

NOTICE OF MEETING AND BOARD OF ALDERMEN AGENDA



CITY OF OSAGE BEACH BOARD OF ALDERMEN MEETING

1000 City Parkway
Osage Beach, MO 65065
573.302.2000
www.osagebeach.org

TENTATIVE AGENDA

REGULAR MEETING

February 3, 2022 - 6:00 PM
CITY HALL

**** Note:** All cell phones should be turned off or on a silent tone only. If you desire to address the Board, please sign the attendance sheet located at the podium. Agendas are available on the back table in the Council Chambers. Complete meeting packets are available on the City's website at www.osagebeach.org.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MAYOR'S COMMUNICATIONS

CITIZEN'S COMMUNICATIONS

This is a time set aside on the agenda for citizens and visitors to address the Mayor and Board on any topic that is not a public hearing. For those here in person, speakers will be restricted to three minutes unless otherwise permitted. Minutes may not be donated or transferred from one speaker to another.

Visitors attending via online will be in listen only mode. Any questions or comments for the Mayor and Board may be sent to the City Clerk at tberreth@osagebeach.org no later than 10:00

AM on the Board's meeting day (the 1st and 3rd Thursday of each month). Submitted questions and comments may be read during the Citizen's Communications section of the agenda.

The Board of Aldermen will not take action on any item not listed on the agenda, nor will it respond to questions, although staff may be directed to respond at a later time. The Mayor and Board of Aldermen welcome and value input and feedback from the public.

Is there anyone here in person who would like to address the Board?

APPROVAL OF CONSENT AGENDA

If the Board desires, the consent agenda may be approved by a single motion.

- ▶ Minutes of Board of Aldermen meeting January 20, 2022
- ▶ Bills List - February 3, 2022
- ▶ Liquor Licenses - Nick's True Value Hardware

UNFINISHED BUSINESS

- A. Bill 22-03 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a new 12-month agreement for the City's Voice over IP (VoIP) phone system for an amount not to exceed \$27,120. *Second Reading*

NEW BUSINESS

- A. Public Hearing - Special Use Permit 412-BAC,LLC (Bruce Christy) Requests a residential use on a property zoned C-1 (General Commercial)
- B. Motion to approve Special Use Permit 412- BAC, LLC (Bruce Christy) requesting residential use on a property zoned C-1 (General Commercial)
- C. Motion to approve the purchase of a TopView alarm dialer software license and integration services for the replacement of existing Win911 alarm dialer software from Electrical Controls Company (ECC) for an amount not to exceed \$13,762.00
- D. Bill 22-04 - An ordinance of the City of Osage Beach, Missouri amending Ordinance No. 21.78 Adopting the 2022 Annual Budget, Transfer of Funds for Necessary Expenses. *First and Second Reading*
- E. Discussion - Mission Statement Modifications

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

STAFF COMMUNICATIONS

ADJOURN

Remote viewing is available on Facebook at *City of Osage Beach, Missouri* and on YouTube at *City of Osage Beach*.

Representatives of the news media may obtain copies of this notice by contacting the following:

Tara Berreth, City Clerk
1000 City Parkway
Osage Beach, MO 65065
573.302.2000 x 1020

If any member of the public requires a specific accommodation as addressed by the Americans with Disabilities Act, please contact the City Clerk's Office forty-eight (48) hours in advance of the meeting at the above telephone number.

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ALDERMEN OF
THE CITY OF OSAGE BEACH, MISSOURI
JANUARY 20, 2022

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, January 20, 2022, at 6:00 PM. The following were present in person: Mayor John Olivarri, Alderman Tyler Becker, Alderman Phyllis Marose, Alderman Bob O'Steen, and Alderman Kevin Rucker via Zoom. Absent Alderman Richard Ross and Alderman Kellie Schuman. Tara Berreth, City Clerk, was present and performed the duties for the City Clerk's office. Appointed and Management staff present were City Administrator Jeana Woods, Assistant City Administrator Mike Welty, City Attorney Ed Rucker, Police Chief Todd Davis, City Planner Cary Patterson, Public Works Operations Manager Kevin Crooks, Parks Recreation Manager Nicole Stacey, Human Resource Generalist Cindy Leigh.

MAYOR'S COMMUNICATIONS

None

CITIZEN'S COMMUNICATIONS

None

APPROVAL OF CONSENT AGENDA

Alderman Becker made a motion to approve the consent agenda with corrections presented to the City Clerk from Alderman Rucker. This motion was seconded by Alderman Marose. Motion passes with a voice vote unanimously.

UNFINISHED BUSINESS

****Bill 22-01** - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a Software as a Service (SaaS) agreement with Tyler Technologies for an amount not to exceed \$57,089 annually for the first three years under this new agreement. *Second Reading*

Alderman Rucker made a motion to approve the second reading of Bill 22-01. This motion was seconded by Alderman Marose. The following roll call was taken to approve the second and final reading of Bill 22.01 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Marose, Alderman O'Steen, via zoom Alderman Rucker "Absent" Alderman Ross and Alderman Schuman Bill 22.01 was passed and approved as Ordinance 22.01.

NEW BUSINESS

****Bill 22-03** - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a new 12-month agreement for the City's Voice over IP (VoIP) phone system for an amount not to exceed \$27,120. *First Reading*

Alderman Becker made a motion to approve the first reading of Bill 22-03. This motion was seconded by Alderman O'Steen. Motion passes with voice vote.

****Motion** to approve the purchase of one (1) 2022 Ford F150, Super Cab, 4x4 at a cost not to exceed \$27,707.00 from Joe Machens Ford Lincoln off of the State of Missouri Contract #CC220107002.

Alderman O'Steen made a motion to approve the purchase of one (1) 2022 Ford F150, Super Cab, 4x4 at a cost not to exceed \$27,707.00 from Joe Machens Ford Lincoln off the State of Missouri Contract #CC220107002. This motion was seconded by Alderman Marose. Motion passes with voice vote.

****Motion to approve the purchase of a new Chevrolet Silverado 1500 Crew Cab 4WD from Don Brown Chevrolet off the State of Missouri contract #CC220107001, for an amount not to exceed \$29,182.00.**

Alderman Marose made a motion to approve the purchase of a new Chevrolet Silverado 1500 Crew Cab 4WD from Don Brown Chevrolet off the State of Missouri contract #CC220107001, for an amount not to exceed \$29,182.00. This motion was seconded by Alderman O'Steen. Motion passes with voice vote

****Motion to approve the purchase of an Odor Control Digester from McIntire Management Group for Sands Lift Station on Basin Road for an amount not to exceed \$145,000.**

Alderman Becker made a motion to approve the purchase of an Odor Control Digester from McIntire Management Group for Sands Lift Station on Basin Road for an amount not to exceed \$145,000. This motion was seconded by Alderman Rucker. Motion passes with voice vote

****Motion to approve the purchase of water meters and parts from Shulte Supply for an amount not to exceed \$128,604.96**

Alderman Marose made a motion to approve purchase of water meters and parts from Shulte Supply for an amount not to exceed \$128,604.96. This motion was seconded by Alderman Becker. Motion passes with voice vote

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

Alderman Marose – stay safe and warm

STAFF COMMUNICATIONS

Parks and Recreation Manager Stacey - Tate Looney full time parks staff.

ADJOURN

There being no further business to come before the Board, the meeting adjourned at 6:16 pm. I, Tara Berreth, City Clerk of the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Board of Aldermen of the City of Osage Beach, Missouri, on January 20, 2022, and approved February 3, 2022.

Tara Berreth/City Clerk

John Olivarri/Mayor

**CITY OF OSAGE BEACH
BILLS LIST
February 3, 2022**

Bills Paid Prior to Board Meeting	\$	169,539.17
Payroll Paid Prior to Board Meeting	\$	125,487.69
SRF Transfer Prior to Board Meeting	\$	237,682.13
TIF Transfer Dierbergs	\$	57,125.03
Bills Pending Board Approval	\$	128,158.46
Total Expenses	\$	717,992.48

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	FAMILY SUPPORT PAYMENT CENTER	Case #01450465	328.15
		MO DEPT OF REVENUE	State Withholding	3,694.52
		INTERNAL REVENUE SERVICE	Fed WH	10,936.30
			FICA	7,164.67
			FICA	31.00
			Medicare	1,675.61
			Medicare	7.25
		ICMA	Loan Repayment	225.00
			Loan Repayment	233.04
			Loan Repayment	143.78
			Loan Repayment	216.93
			Loan Repayment	182.34
			Loan Repayment	277.41
			Retirement 457 &	2,875.85
			Retirement 457	1,045.00
			Loan Repayments	51.67
			Loan Repayments	242.79
			Loan Repayments	84.90
			Loan Repayments	247.78
			Loan Repayments	42.21
			Loan Repayments	176.79
			Loan Repayments	174.78
			Loan Repayments	115.98
			Retirement Roth IRA %	45.86
			Retirement Roth IRA	615.00
		HSA BANK	HSA Contribution	443.18
			HSA Family/Dep. Contributi	<u>1,567.86</u>
			TOTAL:	32,845.65
Mayor & Board	General Fund	INTERNAL REVENUE SERVICE	FICA	193.23
			Medicare	45.18
		ICMA	Retirement 401	145.00
		BLUE RIDGE BANK	PLANT-J. PHEGLEY FMLY FUNE	72.50
			PLNTR- K. POWERS FATHER IN	82.00
			FLOWERS- T. TAYLOR SURGERY	49.77
			BALLOONS- J. SHELTON NEWBO	<u>36.99</u>
			TOTAL:	624.67
Collector	General Fund	INTERNAL REVENUE SERVICE	FICA	6.20
			Medicare	<u>1.45</u>
			TOTAL:	7.65
City Administrator	General Fund	INTERNAL REVENUE SERVICE	FICA	554.53
			Medicare	129.68
		ICMA	Retirement 401%	92.27
			Retirement 401	553.63
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	150.00
		BLUE RIDGE BANK	2022 MCMA WNTR WRKSHP- WEL	100.00
			LUNCH-DEC MNGMNT STFF MTG	<u>122.95</u>
			TOTAL:	1,740.56
City Clerk	General Fund	INTERNAL REVENUE SERVICE	FICA	169.94
			Medicare	39.74
		ICMA	Retirement 401%	28.56
			Retirement 401	171.40

