

# Feasibility Study

## WATER AND SEWER COLLECTION AND TREATMENT SYSTEMS FOR INNSBROOK UTILITIES, L.L.C.



### Innsbrook

September 2007

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Cochran Project No. 04-1956

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## INTRODUCTION

The Village of Innsbrook is an existing development located approximately four miles south of Wright City and entirely within the eastern half of Warren County as shown on the general location map included in this report. The development currently includes an 18-hole golf course with conference center, 341 single family residential homes, 860 Recreational Chalets and 89 condominium units.

### SEWER USERS

Innsbrook has been offering year round residential lots for single family homes since 1986. This has been a very popular product with the elderly/retired, which produce significantly less sanitary sewage than typical design standards for single family homes.

All of the existing 341 homes are being served with a central sewage collection system.

Recreational Chalets have been offered by Innsbrook since 1972. Article 4.01 of the covenants and restrictions for Innsbrook clearly states the recreational purpose of the Chalets (see article 4.01 below). Sanitary sewage flows from these Chalets is highest between May and September.

There are 200 Chalets currently served with central sewage collection. The remaining 660 are on individual septic absorption systems.

Section 4.01: A Chalet shall not be used directly or indirectly for any purpose other than as a recreational residence, and the basement or garage of a Chalet, Home or Condominium Unit shall not be used as a residence, temporarily or permanently.

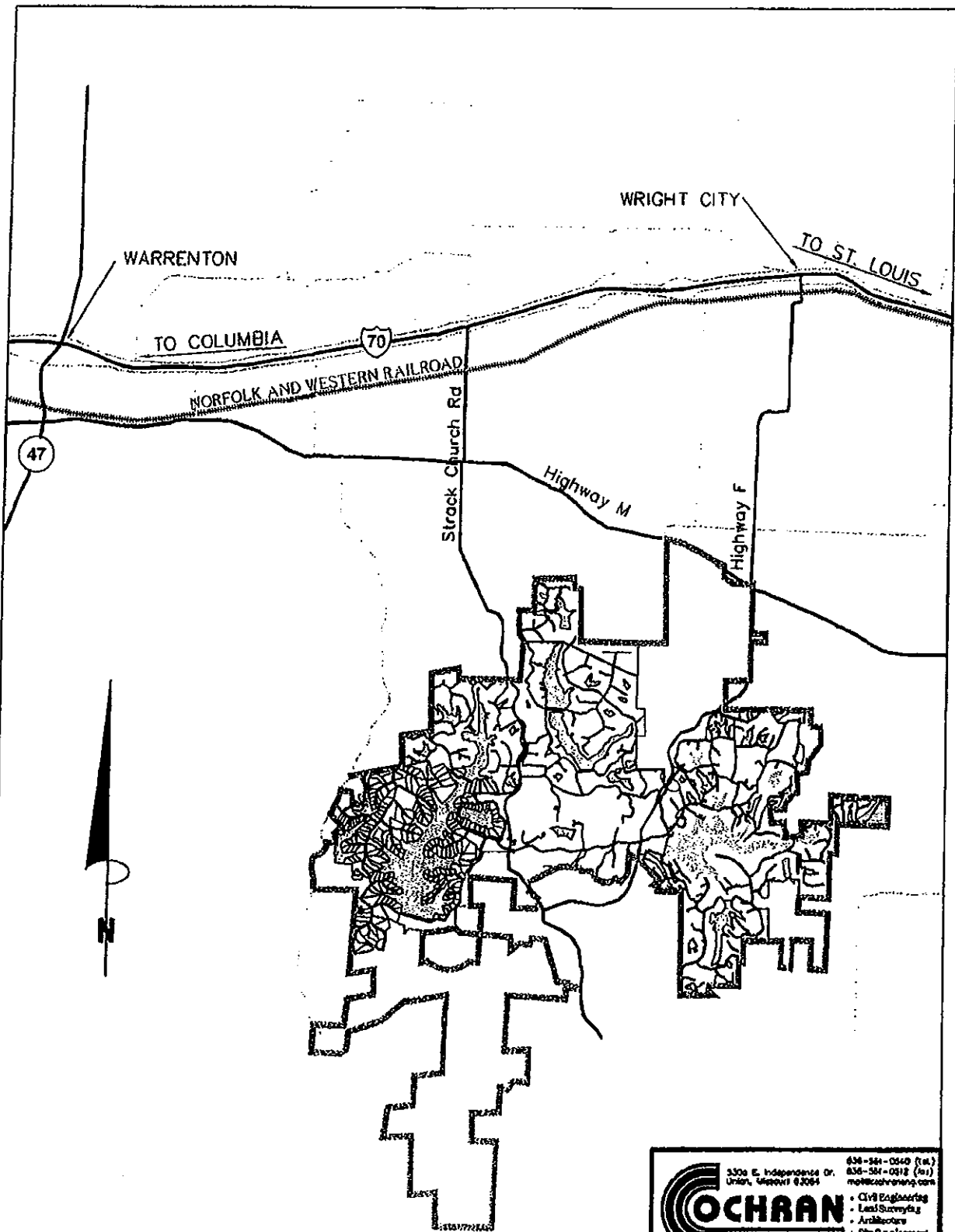
### WATER USERS

There exist several homes which receive water from the Village, but do not have sewer service. The water users and usages are as follows:


TABLE I: WATER USERS AND USAGE		
YEAR	USAGE	CONNECTIONS
2006	47,045,000	583

Following is a General Location Map of the Village of Innsbrook. Appendix "A" of this report includes the legal description of the Village boundary.

## **GENERAL LOCATION MAP**



GENERAL LOCATION MAP

		3300 E. Independence Dr. Union, Missouri 63084 636-584-0540 (fax) 636-584-0512 (cell) <a href="mailto:info@cochrans.com">info@cochrans.com</a>
• Civil Engineering • Land Surveying • Architecture • Site Development • General Consulting • Master Planning		PREP BY D.P.R.
DATE 12/5/08		SHEET NO. 04-1958

## **COMPANY AND MANAGEMENT STAFF**

The Village of Innsbrook utilities have been operated for several years and will continue to be operated by Innsbrook Utilities, L.L.C., a Missouri limited liability company. It was organized in 1997. Its current manager is Charlie Boyce. Utility operations are supervised by William Duke Haydon. Mr. Haydon carries a Class III Water Distribution license and a Class D Wastewater Operator's license. Duke also has employees who maintain operator's licenses. Matt Aubuchon has a Class B Wastewater license, and Ron Hanlan has a Class II Water license. In addition to these employees, there is also has a contract with Environmental Services for routine maintenance for the existing treatment facility. Copies of all licenses and the aforementioned contract are included in Appendix "D" and "E" of this report. Utility financial work has been and will be performed by Connie Buechele.

## **EXISTING FACILITIES**

### **WATER SYSTEM**

The existing facilities of the Village of Innsbrook consist of two (2) deep wells, two (2) water storage locations for domestic and fire demand, and a pumping station. The water is distributed through several miles of PVC water main. The distribution system for domestic and fire demand generally consists of water mains ranging in size from 2" to 8", and two-way 4-inch fire hydrants. The water is supplied by a 1450-foot deep well #1 protected by 450 feet of casing and having submersible pumping equipment. At the well head, the supply of water is absolutely pure and bacteria free. The yield of well #1 is 287 gallons per minute. Well No. 2 is approximately 1,340 feet deep with 550 feet of casing. The yield of well #2 is 280 gallons per minute. As with Well No. 1, the water at Well No. 2 is pure, bacteria free and drinkable.

The water storage facilities consist of one 30,000-gallon welded steel ground level storage tank, for domestic and fire requirements, one 15,000-gallon welded steel ground level storage tank for fire demand, and one 6,157 Gallon hydropneumatic storage tank and one 100,000 gallon elevated tank. Two 10 H.P. "Peerless" service pumps deliver water from the ground level storage tanks to the hydropneumatic storage tank and the pressurized distribution system.

The existing distribution system presently serves approximately 535 residences. This number is expected to grow substantially as new developments are added to the system. The majority of this growth is expected to be in the western and southern sections of Innsbrook Estates as discussed in the 3-year plan.

Appendix "B" of this report shows a map of the existing water facilities.

### **SEWER SYSTEM**

The existing sewer system for the Village of Innsbrook consists of both gravity and force main collections. Gravity sewers were incorporated where financially and topographically feasible. Sizes range from 2-inch force main to 6-inch force main up to 8-inch gravity sewers. Many existing areas of Northwest Innsbrook consist of private septic systems. These systems are not maintained by Innsbrook Corporation. Most growth areas, however, will be provided central sewer. These areas will be provided gravity service if feasible; however, low pressure sewers will be prevalent on these areas, all as discussed in the 3-year plan.

In 2004, all areas of the sewer collection and treatment system were combined to be treated at one central point. This extended air facility operates under NPDES permit No. MO-0098906. The design capacity of this facility is 68,000 gallons per day. Currently the average daily flow at this plant is approximately 35,000 gallons per day. On summer holiday weekends such as Memorial Day and Fourth of July, these flows can spike dramatically. This facility is equipped with flow equalization. An evaluation of the receiving system, Charette Creek, has been approved by MoDNR. In the near future, a new facility will be designed which will double the capacity of the existing facility to allow for development.

Appendix "C" of this report shows a map of the existing sewer facilities.

### **THREE YEAR PLAN**

In the years 2007 to 2009 Innsbrook will continue to expand. Years 2007 and 2009 will see expansion of both the water and sewer distribution and collection systems to the West and South. The areas will be served with sewer by means of a force main. These force mains will convey sewage to the central treatment facility by means of individual grinder pumps. Water will be provided by a central distribution system from the existing two wells. Any new water mains will be at least 6" in diameter. At this time, to accommodate for continued development, it is planned that the sewage treatment facility will be expanded. This facility will more than double the current capacity of 68,000 to 140,000 gallons per day. Extended air will be used to treat this sewage. The plant will consist of flow equalization to help maintain a constant flow into the plant and minimize the affects of morning and evening peak flows. Also included will be aeration tank, sludge holding tank and a circular mechanical clarifier. Effluent limits of 30 BOD and 30 TSS have been given by the MoDNR.

Exhibits regarding this planned expansion are included in this report (Exhibits H and I).



**RATE STRUCTURE & REVENUES/EXPENSES****RATES & REVENUES:**

The current rate structure consists of a \$222 yearly fee for water and \$305 yearly fee for sewer along with a surcharge of \$5.50 per 1,000 gallons for water usage over 250 gallons per day, up to 360 gallons per day, and then \$3.00 per 1,000 gallons for usage over 360 gallons per day. Usage for purposes of the surcharge is assessed semi-annually (average use over the stated amounts multiplied by days in period – i.e. approximately 180 – and then charge per 1,000 gallons applied). There are also availability fees charged for undeveloped lots, in the amounts of \$45 per year for sewer and \$40 per year for water.

Appendix F shows the estimated cost of existing facilities. Proposed tariffs will be developed.

Projected revenues are based on assumptions made by Village of Innsbrook personnel for number of connecting customers and water usage. Each year includes \$32,000 in water and \$22,000 in sewer for availability and additional usage charges.

