



**BOARD OF ALDERMAN
REGULAR AGENDA
Monday, September 26, 2022
7:00 p.m.
Community Building
601 W Main Street
Odessa, MO 64076**

Please click the link below to join the webinar:

[Zoom Meeting](#)

Passcode: 178394

In addition, the meeting will be viewable on the City of Odessa, Missouri Government Facebook page

 [@odessamissouri](#)

CALL TO ORDER

Mayor Stephen Wright

PLEDGE OF ALLEGIANCE

Mayor Stephen Wright

ROLL CALL

City Clerk Karen Findora

WELCOME TO VISITORS

Mayor Stephen Wright

CONSENT AGENDA

All matters under the Consent Agenda, are Considered to be routine by the Aldermen and will be enacted by one motion with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the Aldermen.

Approval of Minutes

- September 8, 2022 – Regular Session

Police Report - August

PUBLIC HEARING

Public Comments will be heard on a Voluntary Annexation by MoDOT to annex the state maintenance facility property located on North Outer Road.

MAYOR'S REPORT

Small Business Saturday Proclamation

ALDERMEN REPORTS

PUBLIC COMMENTS

OLD BUSINESS

NEW BUSINESS

Special Event Application
Odessa Marching Band Invitational Parade
Odessa R-VII High School

Marching Band Invitational Parade – Odessa R-VII High School
Request: Close 2nd Street (MO-131) from W Main to College Street (see attached map)
Date: Saturday, October 15, 2022 from 8:00 a.m. – 11:00 a.m.
Submitted by: Christina Dawson, Odessa R-VII High School

Special Event Application
Downtown Trick-or-Treat
Odessa Chamber of Commerce

Downtown Trick-or-Treat
Request: Close 2nd Street (MO-131) from W Main to W Dryden Street. (see attached map)
Date: Saturday, October 29, 2022 from 4:30 p.m. – 7:30 p.m.
Submitted by: Kelsey Legate, Odessa Chamber of Commerce

Purchase Approval
Water Transfer Switch

Proposed Purchase Approval authorizing the purchase of an emergency automatic power generation transfer switch.
Darrin Lamb, Water Superintendent

Bill No. 2022-21
1st Reading & 2nd Reading
Annexation

Introduction and reading of Bill No. 2022-21 proposed Ordinance approving the annexation of the MoDOT state maintenance facility property on North Outer Road.
Nici Wilson, City Administrator

DISCUSSION

Odessa Reservoir RFQ Land Appraisal Bid

2022 Street Plan

Next Scheduled Meeting

Regular Session
Monday, October 10, 2022 at 7:00 p.m.

Adjourn to Closed Session

Pursuant to RSMO 610.021 (1) Legal actions, causes of action, litigation, or confidential attorney/client communication

Pursuant to RSMO 610.021 (2) Real Estate Negotiations

Pursuant to RSMO 610.021 (3) Personnel

Adjourn

Upcoming Municipal Schedule:

September 27, 2022 – Parks Board – 7:00 p.m. @ Community Bldg.
October 10, 2022 – Board of Alderman Regular Session – 7:00 p.m. @ Community Bldg.
October 18, 2022 – Municipal Court – 1:30 p.m. @ Community Bldg.
October 20, 2022 – Planning & Zoning Commission – 7:00 p.m. @ Community Bldg.
October 24, 2022 – Board of Alderman Regular Session – 7:00 p.m. @ Community Bldg.
October 25, 2022 – Parks Board – 7:00 p.m. @ Community Bldg.

Upcoming Community Schedule:

Third Friday each month, [Country Gospel Jubilee](#) – 6:00 p.m. @ Community Bldg.

ELECTED OFFICIALS

Ward 1 Mayor Stephen Wright
Ward 1 Alderwoman Mickey Starr
Ward 1 Alderman Steve Lockhart

steve.wright@cityofodessamo.com
mickey.starr@cityofodessa.com
steve.lockhart@cityofodessamo.com



Ward 2	Alderwoman Donna Ehlert	donna.ehlert@cityofodessamo.com
Ward 2	Alderman Bryan Barner	bryan.barner@cityofodessamo.com
Ward 3	Alderman Mike Stevens	mike.stevens@cityofodessamo.com
Ward 3	Alderman Shawn Cramer	shawn.cramer@cityofodessamo.com



Posted September 22, 2022
City Hall & City Website
Emailed to The Odessan

Karen Findora, City Clerk
PO Box 128 · 125 S Second · Odessa, MO 64076
[Email](#) | Phone: (816) 230-5577 | Fax: (816) 633-4985 | www.cityofodessa.com

**City of Odessa, Missouri
Board of Aldermen
Odessa Community Building | 601 W. Main Street
Regular Meeting ~ September 8, 2022 | 7:00 p.m.
Meeting Minutes**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Mayor Stephen Wright called the meeting to order at 7:00 p.m., and led in the pledge of allegiance.

ROLL CALL

Karen Findora, City Clerk called the roll and confirmed a quorum.

Mayor Stephen Wright	Present	Alderman Steve Lockhart	Present
Alderman Mike Stevens	Absent	Alderdwoman Donna Ehlert	Present
Alderman Bryan Barner	Present	Alderdwoman Mickey Starr	Present
Alderman Shawn Cramer	Present via Zoom		

OTHERS IN ATTENDANCE

Nici Wilson – City Administrator, Shawna Davis - Finance Director, Karen Findora – City Clerk, Josh Thompson – Chief of Police, Troy Woutzke – Electric, Darrin Lamb – Streets, Kenny Snider – Wastewater, John Mautino – Lauber Municipal Law, LLC

PUBLIC IN ATTENDANCE

Hannah Spaar – Odessan, Jon Oetinger, Ed.D. – Odessa R-VII Superintendent

APPROVAL OF CONSENT AGENDA

Approval of minutes

- August 22, 2022 – Regular Session

Alderdwoman Ehlert stated that the Finance Committee met and stated that there were a few items that were over budget. Some of the issues were. that the City had to pay for the cost to replace a vandalized transformer, and repaint the city pool that was vandalized earlier in the year. Chief Thompson met the Finance Committee to discuss in great detail the cost of a new School Resource Officer.

Motion was made by Alderdwoman Ehlert, seconded by Alderdwoman Starr, to approve the August 22, 2022 regular meeting minutes and the consent agenda reports.
Motion carried 5-0.

MAYOR'S REPORT "PROCLAMATION"

Mayor Wright read a Proclamation in honor of the Daughters of the American Revolution declaring the week of September 17 – 23, 2022 as "[Constitution Week](#)."

ALDERMEN REPORTS

- Alderman Barner thanked City Administrator Nicole Wilson for her dedication and service to the City of Odessa. Alderman Barner also questioned if the City had a drone fly over ordinance, and if not would like the staff to look into it.
- Alderman Lockhart thanked staff for getting the dumpsters located off of 1st street spread out to provide easier access.
- Alderwoman Ehlert – No Report
- Alderman Cramer – No Report
- Alderman Stevens – Absent
- Alderwoman Starr thanked City Administrator Nicole Wilson for her dedication and service to the City of Odessa.

PUBLIC HEARING

None

PUBLIC COMMENTS

None.

OLD BUSINESS

None

NEW BUSINESS

Special Event Application: Borgman's Dairy Farm Oktoberfest

Due to the time restraint to organize the event, Ms. Smith requested to remove the Special Event Permit for the Oktoberfest event.

Motion of Approval

Mayor Wright stated that there is a request for a motion for approval of a second 2022/2023 School Resource Officer Memorandum of Understand, "MOU" with the Odessa Missouri R-VII School District.

Discussion: Shawna Davis, Assistant Administrator stated that the total impact for this fiscal year budget would be \$38,000. That will come out of the fund balance, but for next year in the second year Capital Improvement Plan, there was budgeted \$80,000 for two new police vehicle replacements. Instead of spending the \$80,000 next year, staff will reduce that budget to \$40,000 for next year and replace one vehicle instead of two. That will include the vehicle and the actual salary of the SRO.

Motion was made by Alderwoman Starr, to approve the request for a second 2022/2023 School Resource Officer for the Odessa Missouri R-VII School District, seconded by Alderwoman Ehlert.
Motion carried 5-0.

Next Scheduled Meeting: Monday, September 26, 2022.

Adjourn to Closed Session

There being no further business to come before the Board of Aldermen in open session, motion was made by Alderman Barner, seconded by Alderwoman Ehlert, to move the meeting into closed session at 7:09 p.m. pursuant to RSMo 610.021 (3) Personnel.

Vote as follows:

Alderman Cramer	yes	Alderwoman Ehlert	yes
Alderman Lockhart	yes	Alderman Stevens	absent
Alderwoman Starr	yes	Alderman Barner	yes

Motion carried 5-0.

Mayor Wright, all present board members, Nici Wilson, Karen Findora, John Mautino, Lauber Law, were present during the closed session for RSMo 610.021 (3) Personnel.

Adjourn

There being no further business to come before the Board of Alderman, motion was made by Alderman Barner, seconded by Alderwoman Ehlert, to adjourn the meeting at 7:23 p.m.

Motion carried 5-0.