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HSA BANK	HSA Family/Dep. Contributi	75.00
		BERRETH, TARA	MILEAGE CNTRL CLRK MTG-BER	<u>45.98</u>
			TOTAL:	530.62
City Treasurer	General Fund	INTERNAL REVENUE SERVICE	FICA	559.12
			Medicare	130.76
		ICMA	Retirement 401%	92.40
			Retirement 401	554.31
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	<u>150.00</u>
			TOTAL:	1,524.09
Municipal Court	General Fund	INTERNAL REVENUE SERVICE	FICA	108.71
			Medicare	25.42
		ICMA	Retirement 401%	18.14
			Retirement 401	108.83
		HSA BANK	HSA Family/Dep. Contributi	<u>75.00</u>
			TOTAL:	336.10
City Attorney	General Fund	INTERNAL REVENUE SERVICE	FICA	362.67
			Medicare	84.82
		ICMA	Retirement 401%	59.32
			Retirement 401	355.92
		HSA BANK	HSA Family/Dep. Contributi	<u>75.00</u>
			TOTAL:	937.73
Building Inspection	General Fund	INTERNAL REVENUE SERVICE	FICA	319.84
			Medicare	74.80
		ICMA	Retirement 401%	53.12
			Retirement 401	318.76
		CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	2.77
		WEX INC	BLDG DEPT FUEL	211.89
			BLDG VEH MAINT	15.00
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	<u>112.50</u>
			TOTAL:	1,146.18
Building Maintenance	General Fund	AMEREN MISSOURI	FRONT OF CH 12/13-1/16/22	96.49
			CITY HALL SVC 12/13-1/16/2	3,457.11
		INTERNAL REVENUE SERVICE	FICA	60.67
			Medicare	14.19
		LOWE'S	EMERGENCY LED LIGHTS	51.18
			RETURN EXTRA LED LIGHTS	17.06
		CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	2.33
			CH FLOOR MATS	55.97
		LINDYSPRING LAKE OF THE OZARKS	CARBON FILTER	27.50
			BREAKROOM WATER COOLER	<u>34.58</u>
			TOTAL:	3,782.96
Parks	General Fund	INTERNAL REVENUE SERVICE	FICA	469.88
			FICA	31.00
			Medicare	109.90
			Medicare	7.25
		ICMA	Retirement 401%	38.97
			Retirement 401	401.18
			Retirement 401	30.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		LOWE'S	PAINT BRUSHES & FLEX SEAL	188.02
			WOOD PELLETS & PELLET VENT	556.08
			PROPANE EXCHANGE	79.72
			LUMBER & SCREWS	961.11
		CINTAS CORPORATION	PARKS DEPT UNIFORM RENTAL	10.50
		WEX INC	PARK DEPT FUEL	698.60
		AMEREN MISSOURI	LWR DIAMOND LTS 12/6-1/9/2	11.11
			HWY 42 BALLPRK LTS 12/6-1/	15.68
		HSA BANK	HSA Contribution	150.00
		BLUE RIDGE BANK	GATOR REPAIR- PARKS	764.50
			SUPER DUTY FLEX GOAL	512.00
			FRONT ELECTRICAL SIGN	885.28
			LYNCH & HITCH PINS- ORSCHE	33.73
			HYDRAULIC FILTER	33.57
			TOTAL:	5,988.08
Human Resources	General Fund	INTERNAL REVENUE SERVICE	FICA	154.30
			Medicare	36.09
		ICMA	Retirement 401%	25.52
			Retirement 401	153.14
		HSA BANK	HSA Contribution	37.50
		BLUE RIDGE BANK	ADA ACCOMMADATION	32.72
			TWISTED TONY- BTTRMNT COMM	156.98
			TOTAL:	596.25
Overhead	General Fund	AT & T/CITY HALL	CH PH SVC 1/5/22	994.52
		TYLER TECHNOLOGIES INC	INSITE TRANSACTION FEES	301.25
		XEROX CORPORATION	CITY HALL COPIER LEASE	246.94
		MITEL CLOUD SERVICES INC	PH SVC RECRDING 2/1-2/28/2	2,256.28
			TOTAL:	3,798.99
Police	General Fund	INTERNAL REVENUE SERVICE	FICA	3,111.86
			Medicare	727.79
		PETTY CASH	LGHT BULB & GREASE-FORD FU	11.05
			KEYS FOR LOCK BOX	19.26
			ALCOHOL COMPLIANCE CHECKS	20.00
		ICMA	Retirement 401%	357.44
			Retirement 401	3,030.11
		AT&T MOBILITY-CELLS	POLICE FN AIR CARDS	701.08
		WEX INC	POLICE DEPT FUEL	4,380.09
			POLICE DEPT CAR WASHES	123.00
		XEROX CORPORATION	POLICE COPIER LEASE	223.39
		HSA BANK	HSA Contribution	225.00
			HSA Family/Dep. Contributi	975.00
		PRINCIPAL LIFE INSURANCE COMPANY	STD FICA	91.80
		BLUE RIDGE BANK	ST. NICK POSTAGE BOOK	35.38
			KWIK CAR WASH	40.00
			SHOP WITH A COP	1,764.87
			FBI LEEDA MEMBERSHIP-M. OD	50.00
			TOTAL:	15,887.12
911 Center	General Fund	AT & T/CITY HALL	911 PHONE SVC 12/23/21	1,035.22
			911 LINE 1/5/22	235.00
		INTERNAL REVENUE SERVICE	FICA	625.24
			Medicare	146.23
		PETTY CASH	NOTARY FEE AT CCSD REIMB	3.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ICMA	Retirement 401%	95.06
			Retirement 401	570.36
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	75.00
		MITEL CLOUD SERVICES INC	PD RECORDING SVC 2/1-2/28/	262.38
		BLUE RIDGE BANK	BSD NAPS- T. DAVIS	<u>26.25</u>
			TOTAL:	3,111.24
Planning	General Fund	INTERNAL REVENUE SERVICE	FICA	208.64
			Medicare	48.80
		ICMA	Retirement 401%	35.20
			Retirement 401	211.22
		HSA BANK	HSA Family/Dep. Contributi	<u>112.50</u>
			TOTAL:	616.36
Engineering	General Fund	INTERNAL REVENUE SERVICE	FICA	122.54
			Medicare	28.66
		ICMA	Retirement 401%	0.32
			Retirement 401	126.09
		CINTAS CORPORATION	ENG DEPT UNIFORM RENTAL	2.25
		WEX INC	ENG DEPT FUEL	114.94
		HSA BANK	HSA Family/Dep. Contributi	<u>76.20</u>
			TOTAL:	471.00
Information Technology	General Fund	INTERNAL REVENUE SERVICE	FICA	137.30
			Medicare	32.11
		ICMA	Retirement 401%	23.21
			Retirement 401	139.25
		AT&T MOBILITY-CELLS	IT DEPT AIR CARDS	41.24
		HSA BANK	HSA Family/Dep. Contributi	<u>75.00</u>
			TOTAL:	448.11
Economic Development	General Fund	BLUE RIDGE BANK	ECON DEVELOPMNT WEBINAR- W	<u>10.00</u>
			TOTAL:	10.00
NON-DEPARTMENTAL	Transportation	MO DEPT OF REVENUE	State Withholding	313.51
			State Withholding	7.00
		INTERNAL REVENUE SERVICE	Fed WH	877.68
			Fed WH	25.38
			FICA	868.24
			FICA	62.00
			Medicare	203.08
			Medicare	14.50
		ICMA	Retirement 457 &	53.19
			Retirement 457	69.00
		HSA BANK	HSA Contribution	50.00
			HSA Family/Dep. Contributi	<u>278.31</u>
			TOTAL:	2,821.89
Transportation	Transportation	RUSSELL, RICK	MILEAGE REIMB 1/1-1/7/22	27.50
		INTERNAL REVENUE SERVICE	FICA	868.24
			FICA	62.00
			Medicare	203.06
			Medicare	14.50
		ICMA	Retirement 401%	82.11
			Retirement 401	720.56