**TABLE 2**

YEAR	WATER REVENUES	SEWER REVENUES
2006	\$155,600.00	\$199,300.00
2007*	\$167,000.00	\$224,000.00
2008*	\$182,524.00	\$273,910.00
2009*	\$201,363.00	\$302,075.00
2010	\$216,710.00	\$328,675.00
*Projected		

**EXPENSES:****WATER:****TABLE 3**

ITEM	2008 EXPENSES
Management & Labor	\$53,394.00
Fringe	\$11,500.00
Maintenance	\$30,000.00
Vehicles	\$6,500.00
Billing & Accounting	\$9,200.00
Power & Overhead	\$8,000.00
Subtotal	\$118,554.00
Margin	\$63,930.00
Construction Loan	\$21,199.00
<b>TOTAL:</b>	<b>\$139,793.00</b>

Number of connections: 622 (estimated)

Projected revenue for 2008 = \$182,524.00

**TABLE 4**

ITEM	2009 EXPENSES
Management & Labor	\$55,165.00
Fringe	\$12,000.00
Maintenance	\$31,000.00
Vehicles	\$7,000.00
Billing & Accounting	\$9,500.00
Power & Overhead	\$8,400.00
Subtotal	\$123,065.00
Margin	\$78,298.00
Construction Loan	\$22,514.00
<b>TOTAL:</b>	<b>\$145,579.00</b>

Number of connections: 659 (estimated)

Projected revenue for 2009 = \$201,363.00

**TABLE 5**

ITEM	2010 EXPENSES
Management & Labor	\$55,516.00
Fringe	\$14,000.00
Maintenance	\$32,000.00
Vehicles	\$7,500.00
Billing & Accounting	\$9,700.00
Power & Overhead	\$8,820.00
Subtotal	\$127,536.00
Margin	\$89,174.00
Construction Loan	\$21,836.00
<b>TOTAL:</b>	<b>\$149,372.00</b>

Number of connections: 705 (estimated)

Projected revenue for 2010 = \$216,710.00

**EXPENSES:**

SEWER:

**TABLE 6**

ITEM	2008 EXPENSES
Management & Labor	\$67,232.00
Overhead – Utilities, Insurance	\$24,500.00
Maintenance – Grinder	\$47,000.00
Sludge Haul	\$13,000.00
Maintenance – Lift Station	\$19,950.00
Maintenance – Distribution	\$14,600.00
Maintenance – Treatment Plant	\$8,260.00
Billing & Accounting	\$8,200.00
Vehicles	\$6,500.00
Subtotal	\$209,242.00
Margin	\$64,668.00
Construction Loan	\$40,574.00
<b>TOTAL:</b>	<b>\$249,816.00</b>

Number of connections: 622

Projected revenue for 2008 = \$273,910.00

**TABLE 7**

ITEM	2009 EXPENSES
Management & Labor	\$69,585.00
Overhead – Utilities, Insurance	\$25,235.00
Maintenance – Grinder	\$48,000.00
Sludge Haul	\$13,390.00
Maintenance – Lift Station	\$20,549.00
Maintenance – Distribution	\$15,038.00
Maintenance – Treatment Plant	\$8,508.00
Billing & Accounting	\$8,600.00
Vehicles	\$7,000.00
Subtotal	\$215,904.00
Margin	\$86,171.00
Construction Loan	\$43,089.00
<b>TOTAL:</b>	<b>\$258,993.00</b>

Number of connections: 693

Projected revenue for 2009 = \$302,075.00

TABLE 8

ITEM	2010 EXPENSES
Management & Labor	\$ 72,021.00
Overhead – Utilities, Insurance	\$25,992.00
Maintenance – Grinder	\$49,000.00
Sludge Haul	\$13,792.00
Maintenance – Lift Station	\$21,165.00
Maintenance – Distribution	\$15,489.00
Maintenance – Treatment Plant	\$8,763.00
Billing & Accounting	\$9,000.00
Vehicles	\$7,500.00
Subtotal	\$222,721.00
Margin	\$105,954.00
Construction Loan	\$41,792.00
<b>Total:</b>	<b>\$264,513.00</b>

Number of connections: 705 (estimated)

Projected revenue for 2010 = \$328,675.00

Cost estimate for three-year plan future improvements is included in Appendix G of this report. For purposes of this study, it has been assumed that these costs will be paid by means of a +20-year loan from the parent entity, at 6% annual interest.

**APPENDIX "A"**

**VILLAGE OF INNSBROOK  
BOUNDARY LEGAL DESCRIPTION**

## **VILLAGE OF INNSBROOK**

A tract of land being part of Sections 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, and 18 of Township 46 North, Range 1 West, part of Sections 1, 11, 12, and 13 of Township 46 North, Range 2 West, part of Sections 31, 32, and 33 of Township 47 North, Range 1 West, all in Warren County, Missouri, and being described as follows:

Beginning at a Missouri State Land Survey Monument at the Southeast Corner of the Northeast Quarter of Section 13, Township 46 North, Range 2 West; thence along the South line of the Northeast Quarter, Westerly 1309 feet, more or less; thence along the East line of the Northwest Quarter of the Southeast Quarter, Southerly 1328 feet, more or less; thence along the South line of the Northwest Quarter of the Southeast Quarter, Westerly, 997 feet, more or less; thence along the South line of the North Half of the Southwest Quarter, Westerly 2308 feet, more or less; thence along the West line of the North Half of the Southwest Quarter, Northerly 1293 feet, more or less to a Missouri State Land Survey Monument; thence along the West line of Section 13, Northerly 2553 feet, more or less to a Missouri State Land Survey Monument at the Northwest Corner of Section 13; thence along the South line of Section 11, Township 46 North, Range 2 West, Westerly 1987 feet, more or less to a point in the centerline of a County Road; thence along the said centerline of the County Road, Northerly 2910 feet, more or less; thence leaving the said centerline of the County Road, Easterly 431 feet, more

or less; thence Northwesterly 425 feet, more or less; thence Northeasterly 498 feet, more or less; thence Northwesterly 773 feet, more or less; thence along the centerline of the County Road, Northeasterly 1207 feet, more or less; thence leaving the said centerline of the County Road, Southeasterly 506 feet, more or less; thence Southerly 508 feet, more or less; thence Easterly 414 feet, more or less; thence Northerly 478 feet, more or less; thence Northwesterly 617 feet, more or less; thence Northwesterly 328 feet, more or less to a Missouri State Land Survey Monument at the Northwest Corner of Section 12; thence along the South line of Section 1, Township 46 North, Range 2 West, Easterly 95 feet, more or less; thence along the centerline of a County Road, Northeasterly 1781 feet, more or less; thence along the North line of the South Half of the Southwest Quarter, Easterly 1500 feet, more or less; thence along the North line of the Southwest Quarter of the Southeast Quarter, Easterly 1263 feet, more or less; thence along the West line of the Northeast Quarter of the Southeast Quarter, Northerly 1341 feet, more or less; thence along the West line of the Southeast Quarter of the Northeast Quarter, Northerly 1335 feet, more or less; thence along the North line of the Southeast Quarter of the Northeast Quarter, Easterly 1314 feet, more or less; thence along the East line of Section 1, Township 46 North, Range 2 West, Southerly 451 feet, more or less; thence along the North line of Lot 1 of the Northwest Quarter of Section 6, Township 46 North, Range 1 West, Easterly 2822 feet, more or less; thence along the West line of the Northeast

Quarter, Northerly 1812 feet, more or less; thence along the North line of Section 6, Westerly 50 feet, more or less; thence leaving the said North line, Northwesterly 366 feet, more or less; thence along the West line of the Southwest Quarter of the Southeast Quarter of Section 31, Township 47 North, Range 1 West, Northerly 1016 feet, more or less; thence along the North line of the Southwest Quarter of the Southeast Quarter, Easterly 688 feet, more or less; thence Northerly 1401 feet, more or less; thence along the North line of the Northwest Quarter of the Southeast Quarter, Easterly 678 feet, more or less; thence along the North line of the East Half of the Southeast Quarter, Easterly 986 feet, more or less; thence Southerly 468 feet, more or less; thence Easterly 325 feet, more or less; thence along the East line of Section 31, Southerly 2258 feet, more or less; thence along the South line of Section 32, Township 47 North, Range 1 West, Easterly 3980 feet, more or less; thence along the West line of the East Half of the Southeast Quarter and the West line of the East Half of the Northeast Quarter, Northerly 4070 feet, more or less; thence along the North line of the Southeast Quarter of the Northeast Quarter, Easterly 650 feet, more or less; thence Southeasterly (being in excess of 10,560 feet from the Corporate Limits of the City of Wright City) 3850 feet, more or less; thence along the West line of Missouri State Highway "F", Southerly 2170 feet, more or less to the North line of Section 4, Township 46 North, Range 1 West; thence continuing along the West line of Missouri State Highway "F", Southerly 1720 feet, more or less; thence Westerly



1160 feet, more or less; thence along the West line of the Southeast Quarter of the Northwest Quarter of Section 4, Township 46 North, Range 1 West, Southerly 1230 feet, more or less; thence along the South line of the Northwest Quarter and the Northeast Quarter, Easterly 3990 feet, more or less; thence along the East line of Section 4, Southerly 1310 feet, more or less to point and said point is 20 feet North of a Concrete Monument at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 4; thence Easterly 443 feet, more or less; thence along the East line of a 16.47 acre tract, Southwesterly 1644 feet, more or less; thence along the West line of Section 3, Township 46 North, Range 1 West, Southerly 22 feet, more or less to an old iron rod at the Northeast Corner of Section 9; thence along the East line of Section 9, Township 46 North, Range 1 West, Southerly 1320 feet, more or less to a Concrete Monument at the Northeast Corner of the Southeast Quarter of the Northeast Quarter; thence along the Southeast line of a 15.00 acre tract, Southwesterly 1095 feet, more or less; thence along the South line of the said 15.00 acre tract, Westerly 728 feet, more or less; thence along the West line of the Southeast Quarter of the Northeast Quarter of Section 9, Southerly 582 feet, more or less; thence along the North line of the Northeast Quarter of the Southeast Quarter, Easterly 630 feet, more or less; thence along the East line of Innsbrook Estates, Plat 12 as shown on Slide B-87 of the Warren County Records, Southerly 715 feet, more or less; thence Easterly 734 feet, more or less; thence along the East

line of the Northeast Quarter of the Southeast Quarter, Northerly 670 feet, more or less; thence along the North line of the Northwest Quarter of the Southwest Quarter of Section 10, Township 46 North, Range 1 West, Easterly 1328 feet, more or less; thence along the West line of the Southeast Quarter of the Northwest Quarter, Northerly 1331 feet, more or less; thence along the North line of the Southeast Quarter of the Northwest Quarter, Easterly 671 feet, more or less; thence along the East line of the West Half of the Southeast Quarter of the Northwest Quarter, Southerly 195 feet, more or less; thence Easterly 671 feet, more or less; thence along the East line of the Southeast Quarter of the Northwest Quarter, Southerly 1125 feet, more or less; thence along the South line of the Southeast Quarter of the Northwest Quarter, Westerly 1002 feet, more or less; thence Southerly 1413 feet, more or less; thence along the South line of the Northeast Quarter of the Southwest Quarter, Westerly 336 feet, more or less; thence along the East line of the Southwest Quarter of the Southwest Quarter, Southerly 1408 feet, more or less; thence along the East line of the North Half of the Northwest Quarter of the Northwest Quarter of Section 15, Township 46 North, Range 1 West, Southerly 669 feet, more or less; thence along the South line of the North Half of the Northwest Quarter of the Northwest Quarter, Westerly 1329 feet, more or less; thence along the East line of Section 16, Township 46 North, Range 1 West, Northerly 668 feet, more or less; thence along the North line of Section 16, Westerly 1406 feet, more or less; thence

along the East line of the Northwest Quarter of the Northeast Quarter, Southerly 1325 feet, more or less; thence along the East line of the Southwest Quarter of the Northeast Quarter, Southerly 1325 feet, more or less; thence along the South line of the Southwest Quarter of the Northeast Quarter, Westerly 1081 feet, more or less; thence Southerly 1282 feet, more or less; thence Westerly 250 feet, more or less; thence along the East line of the Northeast Quarter of the Southwest Quarter and the East line of the Southeast Quarter of the Southwest Quarter, Southerly 914 feet, more or less; thence Westerly 748 feet, more or less; thence Southwesterly 36 feet, more or less; thence Westerly 608 feet, more or less; thence along the East line of the West Half of the Southwest Quarter, Southerly 465 feet, more or less; thence along the South line of the Section 16, Westerly 1310 feet, more or less; thence along the West line of the Southwest Quarter of Section 16, Northerly 2695 feet, more or less; thence along the West line of the Northwest Quarter, Northerly 2195 feet, more or less; thence Westerly 1007 feet, more or less; thence Northeasterly 484 feet, more or less; thence along the South line of Section 8, Township 46 North, Range 1 West, Westerly 416 feet, more or less; thence Northwesterly 1865 feet, more or less; thence along the West line of the Southeast Quarter of Section 8, Southerly 710 feet, more or less; thence Southwesterly 1075 feet, more or less to a point in the centerline of a County Road; thence leaving the said centerline and along the South line of the Southwest Quarter of Section 8, Westerly 420 feet, more or less; thence