Approved:

CITY OF ODESSA

Stephen L. Wright, Mayor

ATTEST

Karen Findora, City Clerk



September 6, 2022

Nici,

Officers worked over 744 incidents in August. Here are just a few statistics:

- * 227 traffic stops resulting in 11 vehicle searches and 20 arrests. 1 in 7 stops resulted in a citation/ticket. 37% of these traffic stops were conducted on city streets and residential areas (63% State highways i.e., 131, 40, and OO)
- * 7 charged felony investigations
- * 65 mental health calls, check the well-being calls, or similar calls
- * 18 various disturbances
- * 33 assist other agency calls
- * 110 follow-up investigations on previously reported incidents

On August 2, 2022, we hosted our second National Night Out! I believe it was a tremendous success. It was a wonderful cooperative effort by several area law enforcement departments having common interactions within the Odessa community. We partnered with the Odessa Sonic to give out free ice cream cones and corn dog coupons. Plus everyone enjoyed popsicles on a hot evening. I'd like to thank Troy Woutzke and Darrin Lamb for providing City equipment and staff to the event and highlighting their departments' achievements. I'd also like to give a special thanks to Lindsey Adams and the Odessa Aquatics Center for providing the free swim to the public.

August 3-6, 2022, we saw another successful Puddle Jumper Days accomplished. I feel we had the appropriate number of staff on hand for the event. The feedback from the community and visitors were positive. There were only a few minor incidents reported.

On August 12, 2022, Captain Liese attended training and is now the Odessa Police Department acting Terrorism Liaison Officer. The Terrorism Liaison Officer program is a public safety and information-sharing partnership with the Missouri State Fusion Center (MIAC) to combat terrorism and major crime. A Terrorism Liaison Officer (TLO) is an individual who functions as a principle point of contact for sharing information from the MIAC within our agency.

On August 15, 2022, I met with Mark Gross who leads the Lafayette County Community Emergency Response Team (CERT) program out of Higginsville. I am working to develop a CERT program in the Odessa community to assist with emergency response. A CERT team will be made up of volunteers from the surrounding community. I hope to have an informational meeting for the public after the first of the year. More information will follow at a later time on this topic.

On August 23, 2022, Captain Liese attended a Federal Critical Infrastructure Security Agency active shooter school preparedness training. The training discussed the elements of active shooter response planning, described common behaviors and conditions, discussed indicators and provided information about best practices and communications protocols for stakeholders. Captain Liese supervises our School Resource Officer Program.

On August 29, 2022, I placed the order for three radar signs from All Traffic Solutions. Darrin Lamb and I researched and discussed vendors for this project and felt that All Traffic Solutions will provide the best solution for our jurisdiction. The radar signs will allow for real time monitoring of traffic and providing statistical analysis about violations and traffic behavior. The signs should be here within two weeks. Darrin Lamb and I will work together on the sign installation. I'll provide more feedback in future reports.

On August 29, 2022, Odessa Police investigators conducted alcohol sales compliance checks within the City. All locations selling packaged liquor were monitored for underage purchasing. Five (5) out of six (6) businesses that were checked for compliance sold alcoholic beverages to someone under 21 years of age. Business employees that sold to a minor were ticketed for an ordinance violation and the cases were referred to the Missouri Division of Alcohol and Tobacco Control. I would remind everyone that the above information is mere accusations and is not evidence of guilt. Evidence in support of any allegation must be presented before a court of competent jurisdiction whose duty is to determine guilt or innocence.

On August 30, 2022, I attended a Lafayette County area wide emergency managers meeting in Lexington. The meeting was coordinated by the Lafayette County Emergency Management office. We discussed needs within the county and recent adjustments to the hazard mitigation plan. Also discussed was my intention to develop an Odessa Community Emergency Response Team (CERT). More information will follow at a later time on this topic.

I'm excited to report that the Odessa Police Department was awarded \$44,605.53 from the State Homeland Security Program Grant submitted to the Regional Homeland Security Oversight Committee to upgrade our police communications equipment. This is a 100% paid grant through the RHSOC managed by Pioneer Trails in Concordia. I applied for the grant this past fall and I was happy to see the application scored the highest of all other applicants. The equipment will be available early next year.

Public Safety Note: The City has subscribed to TextCaster services for over a decade now. TextCaster is a free public texting/paging/emailing system that helps notify the public of Lafayette County about severe weather alerts, Odessa emergency events, Odessa community news and upcoming Odessa public meetings and events. Subscribing to TextCaster alerts is easy. Community members can sign up by going to the Police Department page of the City of Odessa's website (subscribers are encouraged to check with their wireless providers for any messaging and data rates).

Respectfully,

A handwritten signature in dark ink, appearing to read "Josh", with a stylized flourish extending from the end.

Josh Thompson
Chief of Police & Emergency Management Director

**NOTICE OF PUBLIC HEARING
CITY OF ODESSA, MISSOURI
BOARD OF ALDERMEN**

Notice is hereby given to all interested persons that the Board of Aldermen of Odessa, Missouri, will conduct a Public Hearing on **Monday, September 26, 2022**, at 7:00 p.m. at the Odessa Community Building, 601 W Main Street, Odessa, MO 64076, to consider a Voluntary Annexation petition for a tract of land located in Lafayette County, Missouri, according to the recorded plat thereof in the Office of the Recorder of Deeds, Lafayette County, Missouri. To wit:

TRACT 1: A tract of land located in the southeast quarter of the northwest quarter of Section 35, Township 49, Range 28 in Lafayette County, Missouri, lying north of the north right of way line of Interstate Route 70 described as follows: From the northeast corner of Section 35, aforesaid run thence South 50° 30' 41" West 3,549.28 feet to a point on the north right of way of Interstate Route I-70, thence North 87° 48' West 400 feet along north right of way line of Interstate Route I-70 to the point of beginning, thence North 87° 48' West 462.21 feet along said right of way line, thence North 66° 00' West 29.86 feet along said north highway right of way line, thence North 3° 40' 41" East 969.03 feet to an iron pin, thence South 87° 39' 27" East 489.37 feet to an iron pin, thence South 3° 37' 49" West 978.89 feet to the point of beginning, containing 11.0 acres, more or less, of land.

Grantor hereby reserves a utility easement over the south 30 feet of the above described tract of land.

The aforesaid hearing shall be held in conformity with the statutes of the State of Missouri and the ordinances of the City of Odessa.

By order of the Board of Aldermen of the City of Odessa, Missouri, this 7th day of September, 2022.

City of Odessa, Missouri

By: Karen Findora, City Clerk

Published in *The Odessan*, Odessa, Missouri, Thursday, September 15, 2022.

Office of Mayor Stephen L. Wright
City of Odessa, Missouri
Proclamation

WHEREAS: the City of Odessa celebrates our local small businesses and the contributions they make to our local economy by creating jobs; and preserving our community; and

WHEREAS: the U.S. Small Business Administration states that small businesses employ 47.1% of the employees in the private sector in the United States, 88% of U.S. consumers feel a personal commitment to support small businesses in the wake of the pandemic, and 92% of small business owners have pivoted the way they do business to stay open during the pandemic; and

WHEREAS: 97% of Small Business Saturday Shoppers recognize the impact they can make by shopping small, independently-owned businesses supports their commitment to making purchases that have a positive social, economic, and environmental impact and 97% of consumers who shopped on Small Business Saturday agree that small businesses are essential to their community; and

WHEREAS: 56% of shoppers reported they shopped online with a small business on Small Business Saturday in 2020; and more than 50% of consumers who reported shopping small endorsed a local business on social media or shopped at the local business because of a social media recommendation; and

WHEREAS: Odessa, Missouri supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

WHEREAS: advocacy groups, as well as public and private organizations, across the county have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW, THEREFORE I, STEPHEN L. WRIGHT, MAYOR OF THE CITY OF ODESSA do hereby proclaim, November 26, 2022, as:

2022 SMALL BUSINESS SATURDAY

AND urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

*In witness whereof I have hereunto set my hand and caused this seal to be affixed
this 26th day of September of the year of our Lord Two Thousand Twenty-Two.*

Stephen L. Wright, Mayor

ATTEST: _____

Karen Findora, City Clerk



Special Event Permit Application

125 S. 2nd St. Odessa, MO 64076
(816) 230-5577 ~ Fax (816) 633-4985
karen.findora@cityofodessamo.com

Application must be completed in full and turned into City Hall no less than 4- weeks prior to date of event.

Name of Event: Odessa Marching Invitational Parade

Type of Event: Parade

Date of Event: OCTOBER 15, 2022 Set up time: 8 am Tear down time: 11 am

Location of Event: See map Parade 9-10:45 am

Street Closure: see map

Time of Street Closure: To: 8 am From: 11 am

Have all addresses affected by the street closure been contacted: Yes ☐ No ☒

Police Dept. Assistance: Yes ☒ No ☐

Applicant's Name: Christina Dawson Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] State MO Zip Code 64076

Organization's Name: Odessa High School Band Phone: [REDACTED]

Address: 713 S 3rd St City Odessa State MO Zip Code 64076

Event's On-Site Coordinator: Christina Dawson Phone: [REDACTED]

Additional Consideration:

*Any events that will include the sale of liquor will be required additional licensing in accordance with the City of Odessa and the [State of Missouri Liquor regulations](#).

