5(a) herein, and any such default shall continue unremedied for a period of thirty (30) days after notice thereof to Tenant (except that if, for reasons beyond the control of Tenant, its successors-or assigns, such default cannot be reasonably remedied within such thirty (30) day period, such period shall be extended for the period reasonably necessary to remedy such default provided Tenant shall have commenced to remedy such default within such thirty (30) day period and shall be proceeding diligently to remedy such default);
- c) abandon or vacate the entire Premises after completion of the development contemplated in the Development Agreement; or
- d) if any proceedings under the present or any future bankruptcy act or insolvency to be instituted by or against Tenant or if a receiver or trustee be appointed for or ordered to dispose of Tenant's business or property, and either (i) such proceeding or appointment is not set aside within sixty (60) days or (ii) the joint venturer who is not a party to any such proceeding or for whose business or property a receiver was not appointed shall not assume all the obligations, undertakings and liabilities of Tenant hereunder by written notice to Landlord within seventy (70) days after the institution of such proceedings or the appointment of such receiver;

then, and in any such event, Landlord may, at its option and in addition to all other rights and remedies which it may have at law or in equity against Tenant, including the right to terminate this Lease, all rights of Tenant hereunder, in accordance with the laws of the State of Missouri. In the event Landlord terminates the Lease, the Improvements and Building will become the sole property of the Landlord. Notwithstanding any revisions of this Lease under which Landlord may declare a default and terminate or cancel this Lease or Tenant's rights or interests hereunder, no notice of default as given by Landlord to Tenant or other action by Landlord to declare a default (other than a notice of default in payment of rent, additional rent, or other charges which can be corrected or cured by the payment of money) shall be effective to terminate this Lease, if and so long as the leasehold mortgagee, if any, shall pay to Landlord all rent, additional rent and all other

moneys due and payable by Tenant hereunder, and shall promptly (after the giving of notice by Landlord) commence the enforcement of and diligently pursue all rights and remedies legally available to it to correct or cure all defaults, other than defaults which are not within the power of the leasehold mortgagee to correct or cure; and, with respect to said defaults which are not within the power of the leasehold mortgagee, if and so long as the leasehold mortgagee shall promptly commence the enforcement of and diligently pursue all rights and remedies legally available to it to acquire the leasehold estate hereunder, and upon acquisition thereof, performs all of the covenants and provisions on the part of the Tenant to be performed during the period of its ownership of the leasehold estate.

If this Lease should terminate by reason of the happening of any event of default, and if, at the time of such termination, there are any leasehold mortgages constituting liens upon the leasehold estate of Tenant, Landlord shall give notice thereof to the holders of such mortgages, and upon payment to Landlord of all rent, additional rent and all other monies due and payable by Tenant hereunder and the curing of all defaults hereunder up to the date of such termination which are within the power of such holder to cure, and the performance of all of the covenants and provisions hereunder up to the date of such termination, Landlord shall enter into and deliver a new lease of the Premises with such holder for the remainder of the Term, at the same rental and on the same terms and conditions as contained in this Lease, including all rights of extension thereof. The estate of the holder of such leasehold mortgage, as Tenant under the new lease, shall have priority equal to the estate of Tenant hereunder (that is, there shall be no charge, lien or burden upon the property prior to or superior to the estate granted by such new lease which was not prior to or superior to the estate of lessee under this Lease as of the date immediately preceding the date this Lease went into default, except, however, any charge, lien, or burden which should not have been permitted and/or should have been discharged by Tenant under the terms of this Lease). Nothing herein contained shall be deemed to impose any obligation upon Landlord to deliver physical possession of the property to the holder of such leasehold mortgage unless Landlord has physical possession thereof.

14. Surrender. At the end of the Term of this Lease, whether by expiration or termination, Tenant shall peaceably deliver to Landlord the Premises, the Building and Improvements in good repair in all respects, reasonable wear and tear excepted, subject, however, to the provisions of paragraph 15 and 16 hereof.

15. Condemnation.

(a) If any portion of the Premises or a material portion of the Building and/or Improvements are taken during the Term by any authority having the power of eminent domain, then and in that event, at Tenant's election, the Term shall cease and terminate, and the date of such termination shall be either the date upon which possession shall be tendered to such authority by Landlord or the date upon which possession is taken by such authority. If this Lease should be so terminated, Rent shall be payable up to the date that possession is taken by the taking authority, and Landlord will refund to Tenant an equitable portion of any such Rent and other sums paid in advance but not yet earned by such date. Landlord assigns to Tenant all of its rights with respect to condemnation, including but not limited to the right to negotiate and the right to all sums awarded by the condemning authority for the taking of the fee or the leasehold interest, whether as damages or as compensation.

(b) If Tenant elects to continue under the Lease, Tenant shall receive the full amount of the award to be used for the purpose of restoring the remaining portion of the Premises to a complete architectural and functioning unit to enable Tenant to continue the conduct of its business as conducted prior to such taking.

16. Damage or Destruction. In the event that the Improvements or Building on the Premises are damaged or destroyed by fire, the elements or otherwise, Tenant shall, at its cost and expense, and its option, subject to the rights of the first leasehold mortgagee, either (a) repair and restore the Improvements and/or Building to a complete architectural unit or units in compliance with all applicable governmental regulations and the Development Agreement or (b) terminate this Lease.

