CITY COUNCIL WORK SESSION

JUNE 26, 2025 @ 9:30 AM
CITY HALL CONFERENCE ROOM

AGENDA

I. **Call to Order**

II. **Pledge of Allegiance**

III. **Approval of the Agenda**

IV. **Regular Business**

A. Discussion Regarding Residential Stormwater Runoff Concerns in Country Club Estates Area - Casey Ragain to Address Council

B. Discussion Regarding Chapter 353 Tax Abatement - Presentation by Lindsey Kolisch, Lauber Municipal Law

C. Discussion Regarding AMI Meter Bid - Skip Schaller

V. **Informational Items**

A. Request for a Special Council Work Session on July 10th, 2025 at 9:30 a.m. at City Hall Conference Room

B. Next Regular City Council Meeting: July 10th, 2025 at 6:00 p.m. at Monett School District Boardroom

C. City Council Work Session: July 24th, 2025 at 9:30 a.m. at City Hall Conference Room

VI. **Convene into a closed session to discuss matters related to personnel and real estate, pursuant to Section 610.021 RSMo., Subsections (2), (3), and (13).**

VII. **Adjournment**

My wife and I have lived in Monett since 2016 and I would like to address the city council on a water drainage issue that directly affects our property when we have heavy rains. This issue has progressively gotten much worse the last few years and I would like to address the issue. We live in a (non) flood area; however, we are getting run-off from the subdivision directly South of our property. We have video and pictures of the river that develops through our yard. In addition to our yard being destroyed with each heavy rain, we also end up with all the City of Monett's road base (pebble rock I assume?) that runs off from our cul-de-sac into our yard. I live in Country Club estates ([redacted]) in which there are no culverts or anything to direct water. I know a lot of information here, but just trying to figure out why the water is directed through our property? The issue starts on the street just South of our property (Cedarbrook). I have a video from the rain last week that shows the water running from Cedarbrook down through our property. I need to understand why we are getting the run-off and our yard being destroyed.

MONETT
PRIDE AND PROGRESS

James R. Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.monettmo.gov
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

Staff Report

To: Mayor & Commissioners

From: City Administrator

Date: June 26, 2025

Re: Presentation of Chapter 353 as Potential Incentive for the Downtown District

GENERAL INFORMATION

The City of Monett has entered into an agreement with Lauber Municipal Law LLC to serve as Special Counsel for Economic Development. The city's primary legal counsel is Joe Lauber. The firm operates under a system based on experience and expertise to research for a specific project. For Monett's request related to a Chapter 353 incentive for the downtown district, Lindsey Kalisch, Associate at Lauber Municipal Law, is serving as the lead for research and development . Ms. Kalisch also currently serves as counsel for their Chapter 353 programs in other Missouri municipalities. Chapter 353 tax abatement is an incentive allowed by Missouri law to encourage the redevelopment of blighted areas through the abatement of real property taxes.

PROPOSAL

Monett Council needs to determine if this is an incentive tool which fulfills the desire for revitalization of the City of Monett Downtown District. The district herein is outlined as Central Avenue to 13th Street and Front Street to Bond Street. This is larger than the designated Downtown Monett Historical District.

RECOMMENDATION

Research the incentive based on the presentation by Special Counsel on the subject matter.

ATTACHMENTS

- Chapter 353 Tax Abatement information sheet from Missouri Partnerships
- 353 Flowchart as outlined by the Missouri Department of Economic Development
- Tax Abatement Chapter 353 – Redevelopment from the City of Kearney, Missouri

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- Chapter 353 Tax Abatement Program brochure from the City of Harrisonville, Missouri
- Map of proposed overlay district for the Chapter 353 program
- Map of the current Downtown Monett Historical District

Chapter 353 Tax Abatement

Purpose

Chapter 353 Tax Abatement is an incentive that can be utilized by cities to encourage the redevelopment of blighted areas by providing real property tax abatement.

Authorization

Chapter 353 of the Revised Statutes of Missouri (the "Urban Redevelopment Corporation Law").

Eligible Areas

"Blighted areas" in Missouri.

Eligible Applicants

Tax abatement is only available to for-profit "Urban Redevelopment Corporations" organized pursuant to the Urban Redevelopment Corporations Law. The articles of association of Urban Redevelopment Corporations must be prepared in accordance with the general corporations laws of Missouri and must contain certain items set forth in Section 353.030, RSMo. of the Urban Redevelopment Corporations Law. There are also special requirements for life insurance companies operating as Urban Redevelopment Corporations. 353.040, RSMo.

Eligibility Criteria

Tax abatement under the Urban Redevelopment Corporations Law is only extended to real property that has been found to be a "blighted area" by the city. For purpose of 353 tax abatement the term "blighted area" is defined as:

That portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, have become economic and social liabilities, and such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

353.020 (2), RSMo.

Real property may be property found to be blighted even though it contains improvements, which by themselves do not constitute blight. *(Maryland Plaza Redevelopment Corporation v. Greenberg, 594S.W.2d 284 (1979).)* Tax abatement may also be extended to a tract of real property, which by itself does not meet the definition of a blighted area if such tract is necessary to the redevelopment project and the area on the whole constitutes a blighted area. *(Parking systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 1191974).*

Program Benefits/Eligible Uses

Tax abatement is available for a period of 25 years, which begins to run when the Urban Redevelopment Corporation takes title to the property. During the first 10 years, the property is not subject to real property taxes except in the amount of real property taxes assessed on the land, exclusive of improvements, during the calendar year preceding the calendar year during which the Urban Redevelopment Corporation acquired title to the real property. 353.110.1, RSMo. If the property was tax exempt during such preceding calendar year, then the county assessor is required to assess the land, exclusive of improvements, immediately after the Urban Redevelopment Corporation takes title. During the next 15 years, the real property may be assessed up to 50% of its true value. 353.110.2, RSMo. This means that the city may approve a development plan, which provides full tax abatement for 25 years.

Payments in lieu of taxes (PILOTS) may be imposed on the Urban Redevelopment Corporation by contract with the city. PILOTS are paid on an annual basis to replace all or part of the real estate taxes, which are abated. The PILOTS must be allocated to each taxing district according to their proportionate share of ad valorem property taxes. 353.110.4, RSMo.

Application/Approval Procedure

Urban Redevelopment Corporations have the power to operate one or more redevelopment projects; however such projects must be pursuant to a development plan which has been authorized by the city after holding a public hearing on the development plan. 353.060, RSMo. It may acquire property in its own name or in the name of nominees by gift, grant, lease, purchase, or otherwise. 353.130, RSMo. It may borrow funds and secure the repayment by mortgage. 353.150, RSMo.

Urban Redevelopment Corporations are required to maintain reserves for depreciation, obsolescence and the payment of taxes. 353.090, RSMo. The purpose of this requirement is to ensure that the redevelopment does not become blighted again.

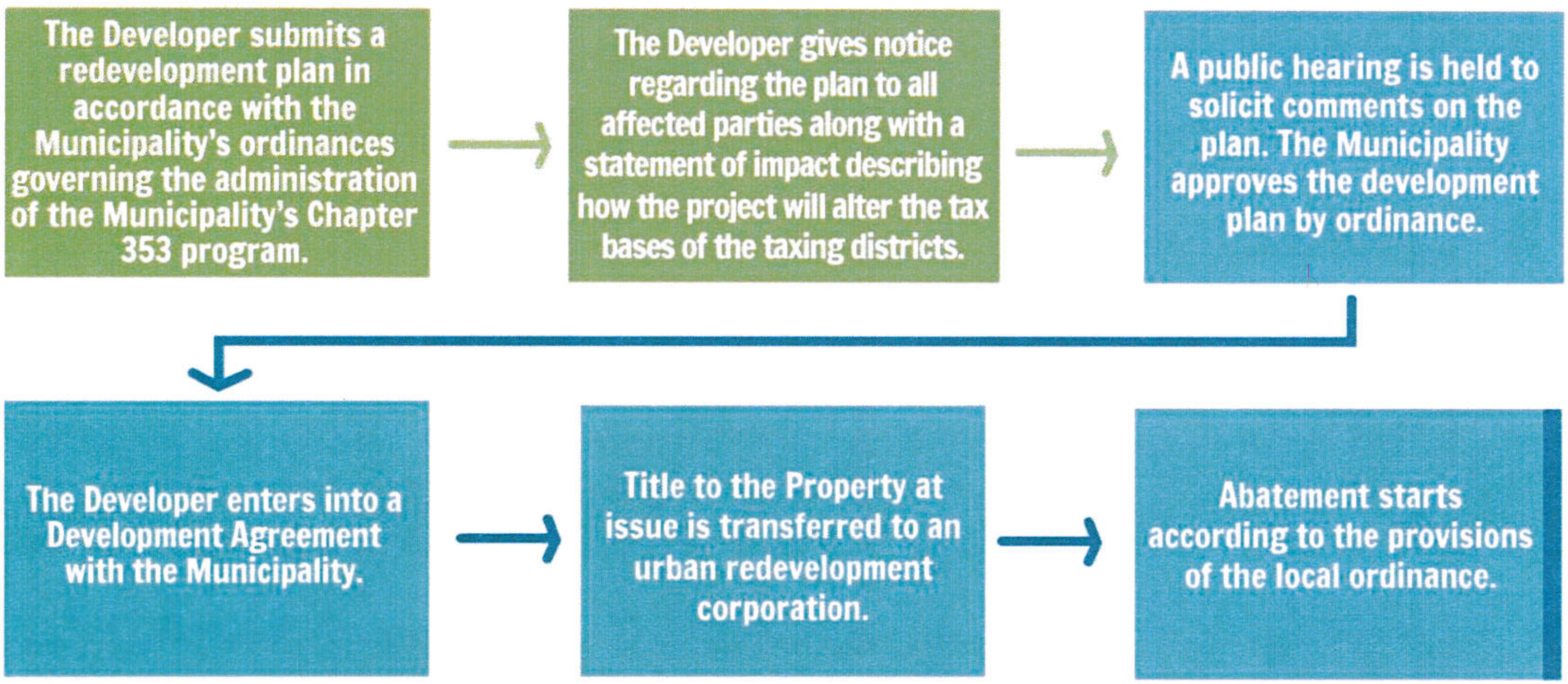
Special Program Requirements

The Urban Redevelopment Corporation must carefully plan the point in time at which it takes title to real property to ensure that it maximizes the benefits of 353 tax abatement. The 25 years starts to run as soon as the Urban Redevelopment Corporation takes title. Unless the current improvements on the real property have a significant assessed value, the Urban Redevelopment Corporation should not take title to the real property until the improvements to be made under the redevelopment project are completed. Until that time, title to the real property may be held by a related entity.

