

NOTICE OF MEETING AND AMENDED 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

AMENDED TENTATIVE AGENDA

REGULAR MEETING

April 21, 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

- A. Proclamations authorizing the Mayor -
 - National Travel & Tourism Week May 1-7, 2022
 - National Small Business Week May 1-7, 2022
 - Municipal Clerks Week May 1-7, 2022
 - Local Government Week May 1-7, 2022

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 April 7, 2022
- ▶ Bills List- April 21, 2022
- ▶ New Liquor Licenses - EC's Bar & Grill LLC - 4344 Osage Beach Parkway Ste C1

UNFINISHED BUSINESS

- A. Bill 22-14- An ordinance of the City of Osage Beach, Missouri, adopting an amendment to the zoning map of the City of Osage Beach, Missouri by rezoning a parcel of land as described in Rezoning Case no. 418. *Second Reading*
- B. Bill 22-18 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with B & H cleaning, expanding their cleaning services, for a yearly not to exceed amount of \$47,000. *Second Reading*
- C. Bill 22-19 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute supplemental agreement #6 with Cochran Engineering to assist the City with a new Park Master Plan for an amount not to exceed \$48,500.00. *Second Reading*
- D. Bill 22-20 - 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 for the Osage Beach Park Master Plan. *Second Reading*

NEW BUSINESS

- A. Motion to approve certification of election results
- B. Oath of Office
- C. Motion to elect President of the Board of Aldermen

- D. Bill 22-26 - An ordinance of the City of Osage Beach, Missouri, approving a professional services agreement with the PGAV Planners for services relating to the consideration of the Legacy Development and affiliates proposal and TIF Plan application for the redevelopment of the Osage Beach Outlet Mall under the Real Property Tax Increment Financing Redelopment Act. *First and Second Reading*
- E. Resolution 2022-01 - A resolution of the City of Osage Beach, Missouri, referring the Osage Beach Outlet Mall Tax Increment Financing proposal to the Osage Beach TIF Commission and setting the public hearing for Monday June 6. 2022, at 6:00 pm .
- F. Bill 22-21 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Contrete Solution for the East Osage Beach Parkway sidewalk improvement projects and 5481 Osage Beach Parkway Driveway Project for an amount not to exceed \$397,999. *First Reading*
- G. Bill 22-22 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Stockman Construction for an amount not to exceed 1,215,303.96 for the Industrial Road Improvements Project. *First Reading*
- H. Bill 22-23 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 125 Human Resources System (Personnel) Rules and Regulations and the Policies associated with Chapter 125, Section 125.050.G.3 Tuition reimbursement. *First Reading*
- I. Bill 22-24 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 125 Human Resources System (Personnel) Rules and Regulations and the Policies associated with Chapter 125 Section 125.050.G.4 Education incentive. *First Reading*
- J. Bill 22-27 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute Ecc Quote #220406FVC02R1 from Electrical Control Company (ECC) for services and equipment for the replacement of the Supervisory Control and Data Acquisition (SCADA) system at a not to exceed cost of \$142,277. *First and Second Reading*
- K. Motion to modify the original purchase price for the purchase of a 2023 Ford F450 193" WB 4X4 7.3L V8 Gas Engine with Liquid Spring Suspension System and a 2022 Osage 168" Warrior Conversion Type 1 Osage Ambulance from Emergency Services Supply at a price not to exceed \$240,000.
- L. Discussion - of Chapter 125 Human Resources (Personnel) Rules and Regulations Chapter 125 Section 125.120.E.9.b Holidays.

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

STAFF COMMUNICATIONS

ADJOURN

EXECUTIVE SESSION

- A. Notice is given that the agenda includes a roll call vote to close the meeting as allowed by RSMo. Section 610.021 (3) Hiring, Firing, Disciplining, or Promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

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.

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 21, 2022

Originator:

Presenter:

Agenda Item:

Proclamations authorizing the Mayor -
National Travel & Tourism Week May 1-7, 2022
National Small Business Week May 1-7, 2022
Municipal Clerks Week May 1-7, 2022
Local Government Week May 1-7, 2022

Requested Action:

Ordinance Referenced for Action:

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

City Attorney Comments:

City Administrator Comments:



***PROCLAMATION
NATIONAL TRAVEL AND TOURISM WEEK
MAY 1-7, 2022***

WHEREAS, in 1983, the U.S. Congress established National Travel and Tourism Week to acknowledge the tourism industry's importance to the economy, and;

WHEREAS, leisure travel, which accounts for more than three-quarters of all trips taken in the United States, spurs countless benefits to travelers' health and wellness, creativity, cultural awareness, education, happiness, productivity and relationships, and;

WHEREAS, Lake of the Ozarks was voted the "Best Recreational Lake in the Nation", proving that the area contributes in a big way to the tourism industry in Missouri, and;

WHEREAS, welcoming visitors from near and far always has been and always will be, the enduring ethos of the travel industry and Lake of the Ozarks.

NOW, THEREFORE, I John Olivarri, Mayor, do hereby proclaim May 1-7, 2022 as

NATIONAL TRAVEL AND TOURISM WEEK

in Osage Beach, Missouri and urge citizens to join me in this special observance with appropriate events and commemorations.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Seal of the City of Osage Beach to be affixed this 17th day of April 2022.

ATTEST:

John Olivarri, Mayor

Tara Berreth, City Clerk



National Small Business Week Proclamation
May 1-7, 2022

WHEREAS, America's progress has been driven by pioneers who think big, take risks and work hard; and

WHEREAS, from the storefront shops that anchor Main Street to the high-tech startups that keep America on the cutting edge, small businesses are the backbone of our economy and the cornerstones of our nation's promise; and

WHEREAS, small business owners and Main Street businesses have energy and a passion for what they do; and

WHEREAS, when we support small business, jobs are created, and local communities preserve their unique culture; and

WHEREAS, because this country's 28 million small businesses create nearly two out of three jobs in our economy, we cannot resolve ourselves to create jobs and spur economic growth in America without discussing ways to support our entrepreneurs: and

WHEREAS, the President of the United States has proclaimed National Small Business Week every year since 1963 to highlight the programs and services available to entrepreneurs through the U.S. Small Business Administration and other government agencies; and

WHEREAS, the City of Osage Beach, Missouri supports and joins in this national effort to help America's small businesses do what they do best – grow their business, create jobs, and ensure that our communities remain as vibrant tomorrow as they are today.

NOW, THEREFORE, I, John Olivarri, Mayor of Osage Beach, do hereby proclaim May 1 through May 7, 2022 as

NATIONAL SMALL BUSINESS WEEK

In Osage Beach, Missouri and urge citizens to join me in this special observance with appropriate events and commemorations.

IN WITNESS THEREFORE, I have hereunto set my hand and caused the Seal of the City of Osage Beach to be affixed this 21th day of April 2022.

ATTEST:

John Olivarri, Mayor

Tara Berreth, City Clerk



PROCLAMATION
MUNICIPAL CLERKS WEEK
MAY 1-7, 2022

WHEREAS, The Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world and;

WHEREAS, The Office of the Municipal Clerk is the oldest among public servants and;

WHEREAS, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels and;

WHEREAS, The Office of the Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all and;

WHEREAS, The Office of the Municipal Clerk serves as the information center on functions of local government and community and;

WHEREAS, The Office of Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, county and international professional organizations and;

WHEREAS, It is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk and;

NOW, THEREFORE, I, John Olivarri, Mayor of the City of Osage Beach, Missouri, do recognize the week of May 1 through May 7, 2022, as Municipal Clerks Week and;

IN WITNESS THEREOF, I have hereunto set my hand and caused the Seal of the City of Osage Beach to be affixed this 21st day of April 2022.

ATTEST:

John Olivarri, Mayor

Tara Berreth, City Clerk



Proclamation

Local Government Week May 1-7, 2022

WHEREAS, local governments in Missouri make important decisions that affect the lives of all Missourians, and

WHEREAS, local governments are the level of government closest to the people, and

WHEREAS, local governments include board of aldermen, city councils, county commissions, school boards among others, and

WHEREAS, local governments are the ultimate expression of grassroots democracy, and

WHEREAS, local governments play an essential role in the quality of life in Missouri communities,

NOW, THEREFORE, I, John Olivarri, Mayor do hereby name May 1-7, 2022.

LOCAL GOVERNMENT WEEK

in Osage Beach and urge all Missourians to join me in recognizing local governments as they serve their communities.

In witness thereof, I have hereunto set my hand and caused the Seal of the City of Osage Beach to be affixed this 21st day of April 2022.

John Olivarri, Mayor

ATTEST:

Tara Berreth, City Clerk

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI
APRIL 7, 2022

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, April 7, 2022, at 6:00 PM. The following were present in person: Mayor John Olivarri, Alderman Tyler Becker, Alderman Richard Ross, Alderman Kellie Schuman, Alderman Phyllis Marose, Alderman Bob O'Steen, Absent Alderman Kevin Rucker. City Clerk Tara Berreth 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, Building Official Ron White, City Treasurer Karri Bell, Public Worker Operations Manager Kevin Crooks, Human Resource Generalist Cindy Leigh, Airport Manager Ty Dinsdale and Cochran Engineering Dave Van Leer.

MAYOR'S COMMUNICATIONS

Proclamation authorizing the Mayor -

Public Safety Telecommunications Week - April 10-16, 2022

National Volunteer Appreciation Week - April 17-23, 2022

Congratulations to the newly elected Alderman Kellie Schuman, Mayor and 2 reelected Alderman.

CITIZEN'S COMMUNICATIONS

Dan Calvinio – Listed the following comments:

- lift pump that was damaged at his property.
- No more TIF's should be handed out.
- Stop downsizing lots for duplexes. More single family.
- McDonald Building status
- Building fees to high
- To much red tape from the city.

Michael Harmison -Questioned when the certification would take place.

APPROVAL OF CONSENT AGENDA

Alderman Marose made a motion to approve the consent agenda. This motion was seconded by Alderman Schuman. Motion passes unanimously with a voice vote.

UNFINISHED BUSINESS

- ❖ Bill 22-12 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Stockman Construction for the Autumn Lane Improvements Project for an amount not to exceed \$192,999.00. *Second Reading*

Alderman Becker made a motion to approve the second reading of Bill 22-12. This motion was seconded by Alderman Ross. The following roll call was taken to approve the second and final reading of Bill 22.12 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Absent Alderman Rucker. Bill 22.12 was passed and approved as Ordinance 22.12.

- ❖ Bill 22-13- An ordinance of the City of Osage Beach, Missouri amending Ordinance No. 21.78

Adopting the 2022 Annual Operating Budget, Transfer of Funds for Necessary Expenses for the Autumn Lane Improvement Project. *Second Reading*

Alderman Marose made a motion to approve the second reading of Bill 22-13. This motion was seconded by Alderman O'Steen. The following roll call was taken to approve the second and final reading of Bill 22.13 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Absent Alderman Rucker. Bill 22.13 was passed and approved as Ordinance 22.13.

NEW BUSINESS

- ❖ Presentation - Tan Tar A Sewer Assessment presentation by Christy Wilson with Horner and Shifrin.

Horner and Shifrin did an assessment of the condition of the sewer infrastructure in the Tan Tar A estates area. This assessment was done with guidance from the Missouri Department of Natural Resources to identify cost estimates for repairs or upgrades to the system and the viability of loan and/or grant opportunities through DNR. This being the first step in outlining the current conditions in the assessed area. Next steps will involve further planning of project details and timelines, and funding/financing options as it pertains to city-specific details. Copies of the complete assessment may be obtained online at www.osagebeach.org or a copy in the city clerk's office.

- ❖ Public Hearing - Rezoning Case 418 Jim Nugent Harpers Cove Investment Company
Audience – Dan Calvino, Brian Jacobs, David Willet, Jim Mosior, Allen Ellsin

- ✓ Boat Docks
- ✓ Affordable Housing
- ✓ Roads
- ✓ Water and Sewer
- ✓ Widen out the lots for more quality

- ❖ Bill 22-14 - An ordinance of the City of Osage Beach, Missouri, adopting an amendment to the zoning map of the City of Osage Beach, Missouri by rezoning a parcel of land as described in Rezoning Case no. 418.
First Reading

Alderman O'Steen made a motion to approve the first reading of Bill 22-14. This motion was seconded by Alderman Marose. Motion passes with unanimous voice vote.

- ❖ Motion to approve the Preliminary Plat for Topsider Subdivision.

Alderman Ross made a motion to approve the Preliminary Plat for Topsider Subdivision. This motion was seconded by Alderman Becker. Motion passes with unanimous voice vote.

Alderman Schuman asked to re-ques herself for a conflict of interest. Granted by Mayor Olivarri. Alderman Schuman left the chamber.

- ❖ Bill 22-15 - An ordinance of the City of Osage Beach, Missouri, approving the Final Plat for Topsider Subdivision. *First and Second Reading*

Alderman Becker made a motion to approve the first reading of Bill 22-15. This motion was seconded by Alderman O'Steen . Motion passes with unanimous voice vote.

Alderman Marose made a motion to approve the second reading of Bill 22-15. This motion was seconded by Alderman Ross. The following roll call was taken to approve the second and final reading of Bill 22.15 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Marose, Alderman O'Steen. Absent Alderman Rucker, Abstained Alderman Schuman, Bill 22.15 was passed and approved as Ordinance 22.15.

Alderman Schuman returned to the dais.

❖ Bill 22-16 - An ordinance of the City of Osage Beach, Missouri, approving a Funding Agreement for consideration of the Arapaho LLC and Grand Teton Mountain Investments LLC, proposal for a Community Improvement District and a Transportation Development District for improvements to Beach Road and other projects. *First Reading*

Alderman Ross made a motion to approve the first reading of Bill 22-16. This motion was seconded by Alderman Becker. Motion passes with unanimous voice vote.

❖ Bill 22-17 - An ordinance of the City of Osage Beach, Missouri, approving a professional services agreement with the law firm of Gilmore Bell for services relating to the consideration of Arapaho LLC and Grand Teton Mountain Investments LLC, proposal for a Community Improvement District and a Transportation Development District for improvements to Beach Road and other projects. *First Reading*

Alderman Schuman made a motion to approve the first reading of Bill 22-17. This motion was seconded by Alderman Marose. Motion passes with unanimous voice vote.

❖ Bill 22-18 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with B & H cleaning, expanding their cleaning services, for a yearly not to exceed amount of \$47,000. *First Reading*

Alderman Becker made a motion to approve the first reading of Bill 22-18. This motion was seconded by Alderman Ross. Motion passes with unanimous voice vote.

❖ Bill 22-19 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute supplemental agreement #6 with Cochran Engineering to assist the City with a new Park Master Plan for an amount not to exceed \$48,500.00. *First Reading*

Alderman Ross made a motion to approve the first reading of Bill 22-19. This motion was seconded by Alderman Becker. Motion passes with unanimous voice vote.

❖ Bill 22-20 - 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 for the Osage Beach Park Master Plan. *First Reading*

Alderman Marose made a motion to approve the first reading of Bill 22-20. This motion was seconded by Alderman Becker. Motion passes with unanimous voice vote.

❖ Motion to adopt the City's Mission Statement as modified.

Alderman Becker made a motion to adopt the City’s 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 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.” This motion was seconded by Alderman Marose. Motion passes with unanimous voice vote.

- ❖ Motion to approve the repair service of a 125 HP submersible pump for LS KK-49 from JCI Industries for \$27,850.00.

Alderman Ross made a motion to approve the repair service of a 125HP submersible pump for LS KK-49 from JCI Industries for \$27,850.00. This motion was seconded by Alderman Becker. Motion passes with a voice vote.

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

- Alderman Ross – Great job to Cary Patterson for handling the public hearing.
- Alderman Becker – Great job Karri Bell and her staff on the excellence award.
- Alderman Schuman – Great work by the Parks Department. Parks look great and little league is going great.

STAFF COMMUNICATIONS

- City Administrator Woods – Appreciate all the patience with the ongoing moving target know as ARPA Funds. Attending online weekly webinars. Planning on have more information at future meetings. Presented certificates to Mayor Olivarri for 15 years of service and Alderman Ross for 5 years of service.
- Public Works Operations Director Crooks – Tan Tar A is not a representation of the status of the sewer system in Osage Beach. Tan Tar A is an isolated incident.
- Human Resource Generalist Leigh – The city currently has only 8 open positions.
- Asst. City Administrator Welty – Easter Egg Hunt on April 16, 2022, at the City Park from 11am – 2pm. The city has partnered Victory Church. The Church will be serving a free hot dog lunch.
- Cochran Van Leer – Thank you for awarding Cochran with the Parks Master Plan.

ADJOURN

There being no further business to come before the Board, the meeting adjourned at 8:20 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 April 7, 2022, and approved April 21, 2022.

Tara Berreth/City Clerk

John Olivarri/Mayor

**CITY OF OSAGE BEACH
BILLS LIST
April 21, 2022**

Bills Paid Prior to Board Meeting	\$	312,226.70
Payroll Paid Prior to Board Meeting	\$	133,837.33
SRF Transfer Prior to Board Meeting	\$	-
TIF Transfer Dierbergs	\$	-
Bills Pending Board Approval	\$	105,616.97
Total Expenses	\$	551,681.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	MIDWEST PUBLIC RISK	ADJUST PAYROLL DEDUCTIONS	336.00
			ADJUST PAYROLL DEDUCTIONS	56.00
			Dental Insurance Premiums	572.00
			Dental Insurance Premiums	572.00
			Dental Insurance Premium	135.00
			Dental Insurance Premium	135.00
			Health Insurance Contribut	961.35
			Health Insurance Contribut	961.35
			Health Insurance Contribut	735.15
			Health Insurance Contribut	735.15
			Vision Insurance Contribut	77.00
			Vision Insurance Contribut	77.00
			Vision Insurance Contribut	28.00
			Vision Insurance Contribut	28.00
			Vision Insurance Contribut	60.00
			Vision Insurance Contribut	60.00
		MO DEPT OF REVENUE	MAR CVC COLLECTIONS	156.86
		FAMILY SUPPORT PAYMENT CENTER	Case #01450465	328.15
			Case #01812565	173.08
		MO DEPT OF REVENUE	State Withholding	3,943.00
		MO TREASURER BUDGET DIRECTOR	MAR PEACE OFFICER TRAINING	22.00
		INTERNAL REVENUE SERVICE	Fed WH	11,416.69
			FICA	7,373.55
			Medicare	1,724.47
		LEGALSHIELD	ADJUST PAYROLL DEDUCTIONS	0.04-
			Pre-Paid Legal Premiums	117.12
			Pre-Paid Legal Premiums	117.12
		ICMA	Loan Repayment	33.77
			Loan Repayment	225.00
			Loan Repayment	233.04
			Loan Repayment	143.78
			Loan Repayment	216.93
			Loan Repayment	182.34
			Loan Repayment	277.41
			Loan Repayment	85.94
			Loan Repayment	98.17
			Retirement 457 &	2,021.40
			Retirement 457	1,045.00
			Loan Repayments	51.67
			Loan Repayments	140.58
			Loan Repayments	67.54
			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 %	67.63
			Retirement Roth IRA	615.00
		CAMDEN COUNTY ASSOC COURT	OTHER AGENCY CASH BOND	25.00
		COLONIAL LIFE & ACCIDENT	ADJUST PAYROLL DEDUCTIONS	0.01-
			Colonial Supplemental Insu	30.86
			Colonial Supplemental Insu	30.86
		CITIZENS AGAINST DOMESTIC VIOLENCE	FEB CADV COLLECTIONS SMC	230.00
			MAR CADV COLLECTIONS	44.00
		AMERICAN FIDELITY ASSURANCE COMPANY	ADJUST PAYROLL DEDUCTIONS	0.05-

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			American Fidelity	1,271.28
			American Fidelity	1,271.28
			American Fidelity	800.16
			American Fidelity	800.16
		TEXAS LIFE INSURANCE CO	ADJUST PAYROLL DEDUCTIONS	0.07-
			Texas Life After Tax	156.52
			Texas Life After Tax	156.52
		HSA BANK	HSA Contribution	523.18
			HSA Family/Dep. Contributi	1,517.86
		SHERIFFS RETIREMENT SYSTEM	MAR COLLECTIONS	6.00
		PRINCIPAL LIFE INSURANCE COMPANY	ADJUST PAYROLL DEDUCTIONS	77.80-
			ADJUST PAYROLL DEDUCTIONS	35.48-
			Group Life Ins and Buy Up	43.29
			Group Life Ins and Buy Up	43.29
			Group Life Ins and Buy Up	100.41
			Group Life Ins and Buy Up	100.41
		ONE TIME VENDOR	OB-258	300.00
		WARREN COUNTY CIRCUIT	OTHER AGENCY CASH BOND	173.50
			TOTAL:	44,759.81
Mayor & Board	General Fund	LAKE OF THE OZARKS ELKS LODGE No 2517	APPRECIATION EVNT FOR BRD	1,262.00
			TOTAL:	1,262.00
City Administrator	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	1,384.10
			Health Insurance Contribut	1,384.10
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	11.00
		INTERNAL REVENUE SERVICE	FICA	711.13
			Medicare	166.31
		ICMA	Retirement 401%	117.53
			Retirement 401	705.18
		AT&T MOBILITY-CELLS	CITY ADMIN CELL PHONE	92.76
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	150.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.21
			Group Dependent Life Ins	3.21
			Group Life Ins and Buy Up	4.32
			Group Life Ins and Buy Up	4.32
			Group Life Ins and Buy Up	21.28
			Group Life Ins and Buy Up	21.28
			Short Term Disability Ins	19.80
			Short Term Disability Ins	19.80
			TOTAL:	5,501.83
City Clerk	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	692.05
			Health Insurance Contribut	692.05
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
		INTERNAL REVENUE SERVICE	FICA	187.59
			Medicare	43.88

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ICMA	Retirement 401%	31.41
			Retirement 401	188.50
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.60
			Group Dependent Life Ins	1.60
			Group Life Ins and Buy Up	2.16
			Group Life Ins and Buy Up	2.16
			Group Life Ins and Buy Up	6.16
			Group Life Ins and Buy Up	6.16
			Short Term Disability Ins	9.90
			Short Term Disability Ins	9.90
			TOTAL:	2,005.12
City Treasurer	General Fund	MIDWEST PUBLIC RISK	ADJUST PAYROLL DEDUCTIONS	5,828.00
			Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	692.05
			Health Insurance Contribut	692.05
			Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	575.47
			Medicare	134.59
		ICMA	Retirement 401%	94.97
			Retirement 401	569.81
		HSA BANK	HSA Contribution	19.00
			HSA Family/Dep. Contributi	150.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.75
			Group Dependent Life Ins	3.75
			Group Life Ins and Buy Up	10.80
			Group Life Ins and Buy Up	10.80
			Group Life Ins and Buy Up	16.32
			Group Life Ins and Buy Up	16.32
			Short Term Disability Ins	29.70
			Short Term Disability Ins	29.70
			TOTAL:	10,738.98
Municipal Court	General Fund	MIDWEST PUBLIC RISK	Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	91.83
			Medicare	21.48
		ICMA	Retirement 401%	15.42
			Retirement 401	92.50
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	4.32
			Group Life Ins and Buy Up	4.32
			Short Term Disability Ins	6.60
			Short Term Disability Ins	<u>6.60</u>
			TOTAL:	1,515.11
City Attorney	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	393.04
			Medicare	91.92
		ICMA	Retirement 401%	64.22
			Retirement 401	385.31
		INTERNATIONAL MUNICIPAL LAWYERS ASOC	2022 IMLA MBRSH- E. RUCKE	375.00
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	16.20
			Group Life Ins and Buy Up	16.20
			Short Term Disability Ins	6.60
			Short Term Disability Ins	<u>6.60</u>
			TOTAL:	2,671.13
Building Inspection	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	33.00
			Dental Insurance Premiums	33.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	692.05
			Health Insurance Contribut	692.05
			Health Insurance Contribut	296.70
			Health Insurance Contribut	296.70
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
		INTERNAL REVENUE SERVICE	FICA	353.09
			Medicare	82.58
		ICMA	Retirement 401%	58.48
			Retirement 401	350.93
		AT&T MOBILITY-CELLS	BLDG DEPT CELL PHONE	91.78
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	112.50
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	2.67
			Group Dependent Life Ins	2.67
			Group Life Ins and Buy Up	6.48
			Group Life Ins and Buy Up	6.48
			Group Life Ins and Buy Up	8.21
			Group Life Ins and Buy Up	8.21

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Short Term Disability Ins	16.50
			Short Term Disability Ins	<u>16.50</u>
			TOTAL:	3,781.08
Building Maintenance	General Fund	ALLIED SERVICES LLC	CITY HALL TRASH SERVICE	203.04
		INTERNAL REVENUE SERVICE	FICA	62.20
			Medicare	<u>14.55</u>
			TOTAL:	279.79
Parks	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premium	36.00
			Dental Insurance Premium	36.00
			Health Insurance Contribut	1,365.00
			Health Insurance Contribut	1,365.00
			Vision Insurance Contribut	8.00
			Vision Insurance Contribut	8.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		ALLIED SERVICES LLC	PARK TRASH SERVICE	163.36
		INTERNAL REVENUE SERVICE	FICA	503.80
			Medicare	117.82
		ICMA	Retirement 401%	38.29
			Retirement 401	472.90
		AT&T MOBILITY-CELLS	PARKS DEPT CELL PHONES	44.40
		HSA BANK	HSA Contribution	187.50
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.21
			Group Dependent Life Ins	3.21
			Group Life Ins and Buy Up	12.96
			Group Life Ins and Buy Up	12.96
			Group Life Ins and Buy Up	10.26
			Group Life Ins and Buy Up	10.26
			Short Term Disability Ins	33.00
			Short Term Disability Ins	33.00
		CAPITAL ONE, N.A.	PENS, PAINT PENS, PAPER	<u>27.10</u>
			TOTAL:	4,500.03
Human Resources	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	273.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
		INTERNAL REVENUE SERVICE	FICA	213.26
			Medicare	49.88
		ICMA	Retirement 401%	35.10
			Retirement 401	210.52
		HSA BANK	HSA Contribution	56.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	7.13
			Group Life Ins and Buy Up	7.13
			Short Term Disability Ins	6.60
			Short Term Disability Ins	<u>6.60</u>
			TOTAL:	1,162.36
Overhead	General Fund	CHARTER COMMUNICATIONS HOLDING CO LLC	CITY HALL CABLE	<u>65.47</u>
			TOTAL:	65.47

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Police	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	286.00
			Dental Insurance Premiums	286.00
			Dental Insurance Premium	63.00
			Dental Insurance Premium	63.00
			Health Insurance Contribut	1,911.00
			Health Insurance Contribut	1,911.00
			Health Insurance Contribut	4,844.35
			Health Insurance Contribut	4,844.35
			Health Insurance Contribut	3,560.70
			Health Insurance Contribut	3,560.70
			Vision Insurance Contribut	38.50
			Vision Insurance Contribut	38.50
			Vision Insurance Contribut	12.00
			Vision Insurance Contribut	12.00
			Vision Insurance Contribut	28.00
			Vision Insurance Contribut	28.00
		MO POLICE CHIEFS ASSC INTERNAL REVENUE SERVICE	TUITION FOR MPCA CONFERENC	1,050.00
			FICA	3,214.39
			Medicare	751.75
		ICMA	Retirement 401%	380.50
			Retirement 401	3,016.04
		AT&T MOBILITY-CELLS	POLICE FN AIR CARDS	701.08
			POLICE DEPT CELL PHONES	412.28
		HSA BANK	HSA Contribution	262.50
			HSA Family/Dep. Contributi	975.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	18.19
			Group Dependent Life Ins	18.19
			Group Life Ins and Buy Up	51.84
			Group Life Ins and Buy Up	51.84
			Group Life Ins and Buy Up	68.53
			Group Life Ins and Buy Up	68.53
			Short Term Disability Ins	151.80
			Short Term Disability Ins	151.80
			TOTAL:	32,831.36
911 Center	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	692.05
			Health Insurance Contribut	692.05
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	551.39
			Medicare	128.95
		ICMA	Retirement 401%	86.17
			Retirement 401	516.99
		CHARTER COMMUNICATIONS HOLDING CO LLC	COMM INTERNET	129.98
			COMM CABLE	36.64
		AT&T MOBILITY-CELLS	911 CENTER CELL PHONES	46.38

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.21
			Group Dependent Life Ins	3.21
			Group Life Ins and Buy Up	12.96
			Group Life Ins and Buy Up	12.96
			Group Life Ins and Buy Up	4.75
			Group Life Ins and Buy Up	4.75
			Short Term Disability Ins	26.40
			Short Term Disability Ins	<u>26.40</u>
			TOTAL:	3,762.74
Planning	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	33.00
			Dental Insurance Premiums	33.00
			Health Insurance Contribut	890.20
			Health Insurance Contribut	890.20
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
		INTERNAL REVENUE SERVICE	FICA	230.37
			Medicare	53.88
		ICMA	Retirement 401%	38.71
			Retirement 401	232.24
		HSA BANK	HSA Family/Dep. Contributi	112.50
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.61
			Group Dependent Life Ins	1.61
			Group Life Ins and Buy Up	2.16
			Group Life Ins and Buy Up	2.16
			Group Life Ins and Buy Up	8.11
			Group Life Ins and Buy Up	8.11
			Short Term Disability Ins	9.90
			Short Term Disability Ins	<u>9.90</u>
			TOTAL:	2,569.66
Engineering	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	131.49
			Medicare	30.75
		ICMA	Retirement 401	134.66
		AT&T MOBILITY-CELLS	ENG DEPT CELL PHONES	46.38
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	5.62
			Group Life Ins and Buy Up	5.62
			Short Term Disability Ins	6.60
			Short Term Disability Ins	<u>6.60</u>
			TOTAL:	1,683.76
Information Technology	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
		INTERNAL REVENUE SERVICE	FICA	154.50
			Medicare	36.13
		ICMA	Retirement 401%	25.98
			Retirement 401	155.90
		AT&T INTERNET/IP SERVICES	CITY HALL INTERNET 3/19/22	1,670.92
		CHARTER COMMUNICATIONS HOLDING CO LLC	CITY HALL INTERNET	309.97
		AT&T MOBILITY-CELLS	IT DEPT AIR CARDS	41.24
			IT DEPT CELL PHONES	46.38
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	6.59
			Group Life Ins and Buy Up	6.59
			Short Term Disability Ins	6.60
			Short Term Disability Ins	6.60
			TOTAL:	3,786.44
NON-DEPARTMENTAL	Transportation	MIDWEST PUBLIC RISK	Dental Insurance Premiums	124.74
			Dental Insurance Premiums	124.74
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	246.26
			Health Insurance Contribut	246.26
			Health Insurance Contribut	75.78
			Health Insurance Contribut	75.78
			Health Insurance Premiums	417.55
			Health Insurance Premiums	417.55
			Vision Insurance Contribut	12.81
			Vision Insurance Contribut	12.81
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	9.36
			Vision Insurance Contribut	9.36
		MO DEPT OF REVENUE	State Withholding	296.89
		INTERNAL REVENUE SERVICE	Fed WH	791.21
			FICA	813.24
			Medicare	190.19
		ICMA	Retirement 457 &	128.82
			Retirement 457	34.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	140.32
			American Fidelity	140.32
			American Fidelity	11.10
			American Fidelity	11.10
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	7.43
			Texas Life After Tax	7.43
		HSA BANK	HSA Contribution	50.00
			HSA Family/Dep. Contributi	1,288.31
			TOTAL:	5,709.36
Transportation	Transportation	MIDWEST PUBLIC RISK	Dental Insurance Premiums	124.74
			Dental Insurance Premiums	124.74
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	273.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Health Insurance Contribut	273.00
			Health Insurance Contribut	2,304.53
			Health Insurance Contribut	2,304.53
			Health Insurance Contribut	795.21
			Health Insurance Contribut	795.21
			Health Insurance Premiums	668.45
			Health Insurance Premiums	668.45
			Vision Insurance Contribut	12.82
			Vision Insurance Contribut	12.82
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	9.36
			Vision Insurance Contribut	9.36
		ALLIED SERVICES LLC	TRANS TRASH SERVICE	54.27
		INTERNAL REVENUE SERVICE	FICA	813.23
			Medicare	190.19
		ICMA	Retirement 401%	81.30
			Retirement 401	761.84
		AT&T MOBILITY-CELLS	TRANS DEPT CELL PHONES	472.24
		AMEREN MISSOURI	5757 CHAPEL SVC 2/15-3/16/	297.22
		AMEREN MISSOURI	792 PASSOVER LTS 2/14-3/15	74.96
			1095 MACE RD LTS 2/14-3/15	27.67
			1075 NICHOLS LTS 2/15-3/16	174.91
			872 PASSOVER LTS 2/14-3/15	88.30
			MACE RD RNDABT 2/14-3/15/2	36.14
			680 PASSOVER LTS 2/14-3/15	55.32
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	350.25
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	7.13
			Group Dependent Life Ins	7.13
			Group Life Ins and Buy Up	20.18
			Group Life Ins and Buy Up	20.18
			Group Life Ins and Buy Up	10.91
			Group Life Ins and Buy Up	10.91
			Short Term Disability Ins	44.02
			Short Term Disability Ins	44.02
		CROOKS, KEVIN	REIMB LODGING MRWA CONF-CR	162.35
		CAPITAL ONE, N.A.	RUBBER BOOTS FOR OFFENDERS	111.76
			TOTAL:	12,356.15
NON-DEPARTMENTAL	Water Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	58.52
			Dental Insurance Premiums	58.52
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	98.35
			Health Insurance Contribut	98.35
			Health Insurance Contribut	18.66
			Health Insurance Contribut	18.66
			Vision Insurance Contribut	18.32
			Vision Insurance Contribut	18.32
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	1.32
			Vision Insurance Contribut	1.32
		MO DEPT OF REVENUE	State Withholding	592.12
		INTERNAL REVENUE SERVICE	Fed WH	1,558.08

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FICA	950.04
			Medicare	222.19
		ICMA	Retirement 457 &	284.87
			Retirement 457	77.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	119.41
			American Fidelity	119.41
			American Fidelity	10.78
			American Fidelity	10.78
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	48.72
			Texas Life After Tax	48.72
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	44.80
		ONE TIME VENDOR	03-4500-00	80.16
			05-1960-00	43.19
			TOTAL:	4,682.11
Water	Water Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	58.52
			Dental Insurance Premiums	58.52
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	819.00
			Health Insurance Contribut	819.00
			Health Insurance Contribut	920.43
			Health Insurance Contribut	920.43
			Health Insurance Contribut	195.84
			Health Insurance Contribut	195.84
			Vision Insurance Contribut	18.32
			Vision Insurance Contribut	18.32
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	1.32
			Vision Insurance Contribut	1.32
		ALLIED SERVICES LLC	WATER TRASH SERVICE	54.27
		INTERNAL REVENUE SERVICE	FICA	950.04
			Medicare	222.19
		ICMA	Retirement 401%	138.16
			Retirement 401	895.44
		AT&T MOBILITY-CELLS	WATER DEPT CELL PHONES	372.32
		AMEREN MISSOURI	5757 CHAPEL SVC 2/15-3/16/	297.23
		AMEREN MISSOURI	LK RD 54-29 WELL 2/14-3/15	354.32
			COLUMBIA CLG WELL 2/14-3/1	1,276.68
			COLUMBIA CLG WELL 2/14-3/1	218.21
		HSA BANK	HSA Contribution	112.50
			HSA Family/Dep. Contributi	199.50
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	4.98
			Group Dependent Life Ins	4.98
			Group Life Ins and Buy Up	20.14
			Group Life Ins and Buy Up	20.14
			Group Life Ins and Buy Up	4.75
			Group Life Ins and Buy Up	4.75
			Short Term Disability Ins	30.76
			Short Term Disability Ins	30.76
			Short Term Disabililty Ins	5.74
			Short Term Disabililty Ins	5.74
		STOUFER, TOMMIE L	MILEAGE REIMB 4/2-4/8/22	59.68
		CROOKS, KEVIN	REIMB LODGING MRWA CONF-CR	162.35

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CAPITAL ONE, N.A.	LOCATOR BATTERIES	5.67
			BATTERIES	7.88
		SCHILEY, PAUL	MILEAGE REIMB 3/26-4/1/22	49.14
		LUTTRELL, JOHN	MILEAGE REIMB 3/19-3/25/22	110.57
			TOTAL:	9,689.75
NON-DEPARTMENTAL	Sewer Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	58.74
			Dental Insurance Premiums	58.74
			Health Insurance Contribut	25.14
			Health Insurance Contribut	25.14
			Health Insurance Contribut	131.76
			Health Insurance Contribut	131.76
			Vision Insurance Contribut	1.87
			Vision Insurance Contribut	1.87
			Vision Insurance Contribut	9.32
			Vision Insurance Contribut	9.32
		MO DEPT OF REVENUE	State Withholding	324.99
		INTERNAL REVENUE SERVICE	Fed WH	699.49
			FICA	881.00
			Medicare	206.05
		ICMA	Retirement 457 &	125.63
			Retirement 457	33.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	25.08
			American Fidelity	25.08
			American Fidelity	10.78
			American Fidelity	10.78
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	7.21
			Texas Life After Tax	7.21
		HSA BANK	HSA Family/Dep. Contributi	119.80
			TOTAL:	2,929.76
Sewer	Sewer Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	58.74
			Dental Insurance Premiums	58.74
			Health Insurance Contribut	235.29
			Health Insurance Contribut	235.29
			Health Insurance Contribut	1,382.75
			Health Insurance Contribut	1,382.75
			Vision Insurance Contribut	1.86
			Vision Insurance Contribut	1.86
			Vision Insurance Contribut	9.32
			Vision Insurance Contribut	9.32
		ALLIED SERVICES LLC	SEWER TRASH SERVICE	54.27
		INTERNAL REVENUE SERVICE	FICA	881.01
			Medicare	206.05
		ICMA	Retirement 401%	130.33
			Retirement 401	850.52
		AT&T MOBILITY-CELLS	SEWER DEPT CELL PHONES	527.64
		MEYER ELECTRIC CO INC	LIFT STATION IMPROV PROJEC	4,200.00
		AMEREN MISSOURI	GRINDER PUMPS & LIFT STATI	2,362.37
			1150 HWY KK 2/13-3/14/22	32.95
			1117 OB RD G/P 2/13-3/14/2	12.88
			798 MANOR G/P 2/14-3/15/22	12.44
			4631 WINDSOR G/P 2/14-3/15	14.89
			500 ST MORITZ S/P 2/17-3/2	18.23
			5757 CHAPEL L/S 2/15-3/16/	12.47
			HAWTHORN DR L/S 2/23-3/24/	64.56

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			5757 CHAPEL SVC 2/15-3/16/	297.23
			253 W END L/S 2/15-3/16/22	15.91
			5676 ROCKWOOD L/S 2/23-3/2	12.25
			696 PASSOVER G/P 2/14-3/15	11.05
			1089 OB RD L/S 2/14-3/15/2	11.40
			1902 PROCTER G/P 2/13-3/14	20.66
			5707 OB PKWY 2/14-3/15/22	12.44
			GRINDER PUMPS & LIFT STATI	2,516.21
			GRINDER PUMPS & LIFT STATI	4,402.45
		HSA BANK	HSA Family/Dep. Contributi	500.25
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	2.87
			Group Dependent Life Ins	2.87
			Group Life Ins and Buy Up	7.20
			Group Life Ins and Buy Up	7.20
			Group Life Ins and Buy Up	5.19
			Group Life Ins and Buy Up	5.19
			Short Term Disability Ins	17.62
			Short Term Disability Ins	17.62
		CROOKS, KEVIN	REIMB LODGING MRWA CONF-CR	162.35
		LUTTRELL, DAKOTAH	MILEAGE REIMB 4/2-4/8/22	84.24
			TOTAL:	20,868.73
NON-DEPARTMENTAL	Ambulance Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	88.00
			Dental Insurance Premiums	88.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	221.85
			Health Insurance Contribut	221.85
			Health Insurance Contribut	56.55
			Health Insurance Contribut	56.55
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	12.00
			Vision Insurance Contribut	12.00
		MO DEPT OF REVENUE	State Withholding	475.00
		INTERNAL REVENUE SERVICE	Fed WH	1,096.10
			FICA	881.92
			Medicare	206.26
		ICMA	Loan Repayment	134.33
			Loan Repayment	130.76
			Retirement 457 &	172.61
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	81.02
			American Fidelity	81.02
			American Fidelity	99.82
			American Fidelity	99.82
		AMERICAN FIDELITY ASSURANCE CO FLEX AC	Flexible Spending Accts -	58.33
			Flexible Spending Accts -HSA	58.33
		HSA BANK	Family/Dep. Contribution	45.00
		ONE TIME VENDOR	AMB OVERPAYMENT	215.20
			AMB OVERPAYMENT	237.72
			AMB OVERPAYMENT	20.00
			AMB OVERPAYMENT	490.96
			AMB OVERPAYMENT	490.96
			TOTAL:	5,871.96
Ambulance	Ambulance Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	88.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Dental Insurance Premiums	88.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	2,076.15
			Health Insurance Contribut	2,076.15
			Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	12.00
			Vision Insurance Contribut	12.00
		INTERNAL REVENUE SERVICE	FICA	881.92
			Medicare	206.26
		ICMA	Retirement 401%	116.46
			Retirement 401	698.81
		CHARTER COMMUNICATIONS HOLDING CO LLC	AMB CABLE	36.64
		AT&T MOBILITY-CELLS	AMB FN AIR CARDS	82.48
			AMB DEPT CELL PHONES	46.38
		HSA BANK	HSA Family/Dep. Contributi	300.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	4.28
			Group Dependent Life Ins	4.28
			Group Life Ins and Buy Up	17.28
			Group Life Ins and Buy Up	17.28
			Group Life Ins and Buy Up	4.54
			Group Life Ins and Buy Up	4.54
			Short Term Disability Ins	19.80
			Short Term Disability Ins	19.80
			Short Term Disabiilty Ins	12.86
			Short Term Disabiilty Ins	12.86
		SOCIAL SERVICES	2021 INTERIM	8,151.92
			TOTAL:	16,217.59
NON-DEPARTMENTAL	Lee C. Fine Airpor	MIDWEST PUBLIC RISK	Dental Insurance Premiums	59.70
			Dental Insurance Premiums	57.20
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	126.72
			Health Insurance Contribut	118.32
			Health Insurance Contribut	56.55
			Health Insurance Contribut	56.55
			Vision Insurance Contribut	9.42
			Vision Insurance Contribut	8.80
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		MO DEPT OF REVENUE	State Withholding	157.00
		INTERNAL REVENUE SERVICE	Fed WH	246.29
			FICA	368.20
			Medicare	86.12
		ICMA	Retirment 457 &	24.19
			Retirement 457	45.00
			Loan Repayments	74.35
			Loan Repayments	30.39
			Loan Repayments	37.15
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	32.15

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			American Fidelity	27.03
			American Fidelity	29.27
			American Fidelity	<u>26.44</u>
			TOTAL:	1,706.84
Lee C. Fine Airport	Lee C. Fine Airpor	MIDWEST PUBLIC RISK	Dental Insurance Premiums	59.70
			Dental Insurance Premiums	57.20
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	1,185.86
			Health Insurance Contribut	1,107.28
			Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	9.42
			Vision Insurance Contribut	8.80
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		ALLIED SERVICES LLC	LCF TRASH SERVICE	52.63
		AMEREN MISSOURI	LCF RUNWAY LTS 3/1-3/29/22	39.48
			AP FIREHOUSE 3/1-3/29/22	31.02
		INTERNAL REVENUE SERVICE	FICA	368.20
			Medicare	86.12
		ICMA	Retirement 401%	40.64
			Retirement 401	321.49
		DISH NETWORK	SERV 3/29-4/28/22	87.08
		AT&T MOBILITY-CELLS	LCF AP CELL PHONES	23.19
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	195.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	2.90
			Group Dependent Life Ins	2.78
			Group Life Ins and Buy Up	12.96
			Group Life Ins and Buy Up	12.96
			Group Life Ins and Buy Up	4.78
			Group Life Ins and Buy Up	4.02
			Short Term Disability Ins	11.31
			Short Term Disability Ins	10.56
			Short Term Disabiilty Ins	11.23
			Short Term Disabiilty Ins	11.23
		CAPITAL ONE, N.A.	ICE	29.40
			PENS	7.29
		OMEGA AVIATION INC	JET- A FUEL TRUCK LCF	<u>99,950.00</u>
			TOTAL:	105,544.93
NON-DEPARTMENTAL	Grand Glaize Airpo	MIDWEST PUBLIC RISK	Dental Insurance Premiums	28.30
			Dental Insurance Premiums	30.80
			Health Insurance Contribut	21.18
			Health Insurance Contribut	29.58
			Health Insurance Contribut	56.55
			Health Insurance Contribut	56.55
			Vision Insurance Contribut	1.58
			Vision Insurance Contribut	2.20
			Vision Insurance Contribut	4.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Vision Insurance Contribut	4.00
		MO DEPT OF REVENUE	State Withholding	46.00
		INTERNAL REVENUE SERVICE	Fed WH	107.56
			FICA	151.48
			Medicare	35.42
		ICMA	Retirement 457	30.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	12.90
			American Fidelity	18.02
			American Fidelity	7.13
			American Fidelity	9.96
			TOTAL:	653.21
Grand Glaize Airport	Grand Glaize Airpo	CITY OF OSAGE BEACH	957 AIRPORT RD 2/23-3/25/2	116.02
		MIDWEST PUBLIC RISK	Dental Insurance Premiums	28.30
			Dental Insurance Premiums	30.80
			Health Insurance Contribut	198.24
			Health Insurance Contribut	276.82
			Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	1.58
			Vision Insurance Contribut	2.20
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		ALLIED SERVICES LLC	GG TRASH SERVICE	52.63
		AMEREN MISSOURI	GG AP HANGAR 2/28-3/29/22	41.30
			GG TBLC EXT D 2/28-3/29/22	269.74
			GG AP SHOP 2/28-3/29/22	32.25
			957 AIRPORT RD 2/28-3/29/2	11.51
			GG AP TBLC EXT D 2/28-3/29	17.76
			GG AP HANGAR 2/28-3/29/22	48.71
			GG AP SLEEPY 2/28-3/29/22	174.27
		INTERNAL REVENUE SERVICE	FICA	151.48
			Medicare	35.42
		ICMA	Retirement 401%	10.96
			Retirement 401	154.58
		CHARTER COMMUNICATIONS HOLDING CO LLC	GG CABLE SERV 3/16-4/15/22	108.13
		AT&T MOBILITY-CELLS	GG AP CELL PHONES	23.19
		HSA BANK	HSA Family/Dep. Contributi	105.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.38
			Group Dependent Life Ins	1.50
			Group Life Ins and Buy Up	4.32
			Group Life Ins and Buy Up	4.32
			Group Life Ins and Buy Up	1.92
			Group Life Ins and Buy Up	2.68
			Short Term Disability Ins	8.49
			Short Term Disability Ins	9.24
			TOTAL:	3,119.64

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
===== FUND TOTALS =====				
10	General Fund			122,876.67
20	Transportation			18,065.51
30	Water Fund			14,371.86
35	Sewer Fund			23,798.49
40	Ambulance Fund			22,089.55
45	Lee C. Fine Airport Fund			107,251.77
47	Grand Glaize Airport Fund			3,772.85