Northwesterly 1458 feet, more or less; thence Westerly 799 feet, more or less; thence Southwesterly 1752 feet, more or less; thence along the centerline of the County Road, Northwesterly 1086 feet, more or less to the Northwest Corner of the South Half of the Southwest Quarter of the Southeast Quarter of Section 7, Township 46 North, Range 1 West; thence along the West line of the Southwest Quarter of the Southeast Quarter, Southerly 663 feet, more or less; thence along the South line of Section 7, Westerly 2870 feet, more or less; thence along the East line of Section 13, Township 46 North, Range 2 West, Southerly 2425 feet, more of less to the place of beginning.

AN ORDINANCE EXTENDING THE BOUNDARIES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, TO INCLUDE TERRITORY ADJACENT TO THE NORTHERN BOUNDARY OF THE VILLAGE OF INNSBROOK, AS AUTHORIZED BY A PUBLIC HEARING HELD BY THE BOARD OF TRUSTEES ON NOVEMBER 3, 1998 AT THE INTERIM CITY HALL; AS PRESCRIBED BY SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI.

WHEREAS, the Board of Trustees of the Village of Innsbrook, Warren County, Missouri, having received from The Innsbrook Corporation their verified petition for simplified annexation of an unincorporated tract of land contiguous to the present boundary of the Village of Innsbrook for annexation into the Village; and

WHEREAS, under the provisions of Section 71.012 of the Revised Statutes of Missouri, a public hearing was duly published and held by the Village of Innsbrook on November 3, 1998,

WHEREAS, at said public hearing all interested persons, corporations and political subdivisions were given an opportunity to be heard and were heard, and were given an opportunity to present evidence and did so; and

WHEREAS, the Board of Trustees after hearing evidence regarding the proposed annexation determined that the annexation is reasonable and necessary to the proper development of the Village of Innsbrook and that the Village of Innsbrook has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, no less than fourteen (14) days have elapsed since the date of the public hearing and no objections have been filed with the Village against said annexation; and

WHEREAS, a copy of the proposed Ordinance has been available for public inspection prior to its consideration by the Board of Trustees; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: A tract of land being part of the Northeast Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southeast Quarter, all in Section 33, Township 47 North, Range 1 West, Warren County, Missouri, and being described as

follows:

Beginning at the Intersection of the East-West center Section line with the West Line of Missouri state Highway "F"; thence along the West line of Highway "F", Southerly 500 feet to the North line of the Village of Innsbrook; thence leaving the said West line of Missouri State Highway "F" and along the North line of the Village of Innsbrook, Northwesterly 1000 feet; thence leaving the said North line of the Village of Innsbrook and along the East-West center Section line; Easterly 850 feet to the place of beginning.

This bill No. 30 having been read by title or in full two times prior to passage and having been duly considered and voted upon was finally passed and approved this

2 day of March, 1999.

VILLAGE OF INNSBROOK

*A. J. Fiedler*  
CHAIRMAN

ATTEST:

*Terence B. Jandrow*  
CLERK

AN ORDINANCE EXTENDING THE BOUNDARIES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, TO INCLUDE TERRITORY ADJACENT TO THE EASTERN BOUNDARY OF THE VILLAGE OF INNSBROOK, AS AUTHORIZED BY A PUBLIC HEARING HELD BY THE BOARD OF TRUSTEES ON APRIL 6, 1999 AT THE INTERIM CITY HALL; AS PRESCRIBED BY SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI.

WHEREAS, the Board of Trustees of the Village of Innsbrook, Warren County, Missouri, having received from the Innsbrook Corporation their verified petition for simplified annexation of an unincorporated tract of land contiguous to the present boundary of the Village of Innsbrook for annexation into the Village; and

WHEREAS, under the provisions of Section 71.012 of the Revised Statutes of Missouri a public hearing was duly published and held by the Village of Innsbrook on APRIL 6, 1999

WHEREAS, at said public hearing all interested persons, corporations, and political subdivisions were given an opportunity to be heard and were heard, and were given an opportunity to present evidence and did so; and

WHEREAS, the Board of Trustees after hearing evidence regarding the the proposed annexation determined that the annexation is reasonable and necessary to the proper development of the Village of Innsbrook and that the Village of Innsbrook has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, no less than fourteen (14) days have elapsed since the date of the public hearing and no objections have been filed with the Village against said annexation; and

WHEREAS, a copy of the proposed Ordinance has been available for public inspection prior to its consideration by the Board of Trustees; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, AS FOLLOWS:

A TRACT OF LAND BEING DESCRIBED AS FOLLOWS:  
SEE ATTACHED LEGAL DESCRIPTION

This bill No. 32 having been read by title or in full two times prior to passage and having been duly considered and voted upon was finally passed and approved this 4<sup>th</sup> day of May, 1999.

VILLAGE OF INNSBROOK

Terence B. Jackson

ATTEST:

James E. Brady



**42.24 ACRES**

A tract of land being the Southwest Quarter of the Northeast Quarter of Section 10, Township 46 North, Range 1 West, Warren County, Missouri, and being described as follows:

Commencing at an Missouri State Land Survey Monument at the center of Section 10; thence along the West line of the Southwest Quarter of the Northeast Quarter, North  $01^{\circ}-06'$  East 1319.75 feet to an old iron rod; thence along the North line of the Southwest Quarter of the Northeast Quarter, South  $86^{\circ}-08'$  East 1360.86 feet to an old steel post; thence along the East line of the Southwest Quarter of the Northeast Quarter, South  $00^{\circ}-57'$  West 1384.09 feet to an iron rod; thence along the South line of the Southwest Quarter of the Northeast Quarter, North  $83^{\circ}-27'$  West 1369.22 feet to the place of beginning and containing 42.24 acres, more or less.

AN ORDINANCE EXTENDING THE BOUNDARIES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, TO INCLUDE TERRITORY ADJACENT TO THE SOUTHERN BOUNDARY OF THE VILLAGE OF INNSBROOK, AS AUTHORIZED BY A PUBLIC HEARING HELD BY THE BOARD OF TRUSTEES ON APRIL 6, 1999 AT THE INTERIM CITY HALL; AS PRESCRIBED BY SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI.

WHEREAS, the Board of Trustees of the Village of Innsbrook, Warren County, Missouri, having received from the Innsbrook Corporation their verified petition for simplified annexation of an unincorporated tract of land contiguous to the present boundary of the Village of Innsbrook for annexation into the Village; and

WHEREAS, under the provisions of Section 71.012 of the Revised Statutes of Missouri a public hearing was duly published and held by the Village of Innsbrook on APRIL 6, 1999.

WHEREAS, at said public hearing all interested persons, corporations, and political subdivisions were given an opportunity to be heard and were heard, and were given an opportunity to present evidence and did so; and

WHEREAS, the Board of Trustees after hearing evidence regarding the proposed annexation determined that the annexation is reasonable and necessary to the proper development of the Village of Innsbrook and that the Village of Innsbrook has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, no less than fourteen (14) days have elapsed since the date of the public hearing and no objections have been filed with the Village against said annexation; and

WHEREAS, a copy of the proposed Ordinance has been available for public inspection prior to its consideration by the Board of Trustees; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, AS FOLLOWS:

A TRACT OF LAND BEING DESCRIBED AS FOLLOWS:  
SEE ATTACHED LEGAL DESCRIPTION

This bill No. 33 having been read by title or in full two times prior to passage and having been duly considered and voted upon was finally passed and approved this 4<sup>th</sup> day of May, 1999.

VILLAGE OF INNSBROOK

Teresa B. Jordan

ATTEST:

James E. Brady

**20.03 ACRES**

A tract of land being part of the Northwest Quarter of the Northwest Quarter of Section 18, Township 46 North, Range 1 West, Warren County, Missouri, and being described as follows:

Beginning at an iron rod at the Northwest Corner of Section 18; thence along the North line of Section 18, South  $87^{\circ}-18'$  East 747.22 feet to an iron rod; thence South  $07^{\circ}-50'$  West 1337.90 feet to an iron rod; thence along the South line of the Northwest Quarter of the Northwest Quarter, North  $85^{\circ}-08'$  West 572.89 feet to an iron rod; thence along the West line of Section 18, North  $00^{\circ}-18'$  East 1312.15 feet to the place of beginning and containing 20.03 acres, more or less.

AN ORDINANCE EXTENDING THE BOUNDARIES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, TO INCLUDE TERRITORY ADJACENT TO THE ~~NORTHEASTERN~~ BOUNDARY OF THE VILLAGE OF INNSBROOK, AS AUTHORIZED BY A PUBLIC HEARING HELD BY THE BOARD OF TRUSTEES ON APRIL 6, 1999 AT THE INTERIM CITY HALL; AS PRESCRIBED BY SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI.

WHEREAS, the Board of Trustees of the Village of Innsbrook, Warren County, Missouri, having received from the Innsbrook Corporation their verified petition for simplified annexation of an unincorporated tract of land contiguous to the present boundary of the Village of Innsbrook for annexation into the Village; and

WHEREAS, under the provisions of Section 71.012 of the Revised Statutes of Missouri a public hearing was duly published and held by the Village of Innsbrook on APRIL 6, 1999.

WHEREAS, at said public hearing all interested persons, corporations, and political subdivisions were given an opportunity to be heard and were heard, and were given an opportunity to present evidence and did so; and

WHEREAS, the Board of Trustees after hearing evidence regarding the the proposed annexation determined that the annexation is reasonable and necessary to the proper development of the Village of Innsbrook and that the Village of Innsbrook has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, no less than fourteen (14) days have elapsed since the date of the public hearing and no objections have been filed with the Village against said annexation; and

WHEREAS, a copy of the proposed Ordinance has been available for public inspection prior to its consideration by the Board of Trustees; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, AS FOLLOWS.

