

**A RESOLUTION OF THE TWIN OAKS BOARD OF ALDERMEN  
APPROVING AN AGREEMENT BETWEEN THE CITY OF TWIN OAKS  
AND BATES ELECTRIC, INC. FOR SITE WORK FOR THE  
INSTALLATION OF AN AMEREN LIGHT POLE.**

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**BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, AS FOLLOWS:**

**Section 1.** The Board of Aldermen hereby approves, and the Mayor is hereby authorized to enter a contract on behalf of the City of Twin Oaks with Bates Electric, Inc. for site work for the installation of an Ameren light pole. Such contract shall be in substantially the form of the contract, marked "Exhibit 1" attached hereto and incorporated herein by reference.

**Section 2.** This Resolution is adopted and shall be in full force and effect on and after its passage and approval.

THIS RESOLUTION WAS PASSED AND APPROVED THE 1<sup>st</sup> DAY OF JULY, 2020, BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI.



Russ Fortune, Mayor

Attest:



Frank Johnson, City Clerk

## **Twin Oaks, Missouri**

### **CONTRACTOR SERVICES CONTRACT**

THIS AGREEMENT, made and effective as of \_\_\_\_\_, 2020, by and between the **City of Twin Oaks, Missouri**, a municipal corporation hereinafter referred to as the "City," and Bates Electric Inc., a Missouri corporation, hereinafter referred to as "Contractor," with a business mailing address of 2006 Sierra Parkway, Arnold, MO 63010.

WHEREAS, the Contractor provided the City with the proposal, attached hereto as **Exhibit A** and incorporated herein by reference, for site work for the installation of an Ameren post light, as described on Exhibit A (the "Proposal"), and the City wishes to engage the Contractor as provider of those services to the City, in accordance with the terms of this Agreement;

WITNESSETH: That the parties hereto for the considerations hereinafter set forth agree as follows:

#### **I. SCOPE OF SERVICES**

Contractor's services are necessary for the following Project of City: *Conduit Installation and Site Work — Utility Easement located between 6 Golden Oak Court and 8 Golden Oak Court.*

Except as expressly specified herein, Contractor hereby agrees to provide the expertise, supplies, supervision, labor, skill, materials, equipment, and apparatus to perform all the services and do all the things necessary for the proper completion of the scope of services for the Project listed above and as more particularly described in the attached **Exhibit A**.

The above-referenced services (hereinafter referred to as the "Work") shall be provided by the Contractor in accordance with all the provisions of the Proposal and the attached **Twin Oaks General Conditions** which are incorporated herein by reference, and the terms of the General Conditions shall prevail over any conflicting terms that may otherwise be adopted herein as part of any attachment, including the Proposal. If there is any conflict between the City's General Conditions (attached hereto and incorporated herein by reference) and the Proposal, this Agreement and its General Conditions shall prevail.

#### **II. COMPENSATION**

Upon completion of the Work to the satisfaction of the City, and within thirty days (30) days of final written invoice by the Contractor, the City hereby agrees to pay the Contractor an amount not to exceed \$1,370.00 for the Work as set forth in the Proposal as full compensation for the complete and satisfactory performance of the Work.

#### **III. TIME AND MANNER OF PAYMENTS**

All invoices complete with necessary support documentation shall be submitted to the City and payment shall be made by City within thirty (30) days of receipt of an invoice received after satisfactory performance of the Work for the fees, prices, rates, or schedule of values set forth below.

#### **IV. CONTRACT SCHEDULE**

Time is of the essence. The Work shall be commenced on \_\_\_\_\_, 2020, and shall be completed in a reasonable manner no later than \_\_\_\_\_, 2020. Failure to complete the Work by the completion date shall result in a reduction in the amount due to the Contractor under this Contract in the

amount of \$50.00 per day as liquated damages, herein acknowledged to be reasonable compensation for such delay, in addition to any other remedy that the City may have hereunder.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the effective date of Contract first above written.