GRAND TOTAL:				312,226.70

TOTAL PAGES: 16

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Mayor & Board	General Fund	STAPLES BUSINESS ADVANTAGE	NAME BADGES	<u>17.94</u>
			TOTAL:	17.94
City Administrator	General Fund	STAPLES BUSINESS ADVANTAGE	FILE FOLDERS & TABS	24.64
			POST-IT TABS	<u>10.44</u>
			TOTAL:	35.08
City Clerk	General Fund	GENERAL CODE LLC	CODE BOOK CODIFICATIONS	<u>1,994.61</u>
			TOTAL:	1,994.61
Municipal Court	General Fund	STAPLES BUSINESS ADVANTAGE	TONER- COURT	<u>111.23</u>
			TOTAL:	111.23
Building Inspection	General Fund	CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	5.15
		INTERNATIONAL CODE COUNCIL INC	ICC MEMBERSHIPS	145.00
		STAPLES BUSINESS ADVANTAGE	TAPE	3.77
		AMAZON CAPITAL SERVICES INC	IPAD CASE- L. DUNHAM	<u>54.40</u>
			TOTAL:	208.32
Building Maintenance	General Fund	PRAIRIEFIRE COFFEE & ROASTERS	COFFEE & HOT CHOCOLATE	84.50
			COFFEE	133.80
			COFFEE	133.80
		BUTLER SUPPLY CO	BULB RECYCLE- UNDER LAMP	59.00
			REPLACEMENT LIGHTS	262.50
		AB PEST CONTROL INC	TRAPPING SET-UP FEE-GRNDHO	75.00
		CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	2.11
			CH FLOOR MATS	62.69
		STAPLES BUSINESS ADVANTAGE	TRASH BAGS- AMBULANCE	48.78
			BATHROOM TOWELS	95.85
			PLATES & CUPS	113.19
			TOILET PAPER	47.38
			TRASH BAGS	48.78
			PAPER TOWELS	34.41
		AMAZON CAPITAL SERVICES INC	NEW CH VACUUM	297.00
		B & H CLEANING	CITY HALL JANITORIAL SERVI	1,470.00
		REEVES-WIEDEMAN COMPANY	PARTS FOR TOILET REPAIR	23.24
			PARTS FOR TOILET REPAIR	9.95
		LINDYSPRING LAKE OF THE OZARKS	5- GAL BOTTLED WATER	7.29
			5-GAL BOTTLED WATER	7.29
			JAN DISPATCH WTR COOLER RN	8.00
			BOTTLED WATER	14.58
			BOTTLED WATER DEPOSIT	12.00
			CH POU COOLER	165.00
			5- GAL BOTTLED WATER	7.29
			5-GAL BOTTLED WATER	7.29
			APR DISPATCH WTR COOLER RN	8.00
			APR CH WTR COOLER RNTL	<u>20.00</u>
			TOTAL:	3,258.72
Parks	General Fund	O'REILLY AUTOMOTIVE STORES INC	JACK STANDS	49.99
		CINTAS CORPORATION	PARKS DEPT UNIFORM RENTAL	10.50
		AMAZON CAPITAL SERVICES INC	IPAD CASE	<u>28.99</u>
			TOTAL:	89.48
Human Resources	General Fund	LAKE REGIONAL OCCUPATIONAL MEDICINE	PRE EMPLOYMENT SCREENING	280.00
		VALIDITY SCREENING SOLUTIONS	PRE EMPLOYMENT SCREENING	247.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	527.50
Overhead	General Fund	TYLER TECHNOLOGIES INC	INSITE TRANSACTION FEES	176.25
		STAPLES BUSINESS ADVANTAGE	TONER- BID PROJECTS	436.23
		XEROX CORPORATION	CITY HALL COPIER LEASE	238.61
			TOTAL:	851.09
Police	General Fund	LEON UNIFORM CO INC	LS SHIRTS, CHEVRONS- MCCRO	182.85
			UNIFORM & ACCESSORIES-D. S	435.82
			MKIV HOLDERS- CLOSET	65.34
			TACTICAL PANT- M. O'DAY	66.32
			UNIFORM & ACCESSORIES-VERP	365.90
		TRANSUNION RISK AND ALTERNATIVE DATA S	PERSON SEARCH 3/1-3/31/202	75.00
		TURN KEY MOBILE INC	PANORAMA ANTENNA	147.00
		NRA-LAW ENFORCEMENT ACTIVITIES DIVISIO	NRA RIFLE INSTRUCTOR- CHAP	685.00
		HEDRICK MOTIV WERKS LLC	OIL CHANGE- PD 26	65.00
			HEADLAMP BULB- PD 24	32.22
			NEW BATTERY- PD 18	209.90
		STAPLES BUSINESS ADVANTAGE	FLSH DRIVES,PENCILS,HIGHLG	46.55
		XEROX CORPORATION	POLICE COPIER LEASE	215.06
		AMAZON CAPITAL SERVICES INC	USB	10.76
			TOTAL:	2,602.72
911 Center	General Fund	AMAZON CAPITAL SERVICES INC	HDMI CABLE	29.49
			TOTAL:	29.49
Engineering	General Fund	PURCELL TIRE & RUBBER CO	NEW TIRES- LOYD'S TRUCK	778.84
			TOTAL:	778.84
Information Technology	General Fund	TYLER TECHNOLOGIES INC	MTR READ SFTWRE 3/1-2/28/2	1,275.00
		LAKE SUN LEADER 81525 & 1586450	RFP- IT SERVER EQUIPMENT	146.65
		FORWARD SLASH TECHNOLOGY LLC	INSTALL BARRACUDA ESSENTIA	3,040.00
			APR MANAGED SERVICES	5,477.55
			APR EMAIL & PHISHING SECUR	375.00
			APR BARRACUDA ESSENTIALS	1,618.68
			TOTAL:	11,932.88
Economic Development	General Fund	SMART POSTAL CENTERS	BANNERS- 2022 EASTER EGG H	288.00
			TOTAL:	288.00
Transportation	Transportation	ENNIS-FLINT INC	TRAFFIC PAINT	11,455.00
		MO ONE CALL SYSTEM INC	LOCATES	60.42
		MO DEPT OF PUBLIC SAFETY	PW BOILER/PRESSURE VESSEL	6.66
		ECONO SIGNS & BARRICADE LLC	ROLL-UP SIGNS	175.04
		O'REILLY AUTOMOTIVE STORES INC	TIE ROD- TRKS 54, 57, 62	450.15
			DIELECTRIC GREASE & RETAIN	21.97
			WHEEL NUT, CNNCTR KIT- TRK	15.95
			RET JOINT PRESS SET- TRK 5	147.99
			RING TERMINAL- TRK 55	6.99
			BATTERY- PAINT MACHINE	54.72
			COPPER RING & LUG- TRK 55	11.98
		LAKE SUN LEADER 81525 & 1586450	INV TO BID- DE ICING SALT	108.85
		CONSOLIDATED ELECTRICAL DISTR, INC	FIXTURE CONNECTORS	27.00
			CONNECTORS- PARKWAY LIGHTS	67.50
		PRAIRIEFIRE COFFEE & ROASTERS	COFFEE, CREAM, SUGAR	52.80
		BUTLER SUPPLY CO	UTILITY KNIFE	14.48

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CROWN POWER & EQUIPMENT	PART FOR POLE SAW	39.00
		AB PEST CONTROL INC	PW PEST CONTROL	25.00
			PW PEST CONTROL	20.00
		KEY EQUIPMENT & SUPPLY CO	PARTS FOR STREET SWEEPER	434.50
		ALPHAGRAPHS OF OSAGE BEACH	BUSINESS CARDS-CROOKS,ROBI	13.16
		CINTAS CORPORATION	TRANS DEPT UNIFORMS	181.87
			TRANS DEPT FLOOR MATS	8.19
			TRANS DEPT UNIFORMS	150.12
			TRANS DEPT FLOOR MATS	8.19
		PARKWAY PLAZA TIRE	ALIGNMENT- TRK 53	79.95
			ALIGNMENT- TRK 57	79.95
			ALIGNMENT- TRK 62	79.95
			ALIGNMENT- TRK 54	79.95
			ALIGNMENT- TRK 55	79.95
		XEROX CORPORATION	TRANSPORTATION COPIER LEAS	79.54
		AMAZON CAPITAL SERVICES INC	ROTARY HAMMER & DRILL BIT	231.22
			BCKUP CAMERAS-TRKS 57,53,6	559.96
			CAR POWER INVERTER-TRK 55	399.99
			COFFEE CUPS & LIDS	38.65
		SMITH PAPER & JANITOR SUPPLY CO INC	PAPER TOWELS & TRASH BAGS	55.56
			TRASH BAGS	13.74
			TRASH BAGS	15.07
		B & H CLEANING	PW-TRANS JANITORIAL SERVIC	287.78
		IBERIA TIRE & AUTO INC	EXHAUST MNFLD & BRAKES-TRK	2,281.63
		LINDYSPRING LAKE OF THE OZARKS	PW POU COOLER	55.00
			TOTAL:	17,679.44
Water	Water Fund	HACH CO	DR900 REAGENTS	231.74
		MO ONE CALL SYSTEM INC	LOCATES	60.41
		MO DEPT OF PUBLIC SAFETY	PW BOILER/PRESSURE VESSEL	6.67
		TYLER TECHNOLOGIES INC	INSITE TRANSACTION FEES	1,352.50
		O'REILLY AUTOMOTIVE STORES INC	BACKUP LIGHT- TRK 52	9.34
			GREASE,SPRK PLGS,COIL- TRK	116.84
		LAKE SUN LEADER 81525 & 1586450	CNSMR CONF REP-2021 QLTY R	32.55
			INV TO BID- SWISS VLG TWR	75.25
		POSTMASTER	APR 2022 UTILITY BILL POST	480.00
		PRAIRIEFIRE COFFEE & ROASTERS	COFFEE, CREAM, SUGAR	52.80
		CORE & MAIN LP	PARTS FOR INVENTORY	1,972.43
			STEEL PROBE- TRK 58	32.26
			PARTS FOR INVENTORY	1,027.20
			PIPE FREEZE KIT	645.00
			WELL CAPS	159.94
		AB PEST CONTROL INC	PW PEST CONTROL	25.00
			PW PEST CONTROL	20.00
		APPERSON UTILITY CONTRACTING INC	HYDRO EXCAVATION TRK-LAZY	2,550.00
		ALPHAGRAPHS OF OSAGE BEACH	BUSINESS CARDS-CROOKS,ROBI	13.17
		CINTAS CORPORATION	WATER DEPT UNIFORMS	106.98
			WATER DEPT FLOOR MATS	8.18
			WATER DEPT UNIFORMS	108.74
			WATER DEPT FLOOR MATS	8.18
		CHASE CO INC	LOCATOR RENTAL	287.43
		XEROX CORPORATION	WATER COPIER LEASE	79.54
		AMAZON CAPITAL SERVICES INC	WELL PAINT	366.91
			PICTURE FRAMES	21.99
			COFFEE CUPS & LIDS	38.65
			IPAD CASES	57.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SMITH PAPER & JANITOR SUPPLY CO INC	PAPER TOWELS & TRASH BAGS	55.57
			TRASH BAGS	13.74
			TRASH BAGS	15.07
		B & H CLEANING	PW-WATER JANITORIAL SERVIC	287.78
		LINDYSPRING LAKE OF THE OZARKS	PW POU COOLER	55.00
		GFI DIGITAL	UB PRINTER MAINT 4/11-5/10	9.37
			TOTAL:	10,384.21
Sewer	Sewer Fund	AMOS SEPTIC SERVICE INC	PUMPOUT @ L/S 42-35	1,064.00
		RP LUMBER INC	SEALANT- SHOP	11.29
		MO ONE CALL SYSTEM INC	LOCATES	60.42
		MO DEPT OF PUBLIC SAFETY	PW BOILER/PRESSURE VESSEL	6.67
		MUNICIPAL EQUIPMENT CO	HYDRAULIC KIT- PUMP 30-01	1,826.58
			CHAIN & SEAL LEAK RELAY	4,420.43
		TYLER TECHNOLOGIES INC	INSITE TRANSACTION FEES	1,352.50
		O'REILLY AUTOMOTIVE STORES INC	MOTOR OIL- TRK 70	43.98
		CONSOLIDATED ELECTRICAL DISTR, INC	PARTS FOR REPAIR- STATION	514.85
		POSTMASTER	APR 2022 UTILITY BILL POST	480.00
		PRAIRIEFIRE COFFEE & ROASTERS	COFFEE, CREAM, SUGAR	52.80
		DAM STEEL SUPPLY	WIRE MESH- KELLYS PORT REP	255.00
		CORE & MAIN LP	PARTS FOR INVENTORY	295.75
			PARTS FOR INVENTORY	471.84
			PVC BALL VALVE	48.92
			PARTS FOR AIR RELEASE HWY	78.28
			PARTS FOR REPAIR- STN 42-3	355.54
			PARTS FOR INVENTORY	142.92
			PARTS FOR REPAIR- STN 42-3	596.79
		AB PEST CONTROL INC	PW PEST CONTROL	25.00
			PW PEST CONTROL	20.00
		ALPHAGRAPHS OF OSAGE BEACH	BUSINESS CARDS-CROOKS,ROBI	52.67
		CINTAS CORPORATION	SEWER DEPT UNIFORMS	125.71
			SEWER DEPT FLOOR MATS	8.18
			SEWER DEPT UNIFORMS	180.74
			SEWER DEPT FLOOR MATS	8.18
		CHASE CO INC	LOCATOR RENTAL	287.42
		SCOTTS CONCRETE	CONCRETE- KELLY'S PORT	790.00
		XEROX CORPORATION	SEWER COPIER LEASE	79.53
		AMAZON CAPITAL SERVICES INC	COFFEE CUPS & LIDS	38.64
			HEAD LAMP	47.98
			PAINT & BATTERIES	65.27
			RUNNING BOARDS- JETTER TRK	209.99
			FUSES FOR INVENTORY	88.40
		SMITH PAPER & JANITOR SUPPLY CO INC	PAPER TOWELS & TRASH BAGS	55.57
			TRASH BAGS	13.74
			TRASH BAGS	15.08
		B & H CLEANING	PW-SEWER JANITORIAL SERVIC	287.77
		HAYNES EQUIPMENT CO, INC	PUMP UNIT- STATION 42-350	2,500.00
		REEVES-WIEDEMAN COMPANY	PARTS FOR REPAIR- STN 30-1	28.93
			PARTS FOR REPAIR- STN 42-2	78.47
			PARTS FOR REPAIR- STN 711	65.83
		1ST CHOICE SEPTIC PUMPING LLC	PUMPOUT @ L/S 42-350	418.00
		LINDYSPRING LAKE OF THE OZARKS	POU COOLER	55.00
		CARDINAL PUMP COMPANY	CAPACITORS & DISCHARGE KIT	4,096.81
		GFI DIGITAL	UB PRINTER MAINT 4/11-5/10	9.38
		ONE TIME VENDOR LAKE WINSUPPLY	STARTER- STATION 30-1	366.29
		ASAP PLUMBING & ROOTER	REPAIR- G/S 219	233.93

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
TOTAL:				22,331.07
Ambulance	Ambulance Fund	LEON UNIFORM CO INC	1/4 ZIP JOB SHIRT- L. STEW	81.50
		ZOLL MEDICAL CORP	X SERIES ANN MAINT 6/22-5/	510.00
		AMAZON CAPITAL SERVICES INC	KEYBOARD CASE FOR IPAD	45.99
		DOUGLAS G WILSON DO PC	MAR MEDICAL DIRECTOR SVC	1,000.00
		MCKESSON MEDICAL SURGICAL MN SUPPLY IN	MEDICAL SUPPLIES	15.74
			MEDICAL SUPPLIES	51.91
			MEDICAL SUPPLIES	180.04
			MEDICAL SUPPLIES	84.90
		QUADMED INC	MEDICAL SUPPLIES	804.25
			MEDICAL SUPPLIES	434.80
TOTAL:				3,209.13
Lee C. Fine Airport	Lee C. Fine Airpor	NAEGLER OIL CO	LCF EQUIP & SATELLITE FEE	46.00
			7,539 GAL LCF JET FUEL	28,532.46
		CINTAS CORPORATION	LCF UNIFORM RENTAL	5.63
		B & H CLEANING	GG JANITORIAL SERVICES	219.38
TOTAL:				28,803.47
Grand Glaize Airport	Grand Glaize Airpo	NAEGLER OIL CO	GG EQUIP & SATELLITE FEE	46.00
		CINTAS CORPORATION	GG UNIFORM RENTAL	7.13
		B & H CLEANING	LCF JANITORIAL SERVICES	430.62
TOTAL:				483.75

===== FUND TOTALS =====

10	General Fund	22,725.90
20	Transportation	17,679.44
30	Water Fund	10,384.21
35	Sewer Fund	22,331.07
40	Ambulance Fund	3,209.13
45	Lee C. Fine Airport Fund	28,803.47
47	Grand Glaize Airport Fund	483.75

GRAND TOTAL:	105,616.97
--------------	------------

TOTAL PAGES: 5

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: _____
Sewer Dept: _____
License #: _____
Check # 0004

LIQUOR LICENSE APPLICATION

Date of Application: April 6, 2022 Date Application Received: April 6, 2022
Name of Establishment: EC's Bar & Grill LLC
Physical Address: 4344 Suite C1 Osage Beach, MO 65065
Mailing Address: 4344 Suite C1 Osage Beach, MO 65065
Applicant Name: EC's Bar & Grill LLC Thomas Strong
(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. ____	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

APR 6 2022

CITY CLERK

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Cary Patterson, City Planner
Presenter: Cary Patterson, City Planner

Agenda Item:

Bill 22-14- An ordinance of the City of Osage Beach, Missouri, adopting an amendment to the zoning map of the City of Osage Beach, Missouri by rezoning a parcel of land as described in Rezoning Case no. 418. *Second Reading*

Requested Action:

Second Reading of Bill #22-14

Ordinance Referenced for Action:

Board of Aldermen approval required for an amendment to the Zoning Map per Municipal Code Chapter 405 Zoning Regulations.

Deadline for Action:

Yes - 90 Day Rule

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

The Planning Commission reviewed the request at their meeting on March 8, 2022 and have forwarded it to the Board with a unanimous recommendation for approval.

City Attorney Comments:

Per City Code 110.230, Bill 22-14 is in correct form.

City Administrator Comments:

The first reading was read and approved at the April 7, 2022 Board of Aldermen meeting. I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE CITY OF OSAGE BEACH, MISSOURI. BY REZONING 34.1 ACRES AS DESCRIBED IN REZONING CASE NO. 418.

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

Section 1. That the real estate, generally described as 34.1 acres and contained in the legal description contained in Exhibit A attached hereto is hereby amended R-1B (Single Family District) and R3 (Multi Family District) as under the terms and conditions in Rezoning Case No. 418.

See Exhibit A: Property Boundary Description.

Section 2. That the development as described herein and referred to as Case 418 shall conform to the provisions for the approved zones as listed in the Osage Beach Code of Ordinances.

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

READ FIRST TIME: April 7, 2022

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.14 was duly passed _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

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 22.14.

John Olivarri, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

“EXHIBIT A”

Survey Description – Proposed R-1 Zoning

A tract of land being part of the SE 1/4 of Section 10, Township 39 North, Range 16 West, said tract also being part of the lands described by deed, found in Book 293, Page 676 in the Office of the Recorder, Camden County, Missouri, being more particularly described as follows:

BEGINNING at a set 1/2 inch rebar at the NW corner of Lot 5, Northview Subdivision, a subdivision recorded in Plat Book 163, Page 30 in said Office of the Recorder, said corner being located on the approximate 662 contour of the Lake of the Ozarks and the Ameren UE Project Boundary, thence continuing along said Project Boundary as follows: South 71 deg 22 min 31 sec West, 85.20 feet, South 68 deg 10 min 58 sec West, 54.40 feet, South 73 deg 14 min 15 sec West, 50.42 feet, South 62 deg 04 min 14 sec West, 56.89 feet, South 57 deg 33 min 26 sec West, 34.69 feet, South 64 deg 38 min 16 sec West, 21.03 feet, South 63 deg 53 min 11 sec West, 43.91 feet, South 65 deg 13 min 00 sec West, 31.94 feet, South 51 deg 13 min 11 sec West, 29.43 feet, South 70 deg 24 min 38 sec West, 24.38 feet, South 74 deg 18 min 58 sec West, 11.29 feet, South 26 deg 55 min 01 sec West, 16.45 feet, South 47 deg 54 min 44 sec West, 27.57 feet, South 75 deg 17 min 57 sec West, 16.28 feet, South 84 deg 04 min 16 sec West, 13.30 feet, South 56 deg 16 min 56 sec West, 19.79 feet, North 54 deg 32 min 13 sec West, 19.86 feet, North 71 deg 50 min 03 sec West, 27.18 feet, South 87 deg 13 min 10 sec West, 35.76 feet, South 81 deg 39 min 36 sec West, 40.11 feet, south 65 deg 46 min 41 sec West, 28.45 feet, South 81 deg 54 min 01 sec West, 56.77 feet, North 84 deg 43 min 23 sec West, 34.29 feet, South 84 deg 26 min 39 sec West, 58.75 feet, South 66 deg 40 min 14 sec West, 35.20 feet, South 83 deg 16 min 23 sec West, 30.48 feet, South 79 deg 22 min 52 sec West, 157.79 feet, South 71 deg 37 min 11 sec West, 44.08 feet, South 87 deg 17 min 50 sec West, 35.44 feet, South 61 deg 49 min 23 sec West, 38.89 feet, South 72 deg 38 min 52 sec West, 49.07 feet, South 72 deg 38 min 52 sec West, 49.07 feet, South 76 deg 26 min 18 sec West, 60.52 feet, South 77 deg 04 min 20 sec West, 42.63 feet, South 74 deg 59 min 32 sec West, 58.05 feet, South 56 deg 39 min 13 sec West, 36.84 feet, South 80 deg 50 min 08 sec West, 11.85 feet to a 1/2 inch rebar on the West line of said SE 1/4, thence leaving said Project Boundary, South 01 deg 27 min 59 sec West, along said West line, 356.91 feet, thence leaving said West line, South 74 deg 28 min 22 sec East, 15.67 feet, thence on a curve to the right 47.56 feet with a radius of 92.61 feet and a chord direction of South 59 deg 45 min 39 sec East, 47.04 feet, thence South 45 deg 02 sec 55 sec East, 98.08 feet, thence North 76 deg 08 min 10 sec East, 120.44 feet, thence North 13 deg 51 min 50 sec West, 111.38 feet, thence North 75 deg 04 min 26 sec East, 186.38 feet, thence on a curve to the right 33.83 feet, with a radius of 580.00 feet and a chord direction of North 76 deg 44 min 42 sec West 33.83 feet, thence North 78 deg 24 min 58 sec East, 30.28 feet, South 11 deg 35 min 02 sec East, 110.00 feet, North 78 deg 24 min 58 sec East, 160.00 feet, thence North 82 deg 15 min 32 sec East, 180.59 feet, South 83 deg 25 min 19 sec East, 232.56 feet, thence on a curve to the left 51.98 feet, with a radius of 310.00 feet, and a chord direction of North 21 deg 29 min 52 sec East, 51.91 feet, thence North 16 deg 41 min 40 sec East, 75.71 feet, thence North 12 deg 58 min 50 sec East, 238.10 feet, thence on a curve to the right 89.38 feet, with a radius of 100.55 feet, and a chord direction of North 38 deg 34 min 11 sec East, 86.47 feet, thence North 66 deg 48 min 49 sec East, 164.37 feet to a point on the 1/4, 1/4 Section line, thence North 01 deg 33 min 22 sec East, along said 1/4, 1/4 Section Line, 242.11 feet to the **POINT OF BEGINNING**.

Containing 13.86 Acres

Subject to all easements and restrictions of record.

Survey Description – Proposed R-3 Zoning

A tract of land being part of the SE 1/4 of Section 10, Township 39 North, Range 16 West, said tract also being part of the lands described by deed, found in Book 293, Page 676 in the Office of the Recorder, Camden County, Missouri, being more particularly described as follows:

BEGINNING at a set 1/2 inch rebar at the NW corner of Lot 5, Northview Subdivision, a subdivision recorded in Plat Book 163, Page 30 in said Office of the Recorder, said corner being located on the approximate 662 contour of the Lake of the Ozarks and the Ameren UE Project Boundary, thence continuing along said Project Boundary as follows: South 71 deg 22 min 31 sec West, 85.20 feet, South 68 deg 10 min 58 sec West, 54.40 feet, South 73 deg 14 min 15 sec West, 50.42 feet, South 62 deg 04 min 14 sec West, 56.89 feet, South 57 deg 33 min 26 sec West, 34.69 feet, South 64 deg 38 min 16 sec West, 21.03 feet, South 63 deg 53 min 11 sec West, 43.91 feet, South 65 deg 13 min 00 sec West, 31.94 feet, South 51 deg 13 min 11 sec West, 29.43 feet, South 70 deg 24 min 38 sec West, 24.38 feet, South 74 deg 18 min 58 sec West, 11.29 feet, South 26 deg 55 min 01 sec West, 16.45 feet, South 47 deg 54 min 44 sec West, 27.57 feet, South 75 deg 17 min 57 sec West, 16.28 feet, South 84 deg 04 min 16 sec West, 13.30 feet, South 56 deg 16 min 56 sec West, 19.79 feet, North 54 deg 32 min 13 sec West, 19.86 feet, North 71 deg 50 min 03 sec West, 27.18 feet, South 87 deg 13 min 10 sec West, 35.76 feet, South 81 deg 39 min 36 sec West, 40.11 feet, south 65 deg 46 min 41 sec West, 28.45 feet, South 81 deg 54 min 01 sec West, 56.77 feet, North 84 deg 43 min 23 sec West, 34.29 feet, South 84 deg 26 min 39 sec West, 58.75 feet, South 66 deg 40 min 14 sec West, 35.20 feet, South 83 deg 16 min 23 sec West, 30.48 feet, South 79 deg 22 min 52 sec West, 157.79 feet, South 71 deg 37 min 11 sec West, 44.08 feet, South 87 deg 17 min 50 sec West, 35.44 feet, South 61 deg 49 min 23 sec West, 38.89 feet, South 72 deg 38 min 52 sec West, 49.07 feet, South 72 deg 38 min 52 sec West, 49.07 feet, South 76 deg 26 min 18 sec West, 60.52 feet, South 77 deg 04 min 20 sec West, 42.63 feet, South 74 deg 59 min 32 sec West, 58.05 feet, South 56 deg 39 min 13 sec West, 36.84 feet, South 80 deg 50 min 08 sec West, 11.85 feet to a 1/2 inch rebar on the West line of said SE 1/4, thence leaving said Project Boundary, South 01 deg 27 min 59 sec West, along said West line, 356.91 feet to the POINT OF BEGINNING, thence continuing South 01 deg 27 min 59 sec West, 843.57 feet to a set 1/2 inch rebar on the Westerly & Northerly right of way of the outer road of Missouri State Highway 54, also known as Sycamore Valley Drive, thence leaving said West line, North 07 deg 01 min 44 sec East, 47.68 feet to a set 1/2 inch rebar 70.00 feet right of centerline station 65+90.00, thence North 84 deg 21 min 34 sec East, 508.23 feet to point 70.00 feet right of PT centerline station 60+81.77, thence on a curve to the left 1.64 feet, with a radius of 884.92 feet, and a chord direction of North 84 deg 18 min 23 sec East, 1.64 feet to a MoDOT Monument, thence North 18 deg 24 min 19 sec East, 127.99 feet to a set 1/2 inch rebar, thence South 69 deg 40 min 37 sec East, 29.22 feet to a set 1/2 inch rebar on the Westerly and Northerly right of way of a road of ingress and egress, 30 feet in width, also known as Normandy Road, said right of way being the Northerly boundary of Lakeshore Village Estates, a subdivision shown on the plat recorded in Plat Book 18, Page 7 in said Office of the Recorder, thence leaving said outer road right of way, North 18 deg 44 min 25 sec East, along said Northerly boundary, 184.60 feet to a set 1/2 inch rebar, thence continuing along said Northerly Boundary as follows: North 33 deg 58 min 36 sec East, 138.95 feet to a set 1/2 inch rebar, thence South 69 deg 31 min 35 sec East, 220.68 feet to a set 1/2 inch rebar, thence South 38 deg 40 min 35 sec East, 174.12 feet to a set 1/2 inch rebar on the Northerly right of way of aforementioned outer road of Missouri State Highway 54,

thence leaving said Northerly boundary and continuing along said right of way, North 62 deg 14 min 55 sec East, 350.03 feet to a set 1/2 inch rebar on the 1/4, 1/4 Section line, thence leaving said right of way, North 01 deg 33 min 22 sec East, along said 1/4, 1/4 Section Line, 903.83 feet, thence leaving said 1/4, 1/4 Section Line, South 66 deg 48 min 49 sec West, 164.37 feet, thence on a curve to the left 89.38 feet, with a radius of 100.55 feet, and a chord direction of North 38 deg 34 min 11 sec East, 86.47 feet, thence South 12 deg 58 min 50 sec West, 238.10 feet, thence South 16 deg 41 min 40 sec West, 75.71 feet, thence on a curve to the right 51.98 feet, with a radius of 310.00 feet, and a chord direction of South 21 deg 29 min 52 sec West, 51.91 feet, thence North 83 deg 25 min 19 sec West, 232.56 feet, thence South 82 deg 15 min 32 sec West, 180.59 feet, thence South 78 deg 24 min 58 sec West, 160.00 feet, thence North 11 deg 35 min 02 sec West, 110.00 feet, thence South 78 deg 24 min 58 sec West, 30.28 feet, thence on a curve to the left 33.83 feet, with a radius of 580.00 feet and a chord direction of South 76 deg 44 min 42 sec East 33.83 feet, thence South 75 deg 04 min 26 sec West, 186.38 feet, thence South 13 deg 51 min 50 sec East, 111.38 feet, thence South 76 deg 08 min 10 sec West, 120.44 feet, thence North 45 deg 02 min 55 sec West, 98.08 feet thence on a curve to the left 47.56 feet with a radius of 92.61 feet and a chord direction of North 59 deg 45 min 39 sec West, 47.04 feet, thence North 74 deg 28 min 22 sec West, 15.67 feet to the **POINT OF BEGINNING**.
Containing 20.82 Acres

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Mike Welty, Assistant City Administrator
Presenter: Mike Welty, Assistant City Administrator

Agenda Item:

Bill 22-18 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with B & H cleaning, expanding their cleaning services, for a yearly not to exceed amount of \$47,000. *Second Reading*

Requested Action:

Second Reading of Bill #22-18

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 - This contract will start in May 2022

Budgeted Item:

Yes

Budget Line Information (if applicable):

Budget Line Item/Title: 10-09-742000 Janitorial Services

FY2022 Budgeted Amount:	\$ 23,000
FY2022 Expenditures to Date (03/28/22):	(\$ 2,940)
FY2022 Available:	\$ 20,060
 FY2022 Requested Amount:	 \$20,060

Budget Line Item/Title: 20/30/35 -00-742000 Janitorial Services (each department)

FY2022 Budgeted Amount:	\$ 4,500
FY2022 Expenditures to Date (03/28/22):	(\$ 576)
FY2022 Available:	\$ 3,924
 FY2022 Requested Amount:	 \$ 3,924

Department Comments and Recommendation:

At the budget workshops held last summer, we discussed expanding our cleaning service at City Hall and at Public Works to have all bathrooms in both buildings cleaned five times a week. We currently have all the public restrooms at City Hall cleaned 5 times a week, but all other bathrooms in both buildings are cleaned three times a week. B & H Cleaning has just completed the first year of their existing contract. They have agreed to expand their service as indicated above; Exhibit A - specification for Janitorial Services has been modified to reflect this change.

This contract will go into effect on May 1st, 2022 for one year. The City Administrator may renew the agreement for up to an additional two years. There is also a clause in the contract that allows the City to discontinue this agreement with a 30-day written notice to the vendor. The current contract is for \$38,000 and the new contract will be \$47,000.

The cost breakdown for this contract is detailed below. All costs have been included in the 2022 budget.

- City Hall: 10-09-742000 = Was = \$17,640. The new yearly cost will be \$25,640.
- PW: 20/30/35-00-742000 = Was = 10,360 The new yearly cost will be 13,360 (Split equally among all 3 departments)
- LCF: 45-00-742000 = \$5,300 No Change
- GG: 47-00-742000 = \$2,700 No Change

I recommend approval.

City Attorney Comments:

Per City Code 110.230, Bill 22-18 is in correct form.

City Administrator Comments:

The reading was read and approved at the April 7, 2022 Board of Aldermen meeting. I concur with the department's recommendation. The change in scope was accounted for when preparing for the FY2022 Operating Budget.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH B & H CLEANING, EXPANDING THEIR CLEANING SERVICES, FOR A YEARLY NOT TO EXCEED AMOUNT OF \$47,000.

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

Section 1. That the Board of Aldermen hereby authorizes the Mayor to execute on behalf of the City a contract with B & H Cleaning Services substantially under the terms set forth in the attached contract identified as Exhibit A and complete list of exaptation's as identified as Exhibit B.

Section 2. Total expenditures or liability authorized under this Ordinance shall not exceed Four-Seven Thousand dollars (\$47,000.00) plus any additional work to be billed at twenty-five dollars (\$25.00) per hour.

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 and after the date of passage and approval by the Mayor.

READ FIRST TIME: April 7, 2022 READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.18 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 her signature.

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 22.18.

Date

John Olivarri, Mayor

ATTEST:

Tara Berreth, City Clerk

**JANITORIAL SERVICES CONTRACT
OSAGE BEACH, MISSOURI**

This Agreement is made and entered into this _____ day of _____, 2022, by and between the City of Osage Beach, Missouri, hereinafter referred to as "City" and _____, hereinafter referred to as "Company".

WITNESSETH:

WHEREAS, City heretofore submitted a request for bids for janitorial services for the City Hall facility; and;

WHEREAS, specifications for the janitorial services were prepared by the City and became a part of the bid request package, and;

WHEREAS, Company was selected as the lowest and best bid and awarded the bid for janitorial services for City, and;

WHEREAS, the parties desire to enter into an agreement setting forth their respective rights, responsibilities and obligations.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is agreed by and between the parties as follows:

1. Maintenance Service. Company agrees to perform janitorial services for City during the term of this agreement as may be directed by the Assistant City Administrator or Building Official including all specifications incorporated in, Exhibit A, attached hereto.

2. Failure to Fulfill Requirements. This Agreement may be discontinued by either party upon giving a thirty (30) day written notice.

3. Period of Contract. This Agreement shall run from May 1, 2022, to April 31, 2023. Company will provide janitorial maintenance service for \$47,000 per year, payable on a monthly basis and will charge \$25.00 per hour for additional work not covered in Exhibit A, when such work is requested by the City. The City Administrator may renew the Agreement for up to an additional two years upon the same prices, terms and conditions set forth in the attached Exhibit A.

4. Binding Effect. This Agreement shall be binding upon the parties hereto, their respective heirs, successors and assigns. This Agreement may not be assigned by Company without the express written consent of City. The City reserves the right to accept or reject any personnel assigned by the company to perform the services under this contract. Either party may terminate this agreement upon a thirty-day written notice.

5. Included Documents. This Agreement consists of Exhibit A- Specifications for Janitorial services, and this contract.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first
above written.

City of Osage Beach, Missouri

By: _____

John Olivarri, Mayor

Attest:

City Clerk

Company:

Company Name

**SPECIFICATIONS
FOR JANITORIAL SERVICE
CITY OF OSAGE BEACH, MISSOURI**

General Requirements

The Janitorial Services Company (hereafter referred to as Company) desired is one which is highly professional, has broad experience with servicing commercial property and expertise with commercial grade cleaning agents, chemicals, and related equipment.

Company must have a formal training plan in place for employee safety relative to proper handling, labeling and use of janitorial supplies, chemicals and MSDS requirements.

Company must have a formal safety-training program in place, which addresses issues associated with hazardous situations, proper lifting, operation of equipment, and use of personal protection equipment, and all OSHA Safety Requirements.

Company must provide a list of three references with facilities and work tasks similar to that addressed herein. Company must provide proper identification and a background check for any person who enters City Hall under the authority granted to the selected bidder. The contract may be immediately terminated by the City for failure to pass a background check.

Successful bidder must obtain a merchant license and be bonded. Company must provide a certificate of liability insurance and certificate of insurance for workers compensation. Company shall protect, indemnify and hold harmless the City of Osage Beach from any and all claims, for any loss, damage or injuries sustained by any person who may arise out of any work performed or actions taken pursuant to this contract. Services must be provided after 5:00 p.m. on the days specified.

Enrollment in Federal Work Authorization program

Bidders are informed that pursuant to Section 285.530, RSMo, as a condition of the award of any contract in excess of five thousand dollars (\$5,000.00), the successful bidder shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection to the contracted services. Successful bidders shall also sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection to the contracted services.

Authorized employees

Contractor acknowledges that Section 285.530 RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the state of Missouri. Contractor therefore covenants that it is not knowingly in violation of subsection 1 of Section 285.530 RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform work on the Project, and that its employees are lawfully eligible to work in the United States.

Pursuant to Missouri Statute RSMo. 285.530(1), no business entity or employer shall knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the State of Missouri. As a condition for the award of any contract or grant in excess of five-thousand dollars (\$5,000.00) by the City of Osage Beach, Missouri to a business entity, the business entity shall by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to employees working in connection with the contracted

services; and sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services.

The City reserves the right to reject any and all bids, to waive informalities or irregularities, and to determine the lowest responsive and responsible bidder, and to award the contract on that basis. All Bidders must agree that such rejection shall be without liability on the part of the OWNER for any damage or claim brought by any Bidder because of such rejections, nor shall the Bidder seek any recourse of any kind against OWNER because of such rejections. The filing of any Bid in response to this invitation shall constitute an agreement of the Bidder to these conditions.

Terms for Successful Bidder

A single Company will be selected to service City Hall and the Police Department, located at 1000 City Parkway Osage Beach Mo 65065, as well as Public Works, located at 5757 Chapel Dr. Osage Beach Mo 65065. The company will be required to invoice on a monthly basis only. Additional areas may be requested for services based on a per square foot or per hour basis, as agreed upon by both parties prior to additional service performed. Separate monthly invoicing will be required for such additional services

Company shall have access to janitorial closet at each location indicated above. Company shall keep all labeled cleaning agents, chemicals, supplies and equipment in good order in such closet.

The City will furnish all paper products, disposable items and trash can liners. The Company will notify the City when the supply stock is nearing completion.

City Hall

The following services are to be provided on Monday, Wednesday and Friday. Services are to be provided after 5:00pm on the days specified, unless other arrangements are made with the Assistant City Administrator and/or the Building Official.

Kitchens, Kitchenettes, Elevators, Courtroom, Conference Rooms, Fitness Rooms, Jail Cells, Hallways and Patrol Officers Area Room 209, Police Records/Front Desk area

- a. Clean and disinfect sinks, counters, and tables.
- b. Wipe all vending machines. Clean outside of refrigerators and the inside and outside microwaves and stoves. Notify City of excessive abuse.
- c. Clean and align chairs in applicable rooms.
- d. Clean and dust horizontal and vertical surfaces including baseboards and blinds, I as necessary.
- e. Clean toilets and sinks in jail cells. Notify City of any excessive abuse.
- f. Sweep and mop all tile floors using disinfectant on floors. (Including Veteran Office)
- g. Vacuum all carpeted areas, including area rugs.
- h. Turn off any lights that you turned on. Lock any doors that you unlocked.
- i. Disinfect all door handles, knobs and push bars.
- j. Empty trash receptacles including all individual work areas.

Lobby Areas, Stairwells/Vestibules

- a. Empty all trash receptacles inside and outside, including ashtrays.
- b. Clean doors and door glass inside and outside
- c. Clean windows inside and outside (grade level only).
- d. Clean and shine drinking fountains.

- e. Sweep and mop all tile floors, including stairwells.
- f. Vacuum all carpeted areas, including area rugs.
- g. Turn off any lights that you turned on. Lock any doors that you unlocked.
- h. Disinfect all door handles, knobs and push bars.
- i. Dust and disinfect all handrails and guardrails.
- j. Clean and dust horizontal and vertical surfaces including baseboards and blinds as necessary

Floors

- a. Tile floors will be maintained by sweeping and mopping using disinfectant and buffing twice a month. (New flooring on Police side do not require buffing)
- b. Ceramic tile will be maintained by sweeping and mopping using disinfectant.

The following services are to be provided daily. Services are to be provided after 5:00pm on weekdays, unless other arrangements are made with, the Assistant City Administrator and/or the Building Official.

Front Lobby Area and All Restrooms, Men's and Women's, Located at City Hall

Lobby Areas

- a. Clean as described in Lobby Areas above
- b. Empty trash receptacles, inside and out.

Restrooms

- a. Clean and disinfect toilets, urinals, sinks, stalls, partitions, towel dispensers, grab bars and door handles.
- b. Replenish all soap, paper and disposable products.
- c. Clean and shine mirrors, towel dispensers, grab bars and door handles.
- d. Wash or dust all stalls, walls, baseboards, vents and lockers as necessary.
- e. Sweep and mop all tile floors using disinfectant on floors.
- f. Turn off any lights that you turned on.
- g. Empty trash receptacles.

The following services are to be provided on a monthly basis. Services are to be provided after 5:00pm on the days specified, unless other arrangements are made with, the Assistant City Administrator and/or the Building Official.

- a. Unfinished area on the lower level shall be swept once per month.

Public Works

The following services are to be provided on Tuesdays and Thursdays. Services are to be provided after 4:00pm on the days specified, unless other arrangements are made with the Public Works Director and/or the Assistant City Administrator.

Main office area downstairs, Forman's office, map room, hallways, and stairs

- a. Clean and disinfect counters and tables
- b. Clean interior glass surfaces not including outside windows
- c. Sweep and mop all tile and vinyl floors

- d. Vacuum, sweep, or shake rugs (vacuum provided by Public Works)

Breakroom

- a. Clean and disinfect sinks, counters, and tables
- b. Wipe down vending machines
- c. Sweep and mop all tile floors using disinfectant
- d. Vacuum, sweep, or shake rugs (vacuum provided by Public Works)

Lobby areas

- a. Replace trash liners inside and outside, including ashtrays
- b. Clean doors and door glass
- c. Sweep and mop vinyl floors using disinfectant
- d. Vacuum, sweep, or shake rugs (vacuum provided by Public Works)

Outside trash can

- a. Replace trash liners

Bay area

- a. Replace trash liners

The following services are to be provided daily. Services are to be provided after 5:00pm on weekdays, unless other arrangements are made with, the Assistant City Administrator and/or the Building Official.

All Restrooms, Men's and Women's, Located at Public Works

Restrooms

- h. Clean and disinfect toilets, urinals, sinks, stalls, partitions, towel dispensers, grab bars and door handles.
- i. Replenish all soap, paper and disposable products.
- j. Clean and shine mirrors, towel dispensers, grab bars and door handles.
- k. Wash or dust all stalls, walls, baseboards, vents and lockers as necessary.
- l. Sweep and mop all tile floors using disinfectant on floors.
- m. Turn off any lights that you turned on.
- n. Empty trash receptacles.

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Mike Welty, Assistant City Administrator
Presenter: Mike Welty, Assistant City Administrator

Agenda Item:

Bill 22-19 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute supplemental agreement #6 with Cochran Engineering to assist the City with a new Park Master Plan for an amount not to exceed \$48,500.00. *Second Reading*

Requested Action:

Second Reading of Bill #22-19

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:

None

Budgeted Item:

Yes, this project is over budget. A budget amendment will follow this agenda item

Budget Line Information (if applicable):

Budget Line Item/Title: 10-10-733800 Professional Services

FY2022 Budgeted Amount: \$30,000

FY2022 Expenditures to Date (03/29/22): (\$0.00)

FY2022 Available: \$30,000

FY2022 Requested Amount: \$48,500

Department Comments and Recommendation:

This project was bid out in late December and the bid opening was on February 4th at 2pm. The City received 4 bids. The bid tab is attached.

Jeana, Nicole, and I reviewed all 4 bids and decided to recommend Cochran Engineering to assist the City with creating a new Park Master Plan. All four proposals provided were very detailed, but Cochran's proposal stood out to us based on their attention to detail, their experience with these types of projects, and their knowledge of the City.

They understand the board's desire to explore the feasibility of adding a multiple-use sports complex or soccer/baseball field expansion that could attract travel soccer or expand on the travel baseball that we currently host at our parks. They also know that we are committed to expanding on recreational options such as trails, playgrounds, splash pads, etc. in our parks.

If awarded this project, Cochran will first meet with City staff to review existing information. This will include a review of the park's current budget, recreational programs, wage scales, partnerships, and previous planning documents. With this data in hand, they would begin their market analysis to gain a better understanding of our community needs. Gain additional data through stakeholder meetings and public input and then provide an operational opinion that would bring all of these factors together.

This will allow them to provide the City with conceptual site plans and cost estimates that provide detail for park expansion or/and changes to existing park amenities, processes, and functions.

I have summarized their plan here in my notes, but Cochran provides more details in the attached supplement agreement #6.

The budget for this project is \$30,000. A budget amendment will follow this agenda item to account for the overage.

I recommend approval.

City Attorney Comments:

Per City Code 110.230, Bill 22-19 is in correct form.

City Administrator Comments:

The first reading was read and approved at the April 7, 2022 Board of Aldermen meeting. I concur with the department's recommendation. A budget amendment follows this request. General Fund unrestricted funds are available to cover the additional costs, should the Board of Aldermen choose to approve the supplemental agreement.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE SUPPLEMENTAL AGREEMENT NO. 6 TO THE PROFESSIONAL SERVICE AGREEMENT WITH LOR ENGINEERING, LLC dba COCHRAN ENGINEERING TO ASSIST THE CITY WITH A NEW PARKS MASTER PLAN IN AN AMOUNT NOT EXCEED \$48,500.00.

WHEREAS, the City of Osage Beach entered into an agreement with LOR Engineering, LLC dba Cochran Engineering, for engineering services for the completion of a conceptual sidewalk master plan; and

WHEREAS, the City desires to enter into Supplemental Agreement No. 6 to complete, extend, or continue the original agreement.

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

Section 1. The Board of Aldermen hereby authorizes the Mayor to sign a contract with Cochran Engineering to assist with the city a new Park Master Plan, under substantially the same or similar terms and conditions as set forth in "Exhibit A".

Section 2. Total expenditures or liability authorized under this Ordinance shall not exceed Forty-Eight Thousand, Five Hundred Dollars. (\$48,500.00)

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: April 7, 2022

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.19 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. 22.19.

John Olivarri, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

SUPPLEMENTAL AGREEMENT #6 –

LUMP SUM PROPOSAL

March 29, 2022

This Supplemental Agreement is made part of the Contract dated November 7, 2019 between the **City of Osage Beach** and LOR Engineering, LLC dba **Cochran** for Professional Civil Engineering Services. The purpose for this Lump Sum Proposal is to prepare a **Park Master Plan for the City**. Ballard King will provide sub-consulting services and assist with the Market Analysis, Stakeholder Meetings and Operational Opinion. In accordance with our previous discussions, we offer the following professional services:

SCOPE OF SERVICES:

Kick-Off & Review Existing Information:

Cochran and Ballard King will hold a kick-off meeting for the project. In addition to the kick-off meeting, Cochran and Ballard King will request access to information that the City has compiled about the operation and management of its current facilities.

Kick-Off Meeting Items:

- Determine Timeline
- Determine Lines of Communication
- Outline Deliverable
- Establish Points of Contact
- Outline Goals for Study
- Establish Potential Service Areas (direct correlation to market analysis)

Review Existing Information

- Most recent operation budget for recreation
- The past 4 seasons recreation program brochures that have been produced
- Wage scales (both full-time and part-time)
- Strategic partnerships
- Any other previous planning documents

Market Analysis

The development of a market analysis for the project helps us to understand the community and provides statistical data for the City of Osage Beach. The statistical data is important because it will quantify the need and demand for various activities and

facilities. In short, the use of this tool eliminates the emotion of “feeling” that amenities or programs are needed and places those “feelings” in the language of statistics. Items that would be included in the market analysis include:

- Demographic Review
 - Median Age
 - Median Household Income
 - Household Budget Expenditures
 - Recreation Spending Potential Index
 - Age Distribution
 - Age Category Growth
 - Race & Ethnicity
 - Tapestry Segmentation
- Participation Statistics
 - Developed by the National Sporting Goods Association’s Annual Survey
 - Participation by:
 - Nation
 - Age Distribution
 - Geographic Region
 - Median Age
 - Average Unique to Osage Beach
 - Participation in:
 - Baseball
 - Football
 - Lacrosse
 - Soccer
 - Softball
 - Unique Average Applied to Population Estimates
 - Trend Comparisons
 - National Trends
- Identification of Other Providers (regionally)
- Opinion on Playable Surfaces
- Operational Realities of Various Components

Stakeholder Meetings & Public Input

In addition to the market analysis portion of the study, it is also important to layer information gathered from stakeholders and the public at large about the project. In stakeholder meetings, it will be important to determine what each group may benefit from the master plan. Additionally, it is important to understand their current and future participation levels and usage of proposed facilities. Beyond the stakeholders, it is also important to engage the public at large to gauge if their opinion is in alignment with the options received by stakeholders. Stakeholder meetings are typically held over a 1–2

day period of time with the adjoining evening representing an opportunity for a public meeting. Typical stakeholders would include but not be limited to:

- Elected Officials
- Full-Time Staff (recreation & parks)
- Youth Sports Organizations
- Adjacent Communities
- Tournament Organizers
- Other Groups Deemed Appropriate by the City of Osage Beach

Operational Opinion

Based upon the review of existing information, market analysis, and public input the team can then move forward with the master plan and present said plan to the City. The plan also allows for the development of an operation opinion of said plan. An operational opinion will not develop a line-item budget for the new plan, but rather provide an order of magnitude based upon amenities as to what the long-term financial impact would be on the City of Osage Beach. Additionally, in the development of an operational opinion, we would offer an opinion as to whether or not the City would see additional revenue and/or positive economic impact from the plan. Key areas that the plan would focus on:

- Staffing Levels (part-time and full-time)
- Expenditures
- Revenue Enhancements
- New Revenue Opportunities
- Economic Impact

Conceptual Site Plans and Cost Estimates

Based on all data gathered as part of the Master Plan scope, Conceptual Site Plans and construction cost estimates will be prepared depicting the recommended park improvements and presenting the associated costs. Conceptual Site Plans will be schematic in nature and utilize aerial photography of the existing park. We anticipate Conceptual Site Plans will be prepared for City Park and Peanick Park.