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		LEIGH III, AUDREY W	MILEAGE REIMB 1/1-1/7/22	18.14
		WEX INC	TRANS DEPT FUEL	3,008.88
		XEROX CORPORATION	TRANSPORTATION COPIER LEAS	82.32
		AMEREN MISSOURI	KK DR PALISADES LTG 12/1-1	90.08
			MAINT SALT BLDG 12/7-1/10/	11.98
			ST LTG SVC 12/1-1/1/22	3,801.14
			CUST OWNED LTG 12/1-1/1/22	1,539.40
		MANKEY, KYLE	MILEAGE REIMB 1/15-1/21/22	50.31
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	350.25
		DEVORE, CALEB	MILEAGE REIMB 1/1-1/7/22	30.42
		CARLSON, CHAD	MILEAGE REIMB 1/1-1/7/22	14.04
		STOUFER, TOMMIE L	MILEAGE REIMB 1/1-1/7/22	31.59
		JOHNS, JOSHUA	MILEAGE REIMB 1/15/22	18.72
		BLUE RIDGE BANK	2021 SAFETY SUMMIT LODGING	336.00
			TOTAL:	11,398.74
NON-DEPARTMENTAL	Water Fund	MO DEPT OF REVENUE	WATER SALES TAX	2,976.63
			State Withholding	467.55
		INTERNAL REVENUE SERVICE	Fed WH	1,282.42
			FICA	826.54
			Medicare	193.30
		ICMA	Retirment 457 &	386.14
			Retirement 457	77.00
			Loan Repayments	59.75
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	44.80
			TOTAL:	6,351.63
Water	Water Fund	TYLER TECHNOLOGIES INC	INSITE TRANSACTION FEES	1,246.25
		INTERNAL REVENUE SERVICE	FICA	826.54
			Medicare	193.30
		ICMA	Retirement 401%	126.16
			Retirement 401	819.11
		LOWE'S	INSULATION TAPE	34.81
		WEX INC	WATER DEPT FUEL	1,191.10
		XEROX CORPORATION	WATER COPIER LEASE	82.32
		AMEREN MISSOURI	BLUFF RD TOWER 12/7-1/10/2	631.07
			COLLEGE WELL 12/6-1/9/22	2,701.50
			LK RD 54-59 WELL 11/28-12/	30.26
			SWISS VLG WELL 11/28-12/29	669.28
		MANKEY, KYLE	MILEAGE REIMB 12/18-12/24/	96.32
		HSA BANK	HSA Contribution	112.50
			HSA Family/Dep. Contributi	161.39
		STOUFER, TOMMIE L	MILEAGE REIMB 1/15-1/21/22	29.84
		WILBER, ZACHARY	MILEAGE REIMB 1/1-1/7/22	53.82
			MILEAGE REIMB 12/25-12/31/	25.76
		BLUE RIDGE BANK	SHIPPING WATER EQUIP REPAI	55.34
			UPS SHIPPING	28.65
			SCHONSTEDT REPAIR	523.92
			2021 SAFETY SUMMIT LODGING	336.00
		SCHILEY, PAUL	MILEAGE REIMB 1/8-1/14/22	23.99
			MILEAGE REIMB 1/15-1/21/22	71.97
		HOME DEPOT CREDIT SERVICES	SAW BLADES	92.82
			TOTAL:	10,164.02

Page 12 of 49

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	Lee C. Fine Airpor	MO DEPT OF REVENUE	LCF SALES TAX	2,105.98
			State Withholding	97.00
			Fed WH	186.83
			FICA	300.91
			Medicare	70.38
			Retirement 457 &	22.84
			Retirement 457	45.00
			Loan Repayments	74.35
			Loan Repayments	30.39
			Loan Repayments	37.15
			TOTAL:	2,970.83
Lee C. Fine Airport	Lee C. Fine Airpor	AMEREN MISSOURI	LCF RUNWAY LTS 11/29-12/29	40.24
			AP FIREHOUSE 11/29-12/29/2	30.62
			FICA	300.91
			Medicare	70.38
			Retirement 401%	37.65
			Retirement 401	296.45
			LCF UNIFORM RENTAL	8.63
			LCF APRN 20-046B-1 10/30-1	28,444.76
			LCF FUEL	39.80
			HSA Contribution	37.50
			HSA Family/Dep. Contributi	195.00
			TOTAL:	29,501.94
NON-DEPARTMENTAL	Grand Glaize Airpo	MO DEPT OF REVENUE	GG SALES TAX	81.44
			State Withholding	24.00
			Fed WH	78.50
			FICA	136.49
			Medicare	31.92
			Retirement 457	30.00
			TOTAL:	382.35
Grand Glaize Airport	Grand Glaize Airpo	CITY OF OSAGE BEACH AMEREN MISSOURI	957 AIRPORT RD 11/21-12/21	114.79
			GG TBLC EXT D 11/28-12/29/	269.25
			GG AP SHOP 11/28-12/29/21	28.27
			957 AIRPORT RD 11/28-12/29	10.93
			GG AP TBLC EXT D 11/28-12/	19.39
			GG AP SLEEPY 11/28-12/29/2	103.46
			FICA	136.49
			Medicare	31.92
			Retirement 401%	9.87
			Retirement 401	140.07
			LOWE'S	13.29
			ASPHALT PATCH	24.04
			ANCHORS & BOLTS- TIE DWN R	7.13
			GG UNIFORM RENTAL	105.00
			HSA Family/Dep. Contributi	105.00
			TOTAL:	1,013.90

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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===== FUND TOTALS =====				
10	General Fund			74,403.36
20	Transportation			14,220.63
30	Water Fund			16,515.65
35	Sewer Fund			24,622.24
40	Ambulance Fund			5,908.27
45	Lee C. Fine Airport Fund			32,472.77
47	Grand Glaize Airport Fund			1,396.25

	GRAND TOTAL:			169,539.17

TOTAL PAGES: 8

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Mayor & Board	General Fund	LAKE AREA CHAMBER OF COMMERCE	QRTL BRKFST FORUM-ROSS, MA	<u>30.00</u>
			TOTAL:	30.00
City Administrator	General Fund	LAKE AREA CHAMBER OF COMMERCE	QRTLY BRKFST FORUM- J. WOO	<u>15.00</u>
			TOTAL:	15.00
City Clerk	General Fund	LAKE SUN LEADER 81525 & 1586450	2021 ANNUAL FINANCIAL STMN	<u>270.00</u>
			TOTAL:	270.00
City Treasurer	General Fund	STAPLES BUSINESS ADVANTAGE	CARDSTOCK PAPER	6.00
			RECEIVED INK STAMPER	<u>14.93</u>
			TOTAL:	20.93
Municipal Court	General Fund	AMERICAN STAMP & MARKING PRODUCTS INC	SELF-INKING DATE STAMP- CO	<u>90.53</u>
			TOTAL:	90.53
City Attorney	General Fund	THOMSON REUTERS - WEST	WEST INFO CHARGES 12/2021	<u>374.06</u>
			TOTAL:	374.06
Building Inspection	General Fund	CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	<u>2.77</u>
			TOTAL:	2.77
Building Maintenance	General Fund	BUTLER SUPPLY CO	LIGHT BULB RECYCLE	435.51
		ATR LIGHTING ENTERPRISES INC	LIGHT BULBS	19.86
		COMFORT CARE	SVC CALL- EXHAUST FANS	239.69
		FOUR SEASONS PLUMBING, LLC	WOMEN'S BATHROOM REPAIRS	109.84
		CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	2.33
			CH FLOOR MATS	87.32
		STAPLES BUSINESS ADVANTAGE	PAPER TOWELS & BATHROOM TO	61.10
		AMAZON CAPITAL SERVICES INC	DOOR STOPPERS & BLUE LINE	51.86
		B & H CLEANING	CITY HALL JANITORIAL SERVI	<u>1,470.00</u>
			TOTAL:	2,477.51
Parks	General Fund	LAKE SUN LEADER 81525 & 1586450	REQ FOR PROP- PARKS MASTER	123.75
			INV TO BID- ZERO TURN MOWE	91.70
		SOUTHWEST STONE SUPPLY INC	MATERIALS FOR PARKS	521.91
		CINTAS CORPORATION	PARKS DEPT UNIFORM RENTAL	10.50
		AMAZON CAPITAL SERVICES INC	DRY ERASE BOARD- MAINT SHO	87.96
			BATHROOM SINK FAUCETS	626.94
		RECDESK LLC	RECDESK SUB 2/2022-8/2022	1,800.00
		CENTRAL MO EXCAVATION	NEW TOILET INSTALL- PARKS	<u>740.63</u>
			TOTAL:	4,003.39
Human Resources	General Fund	ONE TIME VENDOR PSYCHOLOGICAL RESOURCE	PRE EMPLOY SCREENING	<u>135.00</u>
			TOTAL:	135.00
Police	General Fund	PURCELL TIRE & RUBBER CO	RIGHT REAR TIRE REPAIR- PD	23.54
		LEON UNIFORM CO INC	UNDRVST SHIRT & PANTS- SKI	161.85
			BODY ARMOR, POUCHES-A. EDG	1,375.00
			UNIFORM & POUCHES- K. SEAR	1,507.00
		INTERNATIONAL ASSOC OF CHIEFS OF POLIC	IACP MEMB-O'DAY 1/2022-12/	275.00
			IACP MEMB-DAVIS 1/2022-12/	210.00
		MO ST HWY PATROL LAW ENFORCEMENT ACADE	FRST LN SUPRVSN SCHOOL-SAL	340.00
		PSE INSTALLATION	SPOTLIGHT REPAIR	85.00
		HEDRICK MOTIV WERKS LLC	NEW BATTERY- PD 19	200.00
			AC & DOOR ACTUATOR REP-PD	1,234.71