\_\_\_\_\_  
Full Legal Name of Contractor

By \_\_\_\_\_

Title \_\_\_\_\_

DATED: \_\_\_\_\_

**CITY OF TWIN OAKS**

By \_\_\_\_\_

Title \_\_\_\_\_

DATED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

**GENERAL CONDITIONS**  
**CITY OF TWIN OAKS, MISSOURI**  
**CONTRACTOR SERVICES AGREEMENT**

**Independent Contractor.** The Contractor shall be and operate as an independent contractor in the performance of this Contract. The Contractor shall have complete charge of the personnel engaged in the performance of the Work, and all persons employed by the Contractor shall be employees of said Contractor and not employees of the City in any respect.

**Compliance with Laws.** The Contractor shall comply with all applicable City ordinances and other laws and regulations, Federal, State, and any political subdivision thereof, including but not limited to, unemployment and workers' compensation, occupational safety, equal employment and affirmative action and wage and price laws insofar as applicable to the performance of the Contract. Specifically, Contractor shall comply with the following state law requirements:

- **Proof of Lawful Presence.** Section 208.009 RSMo., requires that all applicants *at the time of application* for any contract provided by a local government provide "affirmative proof that the applicant is a citizen or a permanent resident of the United States or is lawfully present in the United States." Contractor's affirmative proof must be established through (i) a Missouri driver's license, (ii) any "documentary evidence recognized by the department of revenue when processing an application for a driver's license," or (iii) "any document issued by the federal government that confirms an alien's lawful presence in the United States." §208.009.3.

**Subcontracts.** The Contractor shall not subcontract any of the Work to be performed by it hereunder without the express written consent of the City. In addition, this Contract shall not be assigned by the Contractor.

**Indemnification.** To the fullest extent permitted by law, the Contractor agrees to defend with counsel selected by the City, and indemnify and hold harmless the City, its officers, engineers, representatives, agents and employees from and against any and all liabilities, damages, losses, claims or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or others, arising from Contractor's breach of the Contract or out of services and operations performed hereunder by the Contractor, including the City's reliance on or use of the services or products provided by the Contractor under the terms of this agreement. The Contractor shall not be liable for any loss or damage attributable solely to the negligence of the City. To the extent required by law to enforce this provision, Contractor agrees that this indemnification requires Contractor to obtain insurance in amounts specified herein and that Contractor has had the opportunity to recover the costs of such insurance in the Compensation set forth in this Agreement.

**Insurance.** Contractor shall furnish the City the certificates of insurance for workers' compensation, public liability, and property damage, including automobile coverage in the amounts specified by the City in the request for proposals, if any, otherwise in the amounts stated on Exhibit B, but unless otherwise provided shall be no less than the maximum amounts of liability set forth in Chapter 537.610 RSMo., applicable to political subdivisions. The policies of insurance shall be in such form and shall be issued by such company or companies as may be satisfactory to the City. The City, and such additional persons and entities as may be deemed to have an exposure to liability as a result of the performance of the Contractor's work, as determined by the City, shall be named as additional insured and the applicable insurer shall owe the City a duty of defense on all insurance policies required hereunder. The Contractor shall provide an Additional Insured Endorsement to the City that shall be approved by the City prior to commencement of any Work.

In addition to the foregoing, the Contractor shall maintain Professional Liability "errors and omissions" insurance in the form for the coverages satisfactory to City as indicated in the request for proposals, if any, otherwise as stated on attached Exhibit B, if any, but in no event less than the maximum amounts of liability set forth in Chapter 537.610 RSMo. applicable to political subdivisions. The City and Contractor waive all rights against each other for damages caused by fire or other perils to the extent covered by Builder's Risk or any other property insurance, except such rights as they may have to the proceeds of such insurance; provided that nothing herein shall be deemed a waiver of the City's sovereign immunity relative to any claim against the City.

**Nondisclosure.** The Contractor agrees that it will not divulge to third parties without the written consent of the City any information obtained from or through the City in connection with the performance of this Contract. Nothing herein shall preclude disclosure of information by the City.