17. Force Majeure. In the event any obligation to be performed by either Landlord or Tenant is prevented or delayed due to strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials, governmental restrictions, governmental regulations orders or directives, health epidemics, pandemics or quarantines, governmental ordered closures. governmental controls, delay in issuance of permits, enemy or hostile governmental action, civil commotion, or other causes beyond the reasonable control of such party (each or collectively referred to herein as "Force Majeure"), the party liable to perform such obligation shall be excused from performing

same for a period of time equal to any aforesaid delay. Notwithstanding the foregoing, neither Force Majeure nor “frustration of purposes” resulting from Force Majeure shall excuse either party from the payment of any monies due pursuant to the terms of this Lease, including but not limited to Tenant’s obligation to pay Rent.

18. No Third-Party Beneficiaries. This Lease is intended for the benefit of the parties hereto and their respective successors and permitted assigns and is not for the benefit of, nor may any provision hereof be enforced by, any other entity or person.

19. Notices. Any notice to any party under this Lease shall be in writing and delivered by hand, by certified or registered mail or by a reputable overnight courier service, and shall be effective on the earlier of, when actually received or rejected, (a) after depositing the notice with the U.S. Postal Service if mailed by registered or certified mail with return receipt requested, or (b) if delivered in person or by courier, or (c) if deposited with a nationally recognized overnight courier service whose standard practice is to obtain a receipt upon delivery, and addressed to Landlord or Tenant at the addresses set forth below (provided that in either case notices shall be delivered to such other address as shall have been specified in writing by such party to all parties hereto prior to the notice being delivered):

Landlord:

City of Versailles
104 N Fisher Street
Versailles, MO 65084
Attention: Mayor

with a copy to:

Andrew Hardwick
City Attorney
119 S. Monroe St.
Versailles, Missouri 65084

Tenant:

Main Station Holdings, LLC
11210 Pentland Downs St.
Las Vegas, Nevada 89141
Attention: Jason Hawronsky

with a copy to:

Husch Blackwell LLP

8001 Forsyth Blvd., Suite 1500
St. Louis, MO 63105
Attn: Jonathan Giokas

20. Entire Agreement. This Lease embodies and constitutes the sole and entire agreement between the parties hereto. No alteration, amendment or modification hereof shall be valid unless executed by an instrument in writing by both parties hereto. No subsequent oral agreement shall have any validity whatsoever.

21. Binding. Except as otherwise provided herein, the terms, covenants and conditions contained herein shall be binding upon, inure to the benefit of, and be enforceable by the parties hereto, their respective trustee's, nominees, successors and assigns, if any.

22. No Partnership or Joint Venture. Nothing herein obtained shall make or be construed to make Landlord and Tenant partners or joint venturers.

23. Memorandum of Lease. The Landlord and Tenant shall execute a Memorandum of Lease, in the form and substance attached hereto as Exhibit B and incorporated herein by reference.

24. Governing Law. This Lease shall be governed and interpreted pursuant to the laws of the State of Missouri.

[Remainder of Page Intentionally Left Blank.]

IN WITNESS WHEREOF, the parties hereto have executed this Lease the day and year first above written.

MAIN STATION HOLDINGS, LLC

By _____

CITY OF VERSAILLES, MO

By _____
Mayor

Exhibit A

Premises

Parcel 1:

Parcel 1 Tax ID No: 123006200009002000

Parcel 2:

Parcel 2 Tax ID No: 123006200009002004

Parcel 3:

Parcel 3 Tax ID No: 123006300001007000



Exhibit B

**Memorandum of Lease
[SEE ATTACHED]**

Space Above for Recorder's Use Only

DOCUMENT COVER SHEET

TITLE OF DOCUMENT: MEMORANDUM OF LEASE BETWEEN
CITY OF VERSAILLES, MO
AND MAIN STATION HOLDINGS, LLC

DATE OF DOCUMENT: _____, 202_

GRANTOR: CITY OF VERSAILLES

Grantor's Mailing Address: 104 N Fisher Street
Versailles, MO 65084
Attention: Mayor

GRANTEE: MAIN STATION HOLDINGS, LLC

Grantee's Mailing Address: 11210 Pentland Downs St.
Las Vegas, Nevada 89141

LEGAL DESCRIPTION: See Exhibit A hereto

REFERENCE BOOK & PAGE: N/A

This cover page is attached solely for the purpose of complying with the requirements stated in §§ 59.310.2; 59.313.2 RSMo 2001 of the Missouri Recording Act. The information provided on this cover page shall not be construed as either modifying or supplementing the substantive provisions of the attached instrument. In the event of a conflict between the provisions of the attached instrument and the provisions of this cover page, the attached instrument shall prevail and control.

MEMORANDUM OF LEASE BETWEEN
CITY OF VERSAILLES, MO
AND
Main Station Holdings, LLC

THIS MEMORANDUM OF LEASE (“**Memorandum**”) made and entered into as of the 13 day of August, 2024 (“**Effective Date**”) by and between City of Versailles, MO, a fourth-class city organized under the constitution and laws of the State of Missouri (“**Landlord**” or “**Grantor**”) and Main Station Holdings, LLC, a Missouri limited liability company (“**Tenant**” or “**Grantee**”).