Permit Received By: Karen Findora
City Clerk

Date: 9-7-22

Approved / Date: _____

Denied / Date: _____

Nici Wilson, City Administrator

Stephen L. Wright, Mayor

OMI Parade and Bus Map

Map Key

Black = Bus Route

Green = Route to Parade

Red = Parade Route

Blue = Street Barricade

Advanced Industries

Drop-off and
Warm-up

Bus Parking

S 9th St

Venita St

W Kirkpatrick St

Odessa High School

Opera House Ln

Golf St

W McDowell Ave

Odessa Middle School

McQuerry Elementary School

Casey's General Store

S 5th St

S 4th St

S 3rd St

S 2nd St

S 1st St

S 1st St

S Russell St

S Connor St

E Chestnut St

E Orchard St

E Dryden St

E Mason St

Park Ln

E Benning St

N Well St

S Wells St

S Jennings St

E Phillips Rd

N 1st St

E Old Hwy 40

N 4th St

N 3rd St

S 5th St

S 3rd St

S 2nd St

S 1st St

S 1st St

S 1st St

S 1st St

S 1st St

S 1st St

40

70

131

80

Google

OMI Parade and Bus Map

Map Key

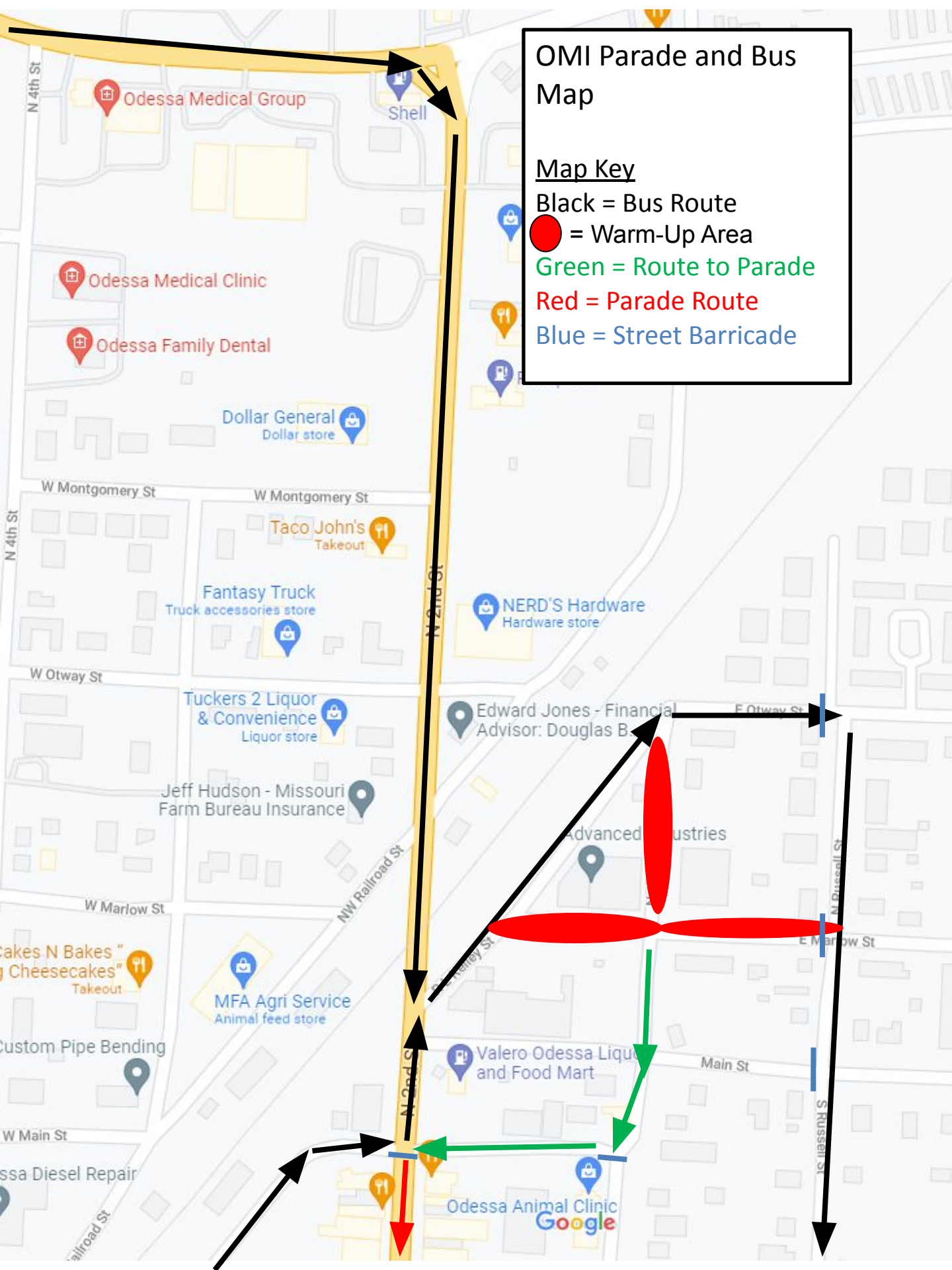
Black = Bus Route

Red = Warm-Up Area

Green = Route to Parade

Red = Parade Route

Blue = Street Barricade





Special Event Permit Application

125 S. 2nd St. Odessa, MO 64076
(816) 230-5577 ~ Fax (816) 633-4985
Karen.findora@cityofodessamo.com

Application must be completed in full and turned into City Hall no less than 4- weeks prior to date of event.

Name of Event: _____

Type of Event: _____

Date of Event: _____ **Set up time:** _____ **Tear down time:** _____

Location of Event: _____

Street Closure: _____

Time of Street Closure: From: _____ To: _____

Have all addresses affected by the street closure been contacted: Yes ___ No ___

Police Dept. Assistance: Yes ___ No ___

Applicant's Name: _____ **Phone:** _____

Email: _____

Address: _____ **City:** _____ **State:** _____ **Zip Code:** _____

Organization's Name: _____ **Phone:** _____

Address: _____ **City:** _____ **State:** _____ **Zip Code:** _____

Event's On-Site Coordinator: _____ **Phone:** _____

Additional Consideration:

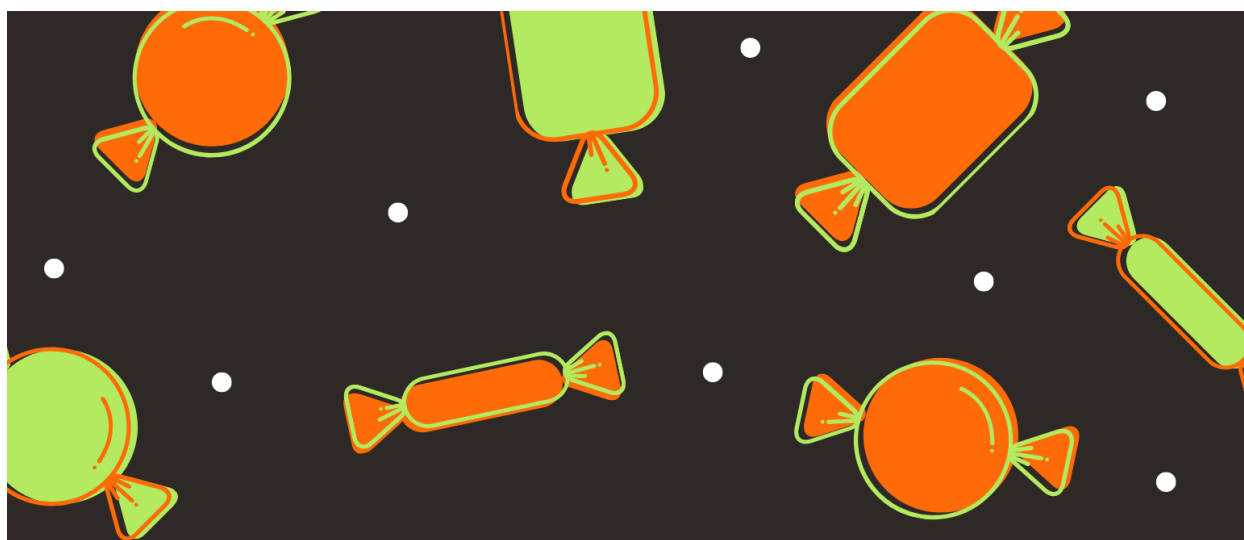
*Any events that will include the sale of liquor will be required additional licensing in accordance with the City of Odessa and the [State of Missouri Liquor regulations](#).