**Changes.** No change in this Contract shall be made except in writing prior to the change in the Work or terms being performed. The Contractor shall make any and all changes in the Work without invalidating this Contract when specifically ordered to do so in writing by the City. The Contractor, prior to the commencement of such changed or revised Work, shall submit promptly to the City, a written cost or credit proposal for such revised Work. If the City and Contractor shall not be able to agree as to the amount, either in consideration of time or money to be allowed or deducted, it shall nevertheless be the duty of Contractor, upon written notice from the City, to immediately proceed with such alteration or change, and Contractor shall be compensated the reasonable value of such Work. **No Work or change shall be undertaken or compensated for without prior written authorization from the City.**

**Termination.** The City shall have the right to terminate the Contract at any time for any reason by giving the Contractor written notice to such effect. The City shall pay to the Contractor in full satisfaction and discharge of all amounts owing to the Contractor under the Contract an amount equal to the cost of all Work performed by the Contractor up to such termination date, less all amounts previously paid to the Contractor on account of the

**Contract Price.** The Contractor shall submit to the City its statement for the aforesaid amount, in such reasonable detail as the City shall request, within thirty (30) days after such date of termination. The City shall not be liable to the Contractor for any damages on account of such termination for loss of anticipated future profits with respect to the remainder of the Work.

**Multi-year contracts; Non-appropriation.** Notwithstanding any provision herein to the contrary, the City is obligated only to make the payments set forth in the attached Contract as may lawfully be made from funds budgeted and appropriated for that purpose during the City's then current fiscal year at the discretion of the City. If no funds are appropriated or otherwise made legally available to make the required payments for this Agreement during the next occurring fiscal year (an "Event of Nonappropriation"), this Agreement will terminate at the end of the then current fiscal year as if terminated expressly. The failure or inability of the City to appropriate funds for this Agreement in any subsequent fiscal year shall not be deemed a breach of this Agreement by any party. If applicable, this Agreement may be annually renewed at each fiscal year by inclusion of specific appropriation for this Agreement, from year to year not to exceed the maximum renewal period or term as set forth in the Agreement.

**Accounting.** During the period of this Contract, the Contractor shall maintain books of accounts of its expenses and charges in connection with this Contract in accordance with generally accepted accounting principles and practices. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by the Contractor.

**Correction Period.** Contractor hereby expressly guarantees the aforesaid Work as to workmanship and quality of materials used in connection herewith for a term of one (1) year, commencing on the date of final acceptance by the City, and binds itself, its successors or assigns, to make all repairs or replacements which may become necessary within said period due to construction defects and nonconformity with the City specifications or contract. The Contractor warrants to the City that all materials and equipment furnished under the Contract and incorporated in the Work will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defects and in conformance with the Contract. The Contractor's general warranty and any additional or special warranties are not limited by the Contractor's obligations to specifically correct defective or nonconforming Work as set forth herein, nor are they limited by any other remedies provided in the Contract.

**Request for Proposals.** If the City issued a request for proposals in connection with the Work, such request for proposals and the proposal of the Contractor in response thereto are incorporated herein by reference and made a part of this Contract. In case of any conflicts between the request for proposals and the executed Contractor Services Contract or proposal of the Contractor, the requirements of the City's Request for Proposal and this executed Contract shall control and supersede unless a change thereto is specifically stated in this Contract (including **Exhibit A**, "Scope of Work").

**Project Records and Work Product.** The Contractor shall provide the City with copies of all documents pertinent to the Work which shall include, without limitation, reports, correspondence, meeting minutes, and originals of all deliverables. The City shall own all right, title and interest, including without limitations, all copyrights and intellectual property rights, to all documents and Work Product of the Contractor created in performance of or relating to this Contract. Contractor agrees to take all steps reasonably requested by the City to evidence, maintain, and defend the City's ownership rights in the Work Product.

**Site Operations.** Where appropriate, the City will arrange for right of entry to any property at the request of the Contractor for the purpose of performing studies, tests and evaluations in connection with the Work.

**Personnel.** The Work shall be performed exclusively by the personnel of the Contractor identified in the Contractor's proposal and no other personnel of the Contractor shall perform any of the Work without the express written approval of the City.

**Representations.** Contractor agrees that it has not relied on any representations or warranties of the City, oral or written, other than expressly identified in this Contract. The parties agree the Contract represents the entire agreement between the parties.

**Governing/Choice of Law.** This Agreement shall be governed by and construed and interpreted in accordance with the internal laws of the State of Missouri, without regard to its principles of conflict of laws.