Revised November 2007

353 Flowchart

Chapter 353 Tax Abatement



Missouri Department of
Economic Development

Tax Abatement Chapter 353 - Redevelopment

OVERVIEW

Chapter 353 tax abatement is an incentive allowed by Missouri law to encourage the redevelopment of blighted areas through the abatement of real property taxes and, where appropriate, the use of eminent domain. To be eligible for tax abatement, either the city or a private entity must form a 353 Urban Redevelopment Corporation (353 Corporation) pursuant to the Urban Redevelopment Corporations Law (Chapter 353) of the Revised Statutes of Missouri.

Under Chapter 353, tax abatement on real property taxes is available for a period up to 25 years. During the first 10 years, the property may be exempt from paying real property taxes except in the amount of real property taxes assessed on the land, exclusive of improvements, during the calendar year preceding the calendar year during which the 353 Corporation acquired title to the real property. During the next 15 years, the real property may be assessed up to 50% of its true value. Under Chapter 353, tax abatement is not available for personal property taxes such as equipment or machinery. The length of time abatements shall be permitted will be outlined for each area or project designated.

Payments in lieu of taxes (PILOTS) may be imposed on the 353 Corporation or private entity by contract with the city. PILOTS are paid on an annual basis to replace all or part of the real estate taxes which are abated.

STATUTORY REQUIREMENTS

Tax abatement is only available to a 353 Corporation pursuant to the Urban Redevelopment Corporations Law. In order to implement a Chapter 353 tax abatement district, the city may establish the Kearney Municipal Redevelopment Corporation or, if appropriate, the property owner may its own Urban Redevelopment Corporation. Tax abatement is only extended to real property that has been found to be a "blighted area" by the city. Real property may be found to be blighted even though it contains improvements, which by themselves do not constitute blight. Tax abatement may also be extended to a tract of real property, which by itself does not meet the definition of a blighted area if such tract is necessary to the redevelopment project and the area on a whole constitutes a blighted area.

POLICY GUIDELINES

In accordance with Missouri law, the City of Kearney will consider in its discretion the granting of Chapter 353 partial real property tax abatement within established boundaries approved by the Board of Aldermen. In addition to this statutory requirement, each of the following criteria should be satisfied:

1. Show a clear demonstration of public purpose and economic benefit through the advancement of the city's economic development goals which include expanding the tax base, creating quality jobs, providing development absent or insufficient in the city, and spurring development or redevelopment in targeted city locations.

2. Demonstrate the project would not occur "but for" the incentives offered. The incentive should make a difference in determining the decision of the property owner to improve the property.

3. Include evidence that the property owner has the financial ability and capacity to complete the project.
4. Include a capital investment as outlined within the abatement guidelines of each Redevelopment Area established by the Board of Aldermen.

5. Be compatible with the specific location and the surrounding area. The proposed use must be clean, nonpolluting and consistent with all development ordinances and codes. The applicant is responsible for conducting all necessary environmental audits and taking any and all remedial action necessary as required by the city or any other governmental entity.

6. The improvements included within the request for abatement for commercial properties shall be at least 50% exterior improvements so as to be visible to the public.

7. Payments in lieu of taxes (PILOTS) may be imposed by the city and paid by the property owner if deemed appropriate for the project. PILOTS are paid on an annual basis to replace all or part of the real estate taxes, which are abated. PILOTS shall be made to the County Collector by December 31st of each year. The City Clerk shall furnish the Collector with a copy of the agreement by which the PILOTS are imposed. The PILOTS must be allocated to each taxing district according to their proportionate share of ad valorem property taxes. 353.110.4, RSMo.

omply with the statutory requirements set forth in Sections 353.010 – 353.150 RSMo.

9. Properties receiving tax abatement must be maintained in compliance with minimum standards, codes, and ordinances of the city.

10. Upon determination that the provisions within the development plan are not being satisfied (i.e. use, operate, maintain), the city may proceed with revocation of tax abatement.

11. Subject to the statutory requirements of Chapter 353, applications for Chapter 353 partial real property tax abatement may be approved where not all of the above criteria are met if the application clearly demonstrates that the project, as a whole, is of important economic interest to the city. Because the approval of such partial real property tax abatement is granted within the discretion of the Board of Aldermen, an application's satisfaction of the above criteria does not guarantee that Board of Aldermen approval will be granted. Projects that produce other forms of additional revenue (e.g., an increase in city's sales tax revenue) may be considered for a longer tax abatement period upon Board of Aldermen approval.

GENERAL ABATEMENT PROCEDURES

Development Plan: Urban redevelopment corporations have the power to operate one or more redevelopment projects pursuant to a development plan which has been authorized by the city after holding a public hearing. The city may assist in the preparation of a development plan. The city must make a finding of blight regarding the area included within the development plan.

It is anticipated that each redevelopment area may have several projects; the number, location and construction details of which may not be determined at the time of the application. Developers and/or property owners shall prepare a project plan for each project that will implement the development plan approved for the redevelopment area. Each project plan will require its own public hearing and approval by the Board of Aldermen. The city may require that substantial changes to the overall development plan after the development plan is approved must be accomplished by an amendment to the development plan.

Tax Impact Analysis: The Missouri State Statute requires the governing body to hold a public hearing regarding any proposed development plan. Before the public hearing, the governing body must furnish to the political entities whose boundaries include any portion of the property to be affected by tax abatement notice of the scheduled public hearing and a written statement of the impact on ad valorem taxes such tax abatement will have on the taxing entities. When establishing a redevelopment area with several properties, a tax impact analysis will be prepared at the time the specific project is considered by the Board of Aldermen.

Abatement Program: Once a project has been approved, and the redevelopment corporation has taken title to real property, that real property shall not be subject to assessment or payment of general ad valorem taxes for a period of 10 years after the date upon which the corporation became owner of such property, except the amount of the assessed value of the land exclusive of improvements determined by the County Assessor during the calendar year preceding the calendar year in which the corporation acquired title to the property.

The city may, as included within a project's development performance agreement allow abatement for up to the next 15-year period of 50% of the actual assessed value on land and improvements. The Board of Aldermen shall determine the length of time for this period of abatement based upon the amount of investment and adherence to the policy guidelines. A standard abatement period during this second period shall be from 1 to 5 years except as allowed within the policy guidelines above.

CITY APPLICATION & APPROVAL PROCESS

Applications for the program will be accepted by the city staff on behalf of the 353 Corporation. A final application may then be submitted to the city for processing.

ACCOUNTABILITY

A development performance agreement, among the city, the property owner and the 353 Corporation, will be required to describe the obligations to carry out the development plan. Among the provisions that are included in the development performance agreement are procedures for acquiring property, the tax abatement period, the schedule for construction, and procedures for the transfer of title to the property. The agreement shall require that an annual report be submitted to the city on or before March 1 following the end date of construction. Each year that the abatement is in place, a report must be submitted to the city on or before March 1. The report shall cover the time period of January 1 December 31 of the previous year and include a detailed accounting and status of the project.

Contact:

Carolyn Yatsook, Economic Development Director

cyatsook@kearneymo.us

816.551.3008

HOW MUCH COULD I SAVE IN TAXES?

The tax savings provided by the abatement will vary depending on the property.

To estimate potential tax savings, it is important to know:

1. If the property is assessed as residential or commercial.
2. And the property's assessed value, both with and without structures (i.e. homes and other buildings).

This information can be found on the Cass County Assessors site, by doing a property search.

With this information estimated tax savings can be calculated as shown in the example below.

Residential Property Example
Total Assessed Value = $50,000
Land Assessed Value = $15,000
Residential Tax Rate = 6.7123

Without Abatement:
(50,000/100)6.7123 = $3,356.15

With Abatement:
(15,000/100)6.7123 = $1,0006.86

APPLICATIONS & ADDITIONAL INFORMATION AVAILABLE AT

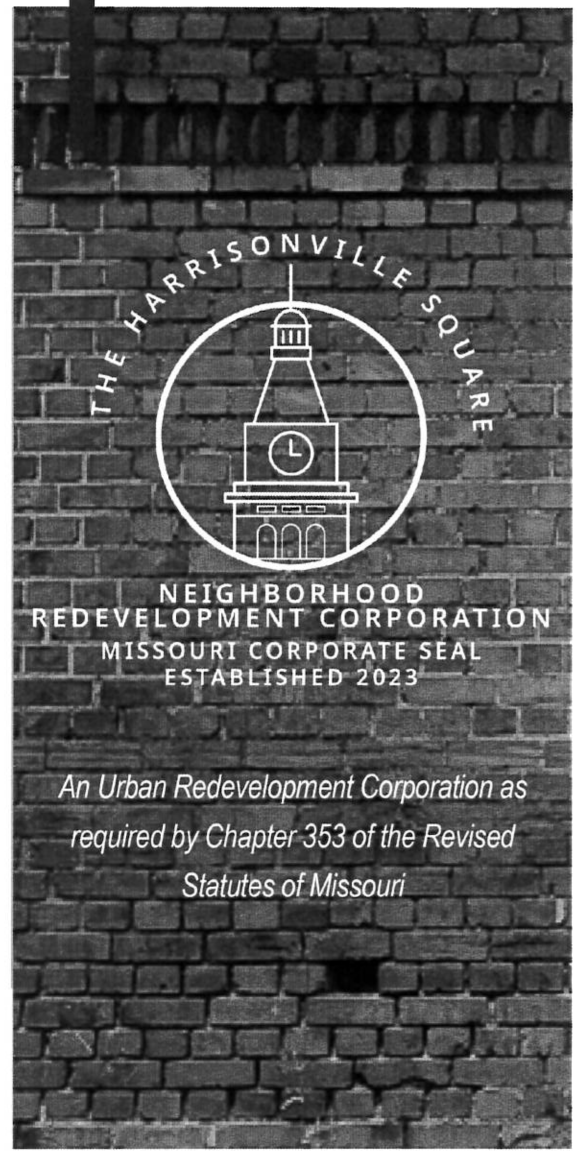
CITY OF HARRISONVIILLE
DEPARTMENT OF COMMUNITY DEVELOPMENT
300 E PEARL STREET
HARRISONVILLE MO 64701

MONDAY THROUGH FRIDAY
8 A.M. TO 5 P.M.

