

NOTICE OF MEETING AND BOARD OF ALDERMEN AGENDA



CITY OF OSAGE BEACH BOARD OF ALDERMEN MEETING

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

TENTATIVE AGENDA

REGULAR MEETING

July 7, 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 16, 2022
Minutes of Special Board Meeting June 8, 2022
- ▶ Bills List - July 7, 2022
- ▶ Liquor License - Nick's True Value Hardware Renewal

UNFINISHED BUSINESS

- A. 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. *Second Reading*

NEW BUSINESS

- A. Public Hearing regarding the satisfactory progress of the Marina View, Dierbergs, Arrowhead and Osage Beach Commons Tax Increment Financing Plans.
- B. Presentation -Osage Beach Fire Protection District - Upcoming sales tax proposal - Matthew Marra
- C. Bill 22-43 - An ordinance of the City of Osage Beach, Missouri, establishing a procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials. *First Reading*
- D. Bill 22-44 - An ordinance of the City of Osage Beach, Missouri, to enter into an Intergovernmental Cooperative Agreement for the Investment of Public Funds through the Missouri Securities Investment Program. *First Reading*
- E. Bill 22-52 - An ordinance of the City of Osage Beach, Missouri, creating a new Chapter 150 in the Municipal Code establishing a process for the City's consideration of Redevelopment Plans and Tax abatements pursuant to the Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri. *First Reading*

STAFF COMMUNICATIONS

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

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 16, 2022**

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, June 16, 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 and 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, Airport Manager Ty Dinsdale and Public Works Operations Manager Kevin Crooks.

MAYOR'S COMMUNICATIONS

No comments

CITIZEN'S COMMUNICATIONS

Chris Foster – Has issues with the financial advisor

APPROVAL OF CONSENT AGENDA

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

UNFINISHED BUSINESS

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*

Alderman Ross made a motion to approve the second reading of Bill 22-35. This motion was seconded by Alderman Marose. The following roll call was taken to approve the second and final reading of Bill 22.35 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Alderman Rucker. Bill 22.35 was passed and approved as Ordinance 22.35.

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*

Alderman O'Steen made a motion to approve the second reading of Bill 22-36. This motion was seconded by Alderman Marose. The following roll call was taken to approve the second and final reading of Bill 22.36 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Alderman Rucker. Bill 22.36 was passed and approved as Ordinance 22.36.

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*

Alderman Rucker made a motion to approve the second reading of Bill 22-37. This motion was seconded by Alderman Ross. The following roll call was taken to approve the second and final reading of Bill 22.37 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Alderman Rucker. Bill 22.37 was passed and approved as Ordinance 22.37.

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*

Alderman O’Steen made a motion to approve the second reading of Bill 22-38. This motion was seconded by Alderman Schuman. The following roll call was taken to approve the second and final reading of Bill 22.38 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Alderman Rucker. Bill 22.38 was passed and approved as Ordinance 22.38.

NEW BUSINESS

Presentation -Lake of the Ozarks Magic Dragon Trails Project

Jan & Stacy Pyrtle – Gave a presentation on the trail system that is planned to be built in the Lake area. The project will bring in new jobs. Want to build world class designed and built trails.

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.

Alderman Rucker made a motion to approve Resolution 2022-04. This motion was seconded by Alderman Ross. Motion passes with a voice vote.

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*

Alderman Marose made a motion to approve the first reading of Bill 22-39. This motion was seconded by Alderman Schuman Motion passes with a voice vote.

Alderman Ross made a motion to approve the second reading of Bill 22-39. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 22.39 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Alderman Rucker. Bill 22.39 was passed and approved as Ordinance 22.39.

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*

Alderman Ross made a motion to approve the first reading of Bill 22-40. This motion was seconded by Alderman Marose. Motion passes with a voice vote.

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*

Alderman Rucker made a motion to approve the first reading of Bill 22-41. This motion was seconded by Alderman Becker. Motion passes with a voice vote.

Alderman Marose made a motion to approve the second reading of Bill 22-41. This motion was seconded by Alderman Schuman. The following roll call was taken to approve the second and final reading of Bill 22.41 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen and, Alderman Rucker. Bill 22.41 was passed and approved as Ordinance 22.41.

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*

Alderman Becker made a motion to approve the first reading of Bill 22-42. This motion was seconded by Alderman Schuman. Motion passes with a voice vote.

Alderman Rucker made a motion to approve the second reading of Bill 22-42. This motion was seconded by Alderman Ross. The following roll call was taken to approve the second and final reading of Bill 22.42 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Rucker. “Nays” Alderman O’Steen and Alderman Marose Bill 22.42 was passed and approved as Ordinance 22.42.

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.

Alderman Ross made a motion to approve Resolution 2022-02. This motion was seconded by Alderman O’Steen. Motion passes with a voice vote.

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.

Alderman Rucker made a motion to approve Resolution 2022-03. This motion was seconded by Alderman Becker. 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 \$45,346.53, replacing the previous approved motion for the purchase from the June 2, 2022, Board of Aldermen meeting.

Alderman Ross made a motion to approve the purchase of a 2,000-gallon JetA storage tank for Grand Glaize Airport from Neumayer Equipment, with 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. This motion was seconded by Alderman Marose. Motion passes with voice vote.

Discussion - Road Acceptance Packet

Alderman Rucker wants to make sure that staff and the board are all on the same page. Not wanting to change the process, but to take every road as a case-by-case basis. Realizing that some roads cannot be built to regular standards. Would like to start working on getting private roads brought into city inventory.

Osage Beach GIS Presentation

Thomas Ehlinger gave a GIS presentation.

STAFF COMMUNICATIONS

City Administrator Jeana Woods - Karri Bell received the Missouri GFOA excellence awards. Staff will be working on a letter to get the TIF Developers for the upcoming fees to be owed to the city.

Assistant City Administrator Mike Welty – Thank you for the resolutions.

Public Works Operations Manager –The new SCADA system will be pushed back to July.

Airport Manager Ty Dinsdale – Lee C Fine will be hopefully done by July 4th.

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

Alderman Rucker – add OB questions and answers. Spoke with Dan Fields to retract and reprint with more accurate information regarding the TIF.

Alderman Schuman – Thank you Alderman Rucker for all your hard work.

Alderman Becker – Happy 4th see everyone June 27, 2022.

Alderman O'Steen – Read a statement (Lets focus less on the small issues but focus on the larger picture)

Alderman Marose – Thank you Alderman Rucker.

Alderman Ross – Thank to staff for all the hard work on the TIF. Sewer Staffing 9 out 10, Police Staffing – status is same. 911 – 2 in training 6 need 11.

ADJOURN REGULAR MEETING

There being no further business to come before the Board, the meeting adjourned at 8:30 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 16, 2022, and approved July 7, 2022.

Tara Berreth/City Clerk

Michael Harmison/Mayor

MINUTES OF THE SPECIAL STRATEGIC PLANNING MEETING OF THE BOARD OF ALDERMEN
OF THE CITY OF OSAGE BEACH, MISSOURI
June 8, 2022

The Board of Aldermen of the City of Osage Beach, Missouri, conduct a Special Strategic Planning Meeting on Wednesday, June 8, 2022, at 8:30 p.m. The following were present in person: Mayor Michael Harmison, Alderman Tyler Becker, Alderman Phyllis Marose, Alderman Richard Ross, Alderman Kevin Rucker, and Alderman Schuman Absent Alderman Bob O'Steen. Tara Berreth, City Clerk, was present and performed the duties of that office. Appointed and Management staff present were City Administrator Jeana Woods, City Attorney Ed Rucker, Assistant City Administrator Mike Welty.

NEW BUSINESS

Overview of Agenda, Purpose, and Desired results

1. Overview of agenda, purpose, and desired results.

- a. Strategic Planning purpose – To convey a clear direction forward for the organization, providing management direction for operations. Responsibility to our Voters: As a municipal government our core values of our relationship to our citizens and customers are transparency and accountability of use of public monies, in contrast with the profit centered goals of private industry.
- b. Refresher on Form of Government, Roles, and Responsibilities

Status Check and Updates

- a. Overview of Management Meeting - Key Issues Identified by Management
- b. Budget / Financial Update
 - i. FY2022 Budget and Financial Update (Budget Update per draft audit update enclosed)
 - ii. FY2022 Capital Budget Items and Planning Update
- c. Refresher and Recap of Board of Aldermen Objectives (Update enclosed)
 - i. Priority Item categories: Economic Growth/Development, Good Governance, Serve the Customer, Internal Development

1. Overview of Management Meeting - Key Issues Identified by Management

Board would like to discuss Engineering Services.

2. Refresher and Recap of Prior Items

- a. Priority Item categories: Economic Growth/Development

Annexations

Discussion on voluntary or involuntary annexations.

Would like to have direction from the board on contacting property owners that are outside city limits. Added to more conservation to be continued. Going to get more information from Ed Rucker. Going to have something to the Board by Labor Day a list of opportunities for expansion of the City Limits.

Discussion on Wayfair Use Tax

- b. Serve the Customer.

With the pandemic the city was forced to jump into more online technology.

On track to complete several projects that have been carried over from previous years.

Visually the City looks better.

Discussion on the 2 Osage Beach Special Roadway Projects

Dierbergs project on sidewalks

Interest in hiring out of off duty police officers to businesses for security.

c. Internal Development

Finished supervisory training.

Electronic onboarding, payroll, evaluations, etc.

Individual and Department Goals

Police directives – policies and handbooks

Department metrics reporting

Hiring process – Should be a priority in filling open positions.

Police working on policy and fee structure for repeat false alarms.

d. Good Governance

e. Revisit approved 2018-19 Board of Aldermen Initiatives approved March 2019.

Future Outlook - Goal Setting and Planning

1. What are the past topics and/or new topics/strategic issues to be addressed/resolved?

a. Mission Statement – Current State and Potential Revisions Discussion

Possibly a shorter statement

Maybe send out to the citizens via Facebook, YouTube, Twitter etc.

Committee to garner input. Get internal volunteers that are interested in helping rewrite the city mission statement.

b. Economic Development

i. Is it time for the city to invest in an Economic Development Strategic Plan to outline the City's vision and objectives for economic development?

Strategies -

ii. Creation of Economic Developer Position

Payroll – budget impact – job description – joint operation with other municipalities/organizations.

Getting more data on whether on hiring an economic development position or a regional position.

iii. Regional Partnership Opportunities and Objectives

iv. Other

2. Good Governance

a. Future Cash Flow Update and Objectives

b. Current Debt Obligations and Forecast / Direction on Additional Payments

c. Capital Investments Direction

Vehicle maintenance program in addition to a replacement program.

What is currently being spent on vehicle maintenance.

Possibly about hiring an in-house mechanic, gas tanks, adding a wash bay.

- d. Capital Asset Planning
- e. Transportation Plan Actions (PPMP, Conceptual Sidewalk Plan) and other project ‘hot spots’ to be addressed.

Take some of the bond payoff money and add to the Sidewalk Plan.

- f. Investment Strategies / Objectives

Cosmetics – parking lots and appearance of city vehicles.

- g. ARPA Funding Update

NO updates currently. Still waiting on the State.

Local Housing – Low to Moderate Income Housing

Consider using some of the ARPA funds.

- h. Budget Adoption Process – Revisions Needed

Exception budget if over a certain %. Summary with explanation as to why it is over.

- i. Records Retention

What tools do we have that we can use? Would like to see paperless in 3 years.

Going to need to invest some money. (tablets, new scanners etc.)

- j. Other

3. Serve the Customer

- a. Citizen/Community Data Gathering (surveys, public forums, etc.) – What do the citizens/community want the city to invest in? (Programs, Projects, etc.)
- b. Compliance Direction (Shifting enforcement actions from a complaint-based approach to a systematic or proactive approach.)

Either enforce ordinances or bring the ordinance to the board to repeal or amend.

Complaint based.

- c. Other

Alderman O’Steen exited the meeting at 4:43 p.m.

4. Internal Development

- a. Employee Data Gathering (surveys, reporting, etc.)
- b. Performance Measures
- c. Other

Training

5. Gauging the Process - Expectation of the Board (reporting, updates, etc.)

6. 2022 Board of Aldermen Strategic Objectives, Alderman Ross Submission

Next Steps

Roll of staff – stewards with resources.

Engineering needs to be discussed.

Aver Road

ADJOURN

There being no further business to come before the Board, the meeting adjourned at 5:15 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 July 14, 2021, and approved August 5, 2021.