**Other Special Provisions.** There are no additional special provisions set forth in the Contractor Services Agreement.

**EXHIBIT A**  
**Proposal**



commercial • residential • industrial • restorative

February 18, 2020

City of Twin Oaks  
1381 Big Bend Road  
Ballwin, MO 63021

Attn: John Williams

Re: Preliminary electrical estimate for Site work for Ameren Post Light per Ameren Handout #15750501

We propose to furnish labor and material complete in accordance with the specifications listed below:

**Site Work for Ameren Post Light**

[\*] Scope shall be completed at time and material at \$125.00 per hour for machine and operator.

**Trench, Supply & Install**

- (51') 1 1/2" PVC from pod to post light location
- (1) Male tape at PVC

**Auger**

- (1) 12" wide x 3'6" deep hole

**Haul Off/Dispose**

- (>) Necessary spoils from auger

**Backfill**

- (>) Using spoils
- (>) Excludes seed/straw

Schedule of Values: In full at Excavation/In full at backfill

Terms: Net Due 30 Days

Estimated Total: \$1,370.00 + permit fee

Accepted: \_\_\_\_\_

Date: \_\_\_\_\_

We proudly accept:



*\* Due to the volatility of the commodities market and its direct impact on our cost, as well as significant projected market growth, this proposal may be withdrawn if not accepted within 10 days. Escalation cost will apply to difference in cost of material quotes at time of bid versus time of installations.*

**Notes:**

- > Upon authorizing proposal in all appropriate locations, please contact Bates Electric to schedule the commencement of specified work on this project.
- > By signing above customer agrees to all terms and conditions, warranty, delays, and exclusions listed below.
- > Ameren shall be responsible for pulling wire
- > Ameren shall be responsible for installing light

Initials of Acceptance: \_\_\_\_\_

**Proprietary:**

- Bates Electric, Inc., as a benefit to you, has developed the ideas and concepts detailed in this proposal. These are considered by Bates Electric, Inc. to be confidential and proprietary. These ideas and concepts remain the sole property of Bates Electric, Inc. The customer acknowledges and agrees to honor our proprietary right to the contents of this proposal and refrain from disclosing such content or any information to any third party, without the prior written consent of Bates Electric, Inc. Any unauthorized use of these ideas and concepts is strictly prohibited.

**Warranty:**

- Bates Electric Inc. shall protect all material workmanship incorporated in the electrical installation performed on such said projects, as noted by contract. This program will cover defects due to faulty workmanship or negligence for a period of twelve (12) months or one (1) year for the General Construction warranty, and modified by the supplementary conditions, or for such longer periods as may be designated in specific division of the Specifications.
- This protection plan is binding where defects occur due to normal usage conditions and does not cover willful and malicious damage, damages inadvertently caused by the customer, damages caused by Acts of God or other Casualty.
- This protection plan shall begin upon final inspection date of such said specific project.
- Warranty service calls, to include troubleshooting and repairs to be completed Monday through Friday 7a.m. to 3:30p.m. CST. Warranty service calls outside of the normal service hours listed may be subject to emergency service call rates.

**Terms and Conditions:**

- Customer/applicant agrees to pay for all invoices for all labor, material, supplies, equipment, consumables, rents, additional costs of bonds, insurance premiums, permits, fees, taxes, and any costs of additional supervision, field, or office services supplied to the customer/applicant, to the customer/applicant's representative or at the customer/applicant's direction upon receipt unless otherwise expressly agreed in writing. Customer/applicant agrees to pay, upon demand, a late charge of 1.5% (A.P.R. 18%) for all invoiced amounts that have not been paid within thirty (30) days from the invoice date. For time and material jobs, payment is due COD or by Mastercard, VISA, American Express, or Discover.
- Late charges of 1.5% (18% APR) will be applied to the account at 30 days past due with actual services ceased and/or terminated at 60 days past due.
- NOTICE TO OWNER: FAILURE OF THIS CONTRACTOR/CUSTOMER TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.
- Should Bates Electric refer any past-due balance to an attorney or collection agency for collection efforts, customer/applicant agrees to pay, upon demand, in addition to any balance then due and owing, reasonable attorney's fees together with any other fees, costs, or expenses incurred to collect the past-due balance, including court costs. Applicant/customer agrees that the term 'reasonable attorneys' fees' as used herein shall not be construed as being less than one-third (1/3) of the sum owing to Bates Electric.
- Customer understands and agrees to being held financially responsible for any and all additional work requested and/or directed by the customer including its owners, officers, manager, superintendent, or other representative.
- Customer acknowledges that Bates Electric, Inc. maintains an employment agreement that contains current and post-employment restrictions. Restrictions, such as but not limited to: engaging in business that competes with Bates Electric, soliciting present or prospective customers, etc. Attempts to engage employees outside of this agreement will result in reasonable attorney fees together with any other cost or expenses incurred to protect Bates Electric and employee agreement.
- A minimum restocking fee of 25% will be charged on all non stock or special order items.
- Due to the volatility of the commodities market and its direct impact on our cost, as well as significant projected market growth, this proposal may be withdrawn if not accepted within 10 days. Escalation cost will apply to difference in cost of material quotes at time of bid versus time of installations.