RECITALS

A. Landlord and Tenant, are parties to that certain Lease dated August 13, 2024, (“**Lease**”) for the real property located in the City of Versailles, State of Missouri as more particularly described and depicted on Exhibit A attached hereto (the “**Premises**”)

C. Landlord and Tenant desire give record notice of the Lease.

NOW, THEREFORE, in consideration of the mutual covenants and obligations of the parties and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Capitalized Terms. Capitalized terms not defined herein shall have the meaning ascribed to them in the Lease.

2. Term. The Term of the Lease commences on 8-13-24 and expires on August 13, 2123 with the option to renew for four (4) successive periods of five (5) years each.

3. Notice of Lease. This Memorandum is executed solely for the purposes of giving record notice of the Lease between the parties and the rights created thereby, all of which are hereby confirmed. This Memorandum shall not be deemed to modify or affect the Lease between the parties hereto. In the event of any inconsistency between the terms of the Lease and this Memorandum, the terms of the Lease, as amended, shall prevail.

4. Counterparts. This Memorandum may be executed in separate counterparts, each of which will be deemed an original, and all of which together will constitute one and the same agreement.

[signatures on following page]

EXHIBIT A
Premises

Parcel 1:

Parcel 1 Tax ID No: 123006200009002000

Parcel 2:

Parcel 2 Tax ID No: 123006200009002004

Parcel 3:

Parcel 3 Tax ID No: 123006300001007000



EXHIBIT B

FUNDING AND PRE-DEVELOPMENT AGREEMENT

FUNDING & PRE-DEVELOPMENT AGREEMENT

This **FUNDING & PRE-DEVELOPMENT AGREEMENT** (“**Agreement**”) is entered into this 13 day of August, 2024, (the “**Effective Date**”) between the CITY OF VERSAILLES, MISSOURI (the “**City**”), and Main Station Holdings, LLC (the “**Developer**”).

RECITALS

WHEREAS, the City is a fourth-class city incorporated and exercising governmental functions and powers pursuant to the Constitution and the Revised Statutes of the State of Missouri; and

WHEREAS, the Developer is a Missouri limited liability company and is authorized to conduct business in the State of Missouri; and

WHEREAS, the Developer has requested that the City consider the approval of: (i) a Plan for Industrial Development Project pursuant to Sections 100.010 to 100.200 RSMo (the “**Chapter 100 Act**”) to facilitate real property tax exemption and a sales tax exemption on construction materials (the “**Chapter 100 Plan**”); (ii) a petition to create a Community Improvement District (the “**CID Petition**”) pursuant to Section 67.1401 to 67.1571 RSMo (the “**CID Act**”); (iii) a Cooperation Agreement (the “**Cooperation Agreement**”) facilitating a rebate of certain sales taxes pursuant to Section 70.210 to 70.320 RSMo (the “**Cooperation Act**”); (iv) an agreement (the “**TDD Agreement**”) with a transportation development district (the “**TDD**”) to be established pursuant to Section 238.200 to 238.280 RSMo (the “**TDD Act**” and together with the Chapter 100 Act, the CID Act, and the Cooperation Act, the “**Acts**”); and (v) related economic development tools and documents to provide assistance to the Developer or its affiliate for the construction and development of City property into a boutique hotel with restaurant, retail and commercial uses (the “**Project**”). For purposes of this Agreement, all of the incentives referenced in the foregoing (i)-(v) and proposed by Developer, together with any documentation necessary or appropriate in connection with the same, shall be referred to as the “**Application**”.

WHEREAS, if the Application is approved by the City, the City may be requested to provide such other services and assistance as may be required to implement and administer the Chapter 100 Plan, the CID Petition, and the Cooperation Agreement through completion; and

WHEREAS, it is the City's policy that a developer who desires assistance from the City in a public-private partnership or through the use of economic incentive tools shall demonstrate the financial ability to allow for the full and fair evaluation by the City of all development proposals and requests for economic incentives from the City; and

WHEREAS, the Developer desires to deposit funds with the City to be used by the City to pay expenses necessary to perform a full evaluation of the Chapter 100 Plan, the CID Petition, and the Cooperation Agreement, and any additional documents related to proposed economic developments tools, and to engage consultants as needed for such evaluation.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. City and Developer Services.

A. The City shall provide the following City Services (“**City Services**”):

i. Prepare or consult with the Developer or its designee on the preparation and consideration of the Application in accordance with the provisions of the the Acts and other applicable laws, give all notices, make all publications and hold hearings as required by the Acts and other applicable laws;

ii. Provide necessary staff, legal, financial, and planning assistance to review and evaluate the Application for the City, and to prepare and present required ordinances to the Board of Aldermen of the City;

iii. Provide the necessary staff and legal, financial and planning assistance to prepare and negotiate a definitive agreement between the Developer (or its assignee or designee) and the City for implementation of the Application (the “**Development Agreement**”); and

iv. If a Development Agreement is entered into, provide the necessary staff, legal, financial and planning assistance to administer the Development Agreement.