Tara Berreth/City Clerk

John Olivarri/Mayor

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**CITY OF OSAGE BEACH
BILLS LIST
July 7, 2022**

Bills Paid Prior to Board Meeting	\$	285,871.49
Payroll Paid Prior to Board Meeting	\$	149,465.34
SRF Transfer Prior to Board Meeting	\$	237,682.13
TIF Transfer Dierbergs	\$	93,453.26
Bills Pending Board Approval	\$	687,709.60
Total Expenses	\$	<u>1,454,181.82</u>

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	CITY OF OSAGE BEACH	MONEY FOR TOURNAMENT	500.00
			ADJUST PAYROLL DEDUCTIONS	272.00-
		MIDWEST PUBLIC RISK	ADJUST PAYROLL DEDUCTIONS	2,992.00-
			ADJUST PAYROLL DEDUCTIONS	37.00-
			Dental Insurance Premiums	550.00
			Dental Insurance Premiums	550.00
			Dental Insurance Premium	126.00
			Dental Insurance Premium	126.00
			Health Insurance Contribut	887.40
			Health Insurance Contribut	887.40
			Health Insurance Contribut	791.70
			Health Insurance Contribut	791.70
			Vision Insurance Contribut	71.50
			Vision Insurance Contribut	71.50
			Vision Insurance Contribut	26.00
			Vision Insurance Contribut	26.00
			Vision Insurance Contribut	60.00
			Vision Insurance Contribut	60.00
		FAMILY SUPPORT PAYMENT CENTER	Case #01450465	328.15
			Case #01812565	173.08
		MO DEPT OF REVENUE	State Withholding	4,387.00
		INTERNAL REVENUE SERVICE	Fed WH	12,158.39
			FICA	8,331.33
			Medicare	1,948.46
		LEGALSHIELD	ADJUST PAYROLL DEDUCTIONS	0.04-
			Pre-Paid Legal Premiums	117.12
			Pre-Paid Legal Premiums	117.12
		ICMA	Loan Repayment	33.77
			Loan Repayment	225.00
			Loan Repayment	233.04
			Loan Repayment	143.78
			Loan Repayment	216.93
			Loan Repayment	182.34
			Loan Repayment	277.41
			Loan Repayment	85.94
			Loan Repayment	98.17
			Retirement 457 &	2,139.01
			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 %	444.21
			Retirement Roth IRA	215.00
		COLONIAL LIFE & ACCIDENT	ADJUST PAYROLL DEDUCTIONS	0.01-
			Colonial Supplemental Insu	30.86
			Colonial Supplemental Insu	30.86
		AMERICAN FIDELITY ASSURANCE COMPANY	ADJUST PAYROLL DEDUCTIONS	92.73
			American Fidelity	1,243.74
			American Fidelity	1,243.74
			American Fidelity	747.56
			American Fidelity	747.56

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TEXAS LIFE INSURANCE CO	ADJUST PAYROLL DEDUCTIONS	0.07-
			Texas Life After Tax	104.13
			Texas Life After Tax	104.13
		HSA BANK	HSA Contribution	377.35
			HSA Family/Dep. Contributi	1,602.86
		PRINCIPAL LIFE INSURANCE COMPANY	ADJUST PAYROLL DEDUCTIONS	35.37-
			ADJUST PAYROLL DEDUCTIONS	6.16
			Group Life Ins and Buy Up	100.41
			Group Life Ins and Buy Up	100.41
		ONE TIME VENDOR	211170	4,628.85
			221062	1,874.04
			OB-215	200.00
			TOTAL:	49,531.21
Mayor & Board	General Fund	INTERNAL REVENUE SERVICE	FICA	197.88
			Medicare	46.27
		ICMA	Retirement 401%	4.25
			Retirement 401	97.50
		MID AMERICA BANK	PLANT-C. DEVORE FAMILY FUN	60.00
		HARMISON, MICHAEL	2022 MML MILEAGE- M. HARMI	205.34
			TOTAL:	611.24
Collector	General Fund	INTERNAL REVENUE SERVICE	FICA	6.20
			Medicare	1.45
			TOTAL:	7.65
City Administrator	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	1,384.10
			Health Insurance Contribut	1,384.10
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	11.00
		INTERNAL REVENUE SERVICE	FICA	621.65
			Medicare	145.38
		ICMA	Retirement 401%	103.09
			Retirement 401	618.59
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	150.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.21
			Group Dependent Life Ins	3.21
			Group Life Ins and Buy Up	4.32
			Group Life Ins and Buy Up	4.32
			Group Life Ins and Buy Up	21.28
			Group Life Ins and Buy Up	21.28
			Short Term Disability Ins	19.80
			Short Term Disability Ins	19.80
		MID AMERICA BANK	SNACKS- STRATEGIC PLNNG MT	41.16
			TOTAL:	5,238.79
City Clerk	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	692.05
			Health Insurance Contribut	692.05
			Vision Insurance Contribut	5.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Vision Insurance Contribut	5.50
		INTERNAL REVENUE SERVICE	FICA	190.05
			Medicare	44.45
		ICMA	Retirement 401%	31.81
			Retirement 401	190.87
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.60
			Group Dependent Life Ins	1.60
			Group Life Ins and Buy Up	2.16
			Group Life Ins and Buy Up	2.16
			Group Life Ins and Buy Up	6.16
			Group Life Ins and Buy Up	6.16
			Short Term Disability Ins	9.90
			Short Term Disability Ins	9.90
		MID AMERICA BANK	LODGING MASTERS CLASS-BERR	1,655.30
			TOTAL:	3,666.22
City Treasurer	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Dental Insurance Premium	4.56
			Dental Insurance Premium	4.56
			Health Insurance Contribut	138.34
			Health Insurance Contribut	138.34
			Health Insurance Contribut	692.05
			Health Insurance Contribut	692.05
			Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	1.02
			Vision Insurance Contribut	1.02
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	580.98
			Medicare	135.89
		ICMA	Retirement 401%	95.86
			Retirement 401	575.15
		HSA BANK	HSA Contribution	18.76
			HSA Family/Dep. Contributi	150.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.75
			Group Dependent Life Ins	3.75
			Group Life Ins and Buy Up	8.67
			Group Life Ins and Buy Up	8.67
			Group Life Ins and Buy Up	16.32
			Group Life Ins and Buy Up	16.32
			Short Term Disability Ins	26.45
			Short Term Disability Ins	26.45
			TOTAL:	4,632.86
Municipal Court	General Fund	MIDWEST PUBLIC RISK	Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	89.21
			Medicare	20.86
		ICMA	Retirement 401%	14.99

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Retirement 401	89.97
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	4.32
			Group Life Ins and Buy Up	4.32
			Short Term Disability Ins	6.60
			Short Term Disability Ins	6.60
		MID AMERICA BANK	COURT CLERK CONFERENCE	200.00
			TOTAL:	1,708.91
City Attorney	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	399.05
			Medicare	93.33
		ICMA	Retirement 401%	65.19
			Retirement 401	391.13
		RUCKER, EDWARD	REIMB MILEAGE MML CONF-RUC	51.48
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	16.20
			Group Life Ins and Buy Up	16.20
			Short Term Disability Ins	6.60
			Short Term Disability Ins	6.60
		MID AMERICA BANK	CURRENT EVENTS LAW CONF-RU	1,699.00
			VEHICLE RENTAL- E. RUCKER	337.19
			PLANE TICKETS LAW CONF-RUC	1,417.40
			TOTAL:	5,815.41
Building Inspection	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	55.00
			Dental Insurance Premiums	55.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	692.05
			Health Insurance Contribut	692.05
			Health Insurance Contribut	890.15
			Health Insurance Contribut	890.15
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
		INTERNAL REVENUE SERVICE	FICA	489.25
			Medicare	114.43
		ICMA	Retirement 401%	81.69
			Retirement 401	490.12
		WEX INC	BLDG DEPT FUEL	138.90
		HSA BANK	HSA Contribution	37.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA Family/Dep. Contributi	187.50
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.74
			Group Dependent Life Ins	3.74
			Group Life Ins and Buy Up	6.48
			Group Life Ins and Buy Up	6.48
			Group Life Ins and Buy Up	13.83
			Group Life Ins and Buy Up	13.83
			Short Term Disability Ins	23.10
			Short Term Disability Ins	<u>23.10</u>
			TOTAL:	5,499.09
Building Maintenance	General Fund	AMEREN MISSOURI	FRONT OF CH 5/15-6/14/22	76.36
			CITY HALL SVC 5/15-6/14/22	4,453.40
		INTERNAL REVENUE SERVICE	FICA	65.58
			Medicare	15.34
		LOWE'S	CAULK	16.88
			RET MATRLS- LOBBY BASE BOA	11.97-
			MATERIALS- LOBBY BASE BOAR	9.37
			WEED KILLER & PATIO STONE	24.84
			PLEXI GLASS- SHOP VAC	22.77
			NUTS & BOLTS	8.12
		SUMMIT NATURAL GAS OF MISSOURI INC	SERVICE 5/16-6/15/22	30.00
		MID AMERICA BANK	2 TRASH CANS	<u>618.59</u>
			TOTAL:	5,329.28
Parks	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premium	27.00
			Dental Insurance Premium	27.00
			Health Insurance Contribut	1,092.00
			Health Insurance Contribut	1,092.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		OZARKS COCA-COLA/DR PEPPER BOTTLING CO	CONCESSION BEVERAGES	406.40
		INTERNAL REVENUE SERVICE	FICA	856.13
			Medicare	200.23
		ICMA	Retirement 401%	16.12
			Retirement 401	301.26
		LOWE'S	AMERICAN FLAG	9.49
			PARTS FOR REPAIR- PARKS	155.15
		MISSOURI EAGLE LLC	BEER FOR CONCESSIONS	164.00
		WEX INC	PARK DEPT FUEL	646.39
		AMEREN MISSOURI	LWR DIAMOND LTS 5/8-6/7/22	33.64
			HATCHERY RD SIGN 5/15-6/14	60.86
			CP MAINT BLDG 5/16-6/14/22	44.54
			CP #2 DISPLAY C 5/16-6/14/	11.51
			CP SOCCER FIELDS 5/16-6/14	71.42
			CP #2 DISPLAY D 5/16-6/14/	11.51
			CP BALL FIELDS 5/16-6/14/2	1,083.30
			CP #2 DISPLAY B 5/16-6/14/	12.54
			CP #2 DISPLAY A 5/16- 6/14	11.51
			HWY 42 BALLPARK LTS 5/8-6/	53.27
			CP #2 IRRIG PUMP 5/15-6/14	12.13
		HSA BANK	HSA Contribution	112.50
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.21
			Group Dependent Life Ins	3.21

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Group Life Ins and Buy Up	8.64
			Group Life Ins and Buy Up	8.64
			Group Life Ins and Buy Up	10.26
			Group Life Ins and Buy Up	10.26
			Short Term Disability Ins	26.40
			Short Term Disability Ins	26.40
		MID AMERICA BANK	RUBBER BATTING TEES	49.98
			STOCK TANK	84.99
			LINE CHALKER- PEANICK PARK	<u>666.70</u>
			TOTAL:	7,430.59
Human Resources	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premium	13.44
			Dental Insurance Premium	13.44
			Health Insurance Contribut	407.66
			Health Insurance Contribut	407.66
			Vision Insurance Contribut	2.98
			Vision Insurance Contribut	2.98
		INTERNAL REVENUE SERVICE	FICA	216.74
			Medicare	50.68
		LEIGH, CINDY	REIMB DONUTS- PW SAFETY MT	52.31
		ICMA	Retirement 401%	35.65
			Retirement 401	213.89
		HSA BANK	HSA Contribution	56.24
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	2.13
			Group Life Ins and Buy Up	2.13
			Group Life Ins and Buy Up	7.13
			Group Life Ins and Buy Up	7.13
			Short Term Disability Ins	9.85
			Short Term Disability Ins	9.85
		MID AMERICA BANK	PLAQUES- EMPLOYEES OF QTR	456.00
		WOBBLY BOOTS BBQ	EMPLOYEE SAFETY PICNIC	<u>1,149.60</u>
			TOTAL:	3,119.63
Overhead	General Fund	AT & T/CITY HALL	CH PH SVC 6/5/22	993.79
		CHARTER COMMUNICATIONS HOLDING CO LLC	CITY HALL CABLE	65.47
		XEROX CORPORATION	CITY HALL COPIER LEASE	238.61
		MITEL CLOUD SERVICES INC	PH SVC 7/1-7/31/22	<u>2,181.55</u>
			TOTAL:	3,479.42
Police	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	264.00
			Dental Insurance Premiums	264.00
			Dental Insurance Premium	63.00
			Dental Insurance Premium	63.00
			Health Insurance Contribut	1,911.00
			Health Insurance Contribut	1,911.00
			Health Insurance Contribut	4,152.30
			Health Insurance Contribut	4,152.30
			Health Insurance Contribut	4,154.15
			Health Insurance Contribut	4,154.15
			Vision Insurance Contribut	33.00
			Vision Insurance Contribut	33.00
			Vision Insurance Contribut	12.00
			Vision Insurance Contribut	12.00
			Vision Insurance Contribut	28.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Vision Insurance Contribut	28.00
		INTERNAL REVENUE SERVICE	FICA	3,304.88
			Medicare	772.91
		ICMA	Retirement 401%	500.54
			Retirement 401	3,112.88
		LOWE'S	MATERIALS- DOG KENNELS	56.92
			MATERIALS- DOG KENNELS	90.30
			RET MATERIALS- DOG KENNELS	39.49-
			TAX CREDIT- DOG KENNELS	6.77-
		AT&T MOBILITY-CELLS	POLICE FN AIR CARDS	701.08
		WEX INC	POLICE DEPT FUEL	7,227.08
			POLICE DEPT CAR WASHES	111.12
		XEROX CORPORATION	POLICE COPIER LEASE	215.06
		HSA BANK	HSA Contribution	262.50
			HSA Family/Dep. Contributi	975.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	17.12
			Group Dependent Life Ins	17.12
			Group Life Ins and Buy Up	47.52
			Group Life Ins and Buy Up	47.52
			Group Life Ins and Buy Up	68.53
			Group Life Ins and Buy Up	68.53
			Short Term Disability Ins	145.20
			Short Term Disability Ins	145.20
		MID AMERICA BANK	KWIK KAR WASH	29.00
			SUPERVISOR CONF LDGNG-SHEL	781.82
			LAW ENFORCEMENT CONF- OWEN	395.00
			CRIME SCENE CONF LDGNG-SAL	300.45
			TOTAL:	40,581.92
911 Center	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	692.05
			Health Insurance Contribut	692.05
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		AT & T/CITY HALL	911 PHONE SVC 5/23/22	1,498.54
			911 LINE 6/5/22	235.00
		INTERNAL REVENUE SERVICE	FICA	928.67
			Medicare	217.19
		ICMA	Retirement 401%	112.41
			Retirement 401	674.38
		CHARTER COMMUNICATIONS HOLDING CO LLC	COMM INTERNET	129.98
			COMM CABLE	36.64
			MOSWIN INTERNET 5/21-6/20/	94.98
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.21
			Group Dependent Life Ins	3.21