Initials of Acceptance: \_\_\_\_\_



**Exclusions:**

- Damages to any public or private unmarked utilities such as but not limited to phone, cable, electric, gas, irrigation system, water and/or sewer.
- Damages to all surfaces and coverings, such as but not limited to drywall, plaster, paint, tile, brick, carpet, wallpaper, concrete, etc.
- All engineered and design drawings.
- Demolition and clean-up unless clearly specified
- Electrical work outlined in any other sections
- All voice/data, fire alarm, security and HVAC/temperature controls
- All shift overtime, temporary electric, utility charges, and roof patching
- Repairs to landscape, seeding and sodding, plants, trees, shrubs, etc.
- The assembly of specialty fixtures, accessories, and equipment and/or any non-standard products/devices.
- Any losses due to failure of back up power system.
- Provisions for labor, materials and/or related costs for unforeseen items underground which need to be removed, altered, or drilled through such as, but not limited to, stumps, tree roots, rocks, footings, foundations, etc.
- Provisions for adjustments of settings for motion or photovoltaic operated switches, lights, or other electrical components. All adjustments will be completed on an hourly basis.
- Proposal excludes provisions for arc flash study and arc flash modifications.

**Delays:**

- If the work of Bates Electric is prevented, hindered, delayed or otherwise made impracticable by reason beyond the control of Bates Electric including, but not limited to, any strike, flood, riot, fire, explosion, war, terrorist act or any other casualty, by any act or request of a governmental body, or as a result of any cause which cannot be overcome by reasonable diligence and without unusual expense, Bates Electric will be excused from such performance and the Customer agrees to pay for any and all portions of work completed, according to the terms herein.

**Schedule:**

- Upon authorizing proposal in all appropriate locations, please contact Bates Electric to schedule the commencement of specified work on this project.

**Submitted By:**

**BATES ELECTRIC, INC.**

**Ben Odom**

**Estimator/Project Manager**

[beno@bates-electric.com](mailto:beno@bates-electric.com)

**(o) 636.464.3939**

**(f) 636.464.9598**

**(m) 314.486.4308**

Initials of Acceptance:

Page 3 of 3

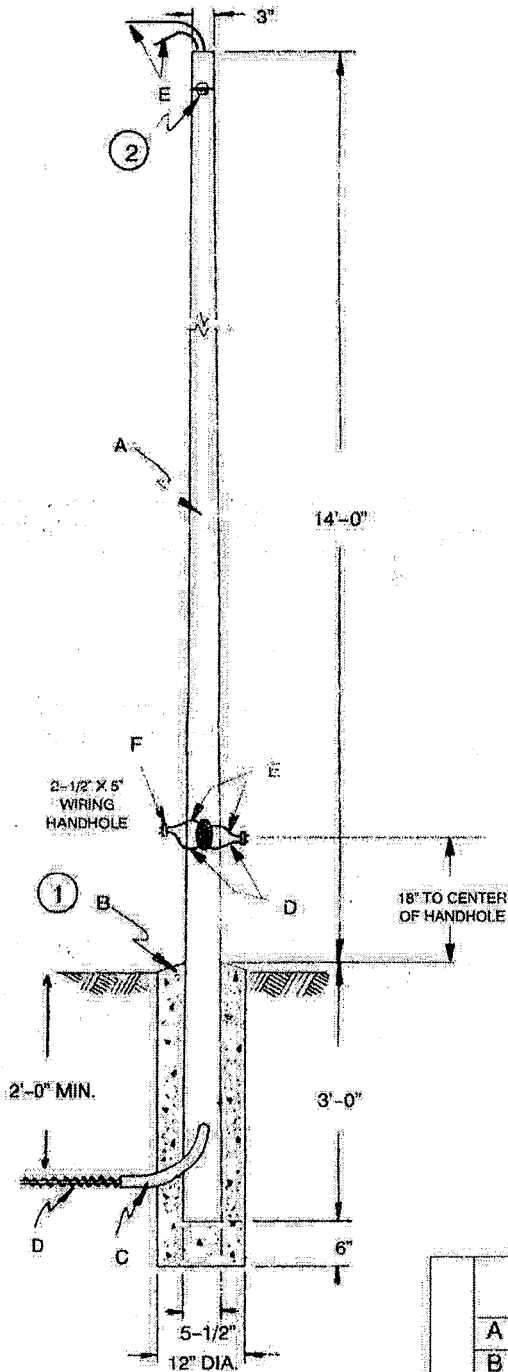
# OUTDOOR LIGHTING

## Post Top Installation Fiberglass Pole

### 14 Foot Mounting Height

15 75 05 01

Sheet 1 of 1



#### NOTES:

1. Limestone screenings to be wetted and thoroughly tamped to provide solid compaction around the pole.
2. Generally only one tag per street light shall be installed. If more than one street light installed on the same pole, one tag per street light is required, and each tag should be installed on the same quadrant of the light. The tag should be installed visibly from the ground level but not reachable from public. See Dist. Std. 15 90 01 for more details.
3. In Missouri residential developments, the contractor will install 1-1/2 inch conduit to the pole site. Ameren will install the pole and the cable.
4. For fuse underground streetlight cable at pad mount transformer or pedestal, See Dist. Std. 52 00 01 \*\*.

	Std. / Stk. No.	Description	15 75 05 01	Qty.
A	38 01 526	Pole - FG, Black, w/hand hole		1
B		Rock, Crushed Limestone Screening		200
C	12 51 148	Conduit Poly 1"		2
@ D	18 07 252	Cable - Duplex #6 Al.		
E	18 57 104	Cable, St. Lt., #10-2 conductor-Ft.		17
F	17 01 116	Connector, Bolt/Set Screw, #4-2/0,3Pos.		2