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		STAPLES BUSINESS ADVANTAGE	TONER & BINDER CLIPS	201.85
		JOHN E. REID & ASSOCIATES INC.	REID INTRVW INTRRGTON-MULL	600.00
			REID INTRVW INTRRGTON-OWEN	600.00
		PB ELECTRONICS	ANTENNA CABLES	<u>310.00</u>
			TOTAL:	7,123.95
911 Center	General Fund	MO STATE HWY PATROL INFO & COMM TECH D	MULES CHARGES JAN-MARCH 20	<u>255.00</u>
			TOTAL:	255.00
Planning	General Fund	LAKE SUN LEADER 81525 & 1586450	NPH- #417 PREWITT REZONE	<u>63.00</u>
			TOTAL:	63.00
Engineering	General Fund	O'REILLY AUTOMOTIVE STORES INC	WIPER BLADES- LOYD	53.08
		CINTAS CORPORATION	ENG DEPT UNIFORM RENTAL	2.25
		COCHRAN ENGINEERING	ENG GENERAL CONSULT 12/202	5,818.75
			AUTUMN LANE ENG 12/2021	3,613.75
			MACE RD ENG 12/2021	1,785.00
			MAJOR LIFT IMPROV 12/2021	<u>393.75</u>
			TOTAL:	11,666.58
Economic Development	General Fund	LAKE OF THE OZARKS ECONOMIC DEVELOPEME	2022 LOREDC MEMBERSHIP	<u>2,500.00</u>
			TOTAL:	2,500.00
Transportation	Transportation	MARKS MOBILE GLASS INC	INSTALL WINDSHIELD- TRK 59	315.92
		SCHEPPERS INTERNATIONAL TRUCK CENTER I	CHCK ENGINE LGHT REPAIR-TR	1,272.90
		RP LUMBER INC	REBAR	54.90
		O'REILLY AUTOMOTIVE STORES INC	RETAINER- TRK 76	3.99
		LAKE SUN LEADER 81525 & 1586450	INV TO BID- AUTUMN LN IMPR	83.65
		CROWN POWER & EQUIPMENT	NEW BLOWER	559.00
		CORE & MAIN LP	CULVERT PIPE	4,238.00
		CINTAS CORPORATION	TRANS DEPT UNIFORMS	134.38
			TRANS DEPT FLOOR MATS	8.19
		AMAZON CAPITAL SERVICES INC	EZ FLOW FRONT PANEL	10.65
			SECURITY SAFE W/ KEYPAD	41.00
			DIAMOND CORING RIG	557.03
			DISPOSABLE FOAM EAR PLUGS	19.26
			FIRST AID KIT	28.42
		SMITH PAPER & JANITOR SUPPLY CO INC	CLEANER FOR SHOP FLOOR	70.50
		MO DEPARTMENT OF CORRECTIONS	WORK AGREEMENT 12/10-1/10/	637.84
		B & H CLEANING	PW-TRANS JANITORIAL SERVIC	287.78
		IBERIA TIRE & AUTO INC	TIRES, MOUNT, BALANCE- VAN	396.24
		US SPECIALTY COATINGS	TRAFFIC PAINT	<u>4,950.13</u>
			TOTAL:	13,669.78
Water	Water Fund	MO RURAL WATER ASSC	2022 MRWA INDV DUES-CROOKS	30.00
			2022 MRWA MEMBERSHIP DUES	700.00
		OZARK READY MIX CO INC	THRUST BLOCKS	40.00
		CORE & MAIN LP	PARTS FOR INVENTORY	86.94
			VALVE BOXES- AZALEA	134.88
			PARTS FOR INVENTORY	1,351.92
		CORROSION TECHNOLOGIES INC	GAS DETCTOR MONITRS & CALI	958.18
		CINTAS CORPORATION	WATER DEPT UNIFORMS	90.91
			WATER DEPT FLOOR MATS	8.18
		AMAZON CAPITAL SERVICES INC	EZ FLOW FRONT PANEL	10.65
			SECURITY SAFE W/ KEYPAD	41.00
			DIAMOND CORING RIG	557.02

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			DISPOSABLE FOAM EAR PLUGS	19.26
			FIRST AID KIT	28.42
		B & H CLEANING	PW-WATER JANITORIAL SERVIC	287.78
		WALL'S HVAC SERVICE LLC	HANGING UNIT HEATER	<u>1,284.00</u>
			TOTAL:	5,629.14
Sewer	Sewer Fund	RP LUMBER INC	LUMBER- SANDS	43.68
		EVOQUA WATER TECHNOLOGIES LLC	ODOR CONTROL DEC 960 BASIN	1,000.00
			ODOR CONTROL DEC PS KK114	875.00
			ODOR CONTROL DEC L/S 53-1	1,150.00
		MO RURAL WATER ASSC	2022 MRWA MEMBERSHIP DUES	700.00
		MUNICIPAL EQUIPMENT CO	SEWER COVER- SHOOTERS 21 L	5,256.96
		LAKE OZARK-OSAGE BEACH JOINT SEWER PLA	DEC MONTHLY FLOWS	37,805.93
		CORROSION TECHNOLOGIES INC	GAS DETCTOR MONITRS & CALI	1,437.27
		CINTAS CORPORATION	SEWER DEPT UNIFORMS	78.67
			SEWER DEPT FLOOR MATS	8.18
		SCOTTS CONCRETE	CONCRETE- SANDS PAD	724.75
		AMAZON CAPITAL SERVICES INC	EZ FLOW FRONT PANEL	10.66
			SECURITY SAFE W/ KEYPAD	41.00
			DIAMOND CORING RIG	557.02
			LEAK DETECTION DYE	55.98
			KEYBOARD & MOUSE, PHONE CA	43.94
			DISPOSABLE FOAM EAR PLUGS	19.26
			WALL THRMTR & OIL ABSRBNT	86.90
			FIRST AID KIT	28.41
		B & H CLEANING	PW-SEWER JANITORIAL SERVIC	287.77
		WALL'S HVAC SERVICE LLC	HANGING UNIT HEATER	<u>1,284.00</u>
			TOTAL:	51,495.38
Ambulance	Ambulance Fund	STAPLES BUSINESS ADVANTAGE	AA BATTERIES	30.85
		MCKESSON MEDICAL SURGICAL MN SUPPLY IN	MEDICAL SUPPLIES	184.80
			MEDICAL SUPPLIES	42.42
			MEDICAL SUPPLIES	132.54
			MEDICAL SUPPLIES	77.00
			MEDICAL SUPPLIES	69.12
			MEDICAL SUPPLIES	44.37
		HEARTSAFE AMERICA INC	CHEST COMPRESSION SYSTEM	<u>16,250.00</u>
			TOTAL:	16,831.10
Lee C. Fine Airport	Lee C. Fine Airpor	NAEGLER OIL CO	LCF JET FUEL	10,747.58
			LCF EQUIP CHRG & SATELLITE	46.00
		CINTAS CORPORATION	LCF UNIFORM RENTAL	8.63
		B & H CLEANING	GG JANITORIAL SERVICES	<u>219.38</u>
			TOTAL:	11,021.59
Grand Glaize Airport	Grand Glaize Airpo	NAEGLER OIL CO	GG EQUIP CHRG & SATELLITE	46.00
		CINTAS CORPORATION	GG UNIFORM RENTAL	7.13
		B & H CLEANING	LCF JANITORIAL SERVICES	<u>430.62</u>
			TOTAL:	483.75

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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===== FUND TOTALS =====				
10	General Fund			29,027.72
20	Transportation			13,669.78
30	Water Fund			5,629.14
35	Sewer Fund			51,495.38
40	Ambulance Fund			16,831.10
45	Lee C. Fine Airport Fund			11,021.59
47	Grand Glaize Airport Fund			483.75

	GRAND TOTAL:			128,158.46

TOTAL PAGES: 4

City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
573/302-2000 Phone
573/302-2039 Fax
www.osagebeach-mo.gov



Planning Dept: CP
Sewer Dept: _____
License #: _____
PL 11/19/22
4500

LIQUOR LICENSE APPLICATION

Date of Application: 1/19/22 Date Application Received: 1/19/22
Name of Establishment: KNOX CLARK PARTNERS LLC d/b/a Nicks True Value Hardware
Physical Address: 1036 PALISADE BLVD. OSAGE BEACH, MO. 65065
Mailing Address: 820 N. MARTIN AVENUE, KAHOKA MO. 63445
Applicant Name: NICK'S TRUE VALUE HARDWARE - KENT NIXON MG. MGR.
(As it is to appear on license. If corporation, name of corporation and managing officer)

- ☒ Original Applications: Submit a copy of your Missouri voter registration card & background check performed by the Missouri Highway Patrol along with the application.
- ☐ Renewal Applications: Submit completed application and background check per Ordinance 15.81 (voter registration not required for renewals.) Completed applications must be received by May 1st. Applications received after May 1 are subject to the following late fees: May 2 to May 31 - \$100 late fee; June 1 to June 30 - \$200 late fee; after June 30 - \$300 late fee.

Item	Fee	License Description	City Code
a. ____	375.00	Manufacture and distribution (not sales) of intoxicating malt liquor not more than 5% alcohol by weight.	MDBWT
b. ____	150.00	Distribution or wholesale of intoxicating liquors not more than 5% alcohol by weight.	DBLQWT
c. ____	300.00	Manufacture or distilling of intoxicating liquors in excess of 5% alcohol by weight.	MLQWT
d. ____	750.00	Distribution or wholesale of intoxicating liquors in excess of 5% alcohol by weight.	DLQWT
e. ____	75.00	Retail sales of intoxicating liquors not more than 5% alcohol by weight in original package to be consumed on premises. (Includes Sunday Sales.)	BPR
f. ____	75.00	Retail sales of intoxicating liquors not more than 5% alcohol by weight in original package not to be consumed on premises. (Includes Sunday Sales.)	BPK
g. ____	450.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises.	LDRK1
h. ____	750.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises. (Includes Sunday Sales.)	LDRK2
i. ____	150.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight in original package not to be consumed or opened on premises.	LPKG1
j. <u>X</u>	450.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight in original package not to be consumed or opened on premises. (Includes Sunday Sales.)	LPKG2
k. ____	75.00	Retail sales of malt liquor not more than 5% alcohol by weight /or light wines containing in excess of 14% alcohol by weight.	BWDRK1
l. ____	375.00	Retail sales of malt liquor not more than 5% alcohol by weight /or light wines containing in excess of 14% alcohol by weight. (Includes Sunday Sales.)	BWDRK2
m. ____	300.00	Sunday Liquor Sales	LSUN
n. ____	15.00	*Caterer per day.	CTLQDY
o. ____	10.00	*Picnic per day.	PCLQDY
p. ____	N/C	Change of managing officer.	MGO
q. ____	N/C	Wine tasting.	WTG

*If applying for a Caterer or Picnic License describe the event in detail, including the event name, location and time.