Permit Received By: Karen Findora **Date:** 09/20/2022
City Clerk

Approved / Date: _____ **Denied / Date:** _____

Nici Wilson, City Administrator

Stephen L. Wright, Mayor



ODESSA CHAMBER OF COMMERCE
CITY OF ODESSA
ODESSA OPTIMIST CLUB
LIFE POINT CHURCH

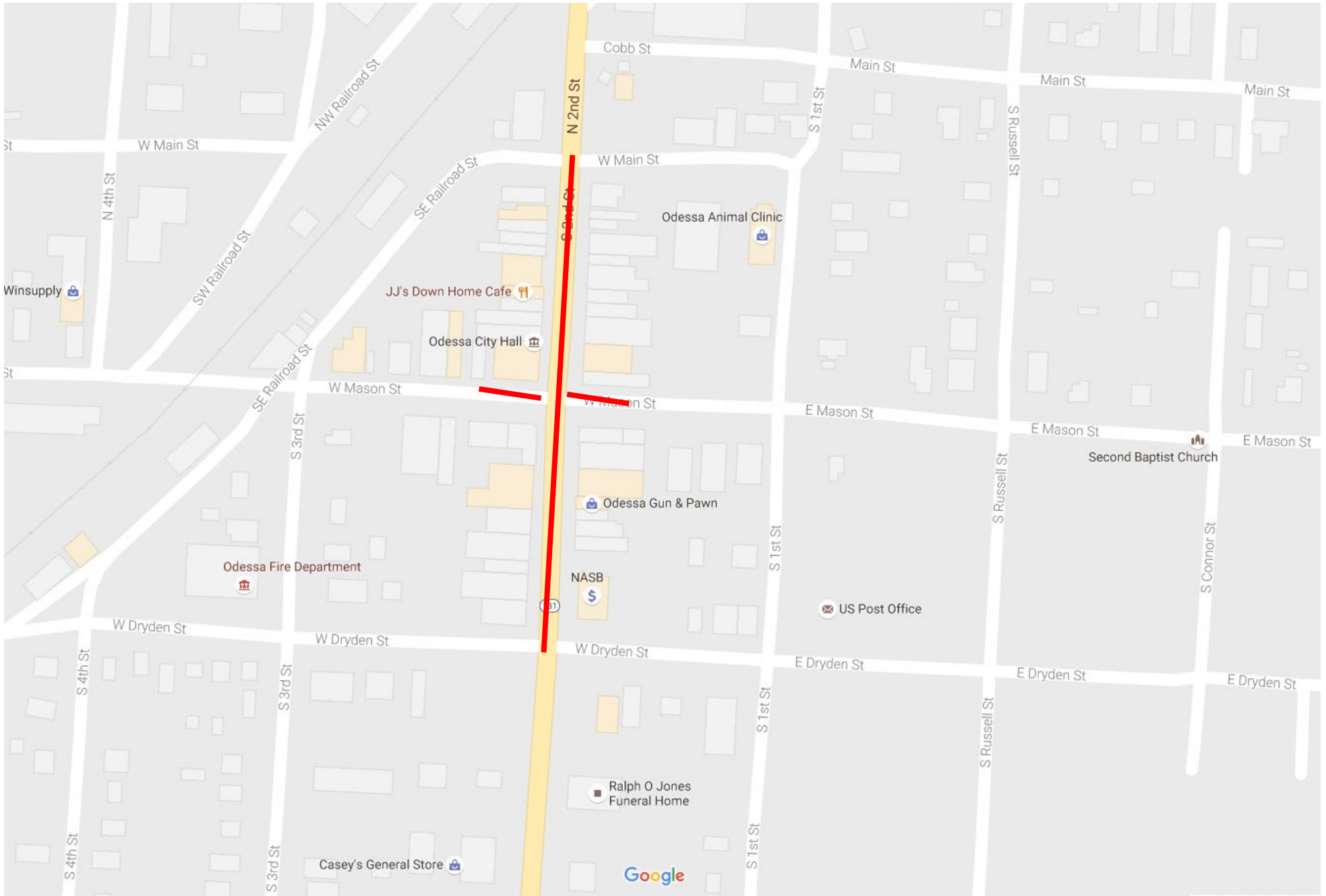
DOWNTOWN TRICK OR TREAT

Join us for a fun evening of trick-or-treating, the
Optimist Costume Contest, game area, and Optimist
Train

October 29, 2022 | 5 PM - 7 PM
Historic Downtown Odessa District (2nd Street)

*Children must be accompanied by an adult
Direct questions to chamberodessamo@gmail.com

2022 Chamber of Commerce Downtown Trick-or-Treat Street Closure Request Map



Street Closure



BOARD OF ALDERMEN ACTION REPORT

ISSUE: Purchase approval of an emergency automatic power generation transfer switch at the Odessa Power Plant.

ACTION REQUESTED: Motion/Second to approve the purchase of an emergency automatic power generation transfer switch at the Odessa Power Plant.

BACKGROUND:

Currently, the Water Department and Electric Department are having issues with the automatic transfer switch at the Odessa Power Plant. This switch is used to switch from power mode to generation mode in the event of an emergency outage. This is critical to water operations as power generation is required to run the tower pump/ground storage pump and therefore successfully distribute water to Odessa residents during a power outage. This switch is also responsible for powering the plant during an outage. It is estimated that the switch was installed in 2011 when new generators were installed for the Water Department and Electric Department. The switch has been analyzed by Empire Electric and it has been determined that it is passed its useful life and is in need of replacement.

FINANCIAL CONSIDERATIONS:

The quoted cost for labor and installation is \$19,604. This purchase was not budgeted for and would have to come from the Water Fund's reserves.

ATTACHMENTS: Empire Electric Proposal

PREPARED BY: _____
Darrin Lamb, Public Works Director
Shawna Davis, Assistant City Administrator

DATED: September 26th, 2022

09/07/2022

To: City of Odessa

Project: Replacement of 225amp ATS at Power Plant

Mr. Darrin Lamb

For the Sum of: Nineteen Thousand Six Hundred Four Dollars and 00/100 (\$19,604.00/100)

We propose to remove and replace the existing ATS located at the power plant with a new ASCO 225amp automatic transfer switch due to the failure of the mechanics in the existing switch. This proposal is to remove the old switch and replace in with new and re use the existing conductors. Note the lead time on the new ATS is currently 9 weeks.

Included in this Proposal:

- All materials and labor to install new ATS in place of existing
- ASCO 225amp ATS

Not included in this proposal:

- Any new conductors (all existing conductors to be re used)
- Any Overtime, all work to be done during normal business hours
- Bonds

Escalation Clause:

- This Proposal is based on material costs as of this date and is valid for 30 Days

Thank you for allowing us the opportunity to participate in this project and for your favorable consideration of this proposal. Please call me with any questions or concerns.

Sincerely,

Jason A. Wilson

Jason.wilson@empire-electric.biz Cell# 660-864-3441

Proposal Accepted by: _____

Empire Electric Services & Technologies LLC

1114 Valley Ridge Drive, Grain Valley, MO 64029

Phone: 816-847-1800• Fax: 816-847-1803

gary.colley@empire-electric.biz downey.wilson@empire-electric.bizjim.garten@empire-electric.biz



BOARD OF ALDERMEN ACTION REPORT

ISSUE: Annexation of property owned by Missouri Department of Transportation (MoDOT), that is located at the state maintenance facility on North Outer Road.

ACTION REQUESTED: Motion/Second to approve Ordinance No. 2022-21, Annexation of property owned by MoDOT, that is located at the state maintenance facility on North Outer Road.

BACKGROUND:

A public hearing is being held at the request of the Missouri Department of Transportation, “MoDOT” owners, of certain real property located on North Outer Road in Lafayette County, consisting of 11.00 +/- acres. The property currently houses MoDOT’s state maintenance facility. Upon conclusion of the public hearing, a Bill approving the annexation will be ready for introduction and first reading.

The Grantor will hereby reserve a utility easement over the south 30 feet of the legal description of the described tract of land published as a public hearing ad in the Thursday, September 15, 2022 Odessan newspaper.

FINANCIAL CONSIDERATIONS: None

ATTACHMENTS: Ordinance No. 2022-21
Exhibit A: Public Hearing Ad
Exhibit B: Annexation Application

PREPARED BY: _____
Nicole Wilson, City Administrator

DATED: _____

BILL NUMBER: 2022-21

ORDINANCE NUMBER: _____

AN ORDINANCE OF THE CITY OF ODESSA, MISSOURI, ANNEXATION PROPERTY IN AN UNINCORPORATED SUBDIVISION, 11.00 +/- ACRES OF PROPERTY, LOCATED GENERALLY NORTH OF I-70 ON THE NORTH OUTER ROAD TO THE CITY OF ODESSA, MISSOURI

WHEREAS, pursuant to the Revised Statutes of Missouri and Ordinances of the City of Odessa, Missouri, Voluntary Annexation Petition requesting annexation was filed with the City of Odessa, by the Missouri Department of Transportation, owners of all fee interests of record of common areas in the unincorporated property described hereafter; and

WHEREAS, said real estate described herein is adjacent and contiguous to the present corporate limits of the City of Odessa, Missouri; and

WHEREAS, on September 26, 2022, a public hearing concerning the matter was held before the Board of Aldermen of the City of Odessa, timely and proper notice of said hearing been duly published and

WHEREAS, the Board of Aldermen has determined that the general criteria for annexation exists under Section 71.012 RSMo. And finds that said annexation is reasonable and necessary to proper development of the City and that the City is able to furnish normal municipal services to said area within a reasonable time after annexation.

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

SECTION 1. That, pursuant to Section 71.012 RSMo. The parcel of real estate, described in Exhibit A, attached hereto and incorporated herein, is hereby annexed into the City of Odessa, Missouri, to wit.

SECTION 2. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the Board of Aldermen.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor of Odessa.

Read the first time by title only and approved by the Board of Aldermen of the City of Odessa, Missouri, this 26th day of September, 2022.

Read the second time by title only and passed by the Board of Aldermen and approved by the Mayor of the City of Odessa, Missouri this 26th day of September, 2022.

Stephen Wright, Mayor

ATTEST:

Karen Findora, City Clerk

**NOTICE OF PUBLIC HEARING
CITY OF ODESSA, MISSOURI
BOARD OF ALDERMEN**

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TRACT 1: A tract of land located in the southeast quarter of the northwest quarter of Section 35, Township 49, Range 28 in Lafayette County, Missouri, lying north of the north right of way line of Interstate Route 70 described as follows: From the northeast corner of Section 35, aforesaid run thence South 50° 30' 41" West 3,549.28 feet to a point on the north right of way of Interstate Route I-70, thence North 87° 48' West 400 feet along north right of way line of Interstate Route I-70 to the point of beginning, thence North 87° 48' West 462.21 feet along said right of way line, thence North 66° 00' West 29.86 feet along said north highway right of way line, thence North 3° 40' 41" East 969.03 feet to an iron pin, thence South 87° 39' 27" East 489.37 feet to an iron pin, thence South 3° 37' 49" West 978.89 feet to the point of beginning, containing 11.0 acres, more or less, of land.