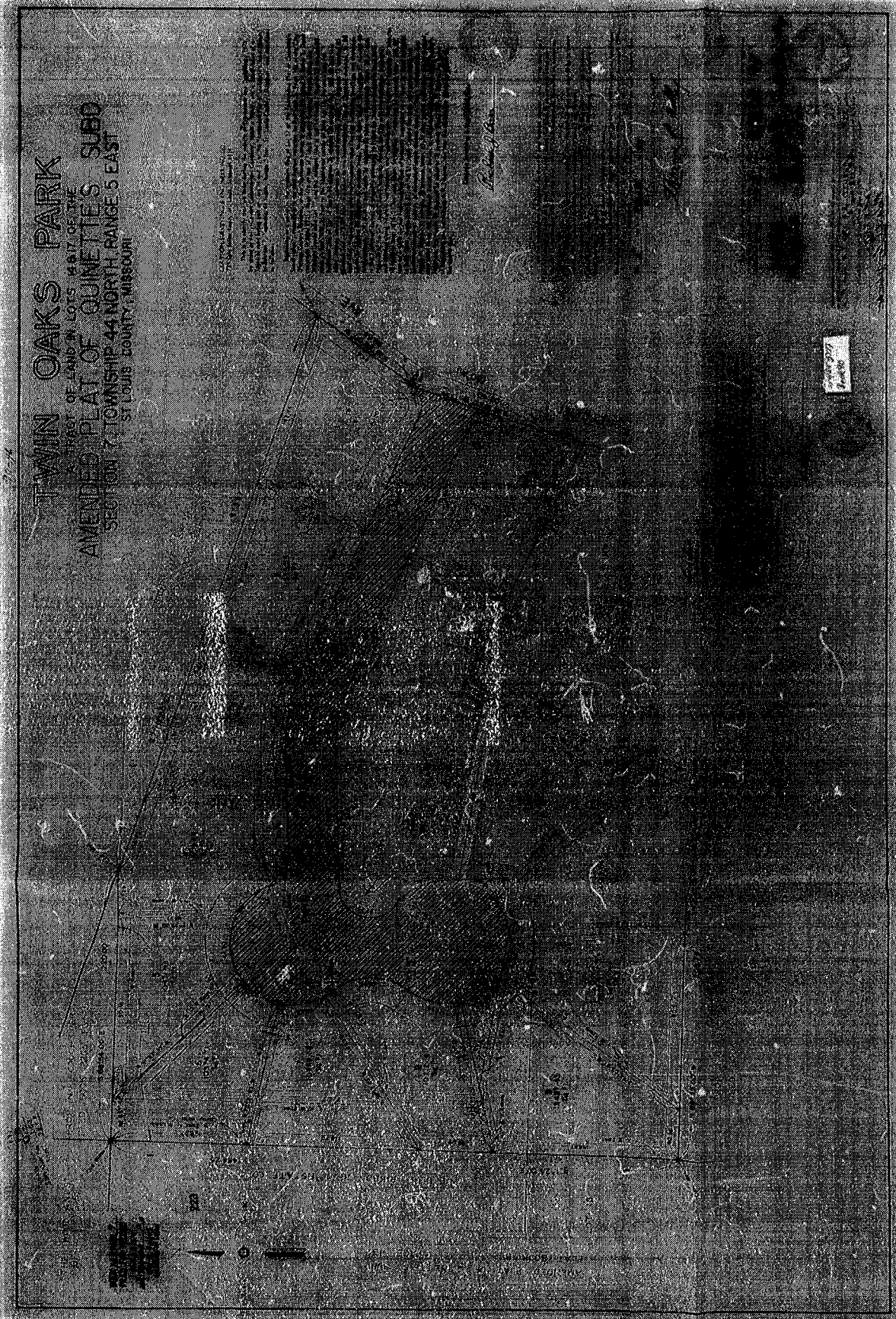
DISTRIBUTION  
CONSTRUCTION STANDARDS



ENG:WYW  
REV. NO: 8  
REV. DATE: 01/21/10

**TWIN OAKS PARK**  
A TRACT OF LAND IN LOTS 4617 OF THE  
AMENDED PLAT OF GUNNETTES SUBD  
SECTION 7 TOWNSHIP 44 NORTH RANGE 5 EAST  
ST LOUIS COUNTY, MISSOURI

25-4



25-4

**Exhibit B  
Insurance**

Unless otherwise instructed in writing by the City, the Contractor shall obtain and maintain during the term of the Project and the Contractor Services Contract the insurance coverages at least equal to the coverages below, and as further provided in the General Conditions, but no event less than the individual and combined sovereign immunity limits established by Section 537.610 R.S.Mo. Insurance policies providing required coverages shall be with companies licensed to do business in the State of Missouri and rated no less than AA by Best or equivalent. All costs of obtaining and maintaining insurance coverages are included in the proposal and no additional payment will be made therefor by the City.

Comprehensive General Liability Insurance (including coverage for Bodily Injury and Property Damage)	\$435,849 per occurrence \$2,905,664 aggregate
Comprehensive Automobile Liability Insurance (including coverage for Bodily Injury and Property Damage)	\$435,849 per occurrence \$2,905,664 aggregate

In addition, the Contractor and all subcontractors shall provide Worker's Compensation Insurance in at least statutory amounts for all workers employed at the Project site. Unless instructed otherwise, the Contractor shall also provide a policy of Builder's Risk Insurance in the amount of 100% of the complete insurable value of the Project, which policy shall protect the Contractor and the City, as their respective interests shall appear. Before commencing any work, the Contractor shall provide to the City certificates of insurance evidencing the issuance and maintenance in force of the coverages required by this Exhibit D. Each such certificate shall show the City, and such other governmental agencies as may be required by the City to be insured by underlying grant or contract relating to the Project, as an additional insured, and shall bear an endorsement precluding cancellation of or change in coverage without at least thirty (30) days written notice to the City. Any self-insurance or deductible above \$50,000.00 is not permitted.

The City may waive any insurance coverages or amounts required by this Exhibit when the City deems such waiver may be in the interest of the public health, safety, and general welfare.