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Group Life Ins and Buy Up	12.96
			Group Life Ins and Buy Up	12.96
			Group Life Ins and Buy Up	4.75
			Group Life Ins and Buy Up	4.75
			Short Term Disability Ins	26.40
			Short Term Disability Ins	26.40
		MITEL CLOUD SERVICES INC	PD RECRDING SVC 7/1-7/31/2	<u>231.81</u>
			TOTAL:	6,425.84
Planning	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	33.00
			Dental Insurance Premiums	33.00
			Health Insurance Contribut	890.20
			Health Insurance Contribut	890.20
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
		INTERNAL REVENUE SERVICE	FICA	230.51
			Medicare	53.91
		ICMA	Retirement 401%	38.73
			Retirement 401	232.38
		HSA BANK	HSA Family/Dep. Contributi	112.50
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.61
			Group Dependent Life Ins	1.61
			Group Life Ins and Buy Up	2.16
			Group Life Ins and Buy Up	2.16
			Group Life Ins and Buy Up	8.11
			Group Life Ins and Buy Up	8.11
			Short Term Disability Ins	9.90
			Short Term Disability Ins	<u>9.90</u>
			TOTAL:	2,569.99
Engineering	General Fund	WEX INC	ENG DEPT FUEL	<u>257.76</u>
			TOTAL:	257.76
Information Technology	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
		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 6/11/22	823.72
			LCF INTERNET 6/11/22	1,243.07
			GG INTERNET 6/11/22	769.14
		CHARTER COMMUNICATIONS HOLDING CO LLC	CITY HALL INTERNET	309.97
		AT&T MOBILITY-CELLS	IT DEPT AIR CARDS	32.94
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	6.59
			Group Life Ins and Buy Up	6.59
			Short Term Disability Ins	6.60
			Short Term Disability Ins	6.60
		MID AMERICA BANK	2022-2023 CANVA SUBSCRIPTI	119.40

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CONSTANT CONTACT	45.00
			PICMONKEY SUBSCRIPTION	<u>120.00</u>
			TOTAL:	5,181.29
NON-DEPARTMENTAL	Transportation	MIDWEST PUBLIC RISK	Dental Insurance Premiums	124.74
			Dental Insurance Premiums	80.74
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	246.26
			Health Insurance Contribut	246.26
			Health Insurance Contribut	75.78
			Health Insurance Contribut	19.23
			Health Insurance Premiums	417.55
			Vision Insurance Contribut	12.81
			Vision Insurance Contribut	12.81
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	9.36
			Vision Insurance Contribut	1.36
		MO DEPT OF REVENUE	State Withholding	340.23
		INTERNAL REVENUE SERVICE	Fed WH	822.23
			FICA	682.29
			Medicare	159.55
		ICMA	Retirement 457 &	142.07
			Retirement 457	34.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	140.32
			American Fidelity	72.82
			American Fidelity	11.10
			American Fidelity	11.10
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	7.43
			Texas Life After Tax	7.43
		HSA BANK	HSA Contribution	50.00
			HSA Family/Dep. Contributi	<u>40.40</u>
			TOTAL:	3,793.87
Transportation	Transportation	MIDWEST PUBLIC RISK	Dental Insurance Premiums	124.74
			Dental Insurance Premiums	80.74
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	2,304.53
			Health Insurance Contribut	2,304.53
			Health Insurance Contribut	795.22
			Health Insurance Contribut	201.77
			Health Insurance Premiums	668.45
			Vision Insurance Contribut	12.82
			Vision Insurance Contribut	12.82
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	9.36
			Vision Insurance Contribut	1.36
		INTERNAL REVENUE SERVICE	FICA	682.27
			Medicare	159.55
		ICMA	Retirement 401%	93.70
			Retirement 401	562.28

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		LOWE'S	PNT ROLLERS,SCRAPERS,SRPY	94.80
			QUIKRETE- PASSOVER RD	5.89
		CARD SERVICES 0248	PARTS FOR AIR HOSE	27.98
			PARTS FOR SALT SPREADER	63.96
			PARTS FOR SALT SPREADER	11.98
		WEX INC	TRANS DEPT FUEL	4,165.87
		XEROX CORPORATION	TRANSPORTATION COPIER LEAS	79.54
		AMEREN MISSOURI	KK DR PALISADES LTG 5/3-6/	97.29
			MAINT SALT BLDG 5/9-6/12/2	12.02
			ST LTG SVC 5/1-6/1/22	4,081.68
			CUST OWNED LTG 5/1-6/1/22	246.34
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	275.25
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	7.13
			Group Dependent Life Ins	4.99
			Group Life Ins and Buy Up	20.18
			Group Life Ins and Buy Up	15.86
			Group Life Ins and Buy Up	10.91
			Group Life Ins and Buy Up	5.83
			Short Term Disability Ins	44.02
			Short Term Disability Ins	30.82
			TOTAL:	17,925.98
NON-DEPARTMENTAL	Water Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	91.52
			Dental Insurance Premiums	91.52
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	98.35
			Health Insurance Contribut	98.35
			Health Insurance Contribut	103.48
			Health Insurance Contribut	103.48
			Vision Insurance Contribut	18.32
			Vision Insurance Contribut	18.32
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	7.32
			Vision Insurance Contribut	7.32
		MO DEPT OF REVENUE	WATER SALES TAX	2,742.60
			State Withholding	638.95
		INTERNAL REVENUE SERVICE	Fed WH	1,781.80
			FICA	1,007.75
			Medicare	235.68
		ICMA	Retirement 457 &	320.45
			Retirement 457	121.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	119.41
			American Fidelity	119.41
			American Fidelity	10.78
			American Fidelity	10.78
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	48.72
			Texas Life After Tax	48.72
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	44.80
		ONE TIME VENDOR	06-2780-04	163.10
			TOTAL:	8,133.43
Water	Water Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	91.52

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Dental Insurance Premiums	91.52
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	819.00
			Health Insurance Contribut	819.00
			Health Insurance Contribut	920.43
			Health Insurance Contribut	920.43
			Health Insurance Contribut	1,086.01
			Health Insurance Contribut	1,086.01
			Vision Insurance Contribut	18.32
			Vision Insurance Contribut	18.32
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	7.32
			Vision Insurance Contribut	7.32
		INTERNAL REVENUE SERVICE	FICA	1,007.75
			Medicare	235.68
		ICMA	Retirement 401%	166.05
			Retirement 401	996.36
		LOWE'S	SAFETY MASKS	37.95
			PARTS FOR REPAIR- SWISS #3	18.76
			PARTS FOR REPAIR- PASSOVR	37.93
		WEX INC	WATER DEPT FUEL	1,175.55
		XEROX CORPORATION	WATER COPIER LEASE	79.54
		AMEREN MISSOURI	6186 FIRE ST WELL 5/1-5/31	785.27
			BLUFF RD TOWER 5/9-6/8/22	3,313.33
			COLLEGE WELL 5/8-6/7/22	2,630.66
			LK RD 54-59 WELL 4/28-5/30	44.40
			SWISS VLG WELL 4/29-5/31/2	2,776.88
		HSA BANK	HSA Contribution	112.50
			HSA Family/Dep. Contributi	237.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	6.05
			Group Dependent Life Ins	6.05
			Group Life Ins and Buy Up	24.46
			Group Life Ins and Buy Up	24.46
			Group Life Ins and Buy Up	4.75
			Group Life Ins and Buy Up	4.75
			Short Term Disability Ins	37.36
			Short Term Disability Ins	37.36
			Short Term Disabiilty Ins	5.74
			Short Term Disabiilty Ins	5.74
		STOUFER, TOMMIE L	MILEAGE REIMB 6/11-6/17/22	59.68
		WILBER, ZACHARY	MILEAGE REIMB 5/28-6/3/22	84.24
		MID AMERICA BANK	WTR RENTAL FUEL SURCHARGE	44.80
		LUTTRELL, JOHN	MILEAGE REIMB 5/21-5/27/22	76.05
			TOTAL:	20,006.30
NON-DEPARTMENTAL	Sewer Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	157.74
			Dental Insurance Premiums	135.74
			Health Insurance Contribut	246.99
			Health Insurance Contribut	173.04
			Health Insurance Contribut	273.14
			Health Insurance Contribut	273.14
			Vision Insurance Contribut	12.87
			Vision Insurance Contribut	7.37
			Vision Insurance Contribut	15.32

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Vision Insurance Contribut	15.32
		FAMILY SUPPORT PAYMENT CENTER	Case #91766583	236.77
		MO DEPT OF REVENUE	State Withholding	408.82
		INTERNAL REVENUE SERVICE	Fed WH	852.43
			FICA	1,020.60
			Medicare	238.69
		ICMA	Retirment 457 &	133.90
			Retirement 457	33.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	25.08
			American Fidelity	25.08
			American Fidelity	10.78
			American Fidelity	10.78
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	7.21
			Texas Life After Tax	7.21
		HSA BANK	HSA Family/Dep. Contributi	69.80
			TOTAL:	4,390.82
Sewer	Sewer Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	157.74
			Dental Insurance Premiums	135.74
			Health Insurance Contribut	2,311.44
			Health Insurance Contribut	1,619.39
			Health Insurance Contribut	2,866.37
			Health Insurance Contribut	2,866.37
			Vision Insurance Contribut	12.86
			Vision Insurance Contribut	7.36
			Vision Insurance Contribut	15.32
			Vision Insurance Contribut	15.32
		INTERNAL REVENUE SERVICE	FICA	1,020.62
			Medicare	238.69
		ICMA	Retirement 401%	138.64
			Retirement 401	831.73
		LOWE'S	QUIKRETE- HOLIDAY INN	101.60
			PARTS FOR REPAIR-GREENWOOD	25.58
		CARD SERVICES 0248	PARTS FOR SANDS ODOR CONTR	60.95
		WEX INC	SEWER DEPT FUEL	2,608.46
		XEROX CORPORATION	SEWER COPIER LEASE	79.53
		AMEREN MISSOURI	CLEARWOOD LN 5/4-6/5/22	13.88
			3949 CMPGRND LN G/S 5/9-6/	19.00
			HAWTHORN DR L/S 4/25-5/24/	62.07
			701 PA HE TSI 5/9-6/12/22	13.30
			5676 ROCKWOOD L/S 4/25-5/2	12.59
			GRINDER PUMPS & LIFT STATI	4,801.83
			GRINDER PUMPS & LIFT STATI	7,181.73
			5874 HWY 54 4/28-5/30/22	14.31
			1075 RUNABOUT 4/27-5/26/22	16.40
			1004 ZEBRA RD L/P 5/4-6/5/	12.40
		HSA BANK	HSA Family/Dep. Contributi	537.75
		LIEDEL JR, BRIAN	MILEAGE REIMB 6/11-6/17/22	245.70
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	8.22
			Group Dependent Life Ins	7.15
			Group Life Ins and Buy Up	24.48
			Group Life Ins and Buy Up	20.16
			Group Life Ins and Buy Up	5.19
			Group Life Ins and Buy Up	5.19
			Short Term Disability Ins	50.62
			Short Term Disability Ins	44.02

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		LUTTRELL, DAKOTAH	MILEAGE REIMB 5/28-6/3/22	126.36
			TOTAL:	28,336.06
NON-DEPARTMENTAL	Ambulance Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	88.00
			Dental Insurance Premiums	88.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	221.85
			Health Insurance Contribut	221.85
			Health Insurance Contribut	56.55
			Health Insurance Contribut	56.55
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	12.00
			Vision Insurance Contribut	12.00
		MO DEPT OF REVENUE	State Withholding	387.00
		INTERNAL REVENUE SERVICE	Fed WH	844.52
			FICA	830.90
			Medicare	194.31
		ICMA	Loan Repayment	134.33
			Loan Repayment	156.06
			Retirement 457 &	138.04
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	81.02
			American Fidelity	81.02
			American Fidelity	99.82
			American Fidelity	99.82
		AMERICAN FIDELITY ASSURANCE CO FLEX AC	Flexible Spending Accts -	58.33
			Flexible Spending Accts -	58.33
		HSA BANK	HSA Family/Dep. Contributi	45.00
		ONE TIME VENDOR	AMB OVERPAYMENT	233.96
			TOTAL:	4,239.26
Ambulance	Ambulance Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	88.00
			Dental Insurance Premiums	88.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	2,076.15
			Health Insurance Contribut	2,076.15
			Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	12.00
			Vision Insurance Contribut	12.00
		INTERNAL REVENUE SERVICE	FICA	830.90
			Medicare	194.31
		ICMA	Retirement 401k	95.53
			Retirement 401	573.14
		CHARTER COMMUNICATIONS HOLDING CO LLC	AMB CABLE	36.64
		AT&T MOBILITY-CELLS	AMB FN AIR CARDS	82.48
		AMBULANCE REIMBURSEMENT SYSTEMS INC	MAY AMBULANCE REIMBURSEMEN	1,162.72
		WEX INC	AMB FUEL	950.34
		HSA BANK	HSA Family/Dep. Contributi	300.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	4.28
			Group Dependent Life Ins	4.28
			Group Life Ins and Buy Up	17.28