SERVICES NOT INCLUDED:

1. Architectural Services
2. Environmental/Geotechnical/Wetlands/Asbestos/Traffic/Fire Flow Studies or Reports
3. Construction Documents and Specifications
4. Topographic, Utility, and Boundary Survey
5. Construction Administration/Inspection/Stakeout
6. Subdivision or Rezoning of property

FEE:

The total amount of fee to be paid for the "Scope of Services" outlined in this proposal shall be a lump sum fee of **\$48,500.00**.

Supplemental Agreement No. 6 accepted as defined herein:

Sincerely,



David Van Leer, P.E.

Acceptance:
City of Osage Beach

By: _____

Title: _____

Date: _____

City of Osage Beach Park Master Plan

Bid Opening Date: 2/4/2022

	Lake of the Ozarks Council of Local Governments		Planning Design Studio		Cochran Engineering
Vendor Name	Horner & Shifrin				
Amount	\$ 109,000.00	\$ 21,250.00	\$ 41,000.00	\$ 48,500.00	



REQUEST FOR PROPOSAL

CITY OF OSAGE BEACH - PARK MASTER PLAN



573-525-0299
905 Executive Drive
Osage Beach, MO 65065
www.cochraneng.com

EXECUTIVE SUMMARY

Mr. Mike Welty, Assistant City Administrator
City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065

Re: Request for Proposals – Park Master Plan 2022

Mr. Welty:

Understanding

Thank you for the opportunity to submit our response to your Request for Proposal – Parks Master Plan 2022, and we acknowledge receipt of addendum 1.

Based upon the Request for Proposal and our site visit of the City Park & Peanick Park with Assistant City Administrator – Mike Welty, Parks and Recreation Director/Manager – Nicole Stacey and Recreational Specialist – Justin Alexander, we have reviewed the RFP and understand the city is seeking a qualified team to assist the city as outlined in the RFP, in providing planning documents and evaluations necessary to update the City's Park Master Plan with community engagement. We further understand the City is looking to meet the needs of the community, utilized all of the resources available, review additional opportunities, address current needs of the park and recreation operational facilities, current parking and traffic flow at both parks and explore revenue generating opportunities through current park activities or new ventures. In addition, Dave Van Leer has worked with Mr. Welty in reviewing the needs of City Park and in developing a culvert project for stormwater improvements to be completed within the 2022 budget.

Our Team

Since 2020 Cochran has been working side by side with the City including the review of challenges and desired changes for City Park. For this project Cochran partnered with Ballard King a recreation planning and operations consultant. They will assist throughout the development of the plan, creating a deep dive into revenue generation, inclusion and equity, quality over quantity, resiliency and sustainability and community health portions of the City's request. Our commitment is to develop a plan that fulfills the RFP, but which is doable, fulfills the needs of the community, explores revenue generation opportunities, lasting and constructible projects within the City's budget and the park and recreation team's manageability.

Funding

Cochran has assisted numerous communities with over 160+ million dollars in the past 10 years. This includes \$50M in assistance for Franklin County and numerous dollars for park and recreation improvements which includes the Cities of Washington, Valley Park, and Edmundson. With our experience, the Cochran+ Ballard King team will continue to explore ways to maximize funding while delivering your projects in an expedited and efficient way.

Approach & Collaboration

We believe collaboration and communication will be key in creating a successful decade lasting master plan.

As we have demonstrated in our past and ongoing projects with the City of Osage Beach team, the Cochran team along with Ballard King will work closely with all stakeholders to ensure all activities are identified and all details complete. In addition, Cochran+Ballard King will attend all meetings necessary and provide updates and monthly project reports to ensure all involved are up to date on all activities and status.

We will put your needs first by listening to understand the need and requirements of the project. Cochran seeks to understand the needs of the community, parks & recreation system and its stakeholders has for each proposed task and project. While we will bring our team's experience of planning, design, citizen engagement and our experience of prioritizing the plans and elements necessary for decision making and capital improvement planning.

We will not bring preconceptions to the project and will work to understand each need and concern as the city defines. The Cochran+Ballard King team will investigate, collaborate and evaluate the issues and concerns facing the city's team, community and stakeholders. Once they are identified we will research various solutions and prioritize our findings to integrate them into the comprehensive Master Plan with options and potential funding opportunities.



EXECUTIVE SUMMARY

Familiarity and Proximity

We are local with boots on the ground in Osage Beach. We have a local team with vested interest in growing and improving the Osage Beach Park System for now and their families in the future. In addition, Cochran brings the experience of working with the City of Osage Beach's team as City Engineer since 2019. This experience provides us with the working knowledge and understanding of the city's budgets, challenges and goals. We have learned the ins and outs of the City's processes, formed relationships with the city's stakeholders and community and look forward to partnering with you on this exciting historic and memory making plan.

Proposal

Cochran together with Ballard King agree to perform the work identified in this Request for Proposal and per Addendum 1 for \$48,000.

We appreciate the opportunity to submit our qualifications. After reviewing our experience, if you have any questions, please feel free to contact David Van Leer at 636.584.0540 or email at dvanleer@cochraneng.com to discuss further. Thank you for your consideration and we look forward to working with your team.

Sincerely,



TABLE OF CONTENTS

OUR SERVICES

PAGE 5

FIRM PROFILE

PAGE 6

PROJECT EXPERIENCE

PAGE 9

KEY PERSONNEL

PAGE 17

PROJECT UNDERSTANDING

PAGE 20

PAST PERFORMANCE

PAGE 22

REFERENCES

PAGE 23

PARKS & RECREATION SERVICES

Parks & recreation projects have the special distinction of bringing together communities. Cochran brings 3 years of working with the City of Osage Beach and over 60 years assisting municipal clients with Parks & Recreation projects, on over 150 projects from new pocket parks, minor improvements, renovations, revenue generation evaluations, ADA fishing additions, stormwater management, parking & quick traffic flow improvements, owner representation and master planning. We are committed to bringing our team, familiarity to the city and parks system, along with the Ballard King a recreation planning & operations consultant. Our commitment is to listen, be responsive and approach each need with the interest of your community, guiding principles, budget and schedule in mind. With over 80 licensed architects, engineers, surveyors and professional staff support, the Cochran+Ballard team have the experience and resources to provide a complete review delivering a usable, realist and constructible document for the next decade.

From master planning, data collection & inventory, community engagement, new buildings, renovations, athletics fields, full site development, storm water management, DNR, Corp of Engineers, State of Missouri and transportation needs, the Cochran+Ballard King team will provide all services requested under one team. With our vast services and experienced team, we have the knowledge and flexibility to accommodate your project, adhere to your guiding principles, deliverables and scope of work outlined in the Request for Proposal. Our promise is to approach this opportunity by thinking outside of the box and incorporating innovative, decade lasting master plan to help the city plan, improve, manage and grow the park system compatible with the community and city needs and goals. Whether its a new restroom or concession stand upgrades or an entire master plan for a new or upgraded park system, Cochran+Ballard King has the collective experience to complete your parks & recreation project. With all services available in-house, Cochran's 80+ employees have the ability and capability to bring your project to fruition. Most importantly, Cochran has established a reputation of completing projects on-time and on-budget.

While every project is unique and every client's needs are different. As a medium-sized and privately owned company, Cochran has the flexibility to provide out-of-the-box solutions to help our clients tackle these extraordinary and unique projects and challenges.

We believe in providing creative and implementable designs which are cost effective, deliverable and will bring enjoyment and memories to your community for years to come.

Please continue to review the Cochran + Ballard King's experience - one of our favorite success stories.

In July 2013, we were selected to design the mass grading of the new Veterans Memorial Park for the City of Union, however the master plan, developed by a previous consultant, exceeded the city's buget by over \$4 million dollars. **Cochran assisted the city to remaster the plan and get the project to a constructible point from the original estimate of between \$8-9 million, to a final redesign and construction cost of \$4.9 million. .**

OUR SERVICES

- Master Planning
- Civil / Architecutre/Survey/ Construction Testing & Inspection/ Construction Administration / Owner's Representation
- Fields Design
- Trail System Design
- Sustainable Design & Low Impact
- Landscape Architecture
- Water Management
- Community Engagement
- Lakes & Ponds 0 ADA Fishing
- Park & Recreation Facilities
- Roadway and Traffic Improvements
- Revenue Generating Analysis
- Capital Improvements Programming, Coordination and Implementation
- Construction Management and Administration, Bidding
- Funding Assistance
- Tournament Experience
- Natural Resource Managmenet Renovations
- Corp of Engineer / DNR Coordination

OUR PARTIAL LIST OF CLIENTS

- City of Washington
- City of Union
- City of Sullivan
- City of Truesdale
- City of Valley Park
- Mercy Hosital Trail System
- City of Warrenton
- City of Arnold
- City of University City
- City of Herculanum
- St. Albans Golf Course
- City of Lebanon
- City of Ellisville
- City of Ozark
- City of De Soto
- City of Sunset Hills
- City of Wentzville
- City of Pacific
- City of Marthasville
- City of Perryville
- City of Wright City
- Sullivan School District - Athletic Field Complex
- City of Crystal City

FIRM PROFILE



CONTACT

David Van Leer, P.E.

Email: dvanleer@cochraneng.com

Phone: (573) 525-0299

www.cochraneng.com

OFFICE LOCATIONS

Union

Saint Louis

St. Charles County

Southeast Missouri

Southwest Missouri

Osage Beach

OUR TEAM

Engineers	19		
Architects	3	Geotechnical	2
Structural	3	P.L.S.s	4
E.I.T.s	10	L.S.I.T.s	2
Engineering Technicians	15	Survey Crew	10
Construction Testing	14	Administration	8

CREDENTIALS & INSURANCE

We carry the following Professional

Liability Insurance:

\$4,000,000 aggregate

\$2,000,000 per occurrence

PRINCIPAL INVOLVEMENT

Our commitment to our clients include principal involvement in all phases of a project. They each take personal as well as professional responsibility on the success of all projects and make sure every client and project receives the individual attention it deserves. In addition, they guide the firm in focusing on our customer service philosophy and core values which include the highest quality, best creative design, collaboration with our clients, ethical business practices and respectful teamwork.

COCHRAN'S PRINCIPALS

Chris
Boone,
P.E.

Shannon
Johanning,
P.E.

Kurtis
Daniels,
P.E.

Dave
Christensen,
P.E.

POLICIES & MO LICENSE

Cochran is a licensed State of Missouri business with 25 professionally licensed Engineers/Surveyors/Architects on staff.

For the protection and safety of our clients and employees, Cochran is a drug free company. We conduct pre-employment drug screenings, along with random testing. Cochran is enrolled in the Federal Work Authorization Program and utilizes E-Verify to certify our workforce.

CUSTOMER SERVICE PHILOSOPHY

We believe **teamwork**, **excellence**, **quality** and **trust** are the four necessary components to providing outstanding customer service for our clients. The combination of our nearly 60 years of experience, our commitment to these fundamental beliefs, our strong work ethic and track-record to meet or beat deadlines has resulted in a 95% return clientele.

DESIGN METHODOLOGY

Cochran approaches every project with the objective of providing a quality services for the best value, while being conscientious of sustainability measures. In order to be successful in meeting a client's goals, it is important to establish and understand the goals from the onset of the project. Whether in the initial study phase, during design or during construction, our engineers consider options for achieving our client's goals for cost effectiveness and sustainability. This can include value engineering evaluations on specific portions of the design or identifying low impact design alternatives, operation cost reduction measures or energy savings options.





Ballard*King & Associates, LTD

Contact Information & Firm Overview

Ballard*King & Associates, Ltd (B*K) was established in 1992 by Ken Ballard and Jeff King in response to the need for market-driven and reality-based recreation planning. B*K has achieved over 28 years of success by realizing that each client's needs are specific and unique. With over 70+ combined years of facility management and planning experience in the collegiate, public, non-profit and private sector, our consulting firm has completed over 800 projects in all 50 states and has working relationships with more than 150 architects coast-to-coast.

B*K forms a consulting firm that provides a variety of services for clients who are considering the completion of a comprehensive master plan. Our vast practical experience working in the parks and recreation industry and consulting across the country enables us to help clients evaluate markets, evaluate facilities, engage the public, provide recommendations, and develop accurate third-party operational plans.

B*K provides services to ensure the long-term success of your project. B*K has built our reputation on telling clients what they need to hear and providing them independent third-party analysis so they can make sound decisions that are in the best interest of their organization and community.

Teamwork is a core aspect of our firm. We work together ensuring all clients are receiving the wealth of knowledge B*K brings. The success of any project begins with an integrated, mutually valued approach to the individual needs and goals of each client. Thus, we team with you and for you. First and foremost is our reputation of being a company of strong ethical character. Our top concern is our client's best interests and our approach is always honest and down-to-earth. We aim to help each client see the full potential of their project by providing trustworthy services to achieve their goal.

Headquarters: 2743 E. Ravenhill Circle
Highlands Ranch, CO 80126

Year Established: 1992
Number of Consultants: 5

Office: (303) 470-8661
Fax: (303) 470-8642

E-Mail: bka@ballardking.com

Website: www.ballardking.com

OUR SERVICES



Needs Assessment

- * Feasibility Studies
- * Market Studies
- * Economic Impact Projections
- * Staffing Levels
- * RFP Review

Design Issues and Concepts

- * Financial Analysis and Budgeting
- * Maintenance Costs
- * Design Requirements
- * Operations Planning
- * Design and Layout Review

Input

- * Public/Student Surveys
- * Citizen/Student Input Sessions
- * Focus Groups
- * Campaign Strategy for Bond Issues
- * Stakeholder Meetings

Operations Analysis

- * Fees and Charges
- * Sponsorship Packages
- * Marketing Plans & Strategies
- * Corporate Involvement
- * Operational Performance Indicator Analysis (OPIA)

Facility Components

- * Component Recommendation
- * Program Space Narratives
- * Equipment Needs
- * Site Analysis

Funding Analysis

- * Operating Cost & Revenues
- * Capital Funding Sources
- * Project Partnering

Operations Assessment

- * Budgets
- * Fees and Charges
- * Staffing
- * Maintenance
- * Marketing
- * Physical Assessments

Ballard*King & Associates offers a wide variety of pre and post-construction services and are dedicated to prescribing a scope of services unique to each client's individual needs and goals.

PROJECT EXPERIENCE

PARKS



ROTARY PARK - CITY OF WENTZVILLE

PARK MASTER PLAN REPORT CITY OF SULLIVAN, MISSOURI

The City of Sullivan selected Cochran, Ballard-King and Gateway Design Studio, Inc. in 2014 to design a Master Plan Report for the 105 acre Campbell-Chapman Park Complex, Meramec fair grounds and relocation of the 29 acre "Sunny" Jim Bottomley Park.

The project will feature lighted 4 natural turf soccer, baseball and softball fields. Additional features include covered spectator seating, pavilions, meeting rooms, concessions, restrooms with storage facilities, and needed utility, parking & roadway infrastructure. Additional features will include fairground facility improvements, lakeside pavilion with restrooms and catering accommodations and **walking trails**. Along with a large pavilion in the park that would have meetings rooms and conditional spaces for parking.

Wayfinding, signage, access roads and infrastructure projects will complete the project.

Cochran performed interviews with key community leaders, forums with sport association leaders, and meetings with the Fair Board members. Part of the community feedback was the need for a new stage for the Fairgrounds. A Phased Project design was developed to suit the City's budget

LOCATION

Sullivan, Missouri

CLIENT

City of Sullivan

SERVICES BY COCHRAN

Master Planning/Architecture/Civil/
Survey/Funding Assistance

DATE COMPLETED

Master Plan Completed Spring 2015



PARK MASTER PLAN REPORT CITY OF WARRENTON, MISSOURI

Cochran was selected to create a master plan for the City of Warrenton's newly purchased 45+ acreage of land. Cochran and the City worked together to find the best use for the land. Cochran designed a passive park for the rapidly growing community of 8000+. As part of the project, a new road through the park would connect the east and west sides of town to create better circulation. The project is in the first phase of planning/construction.

The new park includes a new 50,000 square foot Rec Center with a zero entry indoor pool linked to an outdoor pool with sun shades, restrooms, concessions and space for a variety of indoor activities for the community to enjoy. This project is pending funding. The park also includes:

- Horseshoe pits
- Disc golf course
- Dog park
- 7 small pavilions
- 1 large pavilion with restrooms
- Existing 8 acre lake
- **1 mile lake trail loop**
- **2+ miles of wooded trails**
- Amphitheater
- 2 restroom buildings
- Playgrounds
- ADA fishing platforms

LOCATION

Warrenton, Missouri

CLIENT

City of Warrenton

SERVICES BY COCHRAN

Master Planning Conceptual /
Architecture/Civil/Survey/Geotechnical &
Environmental/ MoDOT permitting



DATE COMPLETED

Master Plan Completed Spring 2016





VETERAN'S MEMORIAL PARK

Multiphase Park Project for the City of Union

Cochran was selected for the site development and mass grading of this 43 acres park, however with the original master plan design and budget of the consultant far exceeded the set city's budget by millions of dollars. Cochran worked with the city on a phase approach and rework the park to bring the project to a constructible point and was completed in multiple phases. Phase One consisted of excavation and mass grading for 2 soccer fields, 1 football field, 5 baseball/softball fields, 2 ponds, and various support infrastructure. When completed the park will be a full service facility with sport fields, concession stands, bleachers, restrooms, and other amenities, which will support sporting events, including a sprinkler park, walking trails, playgrounds, wetlands and other park features. Construction began in July of 2013

Cochran provided value engineering saving of approximately \$600,000 and the development of a grading plan for park to accommodate all features including athletic fields, concession stands, bathrooms, walking trails, pavilions, ponds, and playgrounds. Mass grading included over 100,000 cubic yards of excavation. Storm water conveyance and management, roadway and parking lot design was included along with layout.

Cochran was able to design a 1 mile trail loop that connected to City sidewalks and winds through a wooded nature area as well as a 1/4 mile ADA accessible trail. The lakes also features ADA compliant fishing platforms and have nearby all-ability play structures. Since its completion in 2017, this project has been significant amenity added to the City of Union's Park system combining athletic and passive park features for the community to enjoy. Cochran was the lead engineer and designer for this park.

LOCATION

Union, Missouri

CLIENT

City of Union

DATE COMPLETED

Construction: Spring 2017

SERVICES BY COCHRAN

- Master Planning
- Architecture
- Site/Civil Design
- Geotechnical
- Environmental
- Survey
- Construction Administration
- Construction Inspection & Testing
- Water Management

CLIENT REFERENCE

Jonathan Zimmermann
City Administrator
636-583-3600





PERUQUE VALLEY PARK

New Multifield Complex

Cochran provided construction management for Wentzville's newest park at Peruque Valley. Cochran was hired to complete the design of the park and perform value engineering on an existing park design. This is a 4.5 million dollar park that consists of 4 baseball fields, 3 practice fields, trail systems and multiple storm water management bioswale systems. The concession stand features restrooms and full kitchen, a low pressure sanitary sewer system with a lift station. The concession stand is fully heated and cooled, had pavilions on three sides, utilized low maintenance materials and is fully ADA accessible.

The park had a mass grading quantity of over 126,000 CY of earth to be moved. Cochran & Mr. Daniels were able to bring this job in under budget by over 10%. Through this care and dedication, Cochran can deliver your projects with quality and economics that all clients need.

Future development plans include outdoor classroom, paved backbone trail , natural trails, picnic shelters, creek overlooks, playgrounds, additional ball fields, lake/board walk, adventure areas and environmental meadows.

Cochran was the lead engineer and designer for this park.

LOCATION

Wentzville, Missouri

CLIENT

City of Wentzville Parks Department

DATE COMPLETED

Design Completed 2015
Construction Complete 2016

SERVICES BY COCHRAN

Architecture
Site/Civil Design
MEP
Survey
Construction Administration
Construction Testing & Inspection
Structural

CLIENT REFERENCE

Mike Lueck
Director of Parks & Rec
(636) 639-2080





HEARTLAND PARK DEVELOPMENT

New Project located in the City of Wentzville

Cochran provided construction management services for the City of Wentzville's 59 acres - Heartland Park development. The project began in July 2013 and was completed in 2017, with an additional 2 year period for maintenance of the native planting growth.

Services provided include project management and oversight, inspection of all construction services; general contractor coordination, budget controls, scheduling, administration, construction

inspection, value engineering, quality assurance, creation & maintenance of project records, material testing coordination, shop drawing submittal review and approvals, and RFI's submittal review and approval. Cochran brings our expertise in park development and related park construction projects related to previous building experience in the construction of ball fields and soccer fields; as well as landscape, irrigation, turf and design grading construction development.

Angel Moms Memorial – In 2015, Cochran designed a memorial walk-way at Heartland Park for the Angel Moms organization. They wanted a peaceful experience within the park to enjoy views of the lake and have a quiet moment. The project included design lookouts, memorial pavers, landscaping, waterfall with a feature sculpture, and smaller creeks with additional memorial sculptures throughout. Upon design completion, Cochran assisted in the cost estimate and preparation of construction documents Construction completed 2017.

Walking Trail Connector – In 2018, Cochran completed design of a 10' wide concrete section of trail (including 2 box culverts) to connect the existing trail to City sidewalks

along the roadway, completing loop around outer edge of the lake. Plans and specifications were prepared and provided for construction bidding.

Jake's Field of Dreams – In 2018, Cochran again assisted with the next phase of development of Heartland Park, Jake's Field of Dreams, a universally inclusive playground that brings kids and adults of all abilities together to play. Cochran proudly provided grading plans, retaining wall design, construction staking, geotechnical and material testing services.

LOCATION

Wentzville, Missouri

CLIENT

City of Wentzville

DATE COMPLETED

November 2019

SERVICES BY COCHRAN

Construction Administration
Landscape Design
Materials Testing
Construction Documents
Design Walking Trails & Connections All-Inclusive Playground
Cost Estimation

CLIENT REFERENCE

Mike Lueck
Director of Parks & Rec
City of Wentzville
(636) 639-2080





(3) CITY PARK UPGRADES – City of Lebanon, Missouri

Cochran was selected to upgrade various aspects of the City of Lebanon's park system. To date, we have planned and designed upgrades to three separate parks in the City. Plus, we have designed new entrance signs for all three parks.

Cochran completed the design of a shelter foundation and a handicapped accessible restroom facility in **Edna Atchley Park**. The facility included (4) fixtures, along with a family restroom. We matched the concrete block colors of an existing monument sign. Maintenance free materials were utilized, with masonry walls and metal roofing. To help with the budget, park personnel were able to complete some portions of the work.

We have completed two projects for **Boswell Park**, which included a new ADA restroom building and relocating a splash pad. Plus, a Route 66 themed restroom/pavilion, improved parking and drive through area to allow access by car to the new Route 66 Historical Mural Wall. There are three sections of wall with a custom designed fountain in the center. The sidewalk was designed with no curb along the fountain and walls to ensure these elements were easily accessible by all.

Major improvements to **Nelson Park** was completed in Spring 2017. The improvements include a restroom/concession stand, ball park relocation, stormwater drainage improvements, new concrete walkways, a new playground and bleacher stands.

Currently we are working with the Department for additional major improvements to this park.

LOCATION

Lebanon, Missouri

CLIENT

City of Lebanon Parks Department

DATE COMPLETED

Design Completed June 2016

Construction Completed 2017

SERVICES BY COCHRAN

Architecture
Survey
Civil Engineering
Stormwater

CLIENT REFERENCE

John Shelton
Park & Recreation Director
417-991-2350





WOODLAND SHARED USE PATH CITY OF DE SOTO, MISSOURI

The City of De Soto selected Cochran to design a 1.3 mile long path, 10' wide, connecting the Vineland Elementary School and De Soto High School. The design included a 1.3 mile asphalt path cut through the tree filled ground, a pedestrian bridge, park benches, stormwater control, use of native grasses and reuse of available elements of natural rock cuts and a parking lot. Cochran provided design, survey, and assisted the City throughout the bidding phase, permitting, and construction phase, ongoing construction meetings and site observations. By connecting the two schools with the practice fields around them, this path has given the community and parents an avenue to exercise, yet remain close as soccer and ball games are practiced and played.

LOCATION

De Soto, Missouri

CLIENT

City of De Soto

DATE COMPLETED

Construction: 2017

SERVICES BY COCHRAN

Civil Design

Trail Design

Survey

Bid Administration

Construction Services





DISABLED VETERAN'S MEMORIAL

Memorial Project in the City of Union

Cochran designed the Disabled Veteran's Memorial which is a part of the new Veterans Memorial Park that the City of Union is building. The Missouri Pathfinders is a 501(c)(3) organization that developed the memorial. Cochran worked with the committee to develop Community Funding packets with renderings, information and cost estimates.

The memorial was designed based on the information gathered from the committee on key elements that needed to be incorporated. Some of these elements were the pentagon shape, stadium, seating, flags, granite memorial plaques, and branches of the military. With the focus of the memorial for Disabled Veterans, all elements are handicap accessible and are connected directly to the handicap accessible parking area.

LOCATION

Union, MO

CLIENT

Missouri Pathfinders

DATE COMPLETED

Design Completed: January 2016
Construction Completed: October 2016

SERVICES BY COCHRAN

Architecture
Survey
Civil Engineering
Construction Administration
Construction Testing & Inspection

CLIENT REFERENCE

Mark Vincent
636-583-3600



KEY PERSONNEL

JEFFERSON POINT PARK PAVILION – LAKE SAINT LOUIS



KEY PERSONNEL

Our combined Cochran/Ballard King Team is confident in its ability to successfully meet the requirements outlined in your RFP. Our Team is ready to begin work immediately on your project and will be dedicated to your success from start to finish.



SHANNON JOHANNING —VICE PRESIDENT

Mr. Johannning is Principal and Vice President responsible for Cochran's park and recreation, civil, construction testing & inspection, geotechnical & environmental & architectural divisions. He brings a combined 34 years of construction and civil design experience; 27 of those years at Cochran. His municipal experience includes – park and recreation / field design, water, wastewater, storm water, transportation and support buildings. Mr. Johannning is a registered Professional Engineer in Missouri, Illinois, Kansas, Iowa, Georgia, Idaho, Nebraska, North Carolina, South Carolina, Utah, Virginia, Washington, Oklahoma, Oregon, Pennsylvania, Arkansas, Kentucky, Colorado, Texas, North Dakota, and South Dakota.

EDUCATION.

Bachelor of Science, Civil Engineering, University of Missouri – Columbia, 1988

EXPERIENCE.

34 Years



DAVE VAN LEER —SENIOR CIVIL PROJECT ENGINEER

Mr. Van Leer is in charge of preparation of project engineering designs and reports complete with analysis of data and consideration given to feasibility and alternatives, project design, cost estimation, financial analysis and recommendations. Mr. Van Leer provides new development plan design review and supervised construction inspection services. With 15 years of experience, Dave has been instrumental in the design and management of water, wastewater, park and recreation, building and private market projects. One notable project is the design and construction of the Veterans Memorial Park in Union, MO. Dave is known for his attention to detail and on time and on budget projects. He is a registered Professional Engineer in Missouri. Dave serves as the point of contact for the City of Osage Beach under our City Engineer contract

EDUCATION.

Bachelor of Science, Civil Engineering, Missouri University of Science & Technology, 2007

EXPERIENCE.

15 Years



JOE MCGOWAN —DIRECTOR OF ARCHITECTURAL SERVICES

Mr. McGowan is the Director of Architecture and is in charge of design. He has managed the master planning, design build and design and construction of many private and public of the parks and recreational projects. Mr. McGowan joined the Cochran team in 2004 and is a Professional Registered Architect in Missouri and Illinois..

EDUCATION.

Bachelor of Science, Electrical Engineering, University of Missouri – Columbia, 1988
Bachelor of Science, Architecture, University of Kansas, 1990

EXPERIENCE.

32 Years

KEY PERSONNEL



BRIAN GENTGES —SENIOR DESIGN/PROJECT ARCHITECT

Mr. Gentges joined the Cochran team in 2005 and brings over 34 years of experience. As a licensed Architect, Brian brings the unique experience of both architect and engineering master planning and design of many park and recreation projects. Mr. Gentges is licensed as an Architect in the State of Missouri.

EDUCATION.

Associates, Architecture, Linn Technical College, 1988

EXPERIENCE.

34 Years



ERIK HOWELL, P.E. — DESIGN ENGINEER

Mr. Howell joined Cochran in 2014 and brings 8 years of experience working as a design engineer. He graduated from the University of Missouri–Columbia with a B.S. in Civil Engineering in 2014. Erik is a registered professional engineer in Missouri. Erik's primary focus is water resources, however, he also has experience designing parks, trails, pavement improvements, sidewalk projects and general site design.



DARIN J. BARR, PRINCIPAL - PROJECT MANAGER

Darin began his work with Ballard*King & Associates in 2007 and brings 10 years of experience to the company. During his time with B*K Darin has completed feasibility studies, master plans, operational assessments and provided short term management solutions to several clients.

Darin's passionate about the parks and recreation industry and has completed a variety of master plan studies since joining B*K include the City of Sullivan Park Master Plan. The part that he enjoys the most about the master plan process is the multi-layered approach and distilling the information gathered into recommendations. A key part of that process is helping clients with the use of statistical data and public input to understand the difference between needs and wants. An increasingly important part of the master plan process is helping to determine the potential economic impact of a proposed sports facility.

Prior to joining B*K, Darin worked in the municipal, private, and university sector, all in the parks and recreation industry and touching aquatics in each. Darin is passionate about aquatics; first as a competitive swimmer, second as a recreation professional, and third as a consultant, water has never been something Darin has strayed far from. The broad range of his working environments prior to joining B*K, combined with his 13 years of providing parks and recreation consulting services across the country helps shape his unique approach to delivering parks and recreation services and programs. Prior to his parks and recreation career Darin was a Division I swimmer, which helps frame much of the work he does with competitive sport venues. Darin's honest approach, attention to detail, and depth of knowledge give client's comprehensive insight to help guide them through their project.

EDUCATION

- State University of New York, Brockport – Masters in Public Administration
- University of Missouri – BS Parks, Recreation & Tourism

PROFESSIONAL AFFILIATIONS

- National Intramural Recreational Sports Association
- New York State Parks & Recreation Society
- Missouri Park & Recreation Association
- University of Missouri – Adjunct Faculty



The Cochran/Ballard King Team is prepared to start your project immediately. Our combined experience working on similar projects for various cities gives us the knowledge and know how to complete your project effectively.

Our team is prepared to provide the following scope of work per the RFP

1. A professional team of staff that adheres to the guiding principles of the City of Osage Beach..
2. To develop and conduct a public engagement strategy to gather public opinion regarding the adequacy of existing parks, recreation, and facilities and future/proposed investments. Our focus will be to gather opinions from a diverse population to provide an all inclusive master planning strategy..
3. Provide regular communication with Parks and Recreation Manager and the Assistant City Administrator. This may include but is not limited to in-person meetings, presentations, or telephone calls.
4. Maintain documentation from all meetings, correspondences, site visits and workshops.
5. Conduct research pertaining to plan components.
6. Develop, propose, and present plans to achieve project purpose. Use illustrations and figures to convey design concepts for final product and required presentations.
7. Submit Final Plan to include executive summary, introduction, planning process, appendices, recommendations, anticipated timelines for each individual project and for full completion of the plan, implementation plan, probable cost estimate, funding source recommendations.
 - All parent files of graphics, tables, maps, and illustrations shall be provided to the City in digital format for future use.
 - Final Plan in PDF and editable formats.
 - All workshop related exhibits and documents compiled and delivered in editable format, to include format(s) that are sharable to the public and web friendly.
 - Implementation tools and schedules.

The Master Plan will include the following per the RFP:

1. Background Information Collection
 - Review demographic information and projected community needs.
 - Review of previous park master plan.
2. Asset Quality and Management
 - Inventory and analysis of existing facilities, parks, and infrastructure
 - Consultant will:
 - Assess the quality and significance of assets, regardless of current condition
 - Assess the functionality of assets compared to community needs
 - Prioritize future investment based on qualitative assessment and City-provided conditions of park assets, including:
 - Park-specific buildings
 - Sports Fields
3. Considerations for current and future locations for park signage
4. Natural Areas and management
 - Review existing built infrastructure and make recommendations for improved accessibility and access measured against national/state park standards.
 - Review our maintenance standards and provide recommendations on what to prioritize.
5. Governance and Funding Systems
 - Review current and recommend future funding strategies related to the staffing, operations, programming, enhancement, and maintenance of the parks and recreation system:
 - Taxing options
 - General fund
 - Grant funding
 - Fees (park fees, permits, reservations, commercial users, etc.)
6. Administrative and Operations Systems
 - Review and analyze current and historic staffing models
 - Review and analyze contracting, volunteer initiatives and partnerships with user groups for strategic programming, facilities management, operations, and maintenance opportunities.
 - Review and analyze effectiveness of applicable parks-related ordinances, rules, and policies

7. Parks Programming and Operations Review and Analysis
 - Review of Parks and Recreation–delivered programming
 - Review of Parks and Recreation fee structure
 - Process and Policies
 - Benchmark against similar park agencies
8. Conduct a needs assessment study for possible park expansion.
 - Advise as to the best location
 - Identify user groups
 - Determine the amount of land needed
 - Determine an estimated cost
9. Prioritization of Park Development and Capital Investment
 - Prioritize existing parks, facilities, and natural areas for improvement
 - Prioritize of new or expanded parks, trails, facilities, and natural areas
10. Goals, Objectives, and Evaluation
 - Establish goals and objectives of the Master Plan based upon the Guiding Principles included in this RFP
 - Develop and propose a strategic financial plan to achieve the recommendations for system improvements
 - Develop an implementation plan and evaluation mechanism to monitor plan progress



PAST PERFORMANCE

CONTROL OF COST

Cochran utilizes empirical and written cost data to determine costs for a project. Cost estimates are updated at every phase of the project. If the estimate exceeds the budget, either the budget must be adjusted, or the scope of the project has to be reduced. Either way, the client can make an informed, fiscal decision on the scope and cost of the project. To demonstrate our control of costs, below are some examples of bids we have gotten from various projects.

Client	Project	Design Estimate Cost	Construction Cost
City of Union	Veteran's Memorial Park - Park Mass Grading	\$597,226.00	\$512,650.38
City of Perryville	Downtown Plaza	\$462,247.50	\$441,236.00
City of Pacific	New Concession Stand & Restroom - Park Project	\$272,860.45	\$336,897.06
City of Lebanon	Boswell Park Improvements	\$644,635.00	\$485,560.00*

*The original contract was for \$572,560.00, but the Owner reduced the scope of work.

QUALITY OF WORK

Not any one approach fits every client. A consulting engineer should be in active partnership with the client to help identify needs, discover alternatives, perform services within designated or needed timeframe, and think ahead about how our engineering solutions affect other decisions that must be made (i.e. keep within budget). Of significant note — our approach is not only to simply design the lowest construction cost solution, but also to take into account the future maintenance costs.

Quality control is maintained at Cochran by following a systematic approach to project management, outlined as follows:

- Detailed and itemized project proposals to insure understanding of scope and timeline
- Specialized accounting/project management software with real-time reporting to insure schedule and billing
- Licensed project manager supported by licensed design engineers
- Weekly project review with department heads/principals
- Project status reports to the client at regular intervals
- Project review with the client at key milestones
- Attend all meetings necessary to collaborate and communicate updates and findings

At Cochran, one of our core values is to **provide an “extra mile” level of service, always giving the client more than they expect.** This mindset naturally helps accomplish quality design, meeting deadlines, keeping projects within budget, and exceeding the Client's expectations.

ABILITY TO MEET SCHEDULE

Cochran has grown from a firm of 4 people to its present day size of approximately 85+ employees. This growth has occurred due to the dedication of Cochran and its employees to providing a high quality product for a reasonable price while meeting the time frame as agreed upon with its clientele. Cochran is very capable of committing many highly qualified staff to a project of virtually any size ensuring the schedule will be maintained.

A key to ensuring success is regular communication and teamwork. Every project is reviewed by the in-house team on a weekly basis to ensure that schedules, budgets, and quality design are maintained. The schedules will be reviewed with the client to determine that the needs for a particular project are met. All projects have a lead manager responsible for setting up and maintaining the schedule, budget, and correspondence of each project as well as continuous communication and project status reports throughout the course of the project.

REFERENCES

COMPANY INFORMATION	Size	CONTACT	SERVICES
City of Sullivan 573.468.4612	Campbell Chapman Park Complex & Meramec Fair Grounds - 105 Acres Relocation and Master Planning of "Sunny" Jim Bottomley Park 29 Acres	J.T. Hardy City Administrator	Master Planning - o Data Collection - o Current Needs/Demographic - o Analysis of Community Center - o Inventory and Analysis of Existing - o Facilities, Waterways, Playgrounds Infrastructure, Ponds, Trails & Fields - o Revenue Generation / Tournaments - o Park Functionality - o Parking Flow & Maximum - o Asset comparison to community needs - o Future investment of assets - o Sustainability Design - o Natural Resource Management - o Funding Options - o WayFinding - o Administration & Operations Analysis - o Analysis of New, Expansion and Relocation of Parks - o Community Engagement/Public Presentations - o Prioritize Capital Improvements • Civil /Architecture/Survey / Funding • Elements included walking trails, 4 natural turf soccer, baseball & softball fields, covered spectator seating, pavilions, meeting rooms, concessions, new Fair Stage, restrooms, additional parking, traffic flow change, storage facilities, utility, roadway and infrastructure updates. Lakeside pavilion

REFERENCES

			with restrooms, and catering accommodations, wayfinding, large meeting and office pavilion.
City of Warrenton 636-456-8135	Master Plan for Warrenton Recreation Center 45+ Acres	Guy Gevers Public Works	• Master Planning ○ Inclusion & Equity Planning ○ Park Programming ○ All Accessible Activities – Playground/Fishing ○ Trail and Lake Evaluation ○ Analysis of Community Needs ○ Natural Resource Management ○ Safety Planning • Civil / Architecture / Survey / Construction Testing / Construction Staking / Geotechnical & Environmental Services / Water Management • The Master Plan and design included maximizing and long term uses for growing community of 8000 people • Elements included – horseshoe pit, disc golf course, dog park, splash pad, 7 small pavilions, 1 large pavilion w restrooms, 8 acre lake, Amphitheater, 2 restroom buildings, 2 playgrounds, ADA fishing platform
City of Union 636-583-3600		Jonathan Zimmermann City Administrator Project Managed by previous City Administrator Russel Rost	• Master Plan • Re-evaluation of completed Master Plan to make constructible with the City's budget • Needs Assessment • Collection of Data & Analysis of Community Need • Prioritizing of Capital Improvements • Funding Assistance • Revenue Generation Analysis • Field Design • Splash Pad Design

REFERENCES

			• All Accessible Playground Design • Public Engagement • Collaboration and Coordination with DNR • Civil / Architecture / Survey / Low Impact Design / Geotechnical / Environmental / Construction Testing & Inspection / Owner Representation / Construction Administration •
--	--	--	--

SUPPLEMENTAL AGREEMENT #6 –

LUMP SUM PROPOSAL

March 29, 2022

This Supplemental Agreement is made part of the Contract dated November 7, 2019 between the **City of Osage Beach** and LOR Engineering, LLC dba **Cochran** for Professional Civil Engineering Services. The purpose for this Lump Sum Proposal is to prepare a **Park Master Plan for the City**. Ballard King will provide sub-consulting services and assist with the Market Analysis, Stakeholder Meetings and Operational Opinion. In accordance with our previous discussions, we offer the following professional services:

SCOPE OF SERVICES:

Kick-Off & Review Existing Information:

Cochran and Ballard King will hold a kick-off meeting for the project. In addition to the kick-off meeting, Cochran and Ballard King will request access to information that the City has compiled about the operation and management of its current facilities.

Kick-Off Meeting Items:

- Determine Timeline
- Determine Lines of Communication
- Outline Deliverable
- Establish Points of Contact
- Outline Goals for Study
- Establish Potential Service Areas (direct correlation to market analysis)

Review Existing Information

- Most recent operation budget for recreation
- The past 4 seasons recreation program brochures that have been produced
- Wage scales (both full-time and part-time)
- Strategic partnerships
- Any other previous planning documents

Market Analysis

The development of a market analysis for the project helps us to understand the community and provides statistical data for the City of Osage Beach. The statistical data is important because it will quantify the need and demand for various activities and

facilities. In short, the use of this tool eliminates the emotion of “feeling” that amenities or programs are needed and places those “feelings” in the language of statistics. Items that would be included in the market analysis include:

- Demographic Review
 - Median Age
 - Median Household Income
 - Household Budget Expenditures
 - Recreation Spending Potential Index
 - Age Distribution
 - Age Category Growth
 - Race & Ethnicity
 - Tapestry Segmentation
- Participation Statistics
 - Developed by the National Sporting Goods Association’s Annual Survey
 - Participation by:
 - Nation
 - Age Distribution
 - Geographic Region
 - Median Age
 - Average Unique to Osage Beach
 - Participation in:
 - Baseball
 - Football
 - Lacrosse
 - Soccer
 - Softball
 - Unique Average Applied to Population Estimates
 - Trend Comparisons
 - National Trends
- Identification of Other Providers (regionally)
- Opinion on Playable Surfaces
- Operational Realities of Various Components

Stakeholder Meetings & Public Input

In addition to the market analysis portion of the study, it is also important to layer information gathered from stakeholders and the public at large about the project. In stakeholder meetings, it will be important to determine what each group may benefit from the master plan. Additionally, it is important to understand their current and future participation levels and usage of proposed facilities. Beyond the stakeholders, it is also important to engage the public at large to gauge if their opinion is in alignment with the options received by stakeholders. Stakeholder meetings are typically held over a 1–2

day period of time with the adjoining evening representing an opportunity for a public meeting. Typical stakeholders would include but not be limited to:

- Elected Officials
- Full-Time Staff (recreation & parks)
- Youth Sports Organizations
- Adjacent Communities
- Tournament Organizers
- Other Groups Deemed Appropriate by the City of Osage Beach

Operational Opinion

Based upon the review of existing information, market analysis, and public input the team can then move forward with the master plan and present said plan to the City. The plan also allows for the development of an operation opinion of said plan. An operational opinion will not develop a line-item budget for the new plan, but rather provide an order of magnitude based upon amenities as to what the long-term financial impact would be on the City of Osage Beach. Additionally, in the development of an operational opinion, we would offer an opinion as to whether or not the City would see additional revenue and/or positive economic impact from the plan. Key areas that the plan would focus on:

- Staffing Levels (part-time and full-time)
- Expenditures
- Revenue Enhancements
- New Revenue Opportunities
- Economic Impact

Conceptual Site Plans and Cost Estimates

Based on all data gathered as part of the Master Plan scope, Conceptual Site Plans and construction cost estimates will be prepared depicting the recommended park improvements and presenting the associated costs. Conceptual Site Plans will be schematic in nature and utilize aerial photography of the existing park. We anticipate Conceptual Site Plans will be prepared for City Park and Peanick Park.

SERVICES NOT INCLUDED:

1. Architectural Services
2. Environmental/Geotechnical/Wetlands/Asbestos/Traffic/Fire Flow Studies or Reports
3. Construction Documents and Specifications
4. Topographic, Utility, and Boundary Survey
5. Construction Administration/Inspection/Stakeout
6. Subdivision or Rezoning of property

FEE:

The total amount of fee to be paid for the "Scope of Services" outlined in this proposal shall be a lump sum fee of **\$48,500.00**.

Supplemental Agreement No. 6 accepted as defined herein:

Sincerely,



David Van Leer, P.E.

Acceptance:
City of Osage Beach

By: _____

Title: _____

Date: _____

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator

Agenda Item:

Bill 22-20 - 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 for the Osage Beach Park Master Plan. *Second Reading*

Requested Action:

First Reading of Bill #22-20

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 22-20 is in correct form.

City Administrator Comments:

The first reading was read and approved at the April 7, 2022 Board of Aldermen meeting. The FY2022 Operating Budget included an initial estimate of \$30,000. However, once a full scope was formally defined and proposals sent out, more funding was found to be needed to address the finalized scope of work more applicable to what the City would most benefit from a Park Master Plan. Unrestricted funds from the

General Fund are available to cover the additional \$18,000 needed, should the agreement be approved by the Board of Aldermen.

BILL NO. 22-20

ORDINANCE NO. 22.20

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING ORDINANCE NO. 21.78 ADOPTING THE 2022 ANNUAL OPERATING 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 Operating Budget adopted as Ordinance No. 21.78 is hereby amended by appropriating additional funds or reducing appropriations as follows:

	Original Item	Amended Item
10-10-733800 Professional Services	\$30,000	\$48,500

Section 2. In all other respects the 2022 Annual Operating 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: April 7, 2022

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.20 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. 22.20.

John Olivarri, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Tara Berreth, City Clerk
Presenter: Tara Berreth, City Clerk

Agenda Item:

Motion to approve certification of election results

Requested Action:

Motion to Approve

Ordinance Referenced for Action:

In accordance with RSMo 115.507.1, Election results must be certified to the City, Announcement of Results by Verification Board, Contents, When Due - Abstract of Votes to be Official Returns. This act acknowledges these certifications.

Deadline for Action:

Yes - Election results must be certified before elected officials take the oath of office.

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

Camden County Certification of Election Results; Miller County Certification of Election Results

Camden County

Mayor

Michael J. Harmison - 279

John Olivarri - 264

Alderman

Kevin Rucker - 82 - Ward 1

Phyllis Marose - 188 - Ward 2

Kellie Schuman - 155 - Ward 3

City Collector

Brad Smith - 426

Miller County

Mayor

Michael J. Harmison - 13

John Olivarri - 17

Alderman

Kevin Rucker - 27 - Ward 1

City Collector

Brad Smith -26

City Attorney Comments:

Not Applicable

City Administrator Comments:

Not Applicable



**CERTIFICATION OF ELECTION RESULTS
CLINTON A. JENKINS, COUNTY CLERK
MILLER COUNTY, MISSOURI**

THE FOLLOWING IS AN OFFICIAL CERTIFICATION OF THE ELECTION RESULTS OF THE GENERAL MUNICIPAL ELECTION HELD IN MILLER COUNTY, MISSOURI. APRIL 5, 2022.

WE HEREBY CERTIFY THAT:

OSAGE BEACH MAYOR

Number of Precincts	2	
Precincts Reporting	2	100.00%
Vote For 1		
Total Votes	30	
MICHAEL J. HARMISON	13	43.33%
JOHN OLIVARRI	17	56.67%
WRITE IN	0	0%

OSAGE BEACH CITY COLLECTOR

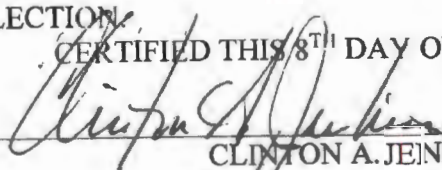
Number of Precincts	2	
Precincts Reporting	2	100.00%
Vote For 1		
Total Votes	26	
BRAD SMITH	26	100.00%
WRITE IN	0	0%

OSAGE BEACH ALDERMAN, WARD 1

Number of Precincts	2	
Precincts Reporting	2	100.00%
Vote For 1		
Total Votes	27	
KEVIN RUCKER	27	100.00%
WRITE IN	0	0%

I, CLINTON A. JENKINS, COUNTY CLERK OF MILLER COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL AND ACCURATE RETURN OF ALL VOTES CAST BOTH **FOR** AND **AGAINST** ALL PROPOSITIONS AND **FOR** ALL CANDIDATES AT SAID ELECTION AS CERTIFIED TO ME BY THE DULY QUALIFIED AND ACTING JUDGES OF SAID ELECTION.

CERTIFIED THIS 8TH DAY OF APRIL 2022


CLINTON A. JENKINS
MILLER COUNTY CLERK

**CERTIFICATION OF ELECTION RESULTS
ROWLAND A. TODD, COUNTY CLERK
CAMDEN COUNTY, MISSOURI**

TO: CITY OF OSAGE BEACH

THE FOLLOWING IS AN **OFFICIAL CERTIFICATION** OF THE ELECTION RESULTS OF THE MUNICIPAL ELECTION HELD IN CAMDEN COUNTY, MISSOURI ON APRIL 5, 2022

WE HEREBY CERTIFY THAT THE ELECTION RESULTS FOR CAMDEN COUNTY ARE:

OSAGE BEACH MAYOR			
Number of Precincts	2		
Precincts Reporting	2	100.00%	
Vote For 1			
Total Votes	543		
MICHAEL J. HARMISON	279	51.38%	
JOHN OLIVARRI	264	48.62%	

OSAGE BEACH ALDERMAN WARD 2			
Number of Precincts	2		
Precincts Reporting	2	100.00%	
Vote For 1			
Total Votes	188		
PHYLLIS MAROSE	188	100.00%	

OSAGE BEACH COLLECTOR			
Number of Precincts	2		
Precincts Reporting	2	100.00%	
Vote For 1			
Total Votes	426		
BRAD SMITH	426	100.00%	

OSAGE BEACH ALDERMAN WARD 3			
Number of Precincts	2		
Precincts Reporting	2	100.00%	
Vote For 1			
Total Votes	155		
KELLIE SCHUMAN	155	100.00%	

OSAGE BEACH ALDERMAN WARD 1			
Number of Precincts	2		
Precincts Reporting	2	100.00%	
Vote For 1			
Total Votes	82		
KEVIN RUCKER	82	100.00%	

I, ROWLAND A. TODD, COUNTY CLERK OF CAMDEN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL AND ACCURATE RETURN OF ALL VOTES CAST FOR OR AGAINST SAID ISSUES OR CANDIDATES AT SAID ELECTION AS CERTIFIED TO ME BY THE DULY QUALIFIED AND ACTING JUDGES OF SAID ELECTION.

