

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

June 16, 2022 - 6:00 PM
CITY HALL

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MAYOR'S COMMUNICATIONS

CITIZEN'S COMMUNICATIONS

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

Visitors attending via online will be in listen only mode. Any questions or comments for the

Mayor and Board may be sent to the City Clerk at tberreth@osagebeach.org no later than 10:00 AM on the Board's meeting day (the 1st and 3rd Thursday of each month). Submitted questions and comments may be read during the Citizen's Communications section of the agenda.

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

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

APPROVAL OF CONSENT AGENDA

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

- ▶ Minutes of Board of Aldermen meeting June 2, 2022
- ▶ Bills List - June 16, 2022
- ▶ Liquor Licenses - See Attached Licenses

UNFINISHED BUSINESS

- A. Bill 22-35 An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for the Lake of Ozarks Bikefest Event Support Request, in an amount not to exceed \$3,000. *Second Reading*
- B. Bill 22-36 - 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. 419. *Second Reading*
- C. Bill 22-37 - 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 Transportation Fund, Water Fund, and the Sewer Fund. *Second Reading*
- D. Bill 22-38 - An ordinance of the City of Osage Beach, Missouri, for additions and amendments to chapter 405 "Zoning Regulations" Article V. "Signs". *Second Reading*

NEW BUSINESS

- A. Presentation -Lake of the Ozarks Magic Dragon Trails Project
- B. Resolution 2022-04 - A resolution of the City of Osage Beach, Missouri, supporting the application for MoDOT's Rural Statewide Transportation Alternative Program funding for the Hwy 42 Sidewalk project.
- C. Bill 22-39 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute Supplemental Agreement #7 to the professional service agreement with LOR Engineering, LLC, dba Cochran Engineering, for engineering services related to applying for grant funding through MoDOT's Rural Statewide Transportation Alternatives Program (TAP) funding program as well as engineering and construction phase engineering for a new Hwy 42 Sidewalks in an amount not to exceed \$91,971.00. *First and Second Reading*

- D. Bill 22-40 - 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 the Tegethoff Development project, The Preserve at Sycamore Creek, Chapter 353 and Chapter 100 proposals. *First Reading*
- E. Bill 22-41 - An ordinance of the City of Osage Beach, Missouri, an ordinance approving a funding agreement for consideration of the Tegethoff Development proposal for Chapter 353 and Chapter 100 support for The Preserve at Sycamore Creek project. *First and Second Reading*
- F. Bill 22-42 - An ordinance of the City of Osage Beach, Missouri, approving a professional services agreement with Columbia Capital Management, LLC for municipal financial advisory services relating to the consideration of the Osage Beach Marketplace LLC Proposal and TIF Plan Application for the redevelopment of the Osage Beach Outlet Mall under the Real Property Tax Increment Financing Redevelopment Act. *First and Second Reading*
- G. Resolution 2022-02 - A resolution of the City of Osage Beach, Missouri, supporting the application for the Missouri Department of Natural Resources, Financial Assistance Center's State American Rescue Plan Act (ARPA) Grant Program for wastewater.
- H. Resolution 2022-03 - A resolution of the City of Osage Beach, Missouri, supporting the application for the Missouri Department of Natural Resources, Financial Assistance Center's State American Rescue Plan Act (ARPA) Grant Program for drinking water.
- I. Motion to approve the purchase of a 2,000 gallon JetA storage tank for Grand Glaize Airport from Neumayer Equipment, in an amount not to exceed \$45,346.53, replacing the previous approved motion for the purchase from the June 2, 2022 Board of Aldermen meeting.
- J. Discussion - Road Acceptance Packet
- K. Osage Beach GIS Presentaion

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

STAFF COMMUNICATIONS

ADJOURN

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

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

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

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

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI
June 2, 2022

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, June 2, 2022, at 6:00 PM. The following were present in person: Mayor Michael Harmison, 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 Lieutenant O'Day, City Planner Cary Patterson, Building Official Ron White, City Treasurer Karri Bell, Human Resource Generalist Cindy Leigh, Parks and Rec Manager Eric Gregory, Airport Manager Ty Dinsdale and Cochran Engineering Dave Van Leer.

MAYOR'S COMMUNICATIONS

None

CITIZEN'S COMMUNICATIONS

None

APPROVAL OF CONSENT AGENDA

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

UNFINISHED BUSINESS

Bill 22-32 - An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for the Lake of Ozarks Convention and Visitor Bureau Guinness World Record Attempt for the Largest Boat Parade Event Support Request, in an amount not to exceed \$2,000. *Second Reading*

Alderman Schuman made a motion to approve the second reading of Bill 22-32. This motion was seconded by Alderman Marose. The following roll call was taken to approve the second and final reading of Bill 22.32 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Absent Alderman Rucker. Bill 22.32 was passed and approved as Ordinance 22.32.

Bill 22-33 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Don Schnieder Excavating Co, Inc for the Greenwood Circle Drainage Improvements project for an amount not to exceed \$45,679. *Second Reading*

Alderman Ross made a motion to approve the second reading of Bill 22-33. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 22.33 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Absent Alderman Rucker. Bill 22.33 was passed and approved as Ordinance 22.33.

Bill 22-34 - 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 related to project carryovers from FY2021. *Second Reading*

Alderman Becker made a motion to approve the second reading of Bill 22-34. This motion was seconded by Alderman Schuman. The following roll call was taken to approve the second and final reading of Bill 22.34 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Absent Alderman Rucker. Bill 22.34 was passed and approved as Ordinance 22.34.

NEW BUSINESS

Public Hearing - Rezoning Case 419 Phoenix Property Redevelopment, LLC.

NO public comments

Bill 22-36 - 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. 419. *First Reading*

Alderman O'Steen made a motion to approve the first reading of Bill 22-36. This motion was seconded by Alderman Ross. Motion passes with unanimous voice vote.

Bill 22-35 An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for the Lake of Ozarks Bikefest Event Support Request, in an amount not to exceed \$3,000. *First Reading*

Alderman Ross made a motion to approve the first reading of Bill 22-35. This motion was seconded by Alderman Marose. Motion passes with unanimous voice vote.

Bill 22-37 - 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 Transportation Fund, Water Fund, and the Sewer Fund. *First Reading*

Alderman Schuman made a motion to approve the first reading of Bill 22-37. This motion was seconded by Alderman Becker. Motion passes with unanimous voice vote.

Bill 22-38 - An ordinance of the City of Osage Beach, Missouri, for additions and amendments to chapter 405 "Zoning Regulations" Article V. "Signs". *First Reading*

Alderman Marose made a motion to approve the first reading of Bill 22-38. This motion was seconded by Alderman Ross. Motion passes with unanimous voice vote.

Motion to Approve Citizen Appointment nominations by Mayor Harmison to the Citizens Advisory Committee

Alderman Schuman has left the dais for a conflict of interest.

Alderman Becker made a motion to Approve Citizen Appointment nominations by Mayor Harmison to the Citizens Advisory Committee: Amy Hernandez, Ward 2 - term expires 6/1/2025, Chad Kautz, Ward 3 - term expires 6/1/2024, Luke Hagedorn, Ward 2 - term expires 6/1/2024, Gloria O'Keefe, Ward 1 - term expires 6/01/2024. This motion is seconded by Alderman O'Steen. Motion passes with a voice vote.

Motion to Approve Citizen Appointment nominations by Alderman Rucker and Alderman O'Steen to the Citizens Advisory Committee

Alderman O'Steen made a motion to Approve Citizen Appointment nominations by Alderman Rucker and Alderman O'Steen to the Citizens Advisory Committee Citizen Advisory Committee: Gloria O'Keefe, Ward 1 - term expires 6/1/2024, Darline Schmitt, Ward 1 - term expires 6/1/2025. This motion was seconded by Alderman Ross. Motion passes with a voice vote.

Motion to Approve Citizen Appointment nominations by Alderman Ross to the Citizens Advisory Committee

Alderman Marose made a motion to Approve Citizen Appointment nominations by Alderman Ross to the Citizens Advisory Committee: Bob Van Hook, Ward 3 - term expires 6/1/2024, Lee Schuman, Ward 3 - term expires 6/1/2025. This motion was seconded by Alderman O'Steen. Motion passes with a voice vote.

Alderman Schuman returned to the dais.

Motion to approve the purchase of One Hundred and Forty (140) new street banners, Five (5) different designs, from Alphagraphics for an amount not to exceed \$5,070.80

Alderman O'Steen made a motion to approve the purchase of One Hundred and Forty (140) new street banners, five (5) different designs, from Alphagraphics for an amount not to exceed \$5,070.80 with the amendment to make all fonts the same and add a big fish to the relax banner. This motion was seconded by Alderman Marose. Motion passes with a voice vote.

Motion to approve the purchase of a 2,000-gallon JetA storage tank for Grand Glaize Airport from Neumayer Equipment, in an amount not to exceed \$25,511.99.

Alderman Marose made a motion to approve the purchase of a 2,000-gallon JetA storage tank for Grand Glaize Airport from Neumayer Equipment, in an amount not to exceed \$25,511.99. This motion was seconded by Alderman Ross. Motion passes with a voice vote.

Discussion -Amy Lane

Staff has been reviewing the Amy Lane project in preparation for proceeding with final design and construction. Staff was instructed by the Board of Alderman to bring Amy Lane into City Standards. The City will need to acquire the existing 40-foot wide right-of-way along Amy Lane. An existing road, approximately 18-feet wide, is within the right-of-way corridor. The project improvements will overlay the existing road surface with a 2.5" asphalt pavement section and construct curb and gutter on both sides of the road. Lane width will be 9-foot wide for a total pavement width of 18-feet. There is one section of the road with pavement rutting. The failed pavement area will be removed full depth and the base aggregate repaired prior to asphalt overlay. Due to right-of-way constraints, a turnaround tee will be used at the termination in lieu of a cul-de-sac. The project starts where Amy Lane meets Indian Pointe and will end past the last driveway. Approximately 306 feet of new road will be constructed as part of this project. Upon project completion, the intent is for Amy Lane to become a City Street. The project budget approved by the Osage Beach Special Road District in August of 2021 was \$77,222.50. Cochran has revised the project cost estimate based on current contractor pricing to be \$128,394.00.

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

Alderman O'Steen – Apologize for missing the last two meetings.

Alderman Ross – Thank everyone for being on the Citizens Advisory Committee. Acknowledge Attorney Rucker for all the hard work on the TIF project.

Mayor Harmison- Guinness Book of World Record for Longest Boat Parade.

STAFF COMMUNICATIONS

City Administrator Woods – Strategic Planning Meeting next Wednesday, June 8th 8:00am – 4:30 and TIF Commission Meeting on June 13, 2022, at 6pm. Both meeting will be at the City Hall Chambers

City Treasurer Bell auditors will be in July to present the 2021 Audit to the Board.

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 (1) Legal Actions, Causes of Action, or Litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

ADJOURN CLOSED SESSION

Alderman Becker moved to open the meeting. Alderman Ross seconded the motion. The following roll call vote was taken to open the meeting: “Ayes”: Alderman Ross, Alderman Marose, Alderman Becker, Alderman Schuman, and Alderman O’Steen. Absent Alderman Rucker. The meeting was therefore opened.

No announcements were made following the closed session.

Alderman O’Steen moved to close the meeting. Alderman Ross seconded the motion. The following roll call vote was taken to open the meeting: “Ayes”: Alderman Ross, Alderman Marose, Alderman Becker, Alderman Schuman, and Alderman O’Steen. Absent Alderman Rucker. The meeting was therefore closed

ADJOURN REGULAR MEETING

There being no further business to come before the Board, the meeting adjourned at 7:45 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 June 2, 2022, and approved June 16, 2022.

Tara Berreth/City Clerk

Michael Harmison/Mayor

**CITY OF OSAGE BEACH
BILLS LIST
June 16, 2022**

Bills Paid Prior to Board Meeting	\$ 647,742.83
Payroll Paid Prior to Board Meeting	\$ 144,221.49
SRF Transfer Prior to Board Meeting	
TIF Transfer Dierbergs	
Bills Pending Board Approval	\$ 550,226.78
Total Expenses	<u>\$ 1,342,191.10</u>

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	FAMILY SUPPORT PAYMENT CENTER	Case #01450465	328.15
			Case #01812565	173.08
		MO DEPT OF REVENUE	BOOKS, MISC SALES TAX	0.00
			State Withholding	4,196.00
		INTERNAL REVENUE SERVICE	Fed WH	11,875.53
			FICA	7,769.67
		ICMA	Medicare	1,817.11
			Retirement 401%	24.22
			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 &	2,110.57
			Retirement 457	1,145.00
			Loan Repayments	51.67
			Loan Repayments	32.02
			Loan Repayments	310.70
			Loan Repayments	92.92
			Loan Repayments	215.76
			Loan Repayments	113.03
			Loan Repayments	174.78
			Loan Repayments	115.98
			Retirement Roth IRA %	51.74
			Retirement Roth IRA	215.00
		CAMDEN COUNTY ASSOC COURT	OTHER AGENCY CASH BOND	200.00
			HSA Contribution	473.18
		HSA BANK	HSA Family/Dep. Contributi	1,602.86
			OTHER AGENCY CASH BOND	1,000.00
		ONE TIME VENDOR	TOTAL:	35,585.35
Mayor & Board	General Fund	MID AMERICA BANK	FLOWERS- A. EDGAR	40.30
			TOTAL:	40.30
City Administrator	General Fund	INTERNAL REVENUE SERVICE	FICA	604.79
			Medicare	141.44
		ICMA	Retirement 401%	100.37
			Retirement 401	602.27
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	150.00
			TOTAL:	1,636.37
City Clerk	General Fund	INTERNAL REVENUE SERVICE	FICA	188.86
			Medicare	44.17
		ICMA	Retirement 401%	31.62
			Retirement 401	189.72
		HSA BANK	HSA Family/Dep. Contributi	75.00
			TOTAL:	529.37
City Treasurer	General Fund	INTERNAL REVENUE SERVICE	FICA	581.01
			Medicare	135.88
		ICMA	Retirement 401%	95.87

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Retirement 401	575.17
		WHITE, APRIL	REIMB MILEAGE MO GFOA-A. W	49.26
		HSA BANK	HSA Contribution	19.25
			HSA Family/Dep. Contributi	<u>150.00</u>
			TOTAL:	1,606.44
Municipal Court	General Fund	INTERNAL REVENUE SERVICE	FICA	91.90
			Medicare	21.49
		ICMA	Retirement 401%	15.43
			Retirement 401	92.57
		HSA BANK	HSA Family/Dep. Contributi	<u>75.00</u>
			TOTAL:	296.39
City Attorney	General Fund	INTERNAL REVENUE SERVICE	FICA	399.05
			Medicare	93.33
		ICMA	Retirement 401%	65.19
			Retirement 401	391.13
		HSA BANK	HSA Family/Dep. Contributi	<u>75.00</u>
			TOTAL:	1,023.70
Building Inspection	General Fund	INTERNAL REVENUE SERVICE	FICA	489.40
			Medicare	114.46
		ICMA	Retirement 401%	81.71
			Retirement 401	490.26
		AT&T MOBILITY-CELLS	BLDG DEPT CELL PHONE	23.24
		CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	4.67
			BLDG DEPT UNIFORM RENTAL	1.36
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	<u>187.50</u>
			TOTAL:	1,430.10
Building Maintenance	General Fund	AMEREN MISSOURI	FRONT OF CH 4/13-5/15/22	76.77
			CITY HALL SVC 4/13-5/15/22	3,268.65
		ALLIED SERVICES LLC	CITY HALL TRASH SERVICE	273.95
		INTERNAL REVENUE SERVICE	FICA	57.15
			Medicare	13.36
		CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	2.11
			CH FLOOR MATS	62.69
			BLDG DEPT UNIFORM RENTAL	4.46
		SUMMIT NATURAL GAS OF MISSOURI INC	SERVICE 4/19-5/16/22	30.00
		B & H CLEANING	CITY HALL JANITORIAL SERVI	<u>2,136.69</u>
			TOTAL:	5,925.83
Parks	General Fund	OZARKS COCA-COLA/DR PEPPER BOTTLING CO	CONCESSION BEVERAGES	568.00
		ALLIED SERVICES LLC	PARK TRASH SERVICE	1,004.02
		INTERNAL REVENUE SERVICE	FICA	897.67
			Medicare	209.94
		ICMA	Retirement 401%	38.17
			Retirement 401	440.29
		AT&T MOBILITY-CELLS	PARKS DEPT CELL PHONES	46.23
		CINTAS CORPORATION	PARKS DEPT UNIFORM RENTAL	10.64
			PARKS DEPT UNIFORM RENTAL	7.90
		AMEREN MISSOURI	LWR DIAMOND LTS 4/6-5/8/22	19.48
			HATCHERY RD SIGN 4/13-5/15	58.49
			CP MAINT BLDG 4/13-5/16/22	38.03
			CP #2 DISPLAY C 4/13-5/16/	11.51

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CP SOCCER FIELDS 4/13-5/16	65.31
			CP #2 DISPLAY D 4/13-5/16/	11.51
			CP BALL FIELDS 4/13-5/16/2	712.99
			CP #2 DISPLAY B 4/13-5/16/	12.41
			CP #2 DISPLAY A 4/13-5/16/	11.51
			HWY 42 BALLPARK LTS 4/6-5/	26.08
			CP #2 IRRIG PUMP 4/13-5/15	12.14
		HSA BANK	HSA Contribution	150.00
		CAPITAL ONE, N.A.	DONUTS & COFFEE	52.78
		MID AMERICA BANK	UMPIRE KITS	<u>29.98</u>
			TOTAL:	4,435.08
Human Resources	General Fund	CITY OF OSAGE BEACH	EMPLOYEE OF QTR GIFT CARDS	632.64
		INTERNAL REVENUE SERVICE	FICA	215.56
			Medicare	50.42
		ICMA	Retirement 401%	35.46
			Retirement 401	212.75
		HSA BANK	HSA Contribution	55.75
		MID AMERICA BANK	PAPPOS- PARK MNGR INTERVIE	31.56
			WOBBLY BOOTS- PRK MNGR INT	38.51
			NEO GOV ADDITIONAL ADVERTS	329.00
			CREE MEE DRIVE IN	<u>50.00</u>
			TOTAL:	1,651.65
Police	General Fund	INTERNAL REVENUE SERVICE	FICA	3,206.47
			Medicare	749.91
		ICMA	Retirement 401%	453.75
			Retirement 401	3,092.38
		HSA BANK	HSA Contribution	262.50
			HSA Family/Dep. Contributi	975.00
		CAPITAL ONE, N.A.	DOG FOOD	23.48
		MID AMERICA BANK	KWIK KAR CAR WASH	29.00
			NLETC CONF- B. MCCROREY	1,080.00
			TRANSUNION BCKGRND CHECKS	75.00
			CHILD ABUSE CONF REG-HENDR	75.00
			SUPRVSR LDRSHP-J. SHELTON	695.00
			PRIORITY MAIL POSTAGE	14.75
			CSI CONF LODGING- B. SALER	<u>300.45</u>
			TOTAL:	11,032.69
911 Center	General Fund	INTERNAL REVENUE SERVICE	FICA	652.75
			Medicare	152.66
		ICMA	Retirement 401%	105.41
			Retirement 401	632.43
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	75.00
		MID AMERICA BANK	MO CHAPTER APCO CREDIT	<u>125.00</u>
			TOTAL:	1,530.75
Planning	General Fund	INTERNAL REVENUE SERVICE	FICA	230.51
			Medicare	53.91
		ICMA	Retirement 401%	38.73
			Retirement 401	232.38
		HSA BANK	HSA Family/Dep. Contributi	<u>112.50</u>
			TOTAL:	668.03

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
Information Technology	General Fund	INTERNAL REVENUE SERVICE	FICA	154.55		
			Medicare	36.14		
		ICMA	Retirement 401%	25.99		
			Retirement 401	155.95		
		AT&T INTERNET/IP SERVICES	PARK INTERNET 5/11/22	438.94		
			CITY HALL INTERNET 5/19/22	1,670.92		
			GG INTERNET 5/11/22	769.14		
			LCF INTERNET 5/11/22	1,243.07		
		HSA BANK	HSA Family/Dep. Contributi	75.00		
		MID AMERICA BANK	ZOOM WEBINAR & STANDARD BI	3,015.23		
			CONSTANT CONTACT- EMAIL PL	45.00		
			DELL MXT SUPPORT 4/2022-4/	12,311.51		
					TOTAL:	19,941.44
Economic Development	General Fund	MID AMERICA BANK	NEW BIKES-2022 EASTER EGG	200.00		
			TOTAL:	200.00		
NON-DEPARTMENTAL	Transportation	MO DEPT OF REVENUE	State Withholding	399.23		
			INTERNAL REVENUE SERVICE	Fed WH	1,034.39	
		ICMA	FICA	795.17		
			Medicare	185.96		
			Retirment 457 &	147.86		
			Retirement 457	34.00		
		HSA BANK	HSA Contribution	50.00		
			HSA Family/Dep. Contributi	40.40		
					TOTAL:	2,687.01
		Transportation	Transportation	ALLIED SERVICES LLC	TRANS TRASH SERVICE	73.22
INTERNAL REVENUE SERVICE	FICA				795.15	
ICMA	Medicare			185.96		
	Retirement 401%			94.91		
	Retirement 401			569.48		
	CINTAS CORPORATION			TRANSPU UNIFORM RENTAL	1.40	
AMEREN MISSOURI	5757 CHAPEL SVC 4/17-5/16/			170.26		
AMEREN MISSOURI	792 PASSOVER LTS 4/13-5/15			73.96		
	1095 MACE RD LTS 4/13-5/15			27.19		
	1075 NICHOLS LTS 4/17-5/16			163.68		
	872 PASSOVER LTS 4/13-5/15			89.15		
	MACE RD RNDABT 4/13-5/15/2			34.89		
	680 PASSOVER LTS 4/13-5/15			52.53		
HSA BANK	HSA Contribution			37.50		
	HSA Family/Dep. Contributi			275.25		
B & H CLEANING	PW-TRANS JANITORIAL SERVIC			371.10		
CAPITAL ONE, N.A.	TICK REPELLENT			35.82		
	ROLLERS- PAINT ARROWS ON R			11.14		
MID AMERICA BANK	AUTUMN LANE EASEMENTS			499.07		
	HOT WEATHER STEEL TOE BOOT			55.80		
				TOTAL:	3,617.46	
NON-DEPARTMENTAL	Water Fund	MO DEPT OF REVENUE	WATER SALES TAX	2,672.27		
			State Withholding	537.45		
		INTERNAL REVENUE SERVICE	Fed WH	1,395.51		
			FICA	891.27		
			Medicare	208.43		
			Retirment 457 &	328.09		
		ICMA	Retirement 457	121.00		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	44.80
		ONE TIME VENDOR	01-7030-00	98.69
			01-7100-01	160.16
			03-4520-00	<u>70.14</u>
			TOTAL:	6,565.31
Water	Water Fund	ALLIED SERVICES LLC	WATER TRASH SERVICE	73.22
		GOEHRI, GEORGE	JUNE INSURANCE PREMIUM	59.25
		INTERNAL REVENUE SERVICE	FICA	891.27
			Medicare	208.43
		POSTMASTER	UTILITY BILL POSTAGE	480.00
		ICMA	Retirement 401%	147.27
			Retirement 401	883.62
		BRENNTAG MID SOUTH INC	CHLORINE & FLUORIDE	4,040.37
		AT&T MOBILITY-CELLS	WATER DEPT CELL PHONES	23.24
		CINTAS CORPORATION	WATER UNIFORM RENTAL	1.40
		AMEREN MISSOURI	5757 CHAPEL SVC 4/17-5/16/	170.27
		AMEREN MISSOURI	LK RD 54-29 WELL 4/13-5/15	326.00
			COLUMBIA CLG WELL 4/13-5/1	1,010.32
			COLUMBIA CLG WELL 4/13-5/1	33.96
		HSA BANK	HSA Contribution	112.50
			HSA Family/Dep. Contributi	199.50
		B & H CLEANING	PW-WATER JANITORIAL SERVIC	371.10
		MID AMERICA BANK	HYDRO VAC WITH BOOM	1,590.00
			HOT WEATHER STEEL TOE BOOT	<u>55.80</u>
			TOTAL:	10,677.52
NON-DEPARTMENTAL	Sewer Fund	MO DEPT OF REVENUE	State Withholding	472.32
		INTERNAL REVENUE SERVICE	Fed WH	953.00
			FICA	1,097.70
			Medicare	256.73
		ICMA	Retirment 457 &	137.03
			Retirement 457	33.00
		HSA BANK	HSA Family/Dep. Contributi	<u>69.80</u>
			TOTAL:	3,019.58
Sewer	Sewer Fund	ALLIED SERVICES LLC	SEWER TRASH SERVICE	73.22
		INTERNAL REVENUE SERVICE	FICA	1,097.72
			Medicare	256.73
		POSTMASTER	UTILITY BILL POSTAGE	480.00
		ICMA	Retirement 401%	141.77
			Retirement 401	850.60
		CINTAS CORPORATION	SEWER UNIFORM RENTAL	1.40
		AMEREN MISSOURI	GRINDER PUMPS & LIFT STATI	2,547.39
			1150 HWY KK 4/12-5/12/22	35.31
			1117 OB RD G/P 4/12-5/12/2	13.45
			798 MANOR G/P 4/13-5/15/22	13.59
			4631 WINDSOR G/P 4/13-5/15	16.03
			500 ST MORITZ S/P 4/19-5/1	19.93
			5757 CHAPEL L/S 4/17-5/16/	14.58
			5757 CHAPEL SVC 4/17-5/16/	170.27
			253 W END L/S 4/17-5/16/22	18.13
			GRINDER PUMPS & LIFT STATI	4,001.72
			696 PASSOVER G/P 4/13-5/15	11.70
			1089 OB RD L/S 4/13-5/15/2	11.87