816-380-8958

HARRISONVILLE.COM/22/COMMUNITY-DEVELOPMENT

CHAPTER 353 TAX ABATEMENT PROGRAM



WHAT IS CHAPTER 353 TAX ABATEMENT?

Chapter 353 tax abatement is an incentive allowed by Missouri law to encourage the revitalization of both residential and commercial properties located within specific areas that have been determined as blighted.

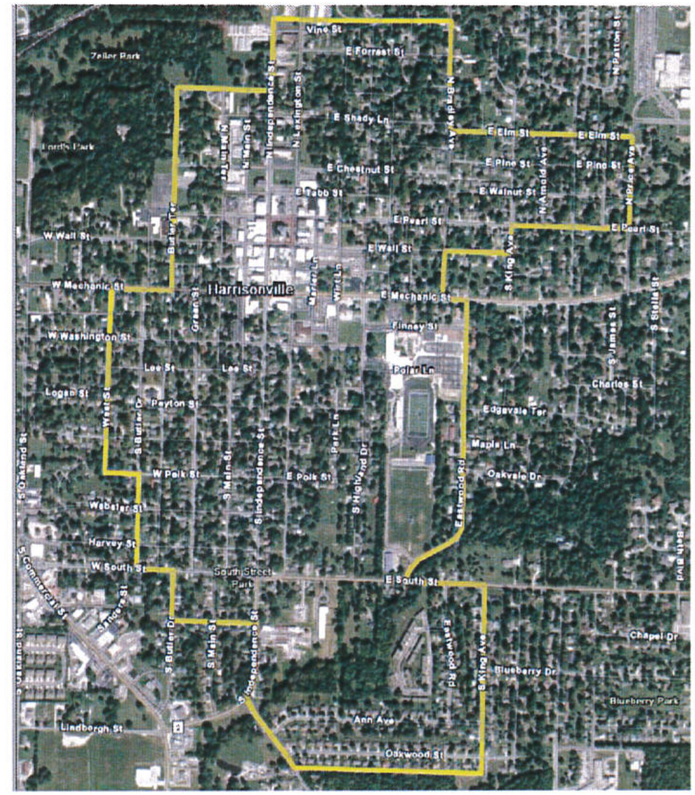
Property owners in qualifying areas can submit projects to rehabilitate or redevelop their properties by completing an abatement application. If the project is approved and all requirements of the abatement agreement are met, real property taxes, except in the amount of real property taxes assessed on the land, will be paused for the desginated period of time.

Commercial properties qualify for 10 years of this real property tax pause and residential properties qualify for 5 years.

These tax savings can help property owners recoup some of the improvement costs over time.

DOES MY PROJECT QUALIFY?

Rehabilitation or redevelopment projects may qualify if they meet the this criteria.



The property to be improved must be located within the approved area outlined in yellow.

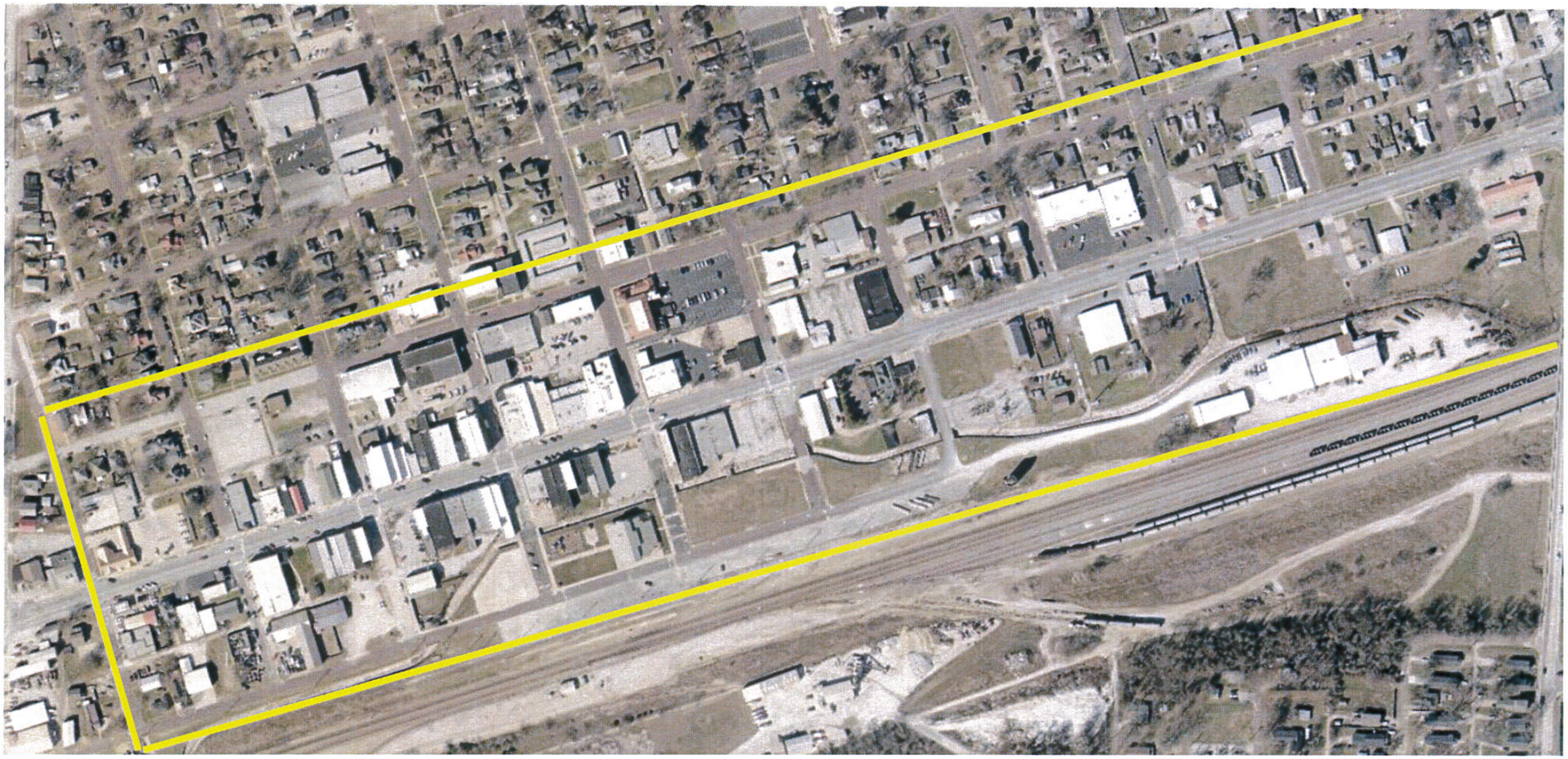
The planned project should meet the minimim investment amount to qualify for the program according to the property type.

- Commercial properties require a minimum investment of $100,000 that include a mix of both exterior and interior improvements.
- Residential properties require a minimum investment of $10,000, with at least $5,000 of that total cost for exterior improvements.

Project costs can include supplies and labor for improvements like:

- Exterior: Site work, landscaping, fencing, paint, siding, roofing, masonry, decking, chimney repair, windows, doors
- Interior: Electrical, plumbing, flooring, paint, heating/HVAC, insulation, stairs, bathrooms

The program cannot be used to for converting owner-occupied units into rental units or to subdivide existing rental properties into a larger number of units.



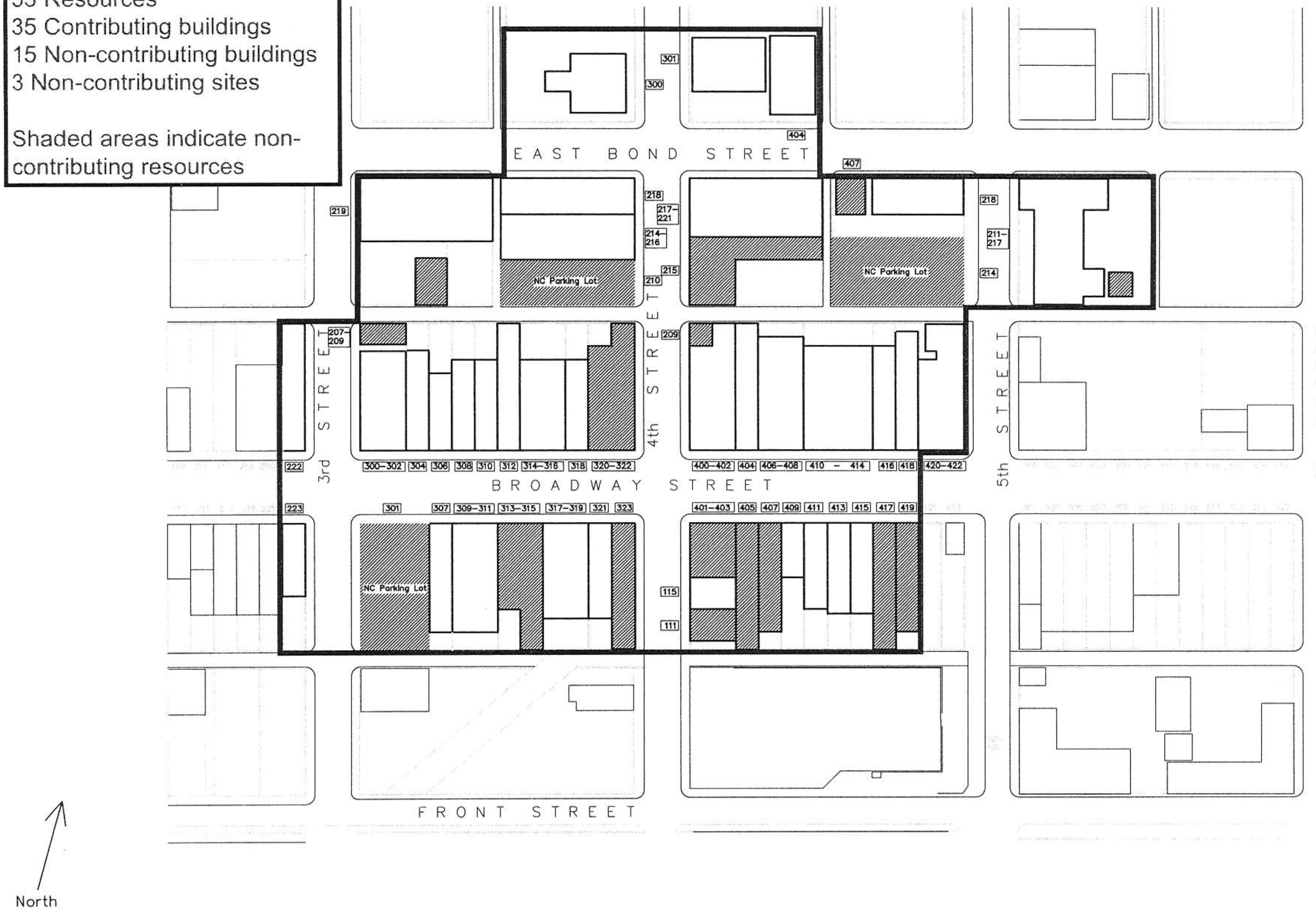
District:

- Central Avenue
- 13^{th} Street
- Bond Street
- Front Street

Downtown Monett Historic District

Resource Count:
51 Properties
53 Resources
35 Contributing buildings
15 Non-contributing buildings
3 Non-contributing sites

Shaded areas indicate non-contributing resources



CASEY ARCHITECTURE

Center City Plan - Monett, MO
Proposed Historic District - Boundaries

January 29, 2014

James R. Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.cityofmonett.com
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

Staff Report

To: Mayor and Commissioners

From: Skip Schaller, PE

Date: 6/24/2025

Re: Awarding AMI Project

GENERAL INFORMATION

This is information for the Council to review in a work session to be able to approve the contract for purchasing a AMI system from Westco.

PROPOSAL

To review a proposal for AMI electric and water meters, infrastructure, and software. The estimated total for the overall project is $2,741,603.40. This number could change some as we are finalizing the contract, I do not expect it to go up.

RECOMMENDATION

I recommend accepting the package from Wesco consisting of Itron/Tantalus electric meters and Badger water meters. Talking with other cities about using these meters resulted in good reviews. Tantalus/Badger also was the low bid overall. I will have a final contract for counc

ATTACHMENTS

Wesco Award Letter

Vendor Tabulation

Original RFP for Project

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Request for Proposal

City of Monett

Advanced Metering Infrastructure System

Prepared By:
Toth and Associates, Inc.
Adam Toth

& ASSOCIATES

Phone:	1550 E. Republic Road	Fax:
417-888-0645	Springfield, MO 65804	417-888-0657

Monett Utility Department
Monett, Missouri

AMI REQUEST FOR PROPOSAL

Table of Contents

Monett Utility Department
Monett, Missouri

AMI REQUEST FOR PROPOSAL

Advanced Metering Infrastructure System

I. INSTRUCTIONS TO RESPONDENTS

A. Introduction

The Monett Utility Department, (Monett), is a municipally owned provider located in Monett, Missouri. Monett provides electric, water and wastewater services to the city of Monett.

The City of Monett has a population of approximately 9,000. Unlike many cities of this size, they have a large industrial customer electric load. Monett has an extensive fiber network which may be helpful in the backhaul of data. Monett currently has a drive by meter reading system.

Monett issues this Request for Proposal (RFP) for a Radio Frequency (RF) Advanced Metering Infrastructure (AMI) system for all electric and water meters. Monett is requesting the system use either a mesh communications system, point to multipoint system, cellular or a hybrid solution to provide metering data to its Caselle billing system, and other tools used to assist in serving customers. The project team includes staff from Monett and Toth and Associates, Inc. (TOTH). TOTH has been contracted to provide consulting services for this project. TOTH's primary contact person is Jason Fontaine.

B. RFP Schedule

November 20, 2024 – Issue RFP
December 15, 2024 – Deadline for Final Questions
December 20, 2024 – Final Addendum by TOTH (if needed)
January 15, 2025 - 2:00 pm Proposals Due
January 31, 2025 – Estimated Evaluation and Selection Completion Date

C. Instructions for Submitting Proposals

Proposals shall be emailed to Jason Fontaine and must be received by the due date and time.

jfontaine@tothassociates.com

All proposals must be received by January 15, 2025 at 2:00 pm and include the following completed information:

- Vendor Information Cover Letter
- Executive Summary
- Technical Proposal
- Proposal Pricing
- Summary
- Additional Information
- Complete set of specifications and typical drawings, including dimensions
- Design calculations and data
- Operating characteristics
- Interface descriptions, and such information as is required or specified to enable a thorough understanding of the products and services provided.
- Respondent Qualifications
- Respondent Submission Form
- Affidavit of Compliance
- Statement of No Proposal

(Failure to comply may result in rejection of the proposal)

Monett and TOTH reserves the right to reject all or part of any proposal, to waive a technical defect in proposals, and to select the proposal(s) deemed most advantageous to Monett.

Late Proposals

Proposals or unsolicited amendments to proposals arriving after the closing date and time **will not be considered.**

Any items that are clearly necessary for satisfactory performance shall be considered as part of the contract even though they were not directly specified. Such items shall be noted by the Respondent and included in the Proposal response – and subsequently made part of any contract.

D. Questions and Communication

All contact, inquiries, and substantive questions regarding this RFP must be submitted in written form and emailed to:
Jason Fontaine, jfontaine@tothassociates.com.

Communications concerning this solicitation between prospective Respondents, their agents and/or representatives, and any member of Monett, is expressly prohibited. All questions and responses will be provided to Respondents in a formal addendum.

Misinterpretation of specifications shall not relieve the Respondent of responsibility to perform service(s) or provide product(s). Questions submitted after the deadline will not be answered. Failure to submit questions or to otherwise seek clarification(s) by the deadline for submitting questions shall constitute a waiver of any potential claim by the Respondent.

If any questions or responses require revisions to this solicitation as it was originally published, such revisions will be by formal Addenda only. Respondents are cautioned that any written, electronic, or oral representations made by any Monett representative or other person that appear to change materially any portion of the solicitation shall not be relied upon unless subsequently ratified by a written Addendum to this solicitation issued by Jason Fontaine.

II. SYSTEM OVERVIEW

Monett provides electrical power to approximately 4,992 meters and water to approximately 4,483 meters. Monett generally provides water and electric service but has some water-only consumers. Single phase electric meters are Itron, polyphase are Itron Centron Poly. For water services 2” and above, Elster EvoQ4 meters are used, otherwise it is Elster SM 700 meters.

Upon request, Monett will provide each Respondent a file containing the estimated meter location data to assure an accurate system design. After award notification, Monett will work with the selected vendor to provide a more specific inventory of meter forms before ordering equipment. Monett will retain ownership of meters and equipment removed from service.

Monett's approximate quantity of electric meters: 4,992

- 2S: 4,465
- 8-9S: 201
- 14-17S CL200: 128
- 12S: 66
- 4S: 42
- 2S CL 320: 30
- 5S/45S: 24
- 1S: 12
- 3S: 12
- 6S/36S: 8
- 14-17S CL320: 4

Monett's approximate quantity of active water meters: 4,621

- 5/8": 4,100
- 3/4": 40
- 1": 161
- 2": 140
- 4": 28
- 6": 10
- 8": 4

Monett's existing water meters utilize Itron ERT modules. Monett is open to purchasing all new water meters or changing the modules on the current meters where possible.

Monett has a fiber backbone system connecting their four substations, water towers and other facilities. Upon request, Monett will provide each Respondent a file containing available tower locations within their territory as well as substation locations. Monett's preference is to utilize these tower locations or towers within existing substations, rather than cellular towers to minimize costs.

III. SUBMISSION OF PROPOSAL

A. Cover Letter

B. Executive Summary

- Respondent's scope of the proposed solution
- Recommended business relationship with Monett

- Technology overview
- Description of corporate qualifications, including prior projects and a summary of the company’s or parent company’s financial records showing financial soundness
- Description of demonstrated deployment procedures, proposed project organization and key personnel
- Proposed deployment schedule

Failure to adequately comply with any of the following requirements listed in the RFP, as determined by Monett, may deem the Respondent non-responsive.

C. Technical Proposal

Respondent must provide the following:

1. Description of the technical aspects of their product and/or service offering. Respondents should pay particular attention to describing clearly and concisely the functional and performance benefits of their offering.

2. Detailed diagrams of the proposed System.
    - Include in the diagram(s) all major computer/network hardware proposed.
    - Major hardware to show (if proposed) may include servers, operator stations, the connection to the wide area network for substation communications, the connection to serial or Ethernet communication channels, front-end processors (FEPs), Towers, Routers, Collectors, etc.

3. Detailed list of deliverables for the proposed System.
    - Include all hardware, software, etc. to be provided by the Respondent. Be sure to list actual software application/module names and server and client software license quantities included. Unless license quantities are included, an enterprise-wide license is assumed that allows unlimited concurrent users of the software, unlimited view windows for any user stations, and unlimited server licenses to conduct Monett’s business.

D. Proposed Pricing

1. Include pricing information in this section. The AMI base system must meet the following minimum specifications:

    - Include a two-way Radio Frequency network communications system and/or cellular,

- All devices in the Radio Frequency network must be self-registering at time of installation,
- The Radio Frequency network routing must be dynamic and self-healing,
- Daily retrieval of all electric and water meter data must have at least 99.5% of all meters successfully read each day without estimation,
- The system must have the ability to provide interval electric data at 5, 15, 30, or 60 minute intervals for each meter for kWh delivered, kWh received, kW, voltage, and power factor (or kVARh or kVAh) and 5, 15, 30, or 60 minute interval water meter data,
- Time stamp of readings and actual endpoint reading time must be within one minute of the system reference time (e.g., National Institute of Standards and Technology),
- The system must support advanced electric metering functions such as demand, time of use (TOU), time of use demands, load profiling, multi-channel capability (e.g., KVA, KVARh), and pre-pay.
- The electric meters must be able to display not only kWh data on their displays but also residential demand data in case Monett decides to implement a residential demand rate. Thus, the electric meters must also be able to provide a monthly 15-minute peak demand for all customers for billing purposes.
- The cost to include an internal disconnect switch or breaker on all non-CT residential electric meters. Respondent must also provide a statement of the current limiting functionality of the electric meters.
- Pricing shall be based upon the Respondent paying prevailing wages.