RECEIVED
JAN 21 2022
BY: [Signature]

City of Osage Beach

Agenda Item Summary

Date of Meeting: February 3, 2022
Originator: Mike Welty, Assistant City Administrator
Presenter: Mike Welty, Assistant City Administrator

Agenda Item:

Bill 22-03 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a new 12-month agreement for the City's Voice over IP (VoIP) phone system for an amount not to exceed \$27,120. *Second Reading*

Requested Action:

Second Reading of Bill #22.03

Ordinance Referenced for Action:

Board of Aldermen approval required for purchases over \$25,001 per Municipal Code Chapter 135; Article II: Purchasing, Procurement, Transfers, and Sales.

Deadline for Action:

Yes - We would like to get this contract in place before the end of February for a April 1st start date.

Budgeted Item:

Yes

Budget Line Information (if applicable):

Budget Line Item/Title: 10-13-743102 Telephone Service

FY2022 Budgeted Amount: \$43,500

FY2022 Expenditures to Date (01/10/22): (\$ 0.00)

FY2022 Available: \$43,500

FY2022 Requested Amount: \$27,120

Department Comments and Recommendation:

This is a 12-month contract for the City to continue to use our existing Mitel VoIP phone system with no changes to our service. In 2017, we moved away from the old analog phone system that we had and changed to the VoIP system that we have now. After working through some initial bugs, the system has worked well for us.

One of the things that Forward Slash, our IT managed service partner, does at the end

of each year is review our phone and internet bills in an effort to make sure that we are getting the best deals possible for the City. When Mikeal and I met with them in December, as we do every year, they brought it to our attention that there may be some new technologies and services in the VoIP industry that we may want to look at that could provide a better product and even more cost savings. Our renewal date for this service is April 1st and we did not feel that date gave us enough time to act on the information that they provided in 2022. So what I did was reach out to Mitel and change our contract from 4 years down to one year. Cutting this contract down to just one year will allow us to work with Forward Slash to see if there truly is a better, more cost-effective product available. If there is, then we will bring that information to the board workshops to explain it in more detail and, if not, then I can always go back to Mitel next year and renew again for a longer period of time.

All that said, I was able to get Mitel to reduce our monthly cost some on this one-year renewal.

Currently, we pay 2,116.80 per month + taxes and surcharges, approximately \$29,600 annually. With this new one-year contract we will pay \$1,909.85+ taxes and surcharges, an estimated average of \$350.00 per month. Approval for a not-to-exceed \$27,120 is being requested.

I recommend approval.

City Attorney Comments:

Per City Code 110.230, Bill 22-03 is in correct form.

City Administrator Comments:

The first reading was read and passed by the Board of Aldermen at the January 20, 2022, Board of Aldermen meeting. I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO SIGN A NEW 12-MONTH AGREEMENT FOR THE CITY'S VOICE OVER IP (VoIP) PHONE SYSTEM FOR AN AMOUNT NOT TO EXCEED \$27,120.00

BE IT ORDAINT BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, AS FOLLOWS, TO WIT:

Section 1. The Board of Aldermen of the City of Osage Beach hereby authorizes the Mayor to sign a contract a 12-month contract for the City to continue to use our existing Mitel VoIP phone system with no changes to our service under substantially the same terms and conditions as set out in the attached contract ("Exhibit A").

Section 2. Total expenditures or liability authorized under the contract shall not exceed Twenty Seven Thousand One Hundred Twenty Dollars (\$27,120.00).

Section 3. The City Administrator is hereby authorized to take such further actions as are necessary to carry out the intent of this Ordinance and Contract.

Section 4. This Ordinance shall be in full force and effect from date of passage and approval by the Mayor.

READ FIRST TIME: January 6, 2022

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.03 was duly passed on _____ by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

This Ordinance is hereby transmitted to the Mayor for his signature.

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 22.03.

Date

John Olivarri, Mayor

ATTEST:

Tara Berreth, City Clerk



Wednesday, January 12, 2022

John Olivarri
Osage Beach, Missouri
1000 City Pkwy
Osage Beach MO 65065-3058

Dear John Olivarri,

Thank you for choosing to extend your relationship with Mitel Cloud Services, Inc. ("Mitel"). We value your continued business.

Mitel would like to offer you the opportunity to extend your existing Service Term for an additional 12 Months ("Renewal Notice") from the New Contract Start Date, provided we receive this executed Renewal Notice from you by no later than forty-five (45) days prior to the New Contract Start Date. To simplify tracking, we have agreed to make all your Services (original proposal, order and add-on orders) as well as current locations coterminous, beginning on the New Contract Start Date stated below. The New Monthly Recurring Charge shall take effect on the New Contract Start Date. There will be no credits issued for prior invoices.

New Term

New Contract Start Date	4/1/2022
New Contract Term (months)	12 Months
New Monthly Recurring Charges*	\$1,909.85
Number of Contracted Profiles	93

**Please see Appendix A for an itemized listing of all line item pricing. New Pricing does not include taxes, fees or surcharges.*

1. This Renewal Notice is confidential information.
2. This Renewal Notice offer is valid for thirty (30) days.
3. This Renewal Notice is not binding without a Mitel authorized signature.
4. Customer may increase Services unlimitedly during the Service Term at the Service Monthly Commitment prices agreed herein. A one-time implementation fee of \$50.00 will be assessed per profile added.
5. Customer is liable for any and all applicable taxes and surcharges.
6. Travel expenses related to professional services purchased by Customer, if any, are not included in this Renewal Notice.
7. Calls outside contiguous United States, premium-rate telephone numbers (e.g. Directory assistance calls, 900 numbers, etc.) and toll free inbound calls are billed on a usage basis.
8. Unless otherwise specified, Customer receives only standard features.
9. Profile cancellations are effective at the end of the currently billed period and may remain active until then upon request from client. Once notice of cancellation is received, billing will be discontinued effective the last day of the current billed period. Credits will not be given for previously billed periods.
10. This Renewal Notice is subject to the terms and conditions of the Renewal Notice and the Mitel Terms of Service found at <https://www.mitel.com/legal/mitel-cloud-services-terms-and-conditions> and incorporated herein by reference. This Renewal Notice and the Mitel Terms of Service supersede and replace any previous proposals, Order Forms and agreements between the parties for the Services stated herein. In the event of a conflict or inconsistency between the provisions of this Renewal Notice and those of any previous proposals or agreements the provisions of this Renewal Notice shall prevail.
11. This Renewal Notice may be executed in counterparts with the same effect as if both parties signed the same document. The counterparts shall be construed together and shall constitute one and the same original agreement. A signature on this Renewal Notice by one party communicated to the other by electronic transmission, such as PDF, email or facsimile, will constitute execution of this Renewal Notice.

Should you have any questions, feel free to contact the undersigned at your convenience.

Acknowledged and agreed:

Sergio Presas
Mitel Cloud Services, Inc.
1/12/2022

John Olivarri
Osage Beach, Missouri
Date:

Appendix A

Account Name	Osage Beach, Missouri
New Contract Start Date	4/1/2022
New Contract Term (months)	12 Months
New Monthly Recurring Charges*	\$1,909.85
Number of Contracted Profiles	93

**New Pricing does not include taxes, fees or surcharges.*

Locations	Item Description	Qty	Renewal Extended Price	Renewal Unit Price
All Locations	MiCloud Connect Essentials	51	\$917.49	\$17.99
	MiCloud Connect Elite	31	\$852.50	\$27.50
	MiCloud Connect Voicemail Only	14	\$139.86	\$9.99
	MiCloud Connect MIR Always-On	2	\$0.00	\$0.00
Total		98	\$1,909.85	

City of Osage Beach

Agenda Item Summary

Date of Meeting: February 3, 2022
Originator: Cary Patterson, City Planner
Presenter: Cary Patterson, City Planner

Agenda Item:

Public Hearing - Special Use Permit 412-BAC,LLC (Bruce Christy) Requests a residential use on a property zoned C-1 (General Commercial)

Requested Action:

Public Hearing for Special Use Case 412

Ordinance Referenced for Action:

Board of Aldermen shall hold a public hearing on each application for a Special Use Permit per Municipal Code Chapter 405 Zoning Regulations.

Deadline for Action:

No

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

A Public Hearing is required for all Special Use Permit cases. This is the hearing for SUP Case 412 as requested by BAC LLC. (Bruce Christy), to allow a residential dwelling on property that is located in a C-1 (General Commercial) zone.

This is an opportunity for the Mayor and the Board of Aldermen to hear comments or concerns from the applicant and the public pertaining to the proposed Special Use Permit.

City Attorney Comments:

Not Applicable

City Administrator Comments:

I concur with the department's recommendation.

City of Osage Beach
Agenda Item Summary

Date of Meeting: February 3, 2022
Originator: Cary Patterson, City Planner
Presenter: Cary Patterson, City Planner

Agenda Item:

Motion to approve Special Use Permit 412- BAC, LLC (Bruce Christy) requesting residential use on a property zoned C-1 (General Commercial)

Requested Action:

Motion to Approve

Ordinance Referenced for Action:

Special uses require Board of Aldermen approval per Municipal Code Chapter 405 Zoning Regulations.