A TRACT OF LAND BEING DESCRIBED AS FOLLOWS:  
SEE ATTACHED LEGAL DESCRIPTION

This bill No. 34 having been read by title or in full two times prior to passage and having been duly considered and voted upon was finally passed and approved this 4<sup>th</sup> day of May, 1999.

VILLAGE OF INNSBROOK

Terence B. Gordon

ATTEST:

James E. Brady

A tract of land being part of the Southwest Quarter of the Southeast Quarter of Section 33, Township 47 North, Range 1 West, Warren County, Missouri, and being described as follows: COMMENCING at an old stone at the Southeast Corner of said Southwest Quarter of the Southwest Quarter; thence along the South line of said Section 33, due West 730.13 feet to an iron rod at the place of beginning of said tract of land; thence continuing along said South line, due West 551.26 feet to an iron rod on the East right-of-way line of State Highway "F"; thence along said right-of-way line, North 02 degrees 00 minutes West 76.60 feet; thence North 13 degrees 19 minutes West 80.99 feet; thence North 02 degrees 00 minutes West 245.86 feet to an iron rod; thence leaving said right-of-way line, South 86 degrees 34 minutes 30 seconds East 324.62 feet to an iron rod; thence South 85 degrees 13 minutes East 71.02 feet to an iron rod; thence North 80 degrees 22 minutes East 140.89 feet to an iron rod; thence South 06 degrees 14 minutes East 372.35 feet to the place of beginning.

AN ORDINANCE EXTENDING THE BOUNDARIES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, TO INCLUDE TERRITORY ADJACENT OT THE EASTERN BOUNDARY OF THE VILLAGE OF INNSBROOK, AS AUTHORIZED BY A PUBLIC HEARING HELD BY THE BOARD OF TRUSTEES ON OCTOBER 5, 1999, AT THE INTERIM CITY HALL; AS PRESCRIBED BY SECTION 71.012 OF THE REVISED STATUES OF MISSOURI.

WHEREAS, the Board of Trustees of the Village of Innsbrook, Warren County, Missouri, having received from the Innsbrook Corporation their verified petition for simplified annexation of an unincorporated tract of land contiguous to the present boundary of the Village of Innsbrook for annexation into the Village; and

WHEREAS, under the provisions of Section 71.012 of the Revised Statues of Missouri a public hearing was duly published and held by the Village of Innsbrook on October 5, 1999; and

WHEREAS, at said public hearing all interested persons, corporations, and political subdivisions were given an opportunity to be heard and were heard, and were given an opportunity to present evidence and did so; and

WHEREAS, the Board of Trustees after hearing evidence regarding the proposed annexation determined that he annexation is reasonable and necessary to the proper development of the Village of Innsbrook and that the Village of Innsbrook has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, no less than fourteen (14) days have elapsed since the date of the public hearing and no objections have been filed with the Village against said annexation; and

WHEREAS, a copy of the proposed Ordinance has been available for public inspection prior to its consideration by the Board of Trustees; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, AS FOLLOWS;  
A TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

Legal Description:

A tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 10, Township 46 North, Range 1 West, Warren County, Missouri, and being described as follows:

Beginning at an Old Iron Rod at the Northeast Corner of the Southeast Quarter of the Northwest Quarter; thence along the East line of the Southeast Quarter of the Northwest Quarter, South 01 -06' West 194.86 feet to an iron rod;



thence leaving the said East line, North 87 -12' West 670.73 feet to an iron rod;  
thence North 0 -59' East 194.87 feet to an old iron rod; thence along the North line  
of the Southeast Quarter of the Northwest Quarter, South 87 -11' East 671.11 feet to  
the place of beginning and containing 3.00 acres, more or less.

This Bill was passed and approved this 2nd. day of November, 1999 by the Board of  
Trustees of the Village of Innsbrook after having been read by title or in full two times  
prior to passage.

T.B. Jarchow  
CHAIRMAN - Interim

ATTEST:

Deanne Siggs  
Village Clerk - Interim

**AN ORDINANCE EXTENDING THE BOUNDARIES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, TO INCLUDE TERRITORY ADJACENT TO THE SOUTHERN BOUNDARY OF THE VILLAGE OF INNSBROOK, AS AUTHORIZED BY A PUBLIC HEARING HELD BY THE BOARD OF TRUSTEES ON JULY 5, 2000, AT THE INTERIM CITY HALL; AS PRESCRIBED BY SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI**

**WHEREAS**, the Board of Trustees of the Village of Innsbrook, Warren County, Missouri, having received from the Innsbrook Corporation their verified petition for simplified annexation of an unincorporated tract of land contiguous to the present boundary of the Village of Innsbrook for annexation into the Village; and

**WHEREAS**, under the provisions of Section 71.012 of the Revised Statutes of Missouri a public hearing was duly published and held by the Village of Innsbrook on July 5, 2000; and

**WHEREAS**, at said public hearing all interested persons, corporations, and political subdivisions were given an opportunity to be heard and were heard, and were given an opportunity to present evidence and did so; and

**WHEREAS**, the board of Trustees after hearing evidence regarding the proposed annexation determined that the annexation is reasonable and necessary to the proper development of the Village of Innsbrook and that the Village of Innsbrook has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

**WHEREAS**, no less than fourteen (14) days have elapsed since the date of the public hearing and no objections have been filed with the Village of Innsbrook against said annexation; and

**WHEREAS**, a copy of the proposed Ordinance has been available for public inspection prior to its consideration by the Board of Trustees.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI AS FOLLOWS:**

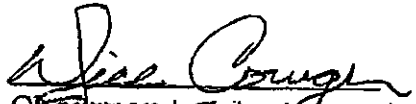
Section 1:

Three Tracts of Land as Described In Attachment A Be Annexed Into the Village of Innsbrook.


Section 2:

The Village Clerk is directed to file three certified copies of this ordinance with the County Clerk for distribution.

This Bill was passed and approved this 1<sup>st</sup> day of August, 2000, by the Board of Trustees of the Village of Innsbrook after having been read by title or in full two times prior to passage.

  
Vice Chairman - Interim

ATTEST:

  
Village Clerk - Interim

## ATTACHEMENT A

### PARCEL 1:

A TRACT OF LAND BEING THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13 AND PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 48 NORTH, RANGE 2 WEST, WARREN COUNTY, MISSOURI, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT AN OLD IRON ROD AT THE NORTHWEST CORNER OF SECTION 24; THENCE ALONG THE NORTH LINE OF SECTION 24, NORTH 82 DEGREES 01 MINUTES 55 SECONDS EAST 1187.60 FEET TO AN IRON ROD; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, NORTH 02 DEGREES 02 MINUTES 55 SECONDS EAST 1288.48 FEET TO AN IRON ROD; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER, NORTH 79 DEGREES 53 MINUTES 54 SECONDS EAST 2449.01 FEET TO A POINT IN THE CENTERLINE OF CHARRETTE CREEK; THENCE ALONG THE SAID CENTERLINE, SOUTH 38 DEGREES 28 MINUTES EAST 321.76 FEET; THENCE SOUTH 87 DEGREES 38 MINUTES 25 SECONDS EAST 350.81 FEET; THENCE SOUTH 80 DEGREES 28 MINUTES EAST 488.78 FEET; THENCE ALONG THE EAST LINE OF SECTION 13 AND THE EAST LINE OF SECTION 24, SOUTH 0 DEGREES 37 MINUTES 02 SECONDS WEST 1041.02 FEET TO AN OLD STONE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 1 WEST; THENCE SOUTH 0 DEGREES 40 MINUTES WEST 120.51 FEET TO AN IRON ROD; THENCE LEAVING THE SAID EAST LINE OF SECTION 24, SOUTH 76 DEGREES 03 MINUTES WEST 1900.35 FEET TO AN IRON ROD; THENCE SOUTH 54 DEGREES 20 MINUTES WEST 255.82 FEET TO AN IRON ROD; THENCE SOUTH 32 DEGREES 04 MINUTES WEST 227.43 FEET TO AN IRON ROD; THENCE SOUTH 48 DEGREES 15 MINUTES WEST 249.30 FEET TO AN IRON ROD; THENCE SOUTH 52 DEGREES 22 MINUTES WEST 273.88 FEET TO AN IRON ROD; THENCE SOUTH 52 DEGREES 38 MINUTES WEST 211.58 FEET TO AN IRON ROD; THENCE SOUTH 58 DEGREES 18 MINUTES WEST 292.43 FEET TO AN IRON ROD; THENCE SOUTH 74 DEGREES 25 MINUTES WEST 375.39 FEET TO AN IRON ROD; THENCE SOUTH 70 DEGREES 58 MINUTES WEST 195.19 FEET TO AN IRON ROD; THENCE SOUTH 64 DEGREES 11 MINUTES WEST 340.81 FEET TO AN IRON ROD; THENCE SOUTH 59 DEGREES 50 MINUTES WEST 292.79 FEET TO AN IRON ROD; THENCE SOUTH 47 DEGREES 02 MINUTES WEST 190.62 FEET TO AN IRON ROD; THENCE SOUTH 47 DEGREES 02 MINUTES WEST 63.03 FEET TO A POINT IN THE CENTERLINE OF CHARRETTE CREEK; THENCE ALONG THE SAID CENTERLINE, SOUTH 23 DEGREES 13 MINUTES EAST 97.31 FEET; THENCE LEAVING THE SAID CENTERLINE, SOUTH 0 DEGREES 12 MINUTES WEST 80.00 FEET TO AN IRON ROD; THENCE SOUTH 11 DEGREES 10 MINUTES WEST 149.45 FEET TO AN IRON ROD; THENCE SOUTH 02 DEGREES 08 MINUTES WEST 310.58 FEET TO AN IRON ROD; THENCE SOUTH 61 DEGREES 45 MINUTES WEST 211.51 FEET TO AN IRON ROD; THENCE SOUTH 82 DEGREES 57 MINUTES WEST 178.33 FEET TO A 4" X 4" POST AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 24; THENCE ALONG THE WEST LINE OF SECTION 24, NORTH 02 DEGREES 35 MINUTES 28 SECONDS EAST 2564.91 FEET TO THE PLACE OF BEGINNING.

### PARCEL 2:

A TRACT OF LAND BEING THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48 NORTH, RANGE 2 WEST, WARREN COUNTY, MISSOURI, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A 4" X 4" POST AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SOUTH 88 DEGREES 27 MINUTES WEST 1885.87 FEET TO AN OLD IRON ROD; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, NORTH 04 DEGREES 03 MINUTES EAST 1295.92 FEET TO AN OLD IRON ROD; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, NORTH 89 DEGREES 00 MINUTES EAST 1357.22 FEET TO AN IRON ROD; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SOUTH 03 DEGREES 44 MINUTES WEST 1281.87 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 2 WEST, WARREN COUNTY, MISSOURI, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD IRON ROD AT THE SOUTHEAST CORNER OF SECTION 13; THENCE SOUTH 89 DEGREES 14 MINUTES WEST 1971.74 FEET TO THE PLACE OF BEGINNING OF THE SAID TRACT OF LAND; THENCE NORTH 73 DEGREES 54 MINUTES WEST 80.00 FEET TO AN IRON ROD; THENCE NORTH 16 DEGREES 08 MINUTES EAST 50.00 FEET TO AN IRON ROD; THENCE SOUTH 73 DEGREES 54 MINUTES EAST 50.00 FEET TO AN IRON ROD; THENCE SOUTH 16 DEGREES 08 MINUTES WEST 50.00 FEET TO THE PLACE OF BEGINNING.