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Group Life Ins and Buy Up	17.28
			Group Life Ins and Buy Up	4.54
			Group Life Ins and Buy Up	4.54
			Short Term Disability Ins	19.80
			Short Term Disability Ins	19.80
			Short Term Disability Ins	12.86
			Short Term Disability Ins	<u>12.86</u>
			TOTAL:	9,922.78
NON-DEPARTMENTAL	Lee C. Fine Airpor	MIDWEST PUBLIC RISK	Dental Insurance Premiums	57.20
			Dental Insurance Premiums	57.20
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	118.32
			Health Insurance Contribut	118.32
			Health Insurance Contribut	56.55
			Health Insurance Contribut	56.55
			Vision Insurance Contribut	8.80
			Vision Insurance Contribut	8.80
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		MO DEPT OF REVENUE	LCF SALES TAX	5,082.03
			State Withholding	206.00
		INTERNAL REVENUE SERVICE	Fed WH	301.90
			FICA	383.76
			Medicare	89.75
		ICMA	Retirement 457 &	29.74
			Retirement 457	45.00
			Loan Repayments	74.35
			Loan Repayments	30.39
			Loan Repayments	37.15
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	27.03
			American Fidelity	27.03
			American Fidelity	26.44
			American Fidelity	<u>26.44</u>
			TOTAL:	6,898.75
Lee C. Fine Airport	Lee C. Fine Airpor	MIDWEST PUBLIC RISK	Dental Insurance Premiums	57.20
			Dental Insurance Premiums	57.20
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	273.00
			Health Insurance Contribut	1,107.28
			Health Insurance Contribut	1,107.28
			Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	8.80
			Vision Insurance Contribut	8.80
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		AMEREN MISSOURI	LCF RD WELL 5/9-6/8/22	11.51

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			LCF RUNWAY LTS 4/29-5/31/2	68.71
			AP FIREHOUSE 4/29-5/31/22	34.18
			KAISER TERMINAL BLDG 5/9-6	288.82
			LCF HANGAR 2 5/9-6/8/22	34.23
			LCF NEW AP HANGAR 5/9-6/8/	30.92
		INTERNAL REVENUE SERVICE	FICA	383.76
			Medicare	89.75
		ICMA	Retirement 401%	46.21
			Retirement 401	361.11
		LOWE'S	LUMBER	75.80
			WEED KILLER & WASP KILLER	59.76
		WEX INC	LCF FUEL	165.51
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	195.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	2.78
			Group Dependent Life Ins	2.78
			Group Life Ins and Buy Up	12.96
			Group Life Ins and Buy Up	12.96
			Group Life Ins and Buy Up	4.02
			Group Life Ins and Buy Up	4.02
			Short Term Disability Ins	10.56
			Short Term Disability Ins	10.56
			Short Term Disabiilty Ins	11.23
			Short Term Disabiilty Ins	11.23
		MID AMERICA BANK	WEED KILLER, BRUSH KILLER,	259.95
			ALUMINUM SLEEVES	69.07
			TOTAL:	6,404.35
NON-DEPARTMENTAL	Grand Glaize Airpo	MIDWEST PUBLIC RISK	Dental Insurance Premiums	30.80
			Dental Insurance Premiums	30.80
			Health Insurance Contribut	29.58
			Health Insurance Contribut	29.58
			Health Insurance Contribut	56.55
			Health Insurance Contribut	56.55
			Vision Insurance Contribut	2.20
			Vision Insurance Contribut	2.20
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		MO DEPT OF REVENUE	GG SALES TAX	328.73
			State Withholding	56.00
		INTERNAL REVENUE SERVICE	Fed WH	235.86
			FICA	246.39
			Medicare	57.63
		ICMA	Retirment 457 &	11.31
			Retirement 457	30.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	18.02
			American Fidelity	18.02
			American Fidelity	9.96
			American Fidelity	9.96
			TOTAL:	1,268.14
Grand Glaize Airport	Grand Glaize Airpo	CITY OF OSAGE BEACH	957 AIRPORT RD 4/25-5/24/2	37.38
		MIDWEST PUBLIC RISK	Dental Insurance Premiums	30.80
			Dental Insurance Premiums	30.80
			Health Insurance Contribut	276.82
			Health Insurance Contribut	276.82

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Health Insurance Contribut	593.45
			Health Insurance Contribut	593.45
			Vision Insurance Contribut	2.20
			Vision Insurance Contribut	2.20
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		AMEREN MISSOURI	GG AP HANGAR 4/28-5/30/22	40.02
			GG TBLC EXT D 4/28-5/30/22	165.48
			GG AP SHOP 4/28-5/30/22	16.40
			957 AIRPORT RD 4/28-5/30/2	11.51
			GG AP TBLC EXT D 4/28-5/30	14.05
			GG AP HANGAR 4/28-5/30/22	21.64
			GG AP SLEEPY 4/28-5/30/22	104.49
		INTERNAL REVENUE SERVICE	FICA	246.39
			Medicare	57.63
		ICMA	Retirement 401%	22.29
			Retirement 401	225.85
		LOWE'S	WEED KILLER & WASP KILLER	59.76
			ANML REPELLENT, GOPHER KIL	22.77
		WEX INC	GG FUEL	179.01
		HSA BANK	HSA Family/Dep. Contributi	180.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.50
			Group Dependent Life Ins	1.50
			Group Life Ins and Buy Up	4.32
			Group Life Ins and Buy Up	4.32
			Group Life Ins and Buy Up	2.68
			Group Life Ins and Buy Up	2.68
			Short Term Disability Ins	9.24
			Short Term Disability Ins	9.24
		NEUMAYER EQUIPMENT COMPANY INC	2,000 GAL JET FUEL STORAGE	20,000.00
		MID AMERICA BANK	WEED KILLER, BRUSH KILLER,	209.96
			TOTAL:	23,464.65

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

10	General Fund	151,087.10
20	Transportation	21,719.85
30	Water Fund	28,139.73
35	Sewer Fund	32,726.88
40	Ambulance Fund	14,162.04
45	Lee C. Fine Airport Fund	13,303.10
47	Grand Glaize Airport Fund	24,732.79

 GRAND TOTAL: 285,871.49

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Mayor & Board	General Fund	ALPHAGRAPHS OF OSAGE BEACH	BUSINESS CARDS- M. HARMISO	39.50
			TOTAL:	39.50
City Clerk	General Fund	ALPHAGRAPHS OF OSAGE BEACH	BUSINESS LICENSE SEALS	260.33
			BUSINESS CARDS- B. PARRY	44.50
			TOTAL:	304.83
Municipal Court	General Fund	ALPHAGRAPHS OF OSAGE BEACH	MUNICIAPAL COURT ENVELOPES	86.55
		SMITH, GARY L	JUNE MUNICIPAL JUDGE SERVI	1,763.16
			TOTAL:	1,849.71
Building Inspection	General Fund	O'REILLY AUTOMOTIVE STORES INC	MOTOR OIL- BLDG DEPT	15.98
		ALPHAGRAPHS OF OSAGE BEACH	BUSINESS CARDS- R. WHITE	39.50
			BUSINESS CARDS- P. CAMPBEL	39.50
		CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	1.36
			BLDG DEPT UNIFORM RENTAL	1.36
			BLDG DEPT UNIFORM RENTAL	1.36
		STAPLES BUSINESS ADVANTAGE	NOTE PADS	21.47
		AMAZON CAPITAL SERVICES INC	RECEPTACLE TESTER	19.39
			TOTAL:	139.92
Building Maintenance	General Fund	PRAIRIEFIRE COFFEE & ROASTERS	COFFEE	133.80
		BUTLER SUPPLY CO	POLE LIGHT ELECTRICAL OUTL	36.92
		SURECUT LAWN CARE LLC	MAY GROUNDS MAINTENANCE	2,251.43
		ALPHAGRAPHS OF OSAGE BEACH	BUSINESS CARDS- D. DAMRON	44.50
		CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	4.46
			CH FLOOR MATS	78.88
			BLDG DEPT UNIFORM RENTAL	4.46
			BLDG DEPT UNIFORM RENTAL	4.46
			CH FLOOR MATS	78.88
		STAPLES BUSINESS ADVANTAGE	CUPS	93.46
			BATHROOM TOWELS	31.95
			BATHROOM TOWELS	31.95
			TOILET PAPER	47.38
			BATHROOM TOWELS & SOAP	87.96
			PAPER PLATES & PAPER TOWEL	103.05
		AMAZON CAPITAL SERVICES INC	FOAM SOAP DISPENSER	68.55
		GEO SERVICES LLC	HVAC MAINT- DISPATCH	470.38
			2022 SPRING PMP CHECK	3,000.00
			HVAC REPAIR- AFTER HOURS	370.00
		REEVES-WIEDEMAN COMPANY	PRTS FOR REP-WOMENS BATHRO	159.00
			HOSE CONNECTOR-WOMENS BATH	8.49
		LINDYSPRING LAKE OF THE OZARKS	5-GAL BOTTLED WATER	7.29
			5-GAL BOTTLED WATER	7.29
			5-GAL BOTTLED WATER	7.29
			JUNE WATER COOLER RENTAL	28.00
			5-GAL BOTTLED WATER	7.29
			5-GAL BOTTLED WATER	7.29
			5-GAL BOTTLED WATER	7.29
			TOTAL:	7,181.70
Parks	General Fund	ADVANCED TURF SOLUTIONS INC	LINE MARKING CHALK	214.20
		THE FINISHING TOUCH COMPANY	GRAPHICS OSAGE BEACH BADGE	187.56
		ECONO SIGNS & BARRICADE LLC	SIGNS FOR PARKS	1,508.60
		O'REILLY AUTOMOTIVE STORES INC	AIR BLOW GUN- PARKS	8.99
			BATTERIES & LOCK- PARKS	28.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		LAKE SUN LEADER 81525 & 1586450	INV TO BID-HATCHERY RD CUL	70.35
		MAGRUDER LIMESTONE CO INC	ROCK FOR POTHOLES- PARKS	461.70
		ALPHAGRAPHS OF OSAGE BEACH	BUSINESS CARDS-E. GREGORY	44.50
			BUSINESS CARDS-J. ALEXANDE	44.50
		CINTAS CORPORATION	PARKS DEPT UNIFORM RENTAL	4.50
			PARKS DEPT UNIFORM RENTAL	7.90
			PARKS DEPT UNIFORM RENTAL	4.50
		COCHRAN ENGINEERING	OSAGE BEACH PARK MSTR PLAN	4,850.00
		N KOHL GROCER COMPANY	CONCESSION & PARK SUPPLIES	686.32
			TOTAL:	8,122.60
Human Resources	General Fund	LAKE REGIONAL OCCUPATIONAL MEDICINE	PRE EMPLOYMENT SCREENING	260.00
			TOTAL:	260.00
Overhead	General Fund	ALPHAGRAPHS OF OSAGE BEACH	BUSINESS CARDS- GENERIC	44.50
		STAPLES BUSINESS ADVANTAGE	ENVELOPES	98.14
			PAPER	319.28
			TOTAL:	461.92
Police	General Fund	APPLIED CONCEPTS	TUNING FORKS- PD 32	70.95
		LEON UNIFORM CO INC	FLASHLIGHT CHARGER	158.00
		PSE INSTALLATION	LIGHTBAR & MIC REPAIR- PD	50.00
		TRANSUNION RISK AND ALTERNATIVE DATA S	PERSON SEARCH 5/1-5/31/202	75.00
		HEDRICK MOTIV WERKS LLC	FUEL INJECTORS- PD 15	304.18
			BRAKE REPAIRS- PD 24	557.65
			OIL CHANGE- PD 18	65.00
			PRIORITY STARTER- PD 31	210.53
		ALPHAGRAPHS OF OSAGE BEACH	POLICE GENERIC BUSINESS CA	44.50
			BUSINESS CARDS- K. SEARS	44.50
			BUSINESS CARDS- A. EDGAR	44.50
		STAPLES BUSINESS ADVANTAGE	STAPLES BUSINESS ADVANTAGE	80.36
			CD'S, DVD'S, CASES, USB	0.00
		PARKWAY PLAZA TIRE	NEW TIRES- PD 18	846.00
			TOTAL:	2,551.17
911 Center	General Fund	STAPLES BUSINESS ADVANTAGE	BINDERS, DUSTERS, CLEANER	39.27
			TOTAL:	39.27
Planning	General Fund	LAKE SUN LEADER 81525 & 1586450	NPH- BOA CASE #346 HOLIDAY	69.30
			TOTAL:	69.30
Engineering	General Fund	COCHRAN ENGINEERING	ENG GENERAL CONSULT 05/202	8,497.73
			LIFT STATION IMPROV 05/202	78.75
			AUTUMN LANE ENG 05/2022	1,438.75
			GREENWOOD DRAINAGE 05/2022	208.75
			BLUFF DRIVE ENG 05/2022	1,102.50
			ANTIOCH WTR & SWR ENG 05/2	3,502.50
			AMY LANE ENG 05/2022	5,527.50
			WATER MAIN LOOPING ENG 05/	105.00
			TAN TAR A L/S ENG 05/2022	8,848.75
			WELL PLUGGING ENG 05/2022	912.50
			STN KK4-9 ADJ ENG 05/2022	1,033.75
			CASE RD DRIVEWAY ENG 05/20	3,320.00
			OB22-001 INDSTRL DR 05/202	498.75
			SIDEWALK IMPROV ENG 05/202	105.00
			CITY PARK IRRIG ENG 05/202	592.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CITY PARK CULVERT ENG 05/2	183.75
			ROAD PAVING & MAINT 05/202	5,257.50
			GENERAL INSPECTIONS 05/202	800.00
			PRECISION PAINT ENG 05/202	446.25
			TOPSIDERS ENG 05/2022	761.25
			OSAGE BEACH COMMONS 05/202	1,050.00
			AUTUMN LN ENG 05/2022	551.25
			TOTAL:	44,822.73
Information Technology	General Fund	TYLER TECHNOLOGIES INC	INCODE ANN MAINT 8/2022-7/	7,386.58
		FORWARD SLASH TECHNOLOGY LLC	DELL POWER EDGE	44,054.85
			HPE EXPANSION	28,894.07
			JUNE BARRACUDA FIREWALL	1,116.00
			TOTAL:	81,451.50
Economic Development	General Fund	LAKE SUN LEADER 81525 & 1586450	NPH- OB MARKETPLACE TIF	297.00
		GILMORE & BELL PC	SVC- OB OUTLET MALL TIF	7,686.77
			SVC- OB OUTLET MALL TIF	5,899.27
		LOTO BIKEFEST	BIKEFEST SPONSORSHIP 2022	3,000.00
		BROADCAST MUSIC INC	MUSIC LICENSE 6/1/22-5/31/	391.00
		NEXTSITE LLC	COMMERCIAL ADVISORY SVCS	2,850.00
		PGAV PLANNERS LLC	SVCS- OB OUTLET MALL TIF	750.00
			TOTAL:	20,874.04
Transportation	Transportation	CAPITAL MATERIALS LLC	GRAVEL	68.56
			MATERIALS- SKI DRIVE	1,248.00
			MATERIALS- SKI DRIVE	2,101.45
		SCHEPPERS INTERNATIONAL TRUCK CENTER I	PARTS- TRK 63	4,539.84
		RP LUMBER INC	REBAR- SKI RD	97.35
		ALPHA CUSTOM APPAREL LLC	SCREEN PRINTING SHIRTS	84.48
		MOTOR HUT INC	PARTS FOR ZERO TURN MOWER	123.85
			BLADES- ZERO TURN MOWER	189.90
		ECONO SIGNS & BARRICADE LLC	WET PAINT SIGNS	273.32
			BLACK VINYL	194.61
		KNAPHEIDE TRUCK INC	PUMP REPAIRS- TRK 62	1,568.76
		O'REILLY AUTOMOTIVE STORES INC	THREADLOCKER GEL-ZERO TURN	8.99
			BRAKE CLEANER	35.88
			RESPIRATOR & PAD SPREADER	52.15
			OIL FILTER- TRK 62	3.18
		LAKE SUN LEADER 81525 & 1586450	INV TO BDS-2022 PAVEMENT M	108.50
		PRAIRIEFIRE COFFEE & ROASTERS	COFFEE, CREAM, SUGAR	52.93
			COFFEE	25.63
		SASCO PAVEMENT COATINGS INC	PARTS FOR PAINT MACHINE	327.84
		PRECISION AUTO & TIRE SERVICE LLC	BRAKE REPAIR- TRK 57	503.90
		MAGRUDER LIMESTONE CO INC	GRAVEL- SKI RD	242.65
		CINTAS CORPORATION	TRANS DEPT UNIFORMS	111.06
			TRANS DEPT FLOOR MATS	8.55
			TRANS DEPT UNIFORM RENTAL	1.40
			TRANS DEPT UNIFORMS	138.26
			TRANS DEPT UNIFORM RENTAL	1.40
			TRANS DEPT UNIFORMS	146.40
			TRANS DEPT FLOOR MATS	11.86
			TRANS DEPT UNIFORM RENTAL	1.40
			TRANS DEPT UNIFORMS	146.40
			TRANS DEPT FLOOR MATS	12.81
		STAPLES BUSINESS ADVANTAGE	FILE FOLDER TABS	7.84