SENT THIS 8TH DAY OF APRIL, 2022



Rowland A Todd
COUNTY CLERK
CAMDEN COUNTY, MISSOURI

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Tara Berreth, City Clerk
Presenter: Tara Berreth, City Clerk

Agenda Item:

Motion to elect President of the Board of Aldermen

Requested Action:

Motion to Approve

Ordinance Referenced for Action:

In accordance with Section 110.170 Selection of Acting President - Term.

Deadline for Action:

None

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

The Board must elect a member of the Board to serve as President of the Board, for a term of one year, following the Municipal Election who will act in the absence of the Mayor as outlined in Section 110.180 of the City Code.

City Attorney Comments:

Not Applicable

City Administrator Comments:

Not Applicable

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Jeana Woods, City Administrator
Presenter: Edward Rucker, City Attorney

Agenda Item:

Bill 22-26 - An ordinance of the City of Osage Beach, Missouri, approving a professional services agreement with the PGAV Planners for services relating to the consideration of the Legacy Development and affiliates proposal and TIF Plan application for the redevelopment of the Osage Beach Outlet Mall under the Real Property Tax Increment Financing Redelopment Act. *First and Second Reading*

Requested Action:

First & Second Reading of Bill #22-26

Ordinance Referenced for Action:

Board of Aldermen approval required per Section 110.230. Ordinances, Resolutions, Etc. – Generally and Section 110.240 Adoption of Ordinances.

Deadline for Action:

Yes - It would be beneficial to begin the process of fully evaluating the proposed Osage Beach Outlet Mall TIF plan.

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 22-26 is in correct form.

City Administrator Comments:

Under the executed funding agreement approved on March 3, 2022, by the Board of Aldermen, the City may engage necessary consultants to fully evaluate the proposed

Osage Beach Outlet Mall TIF Plan in regards to legal and financial analysis necessary to properly and fully consider said plan.

AN ORDINANCE APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH THE PGAV PLANNERS FOR SERVICES RELATING TO THE CONSIDERATION OF THE LEGACY DEVELOPMENT AND AFFILIATES PROPOSAL AND TIF PLAN APPLICATION FOR THE REDEVELOPMENT OF THE OSAGE BEACH OUTLET MALL UNDER THE REAL PROPERTY TAX INCREMENT FINANCING REDEVELOPMENT ACT.

WHEREAS, the City has been requested by Legacy Development and Affiliates (the “Developer”) to consider a tax increment financing redevelopment plan application (the “Application”) within the City, for the redevelopment of the Osage Beach Outlet Mall in accordance with the “Real Property Tax Increment Allocation Redevelopment Act” in Sections 99.800 to 99.865 of the Revised Statutes of Missouri (the “TIF Act”); and

WHEREAS, pursuant to Section 99.820 of the Revised Statutes of Missouri, the City is authorized to enter into all contracts necessary or incidental to the implementation and furtherance of a redevelopment plan or redevelopment project; and

WHEREAS, the Board of Aldermen has authorized the Mayor to execute a Funding Agreement with the Developer on behalf of the city to provide funding for legal and financial consulting necessary for the city to properly and fully consider the Application; and

WHEREAS, the Board of Aldermen has approved a Tax Increment Financing Policy (the “Policy”) which provides guidance to the Developer and other potential TIF applicants regarding the process and standards that will be applied by the City to evaluate proposed TIF plans; and

WHEREAS, the Board of Aldermen desires to enter into an agreement with PGAV Planners for advice and services necessary to ensure that the City has properly and fully considered and, if ultimately approved by Board of Aldermen, implemented the TIF Plan and then properly enter into a development agreement with the developer selected to implement the plan.

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

1. The Engagement Letter with PGAV Planners for their services in reference to the Legacy Development proposal and TIF Plan Application for the Redevelopment of the Osage Beach Outlet Mall, attached as **Exhibit A** is approved and the Mayor is authorized to execute the same on behalf of the city.

READ FIRST TIME: _____ READ SECOND TIME: _____

I hereby certify that the above Ordinance No. 22.26 was duly passed on _____, 2022 by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: _____

Nays: _____

Abstentions: _____

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. 22.26.

Michael Harmison, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

CONTRACT FOR PROFESSIONAL SERVICES

BETWEEN

THE CITY OF OSAGE BEACH AND PGAV PLANNERS, LLC.

THIS AGREEMENT, by and between the City of Osage Beach, Missouri (hereinafter referred to as the "CITY") and PGAV Planners, LLC (hereinafter referred to as "PGAV").

WITNESSETH:

Whereas, the City is interested in the redevelopment and improvement of the Osage Beach Outlet Marketplace (the "Project");

Whereas, the City wishes to secure planning and economic development consulting services for the creation of a Tax Increment Financing (TIF) District under the provisions of the Tax Increment Allocation Redevelopment Act, Section 99.800 – 99.865 R.S. MO, as amended, (the "TIF Act"); and

Whereas, PGAV is duly experienced in providing planning and economic development services for such projects,

Now, Therefore, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

The following Scope of Services will be completed for the Study Area, as outlined in the following

A. Revenue Analysis and Cost/Benefit Analysis

1. PGAV will review the developer's proposed development program for the Project and estimates of revenues subject to capture by TIF pursuant to the TIF Act as well as other add-on taxes or fees as may be contemplated for the effectuation of the redevelopment program (e.g., CID, TDD, or GIF).
2. Using methodology that PGAV has developed and implemented on many similar projects, PGAV will prepare estimates of the various taxes to be generated from the implementation of the redevelopment project. These estimates will cover local taxes from real property, sales (including TDD, CID, or other mechanisms as appropriate), utility, and personal property by the phases of the development program and full build-out. These estimates will form the basis for determining potential financing of certain eligible development costs to be financed publicly using TIF assistance that may be authorized by the City. As a component of the revenue projections, PGAV will work with the City and Camden County to obtain the current base level assessed value and sales taxes within the proposed Redevelopment Area.
2. A cost/benefit analysis will be provided as a separate document for use by the City. The cost-benefit analysis will show the potential economic impact of the plan on each taxing district that is wholly or partially within the boundaries of the redevelopment area. The analysis will document the following potential impacts per the revised TIF Act:
 - If the project is not built;
 - If the project is built pursuant to the redevelopment plan; and
 - The fiscal impact on affected political subdivisions.

3. Neither the Revenue Analysis or the Cost/Benefit Analysis are intended to or shall be construed by the City, the Developer, or third parties to satisfy the provisions of TIF Act as contained in R.S. MO 99.810, 1 (5) relative to determination that “the project as proposed is financially feasible”. Such information documenting whether the project, as proposed, is financially feasible is to be provided by the Developer or the City. PGAV assumes no responsibility for the production or the evaluation of this information. Furthermore, the Revenue Analysis and/or the Cost/Benefit Analysis as provided for above are intended solely to demonstrate the elements and information as described above. These items are not intended to be a substitute for the responsible reviews of private lending institutions who may be contemplating or have conditionally committed to project financing.

D. Assistance at Meetings

PGAV will attend the public hearing, make presentations, and meet with the TIF Commission, City staff, and municipal officials as deemed necessary by PGAV and the City to perform the services required by this Contract.

II. INFORMATION TO BE PROVIDED BY THE CITY

A. The City will provide to PGAV available data as follows:

1. Data and/or contact persons who may provide information regarding the Project; and
2. A written boundary description for the area selected as the final boundary of the contemplated Redevelopment Area prepared by a Land Surveyor registered in the State of Missouri; and

III. TIMING OF PERFORMANCE

The work on all tasks as provided for herein will begin upon execution of this agreement (which shall constitute “notice to proceed” unless otherwise provided in written or electronic form by the City) and will be conducted based on a mutually agreed upon schedule.

IV. COMPENSATION

The fee for the completed services will be as stated below. All fees as stated are exclusive of reimbursable expenses which are defined below.

- A. The work task I.A – Revenue Analysis and Cost/Benefit Analysis will be conducted on an hourly basis for an amount not to exceed Seven-Thousand Five-Hundred Dollars (\$7,500), plus reimbursable expenses, and will be billed to the City in accord with the schedule of hourly rates as set forth below:

Project Staff	Hourly Rate
Vice President	\$250
Senior Director/Director	\$210
Associate Director	\$195
Senior Project Manager	\$190
Project Manager	\$150
Project Planner	\$140
Intern	\$65
Administrative/Technical Assistance	\$95

- C. Reimbursable expenses will consist of reasonable travel expenses (if necessary and approved by the client in advance), local mileage, long distance telephone charges, express delivery charges, photographic expenses, the cost of printing or other reproduction of documents, fees or charges for documents owned by others, and other "out-of-pocket" expenses required to provide the services described. Such expenses will be billed at their direct cost to PGAV.
- D. If the City fails to make payment due PGAV for services and reimbursable expenses within 30 days after receipt of our statement, the amount due shall include a charge at the rate of 1½% per month from the 31st day. In addition, if no payment has been received within 60 days after receipt of our initial statement, PGAV will suspend services under this agreement until PGAV has been paid in full the amounts due for services and expenses.

V. TERMINATION OF AGREEMENT

If for any reason the City determines that the work should be terminated, the City will inform PGAV in writing that it wishes to terminate this agreement. The date of said termination shall occur upon receipt of the written notice of termination by PGAV via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy).

The City will pay PGAV an amount representing the work performed to the date of termination, plus any expenses which have been incurred by PGAV to that date.

VI. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

The scope of work to be performed by PGAV shall be as provided for herein. The following work elements are hereby specifically noted as not included as tasks to be performed in conjunction with the terms of this agreement:

- A. Data collection and analysis relating to the parcels to be included within the boundaries of the proposed Redevelopment Area including:
 - 1. Preparation of notification letters to "the person or persons in whose name the taxes are paid".
 - 2. Mailing and publication of all notices.
 - 3. Preparation of any legal descriptions associated with creation of a redevelopment area.
- B. The preparation of a redevelopment plan as required by the TIF Act.
- C. The preparation of an analysis describing whether the area in question qualifies for designation as a redevelopment area as required by the TIF Act.

These services shall be considered additional work beyond the scope of this proposal. The City may acquire the provision of such services by PGAV at an additional cost to be negotiated and provided for in the form of an addendum, or separate agreement, between the City and PGAV.

VII. PROJECT STAFFING & MANAGEMENT

- A. PGAV hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in Section I of this Agreement.

- B. If, in the opinion of PGAV and the City, a particular assignment requires specialized expertise not available within the PGAV staff, the accomplishment of such tasks may be achieved through subcontract with firms or individuals subject to prior approval of the City.

VIII. OWNERSHIP OF DOCUMENTS

PGAV agrees that any and all reports prepared, and conclusions reached hereunder, are for the confidential information of the City and that neither PGAV nor any member of the PGAV staff will disclose any of the same with any person whatsoever, other than the City or their authorized representatives, except when called upon to testify in relation to such report or conclusion under oath in a judicial forum, or as may be otherwise required by law. Except to the extent that documents, reports or other information are prepared under the provisions of this agreement and submitted to municipalities or other public entities wherein they become subject to Federal or State "sunshine law" provisions, the City will have sole ownership of all reports, maps, etc. prepared under this contract, including rights of copying and distribution.

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be executed this _____ day of _____, 2022.

ATTEST:

CITY OF OSAGE BEACH

ATTEST:

PGAV PLANNERS, LLC

Adam Jones
Senior Project Manager

Andy Struckhoff,
Vice President

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Edward Rucker, City Attorney
Presenter: Edward Rucker, City Attorney

Agenda Item:

Resolution 2022-01 - A resolution of the City of Osage Beach, Missouri, referring the Osage Beach Outlet Mall Tax Increment Financing proposal to the Osage Beach TIF Commission and setting the public hearing for Monday June 6, 2022, at 6:00 pm .

Requested Action:

Resolution #2022-01

Ordinance Referenced for Action:

Board of Aldermen approval required per Section 110.230. Ordinances, Resolutions, Etc. – Generally and Section 110.240 Adoption of Ordinances.

Deadline for Action:

None, but the Board should be aware of the developer's issues and this Resolution is designed to begin the TIF Commission Process with a Public Hearing before the TIF Commission on June 6, 2022.

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

This item is prepared at the request of Board President Richard Ross to give the board the option to commence the TIF Commission public hearing process for the consideration of the Osage Beach Outlet Mall TIF proposal.

City Attorney Comments:

This meets the legal requirement to move th TIF process forward and is the process we have used in the past to bring other TIF projects to the TIF commission. Adoption of this resolution is within the discretion of the Board. The proposed Resolution has been prepared with the assistance of our TIF Counsel, Mark Spykerman at Gilmore Bell.

City Administrator Comments:

I concur with the department's recommendation.

RESOLUTION 2022-01

A RESOLUTION REFERRING THE PROPOSED OSAGE BEACH OUTLET MALL TAX INCREMENT FINANCING APPLICATION UNDER THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT TO THE TAX INCREMENT FINANCING COMMISSION FOR A PUBLIC HEARING.

WHEREAS, the City has been requested by Legacy Development and associated entities (the “Developer”) to consider a tax increment financing redevelopment plan application (the “Application”) within the City, in accordance with the “Real Property Tax Increment Allocation Redevelopment Act” in Sections 99.800 to 99.865 of the Revised Statutes of Missouri (the “TIF Act”); and

WHEREAS, pursuant to Section 99.820 of the Revised Statutes of Missouri, the City is authorized to enter into all contracts necessary or incidental to the implementation and furtherance of a redevelopment plan or redevelopment project; and

WHEREAS, pursuant to Section 70.220 of the Revised Statutes of Missouri, the City is authorized to contract and cooperate with any private person for the planning, development, construction and operation of any public improvement or facility; and

WHEREAS, the Board of Aldermen has approved a Tax Increment Financing Policy (the “Policy”) which provides guidance to the Developer and other potential TIF applicants regarding the process and standards that will be applied by the City to evaluate proposed TIF plans; and

WHEREAS, the Board of Aldermen desires to refer the Osage Beach Outlet Mall Tax Increment Financing Application to the Tax Increment Financing Commission for a public hearing and possible adoption of a TIF Redevelopment Plan in accordance with the TIF Act and the Policy.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI, AS FOLLOWS:

1. That the Osage Beach Outlet Mall Tax Increment Financing Application is sufficiently complete as required by the Policy, and that the Application shall be referred to the Tax Increment Financing Commission for a public hearing such further action as may be appropriate in accordance with the TIF Act and the Policy.
2. City staff, the City’s consultants and the TIF Commission shall review the Application in accordance with the TIF Act and the City’s TIF Policy, and set Monday June 6, 2022, at 6:00 pm at City Hall as the date for the meeting of the Osage Beach TIF Commission, to hold the public hearing concerning this application on that date, and issue all notices required by the TIF Act.
3. This Resolution shall be in full force and effect immediately upon its passage.

I hereby certify that the above RESOLUTION # 22-__ was duly passed on __April 21, 2022 by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Yeas

Nays

Abstaining

Absent

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker
City Attorney

OSAGE BEACH OUTLET MALL TAX INCREMENT FINANCING REDEVELOPMENT PLAN

OSAGE BEACH, MISSOURI

Plan submitted to City Clerk April 22, 2022

TIF COMMISSION APPROVAL:

May 24, 2022

DATE: RESOLUTION No.

GOVERNING BODY APPROVAL:

June 9, 2022

DATE: ORDINANCE No.

TABLE OF CONTENTS

I. DEFINITIONS	1
II. TAX INCREMENT FINANCING	5
III. GENERAL DESCRIPTION OF PLAN AND PROJECT	5
A. Redevelopment Area	5
B. Redevelopment Plan.....	5
C. Redevelopment Projects.....	6
D. Redevelopment Plan Objectives.	6
E. Requests for Proposals	7
F. Compliance with City's Tax Increment Financing Policy	Error! Bookmark not defined.
IV. FINANCING	7
A. Estimated Redevelopment Project Costs.	7
B. Payments in Lieu of Taxes.....	8
C. Economic Activity Taxes.....	8
D. City Hotel Sales Tax Rebates.....	9
E. TDD and CID Revenue.	9
F. Anticipated Type and Terms of Obligations.	9
G. Evidence of Commitments to Finance.....	10
V. MOST RECENT EQUALIZED ASSESSED VALUATION	10
VI. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT....	11
VII. GENERAL LAND USE & DESIGN CRITERIA	12
A. General Land Use.....	Error! Bookmark not defined.
B. Design Controls	Error! Bookmark not defined.
C. Provision of Public Facilities	Error! Bookmark not defined.
VIII. PROVISIONS FOR AMENDING THE PLAN	12
IX. REQUIRED STATUTORY FINDINGS.....	12
A. Existing Conditions in Redevelopment Area.....	12
B. Expectations for Development.	12
C. Conforms to Comprehensive Plan of City.	13
D. Date to Adopt Redevelopment Project.....	13
E. Date to Complete Redevelopment.....	13
F. Date to Retire Obligations.	13
G. Acquisition by Eminent Domain, Land Acquisition.....	13
H. Relocation Assistance and Displaced Occupants and Businesses.	13
I. Cost-Benefit Analysis.....	13
J. Gambling Establishment.	14

EXHIBITS

- Exhibit 1: Legal Descriptions of Redevelopment Area and Redevelopment Project Areas
- Exhibit 2: Maps of Redevelopment Area and Redevelopment Project Areas
 - 2A: Map of the Redevelopment Area
 - 2B: Maps of the Redevelopment Project Areas
- Exhibit 3: Specific Objectives of Redevelopment Plan
- Exhibit 4: Estimated Redevelopment Project Costs
- Exhibit 5: Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes
- Exhibit 6: Sources and Uses of Funds
- Exhibit 7: Cost-Benefit Analysis
- Exhibit 8: Evidence of "But For" - Economic Feasibility Analysis
- Exhibit 9: Existing Conditions Study (Blight Study)
- Exhibit 10: Evidence of Commitments to Finance
- Exhibit 11: Relocation Assistance Plan & Roster of Displaced Occupants & Businesses
- Exhibit 12: Affidavit
- Exhibit 13: Estimated Redevelopment Schedule

I. DEFINITIONS

As used in this Plan, the following terms shall have these meanings:

- A. "Act," the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800, *et seq.*, R.S.Mo., as amended.
- B. "Blight Study," the study prepared by Sterrett Urban, LLC, attached hereto as Exhibit 9.
- C. "Blighted Area," an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.
- D. "Blighting Factors," adverse conditions which are detrimental to public health, safety, morals, and welfare in the Redevelopment Area, as identified in the Blight Study.
- E. "CID," a community improvement district as provided pursuant to Sections 67.1401, *et seq.* R.S.Mo., as amended.
- F. "CID Revenue," any revenue generated within the CID received by, or on behalf of, a CID from any funding method authorized by Sections 67.1401, *et seq.* R.S.Mo., as amended.
- G. "City," City of Osage Beach, Missouri.
- H. "City Hotel Sales Tax Rebates," one hundred percent (100%) of the incremental revenue from the City's one percent (1.0%) general sales tax produced by hotel operations within the Redevelopment Area.
- I. "Commission," the Tax Increment Financing Commission of the City.
- J. "County," Camden County, Missouri.
- K. "County Hotel Tax Rebate" fifty percent (50%) of the incremental revenue from the three percent (3.0%) lodging tax as authorized by Section 67.1177, R.S.Mo., and as imposed by the Lake of the Ozarks Area Business District of Camden County.
- L. "Economic Activity Taxes," (a/k/a EATS) the total additional revenue from taxes which are imposed by the City, County and other Taxing Districts, and which are generated by economic activities within the Redevelopment Area over the amount

of such taxes generated by economic activities within such Redevelopment Area in the calendar year prior to the adoption of the Ordinance designating such Redevelopment Area, while Tax Increment Financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500, R.S.Mo., taxes levied for the purpose of public transportation pursuant to Section 94.660, R.S.Mo., licenses, fees or special assessments other than PILOTS and interest and penalties thereon. If a retail establishment relocates within one (1) year from one facility to another facility within the same County and the Governing Body finds that the relocation is a direct beneficiary of Tax Increment Financing, then for purposes of this definition the EATS generated by the retail establishment shall equal the total additional revenues from EATS which are imposed by the City, County or other Taxing Districts over the amount of EATS generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area.

- M. "Gambling Establishment," an excursion gambling boat as defined in Section 313.800, R.S.Mo., and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in Sections 313.800 to 313.850, R.S.Mo.
- N. "GIF Revenue" any general improvement fee revenue generated by private fees within the Redevelopment Area received by, or on behalf of, the Redeveloper imposed through a declaration of covenants and that is expected to be charged on a percentage basis substantially similar to Missouri sales taxes imposed by Chapter 144, R.S.Mo. or revenue generated by a private fee imposed through a declaration of covenants on entrance, admission or similar basis to specific businesses or venues on a per person or similar basis.
- O. "Governing Body," the governing body of the City.
- P. "Obligations," bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by the City, or by any other appropriate issuer, approved by the City, to pay or reimburse all or any portion of the Redevelopment Project Costs or to otherwise carry out a Redevelopment Project or to fund outstanding obligations.
- Q. "Ordinance," an ordinance enacted by the Governing Body.
- R. "Payment in Lieu of Taxes," (a/k/a PILOTS) those estimated revenues from real property in the area selected for a Redevelopment Project, which revenues according to the Redevelopment Project or Plan are to be used for a private use, which Taxing Districts would have received had the City not adopted Tax

Increment Financing, and which would result from levies made after the time of the adoption of Tax Increment Financing during the time the current equalized value of real property in the Redevelopment Project Area exceeds the total initial equalized value of real property in such area until the designation is terminated pursuant to subsection 2 of Section 99.850. PILOTS which are due and owing shall constitute a lien against the real estate of the Redevelopment Project from which they are derived, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in Section 88.861 R.S.Mo.

- S. "PILOT Reimbursement Portion" fifty percent (50%) of the Payment in Lieu of Taxes
- T. "Project Improvements," those development activities undertaken within the Redevelopment Area intended to accomplish the objectives of the Plan.
- U. "Redeveloper," the business organization or other entity selected by the City to implement the Plan or a Redevelopment Project(s).
- V. "Redevelopment Agreement," the agreement between the Commission or the City and Redeveloper for the implementation of the Plan.
- W. "Redevelopment Area," the real property legally described on Exhibit 1.
- X. "Redevelopment Plan" or "Plan," the Osage Beach Outlet Mall Tax Increment Financing Redevelopment Plan.
- Y. "Redevelopment Project," any development project located within the Redevelopment Area that is in furtherance of the objectives of the Plan and that is approved pursuant to the Act and as described in greater detail in Section III.C. of this Plan.
- Z. "Redevelopment Project Area," the area selected and approved pursuant to the Act for a specific Redevelopment Project.
- AA. "Redevelopment Project Area 1," subject to approval pursuant to the Act, that area legally described on Exhibit 1 and depicted on Exhibit 2.
- BB. "Redevelopment Project Area 2," subject to approval pursuant to the Act, that area legally described on Exhibit 1 and depicted on Exhibit 2.
- CC. "Redevelopment Project Area 3," subject to approval pursuant to the Act, that area legally described on Exhibit 1 and depicted on Exhibit 2.
- DD. "Redevelopment Project Area 4," subject to approval pursuant to the Act, that area legally described on Exhibit 1 and depicted on Exhibit 2.

- EE. "Redevelopment Project Area 5," subject to approval pursuant to the Act, that area legally described on Exhibit 1 and depicted on Exhibit 2.
- FF. "Redevelopment Project Costs" include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Plan and/or a Redevelopment Project, as applicable. Such costs include, but are not limited to the following:
1. Costs of studies, surveys, plans and specifications;
 2. Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except for the reasonable costs incurred by the Commission established in Section 99.820, R.S.Mo., for the administration of Sections 99.800 to 99.865, R.S.Mo., such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of the Plan or a Redevelopment Project;
 3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
 4. Costs of rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures;
 5. Costs of construction of public works or improvements;
 6. Financing costs, including, but not limited to all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations issued hereunder accruing during the estimated period of construction of any Redevelopment Project for which such Obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;
 7. All or a portion of a Taxing District's Capital Costs resulting from a Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Plan and Redevelopment Project, to the extent the City by written agreement accepts and approves such costs;
 8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
 9. PILOTS.
- GG. "Reimbursable Project Costs," those Redevelopment Project Costs eligible for

payment or reimbursement from TIF Revenues, proceeds from Obligations or other public sources, as identified in Exhibit 4 or elsewhere in this Plan.

- HH. "Special Allocation Fund," the fund maintained by the City, which contains at least two (2) separate segregated accounts for the Plan, maintained by the treasurer of the City into which PILOTS are deposited in one account and 50% of EATS are deposited in the other account.
- II. "State," the State of Missouri.
- JJ. "Tax Increment Financing," tax increment allocation financing as provided pursuant to Sections 99.800, *et seq.* R.S.Mo., as amended.
- KK. "Taxing Districts," any political subdivision of Missouri with the power to levy taxes within the Redevelopment Area.
- LL. "Taxing Jurisdiction Capital Costs," those costs of Taxing Districts for capital improvements that are found by the City by Ordinance to be necessary and directly result from a Redevelopment Project.
- MM. "TDD," a transportation development district as provided pursuant to Sections 238.200, *et seq.* R.S.Mo., as amended
- NN. "TDD Revenue," any revenue generated within the TDD received by, or on behalf of, a TDD from any funding method authorized by Sections 238.200, *et seq.* R.S.Mo., as amended.
- OO. "TIF Revenue," the PILOTS Reimbursement Portion and 50% of EATS.

II. TAX INCREMENT FINANCING

This Plan is adopted pursuant to the Act, which enables the City to finance Redevelopment Project Costs with the revenue generated from fifty percent (50%) of Payments in Lieu of Taxes (PILOTS) and fifty percent (50%) of Economic Activity Taxes (EATS). All capitalized terms not otherwise defined in this Plan shall have the respective meanings ascribed to them under Section I herein, "Definitions." The word "Exhibit" refers to exhibits attached to this Plan.

III. GENERAL DESCRIPTION OF PLAN AND PROJECT

- A. Redevelopment Area. This Plan provides for the redevelopment of property within the City, in Camden County, Missouri. The Redevelopment Area consists of approximately [58] acres of property located south of Osage Beach Parkway North, as legally described in Exhibit 1 and as depicted in Exhibit 2.
- B. Redevelopment Plan.

The Redevelopment Plan proposes to tear down and/or remodel the blighted buildings and redevelop the site into a remodeled and newly constructed commercial center. The redevelopment will occur through remodeling of a portion of the existing improvements, demolition of a portion of the existing improvements, and construction of new commercial uses such as retail, restaurants, hotel, entertainment, multi-family, and other uses in the Redevelopment Area.

C. Redevelopment Projects. This Plan proposes to redevelop the Redevelopment Area and remediate its Blighting Factors by constructing the following Redevelopment Projects:

1. Demolition of a portion of the existing improvements and other commercial structures within the Redevelopment Area.
2. Remodeling and new construction creating a unique and dynamic mix of uses including but not limited to such uses as retail, restaurants, hotel, entertainment, and multi-family across the Redevelopment Project Areas.
3. Construction within and nearby the Redevelopment Area of all support facilities such as utilities, parking lots, street improvements, drainage as well as storm water management.
4. The Redevelopment Projects will be implemented within five (5) Redevelopment Project Areas legally described in Exhibit 1 and as depicted in Exhibit 2.

The estimated redevelopment schedule for commencement and completion of the Redevelopment Projects is set forth in Exhibit 13.

D. Redevelopment Plan Objectives. The general objectives of the Plan are:

1. To eliminate the Blighting Factors and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large;
2. To enhance the tax base of the City and the other Taxing Districts, and encourage private investment in the surrounding area;
3. To increase employment opportunities;
4. To stimulate construction and development, protect existing tax revenues and generate new tax revenues, including, but not limited to, real estate tax revenues, sales tax revenues, personal property tax revenues, and utility tax revenues, all of which would not occur without the adoption of this Plan;
5. To improve infrastructure to allow for this development;

6. To revitalize and increase the economic viability of this region of the City by preventing the decline of the area and strengthening the area as a retail and entertainment destination;
7. To increase the economic viability of this region of the City by establishing a unique project with a mix of uses and attracting visitors from outside the City; and
8. To implement the goals identified in the City's Tax Increment Financing Policy.

Specific objectives of this Plan are set forth in Exhibit 3.

- E. Requests for Proposals. Pursuant to Section 99.820.1.(3) RSMo, the Commission published a notice on April 22, 2022, to request proposals. The Commission shall make public disclosure of all bids and proposals received for the redevelopment of the Redevelopment Area. Such request for proposals shall provide reasonable opportunity for any person to submit alternative proposals or bids. One or more developers may be selected by the Governing Body to implement this Plan.

IV. FINANCING

This Plan proposes to make available, the PILOTS Reimbursement Portion, City Hotel Sales Tax Rebates, County Hotel Tax Rebates, TDD Revenue, CID Revenue, GIF Revenue, and, subject to constitutional and statutory limitations and annual appropriation, fifty percent (50%) of EATS, generated from the Redevelopment Projects to reimburse or pay Reimbursable Project Costs as they are collected or to retire bonds or other Obligations which may be issued, the proceeds of which will be used to reimburse or pay Reimbursable Project Costs.

- A. Estimated Redevelopment Project Costs and Anticipated Sources of Funds. The total cost to implement the Redevelopment Plan is projected to be approximately \$186 million as estimated in detail on Exhibit 4, plus financing costs. The Plan proposes that \$64.4 million in net Reimbursable Project Costs be reimbursable from TIF Revenue generated by the Redevelopment Project Areas, City Hotel Sales Tax Rebates, County Hotel Tax Rebates, TDD Revenue, CID Revenue, and GIF Revenue (or reimbursable from the proceeds of Obligations which are serviced by such revenue), as detailed on Exhibit 4. The remaining amounts will be financed through a combination of developer private capital and third-party private capital.

The amount estimated for Reimbursable Project Costs described above are net proceeds available to fund project costs. The required gross payments or reimbursements to Redeveloper, the City, or other parties as payment for Reimbursable Projects Costs, will be larger due to the costs of interest to be incurred with respect to the funding of Reimbursable Project Costs. Interest expense incurred to fund Reimbursable Project Costs shall be a Reimbursable Project Cost.

Anticipated and estimated sources and available amounts of funds to pay Redevelopment Project Costs are shown on Exhibit 6. A letter of commitment to finance the Redevelopment Project Costs is attached as Exhibit 10.

- B. Payments in Lieu of Taxes. The anticipated PILOTS to pay Reimbursable Project Costs shall be limited to fifty percent (50%) of the PILOTS (the “PILOT Reimbursement Portion”). Any PILOTS that exceed the PILOT Reimbursement Portion may be declared surplus by the City and made available for distribution to the various Taxing Districts located wholly or partially within the Redevelopment Area.

Calculations of expected proceeds of the PILOTS Reimbursement Portion are based on current real property assessment formulas and current and anticipated real property tax rates, both of which are subject to change due to many factors, including reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or classification. The estimated PILOTS Reimbursement Portion generated within the Redevelopment Area over the duration of the Plan is shown in Exhibit 5, and are proposed under this Plan to be made available for funding or reimbursement of Reimbursable Project Costs or the retirement of Obligations issued to fund Reimbursable Project Costs.

Only after all Reimbursable Project Costs are paid or reimbursed, the amount of the PILOTS Reimbursement Portion in excess of the funds deemed necessary by Ordinance for the implementation of the Plan, including but not limited to for the retirement of Obligations, reserves, sinking funds, and the funding or reimbursement of Reimbursable Project Costs, will be declared as surplus and will be available for distribution to the Taxing Districts in the manner provided by the Act.

- C. Economic Activity Taxes. Fifty percent (50%) of EATS (not including any TDD EATS Revenue or CID EATS Revenue) over the duration of the Plan are shown in Exhibit 5, and proposed under this Plan to be made available upon annual appropriation for funding or reimbursement of Reimbursable Project Costs or the retirement of Obligations issued to fund Reimbursable Project Costs.

When the Project Improvements and Redevelopment Projects have been completed and upon commencement of full operations, the total incremental increase in annual sales in the Redevelopment Area is estimated to be approximately \$100 million. The estimated projections of the increase in sales by year are shown in Exhibit 5, as are the fifty percent (50%) of the resulting EATS (excluding EATS attributable to or generated by the TDD and CID) available to pay or reimburse Reimbursable Project Costs or retire Obligations issued to fund Reimbursable Project Costs.

Only after all Reimbursable Project Costs are paid or reimbursed, the amount of EATS in excess of the funds deemed necessary by Ordinance for the implementation of the Plan, including but not limited to for the retirement of Obligations, reserves, sinking funds, and the funding or reimbursement of Reimbursable Project Costs, will be declared as surplus and will be available for distribution to the Taxing Districts in the manner provided by the Act.

- D. City Hotel Sales Tax Rebates. One hundred percent (100%) of the incremental one percent (1.0%) City general tax produced by hotel operations within the Redevelopment Area over the duration of the Plan are shown in Exhibit 5, and proposed under this Plan to be made available upon annual appropriation for funding or reimbursement of Reimbursable Project Costs or the retirement of Obligations issued to fund Reimbursable Project Costs.
- E. TDD and CID Revenue. It is the intent of this Plan, unless otherwise agreed to by the City and Redeveloper that the Redeveloper will pursue creation of one or more CID(s) whose boundaries will at least include Redevelopment Project Area 1 and may include adjacent properties, and which CID will authorize the imposition of a CID Sales Tax of up to one percent (1%) on retail sales occurring within the CID boundaries and a CID Special Assessment of up to \$2.00 per square foot of buildings constructed within the boundaries of the CID, thereby generating CID Revenue. Additionally, it is the intent of this Plan, unless otherwise agreed to by the City and Redeveloper that the Redeveloper will pursue creation of one or more TDD(s) whose boundaries will at least include Redevelopment Project Area 1 and may include adjacent properties, and which TDD will authorize the imposition of a TDD Sales Tax of up to one percent (1%) on retail sales occurring within the TDD boundaries, thereby generating TDD Revenue.

CID Sales Tax Revenue and CID Special Assessments over a twenty-seven (27) year duration of the CID and TDD Revenue over a thirty (30) year duration of the TDD are shown in Exhibit 5. The CID Revenue and TDD Revenue are proposed under this Plan to be made available, upon annual appropriation as applicable, for funding or reimbursement of Reimbursable Project Costs or the retirement of Obligations issued to fund Reimbursable Project Costs.

The City will not approve or support the use of the CID Revenue or TDD Revenue for any purpose other than the funding or reimbursement of CID or TDD costs and expenses or Reimbursable Project Costs as set forth in this Plan without the agreement of the Redeveloper, subject to the terms of the Redevelopment Agreement.

- F. County Hotel Tax Rebates. It is the intent of this Plan, unless otherwise agreed to by the City and Redeveloper, that the Redeveloper will endeavor to reach an agreement with the Lake of the Ozarks Area Business District of Camden County to provide for the contribution of fifty percent (50%) of the incremental revenue

from the three percent (3.0%) lodging tax from an area that at least includes Redevelopment Project Area 1 and may include adjacent properties.

Projected County Hotel Tax Rebates over thirty (30) years are shown in Exhibit 5. The County Hotel Tax Rebate is proposed under this Plan to be made available for retirement of Obligations issued to fund Reimbursable Project Costs.

- G. GIF Revenue. It is the intent of this Plan, unless otherwise agreed to by the City and Redeveloper, that the Redeveloper will endeavor to record a declaration of covenants with boundaries that will at least include Redevelopment Project Area 1 and may include adjacent properties, and which will provide for the collection of GIF Revenue of up to one percent (1%) on retail sales and charge an entrance fee of up to a five dollars (\$5.00) per person to certain entertainment venues thereby generating GIF Revenue.

Projected GIF Revenue over thirty (30) years are shown in Exhibit 5. The GIF Revenue is proposed under this Plan to be made available for retirement of Obligations issued to fund Reimbursable Project Costs.

- H. Anticipated Type and Terms of Obligations. The total revenue generated by the projects in the form of TIF Revenue, City Hotel Sales Tax Rebates, County Hotel Tax Rebates, TDD Revenue, CID Revenue, and GIF Revenue will be available to fund Reimbursable Project Costs or to retire Obligations issued to fund Reimbursable Project Costs in the amount up to \$64.4 million, net of the costs of financing and interest.

The Governing Body may determine to issue bonds or other Obligations, at an interest rate determined by the Governing Body, to finance all or a portion of Reimbursable Project Costs in an amount which may be serviced by TIF Revenue, City Hotel Sales Tax Rebates, County Hotel Tax Rebates, TDD Revenue, CID Revenue and GIF Revenue; however, no bonds with an annual appropriation backing of other funds of the City shall be issued in conjunction with this Plan. If issued, the cost of issuing such Obligations, and the interest on such Obligations, shall be an additional Reimbursable Project Cost. Obligations may be sold in one or more series in order to implement this Plan. All Obligations payable solely from TIF Revenue shall be retired no later than twenty-three (23) years after the adoption of the Ordinance adopting Tax Increment Financing for the Redevelopment Project which supports such Obligations; provided, however, that any Obligations funded wholly or in part by City Hotel Sales Tax Rebates, County Hotel Tax Rebates, CID Revenue, TDD Revenue, and GIF Revenue may have a term longer than twenty-three (23) years. No Redevelopment Project may be approved by Ordinance adopted more than ten (10) years from the adoption of the Ordinance approving the Redevelopment Plan under which the Redevelopment Project is authorized.

If the Governing Body does not authorize the issuance of Obligations, this Plan

proposes that such TIF Revenue, City Hotel Sales Tax Rebates, County Hotel Tax Rebates, TDD Revenue, CID Revenue, and GIF Revenue as are periodically collected be pledged to reimburse or pay for Reimbursable Project Costs on a ("pay as you go") basis in whatever amounts such periodically collected amounts allow. It is anticipated that sufficient TIF Revenue, City Hotel Sales Tax Rebates, County Hotel Tax Rebates, TDD Revenue, CID Revenue, and GIF Revenue will be generated to fund net Reimbursable Project Costs and the costs of financing and interest. Increases in sales revenue projections, sales tax levies, real property assessed values or levies should shorten the term.

- I. Evidence of Commitments to Finance. Any proposal submitted by a developer to implement this Plan shall include evidence of commitments to finance the Redevelopment Project Costs except those paid by TIF Revenue, City Hotel Sales Tax Rebates, County Hotel Tax Rebates, CID Revenue, TDD Revenue and GIF Revenue. Such financing commitment(s) submitted by the selected Redeveloper shall be a part of this Plan and be attached hereto as Exhibit 10 prior to approval of the Plan by the Governing Body.

V. MOST RECENT EQUALIZED ASSESSED VALUATION

The total initial equalized assessed valuation of the Redevelopment Area according to current records at the County Assessor's Office is approximately \$4,218,110.

The existing assessed value of a Redevelopment Project Area will be determined in accordance with the Act when an Ordinance approving a Redevelopment Project Area is approved, and such assessed value shall become the certified "Total Initial Equalized Assessed Value." PILOTS measured by subsequent increases in real property tax revenue which would have resulted from increased valuation had Tax Increment Financing not been adopted will be segregated from taxes resulting from the Total Initial Equalized Assessed Value, and deposited in the Special Allocation Fund earmarked for payment of Reimbursable Project Costs.

VI. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

When the Project Improvements and Redevelopment Projects have been completed, the total assessed valuation of the Redevelopment Project Areas will be determined. Should the Redevelopment Projects build out in accordance with development plans as provided as part of this Plan, the future equalized assessed value for all Redevelopment Projects is estimated to be approximately \$18.2 million. Therefore, the future increase in equalized assessed value for the Redevelopment Projects due to the redevelopment is estimated to total approximately \$14 million. Detailed calculations showing the projected increase in annual assessed valuation and the resulting PILOTS Reimbursement Portion available to fund or reimburse Reimbursable Project Costs or retire Obligations issued to fund Reimbursable Project Costs are shown in Exhibit 5.

VII. GENERAL LAND USE & DESIGN CRITERIA

The Redevelopment Projects shall be subject to the applicable provisions of the City's Zoning Ordinance as well as other codes and ordinances as may be amended from time to time.

VIII. PROVISIONS FOR AMENDING THE PLAN

This Plan and Redevelopment Projects may be amended pursuant to the provisions of the Act.

IX. REQUIRED STATUTORY FINDINGS

A. Existing Conditions in Redevelopment Area.

1. Blighting Factors.

A redevelopment area must be found to be either a blighted area, a conservation area, or an economic development area in order to qualify for Tax Increment Financing. The Blight Study concluded that the Redevelopment Area was a "blighted area" under the Act.

2. Determination of Blight – Affidavit.

Exhibit 12 is a signed affidavit attesting that the provisions of Section 99.810.1(1), R.S.Mo. have been met, including that: (i) based on the Blight Study, the Redevelopment Area is a Blighted Area; (ii) the Redevelopment Area has been allowed to deteriorate and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of Tax Increment Financing; (iii) the cost of curing the existing conditions and construction of improvements pursuant to the Plan are not economically viable if fully born by a Redeveloper; and (iv) that the cost-benefit analysis showing the economic impact of the Plan on each Taxing District shows: (x) the estimated returns on investment to a Redeveloper with and without Tax Increment Financing, and (y) that the Plan projects are not economically viable to a Redeveloper without such assistance.

B. Expectations for Development. The Redevelopment Area has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Plan. The extraordinary costs associated with curing the Blighting Factors make the redevelopment of this property not economically viable if fully borne by the Redeveloper. Providing Tax Increment Financing assistance for this project allows the Redeveloper to remediate this blight.

As currently proposed in this Plan, the Redevelopment Projects have a projected

return on investment of -1.22% without Tax Increment Financing and 11.60% with Tax Increment Financing and the other public sources of revenue set forth in this Plan, supporting the conclusion that redevelopment in accordance with this Plan would not occur without Tax Increment Financing. This is more fully described in Exhibit 8.

- C. Conforms to Comprehensive Plan of City. The Plan is consistent with and conforms to the City Comprehensive Plan.
- D. Date to Adopt Redevelopment Project. In no event shall any Ordinance approving a Redevelopment Project Area be adopted later than ten (10) years from the adoption of the Ordinance approving this Plan.
- E. Date to Complete Redevelopment. The redevelopment of the Redevelopment Area is projected to be completed by 2025. The estimated redevelopment schedule is set forth in Exhibit 13.
- F. Date to Retire Obligations. The completion of each Redevelopment Project within a Redevelopment Project Area and retirement of Obligations, if any, payable solely from TIF Revenues, incurred to finance Reimbursable Project Costs is projected to occur no later than twenty-three (23) years from the adoption of the Ordinance approving each such Redevelopment Project Area; provided, however, that any Obligations funded in whole or in part by City Hotel Sales Tax Rebates, County Hotel Tax Rebates, CID Revenue, TDD Revenue, and GIF Revenue may have a term longer than twenty-three (23) years.
- G. Land Acquisition.

The Redeveloper may purchase the property within the Redevelopment Area. Alternatively, to achieve the redevelopment objectives of this Plan, the property within the Redevelopment Area may be acquired by the City (through eminent domain or otherwise), cleared, and either (i) sold or leased for private redevelopment or (ii) sold, leased, or dedicated for construction of public improvements or facilities. The terms of any such conveyance shall be incorporated in appropriate disposition agreements which may contain more specific planning and design controls than those stated in this Plan.
- H. Relocation Assistance and Displaced Occupants and Businesses. For the relocation of all eligible displaced occupants and businesses, if any, in the Redevelopment Area, the Redeveloper will adhere to the Relocation Assistance Program detailed in Exhibit 11.
- I. Cost-Benefit Analysis. A cost-benefit analysis has been prepared for the Plan. This analysis and other evidence submitted to the Commission: (i) show the economic impact of the Plan on every affected Taxing District which is at least partially

within the boundaries of the Redevelopment Area; (ii) show the impact on the economy if the Redevelopment Project is not built and is built pursuant to the Plan; (iii) include a fiscal impact study on every affected political subdivision; and (iv) include sufficient information for the Commission to evaluate whether the Redevelopment Project as proposed is financially feasible. The Cost-Benefit Analysis is attached hereto as Exhibit 7.

As shown by Exhibit 7, a Cost-Benefit Analysis, it is projected that over a twenty-three (23) year period the Taxing Districts which levy taxes within the Redevelopment Area will enjoy an increase in tax revenues of approximately \$205 million resulting from increases to real property values and sales tax revenues. These additional tax revenues will allow these districts to provide additional services and better serve their constituents. Conservative estimates of the benefit to the Taxing Districts are as follows:

Taxing District	Benefit of Project
City	\$37,206,150
County	\$28,866,913
State	\$131,468,752
Roads & Bridges	\$214,161
Library	\$187,488
Camden County Fire	\$1,447,340
SB-40	\$203,026
School District – Camdenton R-3	\$5,782,349
Senior Citizen	\$89,558
All Taxing Districts	\$205,465,737

Further, it is estimated that the Redevelopment Project Areas will create new full and part-time jobs resulting in higher employment in the City and creating the residual positive impacts associated with new jobs. Additionally, the community will benefit from the Plan's removal of Blighting Factors which presently afflict the Redevelopment Area.

- J. Gambling Establishment. The Plan does not include the initial development or redevelopment of any Gambling Establishment.

[Remainder of this page left intentionally blank. Plan Exhibits immediately follow]

EXHIBIT 1

**LEGAL DESCRIPTION OF REDEVELOPMENT AREA
AND REDEVELOPMENT PROJECT AREAS**

ENTIRE REDEVELOPMENT AREA

[LEGAL DESCRIPTIONS IN PROGRESS – EXPECTED BEFORE 4/21]

**REDEVELOPMENT PROJECT AREA 1
LEGAL DESCRIPTION**

**REDEVELOPMENT PROJECT AREA 2
LEGAL DESCRIPTION**

**REDEVELOPMENT PROJECT AREA 3
LEGAL DESCRIPTION**

**REDEVELOPMENT PROJECT AREA 4
LEGAL DESCRIPTION**

**REDEVELOPMENT PROJECT AREA 5
LEGAL DESCRIPTION**

EXHIBIT 2A

**MAP OF THE
REDEVELOPMENT AREA**

EXHIBIT 2B
MAPS OF THE
REDEVELOPMENT PROJECT AREAS

EXHIBIT 3

SPECIFIC OBJECTIVES OF REDEVELOPMENT PLAN

1. To cure the Blighting Factors identified in the Blight Study, by *inter alia*, constructing the Redevelopment Projects described in Section III.C of the Plan.
2. To install, repair, construct, reconstruct and relocate access drives, utilities, sidewalk improvements, and parking lots and other surface improvements essential to the preparation of the Redevelopment Area.
3. To upgrade and refurbish utilities, and other infrastructure facilities serving the Redevelopment Area including, but not limited to, constructing improvements related to:
 - a) storm water,
 - b) sanitary sewer,
 - c) water lines,
 - d) gas and electric utilities, and
 - e) cross-access drives through the Redevelopment Area to connect the Redevelopment Area to adjacent projects.
4. To enhance the tax base by inducing development of the Redevelopment Area to its highest and best use, benefit Taxing Districts and encourage private investment in surrounding areas.
5. To promote the health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.
6. To provide development/business opportunities in the Redevelopment Area and surrounding areas.
7. To stimulate employment including construction employment opportunities and increased demand for secondary and support services for the surrounding area.
8. To stimulate development which would not occur without Tax Increment Financing assistance.
9. To retain and encourage new national, regional and local retail tenants to locate within the Redevelopment Area.
10. To encourage additional hotel rooms to serve the needs of the community and visitors from outside the City.