240 WRS

**ATTACHEMENT A**

**Third Parcel**

**ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 46 NORTH, RANGE 1 WEST.**

**SUBJECT TO BUILDING LINES, EASEMENTS, CONDITIONS, AND RESTRICTIONS OF  
RECORD, IF ANY.**

42 acres

**AN ORDINANCE EXTENDING THE BOUNDARIES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, TO INCLUDE TERRITORY ADJACENT TO THE SOUTHEASTERN BOUNDARY OF THE VILLAGE OF INNSBROOK, AS AUTHORIZED BY A PUBLIC HEARING HELD BY THE BOARD OF TRUSTEES ON FEBRUARY 20, 2001, AT THE INTERIM CITY HALL, AS PRESCRIBED BY SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI**

WHEREAS, the Board of Trustees of the Village of Innsbrook, Warren County, Missouri, having received from the Innsbrook Corporation their verified petition for simplified annexation of an unincorporated tract of land contiguous to the present boundary of the Village of Innsbrook for annexation into the Village; and

WHEREAS, under the provisions of Section 71.012 of the Revised Statutes of Missouri a public hearing was duly published and held by the Village of Innsbrook on February 20, 2001; and

WHEREAS, at said public hearing all interested persons, corporations, and political subdivisions were given an opportunity to be heard and were heard, and were given an opportunity to present evidence and did so; and

WHEREAS, the board of Trustees after hearing evidence regarding the proposed annexation determined that the annexation is reasonable and necessary to the proper development of the Village of Innsbrook and that the Village of Innsbrook has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, no less than fourteen (14) days have elapsed since the date of the public hearing and no objections have been filed with the Village of Innsbrook against said annexation; and

WHEREAS, a copy of the proposed Ordinance has been available for public inspection before its consideration by the Board of Trustees.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI AS FOLLOWS:**

Section 1:

The tract of land as described below be annexed into the Village of Innsbrook.

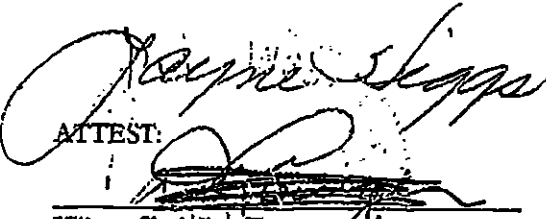
The Northeast Quarter of the Northeast Quarter of Section Sixteen (16) in Township Forty-six (46) of Range One West, containing 40 acres, more or less.

Section 2:

The Village Clerk is directed to file three certified copies of this ordinance with the County Clerk for distribution.

This Bill was passed and approved this 7<sup>th</sup> day of March, 2001, by the Board of Trustees of the Village of Innsbrook after having been read by title or in full two times prior to passage.

ATTEST:

  
Village Clerk Pro Tempore

  
Chairperson Pro Tempore

**AN ORDINANCE EXTENDING THE BOUNDARIES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, TO INCLUDE TERRITORY ADJACENT TO THE SOUTHERN BOUNDARY OF THE VILLAGE OF INNSBROOK, AS AUTHORIZED BY A PUBLIC HEARING HELD BY THE BOARD OF TRUSTEES ON APRIL 9, 2002, AT THE INTERIM CITY HALL, AS PRESCRIBED BY SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI**

WHEREAS, the Board of Trustees of the Village of Innsbrook, Warren County, Missouri, having received from Darlene Dougherty a verified petition for simplified annexation of an unincorporated tract of land contiguous to the present boundary of the Village of Innsbrook for annexation into the Village; and

WHEREAS, under the provisions of Section 71.012 of the Revised Statutes of Missouri a public hearing was duly published and held by the Village of Innsbrook on April 9, 2002; and

WHEREAS, at said public hearing all interested persons, corporations, and political subdivisions were given an opportunity to be heard and were heard, and were given an opportunity to present evidence and did so; and

WHEREAS, the board of Trustees after hearing evidence regarding the proposed annexation determined that the annexation is reasonable and necessary to the proper development of the Village of Innsbrook and that the Village of Innsbrook has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, no less than fourteen (14) days have elapsed since the date of the public hearing and no objections have been filed with the Village of Innsbrook against said annexation; and

WHEREAS, a copy of the proposed Ordinance has been available for public inspection prior to its consideration by the Board of Trustees.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI AS FOLLOWS:**

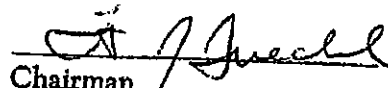
Section 1:

The Tract of Land as Described In Attachment A Be Annexed Into the Village of Innsbrook.

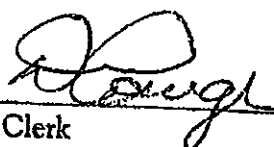
Section 2:

The Village Clerk is directed to file three certified copies of this ordinance with the County Clerk for distribution.

This Bill was passed and approved this 7<sup>th</sup> day of May, 2002, by the Board of Trustees of the Village of Innsbrook after having been read by title or in full two times prior to passage.

  
Chairman

ATTEST:

  
Village Clerk



ATTACHMENT A

A tract of land being part of the North half of the Northeast quarter of Section 18 and part of the South half of the Southwest quarter of the Southeast quarter of Section 7, all in Township 46 North, Range 1 West and described as follows:

Beginning at an old iron pipe at the northwest corner of said Northeast quarter of Section 18; thence along the center section line North 1 degree 26 minutes 42 seconds East 663.26 feet to an iron rod in Strack Church County Road; thence along the centerline of said road as follows: South 50 degrees 23 minutes 14 seconds East 396.56 feet; thence South 27 degrees 26 minutes East 1099.95 feet; thence South 49 degrees 11 minutes 50 seconds East 721.06 feet; thence leaving said road centerline and along the centerline of Charrette Creek as follows: South 73 degrees 46 minutes 50 seconds West 30.27 feet; thence North 87 degrees 47 minutes 25 seconds West 310.65 feet to an iron rod; thence South 2 degrees 10 minutes 57 seconds West 303.43 feet; thence leaving said creek centerline and along the quarter-quarter section line North 89 degrees 04 minutes 10 seconds West 1032.55 feet to an old stone; thence along the center section line North 0 degree 24 minutes 00 seconds East 1320.20 feet to the place of beginning and containing 32.33 acres.

# Attachment A

A tract of land being part of the Southwest Quarter of the Southwest Quarter of Section 17; part of the Southeast Quarter; all of the East Half of the Southwest Quarter; part of the Southwest Quarter of the Southwest Quarter, all in Section 18; all of the East Half of the Northwest Quarter and all of the Northwest Quarter of the Northwest Quarter of Section 19, all in Township 46 North, Range 1 West, Warren County, Missouri, and being described as follows:

Beginning at an old stone at the center of Section 18; thence along the East line of the Southwest Quarter, South  $01^{\circ}-59'$  West 583.49 feet; thence along the centerline of Charrette Creek, North  $70^{\circ}-36'$  East 276.10 feet; thence North  $51^{\circ}-13'$  East 309.65 feet; thence North  $86^{\circ}-48'$  East 301.24 feet; thence North  $52^{\circ}-39'$  East 201.05 feet; thence North  $25^{\circ}-35'$  East 139.75 feet; thence along the North line of the Southeast Quarter of Section 18, South  $88^{\circ}-07'$  East 217.47 feet to an iron rod; thence leaving the said North line, South  $17^{\circ}-44'$  East 189.50 feet to an iron rod; thence South  $17^{\circ}-44'$  East 830.49 feet to an iron rod; thence South  $14^{\circ}-05'$  East 605.85 feet to an iron rod; thence South  $36^{\circ}-34'$  West 75.00 feet to an iron rod; thence South  $52^{\circ}-02'$  East 134.08 feet to an iron rod; thence South  $26^{\circ}-04'$  East 161.36 feet to an iron rod; thence South  $54^{\circ}-17'$  East 82.68 feet to an iron rod; thence South  $89^{\circ}-44'$  East 225.32 feet to an iron rod; thence South  $83^{\circ}-24'$  East 161.02 feet to an iron rod; thence South  $79^{\circ}-05'$  East 224.87 feet to an iron rod; thence South  $80^{\circ}-35'$  East 194.29 feet to an iron rod; thence along the West line of a tract of land

described in Book 804 at Page 166 of the Warren County Records, South  $03^{\circ}-27'$  West 173.23 feet to an old iron rod; thence along the Southline of the said tract described in Book 804 at Page 166, South  $73^{\circ}-16'$  East 577.66 feet to a point in the centerline of the County Road; thence along the said centerline, South  $01^{\circ}-44'$  West 36.14 feet; thence leaving the said centerline of the County Road and along the North line of a tract of land described in Book 685 at Page 6 of the Warren County Records, North  $73^{\circ}-16'$  West 668.68 feet to an old iron rod; thence along the West line of Section 17, South  $02^{\circ}-41'$  West 601.40 feet to an old iron rod at the Southeast Corner of Section 18; thence along the South line of Section 18, North  $88^{\circ}-22'$  West 2643.52 feet to an iron rod; thence along the East line of the Northwest Quarter of Section 19, South  $01^{\circ}-59'$  West 2484.24 feet to an old stone at the center of Section 19; thence along the South line of the Northwest Quarter, South  $88^{\circ}-24'$  West 1381.32 feet to a corner in a Lake; thence North  $88^{\circ}-52'$  West 60.12 feet to a corner in a lake; thence along the West line of the East Half of the Northwest Quarter, North  $02^{\circ}-13'$  East 1325.92 feet to an old iron rod; thence along the South line of the Northwest Quarter of the Northwest Quarter, North  $88^{\circ}-50'$  West 1387.76 feet to an old iron rod; thence along the West line of Section 19, North  $01^{\circ}-37'$  East 1330.29 feet to an old stone at the Southwest Corner of Section 18; thence along the West line of Section 18, North  $01^{\circ}-33'$  East 1041.43 feet; thence along the centerline of Charrette Creek, North  $83^{\circ}-39'$  East 288.11 feet; thence North  $80^{\circ}-27'$  East 210.36 feet; thence North  $73^{\circ}-00'$  East 210.48 feet; thence North  $63^{\circ}-29'$  East 164.74 feet;

thence North  $29^{\circ}-10'$  East 140.76 feet; thence along the North line of the Southwest Quarter of the Southwest Quarter of Section 18, South  $86^{\circ}-57'$  East 525.00 feet to an old iron rod; thence along the West line of the East Half of the Southwest Quarter, North  $01^{\circ}-40'$  East 1320.30 feet to an old iron rod; thence along the North line of the Southwest Quarter of Section 18, South  $86^{\circ}-38'$  East 1420.53 feet to the place of beginning.