B. The Developer shall:

i. Assist and cooperate with the City in providing the City Services;

ii. Provide to the City, upon request, a copy of surveys, planning documents, economic projections, engineering work, environmental studies and other information obtained or to be obtained by the Developer containing information that the City will reasonably need or would otherwise be required for the consideration of the Application for approval by the City pursuant to the Acts.

2. Initial Deposit.

The City acknowledges receipt of Twenty Thousand Dollars (\$20,000.00) (the “**Deposit**”) from the Developer. The City shall disburse the Deposit to pay actual and reasonable third-party costs as set forth in Section 4 and to reimburse the City for any reasonable costs incurred by the City with respect to the administration of the Application and any development that results from the Application, and shall notify the Developer when necessary to re-establish the Deposit in accordance with Section 3 hereof, from which additional disbursements may be made as needed.

3. Additional Funding.

A. When it appears to the City that fifty percent (50%) of the Deposit has been drawn, the City shall submit to Developer an itemized statement for actual out-of pocket expenses necessary to perform its obligations hereunder or for any additional obligations or expenditures

reasonably estimated to be incurred by the City in connection with this Agreement; provided that such additional deposit not to exceed \$20,000.00. Such statements shall be submitted on a regular periodic basis, but no more often than monthly. The Developer shall pay the City the amount set forth on such statements (the “**Additional Funds**”) within thirty (30) days of receipt thereof. If such funds are not so received, the City shall be relieved of any and all obligations hereunder until paid or may terminate this Agreement pursuant to Section 7.

B. The City and the Developer agree that the Developer shall reimburse the City for its actual reasonable out-of-pocket expenses necessary to perform the City's obligations hereunder, using special legal counsel, a financial advisor and/or other consultants as approved according to this paragraph. The City shall advise the Developer in writing in advance if it intends to utilize the services of any other consultants, other than special legal counsel, to perform its obligations under the terms of this Agreement. Such written agreement shall include the name of the consultant, the service to be preformed and an estimate of the cost expected.

C. Both the City and the Developer acknowledge that expenses incurred by the City will likely exceed the initial deposit of \$20,000.00. Notwithstanding the foregoing or anything in this Agreement to the contrary, the Developer may, at any time, determine not to pay Additional Funds by providing the City with written notice that the Developer will no longer pay any expenses in excess of the total expenses incurred on the date immediately following the date the City receives notice of the Developer’s decision not to proceed. The City may treat such election by Developer not to pay Additional Funds as Developer’s election to withdraw the Application and terminate this Agreement.

4. Disbursement of Funds.

The City shall disburse the Deposit and Additional Funds for reimbursement of actual and reasonable third-party costs to the City on or before the thirtieth (30th) day of each month, and the payment of all out-of-pocket expenses incurred by the City in connection with the performance of its obligations under this Agreement as payment for such expenses as they become due. The City shall send to the Developer a copy of the record for each disbursement made pursuant to this Agreement.

5. Reimbursement from CID, TDD and Cooperation Agreement

If the CID and TDD are approved, the Developer shall be entitled to reimbursement from CID and TDD sales tax revenues generated within the CID and TDD that are collected or the proceeds of any notes or bonds issued pursuant to the CID Act or the TDD ACT and the Development Agreement for such actual costs expended under the terms of this Agreement, which are eligible for reimbursement under the CID Act, the TDD Act, and the Development Agreement. The Developer shall provide invoices for such costs and shall be reimbursed in accordance with the Development Agreement.

If the Cooperation Agreement is approved, the Developer shall be entitled to reimbursement from the revenues described therein pursuant to the Cooperation Act and the Development Agreement for such actual costs expended under the terms of this Agreement, which are eligible for reimbursement under the Cooperation Act and the Development Agreement. The Developer shall provide invoices for such costs and shall be reimbursed in accordance with the

Development Agreement.

6. Legal Representation.

The Developer understands and acknowledges that this arrangement is an accommodation to the Developer in which the City's special legal counsel is not providing legal representation to the Developer and that no attorney-client relationship between the Developer and the City's special legal counsel shall exist by any reason including, but not limited to, the Developer's payment of the City's legal expenses. Developer further understands that legal counsel paid pursuant to this Agreement is legal counsel for the City and acknowledges the duties of said counsel to the City of confidentiality and loyalty.

7. Termination.

A. In the event the Developer fails to perform any of its obligations herein, the City may terminate this Agreement, at its sole discretion if the Developer fails to cure the default within ten (10) days after written notice to the Developer of the default. Upon such termination, the City shall retain the Deposit and Additional Funds, if any, necessary to reimburse the City for all expenses incurred under this Agreement to the date of termination.

B. The parties hereto acknowledge that the Developer may determine to abandon the Application at any time. Upon written notice of abandonment by the Developer, this Agreement shall terminate and the City shall retain the Deposit and Additional Funds, if any, necessary to reimburse the City for all expenses incurred under this Agreement up to the date of termination.

C. Upon termination of this Agreement, in the event the Deposit and Additional Funds are insufficient to reimburse the City for the outstanding expenses of the City payable hereunder, the Developer shall reimburse the City as set forth in Section 3. After termination of this Agreement, any amounts remaining from the Deposit and the Additional Funds after all amounts have either been paid as directed by, or reimbursed to, the City shall be returned to the Developer within ten (10) days of the termination date.