EXHIBIT 4
ESTIMATED REDEVELOPMENT PROJECT COSTS

See Following Page

Exhibit 4
Estimated Redevelopment Costs

Development Costs	Total Project Costs	Private Investment	PILOTs & EATs	CID Sales Tax (EAT and Non-EATs)	CID Special Assessment	TDD Sales Tax (EAT and Non-EATs)	County Hotel Occupancy Tax Rebate	City Hotel Sales Tax Rebate	GIF Sales Fee & Entrance Fee
Acquisition Cost	\$ 12,000,000								
Building Construction	\$ 113,859,091								
Tenant Improvements & FFE	\$ 25,985,797								
General Conditions	\$ 250,000								
Site Construction	\$ 7,770,000								
Professional Services (Eng/Arch/Legal/Consult/Other)	\$ 4,480,000								
Commissions & Marketing	\$ 3,544,487								
Financing & Interest Carry	\$ 5,080,500								
Development Costs	\$ 5,464,487								
Contingency	\$ 7,611,425								
Total Development Costs	\$ 186,045,787	\$ 121,643,904	\$ 18,222,360	\$ 14,105,940	\$ 4,684,052	\$ 15,018,360	\$ 695,017	\$ 463,345	\$ 11,212,810

Less: Ch. 100 Sales Tax Exemption on Materials	\$ (2,947,989)
Net Development Costs (Net of Sales Tax Exemption)	\$ 183,097,798

Notes:

(1) The revenue generated from the Redevelopment Project Areas may be made available to reimburse any approved expenses related to the Redevelopment, and not solely to reimburse expenses within the Redevelopment Project Area within which the public revenues were generated.

(2) The development costs set forth in this Exhibit are reasonable best estimates at the time of approval of this Contract and it is agreed to and understood that such estimates are subject to change as part of the development process. The use of public revenues to pay or reimburse such costs may be applied to any one or all of the stated line items, irrespective of the costs set forth in this exhibit, up to the maximum net reimbursable amount of \$64.4 million, subject only to this Tax Increment Financing Contract and applicable law related to the eligible use of each public revenue source.

(3) Amounts set forth in the Estimated column of TIF, CID, TDD, City Hotel Sales Tax Rebate, County Hotel Occupancy Tax Rebate, and GIF Sales Fee and Entrance Fee totaling \$64.4 million are net reimbursable project cost reimbursements, net of interest or financing costs.

(4) Any amounts paid to the City for payment or reimbursement of its professional fees and other charges of any kind related to these projects are deemed Reimbursable Project Costs in addition to any cap established for the project.

EXHIBIT 5

**ESTIMATED ANNUAL INCREASES IN ASSESSED VALUE AND
RESULTING PAYMENTS IN LIEU OF TAXES AND
ECONOMIC ACTIVITY TAXES OVER LIFE OF PROJECT**

See Following Pages

Exhibit 5-1**Initial Equalized Assessed Valuations**

Parcel Number	Owner	2021 Assessed
08-1.0-01.3-000.0-007-001.001	CPG Partners LP	\$ 2,957,180
08-1.0-01.3-000.0-007-004.001	CPG Partners LP	\$ 0
08-1.0-01.3-000.0-007-001.002	First Centre Office Condo	\$ 0
08-1.0-01.3-000.0-007-001.101	First Bank Center	\$ 111,550
08-1.0-01.3-000.0-007-001.102	First Osage Limited Partnership	\$ 97,850
08-1.0-01.3-000.0-007-001.103	First Osage Limited Partnership	\$ 97,850
08-1.0-01.3-000.0-007-002.000	NAB LLC	\$ 662,340
08-1.0-01.3-000.0-007-003.000	Quails Nest Resort	\$ 291,340
NA	Missouri Department of Transportation	\$ 0
		\$ 4,218,110

Exhibit 5-2
Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes
and Projected Economic Activity Taxes

		Osage Beach Outlets Public Finance Revenues										Rebates, CID Sales Tax & Special Assessment, TDD Sales Tax										Hotel Taxes			GIF Sales Fee & GIF Entrance Fee		
		TIF Ad Valorem																									
	Year	Total Appraised Value	Total Assessed Value	Base Appraised Value	Base Assessed Value	Incremental Assessed Value	Total Ad Valorem	Taxable Sales (excl. Hotel)	Base Taxable Sales	Incremental Taxable Sales	TIF Sales Tax (EATS)	CID Sales Tax (EATS & Non-EATS)	TDD Sales Tax (EATS & Non-EATS)	CID Special Assessment	Hotel Sales	Hotel Sales Tax Rebate (City General)	County Hotel Occupancy Tax	GIF Sales Fee	GIF Entrance Fee	Total Revenue							
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$							
				\$ 13,873,085	\$ 4,218,110		2,0379	\$ 37,742,677	\$ 37,742,677		1.75%	1,00%	1,00%	\$2.00													
1	2022	\$ 13,873,085	\$ 4,218,110	\$ 13,873,085	\$ 4,218,110	\$ -	\$ -	\$ 37,742,677	\$ 37,742,677	\$ -	\$ -	\$ 369,878	\$ 369,878	\$ 227,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
2	2023	\$ 14,011,816	\$ 4,483,781	\$ 13,873,085	\$ 4,218,110	\$ 265,671	\$ -	\$ 38,120,104	\$ 37,742,677	\$ 377,427	\$ 6,407	\$ 373,577	\$ 373,577	\$ 227,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
3	2024	\$ 61,791,816	\$ 18,247,381	\$ 13,873,085	\$ 4,218,110	\$ 14,029,271	\$ 5,414	\$ 137,277,530	\$ 37,742,677	\$ 99,534,853	\$ 1,689,604	\$ 1,345,320	\$ 1,345,320	\$ 714,924	\$ 4,292,400	\$ 42,924	\$ 64,386	\$ 1,345,320	\$ 197,280	\$ 6,750,492							
4	2025	\$ 62,409,734	\$ 18,429,855	\$ 13,873,085	\$ 4,218,110	\$ 14,211,745	\$ 285,896	\$ 138,650,306	\$ 37,742,677	\$ 100,907,629	\$ 1,712,907	\$ 1,358,773	\$ 1,358,773	\$ 714,924	\$ 4,335,324	\$ 43,353	\$ 65,030	\$ 1,358,773	\$ 197,280	\$ 7,095,709							
5	2026	\$ 62,409,734	\$ 18,429,855	\$ 13,873,085	\$ 4,218,110	\$ 14,211,745	\$ 289,614	\$ 140,036,809	\$ 37,742,677	\$ 102,294,132	\$ 1,736,443	\$ 1,372,361	\$ 1,372,361	\$ 714,924	\$ 4,378,677	\$ 43,787	\$ 65,680	\$ 1,372,361	\$ 197,280	\$ 7,164,810							
6	2027	\$ 63,033,832	\$ 18,614,154	\$ 13,873,085	\$ 4,218,110	\$ 14,396,044	\$ 289,614	\$ 141,437,177	\$ 37,742,677	\$ 103,694,500	\$ 1,760,214	\$ 1,386,084	\$ 1,386,084	\$ 714,924	\$ 4,422,464	\$ 44,225	\$ 66,337	\$ 1,386,084	\$ 197,280	\$ 7,230,847							
7	2028	\$ 63,033,832	\$ 18,614,154	\$ 13,873,085	\$ 4,218,110	\$ 14,396,044	\$ 293,370	\$ 142,851,549	\$ 37,742,677	\$ 105,108,872	\$ 1,784,223	\$ 1,399,945	\$ 1,399,945	\$ 714,924	\$ 4,466,689	\$ 44,667	\$ 67,000	\$ 1,399,945	\$ 197,280	\$ 7,301,300							
8	2029	\$ 63,664,170	\$ 18,800,295	\$ 13,873,085	\$ 4,218,110	\$ 14,582,185	\$ 293,370	\$ 144,280,064	\$ 37,742,677	\$ 106,537,387	\$ 1,808,472	\$ 1,413,945	\$ 1,413,945	\$ 714,924	\$ 4,511,356	\$ 45,114	\$ 67,670	\$ 1,413,945	\$ 197,280	\$ 7,368,664							
9	2030	\$ 63,664,170	\$ 18,800,295	\$ 13,873,085	\$ 4,218,110	\$ 14,582,185	\$ 297,163	\$ 145,722,865	\$ 37,742,677	\$ 107,980,188	\$ 1,832,964	\$ 1,428,084	\$ 1,428,084	\$ 714,924	\$ 4,556,469	\$ 45,565	\$ 68,347	\$ 1,428,084	\$ 197,280	\$ 7,440,495							
10	2031	\$ 64,300,812	\$ 18,988,298	\$ 13,873,085	\$ 4,218,110	\$ 14,770,188	\$ 297,163	\$ 147,180,093	\$ 37,742,677	\$ 109,437,416	\$ 1,857,700	\$ 1,442,365	\$ 1,442,365	\$ 714,924	\$ 4,602,034	\$ 46,020	\$ 69,031	\$ 1,442,365	\$ 197,280	\$ 7,509,213							
11	2032	\$ 64,300,812	\$ 18,988,298	\$ 13,873,085	\$ 4,218,110	\$ 14,770,188	\$ 300,994	\$ 148,651,894	\$ 37,742,677	\$ 110,909,217	\$ 1,882,684	\$ 1,456,789	\$ 1,456,789	\$ 714,924	\$ 4,648,054	\$ 46,481	\$ 69,721	\$ 1,456,789	\$ 197,280	\$ 7,582,449							
12	2033	\$ 64,943,820	\$ 19,178,181	\$ 13,873,085	\$ 4,218,110	\$ 14,960,071	\$ 300,994	\$ 150,138,413	\$ 37,742,677	\$ 112,395,736	\$ 1,907,918	\$ 1,471,356	\$ 1,471,356	\$ 714,924	\$ 4,694,535	\$ 46,945	\$ 70,418	\$ 1,471,356	\$ 197,280	\$ 7,652,549							
13	2034	\$ 64,943,820	\$ 19,178,181	\$ 13,873,085	\$ 4,218,110	\$ 14,960,071	\$ 304,864	\$ 151,639,797	\$ 37,742,677	\$ 113,897,120	\$ 1,933,404	\$ 1,486,070	\$ 1,486,070	\$ 714,924	\$ 4,741,480	\$ 47,415	\$ 71,122	\$ 1,486,070	\$ 197,280	\$ 7,727,218							
14	2035	\$ 65,593,258	\$ 19,369,963	\$ 13,873,085	\$ 4,218,110	\$ 15,151,853	\$ 304,864	\$ 153,156,195	\$ 37,742,677	\$ 115,413,518	\$ 1,959,144	\$ 1,500,931	\$ 1,500,931	\$ 714,924	\$ 4,788,895	\$ 47,889	\$ 71,833	\$ 1,500,931	\$ 197,280	\$ 7,798,727							
15	2036	\$ 65,593,258	\$ 19,369,963	\$ 13,873,085	\$ 4,218,110	\$ 15,151,853	\$ 308,772	\$ 154,687,757	\$ 37,742,677	\$ 116,945,080	\$ 1,985,143	\$ 1,515,940	\$ 1,515,940	\$ 714,924	\$ 4,836,784	\$ 48,368	\$ 72,552	\$ 1,515,940	\$ 197,280	\$ 7,874,858							
16	2037	\$ 66,249,191	\$ 19,563,662	\$ 13,873,085	\$ 4,218,110	\$ 15,345,552	\$ 308,772	\$ 156,234,635	\$ 37,742,677	\$ 118,491,958	\$ 2,011,401	\$ 1,531,099	\$ 1,531,099	\$ 714,924	\$ 4,885,152	\$ 48,852	\$ 73,277	\$ 1,531,099	\$ 197,280	\$ 7,947,804							
17	2038	\$ 66,249,191	\$ 19,563,662	\$ 13,873,085	\$ 4,218,110	\$ 15,345,552	\$ 312,719	\$ 157,796,981	\$ 37,742,677	\$ 120,054,304	\$ 2,037,922	\$ 1,546,410	\$ 1,546,410	\$ 714,924	\$ 4,934,003	\$ 49,340	\$ 74,010	\$ 1,546,410	\$ 197,280	\$ 8,025,426							
18	2039	\$ 66,911,682	\$ 19,759,299	\$ 13,873,085	\$ 4,218,110	\$ 15,541,189	\$ 312,719	\$ 159,374,951	\$ 37,742,677	\$ 121,632,274	\$ 2,064,708	\$ 1,561,875	\$ 1,561,875	\$ 714,924	\$ 4,983,343	\$ 49,833	\$ 74,750	\$ 1,561,875	\$ 197,280	\$ 8,099,838							
19	2040	\$ 66,911,682	\$ 19,759,299	\$ 13,873,085	\$ 4,218,110	\$ 15,541,189	\$ 316,706	\$ 160,968,701	\$ 37,742,677	\$ 123,226,024	\$ 2,091,762	\$ 1,577,493	\$ 1,577,493	\$ 714,924	\$ 5,033,177	\$ 50,332	\$ 75,498	\$ 1,577,493	\$ 197,280	\$ 8,178,981							
20	2041	\$ 67,580,799	\$ 19,956,892	\$ 13,873,085	\$ 4,218,110	\$ 15,738,782	\$ 316,706	\$ 162,578,388	\$ 37,742,677	\$ 124,835,711	\$ 2,119,086	\$ 1,593,268	\$ 1,593,268	\$ 714,924	\$ 5,083,508	\$ 50,835	\$ 76,253	\$ 1,593,268	\$ 197,280	\$ 8,254,889							
21	2042	\$ 67,580,799	\$ 19,956,892	\$ 13,873,085	\$ 4,218,110	\$ 15,738,782	\$ 320,733	\$ 164,204,171	\$ 37,742,677	\$ 126,461,494	\$ 2,146,684	\$ 1,609,201	\$ 1,609,201	\$ 714,924	\$ 5,134,343	\$ 51,343	\$ 77,015	\$ 1,609,201	\$ 197,280	\$ 8,335,582							
22	2043	\$ 68,256,607	\$ 20,156,461	\$ 13,873,085	\$ 4,218,110	\$ 15,938,351	\$ 320,733	\$ 165,846,213	\$ 37,742,677	\$ 128,103,536	\$ 2,174,558	\$ 1,625,293	\$ 1,625,293	\$ 714,924	\$ 5,185,687	\$ 51,857	\$ 77,785	\$ 1,625,293	\$ 197,280	\$ 8,413,015							
23	2044	\$ 68,256,607	\$ 20,156,461	\$ 13,873,085	\$ 4,218,110	\$ 15,938,351	\$ 324,800	\$ 167,504,675	\$ 37,742,677	\$ 129,761,998	\$ 2,202,710	\$ 1,641,546	\$ 1,641,546	\$ 714,924	\$ 5,237,544	\$ 52,375	\$ 78,563	\$ 1,641,546	\$ 197,280	\$ 8,495,290							
24	2045						\$ 324,800	\$ 169,179,722	\$ 37,742,677	\$ 131,437,045		\$ 1,657,961	\$ 1,657,961	\$ 714,924	\$ 5,289,919	\$ 52,899	\$ 79,349	\$ 1,657,961	\$ 197,280	\$ 8,576,337							
25	2046							\$ 170,871,519	\$ 37,742,677	\$ 133,128,842		\$ 1,674,541	\$ 1,674,541	\$ 714,924	\$ 5,342,818	\$ 53,428	\$ 80,142	\$ 1,674,541	\$ 197,280	\$ 8,659,397							
26	2047							\$ 172,580,235	\$ 37,742,677	\$ 134,837,558		\$ 1,691,286	\$ 1,691,286	\$ 714,924	\$ 5,396,247	\$ 53,962	\$ 80,944	\$ 1,691,286	\$ 197,280	\$ 8,740,969							
27	2048							\$ 174,306,037	\$ 37,742,677	\$ 136,563,360		\$ 1,708,199	\$ 1,708,199	\$ 714,924	\$ 5,450,209	\$ 54,502	\$ 81,753	\$ 1,708,199	\$ 197,280	\$ 8,823,057							
28	2049							\$ 176,049,097	\$ 37,742,677	\$ 138,306,420			\$ 1,725,281		\$ 5,504,711	\$ 55,047	\$ 82,571	\$ 1,725,281	\$ 197,280	\$ 8,905,342							
29	2050							\$ 177,809,588	\$ 37,742,677	\$ 140,066,911			\$ 1,742,534		\$ 5,559,758	\$ 55,598	\$ 83,396	\$ 1,742,534	\$ 197,280	\$ 8,986,833							
30	2051							\$ 179,587,684	\$ 37,742,677	\$ 141,845,007			\$ 1,759,959		\$ 5,615,356	\$ 56,154	\$ 84,230	\$ 1,759,959	\$ 197,280	\$ 9,068,624							
TOTAL							\$ 6,430,779				\$ 40,706,056	\$ 38,739,591	\$ 43,967,365	\$ 18,327,748		\$ 1,379,109	\$ 2,068,664	\$ 43,223,910	\$ 5,523,840	\$ 200,367,063							
NPV @ 5.00%							\$ 3,355,477				\$ 22,021,569	\$ 19,644,387	\$ 20,915,052	\$ 9,562,008		\$ 645,268	\$ 967,903	\$ 20,223,942	\$ 2,665,853	\$ 100,001,458							
Estimated Net Bond Proceeds							\$ 2,409,450				\$ 15,812,910	\$ 14,105,940	\$ 15,018,360	\$ 4,684,052		\$ 463,345	\$ 695,017	\$ 9,906,914	\$ 1,305,896	\$ 64,401,883							

- Notes:**
- Property Value Growth (annual) 1.00%
 - Retail Sales Growth (annual): 1.00%
 - Net Present Value: 5.00%
 - Retailer Holdback 2.00%
 - State Collection Fee 1.00%
 - Retail Vacancy Assumption 3.00%
 - GIF Sales Fee 1.00%
 - CID Sales Tax 1.00%
 - TDD Sales Tax 1.00%
 - CID Special Assessment \$2.00
 - New components begin opening (retail, hotel, multifamily) Late 2023
 - TIF Project Area Activation Date Mid 2022
 - Special Assessment placed on retail square footage only
 - Assumes 3 month sales tax and transient guest tax collection lag

Osage Beach, MO	Rate	% of Rate	Rate
State of MO	4.225%	0%	0.000%
County - General	1.000%	50%	0.500%
County - LEST	0.500%	50%	0.250%
City - General	1.000%	50%	0.500%
City - Capital Projects	0.500%	50%	0.250%
City - Transportation	0.500%	50%	0.250%

EXHIBIT 6
SOURCES AND USES OF FUNDS

See Following Page

EXHIBIT 6
Sources and Uses of Funds

A. USES OF FUNDS FOR ALL ESTIMATED REDEVELOPMENT COSTS

GRAND TOTAL USES OF FUNDS			
1	Estimated Redevelopment Costs (See Redevelopment Project Cost Budget)	\$ 186,045,787	100% of TOTAL COSTS
2	Estimated cost savings to Developer and Others from sales tax exemptions pursuant to Ch. 100 Plan	\$ (2,947,989)	
3	Estimated Total	\$ 183,097,798	

B. SOURCES OF FUNDS FOR ALL ESTIMATED REDEVELOPMENT COSTS

LESS THAN 11% IN REDIRECTED TAXES	CITY REDIRECTED TAXES				
	1	Estimated amount available from the issuance of Bonds from TIF Revenues (excluding CID & TDD EATS)	\$	18,222,360	10% of TOTAL SOURCES
	2	Estimated amount available from the issuance of Bonds from City Hotel Sales Tax Rebate Revenue	\$	463,345	
	COUNTY HOTEL REDIRECTED TAXES				
	3	Estimated amount available from the issuance of Bonds from County Hotel Occupancy Tax Rebate Revenue	\$	695,017	< 1% of TOTAL SOURCES

GREATER THAN 89% IN ADD-ONS PRIVATE FEES & PRIVATE INVESTMENT	CID / TDD ADD-ONS				
	4	Estimated amount available from the issuance of Bonds from CID Revenues			18% of TOTAL SOURCES
		CID Sales Tax (EATS & Non-EATS)	\$14,105,940		
		CID SA	<u>\$4,684,052</u>		
		Total	\$18,789,992	\$ 18,789,992	
	5	Estimated amount available from the issuance of Bonds from TDD Revenues			
		TDD Sales Tax (EATS & Non-EATS)	<u>\$15,018,360</u>		
		Total	\$15,018,360	\$ 15,018,360	
	PRIVATE FEES				
	6	Estimated amount available from the issuance of Bonds from GIF Revenue			6% of TOTAL SOURCES
		GIF Sales Fee	\$9,906,914		
		GIF Entrance Fee	<u>\$1,305,896</u>		
		Total	\$11,212,810	\$ 11,212,810	
	PRIVATE INVESTMENT				
	7	Pad Sale Proceeds		\$ 2,304,000	65% of TOTAL SOURCES
	8	Estimated Private Investment by Redeveloper and Others		\$ 116,391,915	

GRAND TOTAL			
9	Estimated Total	\$ 183,097,798	100%

C. BONDS

This Plan anticipates the issuance of bonds.

Notes:

(1) This Sources of Funds is an estimate of the sources of funds to implement the Project. The amount set forth in the TIF, CID, TDD, City Hotel Sales Tax Rebate, County Hotel Occupancy Tax Rebate, and GIF Sales Fee and Entrance Fee cost categories are not caps or limitations on the reimbursement of costs from such source. Any such limitation on reimbursement shall only be subject to statutory restrictions or private restrictions for the respective funding source.

EXHIBIT 7
COST-BENEFIT ANALYSIS

See Following Pages

Exhibit 7
Cost-Benefit Analysis
City of Osage Beach

		With Redevelopment			Without Redevelopment		
Year		Ad Valorem Taxes	Sales Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	Total Benefit
1	2022	\$ -	\$ 754,854	\$ 754,854	\$ -	\$ 754,854	\$ 754,854
2	2023	\$ -	\$ 758,628	\$ 758,628	\$ -	\$ 679,368	\$ 679,368
3	2024	\$ -	\$ 1,793,126	\$ 1,793,126	\$ -	\$ 603,883	\$ 603,883
4	2025	\$ -	\$ 1,807,283	\$ 1,807,283	\$ -	\$ 528,397	\$ 528,397
5	2026	\$ -	\$ 1,821,582	\$ 1,821,582	\$ -	\$ 452,912	\$ 452,912
6	2027	\$ -	\$ 1,836,023	\$ 1,836,023	\$ -	\$ 377,427	\$ 377,427
7	2028	\$ -	\$ 1,850,609	\$ 1,850,609	\$ -	\$ 301,941	\$ 301,941
8	2029	\$ -	\$ 1,865,341	\$ 1,865,341	\$ -	\$ 226,456	\$ 226,456
9	2030	\$ -	\$ 1,880,220	\$ 1,880,220	\$ -	\$ 150,971	\$ 150,971
10	2031	\$ -	\$ 1,895,248	\$ 1,895,248	\$ -	\$ 75,485	\$ 75,485
11	2032	\$ -	\$ 1,910,426	\$ 1,910,426	\$ -	\$ 75,485	\$ 75,485
12	2033	\$ -	\$ 1,925,756	\$ 1,925,756	\$ -	\$ 75,485	\$ 75,485
13	2034	\$ -	\$ 1,941,240	\$ 1,941,240	\$ -	\$ 75,485	\$ 75,485
14	2035	\$ -	\$ 1,956,878	\$ 1,956,878	\$ -	\$ 75,485	\$ 75,485
15	2036	\$ -	\$ 1,972,672	\$ 1,972,672	\$ -	\$ 75,485	\$ 75,485
16	2037	\$ -	\$ 1,988,625	\$ 1,988,625	\$ -	\$ 75,485	\$ 75,485
17	2038	\$ -	\$ 2,004,737	\$ 2,004,737	\$ -	\$ 75,485	\$ 75,485
18	2039	\$ -	\$ 2,021,010	\$ 2,021,010	\$ -	\$ 75,485	\$ 75,485
19	2040	\$ -	\$ 2,037,446	\$ 2,037,446	\$ -	\$ 75,485	\$ 75,485
20	2041	\$ -	\$ 2,054,046	\$ 2,054,046	\$ -	\$ 75,485	\$ 75,485
21	2042	\$ -	\$ 2,070,812	\$ 2,070,812	\$ -	\$ 75,485	\$ 75,485
22	2043	\$ -	\$ 2,087,746	\$ 2,087,746	\$ -	\$ 75,485	\$ 75,485
23	2044	\$ -	\$ 2,104,849	\$ 2,104,849	\$ -	\$ 75,485	\$ 75,485
Total		\$ -	\$ 42,339,154	\$ 42,339,154	\$ -	\$ 5,133,004	\$ 5,133,004

Notes:

- (1) The Commercial levy is not captured as TIF PILOTS and will be disbursed to the appropriate jurisdiction however the Commercial levy is not included in the above analysis.
- (2) Ad Valorem Taxes without redevelopment are assumed to decline by 5% of the base Ad Valorem Taxes each year for ten years.
- (3) Sales Taxes without redevelopment are assumed to decline by 10% of the base Sales Taxes each year for nine years.
- (4) Collections lag one year for Ad Valorem Taxes.
- (5) Taxable sales grow at a stabilized annual rate of 1.00%
- (6) These cost-benefit estimates were made based on projections of sales, property values and current tax levies
- (7) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Exhibit 7
Cost-Benefit Analysis
Camden County

		With Redevelopment			Without Redevelopment		
Year		Ad Valorem Taxes	Sales Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	Total Benefit
1	2022	\$ 4,640	\$ 566,140	\$ 570,780	\$ 4,640	\$ 566,140	\$ 570,780
2	2023	\$ 4,786	\$ 568,971	\$ 573,757	\$ 4,408	\$ 509,526	\$ 513,934
3	2024	\$ 12,356	\$ 1,377,038	\$ 1,389,394	\$ 4,176	\$ 452,912	\$ 457,088
4	2025	\$ 12,456	\$ 1,387,977	\$ 1,400,434	\$ 3,944	\$ 396,298	\$ 400,242
5	2026	\$ 12,456	\$ 1,399,026	\$ 1,411,483	\$ 3,712	\$ 339,684	\$ 343,396
6	2027	\$ 12,558	\$ 1,410,186	\$ 1,422,744	\$ 3,480	\$ 283,070	\$ 286,550
7	2028	\$ 12,558	\$ 1,421,457	\$ 1,434,015	\$ 3,248	\$ 226,456	\$ 229,704
8	2029	\$ 12,660	\$ 1,432,841	\$ 1,445,501	\$ 3,016	\$ 169,842	\$ 172,858
9	2030	\$ 12,660	\$ 1,444,339	\$ 1,456,999	\$ 2,784	\$ 113,228	\$ 116,012
10	2031	\$ 12,764	\$ 1,455,951	\$ 1,468,715	\$ 2,552	\$ 56,614	\$ 59,166
11	2032	\$ 12,764	\$ 1,467,680	\$ 1,480,444	\$ 2,320	\$ 56,614	\$ 58,934
12	2033	\$ 12,868	\$ 1,479,526	\$ 1,492,394	\$ 2,320	\$ 56,614	\$ 58,934
13	2034	\$ 12,868	\$ 1,491,491	\$ 1,504,359	\$ 2,320	\$ 56,614	\$ 58,934
14	2035	\$ 12,973	\$ 1,503,575	\$ 1,516,548	\$ 2,320	\$ 56,614	\$ 58,934
15	2036	\$ 12,973	\$ 1,515,780	\$ 1,528,753	\$ 2,320	\$ 56,614	\$ 58,934
16	2037	\$ 13,080	\$ 1,528,107	\$ 1,541,187	\$ 2,320	\$ 56,614	\$ 58,934
17	2038	\$ 13,080	\$ 1,540,557	\$ 1,553,637	\$ 2,320	\$ 56,614	\$ 58,934
18	2039	\$ 13,188	\$ 1,553,132	\$ 1,566,320	\$ 2,320	\$ 56,614	\$ 58,934
19	2040	\$ 13,188	\$ 1,565,833	\$ 1,579,021	\$ 2,320	\$ 56,614	\$ 58,934
20	2041	\$ 13,296	\$ 1,578,661	\$ 1,591,957	\$ 2,320	\$ 56,614	\$ 58,934
21	2042	\$ 13,296	\$ 1,591,617	\$ 1,604,913	\$ 2,320	\$ 56,614	\$ 58,934
22	2043	\$ 13,406	\$ 1,604,702	\$ 1,618,108	\$ 2,320	\$ 56,614	\$ 58,934
23	2044	\$ 13,406	\$ 1,617,918	\$ 1,631,324	\$ 2,320	\$ 56,614	\$ 58,934
Total		\$ 280,280	\$ 32,502,505	\$ 32,782,785	\$ 66,119	\$ 3,849,753	\$ 3,915,872

Notes:

- (1) The Commercial levy is not captured as TIF PILOTS and will be disbursed to the appropriate jurisdiction however the Commercial levy is not included in the above analysis.
- (2) Ad Valorem Taxes without redevelopment are assumed to decline by 5% of the base Ad Valorem Taxes each year for ten years.
- (3) Sales Taxes without redevelopment are assumed to decline by 10% of the base Sales Taxes each year for nine years.
- (4) Collections lag one year for Ad Valorem Taxes.
- (5) Taxable sales grow at a stabilized annual rate of 1.00%
- (6) These cost-benefit estimates were made based on projections of sales, property values and current tax levies
- (7) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Exhibit 7
Cost-Benefit Analysis
State of Missouri

		With Redevelopment			Without Redevelopment		
Year		Ad Valorem Taxes	Sales Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	Total Benefit
1	2022	\$ 1,265	\$ 1,594,628	\$ 1,595,894	\$ 1,265	\$ 1,594,628	\$ 1,595,894
2	2023	\$ 1,345	\$ 1,610,574	\$ 1,611,920	\$ 1,202	\$ 1,435,165	\$ 1,436,367
3	2024	\$ 5,474	\$ 5,981,330	\$ 5,986,804	\$ 1,139	\$ 1,275,702	\$ 1,276,841
4	2025	\$ 5,529	\$ 6,041,143	\$ 6,046,672	\$ 1,076	\$ 1,116,240	\$ 1,117,315
5	2026	\$ 5,529	\$ 6,101,554	\$ 6,107,083	\$ 1,012	\$ 956,777	\$ 957,789
6	2027	\$ 5,584	\$ 6,162,570	\$ 6,168,154	\$ 949	\$ 797,314	\$ 798,263
7	2028	\$ 5,584	\$ 6,224,196	\$ 6,229,780	\$ 886	\$ 637,851	\$ 638,737
8	2029	\$ 5,640	\$ 6,286,437	\$ 6,292,078	\$ 823	\$ 478,388	\$ 479,211
9	2030	\$ 5,640	\$ 6,349,302	\$ 6,354,942	\$ 759	\$ 318,926	\$ 319,685
10	2031	\$ 5,696	\$ 6,412,795	\$ 6,418,491	\$ 696	\$ 159,463	\$ 160,159
11	2032	\$ 5,696	\$ 6,476,923	\$ 6,482,619	\$ 633	\$ 159,463	\$ 160,096
12	2033	\$ 5,753	\$ 6,541,692	\$ 6,547,446	\$ 633	\$ 159,463	\$ 160,096
13	2034	\$ 5,753	\$ 6,607,109	\$ 6,612,862	\$ 633	\$ 159,463	\$ 160,096
14	2035	\$ 5,811	\$ 6,673,180	\$ 6,678,991	\$ 633	\$ 159,463	\$ 160,096
15	2036	\$ 5,811	\$ 6,739,912	\$ 6,745,723	\$ 633	\$ 159,463	\$ 160,096
16	2037	\$ 5,869	\$ 6,807,311	\$ 6,813,180	\$ 633	\$ 159,463	\$ 160,096
17	2038	\$ 5,869	\$ 6,875,384	\$ 6,881,253	\$ 633	\$ 159,463	\$ 160,096
18	2039	\$ 5,928	\$ 6,944,138	\$ 6,950,066	\$ 633	\$ 159,463	\$ 160,096
19	2040	\$ 5,928	\$ 7,013,579	\$ 7,019,507	\$ 633	\$ 159,463	\$ 160,096
20	2041	\$ 5,987	\$ 7,083,715	\$ 7,089,702	\$ 633	\$ 159,463	\$ 160,096
21	2042	\$ 5,987	\$ 7,154,552	\$ 7,160,539	\$ 633	\$ 159,463	\$ 160,096
22	2043	\$ 6,047	\$ 7,226,098	\$ 7,232,145	\$ 633	\$ 159,463	\$ 160,096
23	2044	\$ 6,047	\$ 7,298,359	\$ 7,304,406	\$ 633	\$ 159,463	\$ 160,096
Total		\$ 123,775	\$ 142,206,481	\$ 142,330,256	\$ 18,032	\$ 10,843,471	\$ 10,861,504

Notes:

- (1) The Commercial levy is not captured as TIF PILOTS and will be disbursed to the appropriate jurisdiction however the Commercial levy is not included in the above analysis.
- (2) Ad Valorem Taxes without redevelopment are assumed to decline by 5% of the base Ad Valorem Taxes each year for ten years.
- (3) Sales Taxes without redevelopment are assumed to decline by 10% of the base Sales Taxes each year for nine years.
- (4) Collections lag one year for Ad Valorem Taxes.
- (5) Taxable sales grow at a stabilized annual rate of 1.00%
- (6) These cost-benefit estimates were made based on projections of sales, property values and current tax levies
- (7) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Exhibit 7
Cost-Benefit Analysis
Roads and Bridges

		With Redevelopment			Without Redevelopment		
Year		Ad Valorem Taxes	Sales Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	Total Benefit
1	2022	\$ 4,640	\$ -	\$ 4,640	\$ 4,640	\$ -	\$ 4,640
2	2023	\$ 4,786	\$ -	\$ 4,786	\$ 4,408	\$ -	\$ 4,408
3	2024	\$ 12,356	\$ -	\$ 12,356	\$ 4,176	\$ -	\$ 4,176
4	2025	\$ 12,456	\$ -	\$ 12,456	\$ 3,944	\$ -	\$ 3,944
5	2026	\$ 12,456	\$ -	\$ 12,456	\$ 3,712	\$ -	\$ 3,712
6	2027	\$ 12,558	\$ -	\$ 12,558	\$ 3,480	\$ -	\$ 3,480
7	2028	\$ 12,558	\$ -	\$ 12,558	\$ 3,248	\$ -	\$ 3,248
8	2029	\$ 12,660	\$ -	\$ 12,660	\$ 3,016	\$ -	\$ 3,016
9	2030	\$ 12,660	\$ -	\$ 12,660	\$ 2,784	\$ -	\$ 2,784
10	2031	\$ 12,764	\$ -	\$ 12,764	\$ 2,552	\$ -	\$ 2,552
11	2032	\$ 12,764	\$ -	\$ 12,764	\$ 2,320	\$ -	\$ 2,320
12	2033	\$ 12,868	\$ -	\$ 12,868	\$ 2,320	\$ -	\$ 2,320
13	2034	\$ 12,868	\$ -	\$ 12,868	\$ 2,320	\$ -	\$ 2,320
14	2035	\$ 12,973	\$ -	\$ 12,973	\$ 2,320	\$ -	\$ 2,320
15	2036	\$ 12,973	\$ -	\$ 12,973	\$ 2,320	\$ -	\$ 2,320
16	2037	\$ 13,080	\$ -	\$ 13,080	\$ 2,320	\$ -	\$ 2,320
17	2038	\$ 13,080	\$ -	\$ 13,080	\$ 2,320	\$ -	\$ 2,320
18	2039	\$ 13,188	\$ -	\$ 13,188	\$ 2,320	\$ -	\$ 2,320
19	2040	\$ 13,188	\$ -	\$ 13,188	\$ 2,320	\$ -	\$ 2,320
20	2041	\$ 13,296	\$ -	\$ 13,296	\$ 2,320	\$ -	\$ 2,320
21	2042	\$ 13,296	\$ -	\$ 13,296	\$ 2,320	\$ -	\$ 2,320
22	2043	\$ 13,406	\$ -	\$ 13,406	\$ 2,320	\$ -	\$ 2,320
23	2044	\$ 13,406	\$ -	\$ 13,406	\$ 2,320	\$ -	\$ 2,320
Total		\$ 280,280	\$ -	\$ 280,280	\$ 66,119	\$ -	\$ 66,119

Notes:

- (1) The Commercial levy is not captured as TIF PILOTS and will be disbursed to the appropriate jurisdiction however the Commercial levy is not included in the above analysis.
- (2) Ad Valorem Taxes without redevelopment are assumed to decline by 5% of the base Ad Valorem Taxes each year for ten years.
- (3) Sales Taxes without redevelopment are assumed to decline by 10% of the base Sales Taxes each year for nine years.
- (4) Collections lag one year for Ad Valorem Taxes.
- (5) Taxable sales grow at a stabilized annual rate of 1.00%
- (6) These cost-benefit estimates were made based on projections of sales, property values and current tax levies
- (7) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Exhibit 7
Cost-Benefit Analysis
Library

		With Redevelopment			Without Redevelopment		
Year		Ad Valorem Taxes	Sales Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	Total Benefit
1	2022	\$ 4,062	\$ -	\$ 4,062	\$ 4,062	\$ -	\$ 4,062
2	2023	\$ 4,190	\$ -	\$ 4,190	\$ 3,859	\$ -	\$ 3,859
3	2024	\$ 10,817	\$ -	\$ 10,817	\$ 3,656	\$ -	\$ 3,656
4	2025	\$ 10,905	\$ -	\$ 10,905	\$ 3,453	\$ -	\$ 3,453
5	2026	\$ 10,905	\$ -	\$ 10,905	\$ 3,250	\$ -	\$ 3,250
6	2027	\$ 10,994	\$ -	\$ 10,994	\$ 3,047	\$ -	\$ 3,047
7	2028	\$ 10,994	\$ -	\$ 10,994	\$ 2,843	\$ -	\$ 2,843
8	2029	\$ 11,083	\$ -	\$ 11,083	\$ 2,640	\$ -	\$ 2,640
9	2030	\$ 11,083	\$ -	\$ 11,083	\$ 2,437	\$ -	\$ 2,437
10	2031	\$ 11,174	\$ -	\$ 11,174	\$ 2,234	\$ -	\$ 2,234
11	2032	\$ 11,174	\$ -	\$ 11,174	\$ 2,031	\$ -	\$ 2,031
12	2033	\$ 11,265	\$ -	\$ 11,265	\$ 2,031	\$ -	\$ 2,031
13	2034	\$ 11,265	\$ -	\$ 11,265	\$ 2,031	\$ -	\$ 2,031
14	2035	\$ 11,358	\$ -	\$ 11,358	\$ 2,031	\$ -	\$ 2,031
15	2036	\$ 11,358	\$ -	\$ 11,358	\$ 2,031	\$ -	\$ 2,031
16	2037	\$ 11,451	\$ -	\$ 11,451	\$ 2,031	\$ -	\$ 2,031
17	2038	\$ 11,451	\$ -	\$ 11,451	\$ 2,031	\$ -	\$ 2,031
18	2039	\$ 11,545	\$ -	\$ 11,545	\$ 2,031	\$ -	\$ 2,031
19	2040	\$ 11,545	\$ -	\$ 11,545	\$ 2,031	\$ -	\$ 2,031
20	2041	\$ 11,640	\$ -	\$ 11,640	\$ 2,031	\$ -	\$ 2,031
21	2042	\$ 11,640	\$ -	\$ 11,640	\$ 2,031	\$ -	\$ 2,031
22	2043	\$ 11,736	\$ -	\$ 11,736	\$ 2,031	\$ -	\$ 2,031
23	2044	\$ 11,736	\$ -	\$ 11,736	\$ 2,031	\$ -	\$ 2,031
Total		\$ 245,372	\$ -	\$ 245,372	\$ 57,884	\$ -	\$ 57,884

Notes:

- (1) The Commercial levy is not captured as TIF PILOTS and will be disbursed to the appropriate jurisdiction however the Commercial levy is not included in the above analysis.
- (2) Ad Valorem Taxes without redevelopment are assumed to decline by 5% of the base Ad Valorem Taxes each year for ten years.
- (3) Sales Taxes without redevelopment are assumed to decline by 10% of the base Sales Taxes each year for nine years.
- (4) Collections lag one year for Ad Valorem Taxes.
- (5) Taxable sales grow at a stabilized annual rate of 1.00%
- (6) These cost-benefit estimates were made based on projections of sales, property values and current tax levies
- (7) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Exhibit 7
Cost-Benefit Analysis
Camden County Fire

		With Redevelopment			Without Redevelopment		
Year		Ad Valorem Taxes	Sales Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	Total Benefit
1	2022	\$ 31,357	\$ -	\$ 31,357	\$ 31,357	\$ -	\$ 31,357
2	2023	\$ 32,345	\$ -	\$ 32,345	\$ 29,790	\$ -	\$ 29,790
3	2024	\$ 83,504	\$ -	\$ 83,504	\$ 28,222	\$ -	\$ 28,222
4	2025	\$ 84,182	\$ -	\$ 84,182	\$ 26,654	\$ -	\$ 26,654
5	2026	\$ 84,182	\$ -	\$ 84,182	\$ 25,086	\$ -	\$ 25,086
6	2027	\$ 84,868	\$ -	\$ 84,868	\$ 23,518	\$ -	\$ 23,518
7	2028	\$ 84,868	\$ -	\$ 84,868	\$ 21,950	\$ -	\$ 21,950
8	2029	\$ 85,559	\$ -	\$ 85,559	\$ 20,382	\$ -	\$ 20,382
9	2030	\$ 85,559	\$ -	\$ 85,559	\$ 18,814	\$ -	\$ 18,814
10	2031	\$ 86,258	\$ -	\$ 86,258	\$ 17,247	\$ -	\$ 17,247
11	2032	\$ 86,258	\$ -	\$ 86,258	\$ 15,679	\$ -	\$ 15,679
12	2033	\$ 86,964	\$ -	\$ 86,964	\$ 15,679	\$ -	\$ 15,679
13	2034	\$ 86,964	\$ -	\$ 86,964	\$ 15,679	\$ -	\$ 15,679
14	2035	\$ 87,677	\$ -	\$ 87,677	\$ 15,679	\$ -	\$ 15,679
15	2036	\$ 87,677	\$ -	\$ 87,677	\$ 15,679	\$ -	\$ 15,679
16	2037	\$ 88,397	\$ -	\$ 88,397	\$ 15,679	\$ -	\$ 15,679
17	2038	\$ 88,397	\$ -	\$ 88,397	\$ 15,679	\$ -	\$ 15,679
18	2039	\$ 89,124	\$ -	\$ 89,124	\$ 15,679	\$ -	\$ 15,679
19	2040	\$ 89,124	\$ -	\$ 89,124	\$ 15,679	\$ -	\$ 15,679
20	2041	\$ 89,858	\$ -	\$ 89,858	\$ 15,679	\$ -	\$ 15,679
21	2042	\$ 89,858	\$ -	\$ 89,858	\$ 15,679	\$ -	\$ 15,679
22	2043	\$ 90,600	\$ -	\$ 90,600	\$ 15,679	\$ -	\$ 15,679
23	2044	\$ 90,600	\$ -	\$ 90,600	\$ 15,679	\$ -	\$ 15,679
Total		\$ 1,894,183	\$ -	\$ 1,894,183	\$ 446,843	\$ -	\$ 446,843

Notes:

- (1) The Commercial levy is not captured as TIF PILOTS and will be disbursed to the appropriate jurisdiction however the Commercial levy is not included in the above analysis.
- (2) Ad Valorem Taxes without redevelopment are assumed to decline by 5% of the base Ad Valorem Taxes each year for ten years.
- (3) Sales Taxes without redevelopment are assumed to decline by 10% of the base Sales Taxes each year for nine years.
- (4) Collections lag one year for Ad Valorem Taxes.
- (5) Taxable sales grow at a stabilized annual rate of 1.00%
- (6) These cost-benefit estimates were made based on projections of sales, property values and current tax levies
- (7) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Exhibit 7
Cost-Benefit Analysis
SB-40

		With Redevelopment			Without Redevelopment		
Year		Ad Valorem Taxes	Sales Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	Total Benefit
1	2022	\$ 2,430	\$ -	\$ 2,430	\$ 2,430	\$ -	\$ 2,430
2	2023	\$ 2,583	\$ -	\$ 2,583	\$ 2,308	\$ -	\$ 2,308
3	2024	\$ 10,510	\$ -	\$ 10,510	\$ 2,187	\$ -	\$ 2,187
4	2025	\$ 10,616	\$ -	\$ 10,616	\$ 2,065	\$ -	\$ 2,065
5	2026	\$ 10,616	\$ -	\$ 10,616	\$ 1,944	\$ -	\$ 1,944
6	2027	\$ 10,722	\$ -	\$ 10,722	\$ 1,822	\$ -	\$ 1,822
7	2028	\$ 10,722	\$ -	\$ 10,722	\$ 1,701	\$ -	\$ 1,701
8	2029	\$ 10,829	\$ -	\$ 10,829	\$ 1,579	\$ -	\$ 1,579
9	2030	\$ 10,829	\$ -	\$ 10,829	\$ 1,458	\$ -	\$ 1,458
10	2031	\$ 10,937	\$ -	\$ 10,937	\$ 1,336	\$ -	\$ 1,336
11	2032	\$ 10,937	\$ -	\$ 10,937	\$ 1,215	\$ -	\$ 1,215
12	2033	\$ 11,047	\$ -	\$ 11,047	\$ 1,215	\$ -	\$ 1,215
13	2034	\$ 11,047	\$ -	\$ 11,047	\$ 1,215	\$ -	\$ 1,215
14	2035	\$ 11,157	\$ -	\$ 11,157	\$ 1,215	\$ -	\$ 1,215
15	2036	\$ 11,157	\$ -	\$ 11,157	\$ 1,215	\$ -	\$ 1,215
16	2037	\$ 11,269	\$ -	\$ 11,269	\$ 1,215	\$ -	\$ 1,215
17	2038	\$ 11,269	\$ -	\$ 11,269	\$ 1,215	\$ -	\$ 1,215
18	2039	\$ 11,381	\$ -	\$ 11,381	\$ 1,215	\$ -	\$ 1,215
19	2040	\$ 11,381	\$ -	\$ 11,381	\$ 1,215	\$ -	\$ 1,215
20	2041	\$ 11,495	\$ -	\$ 11,495	\$ 1,215	\$ -	\$ 1,215
21	2042	\$ 11,495	\$ -	\$ 11,495	\$ 1,215	\$ -	\$ 1,215
22	2043	\$ 11,610	\$ -	\$ 11,610	\$ 1,215	\$ -	\$ 1,215
23	2044	\$ 11,610	\$ -	\$ 11,610	\$ 1,215	\$ -	\$ 1,215
Total		\$ 237,648	\$ -	\$ 237,648	\$ 34,622	\$ -	\$ 34,622

Notes:

- (1) The Commercial levy is not captured as TIF PILOTS and will be disbursed to the appropriate jurisdiction however the Commercial levy is not included in the above analysis.
- (2) Ad Valorem Taxes without redevelopment are assumed to decline by 5% of the base Ad Valorem Taxes each year for ten years.
- (3) Sales Taxes without redevelopment are assumed to decline by 10% of the base Sales Taxes each year for nine years.
- (4) Collections lag one year for Ad Valorem Taxes.
- (5) Taxable sales grow at a stabilized annual rate of 1.00%
- (6) These cost-benefit estimates were made based on projections of sales, property values and current tax levies
- (7) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Exhibit 7
Cost-Benefit Analysis
School - Camdenton R-3

		With Redevelopment			Without Redevelopment		
Year		Ad Valorem Taxes	Sales Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	Total Benefit
1	2022	\$ 125,278	\$ -	\$ 125,278	\$ 125,278	\$ -	\$ 125,278
2	2023	\$ 129,223	\$ -	\$ 129,223	\$ 119,014	\$ -	\$ 119,014
3	2024	\$ 333,613	\$ -	\$ 333,613	\$ 112,750	\$ -	\$ 112,750
4	2025	\$ 336,322	\$ -	\$ 336,322	\$ 106,486	\$ -	\$ 106,486
5	2026	\$ 336,322	\$ -	\$ 336,322	\$ 100,222	\$ -	\$ 100,222
6	2027	\$ 339,059	\$ -	\$ 339,059	\$ 93,958	\$ -	\$ 93,958
7	2028	\$ 339,059	\$ -	\$ 339,059	\$ 87,695	\$ -	\$ 87,695
8	2029	\$ 341,823	\$ -	\$ 341,823	\$ 81,431	\$ -	\$ 81,431
9	2030	\$ 341,823	\$ -	\$ 341,823	\$ 75,167	\$ -	\$ 75,167
10	2031	\$ 344,615	\$ -	\$ 344,615	\$ 68,903	\$ -	\$ 68,903
11	2032	\$ 344,615	\$ -	\$ 344,615	\$ 62,639	\$ -	\$ 62,639
12	2033	\$ 347,435	\$ -	\$ 347,435	\$ 62,639	\$ -	\$ 62,639
13	2034	\$ 347,435	\$ -	\$ 347,435	\$ 62,639	\$ -	\$ 62,639
14	2035	\$ 350,283	\$ -	\$ 350,283	\$ 62,639	\$ -	\$ 62,639
15	2036	\$ 350,283	\$ -	\$ 350,283	\$ 62,639	\$ -	\$ 62,639
16	2037	\$ 353,159	\$ -	\$ 353,159	\$ 62,639	\$ -	\$ 62,639
17	2038	\$ 353,159	\$ -	\$ 353,159	\$ 62,639	\$ -	\$ 62,639
18	2039	\$ 356,065	\$ -	\$ 356,065	\$ 62,639	\$ -	\$ 62,639
19	2040	\$ 356,065	\$ -	\$ 356,065	\$ 62,639	\$ -	\$ 62,639
20	2041	\$ 358,999	\$ -	\$ 358,999	\$ 62,639	\$ -	\$ 62,639
21	2042	\$ 358,999	\$ -	\$ 358,999	\$ 62,639	\$ -	\$ 62,639
22	2043	\$ 361,962	\$ -	\$ 361,962	\$ 62,639	\$ -	\$ 62,639
23	2044	\$ 361,962	\$ -	\$ 361,962	\$ 62,639	\$ -	\$ 62,639
Total		\$ 7,567,559	\$ -	\$ 7,567,559	\$ 1,785,210	\$ -	\$ 1,785,210