Deadline for Action:

None

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

SUP Case 412 is a request by BAC LLC. (Bruce Christy), to allow a residential dwelling on property that is located in a C-1 (General Commercial) zone.

City Attorney Comments:

Not Applicable

City Administrator Comments:

I concur with the department's recommendation.

**PLANNING DEPARTMENT
REPORT TO
PLANNING COMMISSION**

Date:	January 11, 2022	Case: 412
--------------	------------------	-----------

Applicant: BAC, LLC (Belinda Phillips) Property Owner
Bruce Christy, Proposed Developer

Location: Approximately 1000 ft off Passover Rd. on Red Bud Road (Next to 1138 Redbud Rd.)

Petition: Special Use Permit to allow a residential use (duplex townhome) in a Commercial District.

Existing Use: Vacant commercial property.

Zoning: C-1 (General Commercial)

Tract Size: Approximately 15,128 sq. ft.

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	C-1 (Commercial)	Vacant Commercial
<u>South:</u>	LU (Lake Use)	Lake of the Ozarks
<u>East:</u>	C-1 (Commercial)	Commercial Boat Services
<u>West:</u>	C-1 (Commercial)	Residential

**The Osage Beach Comprehensive Plan
Designates this area as appropriate for:** Moderate Density Residential

<u>Rezoning History</u>	<u>Case #</u>	<u>Date</u>
City Wide		1984

Utilities: Water: **City** Electricity: **Ameren UE**
Sewer: **City**

Access: Property has frontage on Redbud Road.

Analysis:

1. The applicant is the owner of the vacant property in question.
2. The character of the area is mixed containing condominiums, moderate density residential, and a large parcel that has a commercial boat services use contained within.
3. The current proposal is to construct a duplex townhome on the subject property. The developer plans to live in one of the units and sell the other to a separate owner.
4. The portion of the property that is being requested for SUP is fronted and serviced by Redbud Road.

Department Comments:

The property is recommended for Moderate Density Residential, which is defined by the Comprehensive Plan as 5-13 units per acre. Obviously in this situation we are not looking at a large lot residential development. The density on this request falls into the moderate to low range.

For the purposes of what would be more beneficial to the City, having the additional well-maintained housing units would not only serve a need of the community, but also would seem to be a better fit for the property, under today's conditions, than that of a commercial use.

Under the Section 405.610 of the City Code of Ordinances for Amendments and Changes, bullet point 6 gives five matters that the city should consider before making a change in the use of property.

1. Relatedness of the proposed amendment to the goals and outlines of the long-range physical plan for the City:

As I have already stated, the request is in conformance with the use recommendations of the Comprehensive Plan.

The Comprehensive Plan also encourages the City to provide additional work force housing when the opportunity arises to locate it on property where it is compatible.

2. Existing uses of property within the general area of the property in question:

As previously stated, the area surrounding the subject property contains mixed uses including high and moderate density residential and a commercial facility.

3. The zoning classification of property within the general area of the property in question:

The zoning of the surrounding properties is C-1 (General Commercial). This means that the residential uses within the area are legal nonconformities and would require a SUP if developed now as well as a SUP to allow a residential expansion if an addition was proposed to any of them. The requested use will mesh without issue with the surrounding uses.

4. The suitability of the property in question to the uses permitted under the existing zoning classification:

The use of this specific property as a commercial use, depending on the intensity of the use, could cause some substantial issues with the adjacent single-family homes. Because of this, the existing conditions certainly lend more positively towards the residential use as requested as opposed to a permitted use within the current zoning district.

5. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification:

The secondary corridor has seen little development in recent years. There have been some improvements to the homes near the subject property. These improvements required SUPs and variances to be granted by the City.

Based on the analysis of the conditions pertaining to the subject petition, the Planning Department recommends approval of the request subject to the following provisions.

Permitted Uses:

The following uses shall be permitted in those areas as illustrated on the SUP site plan:

1. Residential Uses shall conform to the requested construction of a duplex townhome.
2. Accessory Uses typical to residential uses of this type will be designed for and available to the owners and their guests/ tenants only and will not be open to the public. Those uses and facilities will be required to meet the code requirements for accessory uses and structures within the R-2 (two family) zone.

Construction:

Construction shall be in accordance with the International Building Code and all other pertaining construction codes as adopted by the City of Osage Beach at the time a building permit is issued for each individual facility.

Bulk, Area, and Height Requirements:

Construction for these units will be in conformance with the approved site plan.

Dimensional Requirements:

The new structure will be required to meet the setbacks established on the approved site plan.

Public Facilities:

Engineering plans for any required water or sewer improvements will be constructed in accordance with the Osage Beach Design Guidelines and must be reviewed and approved by the necessary City Officials during the Building Permit process.

Access:

Access shall be derived from an entrance to the property off Red Bud Road. Any required roadway improvements must be reviewed and approved by the City.

Parking:

All development shall adhere to Osage Beach off-street parking requirements at the time that it is constructed.

Buffering and Screening:

No additional buffering or screening is required. Waste cans or dumpsters shall be placed in a location as to have minimal visual impact to the surrounding properties and conform to the general practice and placement of the other facilities within the corridor.

Exterior Lighting:

Exterior lighting shall be designed, located, and constructed to eliminate or significantly reduce glare and/or a general increase in lighting intensity within the adjoining existing or proposed residential area(s). Additionally, all exterior lighting shall be so arranged and shielded to confine all direct light rays within the boundaries of the subject property.

Signage:

Any proposed signage will be required to get a sign permit from the city. At such time that an application is filed, a site plan and engineering will be submitted to assure the signs compliance with the city's sign code for on premise residential signage.

Maintenance of Open Space and Common Areas:

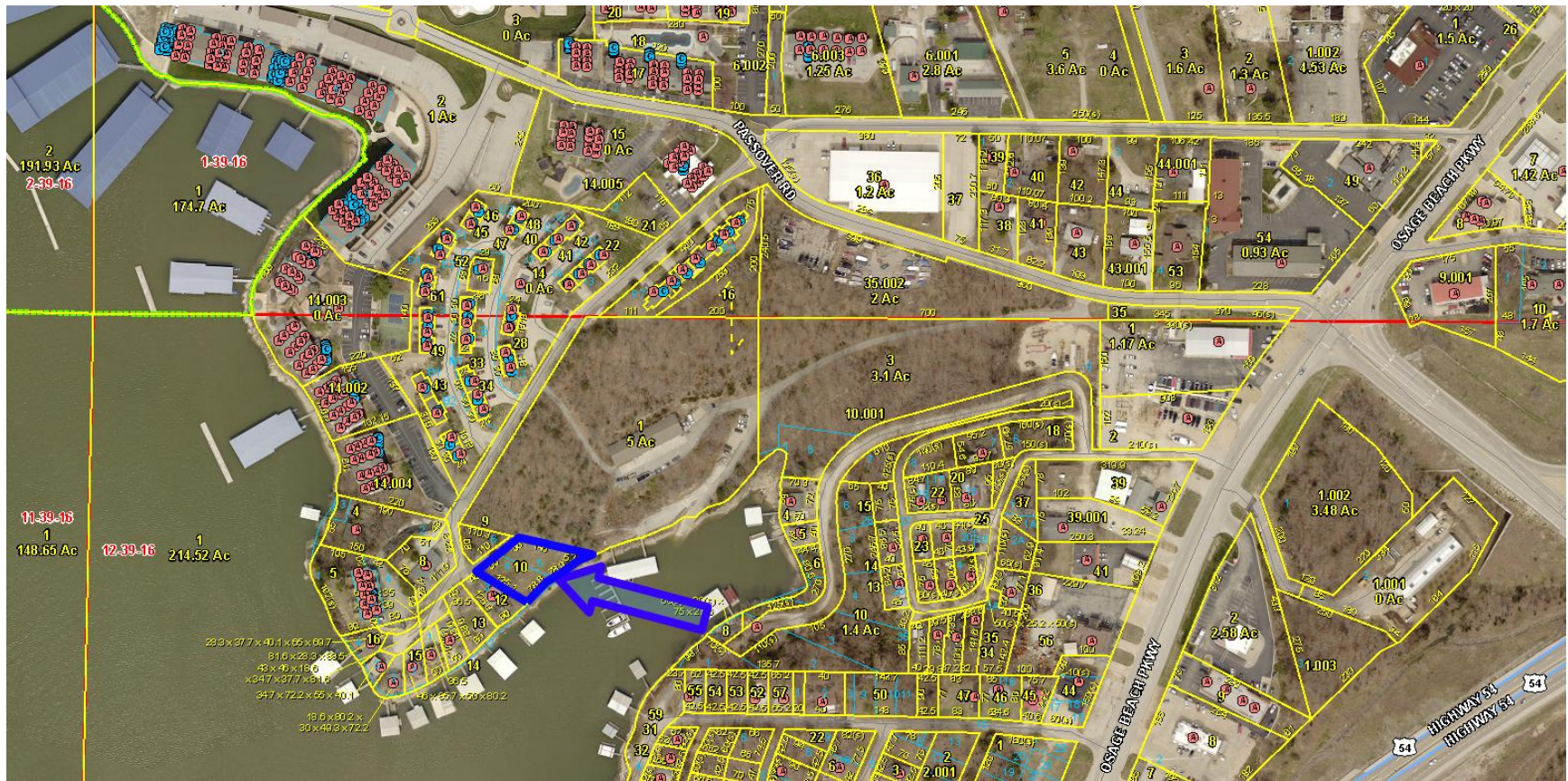
The maintenance of common area and facilities within the property shall be the responsibility of the property owner(s) and/or the property management administrators.