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			1902 PROCTER G/P 4/12-5/12	32.32
			5707 OB PKWY 4/13-5/15/22	13.14
			GRINDER PUMPS & LIFT STATI	2,734.87
			GRINDER PUMPS & LIFT STATI	5,956.01
		HSA BANK	HSA Family/Dep. Contributi	500.25
		B & H CLEANING	PW-SEWER JANITORIAL SERVIC	371.11
		MENARDS COMMERCIAL	BENCH GRINDER	139.99
			RUBBING ALCOHOL	8.90
			WASHERS & BOLTS	28.74
		HOME DEPOT CREDIT SERVICES	HEX BOLTS	33.12
			HEX BOLTS- PUMPS	41.14
		MID AMERICA BANK	KK-37 I & I REPAIR	677.58
			HOT WEATHER STEEL TOE BOOT	55.80
		NIXON, ISAAC	REIMB CDL PERMIT- I. NIXON	41.00
			TOTAL:	20,409.38
NON-DEPARTMENTAL	Ambulance Fund	MO DEPT OF REVENUE	State Withholding	434.00
		INTERNAL REVENUE SERVICE	Fed WH	1,197.34
			FICA	943.97
			Medicare	220.76
		ICMA	Loan Repayment	134.33
			Loan Repayment	156.06
			Retirement 457 &	156.84
		HSA BANK	HSA Family/Dep. Contributi	45.00
			TOTAL:	3,288.30
Ambulance	Ambulance Fund	INTERNAL REVENUE SERVICE	FICA	943.97
			Medicare	220.76
		ICMA	Retirement 401%	104.46
			Retirement 401	626.72
		HSA BANK	HSA Family/Dep. Contributi	300.00
		MID AMERICA BANK	POSITIVE PROMOTIONS- SUPPL	479.74
			AMBULANCE TV	258.00
			TOTAL:	2,933.65
NON-DEPARTMENTAL	Lee C. Fine Airpor	MO DEPT OF REVENUE	LCF SALES TAX	4,480.49
			State Withholding	201.00
		INTERNAL REVENUE SERVICE	Fed WH	305.77
			FICA	389.96
			Medicare	91.20
		ICMA	Retirement 457 &	28.74
			Retirement 457	45.00
			Loan Repayments	74.35
			Loan Repayments	30.39
			Loan Repayments	37.15
			TOTAL:	5,684.05
Lee C. Fine Airport	Lee C. Fine Airpor	ALLIED SERVICES LLC	LCF TRASH SERVICE	71.02
		INTERNAL REVENUE SERVICE	FICA	389.96
			Medicare	91.20
		ICMA	Retirement 401%	45.21
			Retirement 401	348.90
		OZARK HVAC INC	HVAC REPAIR @ LCF	3,000.00
		DISH NETWORK	SERV 5/29-6/28/22	87.08
		CINTAS CORPORATION	LCF UNIFORM RENTAL	7.50
			LCF UNIFORM RENTAL	9.14

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CRAWFORD, MURPHY & TILLY INC	LCF APRN 20-046B-1 4/2-4/2	15,520.92
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	195.00
		EMERY SAPP & SONS INC	LCF APRON RECONSTRUCTION	479,093.74
		B & H CLEANING	GG JANITORIAL SERVICES	219.38
		CAPITAL ONE, N.A.	ICE	30.80
		MID AMERICA BANK	GARSITE SWIVEL KIT	40.75
			GARSITE SEAL KIT	127.83
			TOTAL:	499,315.93
NON-DEPARTMENTAL	Grand Glaize Airpo	MO DEPT OF REVENUE	GG SALES TAX	128.68
			State Withholding	56.00
		INTERNAL REVENUE SERVICE	Fed WH	235.34
			FICA	224.51
			Medicare	52.50
		ICMA	Retirement 457 &	11.25
			Retirement 457	30.00
			TOTAL:	738.28
Grand Glaize Airport	Grand Glaize Airpo	ALLIED SERVICES LLC	GG TRASH SERVICE	71.01
		INTERNAL REVENUE SERVICE	FICA	224.51
			Medicare	52.50
		ICMA	Retirement 401%	22.23
			Retirement 401	222.20
		CHARTER COMMUNICATIONS HOLDING CO LLC	GG CABLE SERV 5/16-6/15/22	108.22
		CINTAS CORPORATION	GG UNIFORM RENTAL	7.13
			GG UNIFORM RENTAL	3.97
		HSA BANK	HSA Family/Dep. Contributi	105.00
		B & H CLEANING	LCF JANITORIAL SERVICES	430.62
		CAPITAL ONE, N.A.	ICE	25.48
			TOTAL:	1,272.87

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===== FUND TOTALS =====
10  General Fund                87,533.49
20  Transportation              6,304.47
30  Water Fund                 17,242.83
35  Sewer Fund                 23,428.96
40  Ambulance Fund             6,221.95
45  Lee C. Fine Airport Fund   504,999.98
47  Grand Glaize Airport Fund  2,011.15
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GRAND TOTAL:                   647,742.83
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TOTAL PAGES: 7

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Mayor & Board	General Fund	ALPHAGRAPHICS OF OSAGE BEACH	BUSINESS CARDS- M. HARMISO	<u>44.50</u>
			TOTAL:	44.50
City Clerk	General Fund	GENERAL CODE LLC	ECODE ANN MAINT 5/2022-4/2	<u>1,195.00</u>
			TOTAL:	1,195.00
City Attorney	General Fund	STAPLES BUSINESS ADVANTAGE	INK- CITY ATTORNEY	<u>111.23</u>
			TOTAL:	111.23
Building Inspection	General Fund	AMERICAN STAMP & MARKING PRODUCTS INC	CONSTRUCTION INSPCTR STAMP	<u>63.23</u>
			TOTAL:	63.23
Building Maintenance	General Fund	AB PEST CONTROL INC	CH PEST CONTROL	135.00
		STAPLES BUSINESS ADVANTAGE	WALL CLOCK	14.04
			TRASH BAGS	48.78
			PAPER TOWELS & PAPER PLATE	103.05
			WALL CLOCK	<u>14.04</u>
			TOTAL:	314.91
Parks	General Fund	HI-TECH AUTO BODY INC	TOW FEE- 2004 F-350 SUPER	105.80
		O'REILLY AUTOMOTIVE STORES INC	MOTOR TREATMENT- PARKS	22.98
		ROWLAND A TODD, CAMDEN COUNTY CLERK	LIQUOR LIC RNWL 5/2022-6/2	50.00
		CROWN POWER & EQUIPMENT	OIL CHANGE & FILTER	86.69
		SMART POSTAL CENTERS	SIGNS FOR PARK	2,100.00
		CORE & MAIN LP	TUBING	239.00
		PRECISION AUTO & TIRE SERVICE LLC	SENSOR REPAIR- 2008 FORD F	245.99
			INSTALL TUBE- GATOR TIRE	15.00
			REPLACE FUSE BOX- 2004 FOR	307.48
		AMAZON CAPITAL SERVICES INC	PITCHERS MAT	105.04
			BABY CHANGING STATION	269.14
			HEARING PROTECTORS	144.09
		SPORTSENGINE INC	LEAGUE BACKGROUNDS	684.50
			LEAGUE BACKGROUNDS	18.50
		N KOHL GROCER COMPANY	CONCESSION & PARK SUPPLIES	1,494.52
			CONCESSION & PARK SUPPLIES	<u>2,036.76</u>
			TOTAL:	7,925.49
Human Resources	General Fund	MO POLICE CHIEFS ASSC	PRE EMPLOYMENT TESTING	755.50
		VALIDITY SCREENING SOLUTIONS	PRE EMPLOYMENT SCREENING	181.00
		COMPSYCH CORPORATION	EAP SERVICE 7/1/2022-6/30/	<u>2,055.00</u>
			TOTAL:	2,991.50
Overhead	General Fund	PITNEY BOWES GLOBAL	LEASE PAYMENT 3/30-6/29/20	417.66
		MIDWEST PUBLIC RISK	CLERCAL/PD 7/1/22-7/1/23	133,052.72
			CLERCAL/PD WC 7/1/22-6/30/	88,587.05
		STAPLES BUSINESS ADVANTAGE	STAMPS- MAYOR & CITY CLERK	35.20
			PAPER	35.65
		AMAZON CAPITAL SERVICES INC	LED WALL CLOCK- BOARD ROOM	89.00
		HOOD & ASSOCIATES CPAS PC	2021 AUDIT BILLING #2	<u>15,000.00</u>
			TOTAL:	237,217.28
Police	General Fund	LEON UNIFORM CO INC	ACCESSORIES- D. STARK	1,458.00
			MAG HOLDERS	112.00
			TACTICAL PANTS- M. O'DAY	77.99
			TACTICAL PANTS- M. O'DAY	77.99
			NAMEPLATE & PINS- N. VERPL	28.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			UNIFORM- H. STARNES	80.95
			CHARGER- FLASHLIGHTS	297.00
			HOLDER- FLASHLIGHTS	44.00
		O'REILLY AUTOMOTIVE STORES INC	SEAT BELT EXTENDER- K. VER	18.99
			LICENSE PLATE BULB- PD 32	6.30
		LAKE OF THE OZARKS MAJOR CASE SQUAD	2022 AGENCY DUES	200.00
		STAPLES BUSINESS ADVANTAGE	DIVIDERS & PAPER	66.31
			WALL CALENDAR & DRY ERASE	24.23
		PARKWAY PLAZA TIRE	TIRES- PD 21	798.00
			TIRE REPAIR- PD 18	25.00
		SAVANT LEARNING SYSTEMS	ACDMY TRNG CTLG 6/2022-6/2	1,600.00
			TOTAL:	4,915.26
Information Technology General Fund		FORWARD SLASH TECHNOLOGY LLC	JUNE MANAGED SERVICES	5,477.55
			JUNE EMAIL & PHISHING SECU	375.00
			JUNE BARRACUDA ESSENTIALS	1,476.00
			TOTAL:	7,328.55
Economic Development	General Fund	LAKE OF THE OZARKS CONVENTION & VISITO	2022 BOAT PARADE	2,000.00
		LAKE SUN LEADER 81525 & 1586450	AFF OF PUB- TIF	874.65
		ASCAP	MUSIC LICENSE 6/1/22-5/31/	399.58
			TOTAL:	3,274.23
Transportation	Transportation	RP LUMBER INC	REBAR- SIDEWALK	77.88
		MO ONE CALL SYSTEM INC	LOCATES	52.50
		O'REILLY AUTOMOTIVE STORES INC	OIL ABSORBENT- SHOP	54.95
			TOGGLE SWITCHES- TRK 63	21.98
			OIL FILTER- VAN	26.52
			BATTERY- ZERO TURN MOWER	137.92
			HOSE & CRIMP- TRK 63	130.79
		LAKE SUN LEADER 81525 & 1586450	AFF OF PUB-PAVEMENT MAINT	108.50
		CONSOLIDATED ELECTRICAL DISTR, INC	STREET LIGHTS- PARKWAY	350.00
		CROWN POWER & EQUIPMENT	PART FOR KUBOTA TRACTOR	26.52
			FILTER- KUBOTA EXCAVATOR	52.57
		MIDWEST PUBLIC RISK	STREET DEPT 7/1/22-7/1/23	18,320.84
			STREET DEPT WC 7/1/22-6/30	23,314.63
		KEY EQUIPMENT & SUPPLY CO	REPLACED PARTS- 2008 PELIC	4,337.71
		MAGRUDER LIMESTONE CO INC	GRAVEL- OSAGE BEACH RD	196.35
		CINTAS CORPORATION	TRANS DEPT UNIFORMS	178.76
			TRANS DEPT FLOOR MATS	12.31
		AMAZON CAPITAL SERVICES INC	FILE FOLDERS	14.00
			RATCHET CHAIN	311.56
			FLOOR JACK	261.75
			TIE-DOWN STRAPS	201.52
			HND CLNR,TOILET PAPER, PLA	75.05
			MATERIALS FOR WELDER	82.00
			TRAFFIC SIGNS FOR PAINTING	188.52
			US FLAGS	17.95
			TONER	25.33
			GAS CAN SPOUTS	26.98
			TOTAL:	48,605.39
Water	Water Fund	USABLUBOOK	CHLORINE PUMP KITS	270.00
		FASTENAL CO	LOCATOR PAINT	64.14
		HACH CO	DR300 COLORIMETER	1,178.24
			AMMONIA REAGENT	115.01

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			REAGENT DROPPERS	27.06
		MO ONE CALL SYSTEM INC	LOCATES	52.50
		O'REILLY AUTOMOTIVE STORES INC	PARTS FOR HYDRANT MAINTENA	25.98
			NOZZLE- HYDRANT MAINTENANC	18.04
			WELL PAINT	23.98
		CORE & MAIN LP	PARTS FOR REPAIR- PHILLIPS	63.30
			MAKITA BLADES	390.34
			PARTS FOR REPAIR- SUN CIRC	158.43
		MIDWEST PUBLIC RISK	WATER DEPT 7/1/22-7/1/23	31,006.35
			WATER DEPT WC 7/1/22-6/30/	8,212.61
		CINTAS CORPORATION	WATER DEPT UNIFORMS	106.99
			WATER DEPT FLOOR MATS	12.31
		AMAZON CAPITAL SERVICES INC	FILE FOLDERS	14.00
			HND CLNR,TOILET PAPER, PLA	75.05
			US FLAGS	17.95
			TONER	25.33
		REEVES-WIEDEMAN COMPANY	UTILITY KNIVES	59.97
			TOTAL:	41,917.58
Sewer	Sewer Fund	MO ONE CALL SYSTEM INC	LOCATES	52.50
		ECONO SIGNS & BARRICADE LLC	L/S NUMBER STICKERS	316.85
		O'REILLY AUTOMOTIVE STORES INC	SIGNAL LIGHT- TRK 71	18.38
		CORE & MAIN LP	PARTS FOR REPAIR- QUAILS N	1,596.00
			PARTS FOR REPAIR- CP SWR L	978.79
			PARTS FOR INVENTORY	1,596.00
		MIDWEST PUBLIC RISK	SEWER DEPT 7/1/22-7/1/23	58,718.74
			SEWER DEPT WC 7/1/22-6/30/	11,902.39
		CINTAS CORPORATION	SEWER DEPT UNIFORMS	195.99
			SEWER DEPT FLOOR MATS	12.30
		AMAZON CAPITAL SERVICES INC	FILE FOLDERS	14.01
			CAPACITOR TSTRS- TRKS 67,	136.68
			EMRGNCY LIGHT BAR- TRK 50	179.98
			HND CLNR,TOILET PAPER, PLA	75.04
			US FLAGS	17.95
			TONER	25.32
		CLIFFORD POWER SYSTEMS	GENERATOR MAINT- KK4-9	809.22
			GENERATOR MAINT- 54-7 SAND	1,899.22
		1ST CHOICE SEPTIC PUMPING LLC	PUMPOUTS @ VARIOUS LOCATIO	582.00
			PUMPOUT @ 5812 ARROW RD	198.00
			PUMPOUT @ CAPE ROYAL	198.00
			PUMPOUT @ 5812 ARROW RD	198.00
			PUMPOUT @ L/S 30-06	405.00
			PUMPOUT @ L/S 30-06	202.00
			PUMPOUT @ L/S 30-06	315.00
			PUMPOUT @ L/S 30-06	255.00
		ENVIRO-CLEAR	WASTEWATER TRNG- B. LIEDEL	500.00
			TOTAL:	81,398.36
Ambulance	Ambulance Fund	O'REILLY AUTOMOTIVE STORES INC	MOTOR OIL- M9	22.99
			BATTERY- AMBULANCE	141.62
			CORE RETURN- AMBULANCE	22.00-
		MIDWEST PUBLIC RISK	AMB DEPT 7/1/22-7/1/23	12,703.93
			AMB DEPT WC 7/1/22-6/30/23	23,517.70
		MCKESSON MEDICAL SURGICAL MN SUPPLY IN	MEDICAL SUPPLIES	270.90
			MEDICAL SUPPLIES	71.20
			MEDICAL SUPPLIES	127.79

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICAL SUPPLIES	477.60
			MEDICAL SUPPLIES	42.31
		QUADMED INC	MEDICAL SUPPLIES	<u>879.58</u>
			TOTAL:	38,233.62
Lee C. Fine Airport	Lee C. Fine Airpor	NAEGLER OIL CO	7,460 GAL LCF JET FUEL	35,866.48
		STAPLES PROMOTIONAL PRODUCTS BIN# 1500	JACKETS- AIRPORTS	425.93
		MIDWEST PUBLIC RISK	LCF AIRPORT 7/1/22-7/1/23	13,744.80
			LCF AIRPORT WC 7/1/22-6/30	7,972.43
		STAPLES BUSINESS ADVANTAGE	INDEX CARDS- LCF	<u>1.88</u>
			TOTAL:	58,011.52
Grand Glaize Airport	Grand Glaize Airpo	STAPLES PROMOTIONAL PRODUCTS BIN# 1500	JACKETS- AIRPORTS	208.29
		MIDWEST PUBLIC RISK	GG AIRPORT 7/1/22-7/1/23	8,467.93
			GG AIRPORT WC 7/1/22-6/30/	7,972.44
		O'REILLY AUTOMOTIVE STORES INC	ANTIFREEZE & BRAKE FLUID	<u>30.47</u>
			TOTAL:	16,679.13

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

10	General Fund	265,381.18
20	Transportation	48,605.39
30	Water Fund	41,917.58
35	Sewer Fund	81,398.36
40	Ambulance Fund	38,233.62
45	Lee C. Fine Airport Fund	58,011.52
47	Grand Glaize Airport Fund	16,679.13

 GRAND TOTAL: 550,226.78

TOTAL PAGES: 4

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



Planning Dept: _____
Sewer Dept: _____
License #: _____

NEW APPLICATION

LIQUOR LICENSE APPLICATION

Date of Application: 05/20/2022

Date Application Received: _____

Name of Establishment: ^{SW} 64/21/2022 600 Malibu, LLC dba Good Times at the Moorings

Physical Address: 660 Malibu Rd. Osage Beach, MO 65065

Mailing Address: 4591 Parkwood Cir., Osage Beach, MO 65065

Applicant Name: Craig M. Wood

(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.

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



Police Dept: _____
Sewer Dept: _____
License #: 01195
Date Rec'd: 6-2-22
Check #: _____
pl cash BP 650.00

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	June 1, 2022
Name of Establishment:	Firt LLC
Physical Address:	843 Hwy. 42
Applicant Name:	Jacdie R. Bradford

As it appears on license. If corporation, name of corporation and managing officer.

Renewal applications submitted must have: Completed application and either have proper background check information or waiver of background check notarized.

Completed applications must be received by July 31st. Applications received after August 1 are subject to the following late fees: August 1 - August 30 - \$100 late fee; Sept. 1 to Sept. 31 - \$200 late fee; after October 1 - \$300 late fee.

Item	Fee	License Description	City Code
	375.00	Manufacture and distribution (not sales) of intoxicating malt liquor not more than 5% alcohol by weight.	MDBWT
	150.00	Distribution or wholesale of intoxicating liquors not more than 5% alcohol by weight.	DBLQWT
	300.00	Manufacture or distilling of intoxicating liquors in excess of 5% alcohol by weight.	MLQWT
	750.00	Distribution or wholesale of intoxicating liquors in excess of 5% alcohol by weight.	DLQWT
	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
	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
X	450.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises.	LDRK1
	750.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises (Includes Sunday Sales.)	LDRK2
	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
	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
	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
	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
	300.00	Sunday Liquor Sales	LSUN
	15.00	*Caterer per day.	CTLQDY
	10.00	*Picnic per day.	PCLQDY
	N/C	Change of managing officer.	MGO
	N/C	Wine tasting.	WTG

RECEIVED

- If applying for a Caterer or a Picnic License, describe the event in detail and provide the name, location, time and date of the event. JUN - 2 2022

CITY CLERK

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



Police Dept: _____
Sewer Dept: _____
License #: 01165
Date Rec'd: 5/31/22
Check #: _____

pd cash - BP

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	05/31/2022
Name of Establishment:	Bandana's Bar - B - Q
Physical Address:	4315 Osage Beach Pkwy Osage Beach Mo 65065
Applicant Name:	Dock Boys LLC

As it appears on license. If corporation, name of corporation and managing officer.

Renewal applications submitted must have: Completed application and either have proper background check information or waiver of background check notarized.

Completed applications must be received by July 31st. Applications received after August 1 are subject to the following late fees: August 1 – August 30 - \$100 late fee; Sept. 1 to Sept. 31 - \$200 late fee; after October 1 - \$300 late fee.

Item	Fee	License Description	City Code
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	150.00	Distribution or wholesale of intoxicating liquors not more than 5% alcohol by weight.	DBLQWT
	300.00	Manufacture or distilling of intoxicating liquors in excess of 5% alcohol by weight.	MLQWT
	750.00	Distribution or wholesale of intoxicating liquors in excess of 5% alcohol by weight.	DLQWT
	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
	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
	450.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises.	LDRK1
	750.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises (Includes Sunday Sales.)	LDRK2
	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
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	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
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	300.00	Sunday Liquor Sales	LSUN
	15.00	*Caterer per day.	CTLQDY
	10.00	*Picnic per day.	PCLQDY
	N/C	Change of managing officer.	MGO
	N/C	Wine tasting.	WTG

- If applying for a Caterer or a Picnic License, describe the event in detail and provide the name, location, time and date of the event. _____

City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
573/302-2000 Phone
573/302-3029 FAX
www.osagebeach.org



Planning Dept.: _____
Sewer Dept.: _____
License #: 03292

pd 5/20/22
cc# 4415

LIQUOR LICENSE APPLICATION

Date of Application: _____ Date application received: _____

Trade name of establishment: PAPPO'S PIZZERIA & PUB

Mailing address: PO BOX 218 LAKE OZARK MO 65049-0218

Applicant name: CHRISTOPHER GALLOWAY, MGN OFFI

(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 with your completed application.
- ☐ **Renewal Applications:** Submit complete application **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 - \$100.00 late fee; June 1 to June 30 - \$200.00 late fee; after June 30 - \$300 late fee.**

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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 in excess of 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 you are applying for a Caterer or Picnic license, describe the event in detail and provide the name, location, time and date of the event.

RECEIVED
MAY 22 2022
CITY CLERK

<MASTER_TOP_END>

City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
573/302-2000 Phone
573/302-3029 FAX
www.osagebeach.org



Planning Dept.: _____
Sewer Dept.: _____
License #: 04341

Pd 5/20/22
Cic # 1459

LIQUOR LICENSE APPLICATION

Date of Application: _____ Date application received: _____

Trade name of establishment: MAMA CITA'S

Mailing address: PO BOX 218 LAKE OZARK MO 65049-0218

Applicant name: CHRIS GALLOWAY, MANAGING OFFIC

(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 with your completed application.
- ☐ **Renewal Applications:** Submit complete application **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 - \$100.00 late fee; June 1 to June 30 - \$200.00 late fee; after June 30 - \$300 late fee.**

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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
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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
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l. ____	375.00	Retail sales of malt liquor in excess of 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.	WTC

RECEIVED

If you are applying for a Caterer or Picnic license, describe the event in detail and provide the name, location, time and date of the event.

CITY CLERK

<MASTER_TOF_END>

City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
573/302-2000 Phone
573/302-3029 FAX
www.osagebeach.org



Planning Dept.: _____
Sewer Dept.: _____
License #: 01151

pd 5/18/22
ck# 1257+
1303

LIQUOR LICENSE APPLICATION

Date of Application: _____ Date application received: _____

Trade name of establishment: ON THE RISE

Mailing address: 5439 OSAGE BEACH PKWY OSAGE BEACH MO 65065-3025

Applicant name: CHERYL CASTLE

(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 with your completed application.
- ☐ **Renewal Applications:** Submit complete application **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 - \$100.00 late fee; June 1 to June 30 - \$200.00 late fee; after June 30 - \$300 late fee.**

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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
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l. ____	375.00	Retail sales of malt liquor in excess of 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 you are applying for a Caterer or Picnic license, describe the event in detail and provide the name, location, time and date of the event.

<MASTER_TOP_END>

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



Police Dept: _____
Sewer Dept: _____
License #: 04403
Date Rec'd: 6/3/22
Check #: 1591 *N*

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>6/3/2022</u>
Name of Establishment:	<u>LAKE BILLIARDS, INC</u>
Physical Address:	<u>4344 OSAGE BEACH PKWY, STE 2-A</u>
Applicant Name:	<u>DAVID A. DYER</u>

As it appears on license. If corporation, name of corporation and managing officer.

Renewal applications submitted must have: Completed application and either have proper background check information or waiver of background check notarized.

Completed applications must be received by July 31st. Applications received after August 1 are subject to the following late fees: August 1 – August 30 - \$100 late fee; Sept. 1 to Sept. 31 - \$200 late fee; after October 1 - \$300 late fee.

Item	Fee	License Description	City Code
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	750.00	Distribution or wholesale of intoxicating liquors in excess of 5% alcohol by weight.	DLQWT
	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
	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
	450.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises.	LDRK1
✓	750.00 950.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises (Includes Sunday Sales.)	LDRK2
	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
	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
	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
	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
	300.00	Sunday Liquor Sales	LSUN
	15.00	*Caterer per day.	CTLQDY
	10.00	*Picnic per day.	PCLQDY
	N/C	Change of managing officer.	MGO
	N/C	Wine tasting.	WTG

- If applying for a Caterer or a Picnic License, describe the event in detail and provide the name, location, time and date of the event. _____

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



Police Dept: _____
Sewer Dept: _____
License #: 04351
Date Rec'd: 6-3-22
Check #: 11811 PD 6/3/22

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>6.3.22</u>
Name of Establishment:	<u>1932 Reserve</u>
Physical Address:	<u>1202 Procter Dr Osage Beach MO 65065</u>
Applicant Name:	<u>MARK SPERRY</u>

As it appears on license. If corporation, name of corporation and managing officer.

Renewal applications submitted must have: Completed application and either have proper background check information or waiver of background check notarized.