Grantor hereby reserves a utility easement over the south 30 feet of the above described tract of land.

The aforesaid hearing shall be held in conformity with the statutes of the State of Missouri and the ordinances of the City of Odessa.

By order of the Board of Aldermen of the City of Odessa, Missouri, this 7th day of September, 2022.

City of Odessa, Missouri

By: Karen Findora, City Clerk

Published in *The Odessan*, Odessa, Missouri, Thursday, September 15, 2022.

PETITION FOR VOLUNTARY ANNEXATION

Comes now petitioners, Missouri Highways and Transportation Commission, the undersigned, and for their petition to the Board of Aldermen of the City of Odessa, Missouri states and alleges as follows:

1. That they are the owners of all fee interests of record in the real estate in Odessa, Missouri, described as follows, to-wit: **(attach legal description)**
EXHIBIT A
2. That the said real estate is not now a part of any incorporated municipality.
3. That the said real estate is contiguous to the existing corporate limits of the City of Odessa, Missouri.
4. That they request that the said real estate be annexed to, and be included within the corporate limits of, the City of Odessa, Missouri, as authorized by the provisions of Section 71.012, RSMo.
5. That they request the Board of Aldermen of the City of Odessa to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the City of Odessa, Missouri to include the above described real estate.

Dated this 17th day of August, 2022.

(seal)



Signature of petitioner(s)
Christopher Redline
District Engineer

VERIFICATION

STATE OF MISSOURI)
)
COUNTY OF LAFAYETTE) SS.

COMES NOW Missouri Highways and Transportation Commission, being of lawful age and after being duly sworn, states that ~~he/she~~ has read the foregoing Petition Requesting Voluntary Annexation of Property into the City of Odessa and that the facts therein are true and correct according to ~~this/her~~ best knowledge and belief.

Petitioner

Christopher Reoline
District ENGINEER

On this 17th day of August in the year 22,
before me, the undersigned notary public, personally appeared _____,
known to me to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged that he/she/they
executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My Commission Expires:

July 22, 2024

[SEAL]



DAVID A. BOWER
My Commission Expires
July 22, 2024
Jackson County
Commission #12370830

EXHIBIT A
EXHIBIT A

Route _____
County Lafayette
Project K 435 0110 0101
Parcel Maintenance Lot Addition

GENERAL WARRANTY DEED

THIS INDENTURE, made this 19th day of October, 19 88,
by and between Leonard P. LeCluyse and George Anne LeCluyse, husband and wife

of the County of Jackson, and State of Missouri, parties
of the first part, and the STATE OF MISSOURI, acting by and through the MISSOURI
HIGHWAY AND TRANSPORTATION COMMISSION, party of the second part.

5117 East 31st Street, Kansas City, Missouri 64128

WITNESSETH, that the said parties of the first part, in consideration of
the sum of Twenty Nine Thousand Three Hundred Twenty Five And NO/100-----

-----(\$29,325.00)----- DOLLARS,
to them paid by the said party of the second part, the receipt of which is hereby
acknowledged, do _____ by these presents grant, bargain and sell, convey and confirm
unto said party of the second part, its successors and assigns, the following
described real estate and interests in real estate in the County of Lafayette,
State of Missouri, to wit:

A tract of land located in the southeast quarter of the northwest quarter of
Section 35, Township 49, Range 28 in Lafayette County, Missouri, lying north of the
north right of way line of Interstate Route 70 described as follows: From the
northeast corner of Section 35, aforesaid run thence South 51° 30' 41" West 3,549.28
feet to a point on the north right of way of Interstate Route I-70, thence North 87°
48' West 400 feet along north right of way line of Interstate Route I-70 to the
point of beginning, thence North 87° 48' West 462.21 feet along said right of way
line, thence North 66° 00' West 29.86 feet along said north highway right of way
line, thence North 3° 40' 41" East 969.03 feet to an iron pin, thence South 87° 39'
27" East 489.37 feet to an iron pin, thence South 3° 37' 49" West 978.89 feet to the
point of beginning, containing 11.0 acres, more or less, of land.

Grantor hereby reserves a utility easement over the south 30 feet of the above
described tract of land.

It is expressly understood that this conveyance is of the entire fee simple
title and not merely an easement for right of way.

Leonard P. LeCluyse

Maintenance Lot

ORIGINAL

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, it successors and assigns forever; the said part ies of the first part hereby covenanting that they lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim; and that they will warrant and defend the title to said premises unto said party of the second part, and unto its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the first part ha ve executed the
above the day and year first above written.

Leonard P. LeCluyse

George Anne LeCluyse

STATE OF Missouri)
) ss.
County of Jackson)

ACKNOWLEDGMENT BY INDIVIDUALS

On this 19th day of October, 1988, before me personally appeared Leonard P. LeCluyse and George Anne LeCluyse, husband and wife

to me known to be the person s described in and who executed the foregoing instrument, who, being by me duly sworn, acknowledged that they executed the same as they free act and deed, and for the consideration stated therein and no other. ~~And the said~~

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires April 5, 1991.

Notary Public
Lonnie K. Gray

STATE OF _____)
County of _____) ss.

ACKNOWLEDGMENT BY CORPORATION

On this _____ day of _____, 19____, before me appeared _____, to me personally known, who, being by me duly sworn, did state that he is the _____ of _____ and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors for the consideration stated therein and no other, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires _____, 19____.

2-053939

	County _____
_____	Route Section
From	

to
STATE OF MISSOURI
acting by and through the
MISSOURI
HIGHWAY AND TRANSPORTATION COMMISSION

CERTIFICATE OF RECORD

STATE OF MISSOURI,)
County of *Lamar*)
ss.

I, Clifford Oliver, Recorder of Deeds within and for the County of Alameda, do hereby certify that the above and foregoing instrument of writing was filed for record in my office on Nov. 21, 1988, at 10 o'clock and 20 minutes A M., and has been recorded in Book 698.
Page 1089.

Notary Public

WITNESS my hand and official seal. Done at
office this 21st

Recorder: _____

EXHIBIT A

ROUTE	70
COUNTY	Lafayette
PROJECT	K435 0110 0101
PARCEL	1

QUITCLAIM DEED

THIS INDENTURE, made this 14th day of December, 19 88,
between Leonard P. LeCluyse and George Anne LeCluyse, husband and wife

of the County of Jackson, State of Missouri, parties of the
first part, and the STATE OF MISSOURI, acting by and through the MISSOURI HIGHWAY AND
TRANSPORTATION COMMISSION, party of the second part.

5117 East 31st Street, Kansas City, Missouri 64128

WITNESSETH, that the said party ies of the first part, in consideration of the
sum of One Dollar and Other Valuable Consideration ---- (\$1.00 & O.V.C.) ~~DOLLARS~~,
to them paid by the said party of the second part, the receipt of which is
hereby acknowledged, do by these presents remise, release, and forever
QUITCLAIM unto said party of the second part, its successors and assigns, the following
described ~~interests~~ interests in real estate in the County of Lafayette,
State of Missouri, to wit:

Grantor hereby grants to the Missouri Highway and Transportation Commission the
right to connect to an existing utility easement which is recorded in Book 596 at
Page 529 in the Office Of Recorder of Deeds for Lafayette County, Missouri over and
across the South 30 feet of the West 25 feet of the following described tract of
land: The East 400 feet of the SE 1/4 of the NW 1/4 of Section 35, T49N, R28W,
Lafayette County, Missouri lying north of the north right of way line of Interstate
Route No. 70 as now established, as measured along said north right of way line, and
the north line of said 1/4 1/4 section.

BOOK 699 PAGE 785

688 104 Form 4-7.23

EXHIBIT A

Leonard P. LeCluyse

ACKNOWLEDGMENT BY INDIVIDUALS

[illegible]

Notary Public
Lonnice L. Gray

Notary Public
Lonnie L. Gray
ACKNOWLEDGMENT BY CORPORATION

My term expires _____

Notary Public

Witness my hand and official seal. Done at
my office this 16th day of December, 19 88.

Recorder Fatay Oliveira 52
by Wendy Morgan, Secretary

11/09/01

9,054,753

County

Route

FROM

to
STATE OF MISSOURI
Acting by and through the
MISSOURI
HIGHWAY AND TRANSPORTATION COMMISSION

Certificate of Record

State of Missouri)
) ss.

County of Essex) ss.
 Recorder of Deeds within and for the County
 I, Peter Olvera, do hereby certify that the above and
 foregoing instrument of writing was filed for record
 in my office on the 16th day of
December, 19 88, at
11:15 A.M., and has been duly recorded in Book
699 at Page 785.

Witness my hand and official seal. Done at
my office this 16th day of December, 19 88.

