

October 18, 2018

Pat Zenner
City of Columbia
P. O. Box 6015
Columbia, MO 65205-6015
(And by email)

RE: Agreement – BCRSD and Sapp/Barnes – Oakland Crossings

Dear Mr. Zenner:

On October 16, 2018 the BCRSD Board of Trustees met and authorized the General Manager and the General Counsel of the BCRSD to enter into an agreement with Shannon Sapp of Bristol 124 and Justin Barnes of Bristol 124. The purpose of this letter is to outline to you a proposed Agreement for Wastewater Collection Service between the BCRSD and Sapp and Barnes *et al* (Owners) for Oakland Crossings. Oakland Crossings is a proposed 165 single-family lots residential subdivision on about 69 acres along with 2 commercial lots.

Currently the 69 acres is proposed to be served by a City of Columbia sanitary sewer that will connect to a City of Columbia sewer that will connect to a BCRSD sewer that will drain through BCRSD Manhole 10554 to BCRSD Manhole 10551 and then to a City Manhole. A report prepared by A Civil Group concludes that the sewer from Manhole 10554 to the City Manhole does not have adequate hydraulic capacity to serve full development of Oakland Crossings.

The Owners propose to enter into an agreement with the BCRSD to resolve the lack of capacity in the sewer from Manhole 10554 to the City Manhole. The agreement with the BCRSD will obligate Owners to:

1. Hire an engineer at their expense to develop plans and specifications to resolve the capacity situation. BCRSD will review and approve the plans and specifications through a third party. Owners will pay for third party review. Owners will submit plans and specifications within 3 months of the effective date of the proposed agreement.
2. Acquire any needed easements. If the Owners cannot acquire any needed easements, then the BCRSD shall acquire the needed easements, however the Owners shall reimburse the BCRSD for any out of pocket expenses due to easement acquisition.
3. Owners shall construct the sewer improvements at their expense before more than 80 residential lots are finally platted and any commercial lots are finally platted.
4. Owners shall convey completed sewer improvements to the BCRSD by bill of sale.
5. The BCRSD will accept the conveyance subject to construction completion in accordance with applicable specifications.

Further, On October 16, 2018 the BCRSD Board of Trustees met and authorized the General Manager to send a letter to you stating that the BCRSD will accept increased sanitary sewer flows from the Oakland Crossing Subdivision, contingent upon the annexation of Oakland Crossing and an agreement between the BCRSD and the developers of Oakland Crossing for the long-term improvement of the BCRSD system. In the event that the City of Columbia does not annex Oakland Crossing and the development moves forward, then an agreement will be needed between the BCRSD and the City regarding the Oakland Crossing service area with all the typical terms and conditions in agreements for service areas between the BCRSD and the City of Columbia.

If you have any questions or require additional information, please call me at 573-443-2765 or e-mail me at tratermann@bcrsd.com. Thank you for your cooperation in this matter.

Sincerely,
BOONE COUNTY REGIONAL SEWER DISTRICT



Tom Ratermann
General Manager

Enclosures

C: File
Jay Gebhardt, ACG, by email
Shannon Sapp by email
Justin Barnes by email