Completed applications must be received by July 31st. Applications received after August 1 are subject to the following late fees: August 1 – August 30 - \$100 late fee; Sept. 1 to Sept. 31 - \$200 late fee; after October 1 - \$300 late fee.

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	N/C	Change of managing officer.	MGO
	N/C	Wine tasting.	WTG

- If applying for a Caterer or a Picnic License, describe the event in detail and provide the name, location, time and date of the event. _____

City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
573/302-2000 Phone
573/302-3029 FAX
www.osagebeach.org



Planning Dept.: _____
Sewer Dept.: _____
License #: 03458

LIQUOR LICENSE APPLICATION

Date of Application: _____ Date application received: _____

Trade name of establishment: SERGIO'S TAQUERIA

Mailing address: 4824 OSAGE BEACH PKWY SUITE 4 OSAGE BEACH MO 65065

Applicant name: VIANNEY CERVANTES, MGNG OFFICE

(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 with your completed application.

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o. ____	10.00	Picnic per day.	PCLQDY
p. ____	N/C	Change of managing officer.	MGO
q. ____	N/C	Wine tasting.	WTG

If you are applying for a Caterer or Picnic license, describe the event in detail and provide the name, location, time and date of the event.

RECEIVED

JUN - 2 2022

CITY CLERK

<MASTER_TOP_END>

City of Osage Beach

Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator

Agenda Item:

Bill 22-35 An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for the Lake of Ozarks Bikefest Event Support Request, in an amount not to exceed \$3,000. *Second Reading*

Requested Action:

First Reading of Bill #22-35

Ordinance Referenced for Action:

Board of Aldermen approval required for the distribution of funds from the Community Promotions - Community Event Support account per Municipal Code Section 110.300 Expenditures from Community Promotions - Community Event Support Budget Item.

Deadline for Action:

Yes - Event Dates Upcoming

Budgeted Item:

Yes

Budget Line Information (if applicable):

Budget Line Item/Title: 10-21-754255 Community Event Support

FY2022 Budgeted Amount: \$ 13,000

FY2022 Expenditures to Date (06/8/2022): (\$ 2,000)

FY2022 Available: \$ 11,000

FY2022 Requested Amount: \$ 3,000

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

City Administrator Comments:

The first reading was read and approved on June 2, 2022.

In the Economic Development Department, account 10-21-754255-Community Event Support, \$13,000 is budgeted for event support. Per City Code 110.300, the intent is for the purpose of supporting event activities that bring visitors, trade, and business into the City. Applications are submitted to the City Administrator and Board of Aldermen approval is required.

Enclosed is the Lake of the Bikefest Event Support application with supplemental information submitted. The request is for \$3,000. The event is scheduled to be held on September 14 - 18, 2022.

To date, the Board of Aldermen has approved one request in the amount of \$2,000.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE EXPENDITURE OF FUNDS FOR PROMOTIONAL EFFORTS TO SUPPORT THE LAKE OF THE OZARKS BIKEFEST 2022 EVENT SUPPORT REQUEST IN AN AMOUNT NOT TO EXCEED \$3,000.00

WHEREAS, the Board of Aldermen find that the Lake of the Ozarks Bikefest is a yearly promotion of the Lake area and the event creates clear and direct benefits to the businesses and citizens of Osage Beach in terms on increased tourism, sales and publicity for the City and the Lake area and the board wishes to support this public event which promotes out community:

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

Section 1. That the expenditure of funds for advertising in an amount of Three Thousand dollars (\$3,000.00) is hereby authorized to be paid to the Lake of the Ozarks Bikefest to be held September 14-18, 2022.

Section 2. The City Administrator is hereby authorized to take such further actions as are necessary to carry out the intent of this Ordinance.

Section 3. Severability The chapters, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or otherwise invalid by the valid judgment or degree of any Court of any competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance since the same would have been enacted by the Board of Aldermen without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

Section 4. Repeal of Ordinances not to affect liabilities, etc.

Whenever any part of this ordinance shall be repealed or modified, either expressly or by implication, by a subsequent ordinance, that part of the ordinance thus repealed or modified shall continue in force until the subsequent ordinance repealing or modifying the ordinance shall go into effect unless therein otherwise expressly provided; but no suit, prosecution, proceeding, right, fine or penalty instituted, created, given, secured or accrued under this ordinance previous to its repeal shall not be affected, released or discharged but may be prosecuted, enjoined and recovered as fully as if this ordinance or provisions had continued in force, unless it shall be therein otherwise expressly provided.

Section 5. This Ordinance shall take effect and be in full force from and after its passage by the Board of Aldermen and approval by the Mayor.

READ FIRST TIME: June 2, 2022

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.35 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 No. 22.35.

Date

Michael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk



City of Osage Beach
REQUEST FOR EVENT SUPPORT
Exhibit A to City Code Section 110.300

Requested Amount: \$ 3,000 Date of Request: 5/11/22

Organization Information:

Organization Name: LAKE of the OZARKS Bikefest
Address: PO Box 1498, Osage Beach, MO 65065
Phone # 573-348-1599 Fax # _____
Contact Name: Heather Brown
Phone # (cell) 573-280-9349 (Other) _____

Is the organization a not-for-profit? ☒ YES ☐ NO

If yes, is it a registered 501(c)3 or other designation? ☐ YES ☐ NO (If yes, attach IRS classification)

If yes, is the organization a local not-for-profit or national not-for-profit organization? _____

Your organization's activities focus on: (check all that apply)

- ☐ Families and Youth
- ☐ Health & Human Services
- ☐ Education, Job Development, Housing or other similar community focus
- ☒ Tourism
- ☐ Arts & Cultural Activities
- ☐ Environmental & Preservation
- ☐ Other: _____

Event Information:

Event Name: LAKE of the OZARKS Bikefest
Event Dates: September 14-18, 2022
Event Location: Lake-wide
Description of event: Please see attached

How will the proceeds of this event be used? marketing and promotions

How will the City be recognized through this event? See attached letter

Is the event open to the public? ☒ YES ☐ NO If no, explain: _____

Is there an entry fee or requirement to purchase a ticket, etc.? ☐ YES ☒ NO

If yes, explain: _____

Total budget for the event: See attached

(Attach details of your budget-include all sources of funding and expenses.)

In the case of a budget shortfall, how will the loss be covered? Less advertising

How many years has this event been held? 16 years

Estimated attendance this year? 70,000 Bikes Last year's attendance, if applicable? 60,000 Bikes

Applicant:

Application Completed By: Heather Brown

Contact Phone/Cell: 573-348-1599

Heather Brown Heather Brown Executive Director 5/11/22
Signature Print Name Title Date

Send Completed Application and Attachments To:

Email: jwoods@osagebeach.org

Mail: City of Osage Beach

Jeana Woods, City Administrator

1000 City Parkway

Osage Beach, MO 65065

Internal Use

Date Application Received: May 11, 2022 By: JLW

Date Board Approved/Declined: _____ Amount Approved: _____

Other Information: _____

2022 BIKE FEST			
		ACTUAL	BUDGET
Income			
Co-Title Sponsor - Aaron Sachse		\$ 5,000.00	\$ 5,000.00
Co-Title Sponsor - Jack Daniels		\$ 5,000.00	\$ 5,000.00
Co-Title Sponsor - Leatherman		\$ 2,000.00	\$ 2,000.00
Co-Title Sponsor - Osage Beach			\$ 3,000.00
Major Sponsor \$500 X 7		\$ 500.00	\$ 4,000.00
Passport Stop Part \$700 X20		\$ 14,000.00	\$ 14,000.00
Featured Lodging			\$ 1,950.00
Passport Sales			\$ 21,162.00
Lodging Listings		\$ 100.00	\$ 500.00
T-Shirt Sales (Vendor Donation)			
Patch Sales			\$ 4,971.55
		\$ 26,600.00	\$ 61,583.55
Expenses			
Secretary of State-Annual Fees			\$ 11.25
Board Insurance			\$ 744.00
KCLQ Mobil AdMessenger-GEO		\$ 3,000.00	\$ 12,000.00
CycleFish.com Banner-2 months		\$ 1,025.00	\$ 975.00
Hot Summer Nights - F/P Ad		\$ 395.00	\$ 395.00
Hot Summer Nights - Tri-Fold Ad		\$ -	\$ 250.00
Mid Am Freedom Rally- 1 pg. Ad		\$ 350.00	\$ 350.00
MSW-Social Media/Retargeting		\$ 7,649.75	\$ 8,529.75
(20) Passport Signs 18" x 24"		\$ 450.00	\$ 450.00
(20) Passport Sign Stands			\$ -
Get Down Guide - Full Page Ad		\$ 500.00	\$ 500.00
CMA Commisson			\$ 3,600.00
2021 Restaurant Guide F/P Ad		COMP	COMP
2021 Vacation Guide-LOCVB		COMP	COMP
www.funlake.com Event Banner		COMP	COMP
Advertising Commission-S&A		\$ 242.65	\$ 4,241.93
1,500 Passports & 1,800 Maps			\$ 2,000.00
Passport 2' x 3' Banners			\$ 400.00
Misc Supplies For Passport Stops			\$ 50.00
AlphaGraphics-2021 Thank Yous		\$ 76.41	\$ 76.41
Passport Stop \$5 x 436			\$ 2,180.00
CMA \$5 x 622 + \$1 x1058 =			\$ 4,168.00
Patches			\$ 2,714.52
Smart Printing-Sponsor Thanks			\$ 42.00
HD Motorcycle		\$ 12,000.00	\$ 12,000.00
Total		\$ 25,688.81	\$ 55,677.86
Balance		\$ 911.19	\$ 5,905.69

State	Count
ARIZONA	4
ARKANSAS	11
COLORADO	5
CONNECTICUT	1
FLORIDA	10
IDAHO	1
ILLINOIS	139
INDIANA	12
IOWA	99
KANSAS	22
MAINE	1
MASSACHUSETTS	4
MICHIGAN	5
MINNESOTA	19
MISSOURI	434
NEBRASKA	15
OHIO	8
OKLAHOMA	25
SOUTH DAKOTA	14
TENNESSEE	3
TEXAS	12
WISCONSIN	14

858

Wednesday, May 11, 2022



The Lake of the Ozarks Bikefest committee would like to thank the City of Osage Beach for the \$3,000 sponsorship for the 2021 Lake of the Ozarks Bikefest and the committee would like to ask the City of Osage Beach to consider a funding request in the amount of \$3,000 for the 2022 Lake of the Ozarks Bikefest. The 2021 event was a large success, and our committee estimates the attendance to be 60,000 bikes.

The 2022 Lake of the Ozarks Bikefest Sponsorship would include.

- 1) **950 pixels X 950 pixels www.LakeBikeFest.com Banner Ad**
- 2) **Listing on Sponsor Page on www.LakeBikeFest.com with link to your website**
- 3) **Logo in Bikefest Section of the *Official Bikefest Program Guides***
- 4) **Logo on 1,500 Official Bikefest Passports**
- 5) **Logo on 1,500 Official Bikefest Passport Maps**
- 6) **Logo on Official Bikefest Video**
- 7) **One blog about your business posted on the Bikefest Facebook page and other social media**

The City of Osage Beach is very instrumental in our efforts and the Lake of the Ozarks Bikefest committee is committed to assist in growing economic growth in the three counties at Lake of the Ozarks. There are also numerous lodging facilities that benefit greatly from the Lake of the Ozarks Bikefest in Osage Beach.

The Lake of the Ozarks Bikefest committee is very thankful for what the City of Osage Beach has done to assist in growing the Lake of the Ozarks Bikefest and we look forward to a continued relationship.

Here are a few advertisements we are running in 2022:

Second Home Living – 2022 Fall Issue
Lake of the Ozarks Restaurant Guide – 2022 Issue
Lake of the Ozarks Vacation & Services Guide – 2022 Issue
Lake of the Ozarks Get Down Guide – 2022 Summer Issue (10,000 distribution)
Funlake.com Banner Ad - 2022
MSW Interactive Designs Social Media Campaign- 2022
LO Profile Magazine – 2 issues (10,000 distribution)
CycleFish.com Banner Ad - 2022
Mid Am Freedom Rally Guide – 2022 guide (5,000 distribution)
Bikefest 2'x3' Event Banner – (30 at Passport Stops)
Bikefest E-Mail Marketing – (35,000 opted in Harley-Davidson Owners)
Bikefest TXT Messaging – (15,000 e-mail addresses)
Bikefest Geofencing – (10-12 Major Biker Events throughout the Midwest)
Bikefest Geotargeting - (Harley-Davidson Shops throughout the Midwest)

Our goal is to grow our budget so we can grow our advertising even more outside of Missouri. The above print advertisements are Regional, and our Digital Campaigns are outside of Missouri. Our goal is to create a larger budget to expand our marketing efforts digitally on a National Level.

Thank you again for your support and please feel free to reach out to me if you have any questions.

Respectfully,

Heather Brown
Bikefest Committee Chair
P.O. Box 1498
Osage Beach, MO 65065
573-348 – 1599 – office
Heather@funlake.com

City of Osage Beach

Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Cary Patterson, City Planner
Presenter: Cary Patterson, City Planner

Agenda Item:

Bill 22-36 - 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. 419. *Second Reading*

Requested Action:

Second Reading of Bill #22-36

Ordinance Referenced for Action:

Board of Aldermen approval is 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:

See the attached information.

The Planning Commission reviewed the request at their meeting on May 10, 2022 and have forwarded it to the Board with a unanimous recommendation for approval.

City Attorney Comments:

Per City Code 110.230, Bill 22-36 is in correct form.

City Administrator Comments:

The first reading was read and approved on June 2, 2022.

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 APPROXIMATELY 5 ACRES AS DESCRIBED IN REZONING CASE NO. 419.

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 approximately 5 acres and contained in the legal description contained in “Exhibit A” attached hereto is hereby amended C-1 (General Commercial) as under the terms and conditions in Rezoning Case No. 419.

See Exhibit A: Property Boundary Description.

Section 2. That the development as described herein and referred to as Case 419 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: June 2, 2022 READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.36 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 22.36.

Michael Harmison, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

“EXHIBIT A”

TRUSTEE'S GENERAL WARRANTY DEED

THIS DEED, made and entered into on the 22nd day of May, 2017, by and between

LO-22997-17
ITS

Grantor(s): Gary M. Peters, Trustee of Indenture of Trust, of Gary M. Peters dated October 26, 1993

Grantee(s): Phoenix Property Development, L.C., a Missouri Limited Liability Company

Whose address is: 6241 Osage Beach Parkway, Osage Beach, MO 65065

WITNESSETH, that the said grantor(s), for and In consideration of the sum of One Dollar and other valuable considerations paid by the said grantee, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM** unto the said grantee, the following described Real Estate, situated in the County of Camden, State of Missouri as to- wit:

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North , Range 16 West, and being a part of a tract as described in Book 132, Page 213, and Book 135, Page 501, Camden County ~~Records, Camden~~ County, Missouri, more particularly described as follows: Beginning at a gas pipe at the center of said Section 21, thence North 01 degree 17 minutes 46 seconds East, along the quarter section line 655.15 feet to a gas pipe at the Northwest corner of said tract as described in Book 135, Page 501; thence leaving the quarter section line South 89 degrees 39 minutes 17 seconds East along the North line of said tract 58.76 feet to a point on Easterly right-of-way of Proposed Route 54, and the true point of beginning; thence continuing South 89 degrees 39 minutes 17 seconds East, 255.89 feet, to the Westerly right-of-way of U.S. Highway No. 54; thence South 21 degrees 23 minutes 49 seconds East, along said Westerly right of way 223.60 feet to Southerly line of said tract as described in Book 132, Page 213; thence South 72 degrees 04 minutes 46 seconds West, along said Southerly line 243.67 feet to a point on the Easterly right of way of said Proposed Route 54, thence Northwestealy along said Easterly right-of-way the following courses: thence North 22 degrees 23 minutes 02 seconds West, 212.89 feet; thence North 14 degrees 28 minutes 36 seconds West, 90.73 to the true point of beginning. Bearings relative to the plan of said Proposed Route 54.

BEING ALSO DESCRIBED AS FOLLOWS:

~~All that part of the~~ Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-one (21), Township ~~Thirty-nine~~ (39) North, Range Sixteen (16) West, described as follows:

Beginning at the center section corner of said Section Twenty-one (21) and run North along quarter section line 315.3 feet to an iron pin for the point of beginning of tract hereby described, thence continue North along said quarter section line 242.4 feet; thence East 382.2 feet to the Westerly side of U.S. Highway No. 54 to an iron pin; thence Southeasterly along said Highway 54, 103.0 feet to an iron pin; thence South 69 degrees 00 minutes West 442.4 feet to point of beginning.

Page 1 of 3

ALSO, Part of the Southwest Quarter of the Northeast Quarter of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West, described as follows: From the Northwest corner of the said Southwest Quarter of the Northeast Quarter, run South along the West line of said quarter quarter 677.6 feet for the beginning point of tract hereby conveyed; thence continue South 105 feet to the Northwest corner of the Charles Asby tract; thence East along the North line of the Asby property, 422.6 feet to the centerline of U.S. Highway No. 54; thence Northwesterly along the centerline of Highway, 112.1 feet to the Southeast corner of the Walter W. Bates property; thence West along the South line of Bates property, 378.9 feet to the beginning point. Subject to right of way for U.S. Highway 54.

SAVE AND EXCEPT

A tract of land situated in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West, in the County of Camden, State of Missouri, more particularly described as follows :

~~Two tracts of land~~ described as follows:

- 1) All the land of said grantors which lies within a strip of land lying on the left or East side of, and adjoining the hereinafter described centerline of Proposed Route 54, being 175 feet wide at Station 356+20 and narrowing on a direct line to a strip of land 150 feet wide at Station 358+00; thence on a strip of land 150 feet wide, parallel to and adjoining said centerline from Station 358+00 to Station 361+00.
- 2) A triangle tract of land described as follows: Bounded on the Northwest by grantors Northwesterly property line; bounded on the East by the hereinafter described Proposed Route 54 centerline, and bounded on the South by grantors Southerly property line.

The centerline of Proposed Route 54 is described as follows: Commencing at a pointed native stone 16 inches above ground in a pile of rocks, in the Southwest corner of the Northwest Quarter (NW ¼), in Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West; thence North 69 degrees 33 minutes 01 second East a distance of 2536.45 feet to P.T. Station 353+84.69; thence South 22 degrees 23 minutes 02 seconds East a distance of 715.31 feet to Station 361+00.

All abutter's rights of direct access between the highway now known as Proposed Route 54 and grantor's abutting land in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West.

Parcel No.: 08 5.0 21.0 000.0 002 018.000

Trustees are duly acting and qualified Trustees under said Trust;
The Trust has not been amended, revoked, or cancelled and is in full force and effect; and
The Trustees have the full and complete powers and authority to sell the subject property

Property Address: 6215 Osage Beach Parkway, Osage Beach, MO 65065

Said property is not subject to any right of way, easements or party walls except as follows:

NONE

The property referred to herein is briefly described as follows:

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North , Range 16 West, and being a part of a tract as described in Book 132, Page 213, and Book 135, Page 501, Camden County Records, Camden County, Missouri, more particularly described as follows: Beginning at a gas pipe at the center of said Section 21, thence North 01 degree 17 minutes 46 seconds East, along the quarter section line 655.15 feet to a gas pipe at the Northwest corner of said tract as described in Book 135, Page 501; thence leaving the quarter section line South 89 degrees 39 minutes 17 seconds East along the North line of said tract 58.76 feet to a point on Easterly right-of-way of Proposed Route 54, and the true point of beginning; thence continuing South 89 degrees 39 minutes 17 seconds East, 255.89 feet, to the Westerly right-of-way of U.S. Highway No. 54; thence South 21 degrees 23 minutes 49 seconds East, along said Westerly right of way 223.60 feet to Southerly line of said tract as described in Book 132, Page 213; thence South 72 degrees 04 minutes 46 seconds West, along said Southerly line 243.67 feet to a point on the Easterly right of way of said Proposed Route 54, thence Northwesterly along said Easterly right-of-way the following courses: thence North 22 degrees 23 minutes 02 seconds West, 212.89 feet; thence North 14 degrees 28 minutes 36 seconds West, 90.73 to the true point of beginning. Bearings relative to the plan of said Proposed Route 54.

BEING ALSO DESCRIBED AS FOLLOWS:

All that part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West, described as follows:

Beginning at the center section corner of said Section Twenty-one (21) and run North along quarter section line 315.3 feet to an iron pin for the point of beginning of tract hereby described, thence continue North along said quarter section line 242.4 feet: thence East 382.2 feet to the Westerly side of U.S. Highway No. 54 to an iron pin: thence Southeasterly along said Highway 54, 103.0 feet to an iron pin; thence South 69 degrees 00 minutes West 442.4 feet to point of beginning.

ALSO, Part of the Southwest Quarter of the Northeast Quarter of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West, described as follows: From the Northwest corner of the said Southwest Quarter of the Northeast Quarter, run South along the West line of said quarter quarter 677.6 feet for the beginning point of tract hereby conveyed; thence continue South 105 feet to the Northwest corner of the Charles Asby tract; thence East along the North line of the Asby property, 422.6 feet to the centerline of U.S. Highway No. 54; thence Northwesterly along the centerline of Highway, 112.1 feet to the Southeast corner of the Walter W. Bates property; thence West along the South line of Bates property, 378.9 feet to the beginning point. Subject to right of way for U.S. Highway 54.

SAVE AND EXCEPT

A tract of land situated in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West, in the County of Camden, State of Missouri, more particularly described as follows :

Two tracts of land described as follows:

- 1) All the land of said grantors which lies within a strip of land lying on the left or East side of, and adjoining the hereinafter described centerline of Proposed Route 54, being 175 feet wide at Station 356+20 and narrowing on a direct line to a strip of land 150 feet wide at Station 358+00; thence on a strip of land 150 feet wide, parallel to and adjoining said centerline from Station 358+00 to Station 361+00.
- 2) A triangle tract of land described as follows: Bounded on the Northwest by grantors Northwesterly property line: bounded on the East by the hereinafter described Proposed Route 54 centerline, and bounded on the South by grantors Southerly property line.

The center line of Proposed Route 54 is described as follows: Commencing at a pointed native stone 16 inches above ground in a pile of rocks, in the Southwest corner of the Northwest Quarter (NW ¼), in Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West; thence North 69 degrees 33 minutes 01 second East a distance of 2536.45 feet to P.T. Station 353+84.69; thence South 22 degrees 23 minutes 02 seconds East a distance of 715.31 feet to Station 361+00.

All abutter's rights of direct access between the highway now known as Proposed Route 54 and grantor's abutting land in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West.

The undersigned further states to the best of their knowledge and belief, that there is no hazardous waste as defined by CERCLA (42 U.S.C. 9601 et seq.) as amended in 1966 by Public Law 99-499 on the following described property, and that they have received no notice from the United States Environmental Protection Agency that a hazardous waste condition exists on said property.

Trustee of Indenture of Trust, of Gary M. Peters dated October 26, 1993

STATE OF MISSOURI

COUNTY OF Canda

On this 22 day of May, 2017, who personally appeared Gary M. Peters, Trustee of Indenture of Trust, of Gary M. Peters dated October 26, 1993, Grantor(s) and acknowledged that he/she/they is/are the trustee/co-trustees with full power to make the foregoing instrument under the Trust aforesaid and to me known to be the persons described in and who executed the foregoing instrument, he executed as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public
My term Expires:

MARISSA KESSLER
Notary Public, Notary Seal
State of Missouri
Miller County
Commission # 15387196
My Commission Expires August 22, 2019

All that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West, described as follows:

BEGINNING at an iron pin 229.7 feet North from the center corner of said Section 21; thence North 85.6 feet to an iron pin marking the Southwest corner of the tract known as E. E. Hunter tract; thence North 69 degrees 00 minutes East along said Hunter tract, 422.4 feet, more or less, to the Westerly side of U.S. Highway No. 54; thence Southeasterly along said Highway No. 54, 80.0 feet to an iron pin; thence South 69 degrees 00 minutes West 453.0 feet, more or less, to the POINT OF BEGINNING.

ALSO, all that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West, described as follows:

From the center of said Section 21, run North along the West line of said Southwest Quarter of the Northeast Quarter, 229.7 feet; thence North 70 degrees 37 minutes East 270.3 feet for the PLACE OF BEGINNING; thence continue North 70 degrees 37 minutes East 180.0 feet to and intersecting the Westerly right-of-way line of U.S. Highway No. 54; thence along the right-of-way line, South 17 degrees 08 minutes East 54.8 feet; thence continue along said right-of-way line South 22 degrees 38 minutes East 15.2 feet; thence leaving the right-of-way line, South 70 degrees 37 minutes West 178.7 feet; thence North 19 degrees 23 minutes West 70.0 feet to the PLACE OF BEGINNING.

EXCEPTING THEREFROM that part of the above described land lying within Highway No. 54 right-of-way.

ALSO, All of a tract of land described as follows:

BEGINNING at the center of Section 21, Township 39 North, Range 16 West of the Fifth Principal Meridian; thence North 507.7 feet; thence East 401.4 feet to Intersection with Westerly right-of-way of U.S. Highway 54; thence Southeasterly along said Highway 54, a distance of 543.3 feet; thence West 611.2 feet to BEGINNING POINT.

EXCEPTING THEREFROM a tract of land sold to Edgar E. Hunter and Laura Hunter, husband and wife recorded in Book 106, Page 248, Records of Camden County, Missouri, and described as follows:

All that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West of the 5th Principal Meridian, described as follows:

Beginning at the center Section corner of said Section 21, run North along Quarter line a distance of 315.3 feet to an iron pin and the BEGINNING POINT of tract herein described; thence on North along said Quarter line a distance of 242.4 feet; thence East a distance of 382.2 feet to the Westerly side of U.S. Highway 54 to an iron pin; thence Southeasterly along said Highway 54 a distance of 103.0 feet to an iron pin; thence South 69 degrees 00 minutes West a distance of 442.4 feet to BEGINNING of tract herein described.