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SCOTTS CONCRETE	CONCRETE- SKI DR	1,113.00
			CONCRETE- SKI DR	2,226.00
		MEYER ELECTRIC CO INC	DETECTOR REPAIR- OUTLET MA	548.62
			YRLY MAINT SIGNAL CABINETS	2,800.00
			CAMERA REPAIR- WALMART	787.24
			SIGNAL REPAIR- OB PKWY	597.74
			SIGNAL REP- NICHOLS & OB P	600.00
		WILLARD ASPHALT PAVING INC	COLD MIX- OSAGE BEACH RD	859.56
		DELTA GASES INC	WIRE FOR WELDER	28.49
		AMAZON CAPITAL SERVICES INC	PHONE HOLSTERS	55.80
			OFFICE SUPPLIES	33.32
			JUMP STARTER	377.99
			WATER ENHANCERS	41.39
			DUSTER REFILLS & MOP PADS	10.31
			GAS CANS	318.47
		SMITH PAPER & JANITOR SUPPLY CO INC	PAPER TOWELS	24.49
		MO DEPARTMENT OF CORRECTIONS	WORK AGREEMENT 5/10-6/10/2	309.54
		WALL'S HVAC SERVICE LLC	PW HAVAC REPAIRS	170.66
		THE BUILDERS' ASSOCIATION	EXCAVATION TRAINING	300.00
		SAM LLC	GIS WEBSTE MAINT 6/2022-5/	1,200.00
			TOTAL:	24,841.77
Water	Water Fund	USABUEBOOK	SWISS BULK FEED PUMP	1,183.23
			PARTS- HYDRANT MAINT	555.00
			PARTS- COLUMBIA WELL #1	827.35
			PRTS-COLUMBIA 2 PUMP & REL	832.00
			STORAGE TANK- SWISS	579.95
		FLYNN DRILLING CO INC	MAINT INSPECTIONS ON WELLS	1,800.00
		HACH CO	DPD POWDER REAGENT	86.45
			DPD CHLORINE REAGENT	356.19
			FLUORIDE SPADNS	1,108.80
		ALPHA CUSTOM APPAREL LLC	SCREEN PRINTING SHIRTS	84.48
		KNAPHEIDE TRUCK INC	NEW LATCH- TRK 56	165.00
		LAKE SUN LEADER 81525 & 1586450	INV TO BID- SWISS VILLAGE	87.85
		POSTMASTER	JUNE UTILITY BILLING POSTA	480.00
		PRAIRIEFIRE COFFEE & ROASTERS	COFFEE, CREAM, SUGAR	52.93
			COFFEE	25.63
		CORE & MAIN LP	PARTS FOR INVENTORY	1,909.71
			PARTS FOR INVENTORY	160.00
			PARTS FOR HYDRANT METER	49.45
			REGULATORS- INVENTORY	2,267.60
			PARTS FOR INVENTORY	163.04
		PRECISION AUTO & TIRE SERVICE LLC	INSPECTION- TRK 56	81.00
			ROUTINE CHECK & REPAIRS-TR	2,595.88
		CINTAS CORPORATION	WATER DEPT UNIFORMS	90.49
			WATER DEPT FLOOR MATS	8.55
			WATER DEPT UNIFORM RENTAL	1.40
			WATER DEPT UNIFORMS	102.96
			WATER DEPT UNIFORM RENTAL	1.40
			WATER DEPT UNIFORMS	116.86
			WATER DEPT FLOOR MATS	11.86
			WATER DEPT UNIFORM RENTAL	1.40
			WATER DEPT UNIFORMS	116.86
			WATER DEPT FLOOR MATS	12.81
		STAPLES BUSINESS ADVANTAGE	FILE FOLDER TABS	7.84
		AMAZON CAPITAL SERVICES INC	PHONE HOLSTERS	55.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			OFFICE SUPPLIES	33.32
			WATER ENHANCERS	41.39
			DUSTER REFILLS & MOP PADS	10.31
		SMITH PAPER & JANITOR SUPPLY CO INC	PAPER TOWELS	24.49
		REEVES-WIEDEMAN COMPANY	LATE CHARGE- INV 5965146	1.21
		STEVE DURBIN	INSTALL SOFT STRTR @ SWISS	3,810.00
		WALL'S HVAC SERVICE LLC	PW HAVAC REPAIRS	170.66
		GFI DIGITAL	UB PRINTER MAINT 6/11-7/10	9.37
		THE BUILDERS' ASSOCIATION	EXCAVATION TRAINING	300.00
		SAM LLC	GIS WEBSTE MAINT 6/2022-5/	1,200.00
			TOTAL:	21,580.52
Sewer	Sewer Fund	ENVIRONMENTAL SYSTEMS RESEARCH INSTITU	ARCGIS LICENSE 4/27/22-4/2	3,182.00
		RP LUMBER INC	TOOLS- 1621 AUTUMN LANE	42.48
			RET TOOL- 1621 AUTUMN LANE	16.49-
			BITS- TRK 67	21.58
		ALPHA CUSTOM APPAREL LLC	SCREEN PRINTING SHIRTS	84.50
		MUNICIPAL EQUIPMENT CO	PARTS FOR L/S KK37	8,684.17
			2022 REPLCMNT GRINDER PUMP	247,925.60
			L/S MAINT AGREEMENT	45,580.00
			HATCH- QUAILS NEST STATION	1,814.50
			PARTS FOR ABACO POINT	6,672.76
		KNAPHEIDE TRUCK INC	WINCH MOTOR- TRK 75	588.04
		O'REILLY AUTOMOTIVE STORES INC	BARREL PUMP	36.99
			AIR FILTERS- SANDS BLOWER	91.97
			RETURN BARREL PUMP	36.99-
		CONSOLIDATED ELECTRICAL DISTR, INC	PARTS FOR REPAIR- QUAILS N	9.27
			PARTS FOR ELECTRICAL REPAI	62.79
		POSTMASTER	JUNE UTILITY BILLING POSTA	480.00
		PRAIRIEFIRE COFFEE & ROASTERS	COFFEE, CREAM, SUGAR	52.94
			COFFEE	25.64
		LAKE OZARK-OSAGE BEACH JOINT SEWER PLA	MAY MONTHLY FLOWS	38,107.60
		CORE & MAIN LP	PARTS FOR REPAIR- L/S 27-5	509.52
			AIR VALVE	1,596.00
			PRTS FOR REPAIR-1621 AUTUM	177.00
			PARTS FOR REPAIR- L/S 27-5	269.60
			PARTS FOR INVENTORY	638.22
			PARTS FOR REPAIR- STN D215	518.34
			PARTS FOR REPAIR- CITY PAR	461.85
			PVC FOR INVENTORY	225.80
			PARTS FOR REPAIR- L/S B147	720.43
			PARTS FOR REPAIR- CITY PAR	274.55
			PARTS FOR REPAIR- CITY PAR	1,568.32
			PARTS FOR REPAIR- CITY PAR	473.22
			PARTS FOR REPAIR- L/S B147	195.61
		PRECISION AUTO & TIRE SERVICE LLC	REPAIRS & OIL CHANGE- TRK	627.35
			OIL CHANGE- TRK 75	67.95
		CINTAS CORPORATION	SEWER DEPT UNIFORMS	107.85
			SEWER DEPT FLOOR MATS	8.55
			SEWER DEPT UNIFORM RENTAL	1.40
			SEWER DEPT UNIFORMS	144.45
			SEWER DEPT UNIFORM RENTAL	1.40
			SEWER DEPT UNIFORMS	167.15
			SEWER DEPT FLOOR MATS	11.85
			SEWER DEPT UNIFORM RENTAL	1.40
			SEWER DEPT UNIFORMS	286.99