Notes:

- (1) The Commercial levy is not captured as TIF PILOTS and will be disbursed to the appropriate jurisdiction however the Commercial levy is not included in the above analysis.
- (2) Ad Valorem Taxes without redevelopment are assumed to decline by 5% of the base Ad Valorem Taxes each year for ten years.
- (3) Sales Taxes without redevelopment are assumed to decline by 10% of the base Sales Taxes each year for nine years.
- (4) Collections lag one year for Ad Valorem Taxes.
- (5) Taxable sales grow at a stabilized annual rate of 1.00%
- (6) These cost-benefit estimates were made based on projections of sales, property values and current tax levies
- (7) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Exhibit 7
Cost-Benefit Analysis
Senior Citizen

		With Redevelopment			Without Redevelopment		
Year		Ad Valorem Taxes	Sales Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	Total Benefit
1	2022	\$ 1,940	\$ -	\$ 1,940	\$ 1,940	\$ -	\$ 1,940
2	2023	\$ 2,001	\$ -	\$ 2,001	\$ 1,843	\$ -	\$ 1,843
3	2024	\$ 5,167	\$ -	\$ 5,167	\$ 1,746	\$ -	\$ 1,746
4	2025	\$ 5,209	\$ -	\$ 5,209	\$ 1,649	\$ -	\$ 1,649
5	2026	\$ 5,209	\$ -	\$ 5,209	\$ 1,552	\$ -	\$ 1,552
6	2027	\$ 5,251	\$ -	\$ 5,251	\$ 1,455	\$ -	\$ 1,455
7	2028	\$ 5,251	\$ -	\$ 5,251	\$ 1,358	\$ -	\$ 1,358
8	2029	\$ 5,294	\$ -	\$ 5,294	\$ 1,261	\$ -	\$ 1,261
9	2030	\$ 5,294	\$ -	\$ 5,294	\$ 1,164	\$ -	\$ 1,164
10	2031	\$ 5,337	\$ -	\$ 5,337	\$ 1,067	\$ -	\$ 1,067
11	2032	\$ 5,337	\$ -	\$ 5,337	\$ 970	\$ -	\$ 970
12	2033	\$ 5,381	\$ -	\$ 5,381	\$ 970	\$ -	\$ 970
13	2034	\$ 5,381	\$ -	\$ 5,381	\$ 970	\$ -	\$ 970
14	2035	\$ 5,425	\$ -	\$ 5,425	\$ 970	\$ -	\$ 970
15	2036	\$ 5,425	\$ -	\$ 5,425	\$ 970	\$ -	\$ 970
16	2037	\$ 5,470	\$ -	\$ 5,470	\$ 970	\$ -	\$ 970
17	2038	\$ 5,470	\$ -	\$ 5,470	\$ 970	\$ -	\$ 970
18	2039	\$ 5,515	\$ -	\$ 5,515	\$ 970	\$ -	\$ 970
19	2040	\$ 5,515	\$ -	\$ 5,515	\$ 970	\$ -	\$ 970
20	2041	\$ 5,560	\$ -	\$ 5,560	\$ 970	\$ -	\$ 970
21	2042	\$ 5,560	\$ -	\$ 5,560	\$ 970	\$ -	\$ 970
22	2043	\$ 5,606	\$ -	\$ 5,606	\$ 970	\$ -	\$ 970
23	2044	\$ 5,606	\$ -	\$ 5,606	\$ 970	\$ -	\$ 970
Total		\$ 117,208	\$ -	\$ 117,208	\$ 27,650	\$ -	\$ 27,650

Notes:

- (1) The Commercial levy is not captured as TIF PILOTS and will be disbursed to the appropriate jurisdiction however the Commercial levy is not included in the above analysis.
- (2) Ad Valorem Taxes without redevelopment are assumed to decline by 5% of the base Ad Valorem Taxes each year for ten years.
- (3) Sales Taxes without redevelopment are assumed to decline by 10% of the base Sales Taxes each year for nine years.
- (4) Collections lag one year for Ad Valorem Taxes.
- (5) Taxable sales grow at a stabilized annual rate of 1.00%
- (6) These cost-benefit estimates were made based on projections of sales, property values and current tax levies
- (7) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

EXHIBIT 8

**EVIDENCE OF BUT-FOR: OPERATING PRO-FORMAS WITH
AND WITHOUT TAX INCREMENT FINANCING**

See Following Page

Exhibit 8

Evidence of "But For" - Economic Feasibility Analysis

BUDGET SUMMARY	
Acquisition Cost	\$ 12,000,000
Building Construction	\$ 113,859,091
Tenant Improvements & FFE	\$ 25,985,797
General Conditions	\$ 250,000
Site Construction	\$ 7,770,000
Professional Services (Eng/Arch/Legal/Consult/Other)	\$ 4,480,000
Commissions & Marketing	\$ 3,544,487
Financing & Interest Carry	\$ 5,080,500
Development Costs	\$ 5,464,487
Contingency	\$ 7,611,425
TOTAL DEVELOPMENT COSTS	\$ 186,045,787
Less: Costs By Others	\$ (71,291,550)
Less: Ch.100 Sales Tax Exemption on Materials	\$ (2,947,989)
TOTAL DEVELOPER COSTS	\$ 111,806,248

STABILIZED OPERATING PROFORMA	
Gross Revenue	
Potential Net Rent	\$ 5,711,308
Effective Gross Revenue	\$ 5,711,308
Operating Expenses	
Management	\$ 166,199
Miscellaneous Expense	\$ 35,746
Vacancy Allowance	\$ 171,339
Total Operating Expenses	\$ 373,285
Net Operating Income	\$ 5,338,023

CASHFLOW	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CASHFLOW											
Net Operating Income (NOI)	\$ 1,110,447	\$ 2,329,801	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023
SOURCES / USES											
Uses											
Total Development Costs	\$ 111,806,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Releasing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,936,550
Total Uses	\$ 111,806,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,936,550
Sources											
Public Finance Proceeds	\$ 64,401,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pad Sale Proceeds	\$ 2,304,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Capital	\$ 45,100,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,936,550
Total Sources	\$ 111,806,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,936,550
REVERSION											
Net Reversion on Proceeds (x% Net Cap Rate)	9.00%										\$ 59,311,372
Sales Costs	4.00%										\$ (2,372,455)
UNLEVERAGED CASH FLOW ANALYSIS (i.e. Before Debt)											
Cash Flows with No Economic Development Incentives	\$ (108,391,802)	\$ 2,329,801	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 53,340,391
Internal Rate of Return (IRR)	-1.22%										
Cash Flows with Economic Development Incentives	\$ (43,989,919)	\$ 2,329,801	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 5,338,023	\$ 53,340,391
Internal Rate of Return (IRR)	11.60%										

EXHIBIT 9
EXISTING CONDITIONS STUDY (BLIGHT STUDY)

[DUE FROM STERRETT URBAN – 4/13]

See Following Pages

EXHIBIT 10

EVIDENCE OF COMMITMENTS TO FINANCE

[BANK LETTER IN PROGRESS – EXPECTED BEFORE 4/8]

See Following Page

EXHIBIT 11
RELOCATION ASSISTANCE PLAN &
ROSTER OF DISPLACED OCCUPANTS & BUSINESSES

See Following Pages

EXHIBIT 11
RELOCATION ASSISTANCE PLAN &
ROSTER OF DISPLACED OCCUPANTS AND BUSINESSES

This Relocation Plan governs relocation assistance which shall be paid in conjunction with implementation of the TIF Plan as required by the Act. Under Missouri law, any municipality utilizing the redevelopment tools provided under Chapter 99, RSMo., for redevelopment activities which cause displacement must adopt by rule or ordinance a relocation policy which meets the requirements set forth in Section 523.200-215 RSMo., (the “Relocation Statute”). This Relocation Plan is intended to comply with the minimum statutory requirements of the Relocation Statute which is incorporated herein.

A. **Definitions.** The following terms shall have the meanings set forth below for purposes of this Relocation Plan. Capitalized terms not otherwise defined in this Relocation Plan shall have the meaning set forth in the TIF Plan.

(i) **Business:** Any lawful activity that is conducted: (a) primarily for the purchase, sale or use of personal or real property or for the manufacture, processing or marketing of products or commodities; or (b) primarily for the sale of services to the public.

(ii) **Decent, Safe and Sanitary Dwelling:** A dwelling that meets applicable housing and occupancy codes. The dwelling shall:

- (a) Be structurally sound, weathertight and in good repair;
- (b) Contain a safe electrical wiring system;
- (c) Contain an adequate heating system;
- (d) Be adequate in size with respect to the number of rooms needed to accommodate the displaced person; and
- (e) For a handicapped person, be free of any barriers which would preclude reasonable ingress, egress or use of the dwelling;

(iii) **Displaced Person:** Any person that moves from the real property, which is within the Redevelopment Area, or moves such Person’s personal property from real property, which is within the Redevelopment Area, permanently and voluntarily as a direct result of the acquisition, rehabilitation or demolition of, or the written notice of intent to acquire, such real property, in whole or in part, for a public purpose. No person who moves from real property within the Redevelopment Area prior to the acquisition of such real property by Redeveloper, nor any person who moves from real property within the Redevelopment Area at any time as the result of the termination or expiration of such person's lease or other right of occupancy shall be a Displaced Person.

(iv) **Eligible Displaced Person:** Any Displaced Person who occupied the real property to be acquired for not less than 90 days prior to the Initiation of Negotiations and who is required to vacate such real property.

(v) **Handicapped Displaced Person:** Any Displaced Person who is deaf, legally blind or orthopedically disabled to the extent that acquisition of another residence presents a

greater burden than other persons would encounter or to the extent that modifications to the replacement residence would be necessary.

(vi) **Initiation of Negotiations:** The delivery of the initial written offer of just compensation by the acquiring entity, to the owner of the real property, to purchase such real property for a Redevelopment Project, or the notice to the Person that he will be displaced by rehabilitation or demolition.

(vii) **Person:** Any individual, family, partnership, corporation or association that has a legal right to occupy the property.

(viii) **Referral Site Notice:** The written notice of referral sites to be provided to Displaced Persons by the City pursuant to Section D of this Relocation Plan.

(ix) **Relocation Payment:** The payment to be made by the City or its agent to an Eligible Displaced Person pursuant to Section F of this Relocation Plan.

(x) **TIF Plan:** The Osage Beach Outlet Mall Tax Increment Financing Redevelopment Plan.

- B. **Availability of Relocation Assistance.** All Eligible Displaced Persons shall have the right to receive relocation assistance in accordance with the terms of this Relocation Plan. In no event shall relocation assistance be provided to any Person who purposely resides or locates such Person's Business in the Redevelopment Area solely for the purpose of obtaining relocation benefits.
- C. **Notice to Vacate.** Every Displaced Person shall be given by the Redeveloper or its agent a written notice to vacate not less than 90 days prior to the date such Displaced Person is required to vacate its premises.
- D. **Referrals.** The Redeveloper or its agent shall provide each Displaced Person occupying a residence in the Redevelopment Area with written notice of a minimum of three Decent, Safe and Sanitary Dwelling referrals and each Displaced Person operating a Business in the Redevelopment Area with written notice of a minimum of three suitable referral sites for such Business. The Referral Site Notice shall be provided to each Handicapped Displaced Person 90 days prior, and to each other Displaced Person 60 days prior, to the date such Displaced Person is required to vacate its respective premises. The Redeveloper or its agent shall make arrangements for transportation for Displaced Persons to inspect referral sites upon receipt of a written request from such Displaced Person for transportation addressed to the Redeveloper.
- E. **Notice of Relocation Plan.** Concurrently with the provision of a Referral Site Notice, all Displaced Businesses and Persons shall be notified in writing of the availability of such relocation payments and assistance. Such notice shall include a general description of the Eligible Displaced Person's potential rights and benefits if they are displaced, their eligibility for relocation assistance, and the nature of that assistance. Notices shall include

(1) a general information notice that shall be issued at the approval and selection of a designated redeveloper and shall inform residential and nonresidential owners and occupants of a potential project, including the potential acquisition of the property; and, (2) a notice of relocation eligibility that shall be issued as soon as feasible after the execution of the redevelopment agreement and shall inform residential and nonresidential occupants within the project area who will be displaced of their relocation assistance and nature of that assistance, including ninety days advance notice of the date the occupants must vacate.

F. **Relocation Payments.** Each Eligible Displaced Person shall be entitled to the following Relocation Payment from the Redeveloper or its agent:

(i) **Residential Displaced Persons.** Each Eligible Displaced Person occupying a residence in the Redevelopment Area shall be provided with, at the option of such Eligible Displaced Person, either: (a) a \$1,000 fixed payment; or (b) actual reasonable costs of relocation, including actual moving costs, utility deposits, key deposits, storage of personal property up to one month, utility transfer and connection fees and other initial rehousing deposits, including first and last month's rent and security deposit, but shall not include the cost of replacement property or any capital improvements thereto. Each such Eligible Displaced Person must elect one of the foregoing payment options and give notice of such election to the Redeveloper not less than 30 days prior to the date such Displaced Person is required to vacate its premises.

(ii) **Displaced Businesses.** Each Eligible Displaced Person operating a Business located in the Redevelopment Area shall be provided with, at the option of such Eligible Displaced Person, either: (a) a three thousand dollar (\$3,000) fixed moving expense payment and up to an additional ten thousand dollars (\$10,000) for reestablishment expenses. Reestablishment expenses are limited to costs incurred for physical improvements to the replacement property to accommodate the particular business at issue; or (b) actual costs of moving including costs for packing, crating, disconnection, dismantling, reassembling and installing all personal equipment and costs for relettering similar signs and similar replacement stationery, and up to an additional ten thousand dollars (\$10,000) for reestablishment expenses. Reestablishment expenses are limited to costs incurred for physical improvements to the replacement property to accommodate the particular business at issue.

G. **Special Needs.** Any Displaced Person who believes that such Displaced Person has any special needs as the result of such Displaced Person's income, age, size of family, nature of business, availability of suitable replacement facilities and vacancy rates of affordable facilities may advise the Redeveloper of such needs and such needs shall be given specific consideration with respect to the relocation benefits offered to such Displaced Person. To notify the Redeveloper of such special needs, the Displaced Person having such needs must deliver written notice to the Redeveloper. Such notice shall identify the special needs and the basis of the special need. The Redeveloper reserves the right to require from any Displaced Person claiming special needs, reasonable evidence of the alleged facts upon which a claim for special needs is based (by way of example, copies of income tax returns

if income is an issue).

- H. **Deadline for Claims and Payments.** All claims for Relocation Payments shall be filed by the Displaced Person with the Redeveloper within six months after: (a) for tenants, the date of displacement; or (b) for owners, the date of displacement or the final payment for the acquisition of the real property, whichever is later. Payment for a satisfactory claim for Relocation Payments shall be made by the Redeveloper or its agent within 30 days following the Redeveloper's or its agent's receipt of sufficient documentation to support the claim.
- I. **Advance Payment.** If an Eligible Displaced Person demonstrates the need for an advance payment of the Relocation Payment in order to avoid or reduce a hardship, the Redeveloper or its agent shall issue the Relocation Payment subject to such safeguards as the Redeveloper may reasonably establish and are appropriate to ensure that the objective of the Relocation Payment is accomplished.
- J. **Waiver of Payment.** Any Eligible Displaced Person, who is also the owner or tenant of the applicable real property, may waive Relocation Payments as part of the negotiations for acquisition of the real property or leasehold interest owned by such Eligible Displaced Person. Such waiver shall be in writing, shall disclose the Eligible Displaced Person's knowledge of the provisions of this Relocation Plan and Section 523.205 of the Revised Statutes of Missouri and knowledge of entitlement to Relocation Payments under this Relocation Plan, and shall be filed with the Redeveloper.
- K. **Reports.** The Redeveloper shall prepare, or cause to be prepared, and file with the City a report, which shall include, but not be limited to the following:
- (i) the addresses of all occupied residential buildings and structures within the Redevelopment Area;
 - (ii) the name and addresses of all Displaced Persons;
 - (iii) specific relocation payments made to each Displaced Person; and
 - (iv) a sample form of all notices provided to each Displaced Person.
- L. **Amendment.** In the event that a court of competent jurisdiction determines that this Relocation Plan does not satisfy the minimum requirements of Section 523.205 of the Revised Statutes of Missouri and/or the Act, then this Relocation Plan shall be automatically and retroactively amended to the minimum extent necessary to bring this Relocation Plan in conformity with the minimum requirements of Section 523.205 of the Revised Statutes of Missouri and/or the Act.

EXHIBIT 12

AFFIDAVIT

See Following Pages

EXHIBIT 13

ESTIMATED REDEVELOPMENT SCHEDULE

	Estimated Commencement	Estimated Completion
Redevelopment	2022	2023 - 2025



Legend:

- CID & TDD Boundary
- RDA Boundary
- RPA Boundary

OSAGE BEACH OUTLET MALL TIF DRAFT REDEVELOPMENT PLAN ANALYSIS April 19, 2022
Supplement to Resolution 2022-01 Summary Sheet April 21, 2022 Board of Aldermen Meeting

City TIF Policy and Process Summary; City of Osage Beach TIF Application Procedures, Policy Considerations, and Application Adopted/Last Revised September 6, 2018

	<u>Completed</u>	<u>Meets Current Policy</u>	<u>Comments</u>
1. An Application is submitted by private developer applicant to City Administrator or his or her designee.	Partial	No	Completed <i>Application</i> has not been received in format outlined in TIF Policy. <i>Draft Osage Beach Outlet Mall TIF Redevelopment Plan</i> received by City April 1, 2022 ; Exhibits and other information incomplete in received draft.
<i>Application Policy Items:</i>			
a. Application Fee	Yes	Yes	
b. General Description	Partial	No	No major tenant prospect identified
c. Legal Descriptions	No	TBD	No legal descriptions provided
d. Project is Equitable to the City as a whole	Partial	TBD	
e. Blight Determination	Yes	Yes	Blight Study Received April 14, 2022
f. 50% PILOTS (Payments in Lieu of Taxes) surplus & available	Yes	Yes	
g. 'But For' Explanation	Yes	Yes	TBD if sufficient and complete; PGAV
h. Debt Coverage Factor at least 1.25x	Partial	TBD	PGAV
i. 15% Threshold	Yes	No	Ask from public is 34%; includes all assistance requested
j. Financial Ability to Complete & Operate Project	No	TBD	PGAV
k. Equity Contribution at least 15%	No	TBD	PGAV
l. Wages Above Market	No	TBD	
m. Length of Term	Partial	No	Not more than 15 years preferred
n. Prevailing Wage	No	TBD	
o. Market Analysis	No	TBD	PGAV
p. 50% Retail Committed	No	TBD	Gilmore Bell
q. Accountabilities Measures	No	TBD	
r. Financial Commitments	No	TBD	Gilmore Bell / PGAV
s. Phased Construction vs. Non-phased	No	TBD	
t. Business Types/Major Tenants	No	TBD	
u. Relocation Justification	Yes	Yes	
2. City Staff will review the Application and determine whether the Application is complete and whether the proposed project is eligible under the City's policy and the TIF Act.	No	--	In process; Waiting on Completed Application
3. Within 30 days after the filing of the Application, the City staff will report to the Board of Aldermen its advice whether or not to refer the Application to the TIF Commission for consideration and enter into a funding agreement with the private developer applicant. The funding agreement sets out the developer's responsibility for paying the City's costs for expert legal counsel and financial consultants.	Partial	TBD	Funding Agreement Approved by the Board of Aldermen - March 3, 2022; Draft Redevelopment Plan does not identify developer. Submission not complete; no TIF Application per policy. Additional analysis - Gilmore Bell contracted for legal services March 3, 2022; financial analysis TBD.

Continued - - OSAGE BEACH OUTLET MALL TIF DRAFT REDEVELOPMENT PLAN ANALYSIS April 19, 2022
Supplement to Resolution 2022-01 Summary Sheet April 21, 2022 Board of Aldermen Meeting

4. If the Board of Aldermen refers the Application to the TIF Commission, the TIF Commission will conduct a hearing on the proposed Redevelopment Plan in accordance with requirements of the TIF Act.	TBD	Board Referral to TIF Commission on April 21, 2022 Board of Aldermen Meeting Agenda
5. The TIF Commission will make a recommendation to the Board of Aldermen to either approve or deny the Redevelopment Plan. The TIF Commission may recommend changes or conditions for approval of the Redevelopment Plan.	TBD	TIF Commission tentative June 6, 2022 pending Board of Aldermen approval.
6. The City will consider an Ordinance making necessary findings and approving the Redevelopment Plan and a Redevelopment Agreement.	TBD	
7. Execution of the Redevelopment Agreement between the City and Applicant.	TBD	

<u>TIF Plan Draft vs 99.810 RSMo</u>	<u>Completed</u>	<u>Comments</u>
General Description	Partial	No major tenant prospect identified
Estimated Redevelopment Project Costs	Partial	totals only no detail on how costs are distributed between public and private investment; Exhibit 4 lacks details
Sources of Funds	Partial	list only public assistance no detail as to private investment
Financial Commitments	No	expected 4/8 not received as of 4/19
Types and Terms of Sources of Funds	Partial	Ex 6 describes public investment only
Types and Terms of Obligations Issued	Partial	Ex 6 bonds from public assistance no detail
Most Recent EAV (Equalized Assessed Valuation) of Property	Yes	Ex 5 page 5-2
Estimate EAV After Completion	Yes	Ex 5 page 5-3 check with Gilmore Bell
General Land Uses	Partial	Ex 3 vague ask Gilmore Bell
Blighted Area	Yes	Ex 7 blight study received as of 4/14
Developer's Affidavit	No	Ex 8 not received/Gilmore Bell may have
Conform to Comprehensive Plan	Yes	City Planner's Statement
Project Completion Dates	Partial	need dates certain not just years
Date of Retirement of Debt	Partial	not clear appears the plan presumes 23 years
Relocation Assistance	Yes	Ex 10
Cost/Benefit Analysis	Yes	original IRR draft Ex 7 appears ok need PGAV evaluation

**Continued - - OSAGE BEACH OUTLET MALL TIF DRAFT REDEVELOPMENT PLAN ANALYSIS April 19, 2022
Supplement to Resolution 2022-01 Summary Sheet April 21, 2022 Board of Aldermen Meeting**

ADDITIONAL POLICY CONSIDERATIONS

<u>Questions</u>	<u>Comments</u>
Impact of Debt vs 'Pay as You Go'	What is different to require debt here
Identify costs intended to be paid by Bonds issued by the GIF (General Improvement Fee)	
15% assistance limit	Ask from public is 34%; includes all assistance requested
Control of TDD and CID	when to raise this issue
Identify Spending to be paid by CID, TDD	
School district's concern about new residential	Schools want all their tax for new residential, city has agreed in past
Creation of an IDA (Industrial Development Authority)	Dan Lowe mentioned this for the bonds
Accountability Mechanisms for Jobs & Tax Revenue	if bonds, and we lose leverage need ability to enforce performance
Information concerning number types and average wages for the jobs to be creates	
Difference between RPA (Redevelopment Project Area) 1 and RPA 5?	
How do we ensure the entire project is built?	phased construction hard to enforce after paying out bond proceeds
TDD and CID impacting non owned properties	check with current owners
City preference for 15 year TIF Payout	Draft plan appears to be 23 years
Identifying Reimbursable Project Costs of Public Benefit	

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Mike Welty, Assistant City Administrator
Presenter: Mike Welty, Assistant City Administrator

Agenda Item:

Bill 22-21 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Contrete Solution for the East Osage Beach Parkway sidewalk improvement projects and 5481 Osage Beach Parkway Driveway Project for an amount not to exceed \$397,999. *First Reading*

Requested Action:

First Reading of Bill #22-21

Ordinance Referenced for Action:

Board of Aldermen approval is 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 approved so we can have the contractor begin work over the summer.

Budgeted Item:

Yes

Budget Line Information (if applicable):

Budget Line Item/Title: 20-00-773211 Sidewalk Improvements - OB Pkwy

FY2022 Budgeted Amount:	\$ 469,500
FY2022 Expenditures to Date (04/06/22):	(\$ 35,361)
FY2022 Available:	\$ 434,140
 FY2022 Requested Amount:	 \$ 397,999

Department Comments and Recommendation:

This project was bid out in late February and the bid opening took place on March 24th. In order to try and get a better price for this work, we combined three similar projects together. Those three projects are the OB Pkwy Sidewalk Improvements Hwy D to Goldie Pearl (OBSRD 100% funded), OB Pkwy Sidewalk Improvements East Outlet Mail

Entrance to Lakeview Drive (OBSRD partial (2/3rd) Funded), and the OB Parkway Sidewalk Improvements (Westside Pkwy driveway improvements - 5481 Osage Beach Parkway).

The City received 4 bids for these projects and the low bid was from Concrete Solutions for \$397,999.00. The bid tab is attached. The City has worked with Concrete Solutions previously. They were the contractor that completed the Dude Ranch Sidewalk Improvements project for the City in 2019/2020. I did also check their references and found no problems.

OB Pkwy Sidewalk Improvements Hwy D to Goldie Pearl (OBSRD 100% funded)

Budget = \$140,500

Low bidder = \$114,802.50

OB Pkwy Sidewalk Improvements East Outlet Mail Entrance to Lakeview Drive (OBSRD partial (2/3rd) Funded)

Budget = \$329,000

Low Bidder = \$251,996.50

OB Parkway Sidewalk Improvements (Westside Pkwy driveway improvements - 5481 Osage Beach Parkway).

Note: This project was budgeted to take place in 2021. The \$110,000 budget for this project included 12 driveways, but in the end we only had one property owner that wanted to move forward. At the end of 2021, we did bid this out and tried to get the one driveway done. Cochran Engineering estimated the cost to repair one driveway was \$17,205. We received one bid at that time for \$34,320 and the Board decided to reject that bid and rebid the project in 2022.

Budget (2021) = \$110,000

Low Bidder = \$31,200

The low bidder for this project, Concrete Solutions, has provided a combined bid that is under budget overall. The 2 sidewalk projects on the east side of town are under budget and they offset the driveway project on the west side of town that is over budget.

Some of the engineering for this project was not completed prior to the end of the year, therefore a 9,000 budget amendment will be necessary to carry forward monies allocated in 2021 to the 2022 budget. A budget amendment to cover this overage will follow this agenda item.

The timeline for this project calls for 120 consecutive days of work and the contractor will begin the work in mid-July. Traffic control is included in this contract.

I recommend approval.

City Attorney Comments:

Per City Code 110.230, Bill 22-21 is in correct form.

City Administrator Comments:

I concur with the department's recommendation. As stated by the department, the

driveway replacement project was budgeted in 2021 and due to timing, was expected to be carried over by way of a budget amendment into the 2022 budget as work carried over into 2022; however, due to the total requested bid approval for all three as a combined project, no budget amendment for said carry over portion is needed at this time.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONSTRUCTION CONTRACT WITH CONCRETE SOLUTION FOR THE EAST OSAGE BEACH PARKWAY SIDEWALK IMPROVEMENTS PROJECTS AND 5481 OSAGE BEACH PARKWAY DRIVEWAY PROJECT IN AN AMOUNT NOT EXCEED \$397,999.00.

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

Section 1. The Board of Aldermen hereby authorizes the Mayor to execute on behalf of the City a Construction Contract with Concrete Solutions., under substantially the same or similar terms and conditions as set forth in “Exhibit A”.

Section 2. Total expenditures or liability authorized under this Ordinance shall not exceed Three Hundred Ninety-Seven Thousand, Nine Hundred Ninety-Nine Dollars. (397,999.00)

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:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.21 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. 22.21.

Date

Michael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk

"EXHIBIT A"

East Osage Beach Parkway Sidewalk Improvements
Osage Beach Parkway Sidewalks
5481 Osage Beach Parkway Driveway

AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the **City of Osage Beach**, Party of the First Part and hereinafter called the **Owner**, and **Concrete Solutions** a Limited Liability Corporation of the State of Missouri. Party of the Second Part and hereinafter called the **Contractor**.

WITNESSETH:

THAT WHEREAS, the City of Osage Beach has caused to be prepared, in accordance with law, specifications, plans, and other contract documents for the work herein described and has approved and adopted said documents, and has caused to be published, in the manner and for the time required by law, an advertisement for and in connection with the construction of the improvements, complete, in accordance with the contract documents and the said plans and specifications; and

WHEREAS, the Contractor, in response to such advertisement, has submitted to the Owner, in the manner and at the time specified, a sealed bid in accordance with the terms of said advertisement;

WHEREAS, the Owner, in the manner prescribed by law, has publicly opened, examined and canvassed the bids submitted in response to the published advertisement therefor, and as a result of such canvass has determined and declared the aforesaid Contractor to be the lowest responsive and responsible Bidder for the said work and has duly awarded to the said Contractor a contract therefor, for the sum or sums named in the Contractor's bid, a copy thereof being attached to and made a part of this contract.

NOW, THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreements herein contained, the Parties to these presents have agreed and hereby agree, the Owner for itself and its successors, and the Contractor for its, his, or their executors and administrators, as follows:

ARTICLE I. That the Contractor shall (a) furnish all tools, equipment, supplies, superintendence, transportation, and other construction accessories, services and facilities; (b) furnish all materials, supplies and equipment specified and required to be incorporated in and form a permanent part of the completed work except the items specified to be furnished by the Owner; (c) provide and perform all necessary labor; and (d) in a good, substantial, and workmanlike manner and in accordance with the provisions of the General Conditions and Supplementary Conditions of this contract which are attached hereto and make a part hereof, and in conformance with the contract plans and specifications designated and identified therein, execute, construct, and complete all work included in and covered by the Owner's official award of this contract to the said Contractor, such award being based on the acceptance by the Owner of the Contractor's bid for the construction of the improvements.

ARTICLE II. That the Contractor shall construct, complete as designated and described in the foregoing Bid Form and attached specifications and in accordance with the Advertisement for Bids, Instructions to Bidders, Bid Form, Bonds, General Conditions, Supplementary Conditions, detailed specifications, job special provisions, plans, addenda, and other component parts of the contract documents hereto attached, all of which documents form the contract and are fully a part hereto as if repeated verbatim here.

ARTICLE III. That the Owner shall pay to the Contractor for the performance of the work described as follows:

East Osage Beach Parkway Sidewalk Improvements
Osage Beach Parkway Sidewalks
5481 Osage Beach Parkway Driveway Improvements

and the Contractor will accept as full compensation thereof, the sum (subject to adjustment as provided by the contract) of **Three Hundred Ninety-Seven Thousand Ninety Hundred and Ninety-Nine Dollars (\$397,999.00)** for all work covered by and included in the contract award and designated in the foregoing Article I. Payment therefor shall be made in the manner provided in the General Conditions and Supplementary Conditions attached hereto.

ARTICLE IV. That the Contractor shall begin assembly of materials and equipment within fifteen (15) days after receipt from the Owner of executed copies of the contract and that the Contractor shall complete said work within

East Osage Beach Parkway Sidewalk Improvements
Osage Beach Parkway Sidewalks
5481 Osage Beach Parkway Driveway

One Hundred and Twenty (120) consecutive calendar days from the thirtieth day after the Effective Date of the agreement, or if a Notice to Proceed is given, from the date indicated in the Notice to Proceed.

Owner and Contractor recognize time is of the essence of this agreement and that Owner will suffer financial loss if the work is not completed within the time specified above, plus any extensions thereof allowed in allowance with Article 11 of the General Conditions. Owner and Contractor agree that as liquidated damages for delay, but not as a penalty, Contractor shall pay Owner Five Hundred dollars (\$ 500.00) for each and every calendar day of each section that expires following the time specified above for completion of the work.

ARTICLE V. This Agreement will not be binding and effective until signed by the Owner.

IN WITNESS WHEREOF, the Parties hereto have executed this contract as of the day and year first above written.

SIGNATURE:

ATTEST:

Owner, Party of the First Part

City Clerk

By _____
Name and Title

(SEAL)

LICENSE or CERTIFICATE NUMBER, if applicable _____

SIGNATURE OF CONTRACTOR:

IF AN INDIVIDUAL OR PARTNERSHIP

Contractor, Party of the Second Part

By _____
Name and Title

IF A CORPORATION

ATTEST:

Contractor, Party of the Second Part

Secretary

By _____
Name and Title

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

On This _____ day of _____, 20____, before me appeared _____
to me personally known who, being by me duly sworn, did say that he is the _____ of _____
and that the seal affixed to said instrument is the corporate seal
of said corporation by authority of its board of directors, and said _____ acknowledged
said instrument to be the free act and deed of said corporation.

(SEAL)

My commission Expires: _____

Notary Public Within and For Said County and State

East Osage Beach Parkway Sidewalk Improvements
Osage Beach Parkway Sidewalks
5481 Osage Beach Parkway Driveway

REVISED BID FORM ADDENDUM 1

To: Honorable Mayor and Board of Aldermen
City of Osage Beach, Missouri

Gentlemen:

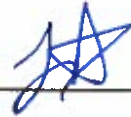
THE UNDERSIGNED BIDDER, having examined the Instructions to Bidders, Contract Forms, Drawings, Specifications, Job Special Provisions, General Conditions, Supplementary Conditions, and other related Contract Documents attached hereto and referred to herein, and any and all Addenda thereto; the location, arrangement, and construction of existing railways, highways, streets, roads, structures, utilities, and facilities which affect or may be affected by the Work; the topography and condition of the site of the Work; and being acquainted with and fully understanding (a) the extent and character of the Work covered by this Bid Form; (b) the location, arrangement, and specified requirements of and for the proposed structures and miscellaneous items of Work appurtenant thereto; (c) the nature and extent of the excavations to be made, and the type, character and general condition of the materials to be excavated; (d) the necessary handling and rehandling of excavated materials; (e) all existing and local conditions relative to construction difficulties and hazards, labor, transportation, hauling, trucking and rail delivery facilities; and (f) all local conditions, laws, regulations, and all other factors and conditions affecting or which may be affected by the performance of the Work required by the Contract Documents.

HEREBY PROPOSE and agrees, if this Bid is accepted, to enter into agreement in the form attached hereto, and to perform all Work and to furnish all required materials, supplies, equipment, tools and plant; to perform all necessary labor; and to construct, install, erect and complete all Work stipulated in, required by, in accordance with the Contract Documents and other terms and conditions referred to therein (as altered, amended, or modified by any and all Addenda thereto) for the total bid price.

Bidder hereby agrees to commence Work under this Contract on the thirtieth day after the Effective Date of the Agreement or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within thirty days after the Effective Date of the Agreement.

Bidder acknowledges receipt of the following Addenda, which have been considered in the preparation of this Bid:

No. 1
No. _____

Dated 3/24/22 
Dated _____

Bidder agrees, if the bid is accepted, to perform all the work described in the Project Manual including all Addenda, for the following prices.

(See next page for Bid Form)

East Osage Beach Parkway Sidewalk Improvements
Osage Beach Parkway Sidewalks
5481 Osage Beach Parkway Driveway

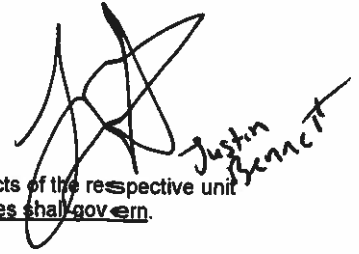
Justin Bennett

Each bidder shall specify a unit price for each of the separate items listed. The bidder shall show the products of the respective unit prices and quantities in the column provided. In cases of errors or discrepancies in extensions, the unit prices shall govern.

PART A: EAST OSAGE BEACH PARKWAY SIDEWALK IMPROVEMENTS

Bid No.	Spec. No.	Description	Unit	Quantity	Unit Cost	Extended Cost
1	2022010	Removal of Improvements	LS	1	10,000.00	10,000.00
2	2038000	Earthwork	STA	16.0	1250.00	20,000.00
3	5021100	Concrete Pavement (8") Non-Reinforced	SY	67	100.00	6700.00
4	6081012	Detectable Warning Device	SF	85	30.00	2550.00
5	6083006	Concrete Island, 6"	SF	544	10.00	5440.00
6	6085000	Concrete Approach, 7" (Remove and Replace)	SF	3,538	12.00	42456.00
7	6086000	Concrete Sidewalk, 4" Reinforced (Remove and Replace)	SF	6,856	7.00	46992.00
8	6091012	Concrete Vertical Curb, 6"	LF	218	25.00	5450.00
9	6091012	Concrete Vertical Curb, 12"	LF	122	30.00	3660.00
10	6091053	Concrete Curb and Gutter (Remove and Replace, includes aggregate base)	LF	55	40.00	2200.00
11	6161000	Traffic Control	LS	1	1500.00	1500.00
12	6161025	Channelizers (Trimline)	EA	50	15.00	750.00
13	6181000	Mobilization	LS	1	19798.00	19798.00
14	6205901A	Pavement Marking 4" - White/Yellow (High Build Waterborne)	LF	30	10.00	300.00
15	6201012	Pavement Marking 12" - White (Preformed Thermoplastic)	LF	367	11.00	4037.00
16	6201015	Pavement Marking 24" - White (Preformed Thermoplastic)	LF	60	35.00	2100.00
17	6201021	Pavement Marking Turn Lane Arrow (Preformed Thermoplastic)	EA	1	325.00	325.00
18	6201027	Pavement Marking Turn & Through Lane Combination Arrow (Preformed Thermoplastic)	EA	1	650.00	650.00
19	8031000	Sodding	SY	750	15.00	11250.00
20	8061019	Silt Fence	LF	930	4.00	3720.00
21	JSP	Aluminum Pedestrian Guardrail 42" (Black)	LF	162	81.00	13122.00
22	9020811	Signal Head, Type 1S, Pedestrian (includes Visors and Brackets)	EA	2	1200.00	2400.00
23	9022708	Post, Signal, 8 Foot, with Type C Concrete Base	EA	1	3800.00	3800.00
24	9024920	Detecter, Pushbutton (includes any extensions necessary)	EA	2	1000.00	2000.00
25	9028308	Cable, 16 AWG 2 Conductor	LF	285	1.90	541.50
26	9028310	Cable, 16 AWG 5 Conductor	LF	287	2.50	717.50
27	9031200	Sign Relocation on New Post (per location, regardless of the number of signs)	EA	2	250.00	500.00
28	9035000	Pedestrian Sign, R10-3eR	EA	1	250.00	250.00
29	9035000	Pedestrian Sign, R10-3eL	EA	1	250.00	250.00
30	JSP	1" Creek Rock, 4" thick, with Geotextile Fabric	SF	1,053	3.50	3685.50
31	JSP	Signal Loop Detectors	EA	2	2800.00	5600.00
32	JSP	Block Retaining Wall	SF	578	34.00	19652.00
33		Force Account	LS	1	\$10,000.00	\$10,000.00
TOTAL BASE BID PART A: EAST OSAGE BEACH PARKWAY SIDEWALK IMPROVEMENTS						251996.50

East Osage Beach Parkway Sidewalk Improvements
Osage Beach Parkway Sidewalks
5481 Osage Beach Parkway Driveway


Justin Bennett

Each bidder shall specify a unit price for each of the separate items listed. The bidder shall show the products of the respective unit prices and quantities in the column provided. In cases of errors or discrepancies in extensions, the unit prices shall govern.

PART B: OSAGE BEACH PARKWAY SIDEWALKS

Bid No.	Spec. No.	Description	Unit	Quantity	Unit Cost	Extended Cost
34	2022010	Removal of Improvements	LS	1	5000. ⁰⁰	5000. ⁰⁰
35	2038000	Earthwork	STA	11.3	1200. ⁰⁰	13560. ⁰⁰
36	6081012	Detectable Warning Device	SF	13	35. ⁰⁰	455. ⁰⁰
37	6085000	Concrete Approach, 7" (Remove and Replace)	SF	2,760	12. ⁰⁰	33120. ⁰⁰
38	6086000	Concrete Sidewalk, 4" Reinforced (Remove and Replace)	SF	4,475	7.50	33562.50
39	6161000	Traffic Control	LS	1	1500. ⁰⁰	1500. ⁰⁰
40	6161025	Channelizers (Trimline)	EA	20	20. ⁰⁰	400. ⁰⁰
41	6181000	Mobilization	LS	1	7550. ⁰⁰	7550. ⁰⁰
42	8031000	Sodding	SY	330	15. ⁰⁰	4950. ⁰⁰
43	8061019	Silt Fence	LF	830	3.50	2905. ⁰⁰
44	JSP	Relocate Existing Electrical Handhole	EA	1	6800. ⁰⁰	6800. ⁰⁰
45		Force Account	LS	1	\$5,000.00	\$5,000.00
TOTAL BASE BID PART B: OSAGE BEACH PARKWAY SIDEWALKS						114 802.50

East Osage Beach Parkway Sidewalk Improvements
Osage Beach Parkway Sidewalks
5481 Osage Beach Parkway Driveway

Justin Bennett

Each bidder shall specify a unit price for each of the separate items listed. The bidder shall show the products of the respective unit prices and quantities in the column provided. In cases of errors or discrepancies in extensions, the unit prices shall govern.

PART C: 5481 OSAGE BEACH PARKWAY DRIVEWAY IMPROVEMENTS

Bid No.	Spec. No.	Description	Unit	Quantity	Unit Cost	Extended Cost
46	2022010	Removal of Improvements	LS	1	3000. ⁰⁰	3000. ⁰⁰
47	2038000	Earthwork	LS	1	3000. ⁰⁰	3000. ⁰⁰
48	6085000	Concrete Approach, 7" (Remove and Replace)	SF	1,236	12. ⁰⁰	14832. ⁰⁰
49	6086000	Concrete Sidewalk, 4" Reinforced (Remove and Replace)	SF	282	9. ⁰⁰	2538. ⁰⁰
50	6091053	Concrete Curb and Gutter (Remove and Replace, includes aggregate base)	LF	27	40. ⁰⁰	1080. ⁰⁰
51	6161000	Traffic Control	LS	1	1500. ⁰⁰	1500. ⁰⁰
52	6161025	Channelizers (Trimline)	EA	10	15. ⁰⁰	150. ⁰⁰
53	6181000	Mobilization	LS	1	1500. ⁰⁰	1500. ⁰⁰
54	8031000	Sodding	SY	30	20. ⁰⁰	600. ⁰⁰
55		Force Account	LS	1	\$3,000.00	\$3,000.00
TOTAL BASE BID PART C: 5481 OSAGE BEACH PARKWAY DRIVEWAY IMPROVEMENTS						31200. ⁰⁰

PART A: TOTAL BASE BID (EAST OSAGE BEACH PARKWAY SIDEWALK IMPROVEMENTS)

\$ 251996.50

IN WRITING: two hundred fifty-one thousand nine hundred ninety-six and fifty cents

PART B: TOTAL BASE BID (OSAGE BEACH PARKWAY SIDEWALKS)

\$ 114802.50

IN WRITING: one hundred fourteen thousand eight hundred two and fifty cents

PART C: TOTAL BASE BID (5481 OSAGE BEACH PARKWAY DRIVEWAY IMPROVEMENTS)

\$ 31200.⁰⁰

IN WRITING: thirty-one thousand two hundred.⁰⁰

COMBINED TOTAL BASE BID

(EAST OSAGE BEACH PARKWAY SIDEWALK IMPROVEMENTS) + (OSAGE BEACH PARKWAY SIDEWALKS) + 5481 OSAGE BEACH PARKWAY DRIVEWAY IMPROVEMENTS

\$ 397999.⁰⁰

IN WRITING: three hundred ninety-seven thousand nine hundred ninety-nine.⁰⁰

East Osage Beach Parkway Sidewalk Improvements
Osage Beach Parkway Sidewalks
5481 Osage Beach Parkway Driveway

It is mutually understood and agreed by and between the parties of this Contract, in signing the Agreement thereof that time is of the essence in this Contract. In the event that the Contractor shall fail in the performance of the Work specified and required to be performed within the period of time stipulated therefore in the Agreement binding said parties, after due allowance for any extension of time which may be granted under provisions of the General Conditions, the Contractor shall pay unto the Owner, as stipulated, liquidated damages and not as a penalty, the sum stipulated therefore in the Contract Agreement for each and every consecutive calendar day that the Contractor shall be in default.

In case of joint responsibility for any delay in the final completion of the Work covered by the Agreement; where two or more separate Agreements are in force at the same time and cover work on the same project and at the same site, the total amount of liquidated damages assessed against all contractors under such Agreement for any one day of delay in the final completion of the Work will not be greater than the approximate total of the damages sustained by the Owner by reason of such delay in completion of the Work, and the amount assessed against any Contractor for such one day of delay will be based upon the individual responsibility of such Contractor for the aforesaid delay as determined by and in the judgment of the Owner.

The Owner shall have the right to deduct said liquidated damages from any moneys in its hands, otherwise due or to become due to said Contractor, or sue for and recover compensation for damages for nonperformance of the Agreement at the time stipulated herein and provided for.

The undersigned hereby agrees to enter into Contract on the attached Agreement Form and furnish the necessary bond within fifteen (15) consecutive calendar days from the receipt of Notice of Award from the Owner's acceptance of this Bid, and to complete said Work within the indicated number of consecutive calendar days from the thirtieth day after the Effective Date of the Agreement, or if a Notice to Proceed is given, from the date indicated in the Notice to Proceed.

If this Bid is accepted and should Bidder for any reason fail to sign the Agreement within fifteen (15) consecutive calendar days as above stipulated, the Bid Security which has been made this day with the Owner shall, at the option of the Owner, be retained by the Owner as liquidated damage for the delay and expense caused the Owner; but otherwise, it shall be returned to the undersigned in accordance with the provisions set forth on page IB-5, paragraph 6.0 Bid Security.

Dated at 10:00am this 24th day of March, 2022

LICENSE or CERTIFICATE NUMBER, if applicable _____

FILL IN THE APPROPRIATE SIGNATURE AND INFORMATION BELOW:

IF AN INDIVIDUAL:

Signature and Title

Typed or Printed Name

Doing Business As

Name of Firm

Business Address of Bidder: _____

Telephone No. _____

East Osage Beach Parkway Sidewalk Improvements
Osage Beach Parkway Sidewalks
5481 Osage Beach Parkway Driveway

IF A PARTNERSHIP:

Concrete Solution LLC

Name of Partnership

Attest:

Justin Bennett, Sec.

Member of Firm (Signature)

Dustin Maasen

Member of Firm (Typed or Printed)

Business Address of Bidder:

1164 Hwy 100
Linn MO 65051

Telephone No. 573-694-8030

IF A CORPORATION:

Name of Corporation

By

Signature & Title

Typed or Printed Name

ATTEST:

Secretary or Assistant Secretary Signature

(CORPORATE SEAL)

Typed or Printed Name

Business Address of Bidder:

Telephone No.