FURTHER EXCEPTING a tract of land sold to Roy Wright and Ollie Wright, husband and wife, recorded in Book 108, Page 374, Records of Camden County, Missouri, and described as follows:

All that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West of the 5th Principal Meridian described as follows:

BEGINNING at an iron pin 229.7 feet North from the center corner of said Section 21; thence North 85.6 feet to an iron pin, marking the Southwest corner of tract sold to E. E. Hunter; thence North 69 degrees 00 minutes East along said Hunter tract, a distance of 422.4 feet, more or less, to the Westerly side of U.S. Highway No. 54; thence Southeasterly along said Highway 54 a distance of 80.0 feet to an iron pin; thence South 69 degrees 00 minutes West a distance of 453.10 feet, more or less, to the PLACE OF BEGINNING.

FURTHER EXCEPTING THEREFROM a tract of land sold to Roy Wright and Ollie Wright, his wife, recorded in Book 111, Page 409, Records of Camden County, Missouri, described as follows:

All that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West, described as follows:

From the center of said Section 21, run North along the West line of the said Southwest Quarter of the Northeast Quarter 229.7 feet; thence North 70 degrees 37 minutes East 270.3 feet for the PLACE OF BEGINNING; thence continue North 70 degrees 37 minutes East 180.0 feet to and intersecting the Westerly right-of-way line of U.S. Highway Number 54; thence along the right-of-way line, South 17 degrees 08 minutes East 54.8 feet; thence continue along said right-of-way line South 22 degrees 38 minutes East 15.2 feet; thence leaving the right-of-way line South 70 degrees 37 minutes West 178.7 feet; thence North 19 degrees 23 minutes West 70.0 feet to the PLACE OF BEGINNING.

FURTHER EXCEPTING THEREFROM a tract of land sold to John N. Abbott and Minnie Abbott, husband and wife, recorded in Book 120, Page 344, Records of Camden County, Missouri, and described as follows:

All that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West of the 5th Principal Meridian, in Camden County, Missouri, described as follows:

BEGINNING at the Southwest corner of said Quarter Quarter Section; thence North along the West line of said Quarter Quarter Section, a distance of 40.1 feet to an iron pipe from which an eight inch Hickory tree bears South 17 degrees 30 minutes West, a distance of 12.2 feet and a three inch Post Oak tree bears North 47 degrees East a distance of 11.3 feet; thence North 77 degrees 59 minutes East a distance of 538 feet,

more or less, to an iron pipe at the Westerly right-of-way line of U.S. Highway 54; thence Southeasterly along the Westerly side of said Highway 54, a distance of 150 feet, more or less, to an iron pipe marking the Southeast corner of a tract of land conveyed to Charles Asby and Ersie Asby, husband and wife by Deed dated August 16, 1947 and recorded in Book 86, Page 187, Records of Camden County, Missouri; thence West a distance of 580 feet, more or less, to the POINT OF BEGINNING.

SAVE AND EXCEPT that part of the above described land conveyed to the Missouri Highway and Transportation Commission by Warranty Deed dated October 9, 1999 and recorded in Deed Book 488, Page 396, Records of Camden County, Missouri, and more particularly described as follows:

All the land of said grantors which lies within a strip of land 150 feet wide, lying on the left or East side of parallel to and adjoining the hereinafter described centerline of Proposed Route 54 from Station 359+00 to Station 362+10.

All the land of said grantors which lies within a strip of land 150 feet wide, lying on the right or West side of, parallel to and adjoining the hereinafter described centerline of Proposed Route 54 from said Route 54 Station 362+00 to Station 365+00.

Said above described tracts contain a total of 1.55 acres, more or less, New Limited Access Right-of-Way.

The centerline of Proposed Route 54 is described as follows: Commencing at a pointed native stone 16 inches above ground in a pile of rocks, in the Southwest corner of the Northwest Quarter in Section 21, Township 39 North, Range 16 West; thence North 69 degrees 33 minutes 01 seconds East a distance of 2536.45 feet to P.T. Station 353+85.69; thence South 22 degrees 23 minutes 02 seconds East a distance of 1125.31 feet to Station 365+10.

All abutters' rights of direct access between the highway now known as Proposed Route 54 and grantor's abutting land, in the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West, in the County of Camden, State of Missouri.

MISSOURI WARRANTY DEED

THIS INDENTURE, Made on the 12th day of August A.D., Two Thousand Twenty by and between

KIMBERLEY G. LOEHR, a single person, Grantor, and

PHOENIX PROPERTY DEVELOPMENT, L.C., a Missouri limited liability company, Grantee, whose mailing address is

6241 Osage Beach Parkway Osage Beach, MO 65065

WITNESSETH: THAT THE Grantor in consideration of the payment to her of the sum of TEN DOLLARS and other valuable consideration by the Grantee (the receipt of which by the Grantor is hereby acknowledged), does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the Grantee, and its heirs, successors and assigns the following described lots, tracts, or parcels of land lying, being, and situate in the County of Camden and State of Missouri, to-wit:

All that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West of the 5th P.M., in Camden County, Missouri, described as follows: Beginning at the Southwest corner of said Quarter Quarter Section; thence North along the West line of said Quarter Quarter Section, a distance of 40.1 feet to an iron pipe from which an eight (8) inch Hickory Tree bears South 17 degrees 30 minutes West, a distance of 12.2 feet and a 3 inch Post Oak Tree bears North 47 degrees East, a distance of 11.3 feet; thence North 77 degrees 59 minutes East, a distance of 538 feet, more or less, to an iron pipe at the Westerly right-of-way line of U.S. Highway 54; thence Southeasterly along the Westerly side of said Highway 54, a distance of 150 feet, more or less, to an iron pipe marking the Southeast corner of a tract of land conveyed to Charles Asby and Ersie Asby, husband and wife, by Deed dated August 16, 1947, and recorded in Book 86 at Page 187, in the Recorder's Office of Camden County; thence West, a distance of 580 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM:

A tract of land situated in the Southwest 1/4 of the Northeast 1/4, in Section 21, Township 39 North, Range 16 West, in the County of Camden, State of Missouri, more particularly described as follows:

Two parcels of land described as follows:

- 1) All the land of said grantors which lies within a strip of land 150 feet wide, lying on the left or east side of, parallel to and adjoining the hereinafter described centerline of Route 54 from Station 362+00 to Station 365+00.
- 2) Also, all the land of said grantors which lies within a strip of land 150 feet wide, lying on the west side of, parallel to and adjoining the hereinafter described centerline of Route 54 from said Route 54 Station 362+00 to Station 365+00.

The centerline of proposed Route 54 is described as follows: Commencing at a pointed native stone 16 inches above ground in a pile of rocks, in the S.W. Corner of the N.W. 1/4 in Section 21, Township 39 North, Range 16 West; thence North 69 degrees 33 minutes 01 seconds East a distance of 2536.45 feet to P.T. Station 353+84.69; thence South 22 degrees 23 minutes 02 seconds East a distance of 1115.31 feet to Station 365+00.

All abutters' rights of direct access between the above described Route 54 and grantor's abutting land.

Subject to all restrictions, reservations, conditions, easements and exceptions of record and to any roadways or power lines, whether of record or not.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the Grantee and unto its heirs, successors and assigns, forever; the said Grantor hereby covenanting that she is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that she has good right to convey the same; that the said premises is free and clear from any encumbrance done or suffered by her or those under whom she claims; and that she will warrant and defend the title to the said premises unto the Grantee and unto its heirs, successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The Grantor has hereunto set her hand and seal the day and year above written.



Kimberley G. Loehr

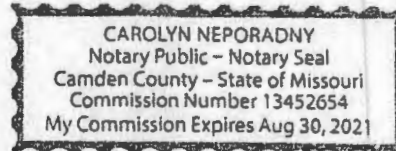
ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF CAMDEN)

On this 6th day of August, 2020, before me, a Notary Public, personally appeared Kimberley G. Loehr, a single person, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office the day and year last above written.

Carol Neporadny
Notary Public in and for
Said County and State



Missouri Warranty Deed

THIS INDENTURE, made on the 29 day of November, A.D., TWO THOUSAND NINETEEN, by and between **Ralph David Streeter and Mary Jo Streeter, husband and wife and Vivian Streeter, a single person**, ("Grantor") of the County of Camden, State of Missouri, parties of the first part, and **Phoenix Property Development, L.C., a Missouri limited liability company**, ("Grantee") of the County of Camden, State of Missouri, party of the second part, whose mailing address is:

Grantee's mailing address is: 6241 Osage Beach Parkway, Osage Beach, Missouri 65065

WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART, in consideration of the sum of ** TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS** to them paid by said party of the second part (the receipt of which is hereby acknowledged), do by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said party of the second part, its successors and assigns, the following described lot, tract or parcel of land, lying, being and situate in the County of Camden and State of Missouri, to wit:

All that part of the Northwest Quarter of the Southeast Quarter of Section 21, Township 39 North, Range 16 West described as follows: Beginning at the Northwest corner of said Northwest quarter of the Southeast quarter of Section 21; thence South 185.5 feet; thence East 685.1 feet more or less to the Westerly right of way line of Highway No. 54; thence along said Westerly right of way line North 16 degrees 37 minutes West 200.0 feet to the North line of said Northwest quarter of the Southeast quarter; thence West along said North line 611.2 feet more or less to the place of beginning.

SAVE AND EXCEPT THEREFROM ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY DEED TO THE STATE OF MISSOURI ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY GENERAL WARRANTY DEED DATED FEBRUARY 17, 1998 AND FILED OF RECORD MARCH 27, 1998 AT WARRANTY DEED BOOK 457, PAGE 242, CAMDEN COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS

FOLLOWS:

A tract of land situated in the Northwest Quarter of the Southeast Quarter in Section 21, Township 39 North, Range 16 West, in the County of Camden, State of Missouri, more particularly described as follows:

Two parcels of land described as follows:

1. All the land of said grantors which lies within a strip of land 150 feet wide, lying on the left or northeast side of, parallel to and adjoining the hereinafter described centerline of Proposed Route 54 from Station 362+00 to Station 366+12; thence narrowing on a direct line to a strip of land 135 feet wide at Station 367+38.

2. Also, all the land of said grantors which lies within a strip of land 150 feet wide, lying on the right southwest side of, parallel to and adjoining the hereinafter described centerline of Proposed Route 54 from Station 362+00 to Station 366+00.

Said above described tracts contain a total of 1.40 of an acre, more or less New Limited Access Right of Way.

The centerline of Proposed Route 54 is described as follows: Commencing at a pointed native stone 16 inches above ground in a pile of rocks, in the Southwest Corner of the Northwest Quarter in Section 21, Township 39 North, Range 16 West; thence North 69 degrees 33 minutes 01 second East a distance of 2536.45 feet to P.T. Station 353+84.69; thence South 22 degrees 23 minutes 02 seconds East a distance of 1353.31 feet to Station 367.38.

All abutters' rights of direct access between the above described Proposed Route 54 and grantor's abutting land, in the Northwest Quarter of the Southeast Quarter of Section 21, Township 39 North, Range 16 West, in the County of Camden, State of Missouri.

Subject to all restrictions, reservations, conditions, easements and exceptions of record and to any roadways or power lines whether of record or not.

TO HAVE AND TO HOLD the premises aforesaid with all and singular to the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto its successors and assigns forever, the said parties of the first part hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises hereinconveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said party of the second part and unto its successors and assigns forever against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year above written.

Ralph David Streeter
Ralph David Streeter
Vivian Streeter

Mary Jo Streeter
Mary Jo Streeter

Vivian Streeter

STATE OF MISSOURI)
) SS.
COUNTY OF CAMDEN)

On this 1st day of November, 2019, before me, Harle Montavay, a Notary Public, personally appeared Ralph David Streeter and Mary Jo Streeter, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in Osage Beach, Missouri, the day and year first above written.

Harle Montavay
NOTARY PUBLIC

My commission expires: May 27, 2023

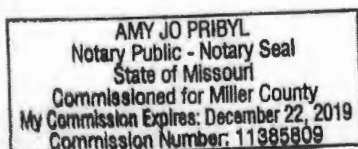
STATE OF MISSOURI)
) SS.
COUNTY OF Camden)

On this 29 day of October, 2019, before me, Amy Jo Pribyl, a Notary Public, appeared Vivian Streeter to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. And the said Vivian Streeter further declared herself to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Osage Beach, Missouri, the day and year last above written.

Amy Jo Pribyl
NOTARY PUBLIC

My commission expires:



**PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION**

Date:	May 10, 2022	Case Number:	419
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Applicant: Phoenix Property Development, LLC.

Location: 6215, 6241, 6257, 6265 Osage Beach Parkway

Petition: Rezoning from C-1 (General Commercial) to I-1 (Light Industry)

Existing Use: Retail Commercial and Warehousing Property

Existing Zoning: C-1 (General Commercial)

Tract Size: Approximately 5 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	C-1 General Commercial	Parkway frontage businesses
<u>South:</u>	C-1 General Commercial	Parkway frontage businesses
<u>East:</u>	C-1 General Commercial	Parkway frontage businesses
<u>West:</u>		Highway 54 Right of Way Corridor

The Osage Beach Comprehensive Plan
Designates this area as appropriate for: Heavy Traffic Commercial

<u>Rezoning History</u>	<u>Date</u>
--------------------------------	--------------------

Original City zoning adoption

Utilities

<u>Water:</u>	City	<u>Gas:</u>	Private
<u>Electricity:</u>	Ameren	<u>Sewer:</u>	City

Access: Property derives access via Osage Beach Parkway

Analysis:

1. The applicant is the owner of the parcels in question. The subject property includes four separate parcels that the applicant has acquired over the past several years. The subject property is zoned C-1 as it was zoned with the initial zoning of the community in the 1980's.
2. The property fronts Osage Beach Parkway within the area between Highway KK and Lazy Days Road. The corridor contains a mixture of commercial uses ranging from retail to landscape and building material sales.
3. Currently the subject property is home to several structures with uses that include retail furniture sales, shipping, freight, and warehousing. The applicant intends to continue these uses with the opportunity to expand both the operation and the facility. The shipping, freight, and warehousing uses are more commonly found in an industrial zone as the intensity of the activities that take place on site are typically of a more intense nature involving more trucking and machinery.
4. One of the things that provides some relief in the I-1 zone as compared to the C-1 zone, is the opportunity for the shipping, freight, and loading areas to have an approved aggregate cover for the areas requiring surfacing. Semi-trucks or loading equipment traffic by nature is not as conducive to requiring hard surface parking because of the stress and damage that they will cause. In these cases, it is more practical to allow gravel surfacing for the trucking, storage, and loading areas while still requiring hard surfacing for parking areas dedicated for the public, customers, and employees' private vehicles, especially those with accessibility needs. The gravel surfaces will still require review and approval by the City Engineers to assure a proper and appropriate drainage system is installed for the lot to protect from negative stormwater runoff impact taking place to the surrounding and effected properties.

Department Comments and Recommendations:

The City of Osage Beach is a community where finding locations for industrial uses is difficult to say the least. The Parkway Corridor in this general area, however, has a number of uses currently that are compatible with the uses within the I-1 zone, such as, the storage facilities and landscape and building material companies. Allowing some flexibility as it pertains to use in this portion of the corridor may also provide some answer to the property use and infill needs to promote business growth and increased traffic in the area. The subject property along with several of the adjacent properties would greatly benefit from the added use flexibility provided by the I-1 zone which permits all the uses within the C-1

zone along with some light manufacturing and assembly, storage, freight, laundromats etc. Although the comprehensive plan does recommend heavy traffic commercial for the surrounding properties, that designation includes the majority of the uses within the I-1 zone and by allowing C-1 uses to be located within the I-1 zone; the zoning code itself establishes that C-1 and I-1 uses are compatible and complementary. **With this in mind the Planning Department would recommend approval of this request and would also recommend that the City react positively to any similar requests for adjacent properties that could be made in the future.**



Date Received: 4/19 VH
Case #: 419 419

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: Phoenix Property Development LLC Phone: 573-302-4222

Address: 6241 OSAGE BEACH PARKWAY City: OSAGE BEACH State: MO Zip: 65065

List all owners of the property. If corporation or partnership, list names, addresses and phone numbers of principal officers or partners:

Randall B. Ray 1484 Apple Blossom Cir Osage Beach MO 65065 573-489-0778

2. Name of landowner's representative, if different from above: Phone:

Address: City: State: Zip:

3. All correspondence relative to this application should be directed to whom? Phoenix Property Development LLC

Address: 6241 OSAGE BEACH PARKWAY City: OSAGE BEACH State: MO Zip: 65065

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures):

Address: 6215 OSAGE BEACH PARKWAY City: OSAGE BEACH State: MO Zip: 65065

5. Do you have a specific use proposed for this property? ☐ Yes ☒ No

Explain all uses:

6. Area of property in square feet or acres: 1.4 acres

7. Current zoning classification: C1 GENERAL COMMERCIAL

8. Sources of utilities: Water: CITY OF OSAGE BEACH Gas: N/A

Sewer: CITY OF OSAGE BEACH Electric: AMEREN MISSOURI

9. Proposed zoning classification: INDUSTRIAL

10. How long have you owned this property? 6 YEARS

11. Current use of property (describe all improvements): COMMERCIAL

12. Current use of all property adjacent to subject property:

South: RETAIL AND WAREHOUSE

East: N/A

North: N/A

West: N/A

RECEIVED

APR 13 2022

CITY CLERK

13. If zoning district or comparable use to that proposed adjoins or lies within the vicinity of subject property, please describe the use and its location:

14. Do you own property abutting or in the vicinity of the subject property? ☒ Yes ☐ No

If yes, where is the property located and why was it not included with this application?

See separate application for 6241 Osage Beach Parkway

15. Do any private covenants or restrictions encumber the subject property which could be in conflict with the proposed zoning classification? ☐ Yes ☒ No

If yes, please remit copy of restrictions with Recorder of Deeds Book and Page number.

16. To your knowledge, has any previous application for the reclassification of the subject property been submitted? ☐ Yes ☒ No

17. How, in your opinion, will the rezoning affect public facilities (sewer, water, schools, roads, etc.), and what mitigating measures are proposed to address these problems, if any? Please include a letter from or regarding, City Engineering Department reviews of proposed zoning.

no impact

18. How, in your opinion, will rezoning affect adjacent properties and what mitigating measures are proposed to address these problems, if any?

no impact

19. List the reasons why, in your opinion, this application for rezoning/special use permit should be granted (may be left blank if adequately described in letter to Planning Commission):

Notary Information

State of Missouri }
County of Camden } ss

I, Randy Ray, owner/applicant, having read the procedures and instructions, make application for a change in the zoning district boundary lines as shown on the zoning maps of the City of Osage Beach, Missouri and explained in this application.

Signature Owner/Applicant: *Randy Ray* Date: 4/5/2022

Subscribed and sworn to before me on this 5 day of April, 2022

Notary Public:

My Commission Expires:

RHONDA L. SMOTHERMAN
Notary Public - Notary Seal
Camden County, State of Missouri
Commission Number 14431885
My Commission Expires Jul 1, 2022

Person Accepting this Application:

****Applications not properly signed and notarized may be removed from the Agenda and returned to the applicant via regular mail ****

CITY OF OSAGE BEACH
PLANNING DEPARTMENT
1000 CITY PARKWAY
OSAGE BEACH, MO 65065
573-302-2000 Phone – 573-302-0528 FAX



Date Received: _____
Case #: _____

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: Phoenix Property Development LLC Phone: 573-302-4222

Address: 6241 OSAGE BEACH PARKWAY City: OSAGE BEACH State MO Zip: 65065

List all owners of the property. If corporation or partnership, list names, addresses and phone numbers of principal officers or partners:

Randall B. Ray 1484 Apple Blossom Cir Osage Beach MO 65065 573-489-0778

2. Name of landowner's representative, if different from above: Phone:

Address: City: State: Zip:

3. All correspondence relative to this application should be directed to whom? Phoenix Property Development LLC

Address: 6241 OSAGE BEACH PARKWAY City: OSAGE BEACH State MO Zip: 65065

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures):

Address: 6241 OSAGE BEACH PARKWAY City: OSAGE BEACH State MO Zip: 65065

5. Do you have a specific use proposed for this property? ☐ Yes ☒ No

Explain all uses:

6. Area of property in square feet or acres: 1.6 ACRES

7. Current zoning classification: C1 GENERAL COMMERCIAL

8. Sources of utilities: Water: CITY OF OSAGE BEACH Gas: N/A

Sewer: CITY OF OSAGE BEACH Electric: AMEREN MISSOURI

9. Proposed zoning classification: INDUSTRIAL

10. How long have you owned this property? 14 YEARS

11. Current use of property (describe all improvements): COMMERCIAL

12. Current use of all property adjacent to subject property: North: RESIDENTIAL

South: WAREHOUSE East: N/A West: N/A

13. If zoning district or comparable use to that proposed adjoins or lies within the vicinity of subject property, please describe the use and its location:

14. Do you own property abutting or in the vicinity of the subject property? ☒ Yes ☐ No

If yes, where is the property located and why was it not included with this application?

See separate application for 6215 Osage Beach Parkway and 6257 Osage Beach Parkway

15. Do any private covenants or restrictions encumber the subject property which could be in conflict with the proposed zoning classification? ☐ Yes ☒ No

If yes, please remit copy of restrictions with Recorder of Deeds Book and Page number.

16. To your knowledge, has any previous application for the reclassification of the subject property been submitted? ☐ Yes ☒ No

17. How, in your opinion, will the rezoning affect public facilities (sewer, water, schools, roads, etc.), and what mitigating measures are proposed to address these problems, if any? Please include a letter from or regarding, City Engineering Department reviews of proposed zoning.

no impact

18. How, in your opinion, will rezoning affect adjacent properties and what mitigating measures are proposed to address these problems, if any?

no impact

19. List the reasons why, in your opinion, this application for rezoning/special use permit should be granted (may be left blank if adequately described in letter to Planning Commission):

Notary Information

State of Missouri }
County of Camden } ss

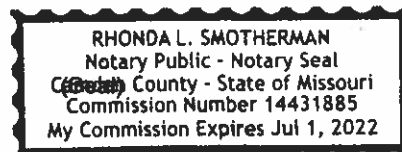
I, Randy Ray, owner/applicant, having read the procedures and instructions, make application for a change in the zoning district boundary lines as shown on the zoning maps of the City of Osage Beach, Missouri and explained in this application.

Randy Ray
Signature Owner/Applicant:

Date: 4/5/2022

Subscribed and sworn to before me on this 5th day of April, 2022

Rhonda L. Smotherman
Notary Public:
My Commission Expires: 07/01/2022



Person Accepting this Application:

****Applications not properly signed and notarized may be removed from the Agenda and returned to the applicant via regular mail ****

CITY OF OSAGE BEACH
PLANNING DEPARTMENT
1000 CITY PARKWAY
OSAGE BEACH, MO 65065
573-302-2000 Phone – 573-302-0528 FAX



Date Received: _____
Case #: _____

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: Phoenix Property Development LLC Phone: 573-302-4222

Address: 6241 OSAGE BEACH PARKWAY City: OSAGE BEACH State: MO Zip: 65065

List all owners of the property. If corporation or partnership, list names, addresses and phone numbers of principal officers or partners:

Randall B. Ray 1484 Apple Blossom Cir Osage Beach MO 65065 573-489-0778

2. Name of landowner's representative, if different from above: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

3. All correspondence relative to this application should be directed to whom? Phoenix Property Development LLC

Address: 6241 OSAGE BEACH PARKWAY City: OSAGE BEACH State: MO Zip: 65065

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures):

Address: 6257 OSAGE BEACH PARKWAY City: OSAGE BEACH State: MO Zip: 65065

5. Do you have a specific use proposed for this property? ☐ Yes ☒ No

Explain all uses:

6. Area of property in square feet or acres: .68 acres

7. Current zoning classification: C1 GENERAL COMMERCIAL

8. Sources of utilities: Water: CITY OF OSAGE BEACH Gas: N/A

Sewer: CITY OF OSAGE BEACH Electric: AMEREN MISSOURI

9. Proposed zoning classification: INDUSTRIAL

10. How long have you owned this property? 1.5 YEARS

11. Current use of property (describe all improvements): COMMERCIAL

12. Current use of all property adjacent to subject property: North: RETAIL AND WAREHOUSE

South: RESIDENTIAL East: N/A West: N/A

13. If zoning district or comparable use to that proposed adjoins or lies within the vicinity of subject property, please describe the use and its location:

14. Do you own property abutting or in the vicinity of the subject property? ☒ Yes ☐ No

If yes, where is the property located and why was it not included with this application?

See separate application for 6241 Osage Beach Parkway and 6273 Osage Beach Parkway

15. Do any private covenants or restrictions encumber the subject property which could be in conflict with the proposed zoning classification? ☐ Yes ☒ No

If yes, please remit copy of restrictions with Recorder of Deeds Book and Page number.

16. To your knowledge, has any previous application for the reclassification of the subject property been submitted? ☐ Yes ☒ No

17. How, in your opinion, will the rezoning affect public facilities (sewer, water, schools, roads, etc.), and what mitigating measures are proposed to address these problems, if any? Please include a letter from or regarding, City Engineering Department reviews of proposed zoning.

no impact

18. How, in your opinion, will rezoning affect adjacent properties and what mitigating measures are proposed to address these problems, if any?

no impact

19. List the reasons why, in your opinion, this application for rezoning/special use permit should be granted (may be left blank if adequately described in letter to Planning Commission):

Notary Information

State of Missouri }
County of Camden } ss

I, Randy Ray, owner/applicant, having read the procedures and instructions, make application for a change in the zoning district boundary lines as shown on the zoning maps of the City of Osage Beach, Missouri and explained in this application.