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SEWER DEPT FLOOR MATS	12.81
		STAPLES BUSINESS ADVANTAGE	FILE FOLDER TABS	7.84
		AMAZON CAPITAL SERVICES INC	PHONE HOLSTERS	83.70
			AIR FILTERS	79.89
			OFFICE SUPPLIES	33.33
			WATER ENHANCERS	41.40
			DUSTER REFILLS & MOP PADS	10.31
		CLIFFORD POWER SYSTEMS	GENERATOR MAINT- 54-3 ROCK	885.22
			GENERATOR MAINT- 29-5 PASS	885.22
			GENERATOR MAINT- 53-1 NORM	885.22
			GENERATOR MAINT- CITY HALL	677.23
			GENERATOR MAINT- KK3-7	885.22
			GENERATOR MAINT- KK1-A	677.22
		SMITH PAPER & JANITOR SUPPLY CO INC	PAPER TOWELS	24.48
		REEVES-WIEDEMAN COMPANY	LATE CHARGE- INV 5976445	1.21
			LATE CHARGE- INV 5976566	1.22
		STEVE DURBIN	INSTALL BLOWERS @ SANDS L/	2,387.00
		WALL'S HVAC SERVICE LLC	PW HAVAC REPAIRS	170.68
		1ST CHOICE SEPTIC PUMPING LLC	PUMPOUT @ BONNIE CAFE	197.00
			PUMPOUT @ 4450 COVE RD	197.00
			PUMPOUT @ MYSTIC BAY	273.00
			PUMPOUT @ 640 MOONGATE	400.00
		GFI DIGITAL	UB PRINTER MAINT 6/11-7/10	9.38
		THE BUILDERS' ASSOCIATION	EXCAVATION TRAINING	300.00
		SAM LLC	GIS WEBSTE MAINT 6/2022-5/	1,200.00
			TOTAL:	372,789.73
Ambulance	Ambulance Fund	PURCELL TIRE & RUBBER CO	TIRES & REPAIRS- M8	985.68
		TELEFLEX LLC	NEEDLES	750.02
			POWER DRIVER	409.48
			TOTAL:	2,145.18
Lee C. Fine Airport	Lee C. Fine Airpor	4 SAC	4 SAC CONF- T. DINSDALE	147.50
		NAEGLER OIL CO	7,575 GAL LCF JET FUEL	35,691.29
			3,463 GAL LCF AV GAS	21,169.11
			4,483 GAL LCF JET FUEL	22,217.26
			LCF EQUIP & SATELLITE FEE	46.00
		EDMO DISTRIBUTORS INC	WINDSOCKS	228.12
		CINTAS CORPORATION	LCF UNIFORM RENTAL	39.14
			LCF UNIFORM RENTAL	9.14
			LCF UNIFORM RENTAL	9.14
			TOTAL:	79,556.70
Grand Glaize Airport	Grand Glaize Airpo	4 SAC	4 SAC CONF- T. DINSDALE	147.50
		NAEGLER OIL CO	2,964 GAL GG AV GAS	18,118.76
			GG EQUIP & SATELLITE FEE	46.00
		EDMO DISTRIBUTORS INC	WINDSOCKS	303.34
		CINTAS CORPORATION	GG UNIFORM RENTAL	3.97
			GG UNIFORM RENTAL	3.97
			GG UNIFORM RENTAL	3.97
			TOTAL:	18,627.51

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
===== FUND TOTALS =====				
10		General Fund		168,168.19
20		Transportation		24,841.77
30		Water Fund		21,580.52
35		Sewer Fund		372,789.73
40		Ambulance Fund		2,145.18
45		Lee C. Fine Airport Fund		79,556.70
47		Grand Glaize Airport Fund		18,627.51

GRAND TOTAL:				687,709.60

TOTAL PAGES: 7

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 #: 04961
Date Rec'd: 6/28/22
Check #: #1033

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>6-28-2022</u>
Name of Establishment:	<u>Nick's True Value Hardware</u>
Physical Address:	<u>1036 Palisades Blvd</u>
Applicant Name:	<u>Kent Nixon</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.

The completed application must be received by May 1. Applications received after May 1 will be subject to a late fee as follows: from 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
	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
	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
X	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
Agenda Item Summary

Date of Meeting: July 7, 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. *Second Reading*

Requested Action:

Second 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:

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

Budget Line Information (if applicable):

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

Department Comments and Recommendation:

Recommend Approval

City Attorney Comments:

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

City Administrator Comments:

The first reading was read and approved by the Board of Aldermen on June 16, 2022. I concur with the department's recommendation.

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 June 16, 2022 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: July 7, 2022
Originator: Tara Berreth, City Clerk
Presenter: Edward Rucker, City Attorney

Agenda Item:

Public Hearing regarding the satisfactory progress of the Marina View, Dierbergs, Arrowhead and Osage Beach Commons Tax Increment Financing Plans.

Requested Action:

Public Hearing

Ordinance Referenced for Action:

R.S.Mo. 99.865.3

Deadline for Action:

No action required but this hearing should be completed this year.

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

City Attorney Comments:

5-Year Tax Increment Financing Review 2022

Arrowhead

The Arrowhead TIF plan contemplated 8 separate redevelopment areas with a mix of residential shopping entertainment and assisted living facilities within the plan area. Redevelopment Project Area 1 has completed and opened the assisted living facility which is currently in business. TIF has not been implemented in the seven other Redevelopment project areas and we are awaiting a request from the developer to proceed when TIF when the developer is ready to begin construction. This is a pay-as-you-go project.

Dierberg's

The Dierberg's TIF plan redeveloped the defunct Walmart store and shopping center on the site, The center is completely built out and is open for business. This is a pay-as-

you-go project.

Osage Beach Commons

The Osage Beach Commons TIF plan contemplated a shopping center with smaller out buildings fronting Osage Beach Parkway. The center is under construction and the developer has announced that Hobby Lobby, as the anchor tenant, will open in August 2022. The center is behind schedule due to the Covid-19 pandemic in 2020 and 2021. In 2020 at the request of the developer the Board extended the deadlines for completion (Ordinance 20-57 adopted September 3, 2020). Completion of the public improvements is now due by September 21, 2023, and substantial completion of the project as a whole is required by September 21, 2024. This is a pay-as-you-go project.

Marina View

The Marina View TIF project for John Q Hammons hotel was never built as Mr. Hammons passed away before construction could proceed. The Board terminated the Marina View TIF Plan by Ordinance 21-36 on July 1, 2021.

Prewitt's Point

No report is necessary as this is a successful TIF project that has been concluded and TIF was terminated for that property according to the law on October 21, 2021, in ordinance 21.68. The project did involve bonds which are fully paid from the revenues from the project.

City Administrator Comments:

Comments will be given at the BOA meeting on July 7, 2022



Tax Increment Financing Annual Report

Deadline for Submission: November 15, 2022

(Note: The reporting period can be any 12 month period prior to September 30.)

This report includes the requirements of Section 99.865, RSMo which elements (or portions thereof) are identified by subsection noted in bold. Additional information is requested to accurately determine the impact of TIF in the State. The results of this unaudited report will be distributed to the Governor, Speaker of the House of Representatives, the Senate President Pro Tem and the State Auditor and will be available to the public. There are three Sections to this report, Section 1, Description of the Plan and Project and Section 2, Tax Increment Financing Revenues and Section 3, Certification of Accuracy. An Instruction Sheet is available. If you have any questions, please contact: the Missouri Department of Revenue, Administration Division at 573-522-2463.

Section 1 Description of the Plan and Project

1. Name of City and/or County (entity that approved the TIF Plan or Project): City of Osage Beach

2. Name of Plan or Project: Marina View Redevelopment Area

3. Report Period: From January 1, 2021; to December 31, 2021

4. Name of the person who prepared this Annual Report Karri Bell

5. **Contact Information**

a) City or County Contact Agency City of Osage Beach

b) Person Karri Bell

c) Phone 573-302-2000 Ext. 255

d) Fax 573-302-2039

e) E-mail Address kbell@osagebeach.org

f) Private Sector Developer JQH-Lake of the Ozarks Development, LLC

g) Person _____

h) Phone _____

i) Fax _____

j) E-mail Address _____

6. Original Date Plan/Project Approved November 1, 2007

7. Ordinance Number (if available) Bill 07.56

8. Most Recent Plan Amendment (if any) _____

9. Ordinance Number (if available) _____

10. State House District 155

11. State Senate District 4

12. School District _____Camdenton_____

13. General Location of Area or Project Area (please attach copy of Redevelopment Area Boundary Map from Plan)
The area is an approximately 28 acres located off of Passover Road and is adjacent to what is currently known as Mungenast Marina.

14. Description of Plan/Project _____
The Plan proposes to completely redevelop the Area by eliminating blighting conditions through the demolition of existing structures, installation of utilities, installation of access drives, and the construction of an approximately three hundred (300) room hotel with appurtenant facilities which will include, but is not limited to, an approximately one hundred thousand (100,000) square foot flexible space convention center and health spa.

15. Plan/Project Status (Circle one which best describes status):

a) Starting-Up

b) Seeking Developer

c) Under Construction

d) Fully-Operational

e) Inactive

f) District Dissolved

If clarification is needed: _____

16. Area Type (Circle All Applicable):

a) **Blight**

b) Conservation

c) Economic Development

17. How was the "but-for" determination made? (Circle All Applicable):

- a) Project had unusual/extraordinary costs that made the project financial unfeasible in the market place.
- b) Project required significant public infrastructure investment to remedy existing inadequate conditions.
- c) Project required significant public infrastructure investment to construct adequate capacity to support the project.
- d) Project required parcel assembly and/or relocation costs.

e) **Other (describe): The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.**

18. Major Development Obstacles to be Overcome: _____

19. Briefly Describe the Project's Public Benefits Economic development by increasing revenues and jobs from a 300 room hotel and 100,000 sq. foot convention center.

20. Description of Agreements with the Developer _____
Development contract with the Developer.

21. Description of Any Agreements with the Affected Taxing Districts N/A

22. Number of Relocated Residences (DURING THIS PERIOD) 0
23. Number of Relocated Businesses (DURING THIS PERIOD) 0
24. Number of Parcels Acquired Through Use of Eminent Domain Power 0
25. Identify any businesses that have relocated to the Redevelopment Area: N/A
26. Estimate of New Jobs: **Projected:** Unknown **Actual to date:** 0
27. Estimate of Retained Jobs: **Projected:** 0 **Actual to date:** 0

Section 2 Tax Increment Financing Revenues

28. Amount of Revenue in the Special Allocation Fund as of (date): December 31, 2019
- a. Payments in Lieu of Taxes:
Total received since inception: \$ 0; Amount on hand*: \$ 0
(* At end of reporting period.)
- b. Economic Activity Taxes:
Total received since inception: \$ 0; Amount on hand*: \$ 0
(* At end of reporting period.)
29. Expenditures For Total Project Costs Funded by TIF:
- | | Total Since Inception: | Report Period Only: |
|--|------------------------|---------------------|
| a) Public Infrastructure (streets, utilities, etc) | \$ <u>0</u> | \$ <u>0</u> |
| b) Site Development (grading, dirt moving, etc.) | \$ <u>0</u> | <u>0</u> |
| c) Rehab of existing buildings | \$ <u>N/A</u> | \$ <u>N/A</u> |
| d) Acquisition of land or buildings | \$ <u>0</u> | \$ <u>0</u> |
| e) Other (specify): Plan & Project Admin | \$ <u>0</u> | \$ <u>0</u> |
| f) Other (specify): <u>developer financing costs</u> | \$ <u>0</u> | \$ <u>0</u> |

Amount Paid on Debt Service:

- g) Payments of principal and interest on outstanding bonded debt:
* Since inception: \$ 0 * This reporting period: \$ 0
- h) Reimbursement to developer for eligible costs:
* Since inception: \$ 0 * This reporting period: \$ 0
- i) Reimbursement to city/county (or other public entity) for eligible costs:
* Since inception: \$ 0 * This reporting period: \$ 0

30. Anticipated TIF Reimbursable Costs (Only include hard costs; do not include interest or bond issuance costs.)

- a. Public Infrastructure and Site Development Costs \$ 1,700,000
(Utility Extensions, Road Improvements, Stormwater, Demolition, Grading, etc.)
- b. Property Acquisition and Relocation Costs \$ 2,000,000
- c. Project Implementation Costs (Including Professional Fees) \$ 0
- d. Other (specify, as applicable): Misc. \$ 0
- e) Other (specify): City & County Expenses \$ 0
- f) Total Anticipated TIF **Reimbursable** Project Costs \$ 3,700,000

31. Anticipated **Total** Project Costs \$ 98,888,200

(Please attach a copy of the budgets from the Redevelopment Plan for Anticipated Total Project Costs and Anticipated Reimbursable TIF Costs.)

32. TIF Financing Method (circle all that apply):

- | | | | |
|-------------------------|------------------------------------|----------------------|-----------------|
| a) <i>pay-as-you-go</i> | b) <i>general obligation bonds</i> | c) <i>TIF notes</i> | d) <i>loan</i> |
| e) <i>TIF Bond</i> | f) <i>Industrial Revenue Bond</i> | g) <i>other bond</i> | h) <i>other</i> |

Maturity of TIF Obligations (term of the TIF payout)

33. Original Estimate (# of Years to Retirement) _____

34. Current Anticipated Estimate (# of Years to Retirement) _____

Estimated Increase in Tax Generation

35. Original assessed value of the redevelopment project: \$ 77,030

36. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 0

37. Anticipated Assessed Value at Time of District Termination: \$ 12,447,781

38. Total Amount of Base Year EATs \$ 0

39. Total Amount of Base Year PILOTs \$ 2,984

40. Total Amount of EATs Anticipated at Time of District Termination \$ 515,955

41. Total Amount of PILOTs Anticipated at Time of District Termination \$ 482,127

42. Percentage of EATs Captured 50 %

43. Total Years Anticipated to Capture EATs 23

44. Percentage of PILOTs Captured 50 %

45. Total Years Anticipated to Capture PILOTs 23

Section 3: Certification of Chief Executive Officer of Municipality or Agency

This section is not a requirement of 99.865.1-8 RSMo, but may be required, along with other submitted certifications by the municipality or agency, in the event the municipality desires the Department of Revenue to provide statement of conformance with the TIF Annual Report reporting statutes.

I, Karri Bell, certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct.

City Treasurer

NOTE: Please include any before and after color photographs of the Redevelopment Area that are available. If the site has not yet been redeveloped, if possible please include a before picture and a rendering of what the site will look like after redevelopment.

Send Report to:

Missouri Department of Revenue
Attn: TIF Annual Report
P.O. Box 87
Jefferson City, Missouri 65105-0087

E-Mail: TIF reporting@dor.mo.gov

Fax: 573-751-8405



Tax Increment Financing Annual Report

Deadline for Submission: November 15, 2022

(Note: The reporting period can be any 12 month period prior to September 30.)