If Bidder is a Corporation, supply the following information:

State in which Incorporated:

Name and Address of its: President

Secretary

Bid Tabulation
E Osage Beach Parkway Sidewalk Improvements
Osage Beach Parkway Sidewalks
5481 Osage Beach Parkway Driveway Improvements
Osage Beach Project No. OB22-002
March 24, 2022



City of Osage Beach
1000 City Parkway • Osage Beach, MO 65065
Phone [573] 302-2000 • Fax [573] 302-0528 • www.OsageBeach.org

Page 1



City of Osage Beach
1000 City Parkway • Osage Beach, MO 65065
Phone [573] 302-2000 • Fax [573] 302-0528 • www.OsageBeach.org

Item	Description	Unit	Quantity	Engineer's Estimate		B & P Patterson		Concrete Solutions		Stockman Construction		Hessling Construction	
				Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)
1	Removal of Improvements	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00	\$ 20,000.00	\$ 59,639.22	\$ 59,639.22
2	Earthwork	STA	16	\$ 800.00	\$ 12,800.00	\$ 1,500.00	\$ 24,000.00	\$ 1,250.00	\$ 20,000.00	\$ 1,200.00	\$ 19,200.00	\$ 2,102.96	\$ 33,647.36
3	Concrete Pavement (8") Non-Reinforced	SY	67	\$ 105.00	\$ 7,035.00	\$ 85.00	\$ 5,695.00	\$ 100.00	\$ 6,700.00	\$ 135.00	\$ 9,045.00	\$ 208.15	\$ 13,946.05
4	Detectable Warning Device	SF	85	\$ 40.00	\$ 3,400.00	\$ 35.00	\$ 2,975.00	\$ 30.00	\$ 2,550.00	\$ 33.00	\$ 2,805.00	\$ 53.53	\$ 4,550.05
5	Concrete Island, 6"	SF	544	\$ 8.00	\$ 4,352.00	\$ 7.50	\$ 4,080.00	\$ 10.00	\$ 5,440.00	\$ 13.00	\$ 7,072.00	\$ 22.57	\$ 12,278.08
6	Concrete Approach, 7" (Remove and Replace)	SF	3538	\$ 9.00	\$ 31,842.00	\$ 11.00	\$ 38,918.00	\$ 12.00	\$ 42,456.00	\$ 9.00	\$ 31,842.00	\$ 13.29	\$ 47,020.02
7	Concrete Sidewalk, 4" Reinforced (Remove and Replace)	SF	6656	\$ 7.00	\$ 46,592.00	\$ 7.85	\$ 52,249.60	\$ 7.00	\$ 46,592.00	\$ 10.00	\$ 66,560.00	\$ 6.78	\$ 45,127.68
8	Concrete Vertical Curb, 6"	LF	218	\$ 22.00	\$ 4,796.00	\$ 40.00	\$ 8,720.00	\$ 25.00	\$ 5,450.00	\$ 36.00	\$ 7,848.00	\$ 52.97	\$ 11,547.46
9	Concrete Vertical Curb, 12"	LF	122	\$ 25.00	\$ 3,050.00	\$ 40.00	\$ 4,880.00	\$ 30.00	\$ 3,660.00	\$ 40.00	\$ 4,880.00	\$ 63.21	\$ 7,711.62
10	Concrete Curb and Gutter (Remove and Replace, includes aggregate base)	LF	55	\$ 30.00	\$ 1,650.00	\$ 50.00	\$ 2,750.00	\$ 40.00	\$ 2,200.00	\$ 50.00	\$ 2,750.00	\$ 82.76	\$ 4,551.80
11	Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 5,850.00	\$ 5,850.00	\$ 1,500.00	\$ 1,500.00	\$ 20,000.00	\$ 20,000.00	\$ 3,755.66	\$ 3,755.66
12	Channelizers (Trimline)	EA	50	\$ 100.00	\$ 5,000.00	\$ 20.00	\$ 1,000.00	\$ 15.00	\$ 750.00	\$ 15.00	\$ 750.00	\$ 94.11	\$ 4,705.50
13	Mobilization	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 45,300.00	\$ 45,300.00	\$ 19,798.00	\$ 19,798.00	\$ 20,000.00	\$ 20,000.00	\$ 34,836.53	\$ 34,836.53
14	Pavement Marking 4" - White/Yellow (High Build Waterborne)	LF	30	\$ 2.00	\$ 60.00	\$ 2.25	\$ 67.50	\$ 10.00	\$ 300.00	\$ 2.60	\$ 78.00	\$ 25.30	\$ 759.00
15	Pavement Marking 12" - White (Preformed Thermoplastic)	LF	367	\$ 5.00	\$ 1,835.00	\$ 6.50	\$ 2,385.50	\$ 11.00	\$ 4,037.00	\$ 7.50	\$ 2,752.50	\$ 18.85	\$ 6,917.95
16	Pavement Marking 24" - White (Preformed Thermoplastic)	LF	60	\$ 12.00	\$ 720.00	\$ 18.50	\$ 1,110.00	\$ 35.00	\$ 2,100.00	\$ 20.00	\$ 1,200.00	\$ 42.02	\$ 2,521.20

17	Pavement Marking Turn Lane Arrow (Preformed Thermoplastic)	EA	1	\$ 500.00	\$ 500.00	\$ 325.00	\$ 325.00	\$ 325.00	\$ 325.00	\$ 350.00	\$ 350.00	\$ 1,021.35	\$ 1,021.35
18	Pavement Marking Turn & Through Lane Combination Arrow (Preformed Thermoplastic)	EA	1	\$ 500.00	\$ 500.00	\$ 425.00	\$ 425.00	\$ 650.00	\$ 650.00	\$ 460.00	\$ 460.00	\$ 1,421.35	\$ 1,421.35
19	Sodding	SY	750	\$ 8.00	\$ 6,000.00	\$ 24.00	\$ 18,000.00	\$ 15.00	\$ 11,250.00	\$ 23.00	\$ 17,250.00	\$ 21.22	\$ 15,915.00
20	Silt Fence	LF	930	\$ 2.00	\$ 1,860.00	\$ 2.40	\$ 2,232.00	\$ 4.00	\$ 3,720.00	\$ 3.50	\$ 3,255.00	\$ 7.04	\$ 6,547.20
21	Aluminum Pedestrian Guardrail 42" (Black)	LF	162	\$ 50.00	\$ 8,100.00	\$ 98.00	\$ 15,876.00	\$ 81.00	\$ 13,122.00	\$ 155.00	\$ 25,110.00	\$ 202.77	\$ 32,848.74
22	Signal Head, Type 1S, Pedestrian (includes Visors and Brackets)	EA	2	\$ 3,000.00	\$ 6,000.00	\$ 1,200.00	\$ 2,400.00	\$ 1,200.00	\$ 2,400.00	\$ 1,500.00	\$ 3,000.00	\$ 2,696.58	\$ 5,393.16
23	Post, Signal, 8 Foot, with Type C Concrete Base	EA	1	\$ 5,500.00	\$ 5,500.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 4,600.00	\$ 4,600.00	\$ 7,561.91	\$ 7,561.91
24	Dectector, Pushbutton (includes any extensions necessary)	EA	2	\$ 1,200.00	\$ 2,400.00	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00	\$ 1,200.00	\$ 2,400.00	\$ 2,309.08	\$ 4,618.16
25	Cable, 16 AWG 2 Conductor	LF	285	\$ 5.00	\$ 1,425.00	\$ 1.90	\$ 541.50	\$ 1.90	\$ 541.50	\$ 2.20	\$ 627.00	\$ 6.73	\$ 1,918.05
26	Cable, 16 AWG 5 Conductor	LF	287	\$ 5.00	\$ 1,435.00	\$ 2.50	\$ 717.50	\$ 2.50	\$ 717.50	\$ 3.00	\$ 861.00	\$ 7.02	\$ 2,014.74
27	Sign Relocation on New Post (per location, regardless of the number of signs)	EA	2	\$ 175.00	\$ 350.00	\$ 300.00	\$ 600.00	\$ 250.00	\$ 500.00	\$ 650.00	\$ 1,300.00	\$ 719.07	\$ 1,438.14
28	Pedestrian Sign, R10-3eR	EA	1	\$ 250.00	\$ 250.00	\$ 500.00	\$ 500.00	\$ 250.00	\$ 250.00	\$ 290.00	\$ 290.00	\$ 576.85	\$ 576.85
29	Pedestrian Sign, R10-3eL	EA	1	\$ 250.00	\$ 250.00	\$ 500.00	\$ 500.00	\$ 250.00	\$ 250.00	\$ 290.00	\$ 290.00	\$ 576.85	\$ 576.85
30	1" Creek Rock, 4" thick, with Geotextile Fabric	SF	1053	\$ 4.00	\$ 4,212.00	\$ 3.80	\$ 4,001.40	\$ 3.50	\$ 3,685.50	\$ 4.00	\$ 4,212.00	\$ 3.15	\$ 3,316.95
31	Signal Loop Detectors	EA	2	\$ 2,500.00	\$ 5,000.00	\$ 2,800.00	\$ 5,600.00	\$ 2,800.00	\$ 5,600.00	\$ 3,200.00	\$ 6,400.00	\$ 4,490.33	\$ 8,980.66
32	Block Retaining Wall	SF	578	\$ 35.00	\$ 20,230.00	\$ 41.00	\$ 23,698.00	\$ 34.00	\$ 19,652.00	\$ 51.00	\$ 29,478.00	\$ 96.27	\$ 55,644.06
33	Force Account	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
TOTAL BASE BID PART A : EAST OSAGE BEACH PARKWAY SIDEWALK IMPROVEMENTS					\$ 252,144.00		\$ 301,197.00		\$ 251,996.50		\$ 326,665.50		\$ 453,308.35
34	Removal of Improvements	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 16,000.00	\$ 16,000.00	\$ 39,405.16	\$ 39,405.16
35	Earthwork	STA	11.3	\$ 1,000.00	\$ 11,300.00	\$ 785.00	\$ 8,870.50	\$ 1,200.00	\$ 13,560.00	\$ 1,300.00	\$ 14,690.00	\$ 1,990.61	\$ 22,493.89
36	Detectable Warning Device	SF	13	\$ 40.00	\$ 520.00	\$ 35.00	\$ 455.00	\$ 35.00	\$ 455.00	\$ 33.00	\$ 429.00	\$ 84.40	\$ 1,097.20
37	Concrete Approach, 7" (Remove and Replace)	SF	2760	\$ 9.00	\$ 24,840.00	\$ 11.00	\$ 30,360.00	\$ 12.00	\$ 33,120.00	\$ 9.00	\$ 24,840.00	\$ 15.47	\$ 42,697.20

38	Concrete Sidewalk, 4" Reinforced (Remove and Replace)	SF	4475	\$ 7.00	\$ 31,325.00	\$ 7.85	\$ 35,128.75	\$ 7.50	\$ 33,562.50	\$ 10.50	\$ 46,987.50	\$ 6.35	\$ 28,416.25
39	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00	\$ 1,500.00	\$ 18,000.00	\$ 18,000.00	\$ 3,455.66	\$ 3,455.66
40	Channelizers (Trimline)	EA	20	\$ 100.00	\$ 2,000.00	\$ 20.00	\$ 400.00	\$ 20.00	\$ 400.00	\$ 15.00	\$ 300.00	\$ 77.78	\$ 1,555.60
41	Mobilization	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 13,500.00	\$ 13,500.00	\$ 7,550.00	\$ 7,550.00	\$ 20,000.00	\$ 20,000.00	\$ 29,927.60	\$ 29,927.60
42	Sodding	SY	330	\$ 12.00	\$ 3,960.00	\$ 20.00	\$ 6,600.00	\$ 15.00	\$ 4,950.00	\$ 23.00	\$ 7,590.00	\$ 21.10	\$ 6,963.00
43	Silt Fence	LF	830	\$ 2.00	\$ 1,660.00	\$ 2.40	\$ 1,992.00	\$ 3.50	\$ 2,905.00	\$ 3.30	\$ 2,739.00	\$ 7.81	\$ 6,482.30
44	Relocate Existing Electrical Handhole	EA	1	\$ 1,200.00	\$ 1,200.00	\$ 6,800.00	\$ 6,800.00	\$ 6,800.00	\$ 6,800.00	\$ 7,500.00	\$ 7,500.00	\$ 8,736.91	\$ 8,736.91
45	Force Account	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
TOTAL BASE BID PART B: OSAGE BEACH PARKWAY SIDEWALKS					\$ 108,805.00		\$ 117,106.25		\$ 114,802.50		\$ 164,075.50		\$ 196,230.77
46	Removal of Improvements	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 1,000.00	\$ 1,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,300.00	\$ 3,300.00	\$ 7,632.03	\$ 7,632.03
47	Earthwork	LS	1	\$ 500.00	\$ 500.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 2,088.97	\$ 2,088.97
48	Concrete Approach, 7" (Remove and Replace)	SF	1236	\$ 9.00	\$ 11,124.00	\$ 11.00	\$ 13,596.00	\$ 12.00	\$ 14,832.00	\$ 9.00	\$ 11,124.00	\$ 12.98	\$ 16,043.28
49	Concrete Sidewalk, 4" Reinforced (Remove and Replace)	SF	282	\$ 8.00	\$ 2,256.00	\$ 9.00	\$ 2,538.00	\$ 9.00	\$ 2,538.00	\$ 10.00	\$ 2,820.00	\$ 13.11	\$ 3,697.02
50	Concrete Curb and Gutter (Remove and Replace, includes aggregate base)	LF	27	\$ 35.00	\$ 945.00	\$ 50.00	\$ 1,350.00	\$ 40.00	\$ 1,080.00	\$ 45.00	\$ 1,215.00	\$ 141.34	\$ 3,816.18
51	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 2,250.00	\$ 2,250.00	\$ 1,500.00	\$ 1,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,455.66	\$ 3,455.66
52	Channelizers (Trimline)	EA	10	\$ 100.00	\$ 1,000.00	\$ 20.00	\$ 200.00	\$ 15.00	\$ 150.00	\$ 15.00	\$ 150.00	\$ 125.57	\$ 1,255.70
53	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 3,500.00	\$ 3,500.00	\$ 1,500.00	\$ 1,500.00	\$ 4,000.00	\$ 4,000.00	\$ 28,515.53	\$ 28,515.53
54	Sodding	SY	30	\$ 15.00	\$ 450.00	\$ 25.00	\$ 750.00	\$ 20.00	\$ 600.00	\$ 55.00	\$ 1,650.00	\$ 121.38	\$ 3,641.40
55	Force Account	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
TOTAL BASE BID PART C: 5481 OSAGE BEACH PARKWAY DRIVEWAY IMPROVEMENTS					\$ 33,275.00		\$ 31,184.00		\$ 31,200.00		\$ 34,259.00		\$ 73,145.77
COMBINED TOTAL BASE BID - PART A + PART B + PART C					\$ 394,224.00		\$ 449,487.25		\$ 397,999.00		\$ 525,000.00		\$ 722,684.89

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Mike Welty, Assistant City Administrator
Presenter: Mike Welty, Assistant City Administrator

Agenda Item:

Bill 22-22 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Stockman Construction for an amount not to exceed 1,215,303.96 for the Industrial Road Improvements Project. *First Reading*

Requested Action:

First Reading of Bill #22-22

Ordinance Referenced for Action:

Board of Aldermen approval is 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 the contractor started on this project as soon as possible.

Budgeted Item:

Yes

Budget Line Information (if applicable):

Budget Line Item/Title: Misc. Streets/Roads - 20-00-773155
15,563

FY2022 Budgeted Amount:	\$ 1,174,000
FY2022 Expenditures to Date (04/06/22):	(\$ 15,563)
FY2022 Available:	\$ 1,158,437

FY2022 Requested Amount:	\$ 1,215,304
--------------------------	--------------

Department Comments and Recommendation:

This project was bid out in early February and the bid opening was on March the 10th. The City received 2 bids for this project and the low bid was Stockman Construction. The bid tab is attached. The City has worked with Stockman Construction many times in the past with good results. Most recently, they completed the Mace Rd Phase 2b project for us and they were also recently awarded the Autumn Lane Project as well.

This project consists of a base bid for the road construction and two alternates related to the street lighting. Alternate #1 is to be used if the contractor is installing the lighting and the conduit for the lighting. Alternate #2 is to be used if Ameren is installing the lighting and the contractor is installing only the conduit for the lighting. Ameren's price for installing the lighting is cheaper than Stockmans bid for Alternate #1, but it also includes a yearly cost for outgoing maintenance. Since the City now has the capability to maintain these lights ourselves, we are recommending moving forward with the base bid plus alternate #1

Per the bid tabulation for the City to own the system = \$76,506 (Alt. 1)

Ameren owned system = \$17,000 for Ameren to install the lighting + \$25,344 (Alt. 2), then \$2,448.60/year maintenance in perpetuity.

This project is over budget. In my discussion with Dave Van Leer and his staff, we do not believe that rebidding this project would result in bids lower than what we have here, so we are recommending that we move forward with the Stockmans bid. The budget for this project is 1,037,000 and Stockman's bid is 1,215,304

A budget amendment will be required for this project and will be forthcoming. I recommend Approval.

City Attorney Comments:

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

City Administrator Comments:

I concur with the department's recommendation. As stated, the FY2022 budget for this project is \$1,037,000 and, based on the request to award, is over budget by \$178,304. A budget amendment will be brought before the Board of Aldermen at the May 5, 2022 Board of Aldermen meeting, based on the first reading of the award. The Transportation Fund has unrestricted funds available to cover the budget overage, and likely other savings from other line-items will be taken into consideration as well.

BILL NO. 22.22

ORDINANCE NO. 22.22

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE CONSTRUCTION WITH STOCKMAN CONSTRUCTION CORP. FOR THE INDUSTRIAL DRIVE IMPROVEMENTS IN AN AMOUNT NOT EXCEED \$1,215,303.96.

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

Section 1. The Board of Aldermen hereby authorizes the Mayor to execute on behalf of the City a Construction Contract with Stockman Construction Corp., under substantially the same or similar terms and conditions as set forth in "Exhibit A".

Section 2. Total expenditures or liability authorized under this Ordinance shall not exceed One Million Two-Hundred Fifteen Thousand, Three Hundred and Three Dollars and Ninety-Six Cents. (\$1,215,303.96)

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:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.22 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. 22.22.

Date

John Olivarri, Mayor

ATTEST:

Tara Berreth, City Clerk

"EXHIBIT A"

Industrial Drive Road Improvements

AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 20__, by and between the **City of Osage Beach**, Party of the First Part and hereinafter called the **Owner**, and **Stockman Construction** a corporation of the State of Missouri, Party of the Second Part and hereinafter called the **Contractor**.

WITNESSETH:

THAT WHEREAS, the City of Osage Beach has caused to be prepared, in accordance with law, specifications, plans, and other contract documents for the work herein described and has approved and adopted said documents, and has caused to be published, in the manner and for the time required by law, an advertisement for and in connection with the construction of the improvements, complete, in accordance with the contract documents and the said plans and specifications; and

WHEREAS, the Contractor, in response to such advertisement, has submitted to the Owner, in the manner and at the time specified, a sealed bid in accordance with the terms of said advertisement;

WHEREAS, the Owner, in the manner prescribed by law, has publicly opened, examined and canvassed the bids submitted in response to the published advertisement therefor, and as a result of such canvass has determined and declared the aforesaid Contractor to be the lowest responsive and responsible Bidder for the said work and has duly awarded to the said Contractor a contract therefor, for the sum or sums named in the Contractor's bid, a copy thereof being attached to and made a part of this contract.

NOW, THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreements herein contained, the Parties to these presents have agreed and hereby agree, the Owner for itself and its successors, and the Contractor for its, his, or their executors and administrators, as follows:

ARTICLE I. That the Contractor shall (a) furnish all tools, equipment, supplies, superintendence, transportation, and other construction accessories, services and facilities; (b) furnish all materials, supplies and equipment specified and required to be incorporated in and form a permanent part of the completed work except the items specified to be furnished by the Owner; (c) provide and perform all necessary labor; and (d) in a good, substantial, and workmanlike manner and in accordance with the provisions of the General Conditions and Supplementary Conditions of this contract which are attached hereto and make a part hereof, and in conformance with the contract plans and specifications designated and identified therein, execute, construct, and complete all work included in and covered by the Owner's official award of this contract to the said Contractor, such award being based on the acceptance by the Owner of the Contractor's bid for the construction of the improvements.

ARTICLE II. That the Contractor shall construct, complete as designated and described in the foregoing Bid Form and attached specifications and in accordance with the Advertisement for Bids, Instructions to Bidders, Bid Form, Bonds, General Conditions, Supplementary Conditions, detailed specifications, job special provisions, plans, addenda, and other component parts of the contract documents hereto attached, all of which documents form the contract and are fully a part hereto as if repeated verbatim here.

ARTICLE III. That the Owner shall pay to the Contractor for the performance of the work described as follows:

Industrial Drive Road Improvements

and the Contractor will accept as full compensation thereof, the sum (subject to adjustment as provided by the contract) of **One million two hundred fifteen thousand three hundred three dollars and ninety-six cents (\$1,215,303.96)** for all work covered by and included in the contract award and designated in the foregoing Article I. Payment therefor shall be made in the manner provided in the General Conditions and Supplementary Conditions attached hereto.

ARTICLE IV. That the Contractor shall begin assembly of materials and equipment within fifteen (15) days after receipt from the Owner of executed copies of the contract and that the Contractor shall complete said work within **One Hundred and Fifty (150) consecutive calendar days from** the thirtieth day after the Effective Date of the agreement, or if a Notice to Proceed is given, from the date indicated in the Notice to Proceed.

Industrial Drive Road Improvements

Owner and Contractor recognize time is of the essence of this agreement and that Owner will suffer financial loss if the work is not completed within the time specified above, plus any extensions thereof allowed in allowance with Article 11 of the General Conditions. Owner and Contractor agree that as liquidated damages for delay, but not as a penalty, Contractor shall pay Owner Five Hundred dollars (\$ 500.00) for each and every calendar day of each section that expires following the time specified above for completion of the work.

ARTICLE V. This Agreement will not be binding and effective until signed by the Owner.

IN WITNESS WHEREOF, the Parties hereto have executed this contract as of the day and year first above written.

SIGNATURE:

ATTEST:

Owner, Party of the First Part

City Clerk

By _____
Name and Title

(SEAL)

LICENSE or CERTIFICATE NUMBER, if applicable _____

SIGNATURE OF CONTRACTOR:

IF AN INDIVIDUAL OR PARTNERSHIP

Contractor, Party of the Second Part

By _____
Name and Title

IF A CORPORATION

ATTEST:

Contractor, Party of the Second Part

Secretary

By _____
Name and Title

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

On This _____ day of _____, 20____, before me appeared _____
to me personally known who, being by me duly sworn, did say that he is the _____ of _____
_____ and that the seal affixed to said instrument is the corporate seal
of said corporation by authority of its board of directors, and said _____ acknowledged
said instrument to be the free act and deed of said corporation.

(SEAL)

My commission Expires: _____

Notary Public Within and For Said County and State

Industrial Drive Road Improvements

BID FORM

To: Honorable Mayor and Board of Aldermen
City of Osage Beach, Missouri

Gentlemen:

THE UNDERSIGNED BIDDER, having examined the Instructions to Bidders, Contract Forms, Drawings, Specifications, Job Special Provisions, General Conditions, Supplementary Conditions, and other related Contract Documents attached hereto and referred to herein, and any and all Addenda thereto; the location, arrangement, and construction of existing railways, highways, streets, roads, structures, utilities, and facilities which affect or may be affected by the Work; the topography and condition of the site of the Work; and being acquainted with and fully understanding (a) the extent and character of the Work covered by this Bid Form; (b) the location, arrangement, and specified requirements of and for the proposed structures and miscellaneous items of Work appurtenant thereto; (c) the nature and extent of the excavations to be made, and the type, character and general condition of the materials to be excavated; (d) the necessary handling and rehandling of excavated materials; (e) all existing and local conditions relative to construction difficulties and hazards, labor, transportation, hauling, trucking and rail delivery facilities; and (f) all local conditions, laws, regulations, and all other factors and conditions affecting or which may be affected by the performance of the Work required by the Contract Documents.

HEREBY PROPOSE and agrees, if this Bid is accepted, to enter into agreement in the form attached hereto, and to perform all Work and to furnish all required materials, supplies, equipment, tools and plant; to perform all necessary labor; and to construct, install, erect and complete all Work stipulated in, required by, in accordance with the Contract Documents and other terms and conditions referred to therein (as altered, amended, or modified by any and all Addenda thereto) for the total bid price.

Bidder hereby agrees to commence Work under this Contract on the thirtieth day after the Effective Date of the Agreement or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within thirty days after the Effective Date of the Agreement.

Bidder acknowledges receipt of the following Addenda, which have been considered in the preparation of this Bid:

No. <u>1</u>	Dated <u>3-2-22</u>
No. _____	Dated _____

Bidder agrees, if the bid is accepted, to perform all the work described in the Project Manual including all Addenda, for the following prices.

(See next page for Bid Form)

Industrial Drive Road Improvements

Each bidder shall specify a unit price for each of the separate items listed. The bidder shall show the products of the respective unit prices and quantities in the column provided. In cases of errors or discrepancies in extensions, the unit prices shall govern.

BASE BID

Bid No.	Spec. No.	Description	Unit	Quantity	Unit Cost	Extended Cost
1	1042001	Relocate Mailbox on New Post	EA	9	160.-	1440.-
2	2013000	Clearing and Grubbing	AC	0.1	10000.-	1000.-
3	2022010	Removal of Improvements	LS	1	64500.-	64500.-
4	2032000	Rock Excavation	CY	50	120.-	6000.-
5	2038000	Earthwork	STA	17.3	6735.-	116515.50
6	6085000	Concrete Approach, 7", (Remove and Replace) (Includes Aggregate Base)	SF	9,800	7.50	73500.-
7	6091012	Vertical Curb	LF	115	30.-	3450.-
8	6091053	Curb and Gutter, 2'	LF	2,285	28.-	63980.-
9	6131000	Concrete Pavement, 9" (Includes Aggregate Base)	SY	5,440	76.-	413440.-
10	6143020	Curb Inlet (Osage Beach Standard)	EA	11	3500.-	38500.-
11	6143020	Special Curb Inlet	EA	1	3800.-	3800.-
12	6143020	Grated Inlet and Side Intake	EA	12	3600.-	43200.-
13	6143020	Grated Inlet	EA	3	3300.-	9900.-
14	6161025	Channelizers (Trimline)	EA	300	20.-	6000.-
15	6181000	Mobilization	LS	1	42000.-	42000.-
16		Force Account	LS	1	\$20,000.00	\$20,000.00
17	7260604	Storm Sewer Pipe, 4" SCH 40 PVC	LF	85	41.-	3485.-
18	7260606	Storm Sewer Pipe, 6" SCH 40 PVC	LF	8	53.00	424.-
19	7261012	Storm Sewer Pipe, 12" Dia. Polypropylene Pipe	LF	310	90.-	27900.-
20	7261015	Storm Sewer Pipe, 15" Dia. Polypropylene Pipe	LF	418	91.-	38038.-
21	7261018	Storm Sewer Pipe, 18" Dia. Polypropylene Pipe	LF	470	98.-	46060.-
22	7261024	Storm Sewer Pipe, 24" Dia. Polypropylene Pipe	LF	304	130.-	39520.-
23	7261030	Storm Sewer Pipe, 30" Dia. Polypropylene Pipe	LF	45	233.-	10485.-

Industrial Drive Road Improvements

Each bidder shall specify a unit price for each of the separate items listed. The bidder shall show the products of the respective unit prices and quantities in the column provided. In cases of errors or discrepancies in extensions, the unit prices shall govern.

BASE BID CONTINUED

Bid No.	Spec. No.	Description	Unit	Quantity	Unit Cost	Extended Cost
24	7320630A	Conc. Flared End Section, 30"	EA	1	2700.-	2700.-
25	8061005	Ditch Check	EA	1	250.-	250.-
26	8061007A	Inlet Check	EA	26	100.-	2600.-
27	8061019	Silt Fencing	LF	2,150	3.15	6772.50
28	JSP	Subgrade Repair	CY	50	81.-	4050.-
					Sub-total Roadway Items	1,089,510.-
29	6161006	"Road Work Ahead" Sign (W20-1)	EA	2	186.-	372.-
30	6161006	"Shoulder Work Ahead" Sign (W21-5)	EA	2	186.-	372.-
31	6161006	"Flagger Symbol" Sign (W20-7a)	EA	2	186.-	372.-
32	6161006	"One Lane Road Ahead" Sign (W20-4)	EA	2	186.-	372.-
33	6161006	"End Road Work" Sign (G20-2)	EA	2	93.-	186.-
34	6161006	"Narrow Lanes" Sign (W5-5)	EA	2	186.-	372.-
35	6161099	Changeable Message Sign with Communication Interface, Contractor Furnished, Contractor Retained	EA	2	7500.-	15000.-
36	6201002 6201005	Pavement Marking 4" - White or Yellow (Epoxy, No Grinding)	LF	7,000	.31	2170.-
37	6201014	Pavement Marking 24" - White (Epoxy, No Grinding)	LF	12	49.33	591.96
38	9031200	Sign Relocation on New Post (per location, regardless of the number of signs)	EA	3	550.-	1650.-
					Sub-total Signing/Striping/Signals Items	21457.96

Industrial Drive Road Improvements

Each bidder shall specify a unit price for each of the separate items listed. The bidder shall show the products of the respective unit prices and quantities in the column provided. In cases of errors or discrepancies in extensions, the unit prices shall govern.

BASE BID CONTINUED

Bid No.	Spec. No.	Description	Unit	Quantity	Unit Cost	Extended Cost
39	3040001	1" Clean Limestone, 4" Thick with Geotextile Fabric	SY	122	16.-	1952.-
40	3040002	2" Buffalo Creek Decorative Stone, 4" Thick with Geotextile Fabric	SY	285	26.-	7410.-
41	6096001	MoDOT Type 2 Rock Ditchliner with Geotextile Fabric, 12" Thick	SY	408	33.80	13668.-
42	8051000A	Seed, Mulch and Fertilize	SY	600	8.-	4800.-
Sub-total Landscaping/Streetscaping Items						27830.-
Total Base Bid						1,138,797.96

ALTERNATE 1

Bid No.	Spec. No.	Description	Unit	Quantity	Unit Cost	Extended Cost
43	9011000	Cobrahead Street Light Assembly	EA	7	3887.-	27209.-
44	9011000	Hand Hole, 13"x24"	EA	5	1336.-	6680.-
45	9011000	Underground Cable in Conduit, 2-1/2"	LF	120	29.30	3516.-
46	9011000	Underground Cable in Conduit, 1-1/2"	LF	1,640	17.65	28946.-
47	9011000	Load Center	EA	1	10155	10155
Total Alternate 1						76506.-
Total Base Bid + Alternate 1						1,215,303.96

Industrial Drive Road Improvements

Each bidder shall specify a unit price for each of the separate items listed. The bidder shall show the products of the respective unit prices and quantities in the column provided. In cases of errors or discrepancies in extensions, the unit prices shall govern.

ALTERNATE 2

Bid No.	Spec. No.	Description	Unit	Quantity	Unit Cost	Extended Cost
48	9011000	Underground Conduit, 2"	LF	1,760	14.40	25,344.00
					Total Alternate 2	
					Total Base Bid + Alternate 2	1,164,141.96

TOTAL BASE BID IN WRITING:

one million one hundred sixty four thousand one hundred forty one and 96/100

TOTAL BASE BID + ALTERNATE 1 IN WRITING:

one million one hundred sixty four thousand one hundred forty one and 96/100

TOTAL BASE BID + ALTERNATE 2 IN WRITING:

one million one hundred sixty four thousand one hundred forty one and 96/100

Industrial Drive Road Improvements

It is mutually understood and agreed by and between the parties of this Contract, in signing the Agreement thereof that time is of the essence in this Contract. In the event that the Contractor shall fail in the performance of the Work specified and required to be performed within the period of time stipulated therefore in the Agreement binding said parties, after due allowance for any extension of time which may be granted under provisions of the General Conditions, the Contractor shall pay unto the Owner, as stipulated, liquidated damages and not as a penalty, the sum stipulated therefore in the Contract Agreement for each and every consecutive calendar day that the Contractor shall be in default.

In case of joint responsibility for any delay in the final completion of the Work covered by the Agreement; where two or more separate Agreements are in force at the same time and cover work on the same project and at the same site, the total amount of liquidated damages assessed against all contractors under such Agreement for any one day of delay in the final completion of the Work will not be greater than the approximate total of the damages sustained by the Owner by reason of such delay in completion of the Work, and the amount assessed against any Contractor for such one day of delay will be based upon the individual responsibility of such Contractor for the aforesaid delay as determined by and in the judgment of the Owner.

The Owner shall have the right to deduct said liquidated damages from any moneys in its hands, otherwise due or to become due to said Contractor, or sue for and recover compensation for damages for nonperformance of the Agreement at the time stipulated herein and provided for.

The undersigned hereby agrees to enter into Contract on the attached Agreement Form and furnish the necessary bond within fifteen (15) consecutive calendar days from the receipt of Notice of Award from the Owner's acceptance of this Bid, and to complete said Work within the indicated number of consecutive calendar days from the thirtieth day after the Effective Date of the Agreement, or if a Notice to Proceed is given, from the date indicated in the Notice to Proceed.

If this Bid is accepted and should Bidder for any reason fail to sign the Agreement within fifteen (15) consecutive calendar days as above stipulated, the Bid Security which has been made this day with the Owner shall, at the option of the Owner, be retained by the Owner as liquidated damage for the delay and expense caused the Owner; but otherwise, it shall be returned to the undersigned in accordance with the provisions set forth on page IB-5, paragraph 6.0 Bid Security.

Dated at 9: AM this 10 day of March, 2022

LICENSE or CERTIFICATE NUMBER, if applicable 00946

FILL IN THE APPROPRIATE SIGNATURE AND INFORMATION BELOW:

IF AN INDIVIDUAL:

Signature and Title

Typed or Printed Name

Doing Business As

Name of Firm

Business Address of Bidder:

Telephone No.

Industrial Drive Road Improvements

IF A PARTNERSHIP:

Name of Partnership

Member of Firm (Signature)

Member of Firm (Typed or Printed)

Business Address of Bidder:

Telephone No.

IF A CORPORATION:

Stockman Const. Corp.

Name of Corporation

By

Denice M. Burks President

Signature & Title

Denice M. Burks

Typed or Printed Name

ATTEST:

Darrell A. Kolb

Secretary or Assistant Secretary Signature

(CORPORATE SEAL)

Darrell A. Kolb

Typed or Printed Name

STOCKMAN CONST. CORP.

2021 IDLEWOOD RD.

JEFFERSON CITY, MO 65109

Business Address of Bidder:

Telephone No.

573 635 1316

If Bidder is a Corporation, supply the following information:

State in which Incorporated:

MO

Name and Address of its: President

Denice M. Burks 6722 Kolb Ln

JEFFERSON CITY, MO 65101

Secretary

Darrell A. Kolb 6616 Kolb Ln

JEFFERSON CITY, MO 65101

**Bid Tabulation
Industrial Drive Road Improvements
Osage Beach Project No. OB22-001
March 10, 2022**



City of Osage Beach
1000 City Parkway • Osage Beach, MO 65065
Phone [573] 302-2000 • Fax [573] 302-0528 • www.OsageBeach.org

Item	Description	Unit	Quantity	Engineer's Estimate		Don Schnieder Excavating Co,		Stockman Construction Corp.	
				Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)
1	Relocate Mailbox on New Post	EA	9	\$ 250.00	\$ 2,250.00	\$ 375.00	\$ 3,375.00	\$ 160.00	\$ 1,440.00
2	Clearing and Grubbing	AC	0.1	\$ 30,000.00	\$ 3,000.00	\$ 73,200.00	\$ 7,320.00	\$ 10,000.00	\$ 1,000.00
3	Removal of Improvements	LS	1	\$ 45,000.00	\$ 45,000.00	\$ 65,770.00	\$ 65,770.00	\$ 64,500.00	\$ 64,500.00
4	Rock Excavation	CY	50	\$ 200.00	\$ 10,000.00	\$ 225.00	\$ 11,250.00	\$ 120.00	\$ 6,000.00
5	Earthwork	STA	17.3	\$ 1,500.00	\$ 25,950.00	\$ 3,780.00	\$ 65,394.00	\$ 6,735.00	\$ 116,515.50
6	Concrete Approach, 7", (Remove and Replace) (Includes Aggregate Base)	SF	9800	\$ 7.50	\$ 73,500.00	\$ 14.35	\$ 140,630.00	\$ 7.50	\$ 73,500.00
7	Vertical Curb	LF	115	\$ 25.00	\$ 2,875.00	\$ 65.00	\$ 7,475.00	\$ 30.00	\$ 3,450.00
8	Curb and Gutter, 2'	LF	2285	\$ 26.00	\$ 59,410.00	\$ 42.50	\$ 97,112.50	\$ 28.00	\$ 63,980.00
9	Concrete Pavement, 9" (Includes Aggregate Base)	SY	5440	\$ 75.00	\$ 408,000.00	\$ 84.80	\$ 461,312.00	\$ 76.00	\$ 413,440.00
10	Curb Inlet (Osage Beach Standard)	EA	11	\$ 3,500.00	\$ 38,500.00	\$ 4,834.00	\$ 53,174.00	\$ 3,500.00	\$ 38,500.00
11	Special Curb Inlet	EA	1	\$ 4,500.00	\$ 4,500.00	\$ 5,665.00	\$ 5,665.00	\$ 3,800.00	\$ 3,800.00
12	Grated Inlet and Side Intake	EA	12	\$ 3,000.00	\$ 36,000.00	\$ 4,155.00	\$ 49,860.00	\$ 3,600.00	\$ 43,200.00
13	Grated Inlet	EA	3	\$ 2,800.00	\$ 8,400.00	\$ 4,520.00	\$ 13,560.00	\$ 3,300.00	\$ 9,900.00
14	Channelizers (Trimline)	EA	300	\$ 25.00	\$ 7,500.00	\$ 20.00	\$ 6,000.00	\$ 20.00	\$ 6,000.00
15	Mobilization	LS	1	\$ 80,000.00	\$ 80,000.00	\$ 68,000.00	\$ 68,000.00	\$ 42,000.00	\$ 42,000.00
16	Force Account	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
17	Storm Sewer Pipe, 4" SCH 40 PVC	LF	85	\$ 25.00	\$ 2,125.00	\$ 41.60	\$ 3,536.00	\$ 41.00	\$ 3,485.00
18	Storm Sewer Pipe, 6" SCH 40 PVC	LF	8	\$ 30.00	\$ 240.00	\$ 105.00	\$ 840.00	\$ 53.00	\$ 424.00
19	Storm Sewer Pipe, 12" Dia. Polypropylene Pipe	LF	310	\$ 70.00	\$ 21,700.00	\$ 81.90	\$ 25,389.00	\$ 90.00	\$ 27,900.00
20	Storm Sewer Pipe, 15" Dia. Polypropylene Pipe	LF	418	\$ 75.00	\$ 31,350.00	\$ 91.90	\$ 38,414.20	\$ 91.00	\$ 38,038.00
21	Storm Sewer Pipe, 18" Dia. Polypropylene Pipe	LF	470	\$ 80.00	\$ 37,600.00	\$ 95.10	\$ 44,697.00	\$ 98.00	\$ 46,060.00
22	Storm Sewer Pipe, 24" Dia. Polypropylene Pipe	LF	304	\$ 90.00	\$ 27,360.00	\$ 125.30	\$ 38,091.20	\$ 130.00	\$ 39,520.00
23	Storm Sewer Pipe, 30" Dia. Polypropylene Pipe	LF	45	\$ 105.00	\$ 4,725.00	\$ 277.00	\$ 12,465.00	\$ 233.00	\$ 10,485.00
24	Conc. Flared End Section, 30"	EA	1	\$ 3,400.00	\$ 3,400.00	\$ 2,530.00	\$ 2,530.00	\$ 2,700.00	\$ 2,700.00
25	Ditch Check	EA	1	\$ 600.00	\$ 600.00	\$ 500.00	\$ 500.00	\$ 250.00	\$ 250.00
26	Inlet Check	EA	26	\$ 200.00	\$ 5,200.00	\$ 120.00	\$ 3,120.00	\$ 100.00	\$ 2,600.00
27	Silt Fencing	LF	2150	\$ 2.50	\$ 5,375.00	\$ 3.30	\$ 7,095.00	\$ 3.15	\$ 6,772.50
28	Subgrade Repair	CY	50	\$ 100.00	\$ 5,000.00	\$ 60.00	\$ 3,000.00	\$ 81.00	\$ 4,050.00
29	"Road Work Ahead" Sign (W20-1)	EA	2	\$ 125.00	\$ 250.00	\$ 200.00	\$ 400.00	\$ 186.00	\$ 372.00
30	"Shoulder Work Ahead" Sign (W21-5)	EA	2	\$ 125.00	\$ 250.00	\$ 200.00	\$ 400.00	\$ 186.00	\$ 372.00
31	"Flagger Symbol" Sign (W20-7a)	EA	2	\$ 125.00	\$ 250.00	\$ 200.00	\$ 400.00	\$ 186.00	\$ 372.00
32	"One Lane Road Ahead" Sign (W20-4)	EA	2	\$ 125.00	\$ 250.00	\$ 200.00	\$ 400.00	\$ 186.00	\$ 372.00
33	"End Road Work" Sign (G20-2)	EA	2	\$ 125.00	\$ 250.00	\$ 100.00	\$ 200.00	\$ 93.00	\$ 186.00
34	"Narrow Lanes" Sign (W5-5)	EA	2	\$ 125.00	\$ 250.00	\$ 200.00	\$ 400.00	\$ 186.00	\$ 372.00

35	Changeable Message Sign with Communication Interface, Contractor Furnished, Contractor Retained	EA	2	\$ 3,000.00	\$ 6,000.00	\$ 7,150.00	\$ 14,300.00	\$ 7,500.00	\$ 15,000.00
36	Pavement Marking 4" - White or Yellow (Epoxy, No Grinding)	LF	7000	\$ 1.25	\$ 8,750.00	\$ 0.35	\$ 2,450.00	\$ 0.31	\$ 2,170.00
37	Pavement Marking 24" - White (Epoxy, No Grinding)	LF	12	\$ 5.00	\$ 60.00	\$ 53.00	\$ 636.00	\$ 49.33	\$ 591.96
38	Sign Relocation on New Post (per location, regardless of the number of signs)	EA	3	\$ 150.00	\$ 450.00	\$ 1,100.00	\$ 3,300.00	\$ 550.00	\$ 1,650.00
39	1" Clean Limestone, 4" Thick with Geotextile Fabric	SY	122	\$ 20.00	\$ 2,440.00	\$ 15.50	\$ 1,891.00	\$ 16.00	\$ 1,952.00
40	2" Buffalo Creek Decorative Stone, 4" Thick with Geotextile Fabric	SY	285	\$ 40.00	\$ 11,400.00	\$ 26.75	\$ 7,623.75	\$ 26.00	\$ 7,410.00
41	MoDOT Type 2 Rock Ditchliner with Geotextile Fabric, 12" Thick	SY	408	\$ 40.00	\$ 16,320.00	\$ 30.40	\$ 12,403.20	\$ 33.50	\$ 13,668.00
42	Seed, Mulch and Fertilize	SY	600	\$ 5.00	\$ 3,000.00	\$ 8.25	\$ 4,950.00	\$ 8.00	\$ 4,800.00
TOTAL BASE BID					\$ 1,019,480.00		\$ 1,305,328.85		\$ 1,138,797.96
43	Cobrahead Street Light Assembly	EA	7	\$ 4,000.00	\$ 28,000.00	\$ 4,158.00	\$ 29,106.00	\$ 3,887.00	\$ 27,209.00
44	Hand Hole, 13"x24"	EA	5	\$ 1,000.00	\$ 5,000.00	\$ 1,430.00	\$ 7,150.00	\$ 1,336.00	\$ 6,680.00
45	Underground Cable in Conduit, 2-1/2"	LF	120	\$ 14.00	\$ 1,680.00	\$ 32.00	\$ 3,840.00	\$ 29.30	\$ 3,516.00
46	Underground Cable in Conduit, 1-1/2"	LF	1640	\$ 14.00	\$ 22,960.00	\$ 18.90	\$ 30,996.00	\$ 17.65	\$ 28,946.00
47	Load Center	EA	1	\$ 8,000.00	\$ 8,000.00	\$ 12,865.00	\$ 12,865.00	\$ 10,155.00	\$ 10,155.00
TOTAL BASE BID + ALTERNATE 1					\$ 1,085,120.00		\$ 1,389,285.85		\$ 1,215,303.96
48	Underground Conduit, 2"	LF	1760	\$ 14.00	\$ 24,640.00	\$ 16.18	\$ 28,476.80	\$ 14.40	\$ 25,344.00
TOTAL BASE BID + ALTERNATE 2					\$ 1,044,120.00		\$ 1,333,805.65		\$ 1,164,141.96

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Cindy Leigh, Human Resource Generalist
Presenter: Cindy Leigh, Human Resource Generalist

Agenda Item:

Bill 22-23 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 125 Human Resources System (Personnel) Rules and Regulations and the Policies associated with Chapter 125, Section 125.050.G.3 Tuition reimbursement. *First Reading*

Requested Action:

First Reading of Bill #22-23

Ordinance Referenced for Action:

Board of Aldermen approval required per Section 110.230. Ordinances, Resolutions, Etc. – Generally and Section 110.240 Adoption of Ordinances.

Deadline for Action:

None

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

During the December 16, 2021 Board of Aldermen meeting, this policy was updated to add law enforcement academy tuition reimbursement. During the discussion, staff was directed to bring the policy back to the Board for further discussion regarding the length of the employment obligation.

Staff has reviewed several tuition reimbursement policies to determine current best practices. The City's current policy has been effective since 2002. While several private organizations have no employment obligation with their tuition reimbursement program, many do have an employment obligation. All the public entity programs reviewed had an employment obligation. When comparing the length of employment obligation required, the City's is more. Therefore, the policy before you has reduced the length of an

employee's employment obligation when requesting tuition reimbursement. Staff recommends the following changes:

- College tuition - for each three-hour college class the employment obligation is reduced from 9 months to 3 months
- Law enforcement academy tuition reimbursement - employment obligation reduced from 5 years to 3 years
- Apply the recommended and approved obligation reduction to employees currently under an employment obligation with this policy (12 employees).

Currently, there are no employees utilizing the college tuition reimbursement portion of this policy. Staff recommends reducing the employment obligation to encourage employees to seek educational opportunities outside of their employment. The tuition reimbursement policy enhances the City's current benefits and supports the Board's current strategic plan by enhancing and expanding training opportunities for employee development.

City Attorney Comments:

Per City Code 110.230, Bill 22-23 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING CHAPTER 125 HUMAN RESOURCE SYSTEM (PERSONNEL) RULES AND REGULATIONS – TUITION REIMBURSEMENT.

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

Section 1. That the Code of Ordinances of the City of Osage Beach, in Chapter 125, specifically Section 125.050 Pay and Compensation -, Item G #3 – Tuition reimbursement are hereby enacted with amendments as set forth below with new material set out in red and deleted material struck as follows:

Section 125.050. Pay and Compensation.

G.Individual Employee Pay Adjustments. Individual pay adjustments may be made in any of the following ways:

3. ~~College and Law Enforcement Academy~~ Tuition reimbursement. Refer to policy dated ~~05/01/05~~ **04/21/2022**

Section 2. Copy of Policy COLLEGE AND LAW ENFORCEMENT ACADEMY TUITION REIMBURSEMENT POLICY attached is ratified and adopted as if fully set out in this bill.

Section 3. After passage and approval by the Mayor this Ordinance shall be in full force and effect beginning on June 1, 2022.

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.23 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 Rucker, City Attorney

I hereby approve Ordinance No. 22.23

Date

Michael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk

"EXHIBIT A"



CITY OF OSAGE BEACH
COLLEGE AND LAW ENFORCEMENT ACADEMY
TUITION REIMBURSEMENT POLICY

Effective ~~January 1, 2022~~ June 1, 2022

CITY OF OSAGE BEACH
COLLEGE AND LAW ENFORCEMENT ACADEMY
TUITION REIMBURSEMENT POLICY

City of Osage Beach Tuition Reimbursement Policy Statement

The City of Osage Beach recognizes the benefit that the continuation of formal education brings to the individual employee and the City as an employer. The City will also consider requests for flex time/change in work schedule to accommodate course schedules whenever possible.

Policy and Procedures

A. College Tuition Reimbursement

1. Application

To be eligible for college tuition reimbursement, the employee must have successfully completed his/her probationary period and have scored satisfactory or better on his/her most recent performance appraisal.

2. Policy and Procedures

A. College tuition reimbursement shall be requested by the employee, by way of the *Request for College Tuition Reimbursement form*, and approved by the employee's Department Manager and the City Administrator prior to commencement of the course.

B. All coursework must be taken on non-duty time. The City will consider requests for flex time/change in work schedule to accommodate course schedules whenever possible.

C. The City will reimburse the employee up to 100% of the cost of college tuition for job-related coursework, based on grades obtained in the course:

GRADE A	-	100% Reimbursement
GRADE B	-	75% Reimbursement
GRADE C	-	50% Reimbursement

D. Receiving tuition reimbursement obligates the employee to remain employed by the City for ~~six (6) months for each course taken plus~~ one (1) month for each credit hour of tuition reimbursed.

E. Upon termination of City employment, any coursework for which the employee received tuition reimbursement that correlates to any unsatisfied time commitment to the City shall be repaid by the employee and may be deducted from the employee's final paycheck(s).

B. Law Enforcement Academy Reimbursement

1. Application

To be eligible for law enforcement academy tuition reimbursement, the employee must have successfully completed a P.O.S.T academy within five (5) years of his/her hire date.

2. Policy and Procedures

- A. Law Enforcement academy tuition reimbursement shall be requested by the employee, by way of the *Request for Law Enforcement Academy Tuition Reimbursement form* and approved by the employee's Department Manager and the City Administrator.
- B. Receiving law enforcement academy tuition reimbursement obligates the employee to remain employed by the City for ~~five (5)~~ **three (3)** years.
- C. Upon termination of City employment, any coursework for which the employee received law enforcement academy tuition reimbursement and has not satisfied his/her time commitment to the City shall be repaid by the employee, prorated monthly, and may be deducted from the employee's last paycheck(s).