Signature Owner/Applicant: Randy Ray

Date: 4/5/2022

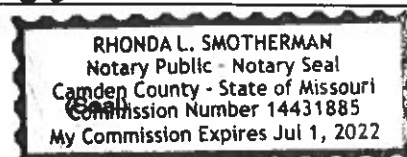
Subscribed and sworn to before me on this

5th day of April

2022

Notary Public: Rhonda L. Smotherman

My Commission Expires: 07/01/2022



Person Accepting this Application:

****Applications not properly signed and notarized may be removed from the Agenda and returned to the applicant via regular mail ****

CITY OF OSAGE BEACH
PLANNING DEPARTMENT
1000 CITY PARKWAY
OSAGE BEACH, MO 65065
573-302-2000 Phone – 573-302-0528 FAX



Date Received: _____
Case #: _____

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: Phoenix Property Development LLC Phone: 573-302-4222

Address: 6241 OSAGE BEACH PARKWAY City: OSAGE BEACH State: MO Zip: 65065

List all owners of the property. If corporation or partnership, list names, addresses and phone numbers of principal officers or partners:

Randall B. Ray 1484 Apple Blossom Cir Osage Beach MO 65065 573-489-0778

2. Name of landowner's representative, if different from above: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

3. All correspondence relative to this application should be directed to whom? Phoenix Property Development LLC

Address: 6241 OSAGE BEACH PARKWAY City: OSAGE BEACH State: MO Zip: 65065

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures):

Address: 1 6273 OSAGE BEACH PARKWAY City: OSAGE BEACH State: MO Zip: 65065

5. Do you have a specific use proposed for this property? ☐ Yes ☒ No

Explain all uses:

6. Area of property in square feet or acres: 1.03 acres

7. Current zoning classification: C1 GENERAL COMMERCIAL

8. Sources of utilities: Water: CITY OF OSAGE BEACH Gas: N/A

Sewer: CITY OF OSAGE BEACH Electric: AMEREN MISSOURI

9. Proposed zoning classification: INDUSTRIAL

10. How long have you owned this property? 2.5 YEARS

11. Current use of property (describe all improvements): COMMERCIAL

12. Current use of all property adjacent to subject property: North: WAREHOUSE

South: MINI STORAGE BUSINESS East: N/A West: N/A

13. If zoning district or comparable use to that proposed adjoins or lies within the vicinity of subject property, please describe the use and its location:

14. Do you own property abutting or in the vicinity of the subject property? ☒ Yes ☐ No

If yes, where is the property located and why was it not included with this application?

See separate application for 6241 Osage Beach Parkway

15. Do any private covenants or restrictions encumber the subject property which could be in conflict with the proposed zoning classification? ☐ Yes ☒ No

If yes, please remit copy of restrictions with Recorder of Deeds Book and Page number.

16. To your knowledge, has any previous application for the reclassification of the subject property been submitted? ☐ Yes ☒ No

17. How, in your opinion, will the rezoning affect public facilities (sewer, water, schools, roads, etc.), and what mitigating measures are proposed to address these problems, if any? Please include a letter from or regarding, City Engineering Department reviews of proposed zoning.

no impact

18. How, in your opinion, will rezoning affect adjacent properties and what mitigating measures are proposed to address these problems, if any?

no impact

19. List the reasons why, in your opinion, this application for rezoning/special use permit should be granted (may be left blank if adequately described in letter to Planning Commission):

Notary Information

State of Missouri }
County of Camden } ss

I, Randy Ray, owner/applicant, having read the procedures and instructions, make application for a change in the zoning district boundary lines as shown on the zoning maps of the City of Osage Beach, Missouri and explained in this application.

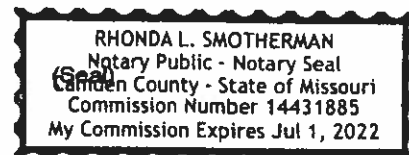
Signature Owner/Applicant: Randy Ray

Date: 4/5/2022

Subscribed and sworn to before me on this 5th day of April, 2022

Notary Public: Rhonda L. Smotherman

My Commission Expires: 07/01/2022



Person Accepting this Application:

****Applications not properly signed and notarized may be removed from the Agenda and returned to the applicant via regular mail ****

CITY OF OSAGE BEACH
PLANNING DEPARTMENT
1000 CITY PARKWAY
OSAGE BEACH, MO 65065
573-302-2000 Phone – 573-302-0528 FAX

PHOENIX PROPERTY DEVELOPMENT, LLC

6241 OSAGE BEACH PKWY
OSAGE BEACH, MO 65065
573-302-4222 FAX 573-302-4223

March 31, 2022

City of Osage Beach
Planning Commission
1000 City Parkway
Osage Beach, MO 65065

RE: REZONING REQUEST

Greetings;

We would like to submit applications to modify our current properties that are all adjacent to each other, and all accessed and fronted to Osage Beach Parkway.

We respectfully submit to modify them from:

C1 General Commercial to Industrial.

This request is to maintain our current gravel drive entrances at the non-retail properties.

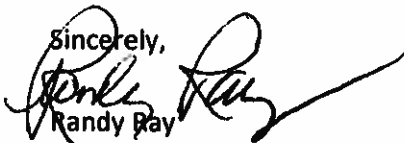
This does not affect any use of any property at this time and does not involve any modifications to the access or the use of these properties or their neighboring properties.

6215 Osage Beach Parkway
6241 Osage Beach Parkway
6257 Osage Beach Parkway
6273 Osage Beach Parkway

Attached are the completed applications, county plat and legal descriptions along with a check for \$200.00.

Please contact me if you have any questions or need more information.

Sincerely,



Randy Ray
573-489-0778
Rhonda Smotherman
573-302-4222

RECEIVED
APR 13 2022
CITY CLERK



Rezoning Case 419 Location Map

City of Osage Beach
Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator

Agenda Item:

Bill 22-37 - 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 Transportation Fund, Water Fund, and the Sewer Fund.
Second Reading

Requested Action:

First Reading of Bill #22-37

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 22-37 is in correct form.

City Administrator Comments:

The first reading was read and approved on June 2, 2022.

The following budget amendments fall under the Board of Aldermen's approval, and are requested by the departments based on current cost increases and necessary repairs

needed as estimated for the remainder of the year.

	<u>Original Item</u>	<u>Amended Item</u>	<u>Increase/Decrease</u>
20-00-743400 Equipment Repair	\$ 20,000	\$ 25,000	\$ 5,000
20-00-762600 Gasoline/Fuel	\$ 37,800	\$ 52,800	\$15,000
20-00-773155 Misc Streets/Roads*	\$1,352,304	\$1,372,983	\$20,679

**Greenwood Cir Project Increased Costs-BOA approved 5/19/2022*

Transportation Fund NET INCREASE --- \$ 40,679
Unrestricted Funds Available

30-00-743103 Supplies – Bldg/Janitorial	\$ 1,500	\$ 1,900	\$ 400
30-00-743200 Vehicle Maintenance	\$ 5,200	\$ 10,200	\$ 5,000
30-00-743400 Equipment Repair	\$ 3,000	\$ 8,000	\$ 5,000
30-00-744200 Rental/Lease – Equipment	\$ 2,000	\$ 11,000	\$ 9,000
30-00-761000 Supplies – Office	\$ 400	\$ 700	\$ 300
30-00-761600 Chemicals	\$ 15,000	\$ 25,000	\$ 5,000
30-00-773221 New Water Connections	\$ 5,000	\$ 8,000	\$ 3,000

Water Fund NET INCREASE --- \$ 32,700
Unrestricted Funds Available

35-00-733700 Pumpout/Grease Maint	\$ 14,000	\$ 5,000	(\$ 9,000)
35-00-743200 Vehicle Maintenance	\$ 15,000	\$ 48,000	\$ 33,000
35-00-743300 Repair of System	\$1,272,000	\$1,303,300	\$ 31,300
35-00-743400 Equipment Repair	\$ 5,000	\$ 14,000	\$ 9,000
35-00-762700 Odor Control	\$ 76,700	\$ 17,800	(\$58,900)

Sewer Fund NET INCREASE --- \$ 5,400
Restricted and Unrestricted Funds Available

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 TRANSPORTATION FUND, WATER FUND, AND SEWER FUND.

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
20-00-743400 Equipment Repair	\$ 20,000	\$ 25,000
20-00-762600 Gasoline/Fuel	\$ 37,800	\$ 52,800
20-00-773155 Misc Streets/Roads	\$1,352,304	\$1,372,983
30-00-743103 Supplies – Bldg/Janitorial	\$ 1,500	\$ 1,900
30-00-743200 Vehicle Maintenance	\$ 5,200	\$ 10,200
30-00-743400 Equipment Repair	\$ 3,000	\$ 8,000
30-00-744200 Rental/Lease – Equipment	\$ 2,000	\$ 11,000
30-00-761000 Supplies – Office	\$ 400	\$ 700
30-00-761600 Chemicals	\$ 15,000	\$ 25,000
30-00-773221 New Water Connections	\$ 5,000	\$ 8,000
35-00-733700 Pumpout/Grease Maintenance	\$ 14,000	\$ 5,000
35-00-743200 Vehicle Maintenance	\$ 15,000	\$ 48,000
35-00-743300 Repair of System	\$1,272,000	\$1,303,300
35-00-743400 Equipment Repair	\$ 5,000	\$ 14,000
35-00-762700 Odor Control	\$ 76,700	\$ 17,800

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: June 2, 2022

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.37 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. 22.37.

Date

ATTEST:

Michael Harmison, Mayor

Tara Berreth, City Clerk

City of Osage Beach

Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Cary Patterson, City Planner
Presenter: Cary Patterson, City Planner

Agenda Item:

Bill 22-38 - An ordinance of the City of Osage Beach, Missouri, for additions and amendments to chapter 405 "Zoning Regulations" Article V. "Signs". *Second Reading*

Requested Action:

Second Reading of Bill #22-38

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:

No

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

See the attached documents.

The Planning Department recommended approval of the subject revisions and changes to the Planning Commission at their meeting on May 10, 2022 and they forward it to the Board of Aldermen with a unanimous recommendation for approval.

City Attorney Comments:

Per City Code 110.230, Bill 22-38 is in correct form.

City Administrator Comments:

The first reading was read and approved on June 2, 2022.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING CHAPTER 405 ZONING REGULATIONS SECTION 405.380 3 (A) WITHIN SIGN REGULATIONS – NON-RESIDENTIAL USES.

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

Section 1. Within Chapter 405, Article V adding to Section 405.380 3 (a) Sign Regulations -Non-Residential Uses. are hereby enacted with amendments as set forth below with new material set out in red as follows: Adoption is hereby enacted to read as follows:

Section 405.380 Sign Regulations — Non-Residential Uses.

3. Secondary signs. Signs authorized by this Section are not to be included in calculating the allowable gross area for primary signs. Except for temporary promotional displays, the total gross sign area of all secondary signs shall not exceed sixty percent (60%) of the allowable gross sign area for primary signs.

a. Bulletin boards, message centers and reader boards. No more than one (1) bulletin board, message center or reader board not exceeding thirty-two (32) square feet in area, shall be permitted for each street frontage **for properties that do not meet specific criteria defined by “Article V” of Chapter 405. A commercial or retail development, that has a minimum development area of five (5) acres and at least twenty thousand (20,000) square feet of commercial facility, will be allowed no more than one (1) Electronic message center sign, not exceeding sixty-four (64) square feet in area, on each free-standing primary sign permitted for the development. The Electronic message center sign shall display only commercial messages for the occupants of the commercial facility or public or community service announcements as determined by the owner or manager of the development.** Electronic message center **signs** shall not scroll or display a running message of continuous vertical or horizontal movement. Individually illuminated words used to form complete thoughts or advertising messages shall not exceed a maximum of five (5) seconds to complete for each complete message.

Section 2. Severability

The chapter, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or otherwise invalid by the valid judgment or decree of any Court of any competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance since the same would have been enacted by the Board of Aldermen without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

Section 4. Repeal of ordinances not to affect liabilities, etc.

Whenever any part of this ordinance shall be repealed or modified, either expressly or by implication, by a subsequent ordinance, that part of the ordinance thus repealed or modified, shall continue in force until the subsequent ordinance repealing or modifying the ordinance shall go into effect unless therein otherwise expressly provided; but no suit, prosecution, proceeding, right, fine, or penalty instituted, created, given, secured or accrued under this ordinance previous to its repeal shall not be affected, released or discharged but

may be prosecuted, enjoined and recovered as fully as if this ordinance or provisions had continued in force, unless it shall be therein otherwise expressly provided.

Section 5. The Mayor of the City of Osage Beach is hereby authorized to take all actions which may be necessary to fully enact this Ordinance.

Section 6. That this Ordinance shall be in full force and effect on June 17, 2022.

READ FIRST TIME: June 2, 2022

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.38 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. 22.38

Date

Michael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk

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PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION

Hearing Date: May 10, 2022

Case Number:

none

Action:

Additions and Amendments to Chapter 405 “Zoning Regulations”
Article V. Signs.

Analysis:

With the increased availability and desire to use digital signage today, we have had a number of the large property commercial facilities approach us with the desire to use this type of signage. Currently, the Sign Ordinance allows Regional and Metro Shopping Centers to have larger electronic message center signs because they meet additional criteria for size of development. All other businesses, regardless of size, are allowed a thirty-two square foot maximum sign. This works fine with typical sized commercial facilities, but for the larger developments that can have much larger primary signs, a thirty-two square foot digital message center is often out of scale with the rest of the signage. The addition I am bringing for your review and discussion will allow those larger developments that meet specific requirements to have a maximum sixty-four square foot sign as opposed to the thirty-two square foot sign that is currently permitted.

Section 405.380 Sign Regulations — Non-Residential Uses.

[R.O. 2006 §405.370(G); CC 1985 §27-107; Ord. No. 87.28 Art. VII §G, 10-1-1987; Ord. No. 90.24 §1, 8-2-1990; Ord. No. 91.30 §2, 11-21-1991; Ord. No. 93.02 §1, 1-21-1993; Ord. No. 93.44 §1, 10-21-1993; Ord. No. 94.43 §§1 — 2, 10-20-1994; Ord. No. 96.05 §2, 3-7-1996; Ord. No. 98.28 §§1 — 3, 8-20-1998; Ord. No. 99.31 §1, 11-18-1999; Ord. No. 01.01 §§2 — 3, 1-18-2001; Ord. No. 05.44 §4, 9-15-2005; Ord. No. 10.68 §2, 11-19-2010; Ord. No. 13.24 §1, 5-2-2013; Ord. No. 16.81 §§1 — 2, 11-3-2016]

3. *Secondary signs.* Signs authorized by this Section are not to be included in calculating the allowable gross area for primary signs. Except for temporary promotional displays, the total gross sign area of all secondary signs shall not exceed sixty percent (60%) of the allowable gross sign area for primary signs.

a. *Bulletin boards, message centers and reader boards.* No more than one (1) bulletin board, message center or reader board not exceeding thirty-two (32) square feet in area, shall be permitted for each street frontage **for properties that do not meet specific criteria defined by “Article V” of Chapter 405. A commercial or retail development, that has a minimum development area of five (5) acres and at least twenty thousand (20,000) square feet of commercial facility, will be allowed no more than one (1) Electronic message center sign, not exceeding sixty-four (64) square feet in area, on each free-standing primary sign permitted for the development. The Electronic message center sign shall display only commercial messages for the occupants of the commercial facility or public or community service announcements as determined by the owner or manager of the development.** Electronic message center signs shall not scroll or display a running message of continuous vertical or horizontal movement. Individually illuminated words used to form complete thoughts or advertising messages shall not exceed a maximum of five (5) seconds to complete for each complete message.

b. *Incidental signs.* No more than four (4) incidental signs, not exceeding forty (40) square feet in total coverage area, shall be attached to any single building wall face and shall not be attached perpendicular to the wall. Individual incidental sign attached to a building wall shall not exceed twenty (20) square feet in total coverage area. No more than four (4) incidental signs shall be affixed to a freestanding pole structure and shall not exceed eight (8) square feet in total coverage area for each sign. Such signs shall be restricted to trading stamps, credit cards accepted,

notices of services or restrictions, or shall pertain to a major service, commodity or facility offered on the premises.

c. *Paper signs, banners and temporary window signs.* The total gross sign area of all paper signs, banners and temporary window signs shall not exceed fifty percent (50%) of the allowable gross sign area for primary signs for the street frontage on which the signs are displayed.

d. *Public service message signs.* Public service message signs shall be permitted when attached to a freestanding sign or to a building wall, provided the street frontage of the use involving the sign exceeds three hundred (300) feet along the street on which the sign is located. The illuminated message area shall not exceed sixteen (16) square feet in area.

e. *Temporary promotional displays.* Temporary promotional displays equal to seventy-five percent (75%) or more of the primary signage permitted for the business or use shall be permitted for a maximum of ten (10) consecutive calendar days on not more than four (4) separate occasions during a calendar year, provided the displays are securely mounted to minimize movement due to wind and air currents and a permit is obtained for such temporary promotional display prior to installation. Such permit shall not be issued unless a permit fee of ten dollars (\$10.00) and a cash bond of fifty dollars (\$50.00) are first paid to the Building Department. The bond is refundable only upon meeting all of the conditions of the permit, including the removal of the display in accordance with the removal date stated on the face of the permit.

City of Osage Beach
Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Tara Berreth, City Clerk
Presenter: Tara Berreth, City Clerk

Agenda Item:

Presentation -Lake of the Ozarks Magic Dragon Trails Project

Requested Action:

Presentation

Ordinance Referenced for Action:

Not Applicable

Deadline for Action:

Not Applicable

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

Not Applicable

City Administrator Comments:

The Magic Dragon Trail system is an economic development initiative of the Community Foundation of the Lake to build world-class trails to highlight the beautiful Lake of the Ozarks. More information at <https://magicdragontrails.com>. Jan and Stacy Pyrtle will present updated progress and details on the project.

City of Osage Beach
Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Mike Welty, Assistant City Administrator
Presenter: Mike Welty, Assistant City Administrator

Agenda Item:

Resolution 2022-04 - A resolution of the City of Osage Beach, Missouri, supporting the application for MoDOT's Rural Statewide Transportation Alternative Program funding for the Hwy 42 Sidewalk project.

Requested Action:

Resolution #2022-04

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 - Resolution is required as part of the application; application is due July 15, 2022.

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

This resolution is for the support of the of the Hwy 42 Sidewalk Project. The agreement for engineering for this project was provide for your review in this agenda packet.

City Attorney Comments:

City Administrator Comments:

I concur with the resolution to support the grant opportunity and apply for funds. A contract follows this resolution to contract with Cochran Engineering for project.

RESOLUTION 2022-04

A RESOLUTION OF THE CITY OF OSAGE BEACH, MISSOURI, OF SUPPORT OF APPLICATION FOR MODOT'S RURAL STATEWIDE TRANSPORTATION ALTERNATIVE PROGRAM FUNDING FOR THE HWY 42 SIDEWALK PROJECT

WHEREAS, the Hwy 42 Sidewalk Project will increase pedestrian safety, promote pedestrian modes of transportation along the commercial corridor, and provide a route for children and residents to walk to and from Peanick Park and the School of the Osage Campus: and

WHEREAS, City staff and Cochran Engineering staff are in the process of preparing an application for the Transportation Alternatives Program (TAP) funding through the Missouri Department of Transportation (MoDOT) grant application solicitation due on July 15, 2022; and

WHEREAS, the City of Osage Beach will provide the City's matching portion of funds as applied for when the funding is awarded.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF OSAGE BEACH in the State of Missouri, THAT:

The Mayor and Board of Aldermen of the City of Osage Beach, Missouri do hereby support the City's application for Hwy 42 Sidewalk Project.

I hereby certify that the above Resolution 2022-04 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

City of Osage Beach

Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Mike Welty, Assistant City Administrator
Presenter: Mike Welty, Assistant City Administrator

Agenda Item:

Bill 22-39 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute Supplemental Agreement #7 to the professional service agreement with LOR Engineering, LLC, dba Cochran Engineering, for engineering services related to applying for grant funding through MoDOT's Rural Statewide Transportation Alternatives Program (TAP) funding program as well as engineering and construction phase engineering for a new Hwy 42 Sidewalks in an amount not to exceed \$91,971.00. *First and Second Reading*

Requested Action:

First & Second Reading of Bill #22-39

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 - The grant application for this project must be turned in by July 15, 2022.

Budgeted Item:

No - 10-18-733800 Professional Services

Budget Line Information (if applicable):

Budget Line Item/Title: 10-18-733800 Professional Services

FY2022 Budgeted Amount:	\$325,000
FY2022 Expenditures to Date (06/07/2022):	(\$ 112,884)
FY2022 Available:	\$212,116

FY2022 Requested Amount:	\$2,500
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Department Comments and Recommendation:

The MoDOT Rural Statewide Transportation Alternatives Program (TAP funding program is now open for applications for select forms of transportation projects, including sidewalks.

The City has benefited from this program funding in the past, specifically on the sidewalk projects on the Osage Beach Parkway. With this application we are asking for 75% federal funds and a 25% local match.

Staff would recommend taking advantage of the program by applying for the construction portion of a project that would have a new sidewalk starting at the corner of Columbia Avenue and Hwy 42 and then going past Peanick Park all the way to the intersection between the School of the Osage High School and the Middle School.

Cochran Supplemental Agreement #7, the project cost estimates and a map are attached. The total project engineering cost is \$91,971. Only the \$2,500 application fee will be expensed in 2022. If the grant is awarded to the City, the remaining cost associated with this agreement would be budgeted for and expensed in 2023.

The construction cost is estimated at \$552,288; the grant fund request (Federal \$) would be \$414,216 and the estimated out of pocket City cost (local match) is estimated at 138,072. The application is due July 15, 2022, with expected award notifications from the state in the 3rd quarter of 2022.

I recommend approval.

City Attorney Comments:

Per City Code 110.230, Bill 22-39 is in correct form.

City Administrator Comments:

A resolution required by the granting authority precedes this request to contract with Cochran for the project. I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE SUPPLEMENTAL AGREEMENT NO. 7 TO THE PROFESSIONAL SERVICE AGREEMENT WITH LOR ENGINEERING, LLC dba COCHRAN ENGINEERING TO RELATED SERVICES IN APPLYING FOR GRANT FUNDING THROUGH MODOT'S RURAL STATEWIDE TRANSPORTATION ALTERNATIVES PROGRAM (TAP) PROGRAM AS WELL AS DESIGN AND CONSTRUCTION PHASE FOR NEW HWY 42 SIDEWALKS IN AN AMOUNT NOT EXCEED \$91,971.00.

WHEREAS, the City of Osage Beach entered into an agreement with LOR Engineering, LLC dba Cochran Engineering, for engineering services for applying for grant funding through MoDOT's Rural Statewide Transportation Alternatives Program (TAP) funding program as well as engineering and construction phase engineering for a new Hwy 42 Sidewalks; and

WHEREAS, the City desires to enter into Supplemental Agreement No. 7 to, extend, 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 with engineering and construction phase engineering for a new HWY 42 sidewalks, 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 Ninety-One Thousand Nine Hundred Seventy-One Dollars (\$91,971.00)

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. 22.39 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. 22.39.

Date

Michael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk

SUPPLEMENTAL AGREEMENT #7 –

LUMP SUM PROPOSAL

June 5, 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 submit an application and provide engineering services for the Highway 42, 2022 Transportation Alternatives Program (TAP) Sidewalk Project. In accordance with our previous discussions, we offer the following professional services:

SCOPE OF SERVICES:

1. **Application Phase** – we will prepare and submit the application in accordance with the attached cost estimate. The application is a very detailed and involved process; here are some of the questions and information required on the application:
 - a. Location map showing project limits required
 - b. Directional maps, Site Maps, and Photographs
 - c. Written description of proposed project
 - d. Evidence of Public Involvement and Support
 - e. Property Ownership and Acquisition Information
 - f. Description of bicycle and pedestrian elements
 - g. Detailed cost estimate
 - h. Project implementation schedule
 - i. Project budget summary
2. **Design and Bidding Phase** – we will provide professional services necessary to produce a quality set of construction and bidding documents. The scope will be in accordance with the attached cost estimate. Tasks will include the following:
 - a. Determine the needs of the City by meeting with City officials and representative interest groups.
 - b. Conduct topographic, property and utility surveys sufficient to develop plans for the project.
 - c. Develop preliminary plans and cost estimates and recommend to the City the best overall general design.
 - d. Submit four copies of preliminary plans and estimates for review by the City and the Missouri Department of Transportation.
 - e. Based on approvals of preliminary plans, prepare detailed construction plans, cost estimates, specifications and related documents as necessary for the purpose of soliciting bids for constructing the project.

- f. Ensure compliance with all regulations in regards to noise abatement and air quality, if necessary.
 - g. Provide the City with five sets of completed plans, specifications and cost estimates for the purpose of obtaining construction authorization from the Missouri Department of Transportation.
 - h. Upon receipt of construction authorization from MODOT, make final corrections resulting from reviews by agencies involved and provide plans, specifications, and bid documents to the City.
 - i. Provide the City with a list of qualified area bidders and assist the City in advertising for bids.
 - j. Assist the City in evaluating bids and requesting concurrence in award from MoDOT.
3. **Construction Phase** - we will serve as the City's representative for administering the terms of the construction contract between the City and their Contractor. Cochran will endeavor to protect the City against defects and deficiencies in workmanship and materials in work by the Contractor. However, the furnishing of such project representation will not make Cochran responsible for the construction methods and procedures used by the Contractor or for the Contractor's failure to perform work in accordance with the contract documents. Tasks will include the following:
- a. Provide the City with a list of qualified area bidders and assist in advertising for bids, distributing bid packages, pre-bid conference, addendums, and pre-bid questions from Contractors.
 - b. Assist the City in opening and evaluating bids and requesting concurrence in award from MoDOT.
 - c. Assist the City with a preconstruction conference to discuss project details with the Contractor.
 - d. Make periodic site visits to observe the Contractor's progress and quality of work, and to determine if the work conforms to the contract documents. It is contemplated that survey staking and layout will be accomplished by the contractor's forces. We will accompany MoDOT and FHWA representatives on visits of the project site as requested.
 - e. Check shop drawings and review schedules and drawings submitted by the Contractor.
 - f. Reject work not conforming to the project documents.
 - g. Prepare change orders for issuance by the City as necessary and assure that proper approvals are made prior to work being performed.
 - h. Review wage rates, postings, equal employment opportunity and other related items called for in the contract documents.
 - i. Inspect materials, review material certifications furnished by Contractor, sample concrete and other materials as required, and provide for laboratory testing of samples.
 - j. Maintain progress diary and other project records, measure and document quantities, and prepare monthly estimates for payments due the Contractor.