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Section 1 Description of the Plan and Project

1. Name of City and/or County (entity that approved the TIF Plan or Project): City of Osage Beach

2. Name of Plan or Project: Dierbergs Osage Beach Redevelopment Project

3. Report Period: From January 1, 2021; to December 31, 2021

4. Name of the person who prepared this Annual Report Karri Bell

5. **Contact Information**

a) City or County Contact Agency City of Osage Beach

b) Person Karri Bell or Ed Rucker

c) Phone 573-302-2000 Ext. 255(Karri) or Ext 398 (Ed)

d) Fax 573-302-2039

e) E-mail Address kbell@osagebeach.org or erucker@Osagebeach.org

f) Private Sector Developer Dierbergs Osage Beach, LLC

g) Person Brent Beumer

h) Phone 636-812-1364

i) Fax 636-812-1607

j) E-mail Address beumerb@dierbergs.com

6. Original Date Plan/Project Approved December 16, 2010

7. Ordinance Number (if available) Bill 10.81

8. Most Recent Plan Amendment (if any) **[99,865,1(9)]** March 17, 2011

9. Ordinance Number (if available) Bill 11.13

10. State House District 155

11. State Senate District _____ 4 _____

12. School District _____ Camdenton _____

13. General Location of Area or Project Area *(if feasible, please attach copy of Redevelopment Area Boundary Map from Plan)* **[99.865.1(10)]**

The area is an approximately 15 acres located on the northeast side of Missouri Highway 54 between Links Road and Old Missouri Route 16, previously occupied by Wal-Mart and other small tenants.

14. Description of Plan/Project **[99.865.1(10)]** _____

The project calls for the construction of approximately 142,000 square feet of retail space. There is no residential development included in this project. Dierbergs Market will be the anchor tenant occupying approximately 76,500 square feet of space., next to Dierbergs will be approximately 8,000 of retail space. Another building occupied by Bed, Bath and Beyond and Dick's Sporting Goods.

15. Plan/Project Status *(Circle one which best describes status):*

a) *Starting-Up*

b) *Seeking Developer*

c) *Under Construction*

d) Fully-Operational

e) *Inactive*

f) *District Dissolved*

If clarification is needed: _____

16. Area Type *(Circle All Applicable):*

a) **Blight**

b) *Conservation*

c) *Economic Development*

17. How was the "but-for" determination made? *(Circle All Applicable):*

- a) Project had unusual/extraordinary costs that made the project financial unfeasible in the market place.
- b) Project required significant public infrastructure investment to remedy existing inadequate conditions.
- c) Project required significant public infrastructure investment to construct adequate capacity to support the project.
- d) Project required parcel assembly and/or relocation costs.

e) Other (describe): The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.

18. Major Development Obstacles to be Overcome: Economic liability and a menace to the public health, safety and welfare in its present condition and use.

19. Briefly Describe the Project's Public Benefits **[99.865.1(10)]** The Project redevelops a vacant blighted parcel. The site has been declining in the last 15 years with increasing blight until it was cleared and left as a vacant lot on the main traffic artery in the city across the road from the most important retail destination in the City. The city looks forward also to some economic development by increasing revenues and jobs from a Dierberg's Market and additional retail tenants.

20. Description of Agreements with the Developer **[99.865.1(9)]** _____

Form Date
9/27/2004

Development contract with the Developer.

21. Description of Any Agreements with the Affected Taxing Districts **[99.865.1(9)]** Agreement with the Osage Beach Fire Protection District that memorializes the Fire District's rights under Section 99.847 R.S.Mo. concerning emergency service districts and the revenues they receive for providing services in the TIF.

22. Number of Relocated Residences (DURING THIS PERIOD) **0** _____

23. Number of Relocated Businesses (DURING THIS PERIOD) **0** _____

24. Number of Parcels Acquired Through Use of Eminent Domain Power In this Report Period **[99.865.1(12)]**: **0** _____

25. Identify any businesses that have relocated to the Redevelopment Area: **N/A**

25. Identify any businesses that have relocated to the Redevelopment Area During This Report Period: **(Completion of This Section Satisfies Requirements of 99.810.2 'New Business Report', Otherwise due by the last day of February).**

Name	Address	Phone Number	Primary Business Line	Relocated from What City/County?

26. Estimate of New Jobs: **Projected:** **90+** **Actual to date:** **165 est.** _____

27. Estimate of Retained Jobs: **Projected:** **0** **Actual to date:** **0** _____

Section 2 Tax Increment Financing Revenues

28. Amount of Revenue in the Special Allocation Fund as of (date): _____ December 31, 2021 _____

a. Payments in Lieu of Taxes (PILOTS): **[99.865.1(6)]**

Total received since inception: \$ 751,914 _____; Amount on hand*: \$ _____ 0 _____
(* At end of reporting period.)

b. Economic Activity Taxes (EATs): **[99.865.1(8)]**

Total received since inception: \$ 5,580,471 _____; Amount on hand*: \$ _____ 0 _____
(* At end of reporting period.)

Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ 0 _____

29. Expenditures For Total Project Costs Funded by TIF: **[99.865.1(2)]** **Total Since Inception:** **Report Period Only:**

a) Public Infrastructure (streets, utilities, etc) \$ 0 _____ \$ 0 _____

b) Site Development (grading, dirt moving, etc.) \$ 1,944,877 _____ \$ 0 _____

c) Rehab of existing buildings **[99.865.1(11)]** \$ N/A _____ \$ N/A _____

d) Acquisition of land or buildings **[99.865.1(11)]** \$ 3,000,000 _____ \$ 0 _____

e) Other (specify): Plan & Project Admin _____ \$ 155,123 _____ \$ 0 _____

f) Other (specify): _developer financing costs_ \$ _ 0 _ \$ _ 0 _

Amount Paid on Debt Service: **[99.865.1(3)]**

g) Payments of principal and interest on outstanding bonded debt:

* Since inception: \$ _ 0 _ * This reporting period: \$ _ 0 _

h) Reimbursement to developer for eligible costs:

* Since inception: \$ _ 5,100,000 _ * This reporting period: \$ _ 0 _

i) Reimbursement to city/county (or other public entity) for eligible costs:

* Since inception: \$ _ 0 _ * This reporting period: \$ _ 0 _

30. Anticipated TIF Reimbursable Costs (Only include hard costs; do not include interest or bond issuance costs.)

a. Public Infrastructure and **Site Development Costs** \$ _ 1,944,877 _

(Utility Extensions, Road Improvements, Stormwater, Demolition, Grading, etc.)

b. Property Acquisition and Relocation Costs \$ _ 3,000,000 _

c. Project Implementation Costs (Including Professional Fees) \$ _ 155,123 _

d. Other (specify, as applicable): _Misc. **Financing Costs**_ \$ _ 0 _

e) Other (specify): _**Sales & Marketing** City & County Expenses_ \$ _ 0 _

Total Anticipated TIF Reimbursable Project Costs \$ _ 5,100,000 _

31. Anticipated **Total** Project Costs \$ _ 34,234,400 _

(Please attach a copy of the budgets from the Redevelopment Plan for Anticipated Total Project Costs and Anticipated Reimbursable TIF Costs.)

32. TIF Financing Method (circle all that apply):

a) **pay-as-you-go**

b) *general obligation bonds*

c) **TIF notes**

d) *loan*

e) *TIF Bond*

f) *Industrial Revenue Bond*

g) *other bond*

h) *other*

Maturity of TIF Obligations (term of the TIF payout)

33. Original Estimate (# of Years to Retirement) **13 years**

34. Current Anticipated Estimate (# of Years to Retirement) **23 years**

Estimated Increase in Tax Generation **[99.865.1(4)]**

35. Original assessed value of the redevelopment project: \$ _ 342,280 _ (2011) _ (3 parcels) _

36. Assessed valuation added to the redevelopment project (as of the end of the report date): **[99.865.1(5)]**

\$ _ 4,669,400 _

37. Anticipated Assessed Value at Time of District Termination: **\$ 5,491,745** _

38. Total Amount of Base Year EATs **[99.865.1(7)]** \$ 0 _

39. Total Amount of Base Year PILOTs \$ 13,469 _

40. Total Amount of EATs Anticipated at Time of District Termination \$ _ 2,486,161 _ (Annually)

41. Total Amount of PILOTs Anticipated at Time of District Termination \$ 166,900 (Annually) _

42. Percentage of EATs Captured **50** %

43. Total Years Anticipated to Capture EATs **13** _

44. Percentage of PILOTs Captured **50** %

45. Total Years Anticipated to Capture PILOTs 13_____

Section 3: Certification of Chief Executive Officer of Municipality or Agency

This section is not a requirement of 99.865.1-8 RSMo, but may be required, along with other submitted certifications by the municipality or agency, in the event the municipality desires the Department of Revenue to provide statement of conformance with the TIF Annual Report reporting statutes.

I, Karri Bell, certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct.

City Treasurer

NOTE: Please include any before and after color photographs of the Redevelopment Area that are available. If the site has not yet been redeveloped, if possible please include a before picture and a rendering of what the site will look like after redevelopment.

Send Report to:

**Missouri Department of Revenue
Attn: TIF Annual Report
P.O. Box 87
Jefferson City, Missouri 65105-0087**

E-Mail: TIFreporting@dor.mo.gov

Fax: 573-751-8405



Tax Increment Financing Annual Report

Deadline for Submission: November 15, 2022

(Note: The reporting period can be any 12 month period prior to September 30.)

This report includes the requirements of Section 99.865, RSMo which elements (or portions thereof) are identified by subsection noted in bold. Additional information is requested to accurately determine the impact of TIF in the State. The results of this unaudited report will be distributed to the Governor, Speaker of the House of Representatives, the Senate President Pro Tem and the State Auditor and will be available to the public. There are three Sections to this report, Section 1, Description of the Plan and Project and Section 2, Tax Increment Financing Revenues and Section 3, Certification of Accuracy. An Instruction Sheet is available. If you have any questions, please contact: the Missouri Department of Revenue, Administration Division at 573-522-2463.

Section 1 Description of the Plan and Project

1. Name of City and/or County (entity that approved the TIF Plan or Project): City of Osage Beach
2. Name of Plan or Project: Arrowhead Development Group, LLC
3. Report Period: From January 1, 2021; to December 31, 2021
4. Name of the person who prepared this Annual Report Karri Bell
5. **Contact Information**
 - a) City or County Contact Agency City of Osage Beach
 - b) Person Karri Bell or Ed Rucker
 - c) Phone 573-302-2000 Ext. 255
 - d) Fax 573-302-2039
 - e) E-mail Address kbell@osagebeach.org
 - f) Private Sector Developer Arrowhead Development Group, LLC
 - g) Person Gary Mitchell
 - h) Phone 573-434-0316
 - i) Fax 573-464-4150
 - j) E-mail Address admin@arrowheaddevelopment.org
6. Original Date Plan/Project Approved February 18, 2016
7. Ordinance Number (if available) Bill 16.16
8. Most Recent Plan Amendment (if any) _____
9. Ordinance Number (if available) _____
10. State House District 155
11. State Senate District 4

12. School District _____Camdenton_____

13. General Location of Area or Project Area (please attach copy of Redevelopment Area Boundary Map from Plan)

The Redevelopment Area, consists of approximately 226 acres of real property generally located west of U.S. Highway 54 along KK State Highway.

14. Description of Plan/Project _____

The Plan proposes to develop eight redevelopment areas/districts. Upon full completion of all districts, is anticipated that the Redevelopment will be a mixed-use development and will include institutional, residential, recreation, retail and office.

15. Plan/Project Status (Circle one which best describes status):

a) Starting-Up

b) Seeking Developer

c) Under Construction

d) Fully-Operational

e) Inactive

f) District Dissolved

If clarification is needed: _____

16. Area Type (Circle All Applicable):

a) **Blight**

b) Conservation

c) Economic Development

17. How was the "but-for" determination made? (Circle All Applicable):

a) Project had unusual/extraordinary costs that made the project financial unfeasible in the market place.

b) Project required significant public infrastructure investment to remedy existing inadequate conditions.

c) Project required significant public infrastructure investment to construct adequate capacity to support the project.

d) Project required parcel assembly and/or relocation costs.

e) **Other (describe): The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.**

18. Major Development Obstacles to be Overcome: _____

19. Briefly Describe the Project's Public Benefits Economic development by increasing revenues and jobs.

20. Description of Agreements with the Developer _____

Development contract with the Developer.

21. Description of Any Agreements with the Affected Taxing Districts: No PILOTS captured on residential development, only commercial.

22. Number of Relocated Residences **0** _____
23. Number of Relocated Businesses **0** _____
24. Number of Parcels Acquired Through Use of Eminent Domain Power **0** _____
25. Identify any businesses that have relocated to the Redevelopment Area: **N/A**
26. Estimate of New Jobs: **Projected:** Unknown **Actual to date:** 0
27. Estimate of Retained Jobs: **Projected:** 0 **Actual to date:** 0

Section 2 Tax Increment Financing Revenues

28. Amount of Revenue in the Special Allocation Fund as of (date): December 31, 2019
- a. Payments in Lieu of Taxes:
Total received since inception: \$ 0; Amount on hand*: \$ 0
(* At end of reporting period.)
- b. Economic Activity Taxes:
Total received since inception: \$ 0; Amount on hand*: \$ 0
(* At end of reporting period.)