Platting:

All platting of property will be required to be in conformance with the Osage Beach Subdivision Code.

Final Development Plan:

The submitted site plan will serve as the Final Development Plan.



Special Use Permit Case 412
Location Map

SITE PLAN

Location: Lots 4 & 5, "GLAIZE POINT"

Surveyor: Allen Surveying, Inc.

Owner: BAC, LLC

Bk. 652, Pg. 932
COMMERCIAL PROP & DEV LLC

⑥
COMMERCIAL PROP & DEV LLC

Red Bud Road

Fnd. 3/8" Rod

Fnd. 3/8" Rod

Fnd. Spike

Fnd. 3/8" Rod

③
RICHARDSON

LAKE OF THE OZARKS

2021-65

0 20 40 60
SCALE: 1"=20'

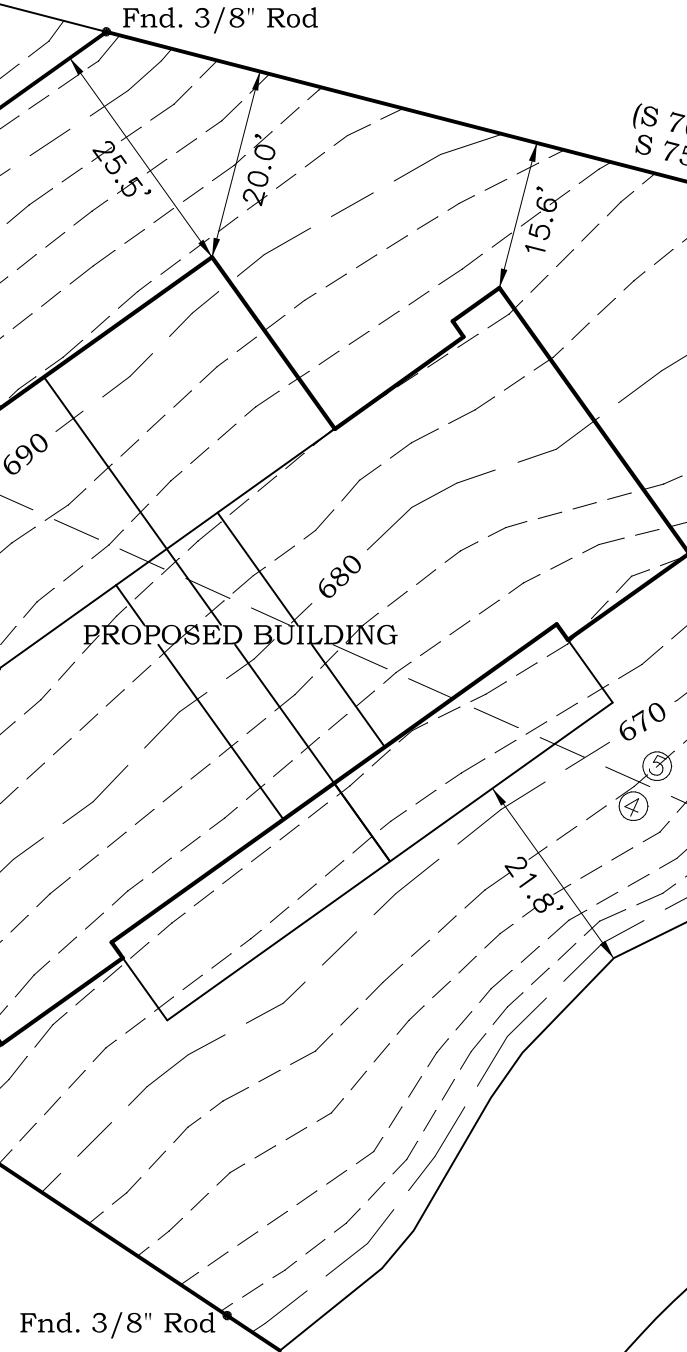


Edge of Pvm't.
(N 53°30' E 112.0' Plat)
(N 54°28'29" E 111.70')

(S 76°41' E 145.0' Plat)
(S 75°31'46" E 144.83')

(S 56°22'45" E 124.29'
(S 57°32' E 125.1' Plat)

PROPOSED BUILDING



City of Osage Beach

Agenda Item Summary

Date of Meeting: February 3, 2022
Originator: Kevin Crooks, Public Works Operations Manager
Presenter: Kevin Crooks, Public Works Operations Manager

Agenda Item:

Motion to approve the purchase of a TopView alarm dialer software license and integration services for the replacement of existing Win911 alarm dialer software from Electrical Controls Company (ECC) for an amount not to exceed \$13,762.00

Requested Action:

Motion to Approve

Ordinance Referenced for Action:

Board of Aldermen approval required for purchases over \$25,001 per Municipal Code Chapter 135; Article II: Purchasing, Procurement, Transfers, and Sales. / Unbudgeted Item.

Deadline for Action:

Yes. Current alarm dialer software does not function correctly, and needs to be replaced ASAP.

Budgeted Item:

No - Unbudgeted, budget amendment to follow.

Budget Line Information (if applicable):

Budget Line Item/Title: 30-00-774251 Computer Software

FY2022 Budgeted Amount: \$ 0

FY2022 Expenditures to Date (01/24/2022): (\$ 0)

FY2022 Available: \$ 0

FY2022 Requested Amount: \$13,762

Department Comments and Recommendation:

The 10 plus years-old alarm dialer software, Win911 a 10-year-old product does not route voice calls as intended, despite many attempts to repair in-house, and with consultants. We intended to replace this software in a 2023 SCADA upgrade project, however it was determined it cannot be repaired. This investment will work seamlessly with future upgrade and will not have to be purchased again.

I used an informal bid process and received 2 bids, 1 bid from AE2S for \$13,880 and one from ECC for \$13,762. ECC is a subsidiary of Municipal Equipment that the city has had a long reputable track record with and has done a number of control panel projects in the past.

Since this is a non-budgeted item, we are asking to take funds from Lift Station Improvements 35-00-773114, and transfer funds to Computer Software 35-00-774251. The Lift Station Improvements account will be evaluated later in the year. The Budget Amendment request follows this request.

I recommend approval.

City Attorney Comments:

Not Applicable

City Administrator Comments:

I concur with the department's recommendation.



13633 Lakefront Drive
Earth City, MO U.S.A. 63045

Tel: (314) 645-2400
Fax: (314) 645-5309

December 27, 2021

City of Osage Beach
5757 Chapel Drive
Osage Beach, MO 65065

Attn: Mr. Kevin Crooks

Project Name: SCADA Modifications
Osage Beach, MO

Re: SCADA Alarm Dialer

ECC Quote #: 211227FVC01

Dear Mr. Crooks,

Per your request, Electric Controls Company, Inc. is pleased to provide the following scope of work for your consideration:

1 Current System

The current SCADA computer alarm dialer resides on a server, running Wonderware Human-Machine Interface (HMI) software and Win911 alarm dialer software. The Win911 alarm dialer software has not been functioning properly for some time. ECC has put some time in on the repair of this piece of software, in hopes of extending the life of the software until such point as the SCADA computer is replaced. While the software appears to be functioning better than before, it is still not functioning well enough to give the City confidence in the software.

2 Proposed System

During our meeting at your office in late October, we discussed replacing the Win911 alarm dialer if it could not be modified to function properly. We discussed that if the alarm dialer software were replaced, it would be replaced with a different software. ECC has a 20+ year history with Win911 alarm dialer software. We still maintain and support many Win911 systems. However, due to similar issues you are experiencing, ECC began providing and supporting another alarm dialer software package from TopView a few years ago.

ECC proposes to provide the TopView software package on a new desktop personal computer (provided by the City), which would be networked to the existing SCADA computer server, and replace the Win911 alarm dialer software. The idea being that in another year or two, a new SCADA HMI software package could be installed on the new computer, so the City would not have to procure another computer at the time.

3 Equipment/Services Provided by Electric Controls Company

**Challenged to Excel
Recognized for Achievement**

Designers and Builders Of Custom Electrical Control Systems specializing in the fresh water and wastewater field. Distributors of High Performance Electrical Products.

(1) SCADA Computer Alarm Dialer Software/Modem

Includes:

- A) Alarm Dialer Software/Modem: TopView alarm dialer 500 tag count software and modem for new SCADA computer
- B) Engineering services for design, software installation, SCADA Computer programming, testing, startup, training

Designation:

- A) SCADA Computer Alarm Dialer Software/Modem

Notes:

- A) Price does not include required analog phone line connection/service to SCADA computer for alarm dialer. This service to be provided by the City.
- B) Price does not include SCADA computer. ECC would provide specifications to the City, who would provide the computer.
- C) Price does not include networking the existing and new SCADA computers together. This to be provided by the City.
- D) Price does not include remote access software on the new SCADA computer. This to be provided by the City.
- E) Price does not include static IP/network address/router/internet service/VPN/website to facilitate remote SCADA computer interface via remote connection software. This service to be provided by the City.
- F) Price does not include anti-virus/malware software/protection. This software/service to be provided by the City.

4 Delivery:

- 1. Estimated equipment delivery 6 – 10 weeks after receipt of purchase order and computer by ECC.
- 2. Please contact estimator BEFORE or AT TIME OF QUOTE if other arrangements are required.