- k. Be present during critical construction operations.
- l. Participate in final inspection, provide the City with project documentation (diaries, test results, certifications, etc.)

OWNER'S RESPONSIBILITY:

1. The Owner shall give prompt and thorough consideration to all sketches, drawings, bid documents and other documents laid before him. Prompt decisions will be required if project is to proceed on schedule.
2. Advertisement and receipt of construction bids.

FEE:

1. The total amount of fee to be paid for the "Application Phase" outlined in this proposal shall be a lump sum fee of \$2,500.00.
2. If the grant application is approved by MoDOT, the total amount of fee to be paid for the "Design and Bidding Phase" outlined in this proposal shall be a lump sum fee of \$49,706.00.
3. If the grant application is approved by the MoDOT, the total amount of fee to be paid for the "Construction Phase" outlined in this proposal shall be a lump sum fee of \$39,765.00.

Supplement Agreement No. 6 accepted as defined herein:

Sincerely,



Dave Christensen, P.E.
Vice President

Acceptance:
City of Osage Beach

By: _____

Title: _____

Date: _____

Project Cost Estimate - TAP Grant Application

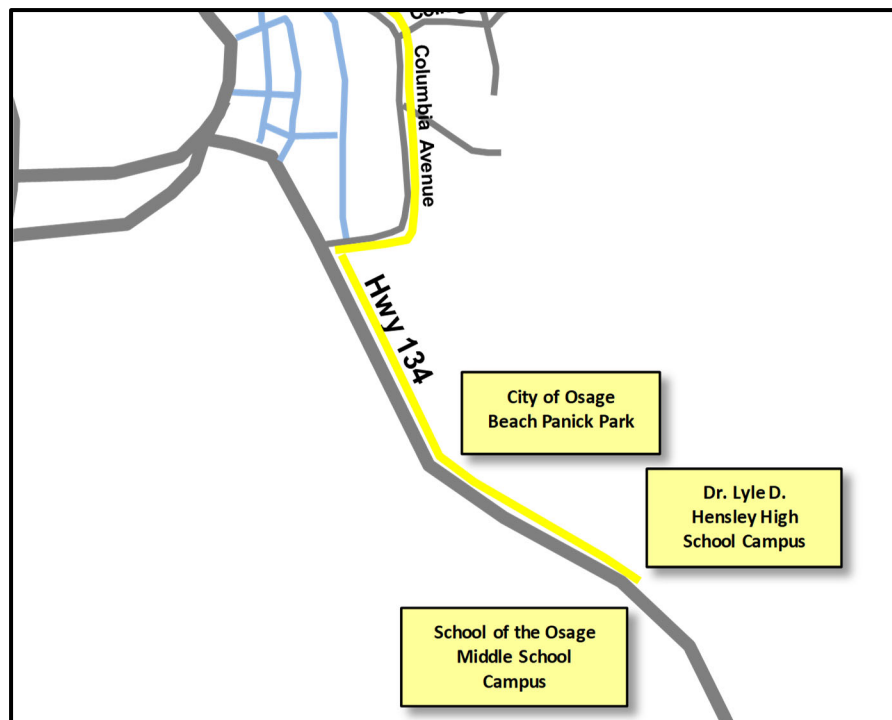
Application Due - July 15, 2022

City of Osage Beach - Hwy 42 Sidewalks

No.	Description	Unit	Quantity	Unit Cost	Cost
1	Construction Mobilization	LS	1	48,000.00	\$48,000.00
2	Removal of Improvements	LS	1	35,000.00	\$35,000.00
3	Linear Grading	STA	45	1,500.00	\$67,500.00
4	ADA Compliant Sidewalks	SF	27,000	7.50	\$202,500.00
5	Concrete Curb and Gutter	LF	450	40.00	\$18,000.00
6	Concrete Entrances	SF	8,000	11.00	\$88,000.00
7	Block Retaining Wall	SF	750	35.00	\$26,250.00
8	Restoration	LS	1	18,000.00	\$18,000.00
9	Construction Traffic Control	LS	1	25,000.00	\$25,000.00
Project Notes: 1. Project length equals approx. 0.85 miles 2. Columbia Avenue to the Middle School and High School			Construction Sub-Total		\$480,250
			15% Contingency		\$72,038
			Construction Total =		\$552,288
			Federal Share @ 75% =		\$414,216
			Local Share @ 25% =		\$138,072
Cochran Application Fee =					\$2,500
Cochran Surveying/Engineering/Bidding Fee =					\$49,706
Cochran Construction Engineering =					\$39,765
City Expenditure (Local Share + Application Fee + Engineering)					\$230,042

4. Hwy 42 – Columbia Avenue to High School and Middle School Campus

- Side: East
- Length: 0.85 Miles
- Estimated cost: \$562,500
- Comments: This is a state highway that would connect the proposed Columbia Avenue sidewalks with Osage Beach Peanick Park, School of the Osage High School Campus, and the School of the Osage Middle School Campus.



City of Osage Beach

Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Edward Rucker, City Attorney
Presenter: Edward Rucker, City Attorney

Agenda Item:

Bill 22-40 - 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 the Tegethoff Development project, The Preserve at Sycamore Creek, Chapter 353 and Chapter 100 proposals. *First Reading*

Requested Action:

First Reading of Bill #22-40

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:

Recommend Approval

City Attorney Comments:

Per City Code 110.230, Bill 22-40 is in correct form.

City Administrator Comments:

I recommend approval. As of June 8, 2022, staff is expecting a completed application/development plan in the upcoming days. The funding agreement and this request to contract with legal counsel will start the process of reviewing the commercial development incentive request. The expenditures associated with the agreement will be

directly funded by the developer/applicant of the project. No out-of-pocket costs from the City.

AN ORDINANCE APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH THE LAW FIRM OF GILMORE & BELL FOR SERVICES RELATING TO THE CONSIDERATION OF THE TEGETHOFF DEVELOPMENT PROJECT, THE PRESERVE AT SYCAMORE, CHAPTER 353 AND CHAPTER 100 PROPOSALS

WHEREAS, the City has been requested by Tegethoff Development (the “Developer”) to consider a Chapter 353 and Chapter 100 application (the “Application”) within the City, for the proposed Preserve at Sycamore Creek Development; and

WHEREAS, the City is authorized to enter into all contracts necessary or incidental to the implementation and furtherance of a 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 desires to enter into an agreement with Gilmore and Bell for legal services necessary to ensure that the City has properly and fully considered and, if ultimately approved by Board of Aldermen, implemented the Chapter 353 and Chapter 100 proposals and then properly enter into an agreement with the developer.

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

1. The Engagement Letter with Gilmore and Bell for their services in reference to the Tegethoff Development proposal for Chapter 353 and Chapter 100 support for The Preserve at Sycamore Creek, 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. 22.40 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. 22.40.

Date

Michael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk

EXHIBIT A
ENGAGEMENT LETTER

[attached]



One Metropolitan Square
211 N. Broadway, Suite 2000
St. Louis, Missouri 63102-2746

(314) 436-1000 / (314) 436-1166 FAX / gilmorebell.com

June 1, 2022

Mayor and Board of Aldermen
Osage Beach, Missouri

Re: The Preserve at Sycamore Creek

Ladies and Gentlemen:

The purpose of this engagement letter is to set forth certain matters concerning the services we will perform as special counsel and bond counsel to the City of Osage Beach in connection with the proposed development of the Preserve at Sycamore Creek (the "Project"), which is expected to include real property tax abatement under Chapter 353, RSMo. ("Chapter 353") and a sales tax exemption on construction materials facilitated through an industrial revenue bond transaction pursuant to Chapter 100, RSMo. ("Chapter 100").

SCOPE OF ENGAGEMENT

Special Counsel Services

Gilmore & Bell will provide the following services as special counsel regarding the use of Chapter 353 for the Project:

1. Review and advise the City regarding the legal compliance of the development plan, cost-benefit analysis and related documents.
2. Prepare or review legal proceedings relating to the approval of the development plan.
3. Prepare or review applicable resolutions and ordinances, public notices to local taxing bodies, and other documents.
4. Assist the City Attorney in advising the City on legal matters incident to the approval of real property tax abatement.
5. Review and advise the City regarding from the developer.
6. Assist the City Attorney in negotiating and drafting a redevelopment or other agreement between the City and the developer.
7. Attend such conferences and meetings as may be requested by the City in connection with the project.

Bond Counsel Services

Gilmore & Bell will provide the following services as bond counsel regarding the use of Chapter 100 and the issuance of industrial revenue bonds ("Chapter 100 Bonds") for the Project:

1. Prepare or examine all proceedings and legal documents relating to the authorization and issuance of the Chapter 100 Bonds.
2. Prepare and examine transcripts of proceedings relating to the authorization of the Chapter 100 Bonds.
3. Coordinate and assist with the necessary filings and recordings with appropriate county, state and federal agencies.
4. If requested render an approving legal opinion on the validity of the Chapter 100 Bonds.
5. Attend such conferences and meetings as may be requested in connection with the issuance of the Chapter 100 Bonds.

ATTORNEY-CLIENT RELATIONSHIP

Upon execution of this engagement letter, the City will be our client and an attorney-client relationship will exist between us. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all other parties understand that in this transaction we represent only the City, we are not counsel or any other party, and we are not acting as an intermediary among the parties. Our services as special counsel are limited to those contracted for herein. Our representation of the City will not affect our responsibility to render an objective Bond Opinion.

Our representation of the City and the attorney-client relationship created by this engagement letter will be concluded upon closing the transaction(s).

FEES AND EXPENSES

Special Counsel Services

Our proposed fee for providing Special Counsel services will be based on our current hourly rate for shareholders, as adjusted from time to time. For calendar year 2022, our charge will be \$325 per hour. We commit that this rate will not increase by more than 5% per year. In addition to the fees set forth above, we will seek reimbursement for our out-of-pocket expenses incurred in connection with the Special Counsel services, such as travel, postage, deliveries, photocopying, printing and similar expenses. We will submit invoices for payment of fees incurred for Special Counsel services on a monthly basis or at such other times as the City may request.

Bond Counsel Services

Our Bond Counsel fee in connection with the issuance of any Chapter 100 Bonds will be a flat fee due upon issuance of the Chapter 100 Bonds and determined in accordance with our then-current fee

schedule, based on the structure, complexity and size of the transaction. Based on our current understanding of the proposed Chapter 100 Bonds, our Bond Counsel fee is estimated at \$40,000.

Notwithstanding the foregoing, if drafts of bond documents have been circulated and the City has passed an ordinance authorizing issuance of the Chapter 100 Bonds, but the Chapter 100 Bonds have not been issued within 90 days of such ordinance, then we will become entitled to the immediate payment of one-half of our Bond Counsel fee, regardless of whether the Chapter 100 Bonds are ever issued.

RECORDS

At your request, papers and property furnished by you will be returned promptly. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other materials retained by us after the termination of the engagement.

CONCLUSION

If the foregoing terms are acceptable to you, please so indicate by returning a signed copy of this engagement letter. We look forward to working with you.

Very truly yours,



Mark A. Spykerman

MAS:

ACCEPTED AND APPROVED:

Date: _____, 2022

CITY OF OSAGE BEACH, MISSOURI

By: _____
Title: _____

City of Osage Beach
Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Edward Rucker, City Attorney
Presenter: Edward Rucker, City Attorney

Agenda Item:

Bill 22-41 - An ordinance of the City of Osage Beach, Missouri, an ordinance approving a funding agreement for consideration of the Tegethoff Development proposal for Chapter 353 and Chapter 100 support for The Preserve at Sycamore Creek project.
First and Second Reading

Requested Action:

First & Second Reading of Bill #22-41

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:

Recommend Adoption

City Attorney Comments:

Per City Code 110.230, Bill 22-41 is in correct form.

City Administrator Comments:

I recommend approval. As of June 8, 2022, staff is expecting a completed application/development plan in the upcoming days. The funding agreement and the subsequent contract with legal counsel will start the process of reviewing the commercial development incentive request.

AN ORDINANCE APPROVING A FUNDING AGREEMENT FOR CONSIDERATION OF THE TEGETHOFF DEVELOPMENT PROPOSAL FOR CHAPTER 353 AND CHAPTER 100 SUPPORT FOR THE PRESERVE AT SYCAMORE CREEK.

WHEREAS, the City has been requested by the Tegethoff Development (the “Developer”) to consider a chapter 353 and Chapter 100 support for the project The Preserve at Sycamore Creek a Development Plan for Sycamore Creek Golf Club under Chapter 353 of the Revised Statutes of Missouri (the “Chapter 353 Act”) to facilitate real property tax abatement (the “353 Plan”); and (ii) a Plan for Industrial Development Project pursuant Sections 100.010 to 100.200 of the Revised Statutes of Missouri (the “Chapter 100 Act”) to facilitate a sales tax exemption on construction materials (the “Chapter 100 Plan”) to provide assistance to the Developer or its affiliate for the construction, reconstruction, installation or rehabilitation of the Sycamore Creek Golf Course into a multi-family development project (the “Project”).

WHEREAS, the City is authorized to enter into all contracts necessary or incidental to the implementation and furtherance of a 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 desires to enter into an agreement to ensure that the City has a source of funds to finance costs incurred for additional legal, financial and other consultants or for direct out-of-pocket expenses and other costs to review, evaluate, process and consider the Application.

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

1. The Funding Agreement attached as Exhibit A is approved and may be executed by the Mayor on behalf of the City.
2. This Ordinance shall take effect immediately upon passage by the Board of Aldermen Aldermen and approval by the Mayor.

READ FIRST TIME: _____ READ SECOND TIME _____

I hereby certify that the above Ordinance No. 22.41 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. 22.41.

ATTEST:

Michael Harmison, Mayor

Tara Berreth, City Clerk

EXHIBIT A
FUNDING AGREEMENT

[*attached*]

FUNDING AGREEMENT

This FUNDING AGREEMENT ("Agreement") is entered into this ____ day of ____, 2022, (the "Effective Date") between the CITY OF OSAGE BEACH, MISSOURI (the "City"), and TEGETHOFF DEVELOPMENT, a Missouri limited liability company (the "Developer").

RECITALS

WHEREAS, the City is a fourth-class city incorporated and exercising governmental functions and powers pursuant to the Constitution and the Revised Statutes of the State of Missouri; and

WHEREAS, the Developer is a Missouri limited liability company and is authorized to conduct business in the State of Missouri; and

WHEREAS, the Developer has requested that the City consider the approval of: (i) Development Plan for Sycamore Creek Golf Club under Chapter 353 of the Revised Statutes of Missouri (the "Chapter 353 Act") to facilitate real property tax abatement (the "353 Plan"); and (ii) a Plan for Industrial Development Project pursuant Sections 100.010 to 100.200 of the Revised Statutes of Missouri (the "Chapter 100 Act") to facilitate a sales tax exemption on construction materials (the "Chapter 100 Plan") to provide assistance to the Developer or its affiliate for the construction, reconstruction, installation or rehabilitation of the Sycamore Creek Golf Course into a multi-family development project (the "Project"). For purposes of this Agreement, the 353 Plan and the Chapter 100 Plan as proposed by Developer shall be referred to collectively as the "Application".

WHEREAS, if the Application is approved by the City, the City may be requested to provide such other services and assistance as may be required to implement and administer the Chapter 353 Plan and Chapter 100 Plan; and

WHEREAS, it is the City's policy that a developer who desires assistance from the City in a public-private partnership or through the use of economic incentive tools shall demonstrate the financial ability to allow for the full and fair evaluation by the City of all development proposals and requests for economic incentives from the City (the "Policy"); and

WHEREAS, in order for the City to fully consider and evaluate the Application, the policy of the City requires the Developer to deposit funds with the City to be used by the City to pay expenses necessary to perform a full evaluation of the Chapter 100 Plan and the Chapter 353 Plan, respectively, and engage consultants as needed for such evaluation.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. City and Developer Services.

A. The City shall provide the following City Services ("City Services"):

i. Prepare or consult with the Developer or its designee on the preparation and consideration of the Chapter 100 Plan and the Chapter 353 Plan in accordance with the provisions of the Chapter 100 Act and the Chapter 353 Act, and the Policy, respectively, and other applicable laws, and give all notices, make all publications and hold all hearings as required by the Chapter 100 Act and the Chapter 353 Act and other applicable laws;

ii. Provide necessary staff, legal, financial, and planning assistance to review and evaluate the Chapter 100 Plan and the Chapter 353 Plan for the City, and prepare and present required ordinances to the Board of Aldermen of the City and other applicable governmental authorities;

iii. Provide the necessary staff and legal, financial and planning assistance to prepare and negotiate a definitive agreement between the Developer (or its assignee or designee) and the City for implementation of the proposed Chapter 100 Plan and the proposed Chapter 353 Plan (the "Development Agreement"); and

iv. If a Development Agreement is entered into, provide the necessary staff, legal, financial and planning assistance to administer the Development Agreement.

B. The Developer shall:

i. Assist and cooperate with the City in providing the City Services;

ii. Provide to the City, upon request, a copy of surveys, planning documents, economic projections, engineering work, environmental studies and other information obtained or to be obtained by the Developer containing information that the City will reasonably need or would otherwise be required for the consideration of the Application for approval by the City pursuant to the Chapter 353 Act and the Chapter 100 Act (the "Development Information").

2. Initial Deposit.

The City acknowledges receipt of Twenty Thousand Dollars (\$20,000.00) (the "Deposit") from the Developer. The City shall disburse the Deposit as set forth in Section 4 and shall notify the Developer when necessary to re-establish the Deposit in accordance with Section 3 hereof, from which additional disbursements may be made as needed.

3. Additional Funding.

A. When it appears to the City that fifty percent (50%) of the Deposit has been drawn or will be disbursed, the City may submit to Developer an invoice for an additional deposit not to exceed \$15,000.00, necessary to perform the City's obligations hereunder or for any additional obligations or expenditures reasonably estimated to be incurred by the City in connection with this Agreement. The Developer shall pay the City the amount set forth on such invoice (the "Additional Funds") within thirty (30) days of receipt thereof. If such funds are not so received the City shall be relieved of any and all obligations hereunder until paid or may terminate this Agreement pursuant to Section 7.

B. The City and the Developer agree that the Developer shall reimburse the City for its actual expenses necessary to perform the City's obligations hereunder, using special legal counsel, a financial advisor and/or other consultants as approved according to this paragraph. The City shall advise the Developer in advance if it intends to utilize the services of any other consultants, other than special legal counsel, to perform its obligations under the terms of this Agreement.

C. Both the City and the Developer acknowledge that expenses incurred by the City will likely exceed the initial deposit of \$20,000.00. Notwithstanding the foregoing or anything in this Agreement to the contrary, the Developer may, at any time, determine not to pay Additional Funds by providing the City with written notice that the Developer will no longer pay any expenses in excess of the total expenses incurred on the date the City receives notice of the Developer's decision not to proceed. The Developer shall pay all such expenses incurred before the Developer's notice to the City of the decision not to proceed. The City may treat such election by Developer not to pay Additional Funds as Developer's election to withdraw its application for consideration of the Chapter 100 Plan and the Chapter 353 Plan, and terminate this Agreement pursuant to Section 7.

4. Disbursement of Funds.

The City shall timely disburse the Deposit and Additional Funds for reimbursement of costs to the City, and for consulting fees and the payment of all out-of-pocket expenses incurred by the City in connection with the performance of its obligations under this Agreement as payment for such expenses as they become due. The City shall send to the Developer a copy of the record for each disbursement made pursuant to this Agreement, which shall include a copy of invoices or other information reasonably showing the details of such out-of-pocket expenses.

5. Application Administration.

In addition to the services set forth in Section 1, the City may be required to provide services from time to time for the continuing administration of the Application, if approved by the Developer. Upon appropriate itemization, the City shall be reimbursed by the Developer for actual meeting expenses and other third party expenses that are reasonable or incidental to the general operations of the City with respect to administration of the Application and any development that results from the Application, but specifically excluding any amount attributable to the time of any salaried staff member of the City. The provisions of this section shall apply until such time as the City and the Developer agree to and execute a Development Agreement between the Developer and the City.

6. Legal Representation.

The Developer understands and acknowledges that this arrangement is an accommodation to the Developer in which the City's special legal counsel is not providing legal representation to the Developer and that no attorney-client relationship between the Developer and the City's special legal counsel shall exist by any reason including, but not limited to, the Developer's payment of the City's legal expenses. Developer further understands that legal counsel paid pursuant to this agreement is legal counsel for the City and acknowledges the duties of said counsel to the City of confidentiality and loyalty.

7. Termination.

A. In the event the Developer fails to perform any of its obligations herein, the City may terminate this Agreement, at its sole discretion if the Developer fails to cure the default within ten (10) days after written notice to the Developer of the default. Upon such termination, the City shall retain the Deposit and Additional Funds, if any, necessary to reimburse the City for all expenses incurred under this Agreement to the date of termination.

B. The parties hereto acknowledge that the Developer may determine to abandon the Application at any time. Upon written notice of abandonment by the Developer, this Agreement shall terminate and the City shall retain the Deposit and Additional Funds, if any, necessary to reimburse the City for all expenses incurred under this Agreement up to the date of termination.

C. Upon termination of this Agreement, in the event the Deposit and Additional Funds are insufficient to reimburse the City for the outstanding expenses of the City payable hereunder, the Developer shall reimburse the City as set forth in Section 3. After termination of this Agreement, any amounts remaining from the Deposit and the Additional Funds after all amounts have either been paid as directed by, or reimbursed to, the City shall be returned to the Developer within ten (10) days of the termination date.

D. This Agreement may be terminated by mutual agreement of the City and the Developer pursuant to a Development Agreement that is executed by the City and the Developer.

8. Subsequent Developers.

In the event the City selects another developer pursuant to a request for proposals to carry out the Plan or any Project described therein, the City shall require the subsequent developer to assume all obligations of the Developer under this Agreement as of the date it is designated as the Developer and to reimburse the Developer for its expenditures under this Agreement, which must first be submitted to and approved by the City.

9. City Requirements and Prior Approval.

The Developer agrees to comply with all applicable laws and City ordinances, including, but not limited to, the City's zoning ordinances, subdivision regulations and all planning or infrastructure requirements related to the development of Developer's property. The parties agree that execution of this Agreement in no way constitutes a waiver of any requirements of applicable City ordinances or policies and does not in any way constitute prior approval of any future proposal for development, including the Application. The parties understand that the City may not lawfully contract away its police powers and that approval of the Application and any zoning, subdivision and similar development applications cannot be contractually guaranteed. This Agreement does not alter or diminish the City's ability to exercise its legislative discretion to consider the Application in accordance with the Chapter 353 Act, the Chapter 100 Act (as the case may be) and all applicable laws with respect to development of the property.

Before a vote by the Board of Aldermen for approval or disapproval of the Chapter 100 Plan, the Development Agreement with the Developer, the Chapter 353 Plan, or any other measure associated with the foregoing, the Developer shall deposit with the City, upon notice from the City,

sufficient funds to pay all outstanding expenses incurred hereunder.

10. Notice.

Any notice, approval, request or consent required by or asked to be given under this Agreement shall be in writing and deemed to have been given or made (a) three (3) business days after deposit with the United States Postal Service as registered or certified mail, postage prepaid, (b) upon delivery if delivered by hand, (c) electronic transmission (e-mail) or (d) one (1) business day after presented to a recognized overnight courier service (such as Federal Express), fee prepaid, for next day delivery, and in each case addressed as follows:

To the City:

Jeana Woods
City Administrator
City of Osage Beach
1000 City Parkway
Osage Beach, Missouri 65065
Email: jwoods@osagebeach.org

with a copy to:

Edward Rucker
City Attorney
City of Osage Beach
1000 City Parkway
Osage Beach, Missouri 65065
Email: erucker@osagebeach.org

To the Developer:

Tegethoff Development
Attn: Jeffrey J. Tegethoff
P.O. Box 6331
Fishers, IN 46038
Email: Jeff@TegethoffDevelopment.com

with a copy to:

Husch Blackwell
Attn: David G. Richardson
190 Carondelet Plaza, Suite 600
Clayton, MO 63105
Email: David.Richardson@huschblackwell.com

The City or Developer (each a “Party”) may specify that notice be addressed to any other person or address by giving to the other Party ten (10) days written notice of such change.

11. Miscellaneous.

A. Governing Law, Counterparts. This Agreement shall be governed by Missouri law and may be executed in counterparts.

B. Severability. If any provision of this Agreement shall be unenforceable, the remainder of this Agreement shall be enforced as if such provision were not contained in this Agreement.

C. No Waiver. Failure of any Party to this Agreement to enforce its rights pursuant to this Agreement shall not be deemed a waiver of any such rights.

D. Successors and Assigns. This Agreement may not be assigned by any Party without the prior written consent of all Parties. No assignment, unless specifically provided for in such consent, shall relieve the assigning Party of any liability pursuant to this Agreement. This Agreement shall be binding upon the Parties and their successors and permitted assigns.

[remainder of page left intentionally blank]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

CITY OF OSAGE BEACH, MISSOURI

By: _____
Michael Harmison, Mayor

Attest:

City Clerk: Tara Berreth

Approved as to form:

City Attorney: Edward Rucker

TEGETHOFF DEVELOPMENT

Name: Jeffrey J. Tegethoff

Title: President

City of Osage Beach

Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator

Agenda Item:

Bill 22-42 - An ordinance of the City of Osage Beach, Missouri, approving a professional services agreement with Columbia Capital Management, LLC for municipal financial advisory services relating to the consideration of the Osage Beach Marketplace LLC Proposal and TIF Plan Application for the redevelopment of the Osage Beach Outlet Mall under the Real Property Tax Increment Financing Redevelopment Act. *First and Second Reading*

Requested Action:

First & Second Reading of Bill #22-42

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 - Financial advisory services are highly preferred prior to moving forward with the consideration of a redevelopment agreement on the Outlet Mall redevelopment project.