2. Include the annual costs of the Respondent’s proposed solution. These annual costs must be complete and include any or all of the following items or any additional cost not listed above or below:

   - Annual fees which may include software license fees, support fees, training fees, etc. Include maintenance / support agreement options and terms.
   - Tabulation of Annual fees by year for the next 10 years.
   - Any fees associated with upgrades of equipment or technology of any third-party vendor.
   - The annual cost of any firmware upgrades. The Respondent must detail the process necessary to upgrade firmware, the number of hours Monett should expect to contract out or spend internally to upgrade the system, and a total cost of the upgrade. Include all

fixed and annual costs for any third-party solutions.

3. In addition to providing a proposal for a base system, please include the additional cost for the following options:

   Option 1

   The cost for the Respondent to deploy all meters, except for CT metered services (to be installed by Monett), to create a turnkey solution.

   a. The cost shall include photos of the old meter installation, the empty socket, and the new meter after installation for each meter.
   b. The cost shall also include daily progress updates provided in a CSV file format containing all data fields necessary to update Monett's Caselle Billing System as well as GPS coordinates of each exchanged meter's location.
   c. The cost must NOT include repairs of bad meter sockets and services. Respondent must notify Monett of all suspected bad meter sockets and services.
   d. The sockets are owned by the customer.

   Option 2

   The cost differential of providing a hosted versus a cloud storage solution. This cost should include both the fixed cost and annual cost differential. The solution should be capable of storing two years of the following data:

   a. 5-minute interval
      i. Electric: KW demand
   b. 15-minute interval
      i. Electric: kwh, volts, amps, power factor
      ii. Water: units
      iii. All alarm and event data

   Option 3

   Any additional cost to guarantee a 99.5% Daily System Interval Data Collection Success Rate (DSIDCSR) on all electric and water interval data reads and 99.5% success rate on on-demand from the office one time reads.

E. Summary

Respondent must provide a one-page summary describing why their proposal is the best choice for Monett.

IV. ADDITIONAL INFORMATION

Respondent must provide a detailed response to each of the following items. The responses to this section shall be divided using tabs and must be labeled to correspond with each request (a-bb).

a. Annual reports and financial statements for the previous three (3) years for the vendor's company and parent company

b. Project plans, deployment schedules, and resumes of key personnel. Detail what level of project management is included in the proposal

b. Quantity of installations the Respondent has of the same solution at other utilities. This number should only include Radio Frequency systems utilizing the same name and technology as the proposed solution.

c. Three references of similar sized electric and/or water municipal utilities within close proximity to Monett that are already utilizing the Respondent's solution.

d. Third-party vendors that will be involved in this project and the relationship that they will have with the Respondent and with Monett.

e. Training course descriptions, requirements, and costs.

f. The base AMI system price must include coverage of all meters. (Meter locations will be provided.) A meter must consistently maintain a minimum communication performance level to be deemed 'covered' by Monett. Monett will use Daily Meter Interval Data Collection Success Rate (DMIDCSR) as the measure of individual meter communication performance. The DMIDCSR is defined as the percentage of interval data that is successfully collected for a given day for a given meter compared to the amount of interval data possible during the same period. If a meter's daily average DMIDCSR drops below 50% for a 5-day period, it will be deemed non-compliant with the 100% coverage requirement.
    - Describe how the Respondent typically determines whether a meter is considered 'covered' and how it compares to Monett's definition of a 'covered' meter.
    - Describe the Respondent's understanding and commitment to the 100% coverage requirement.
    - Describe the Respondent's plan to address non-compliant meters such that 100% coverage is achieved (at no additional cost to Monett) prior to the conclusion of the project. Monett has no interest in making investments relating to 100% coverage over and above what is quoted in the AMI system base price in this RFP.

g. The base AMI system price must include everything necessary to maintain a DSIDCSR of 99.5%. The DSIDCSR is defined as the percentage of interval data that is successfully collected for a given day for all AMI meters compared to the amount of interval data possible during the same period.
   - Describe the Respondent's typical DSIDCSR for other customers
   - Describe the Respondent's commitment/guarantee to achieve Monett's minimum DSIDCSR
   - Describe the Respondent's plan to address non-compliance with the DSIDCSR requirement such that 99.5% success is maintained for a 30-day period after all meters are deployed. This shall be included in the AMI system base price and will be at no additional cost to Monett.

h. Describe the AMI system's capabilities to integrate with third-party electric and water distribution equipment, such as electric breakers, reclosers, and water flow meters. Describe specific details on how third-party equipment can be integrated and any associated costs for integration.

i. Describe the radio frequency that the Respondent's system will utilize. Identify whether the radio frequency is an unlicensed or paid channel. If the system utilizes a paid frequency, provide the cost to Monett.

j. Clearly define the warranty program and RMA procedures.

k. Describe the AMI's ability, necessary steps and cost to integrate with the Caselle Billing System to provide the following functionality:
   - Monthly meter reads for calculation of bills for all electric and water meters
   - On-demand reads of water and electric meters
   - Disconnect for non-payment for overdue electric services
   - Automatic reconnection of electric services upon payment of overdue bills or restoration of prepaid balance.

l. Describe how the AMI will integrate with an Outage Management System (OMS). Does the Respondent have an OMS solution? Provide the additional cost for providing an OMS solution to Monett.

m. Monett is willing to consider MDM options from the AMI provider. Describe the Respondent's system and provide the additional cost.
   - Include in response the frequency with which the AMI system will deliver interval data to the MDMS. Monett considers this to be an important measure of the performance capabilities of an AMI network and would prefer a solution with minimal delay in the delivery of interval data to the MDMS.

n. Describe the amount of time meter registration takes after installation of a new meter. Describe the system's ability to detect an orphan meter, a meter whose reference number was not input or properly input into the metering software.

o. Describe the system's self-healing process and the time it takes to complete.

p. Describe the system's last gasp functionality for outage notification. Describe configurability of the time delay between an outage event and notification passed to the OMS. Describe what level of success rate should be expected for last-gasp messages to reach the OMS in less than one minute from outage occurrence.

q. Describe which equipment have batteries, the expected life of those batteries, and the normal run time for each type of device after loss of power. Describe what system configuration parameters affect battery life in water meters. Describe what parameters are used for the stated life-expectancy of the water meter batteries.

r. List the software requirements or limitations to view metering data offsite, i.e., browser requirements, etc. Disclose whether data can be viewed offsite on a tablet or smartphone: Windows, Android, Apple.

s. Provide the lead time between awarding this project and beginning system implementation.

t. Provide a list of all meter vendors which are compatible with the system and any additional cost of any modules or equipment required for compatibility. Provide a list of which meters are plug and play with the system. Provide the recommended maintenance schedule and expected battery life for each type of meter. Provide a lead time for future meter reorders.

u. Describe each meter type's ability to handle distributed generation. Disclose whether the standard meters are bi-directional or not. Describe the meter's capability with recording how many kWh were consumed by the user and how many were generated within an interval. Provide the additional cost for bi-directional meters.

v. REMOVED.

w. Include a discussion of the system's ability to handle prepaid metering. Describe whether there are any additional costs from the Respondent associated with implementing a prepaid metering rate.

x. Include a discussion of the system's security.

- What mechanisms are in place to prevent installation of malicious firmware on AMI components—meters, repeaters, collectors, etc.?
- What mechanisms are in place to prevent 'bricking' of AMI components through malicious firmware?
- In the event of the discovery of a vulnerability that allows attackers to operate meters' internal disconnect switches, is there a process by which Monett staff can physically disable meters' disconnect switches to mitigate the potential impact of the vulnerability? Please describe the process.
- What protections are in place to prevent an attacker from locking the utility out of its own AMI network?
- What techniques are used to prevent unauthorized manipulation of meter data as it passes through the AMI network?
- What projections are in place to prevent unauthorized manipulation of AMI component configurations?
- Does the AMI system require multi-factor authentication prior to execution of meter disconnects?
- If a billing representative's login credentials are stolen, what mechanisms are in place to prevent an attacker from using those credentials to disconnect all meters?
- Provide a past example of a security breach, and how you addressed it.

y. Include a discussion of the tools and software required to test and reset meters at Monett's operations center.

z. The Respondent will be responsible for communicating with Monett customers. A list of accounts with phone numbers will be provided. Include a discussion of the communication approach, including the use of mailers, door hangers, etc.

aa. Describe how working hours of 7:00 am to 7:00 pm but not after sunset would impact Respondent proposal.

bb. Include any additional relevant material needed to illuminate proposal content.

V. SELECTION PROCESS

There will not be a public opening of proposals. Any Respondent questions, after submittal, are to be directed to the primary point of contact, Jason Fontaine.

Upon proposal reviews, Monett's project team may raise issues/questions with Respondents at any time to facilitate an efficient and accurate selection process. Monett reserves the right to modify this process at any time, including rejecting any and all proposals.

To keep the cost structure as low as possible and expedite the selection and implementation process, Monett prefers to select a vendor based on their standard product offering with no system customization involved. This RFP provides a high-level description of functional requirements that Monett is seeking, a quantity of meter locations, type of meters, and other relevant information that will allow the vendor to propose their most appropriate solution/product. The overall price of the future AMI system is very important. Prices will be evaluated along with system functionality and terms and conditions.

The selection process will be as follows:

- Respondents prepare responses to the RFP.
- All respondent questions regarding the RFP must be submitted in writing and emailed to Jason Fontaine.
- Questions and answers will be provided to all Respondents in an addendum form.
- Respondents create proposals and submit via email to Jason Fontaine, by the due date and time stated in RFP.
- Review of proposals by Monett and TOTH.
- Respondent will submit a standard contract for Monett's review. After reviewing and possibly editing the proposed contract, Monett and the selected vendor will sign the contract. Considering Monett is not asking for unique specifications and functionality, it is expected that the contracting process will be very efficient.

VI. STANDARD TERMS AND CONDITIONS

A. Anti-Discrimination

- By submitting their proposals, Respondents certify to Monett that they will conform to the provisions of the MO Human Rights Act, Chapter 213 RSMo.
- During the performance of the contract, the RESPONDENT agrees as follows: The RESPONDENT will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities except where religion, sex, or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the RESPONDENT.

B. Applicable License, Laws, and Permits

The RESPONDENT shall be responsible for obtaining all licenses and permits to fulfill this bid proposal and shall comply with all laws, ordinances, rules, and regulations of the jurisdiction in which the Work may be performed.

C. Assignment of Interest

The RESPONDENT shall not assign any interest in any resulting contract and shall not transfer any interest in the same without written consent of Monett, of which Monett shall be under no obligation to grant.