Recorder Fatay Oliveira 52
by Wendy Morgan, Secretary

EXHIBIT A

Route I-70
County Lafayette
Project K435 0110 0101
Parcel 4076A Maintenance Lot

Odessa

GENERAL WARRANTY DEED

THIS INDENTURE, made this 3rd day of March, 19 89,
by and between the STATE OF MISSOURI, acting by and through the MISSOURI HIGHWAY AND
TRANSPORTATION COMMISSION, party of the first part and Stanford M. Shepherd and
Stanford M. Shepherd, Route 1, Box 118D, Odessa, Missouri 64076
of the County of Lafayette, State of Missouri,
party of the second part.

WITNESSETH, that the said party of the first part, in consideration of the
sum of Four Thousand and NO/100 Dollars
(\$4,000.00) ~~FOUR THOUSAND~~

to it paid by the said party of the second part, the receipt of which is hereby
acknowledged, does by these presents grant, bargain and sell, convey and confirm unto
said party of the second part, its successors and assigns, the following described
real estate and interest in real estate in the County of Lafayette,
State of Missouri, to wit:

All that part of grantor's real property and real property rights and interests
in the east 40 feet of the following described tract of land: A tract of land
located in the southeast quarter of the northwest quarter of Section 35, Township
49, Range 28 in Lafayette County, Missouri, lying north of the north right of way
line of Interstate Route 70 described as follows: From the northeast corner of
Section 35, aforesaid run thence South 51° 30' 41" West 3,549.28 feet to a point on
the north right of way of Interstate Route I-70, thence North 87° 48' West 400 feet
along north right of way line of Interstate Route I-70 to the point of beginning,
thence North 87° 48' West 462.21 feet along said right of way line, thence North 66°
00' West 29.86 feet along said north highway right of way line, thence North 3° 40'
41" East 969.03 feet to an iron pin, thence South 87° 39' 27" East 489.37 feet to an
iron pin, thence South 3° 37' 49" West 978.89 feet to the point of beginning.

The above described tract contains 39,155.6 square feet of land, more or less.

This conveyance is subject to any easements of record.

Grantor hereby reserves access to the utility easement over the south 30 feet
of the above described tract of land.

This conveyance is made upon the express condition that Grantees, their heirs
and assigns, shall have no right of direct access from the land herein conveyed to
the adjacent highway now known as Interstate Route 70 including its right of way,
all such rights of direct access being reserved by Grantor.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns forever; the said party of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claim; and that it will warrant and defend the title to said premises unto said party of the second part, and unto its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal this day and year first above written.

EXHIBIT A

STATE OF MISSOURI, acting by and through the
MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION

By: John C. Cozad
John C. Cozad, Chairman

ATTEST:

Mari-Ann Winters
Secretary
Mari-Ann Winters

APPROVED AS TO FORM:

Zachary Cartwright
Attorney
Zachary Cartwright

ACKNOWLEDGMENT

State of Missouri)
) ss.
County of Cole)

On this 3rd day of March, 1989, before me
personally appeared John C. Cozad, to me personally
known, who being by me duly sworn did say that he is Chairman of
Missouri Highway and Transportation Commission; that the seal affixed to the foregoing
instrument is the official seal of said Commission; and said instrument was signed and
sealed in behalf of said Commission by authority of said Commission, and that said
John C. Cozad acknowledged said instrument to be the free act and deed
of said Commission.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal, at my office in Cole County, the day and year first above written.

My Commission expires October 28, 1991.



Marcia L. Mims
Notary Public

MARCIA L. MIMS
NOTARY PUBLIC, STATE OF MISSOURI
COUNTY OF COLE
My Commission Expires 10/28/91.

BOOK 702 PAGE 379

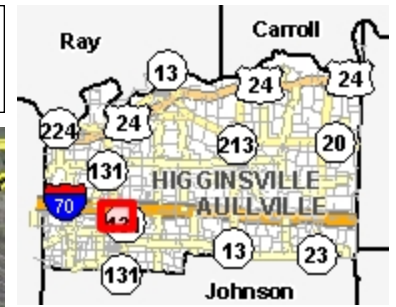
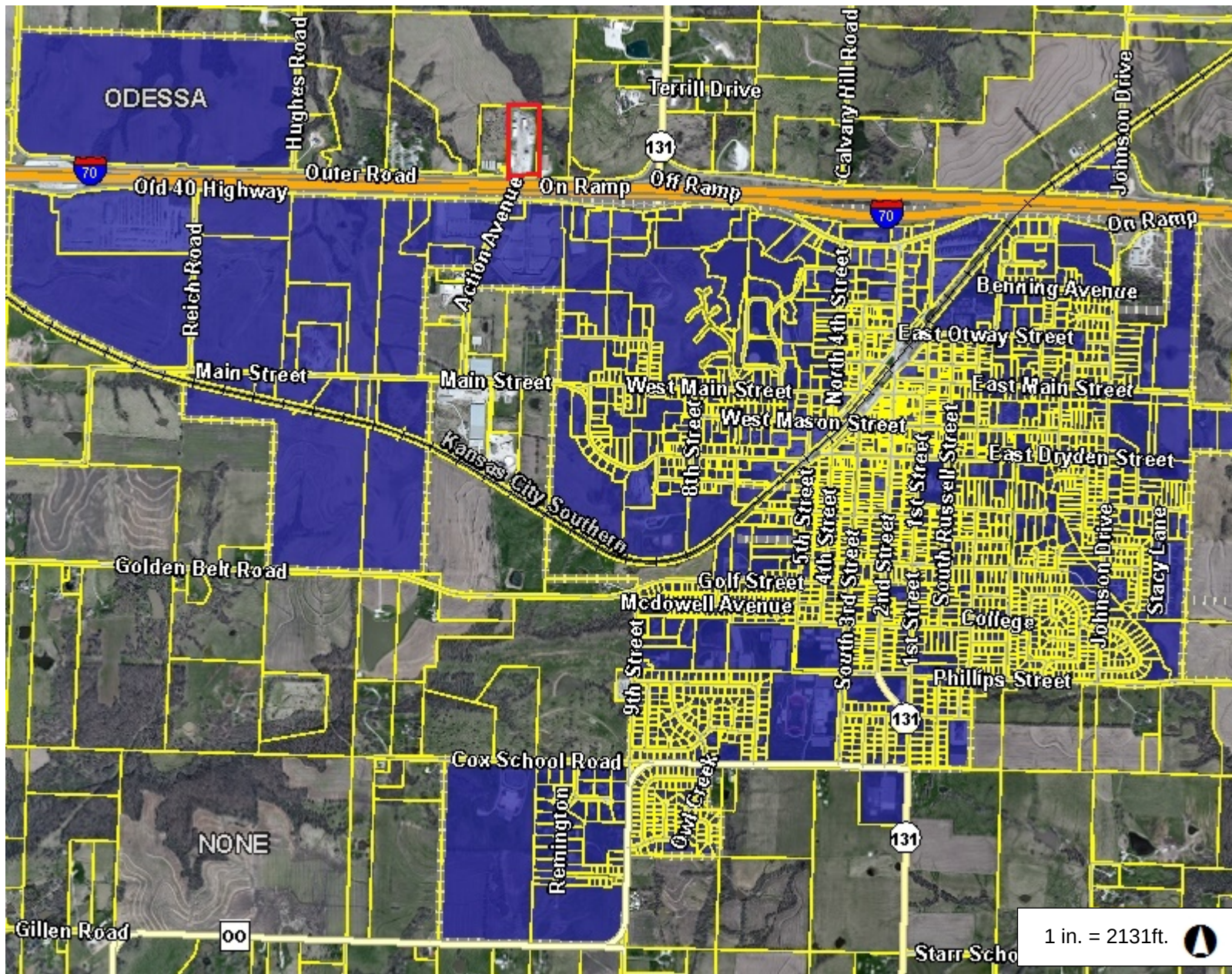
EXHIBIT 27

057080

STATE OF MISSOURI
LAFAYETTE COUNTY
Filed for record this 27th day of
March A. D. 1929 at
10 o'clock P. M.
and duly Recorded in Book 702
Page 380
By Satsy Olsen Recorder.
By Edw. Duffett Deputy
Fee \$ 14.00



Lafayette County, MO



Legend

- + Railroad
- Road
 - <all other values>
 - Interstate
 - United States Highway
 - State Highway
 - State Route
- Parcel
- Cartography Line
 - <all other values>
 - Easement Carto
 - Parcel Owner Hook
- County Boundary
- City District
 - NO DATA
 - ALMA
 - AULLVILLE
 - BATES CITY
 - BLACKBURN
 - CONCORDIA
 - CORDER
 - DOVER
 - EMMA
 - HIGG W/ HIGG LIB.
 - HIGGINSVILLE
 - LAKE LAFAYETTE

Notes

4,261.1 0 2,130.55 4,261.1 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1 in. = 2131ft.





BOARD OF ALDERMEN ACTION REPORT

ISSUE: The City of Odessa sought qualification statements from individuals and/or firms interested in completing an appraisal of the city owned Odessa Reservoir property.

ACTION REQUESTED: Motion/Second to accept or reject the bid proposal from KROLL LLC land appraisal services for the Odessa Reservoir.

BACKGROUND:

The City of Odessa was seeking services for appraisal to develop an opinion of market value of the Odessa Reservoir property at the request of the Board of Aldermen. The intended use of the results of land appraisal services is to estimate the market value for portfolio evaluation.