Budgeted Item:

No - Expenditures are reimbursed by the developer per the funding agreement.

Budget Line Information (if applicable):

Budget line items - 10-21-731100 TIF Proposal Expense (expenditure), 10-00-600004 TIF - Developer (incoming reimbursement per funding agreement).

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

City Administrator Comments:

Under the executed funding agreement approved on March 3, 2022 by the Board of

Aldermen dated February 25, 2022, the City may engage necessary consultants to fully evaluate the proposed Osage Beach Outlet Mall Redevelopment in regards to legal and financial analysis necessary to properly and fully consider said plan.

Columbia Capital Management, LLC is an independent municipal financial advisor to be engaged to provide evaluation and financial advice relating to the Osage Beach Outlet Mall Redevelopment. Scope of services are outlined in the enclosed engagement letter. Fees for said scope of services are reimbursable by the developer under the stated funding agreement. Columbia Capital Management, LLC comes highly recommended, has experience and expertise in large, mixed-use projects and with extensive expertise in public financial needs; references were positive.

STANDARD DISCLOSURES

Date: June 14, 2022

Client: City of Osage Beach, Missouri

INTRODUCTION

The Municipal Securities Rulemaking Board (MSRB) has promulgated regulations impacting the way municipal advisors interact with their clients. In compliance with those regulations, Columbia Capital Management, LLC (Columbia Capital) offers the following disclosures (Standard Disclosures).

These Standard Disclosures are provided to you in accordance with MSRB Rule G-42(b). Please confirm receipt of these Standard Disclosures by email confirmation or other written confirmation method that we can retain for our records.

MUNICIPAL ADVISOR CERTIFICATION

Columbia Capital is a municipal advisor as defined by the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010. As of the date listed above, Columbia Capital has fully complied with the municipal advisor registration requirements of both the US Securities and Exchange Commission (SEC) and the MSRB, both for the firm and for its employees engaged in municipal advisory activities.

CONFLICTS OF INTEREST

As of the date listed above, Columbia certifies that it has no known actual or perceived material conflicts of interest related to our work for you.

AFFILIATES

Columbia Capital does not have any affiliate that provides any advice, services, or products to or on behalf of your organization that is directly related to the municipal advisory activities to be performed by Columbia Capital.

NO PAYMENTS BY COLUMBIA CAPITAL

Columbia Capital has not made any payments, directly or indirectly, to obtain or retain this engagement to perform municipal advisory activities for your organization.

NO PAYMENTS TO COLUMBIA CAPITAL

Columbia Capital has not received any payments from a third party to enlist a recommendation by Columbia Capital to your organization of its services, any municipal securities transaction or any municipal financial product.

NO FEE-SPLITTING ARRANGEMENTS

Columbia Capital has not entered into any fee-splitting arrangements involving your organization with any provider of investments or services to your organization.

THIRD-PARTY PAYMENTS

Columbia's general practice is not to accept payments from third-parties related to our work for your organization. On occasion, it may be more convenient for you to require a third-party to pay us for our work for you. In any case where a third party will pay us in connection with our engagement with you, we will disclose all such payments to you in writing in advance.

CONSIDERATIONS RELATED TO FEES

The MSRB has determined that the method of calculation of the fees paid by issuers and obligated persons to municipal advisors can lead to incentives for the municipal advisor that differ from yours. Regardless of the method, however, the fees we charge are not permitted to be excessive given the scope of the engagement. The paragraphs below describe the different incentives our common fee methods may create.

In the event our fee is **contingent** upon the successful outcome of the engagement (typically, the successful closing of a financing transaction), our incentive is to both complete the transaction and to do so quickly. In certain circumstances completion of the transaction may not be in your best interest.

In the event our fee is **hourly**, our incentive is to both take longer to complete the engagement and to spend more time working on it. Delays in completion of an engagement or additional fees due to the amount of time expended may not be in your best interest.

In the event our fee is a **fixed** amount, our incentive is to complete the engagement more quickly and to limit our time investment in completing the engagement. Because the fixed fee is paid regardless of the outcome, you may incur fees without assurance of a successful outcome.

The mode and amount of our fee will be disclosed in the documentation of our engagement with you.

LEGAL OR DISCIPLINARY MEASURES

Neither Columbia Capital nor any representative of Columbia Capital has been subject to any legal or disciplinary event that is material to the evaluation of Columbia Capital or the integrity of our management or advisory personnel.

COMPLAINTS

As a regulated entity, we are obligated to provide our municipal advisory clients annual disclosures pursuant to MSRB Rule G-10. No action is required on your part. Please find our required disclosures below:

- Columbia is registered as a municipal advisor with the U.S. Securities and Exchange Commission and the MSRB
- the MSRB's website is www.msrb.org
- the MSRB makes available on its website a brochure for municipal issuers and borrowers describing the protections that may be provided by the MSRB to issuers and borrowers, MSRB's rules and how to file a complaint with an appropriate regulatory authority. That brochure can be found here: <http://www.msrb.org/~media/Files/Resources/MSRB-MA-Clients-Brochure.ashx>

Additionally, you may address concerns or complaints to our chief compliance officer by emailing ccm_compliance@columbiacapital.com.

QUESTIONS

Please direct any questions about these Standard Disclosures to:

Stacey Walter
Compliance Officer
Columbia Capital Management, LLC
6700 Antioch, Suite 250
Merriam, Kansas 66204
913-312-8057
swalter@columbiacapital.com



6700 Antioch, Suite 250
Merriam, Kansas 66204
(913) 312-8077
columbiacapital.com

June 14, 2022

Ms. Jeana Woods
City Administrator
City of Osage Beach, Missouri

Via Electronic Mail

Dear Ms. Woods:

It was a pleasure to meet you by phone today and to learn more about the proposed project. The purpose of this letter is to memorialize the City of Osage Beach's (**City**) engagement of Columbia Capital Management, LLC (**Columbia Capital**) as its municipal advisor.

Scope of Services

Columbia Capital understands a developer has approached the City for consideration of and approvals for a large-scale mixed-use development to be supported by a variety of public incentives (Project). Columbia Capital agrees to serve the City (or its TIF Commission or other related issuer) as its "municipal advisor" (as defined by the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 and additional regulations related thereto promulgated by the US Securities and Exchange Commission and the Municipal Securities Rulemaking Board) to provide financial advisory services as its fiduciary to include:

- 1) assisting the City in evaluating developer proposals involving tax increment financing (TIF), community improvement district (CID), transportation development district (TDD) and other incentive support for the Project
- 2) assisting the City in determining the appropriate amount of incentives necessary to support the Project
- 3) reviewing and commenting on the third-party revenue study/feasibility report regarding the Project
- 4) participating in the negotiation of, reviewing and commenting on the redevelopment agreement with the developer
- 5) actively participating in periodic finance team calls and meetings
- 6) guiding the City on the type, scope and detail of diligence requests to be made of the developer regarding the Project, the developer's financial capacity and the likelihood of the Project meeting its financial projections
- 7) in conjunction with counsel for the City, closely reviewing all developer-provided diligence information
- 8) evaluating one or more plans of finance for the public and private infrastructure related to the Project
- 9) working closely with the City attorney, special counsel and bond counsel to develop documentation in support of the Project and the financing

- 10) developing briefings and presentations for staff, council committees, council and the public on the Project and the City's proposed support for it
- 11) providing full-service financial advisory services, including reviewing and commenting on the official statement (limited offering memorandum, etc.), if any; negotiating terms, conditions and pricing; and coordinating the finance team to effect successful closing for one or more new financings benefitting the Project; and
- 12) providing optional services (as described below) as desired by the City

Our proposal does not include services related to the but-for finding required by Missouri law related to TIF. (We understand this work is already complete.)

Project Team

Columbia Capital agrees to commit the human and materiel resources necessary to deliver the required financial advisory services to the City. Jeff White will maintain day-to-day responsibility for executing the scope of services identified above and will be your primary contact for the engagement. James Prichard, Adam Pope, Stacey Walter, Deric Marr and Samantha Martens will be available to the City as needed for Columbia Capital to fulfill its obligations to the City.

References

Columbia Capital has recently provided similar services as proposed in this letter to the City of Shawnee, Kansas, and Denver Urban Renewal Authority.

Mr. Nolan Sunderman
City Manager
City of Shawnee
913-742-6200
nsunderman@cityofshawnee.org

Ms. Tracy Huggins
Executive Director
DURA
303-534-3872
thuggins@renewdenver.org

Municipal Advisor Rule

Commencing July 1, 2014, any individual or firm providing "advice" to a governmental entity with respect to municipal bonds, municipal swaps and derivatives and the investment of municipal bond proceeds is required by Federal law to register with the US Securities and Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB). We expect that a significant portion of our engagement with the City would constitute "advice" under Federal law.

Columbia Capital is a municipal advisor registered with the SEC and MSRB and agrees to maintain such registration during the term of its engagement with the City. Our advisory staff members are also registered as required by law. The details of our registration filings may be found on the SEC's EDGAR on-line system.

Columbia Capital is an independent firm and is not affiliated with a broker-dealer, swap dealer, investment bank, commercial bank, insurance company or buy-side firm. The firm recently celebrated the 25th anniversary of its establishment in St. Louis and is owned by seven employees of the firm.

Fees for Services

Columbia Capital proposes a two-part fee schedule for the scope described above, including both non-contingent and contingent fees. It is customary for the developer to pay the fees of all transaction participants, including lawyers, consultants and advisors, like us, in these types of transactions. If the Project proceeds to bond financing, these fees can often be reimbursed with bond proceeds.

Non-Contingent Fees

For the scope of services items (1) through (10) above:

- \$45,000 maximum fixed fee, invoiced monthly at \$3,000 until a total of \$35,000 has been billed, with the balance (if any) billed upon termination (see below) or in the month following the city council's approval of the first bond issuance in support of the Project.
- In the event the City terminates work on the Project prior to the issuance of bonds, the maximum fee will be lowered to \$35,000 and Columbia Capital will bill any remaining balance due in the month following termination.
- In the event the developer terminates work on the Project or is unable or unwilling to take the Project to bond financing, the \$45,000 maximum fee shall apply. Columbia Capital will bill any remaining balance due in the month following termination.

Contingent Fees

In addition to the non-contingent fees above, Columbia Capital will charge a fee of \$2.50 per \$1,000 of bonds issued billed upon successful closing of bonds in support of the Project, typically paid from proceeds of the bonds. For the purposes of fee calculations, "bonds" will include any type of financing, including bonds, notes, loans, etc. issued in support of the Project by the City, the TIF commission, the IDA or other issuer. Our contingent fees will be capped at an aggregate of \$225,000 for transactions priced within 15 days of one another.

In addition to the fees detailed above, Columbia Capital will seek on a periodic basis (not more frequently than monthly) reimbursement for reasonable actual out-of-pocket costs incurred while executing the scope of services.

Optional Services

Columbia Capital will provide additional services, at the option of the City, to support the City's administration of the bonds and bond proceeds post-issuance.

Post-Issuance Compliance Services: subscription to Columbia Capital's MuniVault® suite of tax-exempt bond post-issuance compliance services, including making continuing disclosure filings and providing annual compliance reviews, for a one-time set-up fee of \$2,500 per series plus \$900 per series per year. We can often provide in the redevelopment agreement that compliance fees are paid from the flow-of-funds to the Project.

Bond Proceeds Investment/Structured Investment Brokerage: 0.20% of the face amount of the investment with a \$2,500 minimum (subject to IRS safe harbor limits). This fee can typically be structured to be paid by the investment provider.

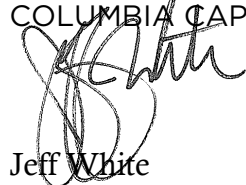
Bond Proceeds Investment/Actively Managed: \$900 per month per account under management, billed monthly. We can often draft bond documents such that these fees are paid from the flow-of-funds under the bond trust indenture.

Term of Engagement

The parties agree that Columbia Capital's engagement as the City's municipal advisor will commence upon execution of this letter and expire upon 60 days' written notice by either party. The City agrees to compensate Columbia Capital for any work in progress (along with outstanding expenses), as provided in this letter, up to and including the date of such termination.

We look forward to building a high-quality and long-lasting working relationship with the City. Thank you for your confidence in our abilities.

Respectfully submitted,
COLUMBIA CAPITAL MANAGEMENT, LLC



Jeff White
Managing Member

ACKNOWLEDGED AND ACCEPTED

The City of Osage Beach hereby engages Columbia Capital Management, LLC, as its municipal advisor pursuant to the terms herein as of the date first set forth above.

By:

Its:

AN ORDINANCE APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH THE COLUMBIA CAPITAL MUNICIPAL ADVISORS FOR SERVICES RELATING TO THE CONSIDERATION OF THE OSAGE BEACH MARKETPLACE LLC 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 Osage Beach Marketplace LLC (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 Columbia Capital Municipal Advisors for 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 Columbia Capital Municipal Advisors for their services in reference to the Osage Beach Marketplace LLC 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. 22.42 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. 22.42.

Michael Harmison, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

EXHIBIT A

ENGAGEMENT LETTER

[attached]

City of Osage Beach

Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Mike Welty, Assistant City Administrator
Presenter: Mike Welty, Assistant City Administrator

Agenda Item:

Resolution 2022-02 - A resolution of the City of Osage Beach, Missouri, supporting the application for the Missouri Department of Natural Resources, Financial Assistance Center's State American Rescue Plan Act (ARPA) Grant Program for wastewater.

Requested Action:

Resolution #2022-02

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 - Resolution is required as part of the application; application is due July 14, 2022.

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

This resolution is for the support of our ARPA waste water grant application. In mid May, the City finally received guidance on timelines, eligible projects, and grant application limits for the Missouri Department of Natural Resources, Financial Assistance Center's State American Rescue Plan Act (ARPA) Grant Program. Unfortunately, their timeline has not given us enough time to get all of our cost estimates put together yet and this resolution is required as part of the submittals for this grant application. Dave Van Leer and Kevin Crooks are preparing these cost estimates and will give them to me in time for me to meet the application deadline.

We are asking the board for support of our application based on the following parameters:

- The Wastewater application limit is 5,000,000 and we are allowed to group

multiple projects together as long as the total cost stays within the application limit. We do not believe that our request will come close to the limit.

- The projects we are requesting assistance with are the Elbow Cay Sewer Improvements Project in the Tan Tar A Estates area and the Sewer Station Panel Replacement Project for multiple aging panels attached to larger sewer stations throughout the city. The Elbow Cay Sewer Improvements Project will require an engineering study which we already have through the recently completed Tan Tar Sewer assessment. The Sewer Station Panel Replacement Project will not require an engineering study.
- We are looking at a 10 to 20 percent local match. We will work with Jeana to decide this once we have our cost estimates in hand. The city can choose to use the ARPA funds that we have already received, our own reserves, or CIT funds for the local match.
- I will fill out the application based on the training I received through multiple DNR webinars over the past few months.
- All costs will be provided to the board during the budget workshops later this year.

This resolution does not bind the board to anything. All it says is that you support staff's submittal of the application. Budget approval for these costs will still be required, as well as approval of the individual projects if we receive the funds.

City Attorney Comments:

City Administrator Comments:

I concur with the resolution to support the grant opportunity and apply for funds.

RESOLUTION 22-02

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, FINANCIAL ASSISTANCE CENTER'S STATE ARPA GRANT PROGRAMS OF SUBAWARD OF FEDERAL FINANCIAL ASSISTANCE PROVIDED TO THE STATE OF MISSOURI BY THE U.S. DEPARTMENT OF THE TREASURY ("TREASURY") PURSUANT TO SECTION 602(B) OF THE SOCIAL SECURITY ACT, AS ADDED BY SECTION 9901 OF THE AMERICAN RESCUE PLAN ACT, (PUB. L. NO. 117-2 (MARCH 11, 2021), 135 STAT 4, 223-26.

WHEREAS, under the terms of section 602 (c) of the Act and Treasury's regulations, the State of Missouri has authorized the making of grants to authorized applicants to aid in the completion of specific public projects.

NOW THEREFORE, be it resolved by Osage Beach Board of Aldermen,

THAT, the Mayor be, and authorized to execute and file an application on behalf of The City of Osage Beach, with the State of Missouri for grant funding to aid in the completion of a lead service line inventory, or a drinking water, wastewater, and/or a stormwater project for:

- 1.) Wastewater – Elbow Cay Sewer Improvements Project in the Tan Tar A Estates area
- 2.) Sewer Station Panel Replacement Project for multiple aging panels attached to larger sewer station.

THAT, the Mayor or City Administrator is hereby authorized and directed to furnish such information as the Missouri Department of Natural Resources may reasonably in connection with the application, which is herein authorized, to sign all necessary documents on behalf of the applicant, to furnish such assurances to the Missouri Department of Natural Resources as may be required by law or regulation, and to receive payment on behalf of the applicant.

I hereby certify that the above RESOLUTION # 22-02 was duly passed on _____ 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

City of Osage Beach

Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Mike Welty, Assistant City Administrator
Presenter: Mike Welty, Assistant City Administrator

Agenda Item:

Resolution 2022-03 - A resolution of the City of Osage Beach, Missouri, supporting the application for the Missouri Department of Natural Resources, Financial Assistance Center's State American Rescue Plan Act (ARPA) Grant Program for drinking water.

Requested Action:

Resolution #2022-03

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 - Resolution is required as part of the application; application is due July 14, 2022.

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

This resolution is for the support of our ARPA drinking water grant application. In mid May, the City finally received guidance on timelines, eligible projects, and grant application limits for the Missouri Department of Natural Resources, Financial Assistance Center's State American Rescue Plan Act (ARPA) Grant Program. Unfortunately, their timeline has not given us enough time to get all of our cost estimates put together yet and this resolution is required as part of the submittals for this grant application. Dave Van Leer and Kevin Crooks are preparing these cost estimates and will give them to me in time for me to meet the application deadline.

We are asking the board for support of our application based on the following parameters:

- The drinking water application limit is 5,000,000 and we are allowed to group multiple projects together as long as the total cost stays within the application limit. We do not believe that our request will come close to the limit.
- The projects we are requesting assistance with are a Water Loop Project in the Hatchery Road Area, the water filtration system project for Swiss Village wells, a well house roof and door replacement project, a large scale meter replacement project, and the purchase of a mobile generator. The water looping and water filtration system projects will require engineering studies which Cochran is currently working on. All of the other projects do not require an engineering study.
- We are looking at a 10 to 20 percent local match. We will work with Jeana to decide this once we have our cost estimates in hand. The city can choose to use the ARPA funds that we have already received, our own reserves, or CIT funds for the local match.
- I will fill out the application based on the training I received through multiple DNR webinars over the past few months.
- All costs will be provided to the board during the budget workshops later this year.

This resolution does not bind the board to anything. All it says is that you support staff's submittal of the application. Budget approval for these costs will still be required, as well as approval of the individual projects if we receive the funds.

City Attorney Comments:

City Administrator Comments:

I concur with the resolution to support the grant opportunity and apply for funds.

RESOLUTION 22-03

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, FINANCIAL ASSISTANCE CENTER'S STATE ARPA GRANT PROGRAMS OF SUBAWARD OF FEDERAL FINANCIAL ASSISTANCE PROVIDED TO THE STATE OF MISSOURI BY THE U.S. DEPARTMENT OF THE TREASURY ("TREASURY") PURSUANT TO SECTION 602(B) OF THE SOCIAL SECURITY ACT, AS ADDED BY SECTION 9901 OF THE AMERICAN RESCUE PLAN ACT, (PUB. L. NO. 117-2 (MARCH 11, 2021), 135 STAT 4, 223-26.

WHEREAS, under the terms of section 602 (c) of the Act and Treasury's regulations, the State of Missouri has authorized the making of grants to authorized applicants to aid in the completion of specific public projects.

NOW THEREFORE, be it resolved by Osage Beach Board of Aldermen,

THAT, Mayor is authorized to execute and file an application on behalf of The City of Osage Beach, with the State of Missouri for grant funding to aid in the completion of a lead service line inventory, or a drinking water, wastewater, and/or a stormwater projects:

- 1.) Drinking Water - Water Loop Project in the Hatchery Road Area/Water Filtration System for Swiss
- 2.) Village Wells/Well House Roof and Door Replacements/Meter Replacements/Mobile Generator

THAT, the Mayor or City Administrator is hereby authorized and directed to furnish such information as the Missouri Department of Natural Resources may reasonably in connection with the application, which is herein authorized, to sign all necessary documents on behalf of the applicant, to furnish such assurances to the Missouri Department of Natural Resources as may be required by law or regulation, and to receive payment on behalf of the applicant.

I hereby certify that the above RESOLUTION # 22-03 was duly passed on _____ 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

City of Osage Beach

Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Ty Dinsdale, Airport Manager
Presenter: Ty Dinsdale, Airport Manager

Agenda Item:

Motion to approve the purchase of a 2,000 gallon JetA storage tank for Grand Glaize Airport from Neumayer Equipment, in an amount not to exceed \$45,346.53, replacing the previous approved motion for the purchase from the June 2, 2022 Board of Aldermen meeting.

Requested Action:

Motion to Approve

Ordinance Referenced for Action:

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

Deadline for Action:

Yes - The fuel tank is needed and staff would like to proceed with purchase.

Budgeted Item:

Yes

Budget Line Information (if applicable):

Budget Line Item/Title: 47-00-774265 Vehicles

FY2022 Budgeted Amount: \$40,000

FY2022 Expenditures to Date (05/31/2022): (\$ 0)

FY2022 Available: \$40,000

FY2022 Requested Amount: \$45,347

Department Comments and Recommendation:

The purchase of a 2,000 gallon JetA storage tank for the Grand Glaize Airport will allow us to serve our customers without the need to drive our current fuel truck to Lee C. Fine to reload. This will result in safer and more efficient operating procedures.

On June 2, 2022 the Board of Aldermen approved a motion to accept a quote from Neumayer Equipment for \$25,511.99. Unfortunately, upon finalizing the purchase

following the Board of Aldermen's approval on June 2, Neumayer discovered an error in the quote and final signatures were not received. Neumayer presented the City with a corrected quote of \$45,346.53. The corrected quote by Neumayer remains far below the other quotes received initially.

We have worked with Neumayer Equipment in the past with positive results. The airport department recommends approval.

City Attorney Comments:

Not Applicable

City Administrator Comments:

I concur with the department's recommendation to accept the updated quote. FY2022 budget for this purchase is \$40,000, quote is \$5,347 over budget. Unrestricted funds in the Grand Glaize Airport budget will cover the overage.



5060 Arsenal Street | Saint Louis, Missouri 63139
800-843-4563 | Fax 314-772-2311
www.neumayerequipment.com



Quote #	NECO4689-01	Account Representative	JASON WATSON
Customer:	Osage Beach City Hall 1000 City Parkway Osage Beach, MO 65065	Plan Date/Revision	6/14/2022
Project Contact:	TY DINSDALE	Site Owner:	Osage Beach City Hall
Phone #:	573-348-4469	Project Location:	Grand Glaize Airport 957 Airport Road Osage Beach, MO 65065
Expiration Date:		Project Description:	(1) 2,000 GALLON DOUBLE WALL FLAMESHIELD TANK
		Site Contact:	Ty Dinsdale 573-348-4469

SCOPE OF WORK

One (1) 2,000 Gallon Double Wall Flameshield Jet A Tank

1. This quote does not include any type of excavating, concrete, work to the tank.
2. Furnish and install one (1) 2,000 Gallon double wall flameshield tank with all appropriate vents, gauges, and solenoid valves.
3. Furnish a crane to set the tank in designated area on property which is to be chosen by owner.
4. Furnish and install one (1) Red Jacket 3/4 HP Sub unit.
5. Furnish and install one (1) Red Jacket Isolation Relay in electrical building next to tanks.
6. Neumayer will pull wires through existing conduit from building to tank pad running conduit from tank pad to new tank.
7. Furnish and install one (1) OPW fill bucket and appropriate caps and adaptors.
8. Furnish and install one (1)Static reel for grounding at time of fill .
9. Furnish and install one (1) deadmen switch for turning on sub unit and for safety purposes.
10. Furnish and install one (1) Jet A Filter assembly.
11. Purge system and test system to make sure system is working properly.
12. Clean up site as found or better, place system into service.



Customer Osage Beach City Hall
Quote Number: NECO4689-01
Project: (1) 2,000 Gallon Double Wall
Flameshield Tank

NOTE SECTION

Quotation presumes either that customer is a tax exempt entity or that the project is a tax exempt project. Customer shall provide a Tax Exempt Certificate, or sales tax will be treated as an addition to the originally quoted sum. Quotation does not include labor or materials for work that is not implicitly specified within this quotation. Quotation does not include labor or materials for work that is not implicitly specified within this quotation. This pricing is subject to change with little notice due to manufacturing constraints and market volatility. Quotation includes applicable freight. Quotation based on standard hours of installation: 7:30 AM - 4:30 PM Mon-Fri. Installations outside of standard hours or on weekends or holidays will be invoiced in addition to the quoted total via change order. All sales, materials and labor are subject to Neumayer Equipment Company, Inc. STANDARD TERMS AND CONDITIONS. Quotation is based on state regulations that require the shear valves to be within +/- 1/2" of top of island. All tanks shall be removed and disposed of in accordance with all applicable State and Local regulations and following the guidelines as set for

Payments made using a credit card will incur a 3.5% surcharge.

TERMS

Pending Credit Approval

\$20,000.00 Due Upon Receipt of Signed Contract

\$5,511.99 Due Upon Shipment From Manufacturer (Net 4)

Grand Total (Incl. Tax) \$45,346.53

We submit this quotation of our interpretation of your requirements, subject to the terms and conditions included with this quotation. When accepted by the customer, this proposal will constitute a bona fide contract between Customer and Seller, subject to the approval of the Seller's credit manager. Prices quoted are for acceptance within thirty (30) days and, unless otherwise specified, and are subject to change without notice after that date.