**AN ORDINANCE EXTENDING THE BOUNDARIES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, TO INCLUDE TERRITORY ADJACENT TO THE SOUTHWESTERN BOUNDARY OF THE VILLAGE OF INNSBROOK, AS AUTHORIZED BY A PUBLIC HEARING HELD BY THE BOARD OF TRUSTEES ON NOVEMBER 6, 2002, AT THE INTERIM CITY HALL, AS PRESCRIBED BY SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI**

WHEREAS, the Board of Trustees of the Village of Innsbrook, Warren County, Missouri, having received from Innsbrook Corporation a verified petition for simplified annexation of an unincorporated tract of land contiguous to the present boundary of the Village of Innsbrook for annexation into the Village; and

WHEREAS, under the provisions of Section 71.012 of the Revised Statutes of Missouri a public hearing was duly published and held by the Village of Innsbrook on November 6, 2002; and

WHEREAS, at said public hearing all interested persons, corporations, and political subdivisions were given an opportunity to be heard and were heard, and were given an opportunity to present evidence and did so; and

WHEREAS, the board of Trustees after hearing evidence regarding the proposed annexation determined that the annexation is reasonable and necessary to the proper development of the Village of Innsbrook and that the Village of Innsbrook has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, no less than fourteen (14) days have elapsed since the date of the public hearing and no objections have been filed with the Village of Innsbrook against said annexation; and

WHEREAS, a copy of the proposed Ordinance has been available for public inspection prior to its consideration by the Board of Trustees.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI AS FOLLOWS:**

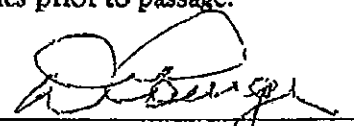
Section 1:

The Tract of Land as Described In Attachment A Be Annexed Into the Village of Innsbrook.

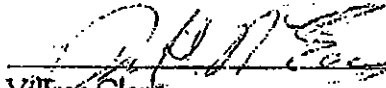
Section 2:

The Village Clerk is directed to file three certified copies of this ordinance with the County Clerk for distribution.

This Bill was passed and approved this 3<sup>rd</sup> day of December, 2002, by the Board of Trustees of the Village of Innsbrook after having been read by title or in full two times prior to passage.

  
Chairman - Interim

ATTEST:

  
Village Clerk - Interim

# Attachment A

party or parties of the second part, the following described Real Estate, situated in the County of WARREN and State of Missouri, to-wit:

A tract of land being part of the Southeast Quarter of Section 18, Township 46 North, Range 1 West, Warren County, Missouri, and being described as follows: Commencing at Missouri State Land Survey Monument at the East Quarter Corner of Section 18; thence along the North line of the Southeast Quarter, North 88°-07' West 1101.88 feet to the place of beginning of the said tract of land; thence South 16°-25' East 954.09 feet to an iron rod; thence South 28°-06' East 162.19 feet to an iron rod; thence South 10°-56' East 481.16 feet to an iron rod; thence South 14°-22' East 365.34 feet to an old iron rod; thence North 89°-44' West 225.32 feet to an old iron rod; thence North 54°-17' West 82.68 feet to an old iron rod; thence North 26°-04' West 161.36 feet to an old iron rod; thence North 52°-02' West 134.08 feet to an old iron rod; thence North 36°-34' East 75.00 feet to an old iron rod; thence North 14°-05' West 605.85 feet to an old iron rod; thence North 17°-44' West 830.49 feet to an old iron rod; thence North 17°-44' West 189.50 feet to an old iron rod; thence along the North line of the Southeast Quarter, South 88°-07' East 354.65 feet to the place of beginning and containing 14.71 acres, more or less.

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

~~The said party or parties of the first part hereby covenanting that said party or parties and the heirs and assigns~~

**AN ORDINANCE EXTENDING THE BOUNDARIES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, TO INCLUDE TERRITORY ADJACENT TO THE SOUTHEASTERN BOUNDARY OF THE VILLAGE OF INNSBROOK, AS AUTHORIZED BY A PUBLIC HEARING HELD BY THE BOARD OF TRUSTEES ON NOVEMBER 6, 2002, AT THE INTERIM CITY HALL, AS PRESCRIBED BY SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI**

WHEREAS, the Board of Trustees of the Village of Innsbrook, Warren County, Missouri, having received from Innsbrook Corporation a verified petition for simplified annexation of an unincorporated tract of land contiguous to the present boundary of the Village of Innsbrook for annexation into the Village; and

WHEREAS, under the provisions of Section 71.012 of the Revised Statutes of Missouri a public hearing was duly published and held by the Village of Innsbrook on November 6, 2002; and

WHEREAS, at said public hearing all interested persons, corporations, and political subdivisions were given an opportunity to be heard and were heard, and were given an opportunity to present evidence and did so; and

WHEREAS, the board of Trustees after hearing evidence regarding the proposed annexation determined that the annexation is reasonable and necessary to the proper development of the Village of Innsbrook and that the Village of Innsbrook has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, no less than fourteen (14) days have elapsed since the date of the public hearing and no objections have been filed with the Village of Innsbrook against said annexation; and

WHEREAS, a copy of the proposed Ordinance has been available for public inspection prior to its consideration by the Board of Trustees.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI AS FOLLOWS:**

**Section 1:**

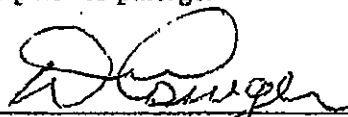
The Tract of Land as Described In Attachment A Be Annexed Into the Village of Innsbrook.

**Section 2:**

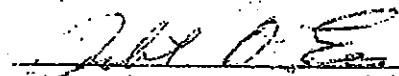
The Village Clerk is directed to file three certified copies of this ordinance with the County Clerk for distribution.



This Bill was passed and approved this 3<sup>rd</sup> day of December, 2002, by the Board of Trustees of the Village of Innsbrook after having been read by title or in full two times prior to passage.

  
Chairman *Innsbrook*

ATTEST:

  
Village Clerk *Innsbrook*

Attachment  
~~Exhibit A~~

117 Acres

A tract of land being all of the Southwest Quarter of the Northwest Quarter, and all of the East Half of the Northwest Quarter of the Southwest Quarter Section 15, all of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 16, Township 46 North, Range 1 West, Warren County, Missouri, and being described as follows:

Beginning at an concrete monument at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 16; thence along the West line of the Southeast Quarter of the Northeast Quarter, North 01° -41' East 1324.38 feet to a concrete monument; thence along the North line of the Southeast Quarter of the Northeast Quarter, South 87° -27' East 1391.60 feet to an old iron rod; thence along the North line of the Southwest Quarter of the Northwest Quarter of Section 15, South 87° -43' East 1334.87 feet to an old post; thence along the East line of the Southwest Quarter of the Northwest Quarter, South 02° -04' West 1341.48 feet to a "T" post; thence along the East line of the Northwest Quarter of the Southwest Quarter, South 02° -13' West 1323.45 feet to an old iron rod; thence along the South line of the Northwest Quarter of the Southwest Quarter, North 86° -54' West 672.62 feet to an iron rod; thence North 02° -11' East 1345.11 feet to an old iron rod; thence along the South line of the Southwest Quarter of the Northwest Quarter of Section 15, and the South line of the Southeast Quarter of the Northeast Quarter of Section 16, North 88° -41' West 899.03 feet to a "T" post; thence South 02° -26' West 1291.43 feet to an old iron rod; thence along the South line of the Northeast Quarter of the Southeast Quarter of Section 16, North 89° -40' West 463.49 feet to an old post; thence North 02° -58' East 1303.55 feet to an old iron rod; thence along the South line of the Southeast Quarter of the Northeast Quarter of Section 16, North 86° -45' West 695.12 feet to the place of beginning and containing 117.00 acres, more or less.

**AN ORDINANCE EXTENDING THE BOUNDARIES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, TO INCLUDE TERRITORY ADJACENT TO THE NORTHERN BOUNDARY OF THE VILLAGE OF INNSBROOK, AS AUTHORIZED BY A PUBLIC HEARING HELD BY THE BOARD OF TRUSTEES ON NOVEMBER 6, 2002, AT THE INTERIM CITY HALL, AS PRESCRIBED BY SECTION 71.012 OF THE REVISED STATUTES OF MISSOURI**

WHEREAS, the Board of Trustees of the Village of Innsbrook, Warren County, Missouri, having received from Charrette Creek Farms, Inc. a verified petition for simplified annexation of an unincorporated tract of land contiguous to the present boundary of the Village of Innsbrook for annexation into the Village; and

WHEREAS, under the provisions of Section 71.012 of the Revised Statutes of Missouri a public hearing was duly published and held by the Village of Innsbrook on November 6, 2002; and

WHEREAS, at said public hearing all interested persons, corporations, and political subdivisions were given an opportunity to be heard and were heard, and were given an opportunity to present evidence and did so; and

WHEREAS, the board of Trustees after hearing evidence regarding the proposed annexation determined that the annexation is reasonable and necessary to the proper development of the Village of Innsbrook and that the Village of Innsbrook has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, no less than fourteen (14) days have elapsed since the date of the public hearing and no objections have been filed with the Village of Innsbrook against said annexation; and

WHEREAS, a copy of the proposed Ordinance has been available for public inspection prior to its consideration by the Board of Trustees.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI AS FOLLOWS:**


**Section 1:**

The Tract of Land as Described In Attachment A Be Annexed Into the Village of Innsbrook.

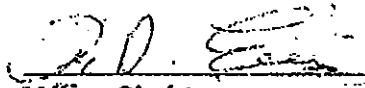
**Section 2:**

The Village Clerk is directed to file three certified copies of this ordinance with the County Clerk for distribution.

This Bill was passed and approved this 3<sup>rd</sup> day of December, 2002, by the Board of Trustees of the Village of Innsbrook after having been read by title or in full two times prior to passage.

  
Chairman - Interim

ATTEST:

  
Village Clerk      Interim

# Attachment A

All that part of the East half of the Northeast quarter of section 32, Township 47 North, Range 1 west, lying south of state Hwy "M".

Also identified as tax id # 4-32-0-0-00-019-000-000. Including 17.5 acres.

All that part of the West half of the Northwest quarter of section 33, Township 47 North, Range 1 west, lying south of state Hwy "M".