D. This Agreement may be terminated by mutual agreement of the City and the Developer pursuant to a Development Agreement that is executed by the City and the Developer.

8. City Requirements and Prior Approval.

The Developer agrees to comply with all applicable laws and City ordinances, including, but not limited to, the City's zoning ordinances, subdivision regulations and all planning or infrastructure requirements related to the development of Developer's property, provided that the City agrees to cooperate with Developer to accommodate such rezonings, variances, or adjustments as may be reasonably necessary with respect to the Project. The parties agree that execution of this Agreement in no way constitutes a waiver of any requirements of applicable City ordinances or policies and does not in any way constitute prior approval of any future proposal for development, including the Application. The parties understand that the City may not lawfully contract away its police powers and that approval of the Application and any zoning, subdivision and similar development applications cannot be contractually guaranteed. This Agreement does not alter or diminish the City's ability to exercise its legislative discretion to consider the

Application in accordance with the Acts and all applicable laws with respect to development of the property.

Before a vote by the Board of Aldermen for approval or disapproval of the Chapter 100 Plan, the CID Petition, the Development Agreement with the Developer, or any other measure associated with Chapter 100 Plan or CID Petition, the Developer shall deposit with the City, upon notice from the City, sufficient funds to pay all outstanding expenses incurred hereunder and such other funds as the City's outside legal counsel and financial consultant may estimate are necessary for the completion of their services related to the Chapter 100 Plan, or CID Petition approval.

9. Notice.

Any notice, approval, request or consent required by or asked to be given under this Agreement shall be in writing and deemed to have been given or made (a) three (3) business days after deposit with the United States Postal Service as registered or certified mail, postage prepaid, (b) upon delivery if delivered by hand, (c) electronic transmission (e-mail), or (d) one (1) business day after presented to a recognized overnight courier service (such as Federal Express), fee prepaid, for next day delivery, and in each case addressed as follows:

To the City:

with a copy to:

Hon. Jamie K. Morrow
Mayor
104 N. Fisher St.
Versailles, Missouri 65084

Andrew Hardwick
City Attorney
119 S. Monroe St.
Versailles, Missouri 65084

To the Developer:

with a copy to:

Jason Hawronsky
Main Station Holdings, LLC
11210 Pentland Downs St.
Las Vegas, Nevada 89141

Jonathan Giokas
Husch Blackwell LLP
8001 Forsyth Blvd., Suite 1500
Clayton, Missouri 63105

The City or Developer (each a "Party") may specify that notice be addressed to any other person or address by giving to the other Party ten (10) days written notice of such change.

10. Miscellaneous.

A. Governing Law, Counterparts. This Agreement shall be governed by Missouri law and may be executed in counterparts.

B. Severability. If any provision of this Agreement shall be unenforceable, the remainder of this Agreement shall be enforced as if such provision were not contained in this Agreement.

C. No Waiver. Failure of any Party to this Agreement to enforce its rights pursuant to this Agreement shall not be deemed a waiver of any such rights.

D. Successors and Assigns. This Agreement may not be assigned by any Party without the prior written consent of all Parties. No assignment, unless specifically provided for in such consent, shall relieve the assigning Party of any liability pursuant to this Agreement. This Agreement shall be binding upon the Parties and their successors and permitted assigns.

[remainder of page left intentionally blank]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

CITY OF VERSAILLES, MISSOURI

By: _____
Jamie Morrow, Mayor

Attest:

Libby Webb, City Clerk

Approved as to form:

Andrew Hardwick, City Attorney

Main Station Holdings, LLC

Jason Hawronsky, _____



CONTRACT AMENDMENT

Amendment No.: 1

Date: August 6, 2024

Project No.: 23-9723

Name of Project: Sanitary Sewer Upgrade – Walnut Street to N. Seymour Street

Client: City of Versailles

The following revisions are hereby made to the Contract:

ITEM NO. 1 – TOPOGRAPHIC SURVEY

1. Acquire deeds, surveys, and plats for the subject right of way and the adjoining properties.
2. Search for and locate monuments (iron rods, iron pipes, stones, etc.) and evidence of possession.
3. Resolve the right of way along the design corridors.
4. Obtain ground elevations to generate contours at 1-foot intervals on the design corridors approximately 30 feet along the route depicted on attached exhibit for approximately 2,500 L.F.
5. Locate existing improvements inside of the design corridors.
6. Locate existing public utilities from observed evidence together with markings by “Missouri One Call” in the topo corridors.
7. Establish a benchmark on each site, (NAVD 1988).
8. Prepare the base drawing in ACAD/Civil 3D format for incorporation into design plans.

ITEM NO. 2 – DESIGN

1. Revise design to eliminate new gravity sewer along E. McNair Street. Design 2,500 lineal feet of force main along Missouri Avenue, Bremond Street and Rock Island State Park Right-of-Way to discharge at the intersection of E. McNair Street and N. Monroe Street.

Original Contract Price: \$118,200.00

Original Contract Date: October 11, 2023

Current Contract Price adjusted by previous Contract Amendment: \$118,200.00

The Contract Price due to this Contract Amendment will be increased by: \$8,400.00

The new Contract Price including this Contract Amendment will be: \$126,600.00



OUR MISSION

We partner with communities to deliver the finest water and wastewater services available at a competitive price. We are committed to keeping water safe and clean while serving people and taking care of communities with improved technical operations, careful management, and financial oversight, and ensured regulatory compliance.