The request for qualifications does not commit the City of Odessa to award a contract or pay any costs incurred by any potential contract prior to awarding of a contract. The City of Odessa reserves the right to accept or reject any and all submitted qualifications statements received or to waive technical defects in the proposals if it is considered in the best interest of the City to do so. The City of Odessa may require any qualified firm(s) selected for this request to participate in negotiations and reserves the right to revise the scope of contracted services to fit within the allocated budget for this project.

After the closing of the RFQ, the City of Odessa received one bid proposal from KROLL LLC land appraisal services for \$3,500, to appraise the Odessa Reservoir property owned by the City of Odessa.

This bid can be accepted or denied based upon discussion and direction of the Odessa Board of Aldermen.

FINANCIAL CONSIDERATIONS: \$3,500 to come from General Fund Professional Services

ATTACHMENTS: Exhibit A: RFQ NO. 10-22

Exhibit B: Statement of Qualifications of KROLL LLC

PREPARED BY: _____
Nicole Wilson, City Administrator

DATED: September 26, 2022



City of Odessa

125 S Second Street • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • Fax: 816-633-4985 • info@cityofodessamo.com
www.cityofodessamo.com

August 29, 2022

REQUEST FOR QUALIFICATIONS **LAND APPRAISAL SERVICES** **RFQ NO. 10-22**

The City of Odessa is seeking qualification statements from individuals and/or firms interested in completing an appraisal of the city owned Odessa Reservoir property.

Information provided to the city must include:

- (1) Previous experience
- (2) The capacity and capability of the individual and/or firm to complete the appraisal within thirty (30) days from contract execution
- (3) The past record of performance of the individual and/or firm with respect to such factors as adhering to proposal cost and ability to meet schedules
- (4) References from previous clients of similar work with the individual and/or firm within the past three (3) years
- (5) Documentation of compliance with E-Verify requirements

The individual and/or firm will be selected based on the above qualifications.

This request for qualifications does not commit the City of Odessa to award a contract or pay any costs incurred by any potential contract prior to awarding of a contract. The City of Odessa reserves the right to accept or reject any and all submitted qualifications statements received or to waive technical defects in the proposals if it is considered in the best interest of the City to do so. The City of Odessa may require any qualified firm(s) selected for this request to participate in negotiations and reserves the right to revise the scope of contracted services to fit within the allocated budget for this project.

The above information should be submitted no later than 5:00 pm on September 19, 2022, to Odessa City Hall at 125 South Second Street, PO Box 128, Odessa, Missouri 64076. RFQ response should arrive in an envelope clearly marked: "RFQ No. 10-22 – Land Appraisal Services".

For more information, contact City Administrator, Nici Wilson at nici.wilson@cityofodessamo.com or Assistant City Administrator, Shawna Davis at shawna.davis@cityofodessamo.com.

The City of Odessa is an Equal Opportunity Employer and invites the submission of proposals from minority and women-owned firms.



STATEMENT OF QUALIFICATIONS OF

KROLL LLC

LAND APPRAISAL SERVICES

RFQ No. 10-22

BRENT PITTS, MAI, R/W-AC, AI-GRS
DIRECTOR
REAL ESTATE



T +1 214 220 0700
M +1 817 614 4989
E brent.pitts@kroll.com

1700 Pacific Avenue, Suite 1600
Dallas, TX 75201

Prepared for

City of Odessa
Attn: Nici Wilson
City Administrator
125 South Second Street
Odessa, MO 64076

Prepared by

Kroll, LLC
Real Estate Advisory Group
1700 Pacific Ave, Suite 1600
Dallas, TX 75201

Primary Contact
Brent Pitts, MAI, AI-GRS, R/W-AC
817-614-4989
brent.pitts@kroll.com



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Fee & Turn Time.....3
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COMPANY INFORMATION

Profile of Kroll, LLC

Kroll is global advisor that protects, restores, and maximizes value for clients in the core service areas of valuation, corporate finance, disputes and investigations, compliance and regulatory matters, and other governance-related issues. Kroll was previously known as Duff & Phelps and was founded in 1932. Kroll has over 5,000 professionals globally with more than 70 offices worldwide. This statement of qualifications is intended to express our interest in working with the City of Odessa to complete the appraisal of the city-owned Odessa Reservoir property.

Kroll provides expertise in all classifications of tangible and intangible assets with its core services. As part of our core valuation services, Kroll provides a full array of appraisal services for a variety of government entities ranging from local municipalities to state and federal agencies. We have extensive experience in every property type, including land, retail, office, industrial, multifamily, single-family, and special purpose properties. We have completed numerous assignments for local municipalities similar to the City of Odessa. We strive to meet timelines as established at the onset of projects and keep open communications with our clients regarding any potential delays or needed information. Our quoted fees include all expenses and are only adjusted if the scope of work changes and our client agrees.

Team Members

The following team members will contribute to assignments covered under this RFQ:

- Brent Pitts, MAI, AI-GRS, R/W-AC – Project Manager & Point of Contact (MO License 2019030833)

Please refer to attachments for the project manager's qualifications. We have multiple additional appraisers and support staff available in the region to assist if necessary.

Experience & Qualifications

Kroll has experience in the valuation of all property types. Our government services and right of way team has completed over 1,300 parcels for various projects across the south-central region, all of which required land valuations. Additionally, we have experience in the appraisal of flood-impacted land, tracts encumbered with easements or topographical issues, tracts with limited or no access, and city-owned properties for various purposes including transfer, disposition, and internal and external reporting.

Fee & Turn Time

Our fee for the services as described in the RFQ will be **\$3,500** with the requested turn time of **30 days**. We have ample staff and capacity to complete this assignment within the timeframe requested. As stated, the fee is inclusive of all expenses and is firm for 90 days. Once engaged, the fee will not be adjusted without express consent of the City of Odessa.



References

We have worked on numerous projects for government entities, engineering firms, right of way service providers, lenders, publicly traded REITs, attorneys, and individuals. The following references can attest to our team's capabilities with regard to the services discussed in this statement of qualifications.

- Michael Hale, SR/WA, R/W-URAC, R/W-NAC, R/W-RAC
Regional Right of Way Manager
Cobb, Fendley & Associates, Inc.
1300 S University Dr, Suite 300
Fort Worth, TX 76107
817-709-6978
mhale@cobbhendley.com
- Marcus Boyd, SR/WA, R/W-RAC, R/W-NAC, R/W-URAC
Executive Vice President
Pinnacle Consulting Management Group, Inc.
1400 Brown Trail, Suite A
Bedford, TX 76021
972-979-2850
mboyd@pinnaclegroup.biz
- Tanner Standley
Right of Way Agent
Texas Department of Transportation – Amarillo District
5715 Canyon Dr
Amarillo, TX 79110
806-356-3245
tanner.standley@txdot.gov
- Christopher McCarthy, SR/WA
Right of Way Project Manager
McCarthy Right of Way Partners
511 Pleasant Valley Rd
Richardson, TX 75080
806-787-0395
cmccarthy@mccarthypartners.net
- Deanna Wright
Land Agent
City of Fort Worth (TX)
900 Monroe St, Suite 400
Fort Worth, TX 76102
817-392-6349
deanna.wright@fortworthtexas.gov



- Denise Lopez, SR/WA
Real Estate Representative
City of Arlington (TX)
101 W Abram St
Arlington, TX 76010
817-459-6537
denise.lopez@arlingtontx.gov

Additional references can be provided upon request. In addition to these listed references, please refer to Attachment C for letters of recommendation provided by several clients. These letters were obtained in the course of another RFQ response but are representative of our capabilities regarding the requested services.

We appreciate the opportunity to be considered for these services. Please don't hesitate to contact me directly if there are any questions at all.

Best regards,

A handwritten signature in blue ink, appearing to read "Brent Pitts".

Brent Pitts, MAI, AI-GRS, R/W-AC
Director, Real Estate
Kroll, LLC
brent.pitts@kroll.com
817-614-4989



ATTACHMENT A – APPRAISER QUALIFICATIONS & LICENSE



Brent Pitts, MAI, R/W-AC



DIRECTOR, REAL ESTATE
Real Estate Advisory Group

brent.pitts@kroll.com

EDUCATION AND QUALIFICATIONS

BBA Energy Commerce –
Texas Tech University

MBA Finance – Texas Tech
University Graduate School

STATE CERTIFICATIONS

Texas

Kansas

Missouri

Oklahoma

Louisiana

Florida

Utah

Arizona

New Mexico

Colorado

MEMBERSHIPS, LICENSES, & PROFESSIONAL AFFILIATIONS

Appraisal Institute – Member
#541404

International Right of Way
Association

CONTACT DETAILS

MOB +1 817 614 4989

Kroll LLC
1700 Pacific Avenue
Suite 1600
Dallas, TX 75201

www.kroll.com

Brent Pitts is a Director in Kroll, LLC's Real Estate Advisory Group and leads the Right of Way / Eminent Domain practice group. Mr. Pitts has been involved in real estate valuation and advisory since early 2010 with a specific emphasis on right of way and eminent domain since 2011. Brent has prepared assignments on various property types, including vacant land, retail, restaurant, industrial, gas stations, office, manufactured housing, self-storage, apartments, condominiums, automotive, hotels, religious facilities, single-family residences, subdivisions, timeshares, and various other special purpose properties.

Valuation clients include government agencies, project management and engineering firms, insurance companies, brokers, law firms and attorneys, estates, and individuals. Brent has also appraised multiple properties for whole takings, partial takings, and easement acquisitions for condemnation proceedings with many of these appraisals requiring complex analyses and consideration of damages to the remainder.