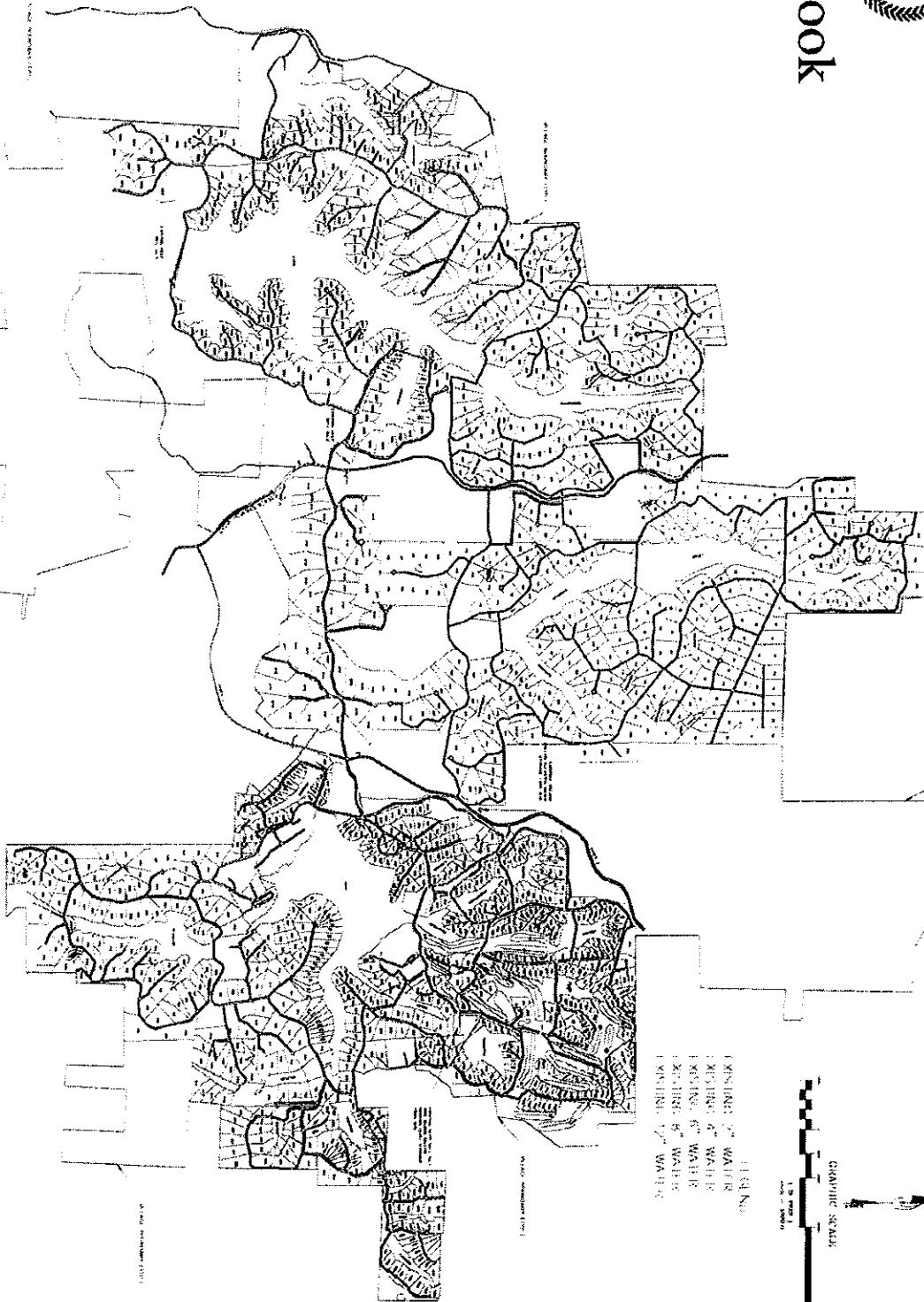
Also identified as tax id # 4-33-0-0-00-017-000-000. Including 18.55 acres.

## **APPENDIX “B”**

### **EXISTING WATER FACILITIES**



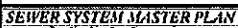
Innsbrook



Legend:  
1. 12" WATER  
2. 10" WATER  
3. 8" WATER  
4. 6" WATER  
5. 4" WATER  
6. 3" WATER  
7. 2" WATER  
8. 1 1/2" WATER  
9. 1" WATER  
10. 3/4" WATER  
11. 1/2" WATER  
12. 1/4" WATER  
13. 1/8" WATER  
14. 1/16" WATER  
15. 1/32" WATER  
16. 1/64" WATER  
17. 1/128" WATER  
18. 1/256" WATER  
19. 1/512" WATER  
20. 1/1024" WATER  
21. 1/2048" WATER  
22. 1/4096" WATER  
23. 1/8192" WATER  
24. 1/16384" WATER  
25. 1/32768" WATER  
26. 1/65536" WATER  
27. 1/131072" WATER  
28. 1/262144" WATER  
29. 1/524288" WATER  
30. 1/1048576" WATER  
31. 1/2097152" WATER  
32. 1/4194304" WATER  
33. 1/8388608" WATER  
34. 1/16777216" WATER  
35. 1/33554432" WATER  
36. 1/67108864" WATER  
37. 1/134217728" WATER  
38. 1/268435456" WATER  
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45. 1/34359738368" WATER  
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**APPENDIX “C”**  
**EXISTING SEWER FACILITIES**





1 of 1

[illegible]

**APPENDIX “D”**

**OPERATORS LICENSES  
FOR INNSBROOK UTILITIES, L.L.C. EMPLOYEES**

Missouri Department of Natural Resources  
Public Drinking Water Program  
Certificate of Competency



DS III

DRINKING WATER DISTRIBUTION

This is to Certify that William K. Haydon  
having submitted satisfactory evidence of his/her qualifications, knowledge and experience,  
has been awarded this certificate of competency in drinking water distribution system operations,  
as provided for in Public Drinking Water Program, Certification of Public Water System Operators  
Rule 10 CSR 68-14.020, effective August 1, 2001.

Gordon K. Belcher

Issued By

James J. Lane  
Director of Public Drinking Water Program

Post-Net Fax Note	7671	Date	12/14/06	# of pages	3
To	Jeff Huch	From	Duka		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			

CERTIFICATION NUMBER 3169

ORIGINAL DATE ENTERED August 1, 2001

DATE EXPIRES March 31



Missouri Department of Natural Resources  
Public Drinking Water Program



Certificate of Competency

This is to Certify that William K. H of his/her qualifications, knowledge and experience, has been awarded this certificate of competency in systems operations, as provided for in Public Drinking Water Program Certification Rule 10 CSR 60-14.020, effective January 1, 1987.

CERTIFICATION NUMBER 3169

ORIGINAL DATE ISSUED March 10, 1992

DATE EXPIRES March 31

Cedric X. Belcher  
Issued By

Jerry L. Lane  
Public Drinking Water Program



# Missouri Department of Natural Resources Clean Water Commission



## Certificate of Competency

This is to Certify that William K. [REDACTED] has been awarded this certificate of competency as provided for in Missouri Clean Water Commission Rule 10 CSR 20-9.030, effective March 1, 1992.

WATER

don

ifications, knowledge and experience,  
stewater treatment systems, operations,  
Wastewater Operator Certification

CERTIFICATION NUMBER 3169

ORIGINAL DATE ISSUED May 6, 1982

DATE EXPIRES June 30

Carol X. Della  
Commissioner

[Signature]  
Director of Staff, Clean Water Commission

Missouri Department of Natural Resources  
Public Drinking Water Program  
Certificate of Competency



DRINKING WATER TREATMENT

This is to Certify that Ronald J. Harlan  
having submitted satisfactory evidence of his/her qualifications, knowledge and experience,  
has been awarded this certificate of competency in drinking water treatment system operations,  
as provided for in Public Drinking Water Program, Certification of Public Water System Operators  
Rule 10 CSR 60-14.020, effective January 1, 1987.

CERTIFICATION NUMBER 7244

ORIGINAL DATE ISSUED June 21, 2002

DATE EXPIRES June 30



Issued By

James J. Lane  
Director of Public Drinking Water Program

Missouri Department of Natural Resources  
Public Drinking Water Program  
Certificate of Competency



DS II

DISTRIBUTION SYSTEM OPERATOR - II

Ronald J. Harlan

This is to Certify that Ronald J. Harlan  
having submitted satisfactory evidence of his/her qualifications, knowledge and experience, has  
been awarded this certificate of competency in drinking water distribution system operations, as  
provided for in Public Drinking Water Program, Certification of Public Water System  
Operators Rule 10 CSR 60-14.020, effective August 1, 2001.

7244

CERTIFICATION NUMBER

February 2, 2005

ORIGINAL ISSUE DATE

February 28,

CERTIFICATE EXPIRES

2008

RENEWAL STATEMENT

*Gordon Beckley*

Issued By

*Jan Hulse*

Director, Water Protection Program

Missouri Department of Natural Resources  
Clean Water Commission



Certificate of Competency  
WASTEWATER

This is to Certify that Matthew F. Aubuchon  
having submitted satisfactory evidence of his/her qualifications, knowledge and experience,  
has been awarded this certificate of competency in wastewater treatment systems, operations,  
as provided for in Missouri Clean Water Commission Wastewater Operator Certification  
Rule 10 CSR 20-9.030, effective March 1, 1992.

6635

CERTIFICATION NUMBER

December 20, 2001

ORIGINAL DATE ISSUED

December 31

DATE EXPIRES

2002

Renewed 5/02

Gordon E. Bellner

Issued By

SG  
Director of Staff, Clean Water Commission



**APPENDIX “E”**

**CONTRACT FOR MAINTENANCE OF TREATMENT FACILITY**

**Environmental Services and Associates, Inc.**20 Oak Street  
Washington, Missouri 63090Phone (636) 390-2517  
Fax (636) 390-2617Innsbrook Estates Property Owners Association  
171 Innsbrook Estates Dr.  
Wright City, MO 63390

RE: Services for the Innsbrook Estates Wastewater Treatment Plant

To Whom it May Concern:

This contract is for the Operation and Maintenance of the Innsbrook Estates Wastewater Treatment Plant and Effluent Monitoring per your current state operating permit.

**OPERATIONAL MAINTENANCE: INCLUDES OPERATIONAL MONITORING, FLOW AND SITE INSPECTIONS ONCE PER WEEK.****EFFLUENT MONITORING: N.P.D.E.S. REPORTING FOR pH, BOD, TSS ONCE PER QUARTER AND REPORTING OF FLOW MONTHLY PER YOUR CURRENT PERMIT.****OPERATIONAL MAINTENANCE WITH EFFLUENT MONITORING WILL BE PERFORMED AT A RATE OF \$675.00 PER MONTH.****EMERGENCY CALL OUT, PUMP AND TREATMENT PLANT MAINTENANCE THAT WILL INCLUDE THE MAJOR REPAIR, REPLACEMENT OR MODIFICATION OF EQUIPMENT NOT INCLUDING PARTS, AT THE CURRENT LABOR RATE PER MAN HOUR, WITH A 3 HOUR MINIMUM BILLING FOR EMERGENCY CALL OUTS.****GENERAL CONDITIONS****INVOICES:** Unless otherwise provided for in this contract with Environmental Services and Associates Inc. hereafter referred to as the contractor will submit monthly invoices for services which have been completed, to Village of Leslie hereafter referred to as the owner. Invoices are due and payable within 15 days of invoice date if not paid within 32 days of invoice date, late payment charges of 1-1/2 % per month, or fraction of a month, or the highest lawful interest rate of the state in which the owner's office is located, will be added. Fees are due and payable as outlined above and are in no way contingent upon the owner obtaining funding or receiving payment from others. Contractor may, after giving seven days written notice to owner, suspend services under this agreement until contractor has been paid in full all accounts due for services and expenses equal to total of (a) Direct Hourly Rates; (b) Reimbursable Expenses; (c) 110% of Subcontract Cost. Reimbursable Expenses are defined as actual non-labor expenditures incurred on the project, including transportation, subsistence, and other travel expenses, toll calls, printing of specifications, reproductions, blue prints, mailing and similar items. Subcontract Expenses are defined as expenditures for specialized outside services such as sub-contractors, special studies, professional estimators,**LIMITATION OF LIABILITY:** The contractor liability, including negligent acts, errors and omissions shall not exceed the total monthly fee for services. Furthermore, the owner agrees to

indemnify, hold harmless and defend contractor from all claims arising out of contract performance except to the extent caused by contractor's negligence.

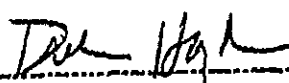
**HAZARDOUS MATERIALS:** Contractor is not responsible for the discovery or removal of hazardous materials from the project site.

**TERMINATION:** This proposal is subject to termination with ten days written notification from either party should the other fail to perform its obligations hereunder. In the event of any termination, Contractor shall be paid for all services rendered to the date of the termination, all reimbursable expenses and reimbursable termination expenses, including attorney fees and costs.