**Alliance
Water
Resources,
Inc.**

**206 S. Keene
St.**

**Columbia, MO
65201**

(573)874-8080

REPORT OF OPERATIONS

Versailles **MO**
Wastewater Treatment System

Month of July 2024

Submitted by Alliance Water Resources, Inc. for the

August 13, 2024

City Council Meeting

SUMMARY OF FACILITY OPERATION

The Versailles WWTP produced superior effluent quality throughout the month of July. All monthly samples have come in under our NPDES limits.

We had no lost time in July.

Laboratory results July 2024.

Final Effluent Limitations				
Effluent Parameters	Units	Daily Maximum	Weekly Average	Monthly Average
Flow	MGD	*		*
Biochemical Oxygen Demand	mg/l		15	10
TSS	mg/l		20	15
pH	SU	***		***
NH3 as N	mg/l			
(April1-Sept 30)		7.1	2.4	
Oct1- March 31)		12	2.6	
Chloride	mg/l	376		188
Zinc	ug/l	198.8		90
Chromium VI	ug/l	209.9		104.6
Oil & Grease	mg/l	15		10
Dissolved Oxygen	mg/l	5		5
E. Coli	#100 ml		1030	206
Whole Effluent Toxicity	% Survival	**		

* Monitoring requirement only

** % Survival of specified aquatic life when exposed to effluent.

*** pH limits are 6.5-9.0

July Results			
Monthly Results	Daily Max	Weekly Avg	Monthly Avg
Flow	2.1		0.55
BOD		2.23	2.23
TSS		2.09	2.09
pH	8.1		7.6
NH3asN	0.64		0.64
Chloride	200		147
Zinc	25.8		25.8
Chromium VI	<5.00		<5.0
Oil & Grease	<5.0		<5.0
DO	9.1		8.2
E. Coli		1.2	1.2
WET		N/A	N/A

PLANT HYDRAULIC AND ORGANIC LOADING

The average daily effluent flow for the month was 0.55 million gallons or 100% of Design flow. Influent organic loading for the month was approx. 41,379 pounds of BOD.

BIOSOLIDS APPLICATION AND INVENTORY

Bio-solids inventory in the storage tanks at the end of the month was approx. 179,520 gallons with 3' in holding tank #1, 6' holding tank #2 and 6' in holding tank # 3.

WATER SYSTEM OPERATIONS

- Bacteriological samples were absent of coliform in July.
- AWR staff read water meters on July 1st. Read back on July 2nd.
- Well #1 (West Well) produced 3,807,900 gallons.
- Well #2 (Fisher Well) produced 4,052,000 gallons.
- Total gallons pumped during July were 7,859,900 gallons.

WATER SYSTEM MAINTENANCE AND REPAIR

- AWR staff performed 98 Read backs this month and it was dry.
- AWR staff fixed a chlorine leak at the Fisher (#2) Well this past month. Approximately three (3) gallons of chlorine leaked onto the floor.
- Staff received all the lead and copper samples back and delivered them to the County Health Department on July 9th, to be taken to MDNR.

WWTP OPERATIONS

- While AWR staff was filling the new mixer up with ninety weight oil. they noticed it leaking from around some bolts at the back of the mixer. Staff emailed the manufacturer of the mixer and asked them what we should do. They asked me to send them pictures and they would produce a plan for us. We are waiting for their response.
- AWR is now operating the School Lift Station. Staff assumed responsibility officially on July 22, 2024. There have been no problems with the lift station to this point.
- Staff submitted the application for the new NPDES Operating Permit to MDNR. This is the renewal of our permit which sets the parameter limits and special conditions for operating the plant during the next permit cycle. Thanks to the Mayor and ladies at city hall for doing their part of the permit application.

WWTP/COLLECTION SYSTEM MAINTENANCE AND REPAIR

- On July 17th the Project Contractors, FTC employees, the Electrician, and the Engineers came down to the School Lift Station project for the start up. After a few minor delays, the unit was up and running and everything checked out like it was supposed to. A big thank you goes out to everyone who worked on and had a hand in this project. We still need to get the pump puller from FTC, and they are going to bring it to us.
- AWR staff went ahead of the asphalt crew and installed new two-inch risers on the manholes before they were asphalted in place. All risers fit as they should with one exception. Staff had to replace two lids, due to wear on the bottom sides. The replacement lids came from the surplus manhole lids that we had saved over the years.
- I met with the Sherwin Williams store manager at the WWTP so we could pick the color of paint. We are now waiting for delivery of the paint and primer so we can begin.

SAFETY

- Our monthly safety meeting topic was on Heat Stress and Driver Safety.

PROJECTS

- The School Project's Final Walk Through will take place on August 8th.
- We are waiting on Midwest Metal Fabricators to get the mixer up and running.
- AWR will continue to assist the City's Engineers on the upcoming projects.