Neumayer Equipment Company Inc

Osage Beach City Hall

Approved By: _____

Approved By: _____

Date Accepted: _____

Date Accepted: _____



Attachment "A" - Material Schedule

Customer Osage Beach City Hall
 Quote Number: NECO4689-01
 Project: (1) 2,000 Gallon Double Wall
 Flameshield Tank

MATERIAL

Qty	Model Number	Manufacturer	Description
1	2,000	We-Mac	2,000 Gallon Double Wall Flameshield Tank
2	171N 2"	MIRACLE SUPPLY	2" Ball Valve, Full Port
1	ANE31248	Compliance Sign	Jet A 14" x 10" DECAL
1	NHE-6895	Compliance Sign	NO SMOKING 20" x 14" DECAL
1	918---0100 AG	Morrison	2" Clock Gauge Alarm w/Standard Float
10	GST7228S12F2S2	Ferguson	1-5/8" Painted Strut
5	SP-P2329	Ferguson	Strut Hold Downs
1	HGR-50-75	Hannay	Static grounding reel With 75 FT cable
1	332-ASTW74	OPW	332 AST SPILL BUCKET 7GAL 4"
2	1712D-1090	OPW	Coupler, Kamvalok 2.0" NPT Viton Alum
2	634A-0160	OPW	Plug, Kamlock 2-1/2" Alum
1	634TE-7085	OPW	TOP SEAL FUEL CAP
1	633T-8076	OPW	4" FILLPIPE ADPT BRONZE ADAPTOR W/ LUGS COPPE
1	61FSTOP-305A	OPW	Overfill Valve, AST 3" Float Cyl. AV-Gas & Methanol
1	61FT-0312	OPW	Tube, Drop 3"OD x 12ft Lg Alum
1	K-2-72	Krueger Sentry Gauge	Aluminum Rods, HDPE Float, for tank depth and opening size shown in part number. For additional features, search for our parts and accessories.
1	VF22SB-PG2WP	Aviation Fuel Products	VF22 Filter housing W/3/4" Water Probe coupling 1/8" Npt drilled holes for DPG
1	CC-22-7	Aviation Fuel Products	Fuel Guard Coalescer Cartridge/VF21 &22 series housing
1	GTP-1750-3-1-3	Aviation Fuel Products	Deadmen & water control sys, 120VAC weather tight explosion prof housing
1	410140-019	Red Jacket	0.75 HP 4in TRJ STP AG - Quick Set (Adjustable) Final Assemblies
1	7102400200 1V	Morrison	2" Solenoid Valve (FKM) w/240 Volt AC Coil
1	880-047-1	Red Jacket	Isotrol Control Box 120v w/relay (Isotrol 1-8R)
10	Elec-Supplies	NEC	Misc. Electrical Supplies
1	Fittings	NEC	Misc. Steel Pipe-Fittings
1	NEC	Pic Supply	2" Hose 30' long MxM

TERMS CONDITIONS

- A. The entire contract between Neumayer Equipment Company ("Seller") and Customer is embodied in this writing (the "Contract") and this writing constitutes the final expression of the parties' agreement and is a complete and exclusive statement of the terms of the Contract. It is expressly agreed that there are no promises, agreements, or understandings, oral or written, not specified in this proposal. Any and all representations, promises or statements made by employees or representatives of the Seller do not constitute warranties, shall not be relied on by the Customer, and are not part of this Contract. No Waiver, alteration or modification of the terms and conditions of this Contract shall be binding unless in writing and signed by an officer of Seller.
- B. Prices quoted are for acceptance within thirty (30) days and, unless otherwise specified, are subject to change without notice after that date.
- C. Delivery promises and installation are contingent upon fire, strikes, accidents, availability of materials, acts of God, or other causes beyond Sellers control. The Seller will endeavor to maintain schedules, but cannot guarantee to do so. Time shall not be of the essence of this Contract The Seller is not liable for any loss or damages resulting from delay, however caused or occasioned.
- D. Delivery, unless otherwise stated, does not include unloading. Delivery to Sellers plant for purposes of convenience, coordination, or price protection shall be considered "delivery" for billing purposes.
- E. The Customer shall make a storage area available to Seller. Any necessary relocation of equipment or installation materials from the designated storage area will be at Customer's expense.
- F. Seller warrants, which warranty shall survive for a period of one (1) year from the date of completion of installation, only that the installation of all equipment shall be done in a workmanlike manner in accordance with standard procedures. (THE SELLER MAKES NO OTHER WARRANTY, EITHER EXPRESS OR IMPLIED, AND MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.) The Sellers obligations and liability under the workmanlike warranty are expressly limited to performing the labor necessary to correct any defect in the installation of the equipment Neither party shall be liable for special, indirect, or consequential damages. The remedies set forth herein are exclusive, and the liability of the Seller, whether in contract, tort, or otherwise, shall not, except as expressly provided herein, exceed the price of the installation on which such liability is based. No employee or representative of the Seller is authorized to change this warranty in any way or grant any other warranty_ Equipment furnished as part of this proposal is warranted by the manufactures of such equipment, and Seller makes no warranties whatsoever as to such equipment The Customer shall make all claims for breach of warranty to the manufacturer offering such warranty, and in the manner specified by the manufacturer of the equipment with a copy Of the claim to the Seller. Seller agrees to perform all work in an orderly and workmanship like manner, conforming to all state and local codes, as required. Seller is not responsible for any new laws or regulations not now in effect. Labor, materials and equipment supplied by Seller shall be warranted as specified by the individual contractor, supplier or manufacturer.
- G. The work to be performed and the quotations therefore are based on normal soil conditions. In the event any underground structures, hazardous substances or conditions, cables, sewer, utility lines, conduit, debris, rock, water or running sand are encountered, destroyed or damaged during the performance of the contract, the Seller shall not be held responsible and shall be indemnified and held harmless by Customer_ Additional costs and liabilities (including attorneys fees) resulting shall be borne by the Customer.
1. In case of winter work, frost removal is not included in this proposal unless otherwise specified.
2. Property lines and finished grades are to be established and verified' by the Customer.
- H. Customer will be responsible for filling all underground storage tanks with liquid ballast immediately upon setting tanks in excavations. The Seller shall not be responsible for contamination or loss of product used for ballast, unless contamination or loss of product is due to negligence on the part of Seller. Unless Seller anchors tanks using its recommended method, and warrants in writing that the tanks will *not* float, the Seller shall be held harmless by Customer in the event a tank should float All expenses of equipment, labor, and materials to reinstall *tanks* shall be borne by Customer.
- I. Labor, materials and outside services for electrical, blacktop, water and sewer work are not included in this Contract unless specified.
- J. No provision is made in this Contract for special fees, permits, licenses or similar expenses. If Seller is requested to furnish same, such charges will be added to the contract price. The Customer shall furnish all surveys necessary for proper installation. Easements, structures, or permanent changes in the existing facilities shall be secured and paid for by the Customer.
- K. Unless otherwise directed by Customer, if this Contract includes installation, it is a construction contract Whether itemized or not, a construction contract is an agreement between the Contractor and the Owner to improve, repair, replace, erect or alter real property. It is expressly agreed that title to and ownership of the materials included in construction contracts pass from the Contractor to the Owner upon permanent and complete installation as a fixture to realty. If otherwise directed by the Customer, this Contract will be a sale of tangible personal property which may or may not be installed, with title to and ownership of the materials included in the contract passing upon delivery, prior to installation, as tangible personal property. The construction contract will include a service charge or surcharge (S/C) to cover a portion of the non-itemized expenses incurred in the fulfillment of the contract. All taxable sales of tangible personal property will have the appropriate sales tax (S17) charged on the invoice.
- L. If this contract is for work to be performed in the States of Arkansas or Kansas or if this contract does not include installation or if it is a contract with a valid tax-exempt organization or if a valid resale certificate has been issued, it is a sale of tangible personal property and it is expressly agreed that title and ownership of the materials pass upon delivery, prior to installation.
- M. Seller reserves the right to charge the Customer one and one-half percent (1-112%) per month, on all past due balances. This represents an annual interest rate of eighteen percent (18%). The Customer agrees to pay Seller attorney's fees and all other costs of collection if its account is pieced in the hands of an attorney for collection.
- N. Quotations covering work to be accomplished in locations where lines and conduits presently exist are based upon utilizing these existing lines and conduits unless so stated. Quotations based upon utilizing existing lines or conduits assume that these lines or conduits are good and usable in their present condition. Should it be determined, as the installation progresses, that these existing lines or conduits require any repair, upgrading, or work of any kind, this additional work is not included in the quoted price. The extra will be charged out on a time and material basis, unless other arrangements are made and specified in writing, signed by the parties.
- O. Indemnity Agreement - The Customer covenants to and hereby indemnifies and save harmless and exonerates the Seller of and from all liability, claims and demand for bodily injury, environmental contamination, and property damage arising out of the work undertaken by the Seller, its employees, agents, or it subcontractors, and arising out of any other operation, no matter by whom, performed for and on behalf of the Customer, whether or not due in whole or in part to conditions acts or omissions done or permitted by the Seller or Customer, except for such liability as is covered by paragraph F above or be the Seller's workmen's compensation insurance.
- P. Partial payments will be expected as work progresses. Billings will be made as the various phases of the work are completed and as major items of equipment are delivered.
- Q. If this project includes the purchase of installation of underground storage tanks, Customer is REQUIRED by Federal Law to notify the appropriate government agency regarding the existence of these tanks. Contact your State environmental authority for exact reporting procedures.
- R. It Customer may cancel this contract after acceptance only under the following terms and conditions: (1) Any such cancellation must be in writing, and must be received by Seller five (5) business days prior to the date upon which work is to be begin. (2) Five percent (5%) of the total amount of the contract sum will be charged as a cancellation charge, payable within ten (10) days of the date upon which Seller identifies to Customer the exact cancellation charge amount (3) In addition to the cancellation charge, Customer is responsible for any restocking or similar charges imposed upon Seller by manufacturers or suppliers of the equipment ordered for this project No employee of the Seller has the authority to waive cancellation charges, which may only be waived in writing by the President of the Seller.
- S. Except to the extent of the applicability of the Mechanics' Liens Law of Illinois, this contract shall be enforced, governed and construed under the laws of the State of Missouri by and through courts of competent jurisdiction in Missouri.
- T. If any provision of this Contract is held invalid or unenforceable by any court of competent jurisdiction or as a result of future legislative action, such holding or action shall be strictly construed and shall not affect the validity or effect of any other provision hereof.

If the work is to be performed in Missouri, the following applies:

NOTICE TO OWNER

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMo. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIALS TWICE.

If the work is to be performed in Illinois, the following applies:

THE LAW REQUIRES THAT THE CONTRACTOR SHALL SUBMIT A SWORN STATEMENT OF PERSONS FURNISHING MATERIALS

City of Osage Beach
Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Tara Berreth, City Clerk
Presenter: Tara Berreth, City Clerk

Agenda Item:
Discussion - Road Acceptance Packet

Requested Action:
Discussion

Ordinance Referenced for Action:
Not Applicable

Deadline for Action:
No

Budgeted Item:
Not Applicable

Budget Line Information (if applicable):
Not Applicable

Department Comments and Recommendation:
Alderman Rucker asked that this be placed as a Discussion Item.

City Attorney Comments:
Not Applicable

City Administrator Comments:
Not Applicable



City of Osage Beach

Roadway Acceptance Informational Packet

Chapter 510, Article I – [Sections 510.010 – 510.035](#) outlines the guidelines and procedures for requesting new or existing roadways into the City’s inventory, summarized as follows:

- Petitions for a **NEW** street to be accepted into the City’s inventory shall be submitted to the City Clerk and shall:
 - Be offered for dedication via the certifications of the final plat of a major subdivision,
 - Final Plat shall be approved by the Board of Aldermen prior to acceptance,
 - The Board of Aldermen may accept the street upon the following,
 - Street is complete for entire subdivision as shown on approved preliminary plat,
 - Street must be constructed in accordance to the City Design Guidelines (Refer to Section 5),
 - The contract engineer shall submit a letter and inspection report confirming completion in accordance with City’s Codes and Guidelines as approved by the City.
- Petitions for **EXISTING** street to be accepted into the City’s inventory shall be submitted to the City Clerk and shall:
 - Be requested by at least ninety-five percent (95%) of the property owners adjacent to the street to be transferred,
 - A certified plat and written right-of-way or transfer documents must accompany the petition,
 - Right-of-way to be transferred should conform as closely as practical to the City’s Design Standards for new construction recommended by the Public Works Director (refer to [Design Guidelines Section 5](#)).
- Roadway design, location, and other specifics are outlined in [Chapter 510](#) and in the City’s Design Standards, [Section 5](#).
- Upon approval to accept by the Board of Aldermen, the City must acquire one hundred percent (100%) of the right-of-way,
- Petitions are to be reviewed and recommended by the City Administrator, Public Works Director, Planning Commission, and approved by the Board of Aldermen.

Design Guidelines
City of Osage Beach
SECTION 5 - ROADS, STREETS, AND PARKING AREAS

TABLE I - STREET AND ROADWAY DESIGN CRITERION

DESIGN CRITERION	ARTERIAL			COLLECTOR		LOCAL STREET			ONE WAY less than 400 ADT
	Over 50,000 ADT	10,000 to 50,000 ADT	5,000 to 10,000 ADT	Over 3,000 ADT	1,500 to 3,000 ADT	Over 1,500 ADT	400 to 1,500 ADT	Less Than 400 ADT	
Design Speed (mph)	MoDOT	45	35	25	25	25	15	10	10
No. of Lanes	MoDOT	3 to 5	2	2	2	2	2	2	1
Width of Lane (ft)	MoDOT	12	12	12	12	12	10	9	14
Minimum Curve Radius (ft)	MoDOT	730	420	205	165	165	100	45*	45*
						*Minimum width of pavement is 23 ft. curb to curb.			
Maximum Super Elevation	MoDOT	4%	4%	4%	0	0	0	0	0
Minimum Curve Widening, (ft) Vehicle Type WB-50	MoDOT	2	4.5	7	8	8	8	5**	5**
						**Two-way streets only - see above			
Minimum Intersection Inside Curb Radius	MoDOT	70	50	50	30	30	30	30	30
Maximum Grade	MoDOT	8%	12%	12%	12%	15%	15%***	15%***	15%***
						***Steeper grades with approval of City Engineer			
Max. K Value	MoDOT	61	29	29	19	12	12	3	3
Minimum Sight Distance	MoDOT	360	250	155	155	155	100	80	80
Structural Cross Section	MoDOT	4" AC Pave 12" AB	4" AC Pave 12" AB	4" AC Pave 12" AB	4" AC Pave 12" AB	3" AC Pave 12" AB	3" AC Pave 8" AB	3" AC Pave 8" AB	3" AC Pave 8" AB
						AC Pave = Asphaltic Concrete Pavement AB = Aggregate Base Course			
Curb & Gutter	MoDOT	Optional	Required	Required	Required	Required	Required	Required	Required
Sidewalk	MoDOT	Both Sides	Both Sides	Both Sides	Both Sides	One Side	One Side	NO	NO

City of Osage Beach
Agenda Item Summary

Date of Meeting: June 16, 2022
Originator: Kevin Crooks, Public Works Operations Manager
Presenter: Thomas Ehlinger

Agenda Item:
Osage Beach GIS Presentaion

Requested Action:
10-15 Minute presentation showing some basic functions and capabilities of the cities' GIS platform, with Q & A follow-up.

Ordinance Referenced for Action:
Not Applicable

Deadline for Action:
No.

Budgeted Item:
Not Applicable

Budget Line Information (if applicable):
Not Applicable

Department Comments and Recommendation:
Discussion - (GIS)

City Attorney Comments:
Not Applicable

City Administrator Comments:
The Public Works Department would like to present our GIS system and current work involving our infrastructure.



City of Osage Beach GIS Overview

Thomas Ehlinger

Locator/GIS Specialist



Agenda

GIS Overview

Asset Field Collection Plan

Field Worker Experience

Desktop Experience

PubWorks

Future Expansion

Q&A Session

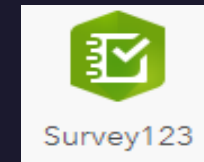
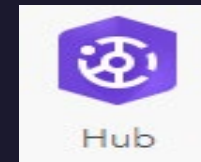
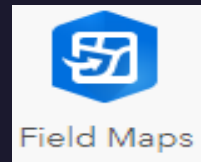
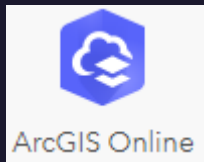


Geospatial Information System (GIS)

GIS is an information system that allows users to analyze, map, model, and query geospatial data.

Esri

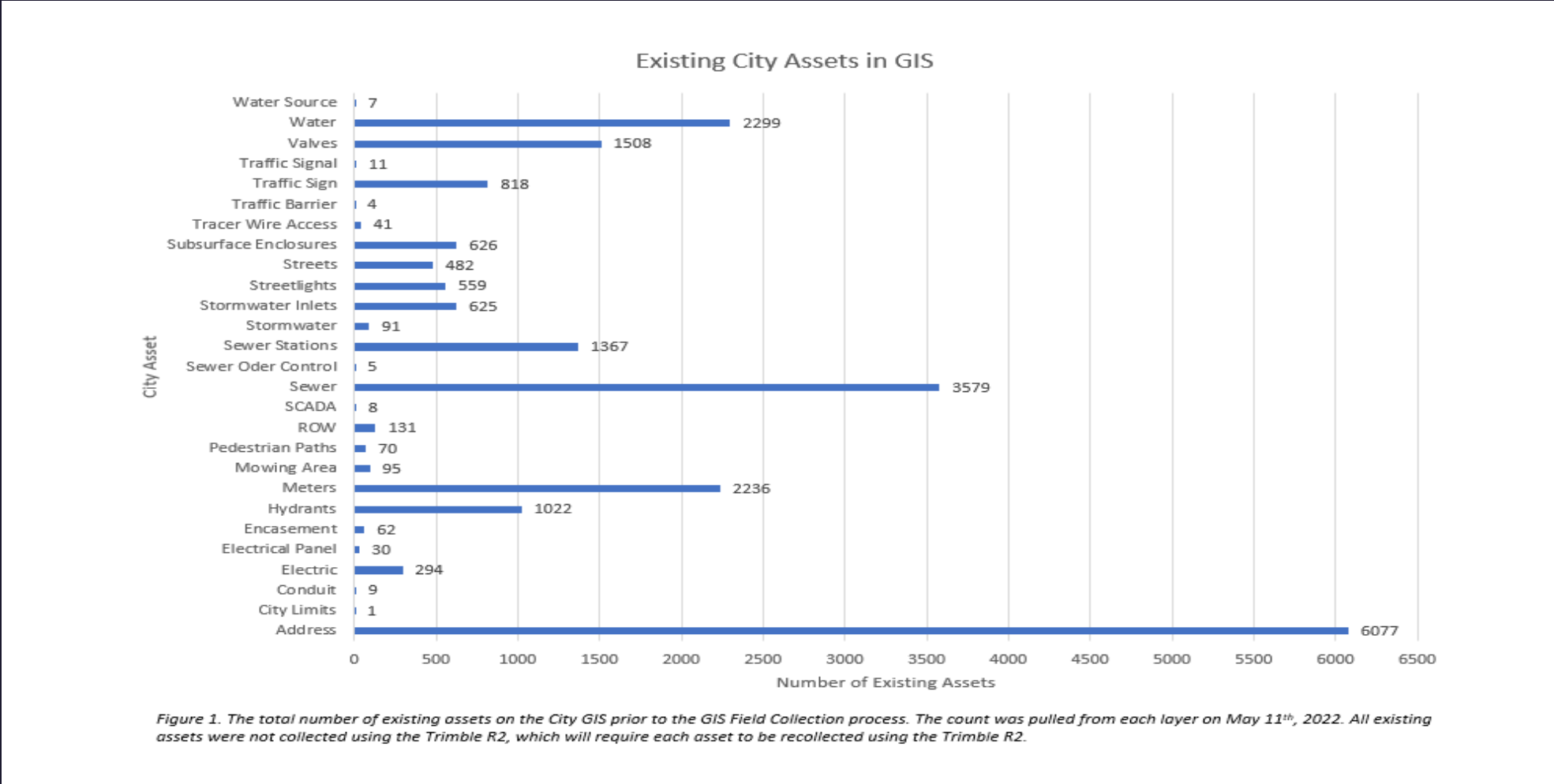
- A company based out of California that provides geographic information system software, web, and geodatabase management applications.
- Example software and applications
 - ArcGIS Online, ArcGIS Pro, Field Maps, Hub, and Survey123



Asset Field Collection Plan

A comprehensive plan created in 2022 to capture existing and new assets for Public Work departments.

Existing City Assets



Plan Forecast

CITY INDEX DETAILS

- Individual Index

- 1/2 mile by 3/4 mile
- Average 130 existing assets
- Forecast average 300 assets after collection
- Average 20 hours per index

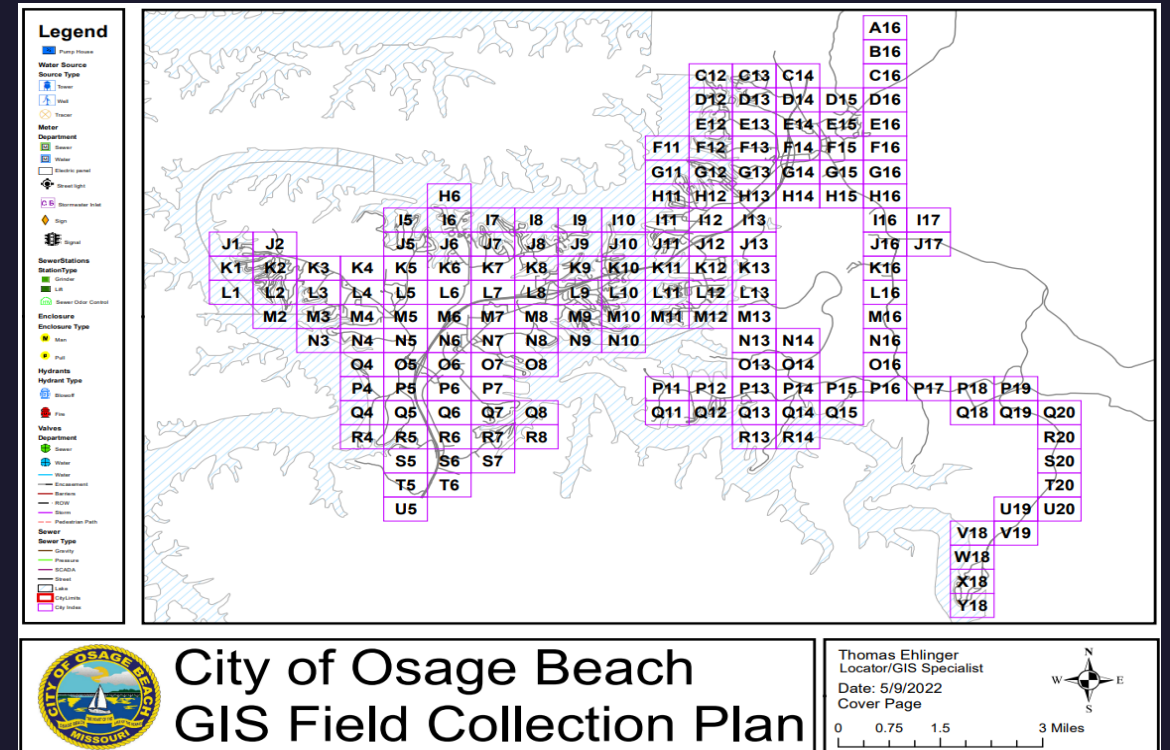
- Citywide Plan

- 168 index rectangles
- Projected 425 days based on an 8-hour collection day, business days only, excluding holidays.

- Project Completion

- January 2024 *

CITY INDEX MAP



Field Worker Experience

- Sewer, Transportation, and Water use Field Maps
- All city data available to each employee with an iPad
- Simple and hassle-free workflow

Field Maps

- iPad mobile application
- View, modify, or delete data
- Updates in real time
- Different maps for each department



Desktop Experience

- Increase editing capabilities
- All department foreman have access via their desktop computer
- Analyze and report data from map viewers

ArcGIS Online

- Desktop version
- View, modify, or delete data
- Updates in real time
- Different web mapping applications to showcase the data
- <https://osagebeach.maps.arcgis.com/home/index.html>



PubWorks

- Asset management software currently in use by the Public Works department

PubWorks

- Work orders
- Service requests
- Asset management
- Fleet maintenance
- GIS Map viewer



WORK ORDERS

PubWorks makes managing work orders easy and flexible. Shifting work to a planned, preventative maintenance program improves department efficiency and employee productivity.



MOBILE APP

Mobile will change the way your crew operates in the field. Work, Requests, Assets, Map, Inventory and Inspect are the six functionalities that will make your life easier and more productive.



FLEET MAINTENANCE

PubWorks Fleet Maintenance is a complete fleet maintenance management software package for any public works department. Available as a stand-alone system, or part of our suite.



SERVICE REQUESTS

Reduce requests falling through the cracks with improved responsiveness and a systematic approach. Track requested service from creation, through to the work order and onto completion.



ASSET MANAGEMENT

Asset Management is the cornerstone of PubWorks. Here you will find everything you need to track data on job costing, work performed, and the equipment, materials and manpower used.



GIS MAPVIEWER

The built-in GIS functions of the MapViewer allow you to instantly map any appropriate data held in PubWorks. You can map Assets, Requests, Work Orders, Cost Data and more with the MapViewer.



Future Expansion

- Airport
- Building
- Clerk
- Parks & Recreation
- Planning
- Police

Thank you. Questions?

Thomas Ehlinger

Locator/GIS Specialist

tehlinger@osagebeach.org