D. Availability of Funds

It is understood and agreed between the parties herein that Monett shall be bound hereunder only to the extent of the funds available, or which may hereafter become available for the purpose of this agreement.

E. Bonds

For some projects assigned to the RESPONDENT, depending on cost and complexity, Monett may require an acceptable performance Bond. The Respondent shall assume a performance bond will be required for this RFP. The cost of any required bonds will be treated as a separate line item in the cost estimate of the project.

F. Cancellation

Monett may cancel this solicitation or any ensuing contract at any time and for any reason.

G. Conflicting Terms

The terms and conditions contained in this solicitation shall control any contract arising from an award of this solicitation. Any proposed terms and conditions, including any for a contract that the Respondent proposes to use, shall be submitted as part of the Respondent's offer to sell. Terms and conditions submitted by a Respondent after the deadline for submitting offers to sell will be rejected and the Respondent will be held to the terms and conditions contained herein. Contract award is contingent on the Respondent and Monett agreeing on mutually acceptable terms and conditions. To the extent that a conflict arises or is found to exist between this RFP, including any addenda thereto, and Respondent's response to this RFP, this RFP, including the terms, conditions and specifications contained in this RFP and any addenda thereto shall in all cases prevail.

H. Debarment Status

By submitting their proposals, Respondents certify that they are not currently debarred by the State of Missouri from submitting proposals on contracts for the type of goods and/or services covered by this solicitation, nor are they an agent of any person or entity that is currently so debarred.

I. Governing Law

Notwithstanding Respondent's submitted terms and conditions to the contrary, this solicitation and any resulting contract shall be governed in all respects by the laws of

Missouri and any litigation with respect thereto shall be brought in the courts of Barry County, Missouri. The RESPONDENT shall also comply with all applicable federal, state and local laws, rules, and regulations.

J. Immigration Reform and Control Act of 1986

By submitting their proposal, Respondents certify that they do not and will not during the performance of this contract employ illegal alien workers or otherwise violate the provisions of the federal Immigration Reform and Control Act.

K. Insurance Requirements

- The RESPONDENT shall at the time of execution of this contract, file with Monett a Certificate of Insurance, which shall evidence all insurance coverage as required herein, and evidence of payment of premiums thereon. Notice of cancellation of insurance policies will be provided in accordance with insurance policy provisions. Upon any change in insurance policies, the RESPONDENT shall immediately provide Monett with an updated Certificate of Insurance. All certificates and notices shall be sent to: Jason Fontaine - jfontaine@tothassociates.com.
- Nothing contained in these insurance requirements is to be construed as limiting the extent of the RESPONDENT's responsibility for payment of damages resulting from his/her operations under this Contract.
- The RESPONDENT shall maintain insurance in force at all times during the term of this agreement at the minimum amounts and types as indicated:

Coverage Afforded		**Limits of Liability**
Worker's Compensation	Accident	$1,000,000 each occurrence
	Disease	$1,000,000 policy limit
	Disease	$1,000,000 each employee
Commercial General Liability	Combined Single Limit	$1,000,000 each occurrence
	Combined Single Limit	$2,000,000 annual aggregate
Automobile Liability	Combined Single Limit	$1,000,000 each occurrence
Umbrella Policy		$1,000,000 annual aggregate

L. Precedence of Terms

These standard terms and conditions shall apply in all instances. In the event there is a conflict between any of the other standard terms and conditions and any special terms and conditions in this solicitation, the special terms and conditions shall apply.

M. Qualification of Consideration

Monett may make such reasonable investigations as deemed proper and necessary to determine the ability of the Respondent to carry out the obligations of the contract and the Respondent shall furnish to Monett all such information and data for this purpose as may be requested. Monett reserves the right to reject any proposal if the evidence submitted by, or investigations of, such Respondent fails to satisfy Monett that such Respondent is properly qualified to carry out the obligations of the contract.

N. Taxes

Monett is exempt from Federal Excise Taxes, and Missouri State Sales and Use Taxes. Monett's federal tax identification number is 44-6000225.

O. Warranty

The RESPONDENT shall expressly represent, warrant and agree that all goods, equipment, machinery, materials, services, or work provided or performed on or off commission premises relative to this proposal will:

- Conform in all respects to Monett's specifications, requirements, or other descriptions;
- Conform to all applicable local, state, and federal laws and regulations;
- Be of good quality, of good workmanship, and free from material defects of any kind or nature whatsoever under conditions of normal use;"
- Additionally, any usage statement, guarantee, or warranty stated in the proposal relating to equipment, materials, service, or work will be superseded by the terms and conditions stated herein;
- If said equipment, material, service, or work, is found to be defective in workmanship, materials, or design, and/or fails or is found to be nonconforming with the terms and conditions of this proposal within twelve months after the date of acceptance, it shall, at Monett's option, be repaired or replaced at Monett's location by the RESPONDENT at absolutely no cost to Monett;
- All items delivered or supplied hereunder shall be free and clear of all liens, encumbrances, claims, and security interest of whatever nature and substance. Upon request, the RESPONDENT shall supply Monett with documentation satisfactory to it, evidencing the absence of such liens, encumbrances, claims, and security interests;
- The warranty period shall begin upon final acceptance of this work.

RESPONDENT'S QUALIFICATIONS

1. How many years' experience in the proposed type of work has your firm/company had?
   □ < 5 Years □ 5-15 Years □ 15-30 Years □ > 30 Years

2. Has your firm/company or any of its officers, directors, or owners had a judgment entered against them within the past 10 years for breach of contract related to governmental or non-governmental inspection?
   □ Yes □ No

   If Yes, give complete circumstances for each occurrence on a separate sheet(s) of paper. Attachment No. ___________________.

3. Has your firm/company ever failed to complete a project or provide products to a public body?
   □ Yes □ No

   If Yes, give complete circumstances for each occurrence on a separate sheet(s) of paper. Attachment No. ____.

4. Is your firm/company or any of its officers, directors, or owners currently debarred by any municipality, county, state, or federal agency?
   □ Yes □ No

   If Yes, give complete circumstances for each occurrence on a separate sheet(s) of paper. Attachment No. _________________.

5. Has your firm/company ever been a party in any litigation of any type on work for which your firm/company was contracted by any municipal, county, state, or federal agency?
   □ Yes □ No

   If Yes, give complete circumstances for each occurrence on a separate sheet(s) of paper. Attachment No. ________________.

Monett reserves the right to ask Respondents for any additional information that Monett, in its sole discretion, deems necessary to make an award.

RESPONDENT SUBMISSION FORM

Respondents must provide the following information:

Company/Vendor Name: ____

Address: ____

Respondent's Federal ID Number: ____

Authorized Signature: ____

Print Name: ____

Title: ____

Telephone: ____

Fax: ____

Email: ____

Date: _________________________

AFFIDAVIT OF COMPLIANCE

To be submitted with Respondent's proposal

____We DO NOT take exception to the RFP Documents/Requirements

____We TAKE exception to the RFP Documents/Requirements as follows:

Specific exceptions are as follows:

____

____

____

____

ADDENDA

All addendums must be signed and attached to all proposals. Failure to return addendums, with proposal, may subject your proposal to rejection.

Proposer acknowledges receipt of the following addendum(s):

Addendum No. ___ Addendum No. ___ Addendum No. ___

Addendum No. ___ Addendum No. ___ Addendum No. ___

Vendor/Company Name

____

By_____________________________________

Authorized Person's Signature

____

Print name and title of signer

Vendor/Company Address

____

____

____

Phone Number___________________________

Fax Number_____________________________

Email__________________________________

Date___________________________________

STATEMENT OF NO PROPOSAL

RETURN THIS PAGE ONLY IF YOUR FIRM DECLINES TO OFFER ON THIS INVITATION FOR PROPOSAL

In order to assist Monett in evaluating and improving the solicitation process, Respondents are hereby requested to complete this form and return via e-mail, if applicable. By submitting this form, it will assist Monett in evaluating all responses, improving our solicitation process, and maintaining a positive relationship with our vendors.

We, the undersigned, have declined to proposal for the following reason(s):

1. _______________ We do not offer this service/product
2. _______________ Our schedule would not permit us to perform
3. _______________ Unable to meet specifications
4. _______________ Unable to meet insurance requirements
5. _______________ Insufficient time to respond to the Invitation for proposal
6. _______________ We are unable to meet bond requirements
7. ______________Other (Explain)

Comments:____

____

____

____

Vendor/Company Name:

____

Address:

____

Phone: Fax:

___________________________________ _____________________________________

Authorized Signature:

____------____________________

Title: ________________________________---______________ Date: ____________________

Vendor	Base	10 yr Maint
Itron/Tantalus	$ 2,933,426.75	$ 3,399,107.90
ACLARA	$ 2,997,739.32	$ 3,714,988.75
Sensus	$ 3,189,762.40	$ 3,847,985.71
L&G	$ 3,026,850.04	$ 3,851,592.40
Eaton	$ 4,320,140.15	$ 4,418,560.15
Tesco	$ 4,028,407.58	$ 4,636,914.52
USG	$ 4,404,932.05	$ 5,622,182.05

1550 East Republic Road
Springfield, MO 65804
tothassociates.com
417.888.0645

June 16, 2025

Dan Cothern
Specialist – Technical Sales
Wesco Distribution
1100 Old State Road East
Mattoon, IL 61938
m. 217-273-5992
dan.cothern@anixter.com

Subject: Award Notification – AMI System for the City of Monett

Dear Mr. Cothern,

On behalf of the City of Monett and Toth & Associates, I am pleased to inform you that Wesco's proposal, submitted in partnership with Tantalus and UtilityHawk, has been selected for award in response to our Request for Proposal for an Advanced Metering Infrastructure (AMI) System. **Please note that this award is pending formal acceptance by the Monett City Council, scheduled for July 10, 2025.**

Your team's thoughtful response, technical capabilities, and proven deployment history strongly align with our strategic objectives for modernizing Monett's electric and water utility systems. We especially appreciate the flexibility of your TRUConnect platform, the ability to preserve existing assets, and the clear roadmap for integrating distributed energy resources, customer engagement, and future smart grid functionality.