REGULATORY AGENCY, INSPECTION AND REPORTS

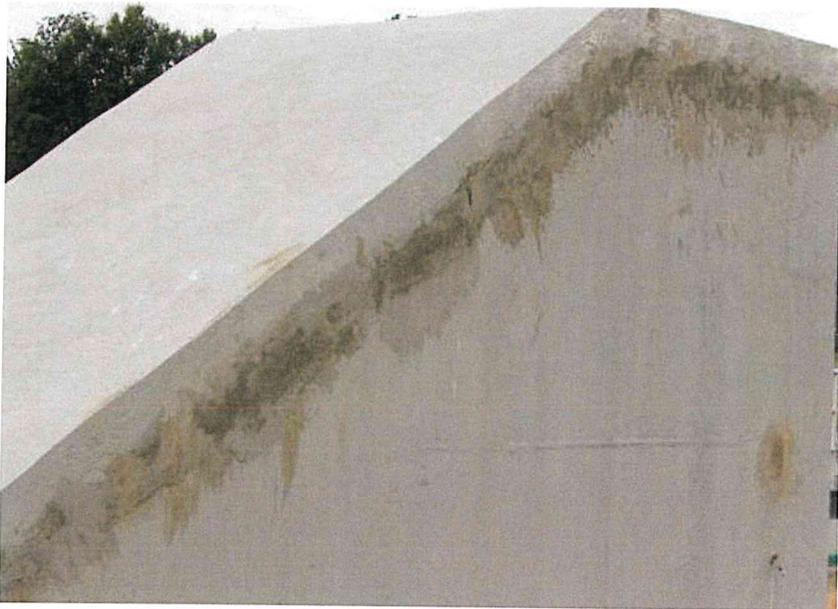
- Keith Forck called after each of the SSO's I turned in last month. He was just checking in on us to see how our projects are coming along.
- The city has now turned in the application for their new operating permit. The next step is the draft permit to come out and see if we agree with it or we would like to question something.

MISCELLANEOUS AND RECOMMENDATIONS

- I would like to inform everyone that Reagan Dornan was nominated and selected for the Young Operators Recognition Award. This award will be presented to Reagan on September 18th in Columbia. The award is offered by MWWC (Missouri Water and Wastewater Conference). Congratulate Reagan the next time you see him. Way to go Reagan!
- Let us keep the Regan theme going here. Reagan was awarded his choice of a hat, shirt, or insulated cup by the AWR Director of Safety and Compliance, Mark Mahler. Mr. Mahler was looking into one of our electrical panels when Reagan told him that although he was suited up in case of an arc flash, that Kevin Klein was not, and Kevin was inside the arc flash zone. Reagan received an insulated cup that says, "I was caught Working Safely". This is a new program at AWR to encourage safe work habits by its employees and overall safety in general.



These two pictures show some of the repairs to the RAS/WAS room that are being done before we paint the building. This building is all concrete and it leaks when it rains so we are trying to stop all the leakage.





These two pictures show more of the repair work on the RAS/WAS building. We used fiberglass reinforced concrete that is supposed to not shrink as much and be stronger than regular concrete. We will smooth out this patch work before painting.





These two pictures show some of the scraping of the paint we have been doing to get ready to paint the main building. As you can tell from the picture below, the paint that was used last time did not adhere very well. Every bit of the paint on these garage doors will come off before we repaint them.



Fire Call Overview

Admin.	10	34
Fire Calls	6	14
Med Calls	44	69
Training	2	20
Totals	62	127

Department Update

- I have checked on this FEMA grant and we probably will not find out anything until September, and with this grant we will be asking for portable radios on, the total of this grant is \$127,944.57 with our share being \$6,092.57. The grant was submitted on 3/4/24. We have not heard anything from this grant. We also put in an application for ARPA monies through the County. I have checked with the county and they have not given an answer yet.
- The department has been working on the new addition, most of the insulation has been completed and getting ready to install some wiring. We will be looking at a Service Upgrade. We do not know anything yet when Ameren America will redo the incoming power. Nothing has been done at this time.
- Martin Electric has started working on this upgrade, they are waiting on Ameren America.
- The Fire Department will be ordering new bunker gear in October and possibly looking to purchase another frontline engine/pumper toward the end of the year. We will also finish the new addition.
- The department has put adds in the paper and the city's web site for volunteers with no results.
- We will get in contact with other departments to let them know that we have some gear that we will donate.
- **The department will be getting pump test on two of our apparatus soon.**
- The department is going to check on getting a Christmas decoration for the park through the association for next year. This has not been addressed as of yet.
- The department's total call volume for 2023-2024 are 619.

Decisions for August 2024

1. Fire Department Organizational Information

- The Fire Department has not been able schedule a walk through at Wal Mart as of this date.
- The Fire Department will be doing a walk through the Morgan Co. R-2 School the 19th.

General information for the Versailles Council

- Firefighter Skill Sheets
 - Skills are being performed and documented.
- Covid 19
 - The Fire Department will be answering medical responses. However, we will be wearing mask if the call requires us too. Gloves will be worn to all medical calls.
- Policies and Procedures
 - We are working on putting together information from other local fire departments Federal and State Mandated Policies and Procedures directly related to Fire Departments and their SOP's.
 - 2021 Code books will be at the Fire Station. We also have NFPA 70 National Electric code book and NFPA 13 Standard for the Installation of Sprinkler Systems.