Brent has also qualified as an expert witness and testified in multiple administrative and commissioner hearings as well as in trial settings.

EXPERIENCE

Valuation Services Director – Colliers International, Dallas, TX

Appraiser – Appraisal Source, Inc., Fort Worth, Texas

Appraiser – National Appraisal Partners, LLP, Houston, Texas

APPRAISAL INSTITUTE COURSES

Uniform Standards of Professional Appraisal Practice (USPAP)

Advanced Concepts & Case Studies

Advanced Market Analysis and Highest & Best Use

Advanced Income Capitalization
Quantitative Analysis

Real Estate Finance Statistics & Valuation
Modeling

Business Practices & Ethics

OTHER RELATED COURSES

International Right of Way Association
(IRWA) – Principles of Land Acquisition

IRWA – Ethics and the Right of Way
Profession

IRWA – The Uniform Act Executive
Summary

IRWA – Principles of Real Estate
Negotiation

IRWA – Easement Valuation

IRWA – When Public Agencies Collide

IRWA – Environmental Awareness

State of Missouri

Division of Professional Registration
State Certified General Real Estate Appraiser



VALID THROUGH JUNE 30, 2022
ORIGINAL CERTIFICATE/LICENSE NO. 2019030833
DAVID BRENT PITTS
28 E DARTMOUTH ROAD
KANSAS CITY MO 64113
USA

DAVID BRENT PITTS
28 E DARTMOUTH ROAD
KANSAS CITY MO 64113
USA

State of Missouri

Missouri Department of Commerce and Insurance
Division of Professional Registration
Real Estate Appraisers Commission
State Certified General Real Estate Appraiser



VALID THROUGH JUNE 30, 2022
ORIGINAL CERTIFICATE/LICENSE NO. 2019030833

DAVID BRENT PITTS
28 E DARTMOUTH ROAD
KANSAS CITY MO 64113
USA

Vaughan Beauchamp
EXECUTIVE DIRECTOR

Sarah E. Sedgewood
DIVISION DIRECTOR



ATTACHMENT B – DOCUMENTATION OF E-VERIFY COMPLIANCE

Client Company ID Number: 110793
Company ID Number: 23043

**MEMORANDUM OF UNDERSTANDING BETWEEN THE
DEPARTMENT OF HOMELAND SECURITY, SOCIAL SECURITY ADMINISTRATION,
EMPLOYER, AND DESIGNATED AGENT
REGARDING E-VERIFY**

The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer, the Designated Agent and the DHS-USCIS respectively.

APPROVED BY:

Employer Duff & Phelps, LLC

Marc Hammer

Name (Please type or print)

M Hammer

Signature

Designated Agent Lookout Services

Raul Narvaez

Name (Please type or print)

Electronically Signed

Signature

Director - Global Workforce

Title

Planning

4/8/08

Date

V.P. of Verifications

Title

04/01/2008

Date

Department of Homeland Security- Verification Division

Name (Please type or print)

Title

Signature

Date



ATTACHMENT C – RECOMMENDATION LETTERS



September 16, 2020

Prepared by:

Marcus Boyd, SR/WA, R/W-URAC, R/W-RAC, R/W-NAC
Vice President
Pinnacle Consulting Management Group, Inc.
1400 Brown Trail, Suite A
Bedford, TX 76022
682-701-6642
mboyd@pinnaclegroup.biz

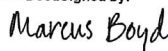
RE: RFP #601CT0000004533 Reference Letter for David Brent Pitts, MAI

To Whom It May Concern:

I am pleased to write a reference letter for David Brent Pitts, MAI. He performed real estate appraisal services on a recent project we worked on from January to May 2020. The project included appraising parcels for partial acquisitions on the SL 335 expansion project located in Amarillo, Potter County, Texas out of TxDOT's Amarillo District. The project CSJ is 2635-04-041.

I am pleased to report that we have been satisfied with Mr. Pitts' appraisal quality as well as his ability to meet scheduled timelines related to that project.

Sincerely,

DocuSigned by:

6546A8D9C55A47B...

Marcus Boyd
Vice President



September 15, 2020

Completed by:
Mr. Michael Hale
Cobb, Fendley & Associates, Inc.
1300 S. University Drive, Suite 300
Fort Worth, Texas 76107
(817) 445-1016
mhale@cobbfendley.com

Re: RFP #: 601CT0000004533 Indefinite Deliverable Professional Real Estate Appraisal Services
Reference Letter for David Brent Pitts, MAI

To Whom It May Concern:

I am pleased to provide this letter of reference for David Brent Pitts, MAI. Mr. Pitts has provided real estate appraisal services for us beginning in December 2017 and continuing through today.

This particular project involved appraising multiple parcels of vacant land for partial acquisitions associated with the F.M. 1585 expansion project (CSJ 1502-01-035, CSJ 1502-01-036, CSJ 1502-01-037). The project is located in Lubbock, Lubbock County, Texas.

I am pleased to report that we are very satisfied with Mr. Pitts appraisal quality as well as his ability to meet schedule timelines.

Sincerely,

DocuSigned by:

Michael Hale

B66C69EE679647E...

Michael Hale
Principal and Regional Right-of-Way Manager
Cobb, Fendley & Associates, Inc.



September 15, 2020

Prepared by:

Christopher McCarthy
McCarthy Right of Way Partners, LLC
511 Pleasant Valley Lane
Richardson, TX 75080
(806) 787-0395
cmccarthy@mccarthypartners.net

Re: RFP #601CT0000004533 Reference Letter for David Brent Pitts, MAI

To Whom it May Concern:

I am pleased to write a reference letter for David Brent Pitts, MAI. He performed real estate appraisal services for our company from April 2019 – present.

The project included appraising parcels for partial acquisitions on the FM 16 expansion project. This project is near Lindale, Smith County, TX, and is out of TxDOT's Tyler District. The project's RCSJ is 0522-04-035.

Again, I am pleased to write this reference letter for David Brent Pitts, MAI. We have been especially pleased with his work quality, punctuality, and communication with our team.

Thank you,

A handwritten signature in blue ink, appearing to be "Chris McCarthy", written over a light blue horizontal line.

Christopher McCarthy
Project Manager

McCarthy Right of Way Partners, LLC
PO Box 2980, Albany, TX 76430
511 Pleasant Valley Lane, Richardson, TX 75080
www.mccarthypartners.net





City of Odessa

125 S Second Street • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • Fax: 816-633-4985 • info@cityofodessamo.com
www.cityofodessamo.com

Board of Aldermen,

As we approach the end of summer, it is time we take a look at the status of the 2022 Street Plan. The Street Department has been extremely hard at work, and has successfully completed all that they could within the budgeted dollar amount for the 2022 Street Plan. This year we had budgeted \$321,646 with the plan that \$21,210 of that would come from what was added to reserves for the fiscal year ending March 31st, 2021. This was approved with the intention that if the Street Department did not have the capacity we would not complete SW Railroad. As of now, the Street Department has the capacity but has spent the entire budgeted Street Plan and was not able to complete Orchard and SW Railroad. This is because of the inflated prices of asphalt for this year. Typically, we would purchase at \$68/ton for asphalt and freight. Now it is currently costing \$77/ton. Darrin estimates the cost to complete Orchard and SW Railroad would be \$40,000.

Our auditor's are still working on finalizing the audit but we were able to confirm that for the FY ending March 31st, 2022, we have a surplus of \$35,616, which will add to fund balance. I can also confirm that since we have completed the contract for the Caterpillar equipment lease and since there was a delay in completing the contract, the contract amount is significantly less than budgeted and we will only have one payment fall in this fiscal year rather than two. Conservatively, this will result in \$37,000 in savings. Those two items combined result in \$72,616 of available funds to use toward Orchard and SW Railroad contingent on the Board's direction. Please consider this information in advance of our September 26th Board Meeting. This will be on the agenda as a discussion item for your consideration. If you have any questions between now and then please let me know, individually.

Overlay Streets

- ☒ ~~West Phillips - 2nd St. to 1st St.~~
- ☐ West Orchard - 2nd St. to 1st St.
- ☒ ~~SE Railroad St. - West Mason to West Dryden~~
- ☒ ~~South 4th St. - West Dryden to West Orchard~~
- ☒ ~~North 3rd St. - West Otway to West Main~~
- ☒ ~~South Russell - East Main to East Dryden~~
- ☒ ~~South 5th St. - Golf Street to West College~~
- ☐ SW Railroad - West Main to West Mason (Contingency Project)

Overlay Streets (Concrete Work)

- ☒ ~~South 4th St. - Valley Gutter, 68ft of curb~~
- ☒ ~~North 3rd St - Valley Gutter~~
- ☒ ~~South 5th St. - 135 ft of curb~~

Chip Seal Streets

- ☒ ~~Action Ave. - 40 Hwy to West Main Street~~
- ☒ ~~East Mason - 1st Street to Johnson Drive~~
- ☒ ~~9th St. - OO Hwy to Golf Street~~
- ☒ ~~East Dryden - 1st Street to Dyer Street~~
- ☒ ~~McDowell St. - 4th Street to 9th Street~~
- ☒ ~~Golf St. - 3rd Street to 9th Street~~
- ☒ ~~Walnut St. - Johnson Drive to Dead End~~
- ☒ ~~Main St. Terr. - Johnson Drive to Woodlawn Street~~
- ☒ ~~Woodlawn - Main Street Terrace to East Main Street~~