5 Terms/Notes/Exclusions:

- 1. System Warranty
 - A. System warranty against defects in material and workmanship is the earlier of 18 months after the date of shipment or 1 year after the date of installation.
 - B. Warranty excludes surge/transient damage.
 - C. Warranty includes parts only for ECC-supplied equipment included in this scope of work, as all on-site work on this scope of work is to be performed on a Time & Material basis.
 - D. ECC is not liable for loss, damage, or expense directly or indirectly from the use of its products or services, or from any other cause.
- 2. Price does not include any applicable taxes or fees. Tax exempt certificate must accompany purchase order, or sales tax will be charged.
- 3. Price valid for 60 days.
- 4. Payment Terms
 - A. Net 30 days with 1 ½% per month add.
 - B. 100% of each invoice is due within 30 days of invoice date.
 - C. Retainage of any invoiced amount is unacceptable unless specifically agreed to in writing by ECC at the time of order, and shall in no case exceed a period of 90 days.
 - D. If payments are not timely received by ECC, and this account is turned over to an attorney for collections, Customer agrees to pay all reasonable costs and attorney fees incurred in collection of the past due amounts.
 - E. Payment as the project progresses is expected.
 - F. Back charges are not accepted by ECC unless prior written authorization is obtained from ECC.

5. Additional fees may be charged if ECC is required to provide additional bonding/insurance beyond ECC standard for this project.
6. Freight
 - A. Price does not include freight. If shipped by ECC, freight is FOB Factory, pre-paid and added to invoice. Equipment may also be picked up or shipped by customer.
7. Price only includes items described in above scope of work. Items not specifically described in above scope, but which may be required, are assumed to be provided by others, and may result in additional cost to this contract if ECC is to provide. **Price does not include the following, unless specifically mentioned in the scope:**
 - A. Spare parts
 - B. Equipment/mounting brackets/hardware/services/installation.
 - C. Performance/Payment bond.
 - D. Telephone line/internet service connection or coordination.
 - E. Conduit/wire runs.
 - F. Termination of wiring.
 - G. Demolition/removal of existing equipment.
8. The on-site portion of the scope of work would be provided on a time and material basis per ECC's standard Service Contract Schedule of Prices (which can be provided upon request). Only equipment/services rendered would be invoiced. No equipment/services beyond the agreed upon Not-To-Exceed amount listed would be provided without prior approval by the Owner.
9. Cancellation of purchase order after submittals have been prepared will result in cancellation fee of 25% of order.

Sincerely

Franklin V. Chott
Electric Controls Company, Inc.

6 **Pricing:**

Qty	Description	Price
1	"In-House" Equipment/Engr. Services	\$ 10,262.00
1	<u>Estimated</u> "On-Site" Equipment/Engr. Services (Provided on T&M Basis)	\$ 1,500.00 – 3,500.00
Total <u>Estimated</u> Not-To-Exceed Price:		\$ 13,762.00

Market Volatility Note: Due to the volatility of the commodities market, we reserve the right to adjust our pricing and delivery times based on the current market conditions that would affect this project, such as steel, conduit (PVC/steel/aluminum) and wire (copper/aluminum), as well as delivery times from our suppliers.

7 **Purchasing:**

To purchase the above scope of work:

1. Please enter information below OR send purchase order w/ same information, and return to ECC.
2. Include copy of State Tax Exempt certificate with returned documents.
3. Submittal Documentation: ECC will provide submittal documentation (control panel drawing and bill of materials) for customer approval prior to ordering equipment. Please indicate if catalog cut sheets



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Total <u>Estimated</u> Not-To-Exceed Price:		\$ 13,762.00

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7 **Purchasing:**

To purchase the above scope of work:

1. Please enter information below OR send purchase order w/ same information, and return to ECC.
2. Include copy of State Tax Exempt certificate with returned documents.
3. Submittal Documentation: ECC will provide submittal documentation (control panel drawing and bill of materials) for customer approval prior to ordering equipment. Please indicate if catalog cut sheets

are required as part of the submittal documentation. If no selection is indicated, submittal documentation will not include catalog cut sheets.

☐ Yes: Catalog cut sheets for all items except control components are required as part of submittal documentation.

☐ Yes: Catalog cut sheets for control components are required as part of submittal documentation.

☐ No – catalog cut sheets are not required as part of submittal documentation.

Total Price Accepted If Different From Above

(Indicate options above and total at right) \$00

Accepted By: _____
(Printed Name of Purchaser)

Purchase Order #: _____

Signature: _____
(Signature of Purchaser)

Date: ____/____/____

Position: _____
(Position of Purchaser)

Entity: _____
(Company/Municipality/District)

Phone: (____) ____ - ____

E-mail: _____

Date of Month Payment Requests Need to be Turned in By: _____

Tax Exempt #: MO _____

Tentative Contract End Date: ____/____/____

City of Osage Beach
Agenda Item Summary

Date of Meeting: February 3, 2022
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator

Agenda Item:

Bill 22-04 - An ordinance of the City of Osage Beach, Missouri amending Ordinance No. 21.78 Adopting the 2022 Annual Budget, Transfer of Funds for Necessary Expenses.
First and Second Reading

Requested Action:

First and Second Reading of Bill #22.04

Ordinance Referenced for Action:

Board of Aldermen approval required for certain budget amendments per Municipal Code Chapter 135; Section 135.020 Budget and Financial Control.

Deadline for Action:

None

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

Per City Code 110.230, Bill 22-04 is in correct form.

City Administrator Comments:

The following budget amendment to FY2022 Operating Budget is requested upon an approval of the preceding motion to purchase software for the Sewer Department:

	Original Budget	Amended
Request		

35-00-773114 Lift Station Improvements (Decrease of \$13,762)	\$ 645,000	\$631,238
35-00-774251 Computer Software (Increase of \$13,762)	\$ 0	\$ 13,762

I concur with the department's preceding request to purchase the needed software supporting the need for this amendment. I first and second reading is requested, so purchase can occur timely, if approved.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING ORDINANCE NO. 21.78 ADOPTING THE 2022 ANNUAL BUDGET, TRANSFER OF FUNDS FOR NECESSARY EXPENSES.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, AS FOLLOWS, TO WIT:

Section 1. That the 2022 Annual Budget adopted as Ordinance No. 21.78 is hereby amended by appropriating additional funds or reducing appropriations as follows:

	Original Item	Amended Item
35-00-773114 Lift Station Improvements	\$645,000	\$631,238
35-00-774251 Computer Software	\$ 0	\$ 13,762

Section 2. In all other respects the 2022 Annual Budget adopted in Ordinance No. 21.78 remains in full force and effect.

Section 3. That this Ordinance shall be in full force and effect upon date of passage and approval by the Mayor.

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.04 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

This Ordinance is hereby transmitted to the Mayor for his signature.

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 22.04.

John Olivarri, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: February 3, 2022
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator

Agenda Item:
Discussion - Mission Statement Modifications

Requested Action:
Discussion

Ordinance Referenced for Action:
Not Applicable

Deadline for Action:
None

Budgeted Item:
Not Applicable

Budget Line Information (if applicable):
Not Applicable

Department Comments and Recommendation:
Not Applicable

City Attorney Comments:
Not Applicable

City Administrator Comments:
Over the past months, I have been assisted by members of our staff in drafting modifications to the City's Mission Statement for your review. Any modifications to the City's Missions Statement are at the Board's direction and there is no deadline associated with this process. The Board indicated last year reviewing our Mission Statement was something that should take place and several staff members volunteered to work on suggested modifications. The Mission Statement has not been modified in nearly 20 years.

Current Mission Statement: Our mission is to provide superior municipal services and conduct all City business with openness and integrity, and to be recognized as a safe and appealing place to live, a supportive environment to conduct business, and a premier visitor destination.

The following are suggestions for modifications from staff. Overall, additions included noting support for employees/ being a supportive employer, support of public safety, and highlighting our premier destination by location by identifying the Lake.

- a. Our mission is to provide superior municipal services through highly trained and fulfilled employees who conduct all City business with openness and integrity, and to be recognized as a safe and appealing place to live and work, a supportive environment to conduct business, and a premier Lake destination.
- b. Our mission is to provide superior municipal services through highly trained and fulfilled employees who conduct all City business with openness and integrity, to be recognized as a safe and appealing place to live and work, supporting our public safety and an accommodating environment to conduct business, and to be a premier Lake destination.
- c. Our mission is to provide superior municipal services and conduct all City business with openness and integrity, to be recognized as a safe and appealing place to live and work, an employer that assists its team members in attaining their career goals, a supportive environment to conduct business, and a premier Lake of the Ozarks visitor destination.
- d. Our mission is to provide superior municipal services and conduct all City business with openness and integrity, and to be recognized as a safe and appealing place to live and work, supporting our employees to be the best of the best, to be a supportive environment to conduct business, and to be a premier Lake of the Ozarks destination.



Mission Statement

Our mission is to provide superior municipal services and conduct all City business with openness and integrity, and to be recognized as a safe and appealing place to live, a supportive environment to conduct business, and a premier visitor destination.

Adopted by the Board of Aldermen of the City of Osage Beach, November 1, 2001.
Readopted and ratified by the Board of Aldermen, December 17, 2020.

By our signatures affixed hereto, we the undersigned hereby adopt the Mission Statement of the City of Osage Beach and pledge to uphold it.


John Olivarri, Mayor


Bob O'Steen
Alderman, Ward 1


Kevin Rucker
Alderman, Ward 1


Phyllis Marose
Alderman, Ward 2


Tyler Becker
Alderman, Ward 2


Tom Walker
Alderman, Ward 3


Richard Ross, President of the Board
Alderman, Ward 3