16:00

17:00

18:00

0:00

JULY 2024

23:00

DATE AND PLACE	TYPE	CALL TIME	END TIME	PERSONAL ON CALL
7/1/2024 W Clark St	Med *	5:10	5:35	701
7/1/2024 Country Pla	Fire *	14:55	15:24	701
7/1/2024 W Newton	Training *	18:00	22:00	701,702,705,721,723 725,726,729,737,741 799,Guest
7/1/2024 E Newton	Med *	23:25	23:42	701
7/2/2024 W Newton	Admin	9:30	10:30	729
7/2/2024 Fairgrounds	Med *	16:42	17:02	701,705
7/3/2024 S Monroe	Med *	0:32	0:58	701
7/3/2024 N Krekel St	Med *	9:39	9:54	701
7/3/2024 W Newton	Med *	9:57	10:27	701,741
7/3/2024 N Monroe	Fire *	14:00	14:30	701,726,741,799
7/3/2024 W Newton	Admin *	15:00	17:00	701,702,705,729,741 799
7/3/2024 W Newton	Admin *	18:00	0:30	701,702,705,725,726 729,741,799
7/4/2024 Jefferson	Med	12:37	12:45	705
7/4/2024 Lyndon Ave	Med	19:19	19:30	No Response
7/5/2024 W Newton	Med	19:27	20:29	No Response
7/6/2024 Lyndon Ave	Med	15:41	15:59	705
7/8/2024 E Mc Nair St	Med	4:09	4:57	705
7/9/2024 S Hunter St	Med	17:27	17:47	No response

7/10/2024	W Magnolia Med		20:12	20:38	705
7/11/2024	W Newton Fire	*	7:17	8:23	701,726,799
7/12/2024	W Newton Admin		12:00	2:30	729
7/12/2024	N Van Buren Med	*	14:55	15:03	701,705
7/13/2024	N Hunter St Fire	*	8:09	8:16	701,799
7/13/2024	S Burke St Med	*	22:00	22:19	701,726
7/14/2024	W Lafayette Med	*	13:56	14:23	No Response
7/14/2024	W Newton Med		14:12	14:38	721,723
7/14/2024	Fairgrounds Med	*	22:51	23:11	701
7/15/2024	W Newton Training	*	18:00		701,705,721,725,726
7/16/2024	W Magnolia Med		20:12		729,741,799
7/16/2024	N Monroe St Med	*	2:28	2:41	701
7/16/2024	W Newton Med	*	20:50	21:32	701,721,725
7/17/2024	Fairgrounds Med	*	8:37	9:24	701,705
7/17/2024	W Newton Admin		12:00	14:30	729
7/17/2024	S Oak St Med	*	18:17	18:51	701,705,721,726
7/18/2024	Mo Ave Fire	*	10:00	10:51	701,726
7/18/2024	E Newton Med	*	10:32	10:52	701,726
7/18/2024	W Newton Admin	*	18:30	21:45	701,726,729,799
7/18/2024	S Maple St Med	*	20:04	20:26	701,726,729,799
7/19/2024	N Monroe Med	*	0:31	0:58	701
7/19/2024	W Clay Rd Med	*	12:25	12:52	701
7/19/2024	Lyndon Ave Med	*	14:03	14:45	701
7/19/2024	W Lafayette Med	*	17:54	18:16	701,726,729,737,741

Date	Location	Type	Start Time	End Time	Phone Numbers
7/19/2024	W Newton	Admin	18:00	21:00	701,726,729,737,741
7/19/2024	W Newton	Med			701,726,729,737,741
7/20/2024	W Clay Rd	Med	15:33	15:48	No response
7/20/2024	W Newton	Admin	18:00	22:00	701,726,729,737,741
7/20/2024	W Newton	Med	20:58	21:54	701,726,729,737,741 799
7/21/2024	Jefferson St	Med	17:51	17:28	701
7/22/2024	W Newton	Med	23:32	0:00	701
7/22/2024	N Hunter St	Med	6:01	6:22	701,705
7/23/2024	E Newton	Med	19:41	0:00	701
7/24/2024	E Newton	Med	17:01	17:22	701,705,706
7/24/2024	W Clay Rd	Med	23:53	0:13	701
7/25/2024	N Monroe	Med	14:30	14:48	No Response
7/25/2024	N 5 Hwy	Med	21:41	21:50	No Response
7/26/2024	E Newton	Med	22:28	23:03	701
7/26/2024	Fairgrounds	Med	15:03	15:20	701
7/29/2024	S 5 Hwy	Med	14:33	15:02	701
7/30/2024	W Newton	Admin	8:30	10:00	729
7/31/2024	E Magnolia	Admin	15:00	17:15	701
7/31/2024	W Williams	Med	2:44	3:52	701
7/31/2024	W Williams	Med	17:35	18:00	701,705
7/31/2024	Petty Dr	Fire	22:53	23:12	701,705

Memo

To: Mayor and City Council

From: Chief Hartman

Date: August 9, 2024

Re: Monthly Summary – July 2024

Total Reports – 126

Traffic Stops – 85

Traffic Citations Issued – 21

Fix-it Tickets - 0



Chief Chad Hartman