Request for Tuition Reimbursement

Employee Name: _____ Date Submitted _____

Educational Institution: _____

Request is made to take the following classes for tuition reimbursement:

Course Name	Course Begin/Ending Date	# of Hours	Day/Time of Class
	/		
	/		
	/		
	/		

Amount of reimbursement requested: _____ hours at _____/hr

Employees who receive tuition reimbursement obligate themselves to remain in the employ of the City for ~~six months for each course taken plus~~ one month for each credit hour of tuition reimbursement received. ~~(Example: 3-hour course = six months for course + 3 months for the 3 credit hours).~~ The service obligation for this coursework will be added to any previous service obligation(s).

Upon termination of employment, any coursework for which an employee received tuition reimbursement and has not satisfied his/her time commitment to the City shall be repaid by the employee and may be deducted from the employee's last paycheck.

Employment obligation of this coursework expires: _____

I understand my obligations of this program, agree, and will comply:

Employee Signature

Action by Department Head:

Approved/Disapproved

Signature

Date

Action by City Administrator:

Approved/Disapproved

Signature

Date

(Use This Section to File For Reimbursements)

Reimbursement payment requests will be accepted no later than six (6) weeks after the course completion date.

Reimbursement Based on the Following:

Grade A = 100% Reimbursement

Grade B = 75% Reimbursement

Grade C = 50% Reimbursement

Date Course Completed

Grade Received (Attach Grade Card)

\$

Total Reimbursement Request

Human Resources Office Approval

Account Code

Date Employment Responsibility Ends



City of Osage Beach

Request for Law Enforcement Academy

Tuition Reimbursement

Employee Name: _____ Date Submitted _____

Educational Institution: _____

Request is made for Law Enforcement academy tuition reimbursement:

Academy Name	Academy Ending Date

Amount of reimbursement requested: \$ _____ (copies of paid invoices required)

Employees who receive P.O.S.T. academy tuition reimbursement obligate themselves to remain in the employ of the City for three (3) years.

Upon termination of employment, any coursework for which an employee received tuition reimbursement and has not satisfied his/her time commitment to the City shall be repaid by the employee, prorated monthly, and may be deducted from the employee's last paycheck.

Employment obligation of this coursework expires: _____

I understand my obligations of this program, agree, and will comply:

Employee's Signature

Date

Action by Department Head:

_____	_____	_____
Approved/Disapproved	Signature	Date

Action by City Administrator:

_____	_____	_____
Approved/Disapproved	Signature	Date

\$ _____	_____
Total Reimbursement Request	Human Resources Office Approval

_____	_____
Account Code	Date



CITY OF OSAGE BEACH
COLLEGE AND LAW ENFORCEMENT ACADEMY
TUITION REIMBURSEMENT POLICY

Effective ~~January 1, 2022~~ April 21, 2022

CITY OF OSAGE BEACH
COLLEGE AND LAW ENFORCEMENT ACADEMY
TUITION REIMBURSEMENT POLICY

City of Osage Beach Tuition Reimbursement Policy Statement

The City of Osage Beach recognizes the benefit that the continuation of formal education brings to the individual employee and the City as an employer. The City will also consider requests for flex time/change in work schedule to accommodate course schedules whenever possible.

Policy and Procedures

A. College Tuition Reimbursement

1. Application

To be eligible for college tuition reimbursement, the employee must have successfully completed his/her probationary period and have scored satisfactory or better on his/her most recent performance appraisal.

2. Policy and Procedures

A. College tuition reimbursement shall be requested by the employee, by way of the *Request for College Tuition Reimbursement form*, and approved by the employee's Department Manager and the City Administrator prior to commencement of the course.

B. All coursework must be taken on non-duty time. The City will consider requests for flex time/change in work schedule to accommodate course schedules whenever possible.

C. The City will reimburse the employee up to 100% of the cost of college tuition for job-related coursework, based on grades obtained in the course:

GRADE A	-	100% Reimbursement
GRADE B	-	75% Reimbursement
GRADE C	-	50% Reimbursement

D. Receiving tuition reimbursement obligates the employee to remain employed by the City for ~~six (6) months for each course taken plus~~ one (1) month for each credit hour of tuition reimbursed.

E. Upon termination of City employment, any coursework for which the employee received tuition reimbursement that correlates to any unsatisfied time commitment to the City shall be repaid by the employee and may be deducted from the employee's final paycheck(s).

B. Law Enforcement Academy Reimbursement

1. Application

To be eligible for law enforcement academy tuition reimbursement, the employee must have successfully completed a P.O.S.T academy within five (5) years of his/her hire date.

2. Policy and Procedures

- A. Law Enforcement academy tuition reimbursement shall be requested by the employee, by way of the *Request for Law Enforcement Academy Tuition Reimbursement form* and approved by the employee's Department Manager and the City Administrator.
- B. Receiving law enforcement academy tuition reimbursement obligates the employee to remain employed by the City for ~~five (5)~~ **three (3)** years.
- C. Upon termination of City employment, any coursework for which the employee received law enforcement academy tuition reimbursement and has not satisfied his/her time commitment to the City shall be repaid by the employee, prorated monthly, and may be deducted from the employee's last paycheck(s).



Request for Tuition Reimbursement

Employee Name: _____ Date Submitted _____

Educational Institution: _____

Request is made to take the following classes for tuition reimbursement:

Course Name	Course Begin/Ending Date	# of Hours	Day/Time of Class
	/		
	/		
	/		
	/		

Amount of reimbursement requested: _____ hours at _____/hr

Employees who receive tuition reimbursement obligate themselves to remain in the employ of the City for ~~six months for each course taken plus~~ one month for each credit hour of tuition reimbursement received. ~~(Example: 3-hour course = six months for course + 3 months for the 3 credit hours).~~ The service obligation for this coursework will be added to any previous service obligation(s).

Upon termination of employment, any coursework for which an employee received tuition reimbursement and has not satisfied his/her time commitment to the City shall be repaid by the employee and may be deducted from the employee's last paycheck.

Employment obligation of this coursework expires: _____

I understand my obligations of this program, agree, and will comply:

Employee Signature

Action by Department Head:

Approved/Disapproved

Signature

Date

Action by City Administrator:

Approved/Disapproved

Signature

Date

(Use This Section to File For Reimbursements)

Reimbursement payment requests will be accepted no later than six (6) weeks after the course completion date.

Reimbursement Based on the Following:

Grade A = 100% Reimbursement

Grade B = 75% Reimbursement

Grade C = 50% Reimbursement

Date Course Completed

Grade Received (Attach Grade Card)

\$

Total Reimbursement Request

Human Resources Office Approval

Account Code

Date Employment Responsibility Ends



City of Osage Beach

Request for Law Enforcement Academy

Tuition Reimbursement

Employee Name: _____ Date Submitted _____

Educational Institution: _____

Request is made for Law Enforcement academy tuition reimbursement:

Academy Name	Academy Ending Date

Amount of reimbursement requested: \$ _____ (copies of paid invoices required)

Employees who receive P.O.S.T. academy tuition reimbursement obligate themselves to remain in the employ of the City for three (3) years.

Upon termination of employment, any coursework for which an employee received tuition reimbursement and has not satisfied his/her time commitment to the City shall be repaid by the employee, prorated monthly, and may be deducted from the employee's last paycheck.

Employment obligation of this coursework expires: _____

I understand my obligations of this program, agree, and will comply:

Employee's Signature

Date

Action by Department Head:

_____	_____	_____
Approved/Disapproved	Signature	Date

Action by City Administrator:

_____	_____	_____
Approved/Disapproved	Signature	Date

\$ _____	_____
Total Reimbursement Request	Human Resources Office Approval

_____	_____
Account Code	Date

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Cindy Leigh, Human Resource Generalist
Presenter: Cindy Leigh, Human Resource Generalist

Agenda Item:

Bill 22-24 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 125 Human Resources System (Personnel) Rules and Regulations and the Policies associated with Chapter 125 Section 125.050.G.4 Education incentive. *First Reading*

Requested Action:

First Reading of Bill #22-24

Ordinance Referenced for Action:

Board of Aldermen approval required per Section 110.230. Ordinances, Resolutions, Etc. – Generally and Section 110.240 Adoption of Ordinances.

Deadline for Action:

None

Budgeted Item:

Yes

Budget Line Information (if applicable):

Budget Line Item/Title: xx-xx-716000 Education Incentive
(Department Specific) - Aggregate Totals Shown

FY2022 Budgeted Amount:	\$24,800.00
FY2022 Expenditures to Date (MM/DD/YY):	(\$5,727.17)
FY2022 Available:	\$19072.83
 FY2022 Requested Amount:	 \$35625.00

Department Comments and Recommendation:

In 2009, the education incentive policy incentives were reduced by 50%. With the current competitive labor market, employers are reviewing their full compensation package to ensure their pay and benefits compete with what other employers are offering. Staff is recommending the value of the incentives be increased to the original amounts.

If this change is made effective June 1, 2022, the impact on the approved budget would be just under \$17,000. This amount will change depending on vacancies and what incentives new employees request.

This policy incentivizes employees to pursue on-the-job and off-the-job educational opportunities. It enhances the City's current benefit package and supports the Board's current strategic plan by enhancing and expanding training opportunities for employee development.

City Attorney Comments:

Per City Code 110.230, Bill 22-24 is in correct form.

City Administrator Comments:

I concur with the department's recommendation. A budget amendment in the various departments as applicable will likely be needed. Details on those needed amendments will be forthcoming, and a budget amendment will be brought to the Board of Aldermen upon approved changes.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING CHAPTER 125 HUMAN RESOURCE SYSTEM (PERSONNEL) RULES AND REGULATIONS – EDUCATION INCENTIVE.

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

Section 1. That the Code of Ordinances of the City of Osage Beach, in Chapter 125, specifically Section 125.050 Education Incentive -, Item G #4 – Education Incentive are hereby enacted with amendments as set forth below with new material set out in red and deleted material struck as follows:

Section 125.050. Pay and Compensation.

G. Individual Employee Pay Adjustments. Individual pay adjustments may be made in any of the following ways:

4. **Education Incentive.** Refer to policy dated ~~01-01-2009~~ **06/1/2022**

Section 2. Copy of Policy EDUCATION INCENTIVE POLICY attached is ratified and adopted as if fully set out in this bill.

Section 3. After passage and approval by the Mayor this Ordinance shall be in full force and effect beginning on June 1, 2022

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.24 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 Rucker, City Attorney

I hereby approve Ordinance No. 22.24

Date

Michael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk

"EXHIBIT A"



CITY OF OSAGE BEACH EDUCATION INCENTIVE POLICY

Effective ~~January 1, 2009~~ June 1, 2022

CITY OF OSAGE BEACH EDUCATION INCENTIVE POLICY

City of Osage Beach Education Incentive Policy Statement

The City of Osage Beach recognizes the benefits of continuing education and special training. In recognition of developmental achievements, employees who become certified by a recognized and accredited certification program, or who earn an associate's, bachelor's, or graduate degree are rewarded with educational incentive pay.

Policy and Procedures

1. Application

All full-time employees are eligible for educational incentive pay. Employees must be in 'good standing' and rated at satisfactory or above on the most recent performance evaluation. Degrees/certificates must be from an accredited educational institution.

2. Policy and Procedures

A. Education incentives do not apply to those degrees/certificates which are requirements and/or conditions of employment.

B. Attainment of a second degree at an equivalent level does not qualify for education incentive.

C. Educational Incentive Pay will adhere to the following schedule:

Associate's Degree	\$250.00	500.00
Bachelor's Degree	\$500.00	1,000.00
Master's Degree	\$750.00	1,500.00
First Responder Certificate (excluding Ambulance)	\$125.00	
EMT Certification (excluding Ambulance)	\$375.00	
CDL Driver's License (Public Works)	\$ 75.00	500.00
Cross Training Certificate	\$250.00	500.00
Backflow Prevention	\$ 75.00	
Registered Flagger	\$ 75.00	
Water License - 1 level above job requirement	\$ 75.00	
Water License - 2 levels above job requirement	\$150.00	
Water License - 3 levels above job requirement	\$225.00	
Water License - 4 levels above job requirement	\$300.00	
Wastewater License - 1 level above job requirement	\$ 75.00	
Wastewater License - 2 levels above job requirement	\$150.00	
Wastewater License - 3 levels above job requirement	\$225.00	
Wastewater License - 4 levels above job requirement	\$300.00	
Specialized Training (Per Area-All Depts.)	\$250.00	500.00

~~D. Requests for Incentive Pay for Associate's, Bachelor's, or Master's Degree must be done through the Education Incentive Request form. Requests for Incentive Pay for all other certificates and/or training must be done through the Incentive Pay Request form.~~

- E. **D.** Certification and license incentives will only be paid when all of the following conditions have been met:
- a. The certificate or license is above what is required by the position's job description and is determined to be beneficial to the City. Incentive for CDL licensure is an exception to this requirement.
 - b. The certificate or license is kept current, including completing coursework or passing an examination if required to maintain active or current status.
 - c. If certificates do not have an expiration date the certification will be reviewed every three years to determine that the employee has kept current with certification through training and still meets all other criteria.
 - d. The employee is willing and able to satisfactorily perform the duties represented by the certificate or license.
 - e. The employee has successfully completed his/her probationary period, is in 'good standing', and rated at satisfactory or above at the most recent performance evaluation.
 - f. The employee's Department Manager and the City Administrator has reviewed the documentation and application submitted by the employee and has found that the provisions of this section have been met.
- F. **E.** Payments for education incentive shall be pro-rated and spread evenly over the pay periods in a calendar year. For example, if a degree/certificate is earned in June, payments during the year received will be pro-rated for that half of the year. If an employee leaves employment, payments cease and the employee has no right to any amounts not paid in the calendar year.
- G. **F** Maximum annual education incentive amount of \$~~1,500~~ 3,000.00 per employee without prior approval from City Administrator.
- H. **G** Certificate incentive pay is contingent to annual appropriation by the Board of Aldermen.



EDUCATION INCENTIVE REQUEST

Date of Request

Employee Name

Name of Education Center

Degree/Certificate Awarded (Attach Certificate)

Date Degree/Certificate Awarded

\$ _____ per pay period
Salary Increase to be Awarded

Approved: Department Head

Approved: City Administrator

Payments shall be spread evenly over the pay periods in a calendar year. Therefore, if a degree/certificate is obtained in June, payments during the year received will be in an amount for one half of a year, not the amount for the total year. If an employee leaves employment, payments cease and the employee has no right to any amounts not paid in the calendar year.

Certification and license incentives will only be paid when the certification or license is above what is required by the position's job description and/or is beyond required law enforcement continuing education units. (Incentive for CDL licensure is an exception to this requirement.) Payment will continue only as long as the employee is willing and able to satisfactorily perform the duties represented by the certification, as needed for the benefit of the city and as determined by their department head.

I understand and agree to the above:

Awards will be based on the following:

Associate's Degree	\$ 500 per year	\$ 19.23 per pay period
Bachelor's Degree	\$ 750 per year	\$ 28.85 per pay period
Master's Degree	\$ 1,500 per year	\$ 57.69 per pay period
CDL Driver's License Class A	\$ 500 per year	\$ 19.23 per pay period
Cross Training Certificate (Per Area)	\$ 500 per year	\$ 19.23 per pay period
Specialized Training (Per Area)	\$ 500 per year	\$ 19.23 per pay period

Employee Signature

Payroll Effective Date



CITY OF OSAGE BEACH EDUCATION INCENTIVE POLICY

Effective ~~January 1, 2009~~ June 1, 2022

CITY OF OSAGE BEACH EDUCATION INCENTIVE POLICY

City of Osage Beach Education Incentive Policy Statement

The City of Osage Beach recognizes the benefits of continuing education and special training. In recognition of developmental achievements, employees who become certified by a recognized and accredited certification program, or who earn an associate's, bachelor's, or graduate degree are rewarded with educational incentive pay.

Policy and Procedures

1. Application

All full-time employees are eligible for educational incentive pay. Employees must be in 'good standing' and rated at satisfactory or above on the most recent performance evaluation. Degrees/certificates must be from an accredited educational institution.

2. Policy and Procedures

A. Education incentives do not apply to those degrees/certificates which are requirements and/or conditions of employment.

B. Attainment of a second degree at an equivalent level does not qualify for education incentive.

C. Educational Incentive Pay will adhere to the following schedule:

Associate's Degree	\$250.00	500.00
Bachelor's Degree	\$500.00	1,000.00
Master's Degree	\$750.00	1,500.00
First Responder Certificate (excluding Ambulance)	\$125.00	
EMT Certification (excluding Ambulance)	\$375.00	
CDL Driver's License (Public Works)	\$ 75.00	500.00
Cross Training Certificate	\$250.00	500.00
Backflow Prevention	\$ 75.00	
Registered Flagger	\$ 75.00	
Water License - 1 level above job requirement	\$ 75.00	
Water License - 2 levels above job requirement	\$150.00	
Water License - 3 levels above job requirement	\$225.00	
Water License - 4 levels above job requirement	\$300.00	
Wastewater License - 1 level above job requirement	\$ 75.00	
Wastewater License - 2 levels above job requirement	\$150.00	
Wastewater License - 3 levels above job requirement	\$225.00	
Wastewater License - 4 levels above job requirement	\$300.00	
Specialized Training (Per Area-All Depts.)	\$250.00	500.00

~~D. Requests for Incentive Pay for Associate's, Bachelor's, or Master's Degree must be done through the Education Incentive Request form. Requests for Incentive Pay for all other certificates and/or training must be done through the Incentive Pay Request form.~~

- E. **D.** Certification and license incentives will only be paid when all of the following conditions have been met:
- a. The certificate or license is above what is required by the position's job description and is determined to be beneficial to the City. Incentive for CDL licensure is an exception to this requirement.
 - b. The certificate or license is kept current, including completing coursework or passing an examination if required to maintain active or current status.
 - c. If certificates do not have an expiration date the certification will be reviewed every three years to determine that the employee has kept current with certification through training and still meets all other criteria.
 - d. The employee is willing and able to satisfactorily perform the duties represented by the certificate or license.
 - e. The employee has successfully completed his/her probationary period, is in 'good standing', and rated at satisfactory or above at the most recent performance evaluation.
 - f. The employee's Department Manager and the City Administrator has reviewed the documentation and application submitted by the employee and has found that the provisions of this section have been met.
- F. **E.** Payments for education incentive shall be pro-rated and spread evenly over the pay periods in a calendar year. For example, if a degree/certificate is earned in June, payments during the year received will be pro-rated for that half of the year. If an employee leaves employment, payments cease and the employee has no right to any amounts not paid in the calendar year.
- G. **F** Maximum annual education incentive amount of \$~~1,500~~ 3,000.00 per employee without prior approval from City Administrator.
- H. **G** Certificate incentive pay is contingent to annual appropriation by the Board of Aldermen.



EDUCATION INCENTIVE REQUEST

Date of Request

Employee Name

Name of Education Center

Degree/Certificate Awarded (Attach Certificate)

Date Degree/Certificate Awarded

\$ _____ per pay period
Salary Increase to be Awarded

Approved: Department Head

Approved: City Administrator

Payments shall be spread evenly over the pay periods in a calendar year. Therefore, if a degree/certificate is obtained in June, payments during the year received will be in an amount for one half of a year, not the amount for the total year. If an employee leaves employment, payments cease and the employee has no right to any amounts not paid in the calendar year.

Certification and license incentives will only be paid when the certification or license is above what is required by the position's job description and/or is beyond required law enforcement continuing education units. (Incentive for CDL licensure is an exception to this requirement.) Payment will continue only as long as the employee is willing and able to satisfactorily perform the duties represented by the certification, as needed for the benefit of the city and as determined by their department head.

I understand and agree to the above:

Awards will be based on the following:

Associate's Degree	\$ 500 per year	\$ 19.23 per pay period
Bachelor's Degree	\$ 750 per year	\$ 28.85 per pay period
Master's Degree	\$ 1,500 per year	\$ 57.69 per pay period
CDL Driver's License Class A	\$ 500 per year	\$ 19.23 per pay period
Cross Training Certificate (Per Area)	\$ 500 per year	\$ 19.23 per pay period
Specialized Training (Per Area)	\$ 500 per year	\$ 19.23 per pay period

Employee Signature

Payroll Effective Date

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Kevin Crooks, Public Works Operations Manager
Presenter: Kevin Crooks, Public Works Operations Manager

Agenda Item:

Bill 22-27 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute Ecc Quote #220406FVC02R1 from Electrical Control Company (ECC) for services and equipment for the replacement of the Supervisory Control and Data Acquisition (SCADA) system at a not to exceed cost of \$142,277. *First and Second Reading*

Requested Action:

First & Second Reading of Bill #22-27

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, replacement of the SCADA system is highly time sensitive. We currently have no automated alarm dialing on any water or sewer system infrastructure.

Budgeted Item:

No

Budget Line Information (if applicable):

Budget Line Item/Title: 35-00 773222 SCADA Improvements

FY2022 Budgeted Amount:	\$ 0
FY2022 Expenditures to Date (03/31/2022):	(\$ 0)
FY2022 Available:	\$ 0
FY2022 Requested Amount:	\$106,782.75

Budget Line Item/Title: 30-00 773222 SCADA Improvements

FY2022 Budgeted Amount:	\$ 0
FY2022 Expenditures to Date (03/31/2022):	(\$ 0)
FY2022 Available:	\$ 0
FY2022 Requested Amount:	\$35,594.25

Department Comments and Recommendation:

The SCADA (Supervisory Control and Data Acquisition System) that monitors for alarm conditions and makes automated control decisions for the cities' Water Production/Distribution, and Sewer Collections System was first installed in 1997. It consists of computer controllers at various sites pushing data through 900 Mhz microwave licensed radios back to Public Works and then displays the information into a graphic format that can be disseminated, controlled, and acted upon by Public Works staff.

There have been numerous technical issues with the aging system over the years and it was identified as needing a full replacement upgrade in 2023. A separate but partner software component to this system that manages the alarm dialing of Public Works staff has recently failed after several unsuccessful attempts to patch it. The replacement of that software and its integration labor was approved by the Board on February 3rd, 2022 for \$13,762.

While preparing for the installation of the new board approved alarm dialer software, the main SCADA software platform failed on March 14th, 2021. This means we are in a position where we can no longer control or monitor any alarms, system-wide. Because of this event, we have instituted a daily check of critical wells and lift stations as this is currently our only means to know if a lift station is a high level or if a well has failed, along with hundreds of other critical monitored data points. These in-person checks are performed 7 days a week but only provide a picture of conditions at that specific moment in time. This is obviously a condition that opens the city up to various unwanted liabilities.

In an expedited fashion, a project scope was defined with SCADA provider ECC (Electrical Controls Company) from Earth City, MO, and myself. This process would normally take place over several months and then be put through the normal bidding and purchasing process. There are some elements of upgraded functionality included in this scope, but it was abbreviated for the sake of time, and several upgrades were omitted for this reason.

We now have a quote with a scope I believe serves the city's immediate needs for an estimated not-to-exceed price of \$142,377.00. I recommend approval of this project to return the water/ sewer system back to a controlled and alarm monitored status as soon as possible.

City Attorney Comments:**City Administrator Comments:**

I concur with the department's recommendation due to the current urgency due to the circumstances of the SCADA system. The SCADA system was scheduled to be upgraded as a possibly 2023 priority; however, due to current failure in equipment, this is now a priority. A first and second readings are being requested because of the system failure.

A budget amendment will be needed and will be brought before the Board of Aldermen at the next meeting, upon approval. The reserve accounts for both the Water Fund and the Sewer Fund can accommodate equipment replacements such as this.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE ECC QUOTE #220406FVC021R1 FROM ELECTRICAL CONTROL COMPANY (ECC) FOR SERVICES AND EQUIPMENT FOR THE REPLACEMENT OF THE SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) SYSTEM AT A NOT TO EXCEED COST OF \$142,277.00.

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

Section 1. The Board of Aldermen authorizes the purchase for services and equipment for the replacement of the Supervisory Control and Data Acquisition (SCADA) system as substantially the same terms and conditions as set out in the attached quotation (“Exhibit A”).

Section 2. Total expenditures or liability authorized under this Ordinance shall not exceed One Hundred Forty-Two Thousand and Two Hundred Seventy-Seven Dollars. (\$142,277.00)

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

Section 3. This Ordinance shall be in full force and effect from date of passage and approval by the Mayor.

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.27 was duly passed on by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

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. 22.27.

Date

Michael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk



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

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

April 6, 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 Computer Upgrade

ECC Quote #: 220406FVC02R1

Dear Mr. Crooks,

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

1 Office Central SCADA Computer

1.1 Current System

ECC is currently under contract with the City to provide TopView alarm dialer software on a City-supplied computer, which would be networked to and receive information from the existing SCADA computer. This project is detailed in ECC quotation #211227FVC01 dated 12/27/21.

It is my understanding that the existing SCADA computer is approx. 8 - 10 years old, has Windows Server operating system, and is running Wonderware Human-Machine Interface (HMI) software. We have found out that the existing server has 5 client licenses on it, so it could have networked computers connected to it (although none of them are being used at this time).

I have been informed that the SCADA computer is no longer reliable, hence your request for this quotation. Therefore, we recently (3/14/22) tried stopping the existing WIN911 alarm dialer software (currently running on the SCADA server computer) to see if that would improve reliability of the SCADA computer. That did well for about a day and a half, but then started having issues again.

We then planned on upgrading the existing Wonderware HMI software, and staying with all existing screens. We were informed that it may be possible to upgrade the existing Wonderware (software provider) with a free "patch", which would allow the existing Wonderware HMI software to be upgraded to run on a Windows 10 personal computer. When we provided the serial # for the existing Wonderware software to the provider, we were informed that your version could not be upgraded with the free "patch".

1.2 Proposed System

When we discussed the option of upgrading the existing Wonderware software vs moving to the iFIX software, you indicated you were dissatisfied with the existing screens, and would like the screens to be modified to be more intuitively obvious and easier to navigate. You also wanted to be able to have

**Challenged to Excel
Recognized for Achievement**

more functionality, such as report generation, as well as added networking capability. The exiting Wonderware HMI license is for a Runtime only (no development can be done on it, without an upgraded/more expensive software license). For these reasons, I am recommending that ECC provide iFIX HMI software on a City-provided Windows 10 PC.

ECC is currently in possession of the Windows 10 personal computer that the City provided for ECC to install TopView alarm dialer software on. As discussed in our meeting at your office in late October, the existing SCADA server computer will no longer be required, and the new SCADA computer would have the HMI software on it, as well as the TopView alarm dialer software.

This proposal includes ECC providing and installing new iFIX software on the new SCADA computer (that the dialer software is being installed on), and providing updated/revised HMI screens/trending screens, and connecting to the existing two Allen-Bradley PLC's at the office. I have included client computers as well.

1.3 Equipment/Services Provided by Electric Controls Company

(1) Central SCADA Computer HMI Software

Includes:

- A) HMI Software: Intellution iFIX Plus SCADA Pak Unlimited tag count Development software, with communications driver (for SCADA computer to communicate with (2) existing Allen-Bradley PLC's at the office)
- B) Historian Software: iHistorian Essential 1000 point software installed on SCADA computer (this software provides trending of various tags/information in chart (value vs time) format)
- C) Remote Access Software: Tight VNC for SCADA computer and/or other remote access devices (notebook computer/tablet/cell phone) OR Internet explorer for SCADA computer (which can access website such as LogMeIn – internet service/website provided by others)
- D) Programming of water screens
 - 1) Swiss Village tank and 3 wells
 - 2) Bluff Drive tank and well
 - 3) Columbia College tank and 2 wells
- E) Programming of approximately 40 – 50 lift station screens
- F) Engineering services for design, software installation, SCADA Computer programming, testing, startup, training, for equipment provided by ECC for this site
- G) Software does not include iFIX programming support (annual fee). ECC typically does not provide this option, as our customers typically rely on the systems integrator to program the software. This option typically adds approx. \$1,500.00 - \$2500.00 to the cost. ECC promotes the education of our customers, so they can be more self-sufficient, and will gladly provide training at additional cost, if desired.

Designation:

- A) Central SCADA Computer HMI Software

Notes:

- A) Price does not include anti-virus/malware software/protection. This software/service to be provided, installed, and maintained by the City.
- B) This section does not include spreadsheet/report generation software.
- C) The SCADA computer could communicate with future devices, such as a Motorola central SCADA unit, at such point as that may be added. Pricing for this option would be added at the time of added functionality.

- D) All existing data points in the SCADA computer would be programmed in the new HMI software. Price does not include new points not currently in the SCADA computer, although this can be added in the future.
- E) Price does not include static IP/network address/router/internet service/VPN/website to facilitate remote SCADA computer interface via remote connection software.

(1) SCADA Computer Spreadsheet Software

Includes:

- A) Spreadsheet Software: Intellution iHistorian and Excel Add-in software.
Note: Spreadsheet software package writes data to spreadsheet, but does not allow user to prepare user-configurable "reports" from the data without manipulating data in the spreadsheet
- B) Engineering services for design, software installation, SCADA operation manual, SCADA Computer programming, testing, startup, training, for equipment provided by ECC for this site

Designation:

- A) Central SCADA Computer Spreadsheet Software

Notes:

- A) Spreadsheet:
 - i. Software programming to be performed/completed after SCADA computer has been installed and Owner has successfully manually filled out spreadsheets/reports.
 - ii. Owner to provide ECC with spreadsheet that is currently being filled out.
- B) Includes ECC in-house engineering time of 24 hours, and on-site time of 16 hours. Additional time required for report generation is at additional cost to the scope of work, at rates per ECC's Service Contract schedule of prices which can be provided upon request.
- C) Price does not include Microsoft Excel software. This to be provided by the City.

1.4 Equipment/Services Provided by City

- 1) Provide Microsoft Excel software, if required.

2 Client SCADA Computer

2.1 Description

Client computers could be used to provide operators access to SCADA computer information. This section provides for this software to be provided by ECC and installed on City-provided computers. Client computers can be added at a later date, if desired. The client software package would be a runtime (not development), as all development would take place on the SCADA computer. Per our discussion, the SCADA software package above can easily accommodate 4 client computers as provided.

2.2 Equipment/Services Provided by Electric Controls Company

(4) Client SCADA Computer HMI Software

Includes:

- A) HMI Software: Intellution iFIX iClient runtime software (for remote connection to the central SCADA computer).
- B) Engineering services for design, software installation, SCADA Computer programming, testing, startup, training, for equipment provided by ECC for this site

Designation:

- A) Client SCADA Computer 1
- B) Client SCADA Computer 2
- C) Client SCADA Computer 3
- D) Client SCADA Computer 4

Notes:

- A) Price does not include networking/media between computers. This would be provided by the City. ECC would then program the computers with the client HMI software.
- B) Price does not include static IP/network address/router/internet service/VPN/website to facilitate remote SCADA computer interface via remote connection software.

2.3 Equipment/Services Provided by City

- 1) Provide networking/media between computers.
- 2) Provide static IP/network address/router/internet service/VPN/website to facilitate remote SCADA computer interface via remote connection software.

3 Central SCADA Unit

3.1 Description

A new Motorola ACE central SCADA unit would be provided at the office. This unit is in addition to, not in place of, the existing Allen-Bradley central PLC's. The Motorola central SCADA unit would communicate with new Motorola remote SCADA units (at various sites – see below). The Motorola SCADA units would not communicate with existing Allen-Bradley PLC's (although they can be programmed to do so, if required, at additional cost). The Motorola central SCADA unit can accommodate 30 freshwater sites and 96 wastewater sites (all remote sites would require a Motorola SCADA unit) without expansion. More information can be provided on the Motorola SCADA system if desired.

The SCADA computer would communicate with the new Motorola central SCADA unit to provide operator monitoring and control for the Motorola sites.

3.2 Equipment/Services Provided by Electric Controls Company

(1) Control Panel

Incoming Power: ~15 A, 120 VAC, 1-Phase, 2 wire

Enclosure: NEMA 12 wall-mount enclosure

- Constructed of mild steel painted ANSI 61 grey or beige
- With painted steel subpanel

Includes:

- A) 120 vac power filter
- B) Motorola ACE RTU/PLC (with UHF or VHF radio and coaxial surge suppressor)
- C) Coaxial cable, coaxial connectors, UHF or VHF antenna (assembly by ECC and installation by others on building roof/gable)
- D) Frequency coordination with FCC for UHF or VHF frequency license
- E) Engineering services for panel design, panel testing, software installation, SCADA/PLC operation manual, SCADA Unit/SCADA Computer programming, testing, startup, training, for equipment provided by ECC for this site

Designation:

- A) Central Motorola SCADA Unit

Notes:

- A) Price does not include installation. Panel provided for installation/wiring by City.

(1) Lot Spare Parts as follows

Includes:

- (1) SCADA Unit Radio (interchangeable with other Motorola ACE SCADA units)
- (1) SCADA Unit Power Supply (interchangeable with other Motorola ACE SCADA units)
- (1) SCADA Unit CPU (Central Processing Unit) (interchangeable with other Motorola ACE SCADA units)
- (1) SCADA Unit Input and Output card for each type provided by ECC in this scope of work (interchangeable with other Motorola ACE SCADA units)

Notes:

- A) Motorola ACE SCADA unit spare parts are interchangeable with other Motorola ACE SCADA units

3.3 Equipment/Services Provided by City

- 1) Install SCADA panel in building.
- 2) Provide and connect 120 vac power to panel.
- 3) Install and connect coaxial cable between panel and antenna on building roof.
- 4) Install antenna on building roof.
- 5) Run ethernet cable between panel and SCADA computer.

4 Passover Tank/Well Remote Site

4.1 Current System

This site does not currently have a SCADA unit. It does have a chlorine analyzer, but it is non-functional. The well is some distance from the tank. There is a water line run from the tank to the well, so the well can have a pressure transmitter to read tank level. A flow meter exists.

4.2 Proposed System

ECC would provide a new Motorola SCADA Remote Terminal Unit (RTU) at this site, which would communicate with the new Motorola Central SCADA unit in above section. ECC would also provide a new pressure transmitter with display, for installation in the well building.

A selector switch on the side of the SCADA control panel would be provided to allow operators to enter the building and reset the intrusion alarm within ~60 seconds to stop the intrusion switch from alarming at the SCADA computer when entering or leaving the building. This logic would be programmed in the local SCADA unit. Additionally, the operator could inhibit the alarm while in the station with the door open. Switch position would also be in the SCADA computer, and alarm if the switch is in the Inhibit position.

This RTU would provide primary control of the local well based upon pumping up the Passover Tank..

4.3 Equipment/Services Provided by Electric Controls Company

(1) Control Panel

Incoming Power: ~15 A, 120 VAC, 1-Phase, 2 wire

Panel to Monitor: I/O as listed below

Panel to Control:

- A) (1) Well pump via contact closure output to remote existing motor starter/pump control panel

Enclosure: NEMA 12 wall-mount enclosure

- Constructed of mild steel painted ANSI 61 grey
- With painted steel subpanel

Includes:

- A) 120 vac power filter
- B) Motorola ACE RTU/PLC (with UHF or VHF radio and coaxial surge suppressor) connected to SCADA monitored/controlled points
- C) Coaxial cable, coaxial connectors, UHF or VHF antenna (assembly by ECC and installation by others on building exterior)
- D) Frequency coordination with FCC for UHF or VHF frequency license
- E) Engineering services for panel design, panel testing, software installation, SCADA/PLC operation manual, SCADA Unit/SCADA Computer programming, testing, startup, training, for equipment provided by ECC for this site

Designation:

- A) SCADA Control Panel

Notes:

- A) Price does not include installation. Control panel and other equipment provided for installation/wiring on project site by City.
- B) Price does not include antenna mount/mast/support structure/clamps (conduit) - to be provided and installed by City.

Motorola ACE Input/Output Connections

Digital Inputs

1. Intrusion (new door switch provided by ECC for building door)
2. Intrusion alarm inhibit selector switch in "Inhibit" position (new switch by ECC installed on side of SCADA panel.
3. Phase fault (if it exists in pump control panel)
4. Pump panel selector switch in Auto (new contact provided by ECC – installed on existing switch)
5. Pump run indication (from existing contact on existing motor starter)
6. Pump starter fault indication (from existing contact on motor starter)
7. Building low temperature (new thermostat provided on side of SCADA panel)

Analog Inputs

1. Elevated tank level (new transmitter provided by ECC, installed by City)
2. Flow (existing transmitter w/ 4 – 20 ma signal output)
3. Chlorine residual (new transmitter provided by ECC, installed by City)

Digital Outputs

1. Well pump demand (to existing well pump panel)

Analog Outputs

1. None

(1) Pressure Transmitter

Manufacturer: Siemens

Includes:

- A) Transmitter with block/bleed valve.
- B) Factory mounting bracket ("L" bracket)
- C) Lot engineering services for configuration and startup of transmitter

Designation:

- A) Elevated Tank Level

Notes:

- A) Price does not include equipment installation or pipe tap/corp stop/process connection. All equipment is provided for installation by others, unless otherwise indicated in this section.
- B) Price does not include custom mounting bracket/hardware/seal, if required.
- C) Price does not include conduit/shielded cable for 4 – 20 ma signal between transmitter and display/control device.

(1) Chlorine Analyzer

Manufacturer: Wallace and Tiernan

Includes:

- A) Analyzer to measure free OR total chlorine (specify at time of order)
- B) CL2 electrolyte/reagent
- C) Lot engineering services for programming and startup of chlorine monitor

Designation:

- A) Chlorine Analyzer

Notes:

- A) Analyzer requires 120 vac power
- B) Analyzer provides 4 – 20 ma signal to SCADA panel.
- C) Price does not include pipe tap/corp stop/process connection – to be connected by others.
- D) Analyzer requires process supply and drain to be connected by others
- E) Price does not include shielded cable for 4 – 20 ma signal between transmitter and display/control device.
- F) All equipment is provided for installation by others, unless otherwise indicated in this section.

4.4 Equipment/Services Provided by City

- 1) Install SCADA panel in building.
- 2) Provide and connect 120 vac power to panel.
- 3) Install and connect coaxial cable between panel and antenna on building side/gable.

- 4) Install antenna on building side/gable.
- 5) Provide, install, and wire all equipment connected to the SCADA panel, unless otherwise indicated above in the I/O section.

5 Columbia Tank and Wells

5.1 Current System

Columbia tower has a PLC. The (2) wells which it connects to do not have a PLC. There is a 9 pair copper stranded wire cable which connects the two wells to the PLC at the tank via hard-wire connection (contact closure for well demand/well run indication).

Columbia Well (small) has had its cable severed at some point in the past, and only runs in manual from the local well panel selector switch. Columbia Well (large), still has functioning copper cable.

5.2 Proposed System

ECC would provide engineering services to troubleshoot the wiring issue. A new wire may need to be installed, or additional equipment may need to be put in place for short-haul wireless telemetry between these two sites. Information not currently connected would likely not be available on the SCADA system (such as well flow). Information not currently connected to the SCADA system could be added at additional cost to this or future SCADA system modifications.

5.3 Equipment/Services Provided by Electric Controls Company

- (1) Lot "On-Site" Engineering /Services (at the project site)

Includes:

- A) Engineering services for troubleshooting communications functionality at these sites to facilitate/restore communication and automatic operation, as is currently programmed in the PLC's.

Notes:

- A) Price does not include any equipment/hardware. Should this be required, it would be done at additional cost to the project.
- B) This portion of the scope of work would be provided on-site on a time and material basis per ECC's standard Service Contract Schedule of Prices (which can be provided upon request).
- C) This section is estimated to take approximately 2 -4 days.

5.4 Equipment/Services Provided by City

- 1) Provide/install/repair communication cable between sites as required.
- 2) Provide additional equipment as required for functionality (PLC/communication equipment)

6 Wastewater Lift Station Sites

6.1 Current System

Four of the existing lift stations indicated below have wetwell level transducers, but are not displaying on the SCADA computer.

6.2 Proposed System

ECC would provide engineering services to program existing Allen-Bradley PLC's to communicate existing wetwell level to the central PLC at the Office, and display on the SCADA computer, and trend.

6.3 Equipment/Services Provided by Electric Controls Company

(1) Lot "On-Site" Engineering/Services (at the project site)

Includes:

- A) Engineering services for design PLC/SCADA Computer programming, testing to get existing wetwell level displaying on SCADA computer.

Notes:

- A) This portion of the scope of work would be provided on-site on a time and material basis per ECC's standard Service Contract Schedule of Prices (which can be provided upon request).
- B) This section is estimated to take approximately 2 -4 days.

7 Delivery:

1. Estimated equipment delivery 4 – 6 weeks after receipt of purchase order/signed agreement by ECC for all but the Motorola ACE portion. The Motorola ACE portion may take longer, as it is dependent on the FCC to issue a radio frequency license – see below note.
2. Please contact estimator BEFORE or AT TIME OF QUOTE if other arrangements are required.

8 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. Frequency coordination and FCC licensing process frequently takes from 120 – 180 days from date of filing process commencement. ECC will begin the filing process after receipt of purchase order and within 10 days of receiving longitude, latitude, and ground elevation from consulting engineer/customer. ECC does not guarantee completion time for the licensing process. This would only affect the Motorola ACE portion of the project.
9. The on-site portion of this 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.
10. 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.

9 Pricing:

Qty	Description	Price
1	"In-House" Equipment/Engr. Services	\$ 111,877.00
1	<u>Estimated</u> "On-Site" Equipment/Engr. Services (Provided on T&M Basis)	\$ 19,800.00 – 30,500.00
Total <u>Estimated</u> Not-To-Exceed Price:		\$ 142,377.00

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.

10 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.

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: April 21, 2022
Originator: Todd Davis, Police Chief
Presenter: Todd Davis, Police Chief

Agenda Item:

Motion to modify the original purchase price for the purchase of a 2023 Ford F450 193" WB 4X4 7.3L V8 Gas Engine with Liquid Spring Suspension System and a 2022 Osage 168" Warrior Conversion Type 1 Osage Ambulance from Emergency Services Supply at a price not to exceed \$240,000.

Requested Action:

Motion to Approve

Ordinance Referenced for Action:

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

Deadline for Action:

Yes - The board approved the initial purchase during the January 6, 2022 Board of Alderman Meeting. The approval of the modification will ensure our place in the build-line.

Budgeted Item:

Yes

Budget Line Information (if applicable):

Budget Line Item/Title: 40-00-774265 Vehicles(s)

FY2022 Budgeted Amount: \$240,000.00

FY2022 Expenditures to Date (MM/DD/YY): (\$ 0)

FY2022 Available: \$240,000.00

FY2022 Requested Amount: \$240,000.00

Department Comments and Recommendation:

The Board of Alderman approved the original request to purchase this Ambulance during the January 6, 2022 Board of Alderman meeting at a cost of not to exceed \$236,000.00.

During the Pre-Construction meeting, additional items were added and some items

were deleted. With the additions and deletions, the new cost of the Ambulance is \$239,363.00.

The list of additions and deletions is included as an attachment. The UV Disinfectant Light cost was included in the initial approval.

The Police Department recommends approval.

City Attorney Comments:

Not Applicable

City Administrator Comments:

I concur with the department's recommendation.



EMERGENCY SERVICES SUPPLY

2637 Drew Perry Road
Jefferson City, MO 65109

DATE: March 18th, 2021
TO: City of Osage Beach
FROM: Chris Marshall
REFERENCE: UPDATED PRICE FOR NEW AMBULANCE

- 1 2023 Ford F-450 193" WB 4x4 7.3L V-8 Gas Engine with.....\$58,745.00
Liquid Spring Suspension System
- 2 2022 Osage 168" Warrior Conversion to match Osage Beach.....\$174,017.00
Specifications

ORIGINAL BID PRICE.....\$232,762.00

Items added at pre construction meeting.....\$6,601.00

UPDATED PRICE.....\$239,363.00

Sincerely,

Chris Marshall
Emergency Services Supply, Osage Dealer



Osage Ambulances is a proud member of the Buy Missouri Program!



EMERGENCY SERVICES SUPPLY

2637 Drew Perry Road
Jefferson City, MO 65109

Items Added at pre construction:

UV Disinfectant Light - \$2,950.00
Auxiliary HVAC Condensor - \$2,000.00
Power Door Locks - \$700.00
Additional Whelen LED lighting - \$1,626.00
(2) 6pt. Seatbelt harness systems - \$980.00
I/O access to exterior compartment - \$400.00
Stainless Steel interior latches - \$500.00
74" Interior Headroom - \$650.00
Glove storage in cab - \$150.00
Drop side body skirt by 4" - \$675.00
Recessed rear tow hooks - \$680.00
TOTAL - \$11,311.00

Items Deleted at pre construction:

EVS 1769 Mobility Seat - \$4,500.00
Yellow Grab Bars - \$210.00

TOTAL - \$4,710.00



Osage Ambulances is a proud member of the Buy Missouri Program!

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 21, 2022
Originator: Cindy Leigh, Human Resource Generalist
Presenter: Cindy Leigh, Human Resource Generalist

Agenda Item:

Discussion - of Chapter 125 Human Resources (Personnel) Rules and Regulations
Chapter 125 Section 125.120.E.9.b Holidays.

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:

Discussion - Changes to Chapter 125 Section 125.120.E.9.b Holidays were made at the December 16, 2021 Board of Alderment meeting. During the discussion of this item, staff was asked to bring this topic back to the Board of Alderment for further discussion in 2022.

Section 125.120.E.9 Holidays – this section details how the holiday benefit applies to all full-time employees. Below is a summary of the section.

The first part details the number of holidays to be observed by full-time employees except shift workers. Currently, the number of holidays the City observes is 11.

The next paragraph details the compensation to be received for the holiday benefit.

Prior to December 16, 2021, the policy stated all full-time employees shall receive

normal compensation for the holidays observed by the City. The compensation received is to be in proportion to the average number of hours normally scheduled to work.

All full-time employees (except police officers) of the City receive normal compensation (regular pay and not overtime) for 2,080 hours per year (40 hours per week). Therefore, these employees received eight hours for each observed holiday. This benefit was received as a day off with pay while City offices were closed. Employees defined as shift workers received eight hours in a holiday leave bank to be taken during the year as a day off with pay or to be paid in a separate paycheck in December each year.

Police officers receive normal compensation (regular pay and not overtime) for 2,184 hours per year (42 hours per week). Instead of receiving eight (8) or eight and a half (8.5) hours for each observed holiday (8.5 per day equates to 42 hours per week), police officers received 12 hours in a holiday leave bank to be taken during the year as a day off with pay or to be paid in a separate paycheck in December.

Approved at the December 16, 2021, Board of Aldermen meeting with an effective date of January 1, 2022, the above changed to:

All full-time employees shall receive eight (8) hours holiday pay except Ambulance personnel, 911 dispatchers, and law enforcement patrol officers who will receive twelve (12) hours, and airport employees who will receive eight (8) or ten (10) hours depending on the airport hours.

The next paragraph details how holidays will be observed when they fall on a weekend day.

The following paragraph details how employees can receive their holiday benefit when they are required to work on a regularly scheduled holiday. Employees can either receive another day off with pay or be compensated at their overtime rate for hours worked on the observed holiday.

The last paragraph details how shift workers receive their holiday benefit. Shift workers will receive their holiday benefit in hours credited to a holiday leave bank.

Summary: The intent of Section 125.120.E.9 is to provide the same benefit to all full-time employees. Since this is a benefit for all employees regardless if they work on a holiday or not, it has no relevance to the hours worked.

In 2020, staff recommended that the amount of hours police officers received for the benefit provided in Section 125.120.E.9 be reduced in accordance with the ordinance at that time. The Board did not approve the recommended change.

At the December 16, 2021, Board meeting, staff recommended increasing the number of hours received by all other shift workers to provide a more equitable benefit. This recommendation was approved and became effective January 1, 2022.

During the December 16, 2021, Board meeting, staff was asked to bring this policy before the Board for further discussion during the first quarter of 2022. Discussion focused on the amount of hours ambulance employees received because the employees work 24-hour shifts. The hours worked have no bearing on receiving the holiday benefit. All employees, working on a holiday or not, receive the holiday benefit hours in their holiday leave balance.

Staff has reached out to several ambulance and fire districts regarding how holiday pay is handled. Two local fire chiefs said the City's holiday benefit is better than their current holiday policy. Their current holiday policy only provides holiday pay to employees who work the holiday. Employees who are not scheduled to work on a holiday do not receive any holiday benefit. Staff also contacted several local ambulance districts, and the results were the same. The City's holiday benefit is better because it applies to all full-time employees regardless if they work the holiday.

The changes that were effective January 1, 2022, have been discussed with the Management Team, Ambulance Supervisor, and Employee Betterment Committee. Human Resources has not received any negative feedback regarding the changes and has received several positive comments from employees regarding the increased benefit for shift workers.

It is staff's recommendation to make no changes to the current policy that was effective January 1, 2022.

City Attorney Comments:

Not Applicable

City Administrator Comments:

I concur with the department's recommendation to make no changes to the Holiday Pay benefit as changed in 2021.