Next Steps

- **Contract Initiation:** Please prepare and submit the draft contract for review by the City of Monett. We anticipate working collaboratively to finalize terms, including warranty, performance guarantees, and delivery milestones, within the next 2–3 weeks.
- **Kickoff Preparation:** Following contract execution, we will coordinate with your team to schedule a project kickoff meeting.
- **Integration Coordination:** Please prepare to engage with our IT staff and billing software vendor (Caselle) for integration planning and mapping, as outlined in your response.

Attachment: For clarity and mutual alignment, please find attached the Final Rev 2 pricing worksheet you submitted. Items highlighted in **green** reflect our understanding of the final pricing to be included in the total consideration. Items highlighted in **red** represent optional components or services that we are excluding from the final contract scope and dollar total. These annotations are provided to support final agreement and contract preparation.

We look forward to working closely with Wesco, Tantalus, and UtilityHawk to ensure a smooth deployment and long-term success of this initiative.

Sincerely,

Jason Fontaine

Jason Fontaine, P.E.
Sr. Planning Engineer
Toth & Associates, Inc.
jfontaine@tothassociates.com
(580) 665-5956

Attachment: WESCO Tantalus Proposal, Marked Up

City of Monett MO
Wesco Tantalus Proposal - Full Deployment - Hosted Database Badger Water Meters

BASE BID, PAGE 1 of 2

TRUConnect Equipment and Services	**Full Deployment**		
TRUConnect WAN/LAN Equipment	**Quantity**	**Unit Price**	**Ext. Price**
RT-4250 TRUSense Gateway	36	$830.00	$29,880.00
TR-1901 Repeater - Pole Mounted (Water Only Area)	11	$400.00	$4,400.00
DT-116 Centron Reset Key	1	$45.00	$45.00
DT-410-BUN Programming Kit	1	$3,000.00	$3,000.00
TRUConnect Infrastructure Sub Total			**$37,325.00**
TRUEdge Endpoint			
TC-1216 Tantalus Single Phase Module - Itron	84	$85.00	$7,140.00
TC-1220RD Tantalus Single Phase Remote Disconnect Module - Itron	4465	$90.00	$401,850.00
TC-1120RD Tantalus Single Phase Remote Disconnect Module - Itron	78	$90.00	$7,020.00
PP-1320 Tantalus Poly Phase Module - Itron CP3	365	$245.00	$89,425.00
Endpoint and Meter Sub Total			**$505,435.00**
TRUConnect Server & Software			
SV-4005 TRUConnect Database Hosting - **Year 1 Only + Start-up Fee**	1	$16,000.00	$16,000.00
SV-8002 TRUConnect Cellular Data Plan (200 MB) - **Year 1 Only + Set-up Fee**	36	$144.00	$5,184.00
TCC-2005 TRUConnect Insight Head End Software	1	$80,000.00	$80,000.00
NSE-201 TRUConnect Software License - per Endpoint	4992	$4.50	$22,464.00
PPA-100 Polyphase Software - per Endpoint (100 endpoint license)	4	$1,560.00	$6,240.00
NSE-420 TRUScan - Itron Water ERT Reading - One Time	4621	$2.40	$11,090.40
TAL-601-1 TRUConnect Application License - Consumption Alarms	1	$4,500.00	$4,500.00
TAL-530-3 TRUConnect Application License - Residential Peak Demand **(fee waived)**	0	$0.00	$0.00
Server and Software Total			**$145,478.40**
TRUConnect System Services			
SV-1000 Deployment Services	1	$78,000.00	$78,000.00
-Project engineering, training, project mgt, system design, deployment prep			
-Datbase configuration, set up, and commissioning.			
-Billing integration.			
-Travel and Travel Expenses included.			
TRUConnect System Services Sub Total			**$78,000.00**
Tantalus Equipment and Services Total			**$766,238.40**

Itron Electric Meters	**Quantity**	**Unit Price**	**Ext. Price**
Itron C2SXD 2S CL200 240V w/ Disconnect	4465	$111.00	$495,615.00
Itron CN2SXD 12S CL200 120/208V w/ Disconnect	66	$207.00	$13,662.00
Itron C2SXD 1S CL200 120V w/ Disconnect	12	$200.00	$2,400.00
Itron C1SX 2S CL320 240V	30	$125.00	$3,750.00
Itron C1SX 4S CL20 240V	42	$125.00	$5,250.00
Itron C1SX 3S CL20 240V	12	$125.00	$1,500.00
Itron CP3SLV Poly Phase Meter 45S(5S)	24	$310.00	$7,440.00
Itron CP3SLV Poly Phase Meter 9/36S (combines 8/9S and 36S)	209	$310.00	$64,790.00
Itron CP3SLV Poly Phase Meter 16S (Combines 14-15-16-17S CL200 and CL320)	132	$310.00	$40,920.00
All Tantalus modules are installed on Itron Meters at the Factory in Oconee, SC			
Itron Electric Meter Total			**$635,327.00**

CONTINUED ON NEXT PAGE

Tantalus

wesco

BASE BID, PAGE 2 of 2

Electric Install Single Phase Install	**Quantity**	**Unit Price**	**Ext. Price**
Software Setup & Mobilization	1	$12,500.00	$12,500.00
Single Phase Meter Install 240V & below	4627	$27.00	$124,929.00
Optional Electric Install CT Rated Meter Install, Recommended	**Quantity**	**Unit Price**	**Ext. Price**
Three Phase Self-Contained, Transformer Rated, & Single-Phase Transformer-Rated Electric Meter Install	365	$74.50	$27,192.50
Optional - Transformer Rated Meter Site Analysis with CT and Wring Check	233	$45.00	$10,485.00
Electric Install Total			~~$137,429.00~~ $147,914.00

BADGER Water Equipment	**Quantity**	**Unit Price**	**Ext. Price**
Itron ERT, PIT 100W+ Water Endpoint with Itron Connector	743	$123.00	$91,389.00
Qty based on Answered Question, 200 60W and 543 Vision Transmitters			
From Answered Questions sent by Jason F 2-3-25. Water Meter Counts here = Bid total less Zenner Meters Purchased. **Existing 100W ERTs will be reused**			
Badger E- Series Polymer 5/8"x1/2" Meter w Itron Connector	2911	$175.00	$509,425.00
Badger E- Series Polymer 5/8x3/4" Meter w Itron Connector	40	$195.00	$7,800.00
Badger E- Series Polymer 1" Meter w Itron Connector	148	$245.00	$36,260.00
Badger Stainless E-Series 2" Meter w Itron Connector	136	$920.00	$125,120.00
Badger Bronze E-Series 4" Meter w Itron Connector	27	$3,350.00	$90,450.00
Badger Bronze E-Series 6" Meter w Itron Connector	9	$5,280.00	$47,520.00
Badger Bronze E-Series 8" Meter w Itron Connector	4	$7,500.00	$30,000.00
Water Equipment Total			**$937,964.00**

Water Installation Services	**Quantity**	**Unit Price**	**Ext. Price**
Itron ERT Install, replacing 60Ws and Vision with 100W ERT Transmitter			
Software Setup & Mobilization	1	$5,500.00	$5,500.00
5/8"x1/2" Water Meter & TTL Endpoint	2911	$80.00	$232,880.00
5/8x3/4" Meter (7.5" Lay) Water Meter & TTL Endpoint	40	$80.00	$3,200.00
1" Water Meter & TTL Endpoint	148	$85.00	$12,580.00
2" Meter (17" Lay) Water Meter & TTL Endpoint	136	$325.00	$44,200.00
4" Water Meter & TTL Endpoint	27	$1,200.00	$32,400.00
6" Water Meter & TTL Endpoint	9	$1,575.00	$14,175.00
8" Water Meter & TTL Endpoint	4	$1,850.00	$7,400.00
Change 60W ERTs and Vision Transmitters to Itron 100W ERT	743	$53.00	$39,379.00
Qty based on Answered Question, 200 60W and 543 Vision Transmitters			
Installation Total			~~$391,714.00~~ $254,160.00

Monett will Install 2" and Above

Base Bid Project Grand Total	~~$2,868,672.40~~ $2,741,603.40

BASE BID ANNUAL FEES

	Quantity	Unit Price	Ext. Price
SV-4005 TRUConnect Database Hosting	1	$12,000.00	$12,000.00
SV-8002 TRUConnect Cellular Data Plan (200 MB)	36	$108.00	$3,888.00
TRUConnect Annual Maintenance	1	$25,454.35	$25,454.35
SL-2001 TRUConnect Technical Support - Standard	1	$10,400.00	$10,400.00
Additional products / features added to the system may increase support costs.			
Premium Level Support is available for an additional fee.			
TOTAL - TRUConnect System Annual Fees			**$51,742.35**

END OF BASE BID

Tantalus Annual Fees carried out 10 years	**Quantity**	**Unit Price**	**Ext. Price**
Year 1	1	$0.00	$0.00
Year 2	1	$51,742.35	$51,742.35
Year 3	1	$51,742.35	$51,742.35
Year 4	1	$51,742.35	$51,742.35
Year 5	1	$51,742.35	$51,742.35
Year 6	1	$51,742.35	$51,742.35
Year 7	1	$51,742.35	$51,742.35
Year 8	1	$51,742.35	$51,742.35
Year 9	1	$51,742.35	$51,742.35
Year 10	1	$51,742.35	$51,742.35
Tantalus 10 Year Annual Fee Total			$465,681.15