**MISCELLANEOUS:** This document shall be governed by the laws of the State of Missouri. contractor shall not be responsible for any delay or failure to perform caused by natural disaster, inclement weather, Act of God, act or omission of owner and shall be compensated for any additional cost incurred due to delay or for replacement of such work if not caused by contractor.

### **GROUNDS KEEPING WILL BE THE RESPONSIBILITY OF OWNER.**

Accepted for Innsbrook Estates Property Owners

 DATE: 3/17/06  
Duke Haydon

\_\_\_\_\_  
DATE: \_\_\_\_\_

Accepted by Environmental Services And Associates Inc.

 DATE: 3/16/06  
Colleen Wagg

Post-It® Fax Note	7671	Date	02/4/06	# of pages	5
To	JEFF HUCK	From	Duke Haydon		
Co/Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			

## **APPENDIX “F”**

### **EXISTING FACILITIES COST ESTIMATE**



Civil Engineering  
Land Surveying  
Architecture  
Site Development  
General Consulting  
Master Planning

530A East Independence Drive  
Union, Missouri 63084  
Telephone: 636-584-0540  
Fax: 636-584-0512  
E-Mail: mail@cochraneng.com

**PRELIMINARY COST ESTIMATE  
INNSBROOK CORPORATION  
EXISTING SEWER SYSTEM VALUE  
PROJECT NO. 04-1956  
DECEMBER 5, 2006**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<b><u>Sewer System</u></b>				
1-inch Pressure Sanitary Sewer	4,289	L.F.	\$10.00	\$42,890.00
1 1/4-inch Pressure Sanitary Sewer	9,119	L.F.	\$11.00	\$100,309.00
1 1/2-inch Pressure Sanitary Sewer	491	L.F.	\$11.00	\$5,401.00
2-inch Pressure Sanitary Sewer	38,654	L.F.	\$13.00	\$502,502.00
2 1/2-inch Pressure Sanitary Sewer	38,043	L.F.	\$13.50	\$513,580.50
3-inch Pressure Sanitary Sewer	911	Each	\$14.00	\$12,754.00
4-inch Pressure Sanitary Sewer	8,754	Each	\$16.00	\$140,064.00
6-inch Pressure Sanitary Sewer	2,027	Each	\$20.00	\$40,540.00
8-inch Pressure Gravity Sewer	14,338	Each	\$25.00	\$358,450.00
Manholes	67	Each	\$2,000.00	\$134,000.00
Miscellaneous Cleanouts, etc.	1	L.S.	\$43,000.00	\$43,000.00
68,000 GPD Extended Air Treatment Facility	1	L.S.	\$300,000.00	\$300,000.00
<b>Total Estimated Value</b>				<b>\$2,193,490.50</b>



Civil Engineering  
Land Surveying  
Architecture  
Site Development  
General Consulting  
Master Planning

530A East Independence Drive  
Union, Missouri 63084  
Telephone: 636-584-0540  
Fax: 636-584-0512  
E-Mail: mail@cochraneng.com

**PRELIMINARY COST ESTIMATE  
INNSBROOK CORPORATION  
EXISTING WATER SYSTEM VALUE  
PROJECT NO. 04-1956  
DECEMBER 5, 2006**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<b><u>Water Main</u></b>				
12-inch PVC	120	L.F.	\$35.00	\$4,200.00
8-inch PVC	26,314	L.F.	\$24.00	\$631,536.00
6-inch PVC	21,910	L.F.	\$20.00	\$438,200.00
4-inch PVC	58,288	L.F.	\$16.00	\$932,608.00
2-inch PVC	57,079	L.F.	\$13.00	\$742,027.00
Fire Hydrants	58	Each	\$1,980.00	\$114,840.00
Flush Hydrants	7	Each	\$907.50	\$6,352.50
12-inch Gate Valve	2	Each	\$1,485.00	\$2,970.00
8-inch Gate Valve	28	Each	\$852.50	\$23,870.00
6-inch Gate Valve	22	Each	\$605.00	\$13,310.00
4-inch Gate Valve	24	Each	\$467.50	\$11,220.00
2-inch Gate Valve	33	Each	\$412.50	\$13,612.50
Miscellaneous Fittings	1	L.S.	\$32,670.00	\$32,670.00
Deep Well 1 with pump (1,450 ft. deep, 300 gpm) 30,000 Gallon Welded Steel Ground Level Storage Tank, 15,000 Gallon Welded Steel Ground Level Storage Tank for Fire Demand, 6,157 Gallon Hydropneumatic Tank and Two (2) Service Pumps	1	L.S.	\$338,250.00	\$338,250.00
Deep Well 2 - Lake Konstanz (1,340 feet deep, 380 gpm)	1	L.S.	\$126,500.00	\$126,500.00
Deep Well 3 - Lake Alpine (1,340 feet deep, 1,200 gpm)	1	L.S.	\$165,000.00	\$165,000.00
100,000 Gallon Welded Steel Multi-Leg Elevated Storage Tank	1	L.S.	\$330,000.00	\$330,000.00
Improvements to Existing Ground Storage Tanks	1	L.S.	\$45,000.00	\$45,000.00
<b>Total Estimated Value</b>				<b>\$3,972,166.00</b>

## **APPENDIX “G”**

### **FUTURE FACILITIES COST ESTIMATE**



Civil Engineering  
Land Surveying  
Architecture  
Site Development  
General Consulting  
Master Planning

530A East Independence Drive  
Union, Missouri 63084  
Telephone: 636-584-0540  
Fax: 636-584-0512  
E-Mail: mail@cochraneng.com

**PRELIMINARY COST ESTIMATE  
INNSBROOK CORPORATION  
FUTURE FACILITIES 2007-2009  
PROJECT NO. 04-1956  
AUGUST 13, 2007**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<b><u>Sewer System</u></b>				
<b>Distribution</b>				
2-inch Pressure Sanitary Sewer	4,379	L.F.	\$13.00	\$56,927.00
2 1/2-inch Pressure Sanitary Sewer	3,458	L.F.	\$13.50	\$46,683.00
3-inch Pressure Sanitary Sewer	6,400	Each	\$14.00	\$89,600.00
Miscellaneous Cleanouts, etc.	38	Each	\$800.00	\$30,400.00
<b>Treatment Facility</b>				
New 70,000 GPD Package Treatment Facility w/Disinfection*		Lump Sum	\$425,000.00	\$425,000.00
15% Contingencies				\$97,291.50
<b>Sewer System Total</b>				<b>\$745,901.50</b>
 <b><u>Water System</u></b>				
4-inch PVC Water Main	1,080	L.F.	\$16.00	\$17,280.00
6-inch PVC Water Main	2,877	L.F.	\$20.00	\$57,540.00
8-inch PVC Water Main	10,170	L.F.	\$24.00	\$244,080.00
6-inch Fire Hydrant Assemblies	8	Each	\$2,500.00	\$20,000.00
15% Contingencies				\$50,835.00
<b>Water System Total</b>				<b>\$389,735.00</b>
 <b>Total Estimated Value</b>				 <b><u><u>\$1,135,636.50</u></u></b>

\* To be completely constructed in 2008.

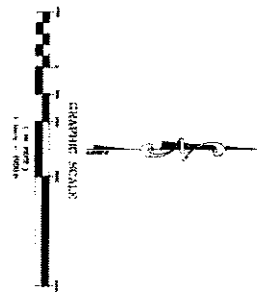
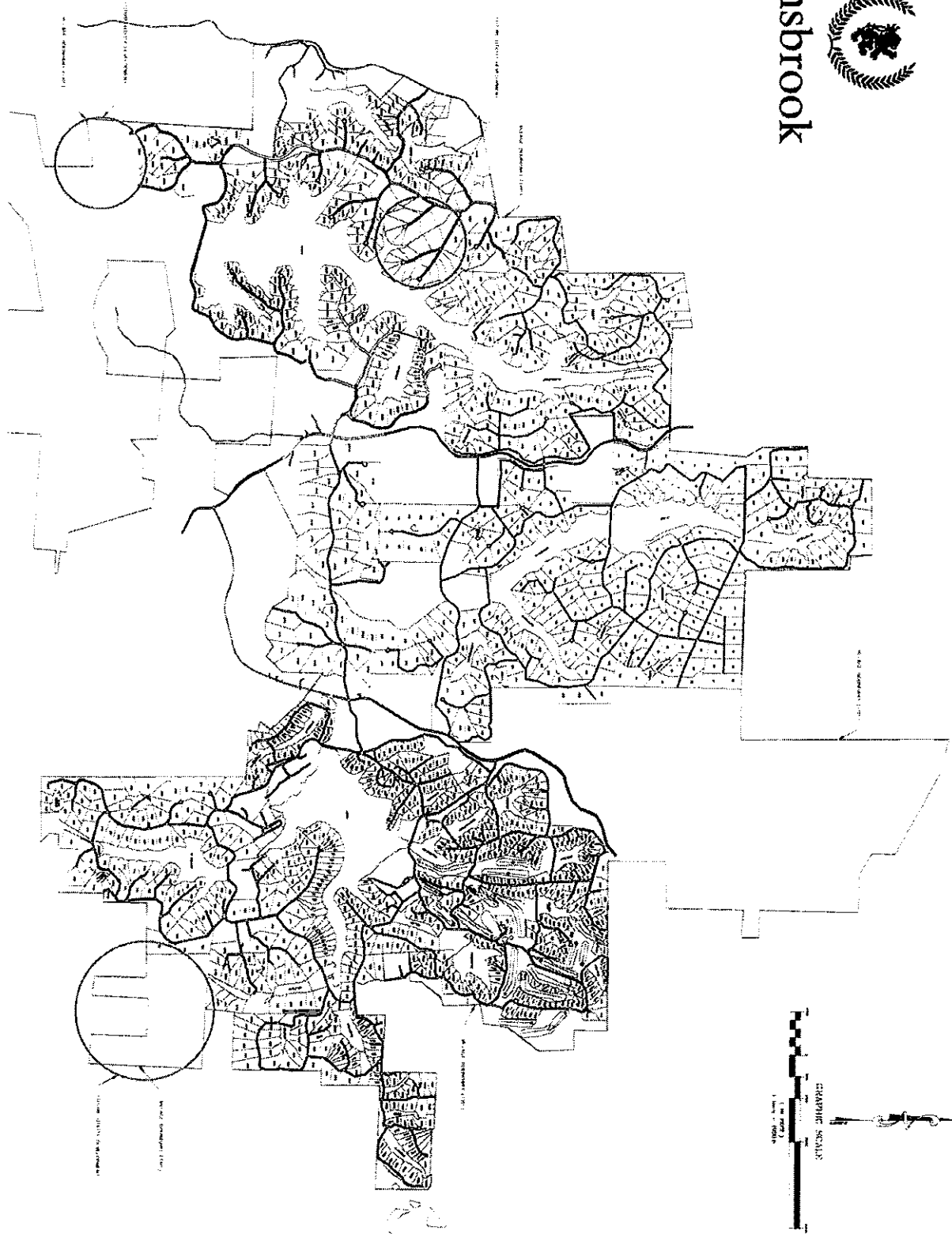


## **APPENDIX “H”**

### **FUTURE DEVELOPMENT 2007 – 2009**



Innsbrook



FUTURE DEVELOPMENT 2007-2009			
1 of 1	DATE	2007-07-07	BY
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105	106	107	108
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THE VILLAGE  
OF INNSBROOK

NO. 101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200



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## **APPENDIX I**

### **TREATMENT PLANT EXPANSION EXHIBIT**

**COCHRAN**