Tantalus

wesco

RFP Page 9, Option 1

Optional Items as Detailed by RFP	Quantity	Unit Price	Ext. Price
The cost for the Respondent to deploy all meters, except for CT metered services (to be installed by Monett), and 4" and above water meters to create a turnkey solution.			
Per Monett's request, this option has been moved to the base bid to include replacing and installing all water meters - saving the Zenner meters.			
Electric Install Single Phase Install MOVED TO BASE BID	**Quantity**	**Unit Price**	**Ext. Price**
Software Setup & Mobilization	0	$12,500.00	$0.00
Single Phase Meter Install 240V & below	0	$27.00	$0.00
Water Meter Install 4" and Above MOVED TO BASE BID			
Itron ERT, PIT 100W+ Water Endpoint with Itron Connector	0	$123.00	$0.00
4" Water Meter & TTL Endpoint	0	$1,200.00	$0.00
6" Water meter & TTL Endpoint	0	$1,575.00	$0.00
8" Water meter & TTL Installation	0	$1,850.00	$0.00
Water Meters and Optional Accessories			
Itron PIT 100W Thru Lid Install Kit	0	$4.50	$0.00
Itron ILC 5' Splice Cable and Splice Kit (this or nicor above)	0	$28.00	$0.00
Itron PIT 100W Thru Lid Install Kit	0	$4.50	$0.00
Itron 100WR Water Endpoint Remote with 10" wires	0	$123.00	$0.00
Itron 100WR Remote Backplate Install Kit	0	$5.60	$0.00
Diehl Hydrus Ultrasonic 1.5" Meter w Itron Connector	0	$640.00	$0.00
Diehl Hydrus Ultrasonic 2" Meter (10" Lay) w Itron Connector	0	$1,615.00	$0.00
Diehl Hydrus Ultrasonic 4" Meter (14" Lay) w Itron Connector	0	$3,840.00	$0.00
Diehl Hydrus Ultrasonic 6" Meter (18" Lay) w Itron Connector	0	$5,840.00	$0.00
Diehl Hydrus Ultrasonic 8" Meter (20" Lay) w Itron Connector	0	$8,100.00	$0.00
Optional Electric Install CT Rated Meter Install MOVED TO BASE BID	**Quantity**	**Unit Price**	**Ext. Price**
Three Phase Self-Contained, Transformer Rated, & Single-Phase Transformer-Rated Electric Meter Install	0	$74.50	$0.00
Optional - Transformer Rated Meter Site Analysis with CT and Wring Check	0	$45.00	$0.00
Option 1 Total			**$0.00**

As Needed

Refined Summary of Costs
Total Initial Cost (Includes 1st Year TRUConnect) - $2,793,345.75
Total Setup Cost for GIS and UtilityHawk(Portal) - $46,300.00
Total 9yrs Tantalus Annual Fees - $465,681.15
Total 9yrs UtilityHawk Fees (Assuming 9 x Yr 1) - $156,600.00

RFP Page 9, Option 2

The cost differential of providing a hosted versus a cloud storage solution. This cost should include both the fixed cost and annual cost differential. The solution must support multiple interval storage requirements:

Bid Pricing is "Hosted". The Change to "On-Prem" is detailed below

One Time Fees - Hosted vs On-Prem	**Quantity**	**Unit Price**	**Ext. Price**
HOSTED SV-4005 TRUConnect Database Hosting - **Year 1 Only + Start-up Fee**	1	$16,000.00	$16,000.00
ON-PREM VSL-200 TRUConnect Database Virtualization License	1	$13,200.00	$13,200.00
One Time Difference (On-Prem is less cost)			**-$2,800.00**
Ongoing Fees - Hosted vs On-Prem			
HOSTED SV-4005 TRUConnect Database Hosting	1	$12,000.00	$12,000.00
HOSTED SV-8002 TRUConnect Cellular Data Plan (200 MB)	36	$108.00	$3,888.00
HOSTED TRUConnect Annual Maintenance	1	$25,454.35	$25,454.35
HOSTED SL-2001 TRUConnect Technical Support - Standard	1	$10,400.00	$10,400.00
HOSTED Total Annual Fees (as bid)			$51,742.35
ON-PREM SV-4005 TRUConnect Database Hosting	0	$12,000.00	$0.00
ON-PREM SV-8002 TRUConnect Cellular Data Plan (200 MB)	36	$108.00	$3,888.00
ON-PREM TRUConnect Annual Maintenance	1	$27,984.35	$27,984.35
ON-PREM SL-2001 TRUConnect Technical Support - Standard	1	$10,400.00	$10,400.00
ON-PREM Total Annual Fees (Optional)			$42,272.35
Annual Fee Difference (On-Prem is less cost)			**-$9,470.00**

Stick with Base Bid

Option 2, 15 minute and 5 minute Intervals

The system as specified in base bid can do 15 min intervals on all meters	**Quantity**	**Unit Price**	**Ext. Price**
5 min intervals on all meters			
VMB-210 Migration Bundle - TCC-2010 (One-Time)	1	$20,000.00	$20,000.00
5 Minute Interval Total One Time Fee			**$20,000.00**

	Quantity	**Unit Price**	**Ext. Price**
SV-4010 TRUConnect Database Hosting	1	$22,800.00	$22,800.00
SV-8002 TRUConnect Cellular Data Plan (200 MB)	36	$108.00	$3,888.00
TRUConnect Annual Maintenance	1	$28,254.00	$28,254.00
SL-2001 TRUConnect Technical Support - Standard	1	$10,400.00	$10,400.00
5 minute interval Data Total Annual Fees - Hosted			**$65,342.00**

15 Minute Data is Fine

RFP Page 10, Option 3

	Quantity	Unit Price	Ext. Price
Any additional cost to guarantee a 99.5% Daily System Interval Data Collection Success Rate (DSIDCSR) on all electric and water interval data reads and 99.5% success rate on on-demand from the office one time reads. ***Cost to Guarantee 99.5% Daily System Interval Data Collection Success Rate - Included in base bid***			

Very Good

RFP Page 10, Option 4

Monett is interested in hearing about the Respondent's solutions and pricing for integrating meter outage data with their existing GIS system or through some interface with the Web Portal.

	Quantity	Unit Price	Ext. Price
GIS Integration			
NSI-306 TRUConnect TRUView GIS Admin License - ESRI Integration	1	$12,900.00	$12,900.00
GIS Intergration Total			**$12,900.00**
Utility Hawk Portal and Optional MDMS			
UtilityHawk Portal One Time Set up Fee	1	$16,000.00	$16,000.00
Utility Hawk One Time Fee Total			**$16,000.00**
Utility Hawk Portal Annual Fee	1	$17,400.00	$17,400.00
Utility Hawk Annual Fee Total			**$17,400.00**
Utility Hawk Optional SSO Integrations to Bill Pay or Prepay Services	**Quantity**	**Unit Price**	**Ext. Price**
Integration to bill pay system **(One-time cost is dependent on the bill pay provider, estimated here)**	-	$14,000.00	$0.00
Integration to 3rd Party Pre pay system **(One-time cost is dependent on the bill pay provider, estimated here)**	-	$14,000.00	$0.00
Utility Hawk Portal Optional Group Messaging This will provide City of Monett up to 481 customer contacts per month. If the number of contacts exceeds the set number, the additional fees are, $0.02 per email, $0.05 per text, and $0.10 per AquaVoice call. Group Messaging does not interfere with normal messaging for notifications from the UtilityHawk system.			
Group Messaging Annual Fee	-	$5,400.00	$0.00
MDMS Option	**Quantity**	**Unit Price**	**Ext. Price**
MDMS WorkFlow One Time Set up Fee	-	$8,500.00	$0.00
MDMS Annual Fee	-	**$10,200.00**	**$0.00**

See Below

Let's Discuss

Let's Discuss

Tabulate Portal Annual Fees if There is Escalation over 10 Years

Pricing Notes & Assumptions:

· Wesco Terms and Conditions of sale apply. For the latest terms and conditions, please visit: www.wesco.com/termsofsale

· The pricing provided is limited to the equipment, software and services as proposed in this offer. Changes to quantities, deal structure or third-party partners that are part of this proposal may change the prices contained in this offer.

· Prices quoted for Tantalus' Network Equipment and Services contains allowances, discounts and/or promotional pricing which are available for a period of 90 days from the date of bid opening. Price does not include shipping. All products are shipped FOB Shipping Point.

· Final performance criteria and any associated guarantees will be included in the final contract and are contingent upon installation of equipment and deployment per the final AMI network design and in accordance with Tantalus' specifications. Regardless of the party performing the installation, it is the responsibility of the Utility to provide utility specific information that may have an impact on the final design and/or performance criteria (i.e. location, conditions of water pits and type of pit lids, etc.) prior to contractual commitment to ensure that all equipment is installed in a manner that mitigates communication issues. Tantalus' network is designed to provide full connectivity and is based on Customer supplied site location data. To allow for variances in data accuracy or completeness Tantalus is willing to quote a Network Design Reserve as part of the contracting phase.

· The standard warranty terms and conditions set forth in Tantalus' Network Systems Agreement (NSA) apply unless otherwise expressly agreed to by Tantalus in the final contract.

· Acceptance terms shall be discussed, mutually agreed to and set forth in the final contract, including without limitation those terms associated with acceptance of delivery, transfer of title, invoicing, etc.

· Final commitments shall be exclusive of failures resulting from the acts, omissions or performance of systems, services or networks provided by third parties or not otherwise within the control of Tantalus; and contingent upon the Customer's taking commercially reasonable actions in connection with maintaining the system, including, without limitation, entering into and complying with the terms of End User License Agreement and Technical Support contained in Tantalus' NSA.

· Meters are Third-Party Products. Unless otherwise specifically set forth in writing (and subject to applicable pass-through terms and conditions), Tantalus does not provide a guaranty or warranty of any type or manner with respect to Third-party Products (as defined in the NSA) and disclaims all responsibility and liability for these items. Associated price validity terms set forth herein have been provided by the third-party manufacturer, in its sole discretion.

· Pricing includes all of work, if any component is split, Tantalus reserves the right to reprice. Additional or incremental functionalities are subject to additional fees.

· If additional days of Tantalus service time are necessary, Customer wil be billed at Tantalus' then-current daily rate.

· A minimum lead time of [TBD] days is required on all Purchase Orders.

· Notwithstanding anything to the contrary in the Customer's RFP or Tantalus' response thereto, Tantalus' Response, including the pricing provided, is based upon its Network Systems Agreement (as attached) and the absence of a specific response or annotation by Tantalus to any of the specifications, the Customer's requirements or terms and conditions in the RFP does not otherwise limit Tantalus' ability and right to negotiate such details during contract negotiations.

· Integration to existing vendor supported interfaces are included in the Deployment Services – Custom services, including custom integration(s) with third party applications that are not existing vendor supported interfaces, are subject to additional fees and agreement between Tantalus, Customer and any applicable third party.

· Annual System Support is available in both Premium and Standard levels. Premium level support is subject to an additional cost of $15,000.00 at the time of such election.

· Optional Equipment/Services may be subject to additional terms and conditions, including without limitation those related to use of the software.

· Tantalus does not guarantee pricing of Third-Party Products, which are quoted pursuant to and subject to the respective third-party manufacturer's terms

· If applicable, water meters encoder registers, connectors, RF endpoint and thru the lid antenna pricing is estimated and not included in the total cost.

· If elected, TRUGrid™ Reliability and TRUGrid™ Transformer and are subect to terms and conditions of Tantalus' Master Software Subscription Agreement.