29. Expenditures For Total Project Costs Funded by TIF:	Total Since Inception:	Report Period Only:
a) Public Infrastructure (streets, utilities, etc)	\$ <u>1,988,551</u>	\$ <u>0</u>
b) Site Development (grading, dirt moving, etc.)	\$ <u>1,094,264</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>N/A</u>	\$ <u>N/A</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): Plan & Project Admin _____	\$ <u>817,203</u>	\$ <u>0</u>
f) Other (specify): <u>developer financing costs</u>	\$ <u>843,835</u>	\$ <u>359,643</u>

Amount Paid on Debt Service:

- g) Payments of principal and interest on outstanding bonded debt:
* Since inception: \$ 0 * This reporting period: \$ 0
- h) Reimbursement to developer for eligible costs:
* Since inception: \$ 210,337 * This reporting period: \$ 205,436
- i) Reimbursement to city/county (or other public entity) for eligible costs:
* Since inception: \$ 0 * This reporting period: \$ 0

30. Anticipated TIF Reimbursable Costs (Only include hard costs; do not include interest or bond issuance costs.)

a. Public Infrastructure and Site Development Costs	\$ <u>0</u>
b. Property Acquisition and Relocation Costs	\$ <u>0</u>
c. Project Implementation Costs (Including Professional Fees)	\$ <u>0</u>
d. Other (specify, as applicable): <u>Misc.</u>	\$ <u>0</u>
e) Other (specify): <u>City & County Expenses</u>	\$ <u>0</u>
f) Total Anticipated TIF Reimbursable Project Costs	\$ <u>55,835,595</u>

31. Anticipated **Total** Project Costs \$ 385,731,340

(Please attach a copy of the budgets from the Redevelopment Plan for Anticipated Total Project Costs and Anticipated Reimbursable TIF Costs.)

32. TIF Financing Method (circle all that apply):

XX a) pay-as-you-go

b) general obligation bonds

c) TIF notes

d) loan

e) TIF Bond

f) Industrial Revenue Bond

g) other bond

h) other

Maturity of TIF Obligations (term of the TIF payout)

33. Original Estimate (# of Years to Retirement) 23

34. Current Anticipated Estimate (# of Years to Retirement) 23

Estimated Increase in Tax Generation

35. Original assessed value of the redevelopment project: \$ 168,602

36. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 1,951,148

37. Anticipated Assessed Value at Time of District Termination: \$ 24,964,276

38. Total Amount of Base Year EATs \$ 0

39. Total Amount of Base Year PILOTs \$ 6,634

40. Total Amount of EATs Anticipated at Time of District Termination \$ 1,699,523

41. Total Amount of PILOTs Anticipated at Time of District Termination \$ 504,955

42. Percentage of EATs Captured 50 %

43. Total Years Anticipated to Capture EATs 23

44. Percentage of PILOTs Captured 50% COMMERCIAL

45. Total Years Anticipated to Capture PILOTs 23

Section 3: Certification of Chief Executive Officer of Municipality or Agency

This section is not a requirement of 99.865.1-8 RSMo, but may be required, along with other submitted certifications by the municipality or agency, in the event the municipality desires the Department of Revenue to provide statement of conformance with the TIF Annual Report reporting statutes.

I, Karri Bell, certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct.

City Treasurer

NOTE: Please include any before and after color photographs of the Redevelopment Area that are available. If the site has not yet been redeveloped, if possible please include a before picture and a rendering of what the site will look like after redevelopment.

Send Report to:

**Missouri Department of Revenue
Attn: TIF Annual Report
P.O. Box 87
Jefferson City, Missouri 65105-0087**

E-Mail: TIF reporting@dor.mo.gov

Fax: 573-751-8405



Tax Increment Financing Annual Report

Deadline for Submission: November 15, 2022

(Note: The reporting period can be any 12 month period prior to September 30.)

This report includes the requirements of Section 99.865, RSMo which elements (or portions thereof) are identified by subsection noted in bold. Additional information is requested to accurately determine the impact of TIF in the State. The results of this unaudited report will be distributed to the Governor, Speaker of the House of Representatives, the Senate President Pro Tem and the State Auditor and will be available to the public. There are three Sections to this report, Section 1, Description of the Plan and Project and Section 2, Tax Increment Financing Revenues and Section 3, Certification of Accuracy. An Instruction Sheet is available. If you have any questions, please contact: the Missouri Department of Revenue, Administration Division at 573-522-2463.

Section 1 Description of the Plan and Project

1. Name of City and/or County (entity that approved the TIF Plan or Project): City of Osage Beach

2. Name of Plan or Project: TSG Osage Beach, LLC

3. Report Period: From January 1, 2021; to December 31, 2021

4. Name of the person who prepared this Annual Report Karri Bell

5. Contact Information

a) City or County Contact Agency City of Osage Beach

b) Person Karri Bell

c) Phone 573-302-2000 Ext. 255

d) Fax 573-302-2039

e) E-mail Address kbell@osagebeach.org

f) Private Sector Developer The Staenberg Group - TSG Osage Beach, LLC

g) Person Tim Lowe, Vice President of Leasing & Development

h) Phone 314-513-0018

i) Fax _____

j) E-mail Address tlowe@tsgproperties.com

6. Original Date Plan/Project Approved September 21, 2017

7. Ordinance Number (if available) Bill 17.63

8. Most Recent Plan Amendment (if any) _____

9. Ordinance Number (if available) _____

10. State House District 155

11. State Senate District 4

12. School District _____Camdenton_____

13. General Location of Area or Project Area (please attach copy of Redevelopment Area Boundary Map from Plan)
The area is 13.71 acre site, pre-plan was The Golden Door motel, the closed Jake's Steak & Fish restaurant and two abandoned single-family homes.

14. Description of Plan/Project _____
The Plan proposes a \$30,500,000 project. Retail space encompassing multiple buildings containing approximately 131,000 square feet of space and the out lot, as well as approximately 672 surface parking spaces.

15. Plan/Project Status (Circle one which best describes status):

☒ a) **Starting-Up**

☐ b) Seeking Developer

☐ c) Under Construction

☐ d) Fully-Operational

☐ e) Inactive

☐ f) District Dissolved

If clarification is needed: _____

16. Area Type (Circle All Applicable):

☒ a) **Blight**

☐ b) Conservation

☐ c) Economic Development

17. How was the "but-for" determination made? (Circle All Applicable):

- ☐ a) Project had unusual/extraordinary costs that made the project financial unfeasible in the market place.
- ☐ b) Project required significant public infrastructure investment to remedy existing inadequate conditions.
- ☐ c) Project required significant public infrastructure investment to construct adequate capacity to support the project.
- ☐ d) Project required parcel assembly and/or relocation costs.

☒ e) **Other (describe): The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.**

4

18. Major Development Obstacles to be Overcome: _____

19. Briefly Describe the Project's Public Benefits Economic development by increasing revenues and jobs.

20. Description of Agreements with the Developer _____

Development contract with the Developer.

21. Description of Any Agreements with the Affected Taxing Districts _____

22. Number of Relocated Residences **0** _____
23. Number of Relocated Businesses **0** _____
24. Number of Parcels Acquired Through Use of Eminent Domain Power **0** _____
25. Identify any businesses that have relocated to the Redevelopment Area: **N/A**
26. Estimate of New Jobs: **Projected:** 210 **Actual to date:** 0
27. Estimate of Retained Jobs: **Projected:** 0 **Actual to date:** 0

Section 2 Tax Increment Financing Revenues

28. Amount of Revenue in the Special Allocation Fund as of (date): December 31, 2017
- a. Payments in Lieu of Taxes:
Total received since inception: \$ 0; Amount on hand*: \$ 0
(* At end of reporting period.)
- b. Economic Activity Taxes:
Total received since inception: \$ 0; Amount on hand*: \$ 0
(* At end of reporting period.)
29. Expenditures For Total Project Costs Funded by TIF:
- | | Total Since Inception: | Report Period Only: |
|--|------------------------|---------------------|
| a) Public Infrastructure (streets, utilities, etc) | \$ <u>0</u> | \$ <u>0</u> |
| b) Site Development (grading, dirt moving, etc.) | \$ <u>0</u> | <u>0</u> |
| c) Rehab of existing buildings | \$ <u>N/A</u> | \$ <u>N/A</u> |
| d) Acquisition of land or buildings | \$ <u>0</u> | \$ <u>0</u> |
| e) Other (specify): Plan & Project Admin _____ | \$ <u>0</u> | \$ <u>0</u> |
| f) Other (specify): <u>developer financing costs</u> | \$ <u>0</u> | \$ <u>0</u> |
- Amount Paid on Debt Service:
- g) Payments of principal and interest on outstanding bonded debt:
* Since inception: \$ 0 * This reporting period: \$ 0
- h) Reimbursement to developer for eligible costs:
* Since inception: \$ 0 * This reporting period: \$ 0
- i) Reimbursement to city/county (or other public entity) for eligible costs:
* Since inception: \$ 0 * This reporting period: \$ 0

30. Anticipated TIF Reimbursable Costs (Only include hard costs; do not include interest or bond issuance costs.)

- | | |
|--|---------------------|
| a. Public Infrastructure and Site Development Costs | \$ <u>1,200,000</u> |
| (Utility Extensions, Road Improvements, Stormwater, Demolition, Grading, etc.) | |
| b. Property Acquisition and Relocation Costs | \$ <u>3,000,000</u> |
| c. Project Implementation Costs (Including Professional Fees) | \$ <u>350,000</u> |
| d. Other (specify, as applicable): <u>Misc.</u> | \$ <u>0</u> |
| e) Other (specify): <u>City & County Expenses</u> | \$ <u>0</u> |
| f) Total Anticipated TIF Reimbursable Project Costs | \$ <u>4,550,000</u> |

31. Anticipated **Total** Project Costs \$ 30,500,000

(Please attach a copy of the budgets from the Redevelopment Plan for Anticipated Total Project Costs and Anticipated Reimbursable TIF Costs.)

32. TIF Financing Method (circle all that apply):

a) pay-as-you-go

b) general obligation bonds

c) TIF notes

d) loan

e) TIF Bond

f) Industrial Revenue Bond

g) other bond

h) other

Maturity of TIF Obligations (term of the TIF payout)

33. Original Estimate (# of Years to Retirement) 23 _____

34. Current Anticipated Estimate (# of Years to Retirement) 23 _____

Estimated Increase in Tax Generation

35. Original assessed value of the redevelopment project: \$ _____ 615,380 _____

36. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ _____ 0 _____

37. Anticipated Assessed Value at Time of District Termination: \$ 5,748,391 _____

38. Total Amount of Base Year EATs \$0 _____

39. Total Amount of Base Year PILOTs \$ _____

40. Total Amount of EATs Anticipated at Time of District Termination \$515,955 _____

41. Total Amount of PILOTs Anticipated at Time of District Termination \$573,492 _____

42. Percentage of EATs Captured 50 _____ %

43. Total Years Anticipated to Capture EATs 23 _____

44. Percentage of PILOTs Captured 50 _____ %

45. Total Years Anticipated to Capture PILOTs 23 _____

Section 3: Certification of Chief Executive Officer of Municipality or Agency

This section is not a requirement of 99.865.1-8 RSMo, but may be required, along with other submitted certifications by the municipality or agency, in the event the municipality desires the Department of Revenue to provide statement of conformance with the TIF Annual Report reporting statutes.

I, Karri Bell, certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct.

City Treasurer

NOTE: Please include any before and after color photographs of the Redevelopment Area that are available. If the site has not yet been redeveloped, if possible please include a before picture and a rendering of what the site will look like after redevelopment.

Send Report to:

**Missouri Department of Revenue
Attn: TIF Annual Report
P.O. Box 87
Jefferson City, Missouri 65105-0087**

E-Mail: TIF reporting@dor.mo.gov

Fax: 573-751-8405

City of Osage Beach
Agenda Item Summary

Date of Meeting: July 7, 2022

Originator:

Presenter:

Agenda Item:

Presentation -Osage Beach Fire Protection District - Upcoming sales tax proposal -
Matthew Marra

Requested Action:

Ordinance Referenced for Action:

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

City Attorney Comments:

City Administrator Comments:

City of Osage Beach

Agenda Item Summary

Date of Meeting: July 7, 2022
Originator: Tara Berreth, City Clerk
Presenter: Edward Rucker, City Attorney

Agenda Item:

Bill 22-43 - An ordinance of the City of Osage Beach, Missouri, establishing a procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials. *First Reading*

Requested Action:

First Reading of Bill #22-43

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 -Re-adoption is required in order to keep our policy in effect.

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

The re-adoption of our Chapter 120-Conflicts of Interest is required by MEC (Missouri Ethics Commission) in order for all elected, appointed officials, and decision-making personnel, as well as candidates for public office, to avoid the requirement of filing Personal Finance Disclosure States (Long Form).

City Attorney Comments:

Per City Code 110.230, Bill 22-43 is in correct form. Adoption of this ordinance complies with Missouri Statutes Section 105.485.4.

City Administrator Comments:

I concur with the department's recommendation.

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AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS.

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

Section 1. The follow sections of the Osage Beach Municipal Code are hereby reenacted and readopted as set for the below:

Section 120.010 Declaration of Policy. The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policies be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City.

Section 120.020 Conflicts of Interest.

a. All elected and appointed officials as well as employees of a political subdivision must comply with Section 105.454 of the Missouri Revised Statutes on conflicts of interest as well as any other state law governing official conduct.

b. Any member of the governing body of a political subdivision who has a "substantial or private interest" in any measure, bill, order or ordinance proposed or pending before such governing body must disclose that interest to the city clerk of such body and such disclosure shall be recorded in the appropriate journal of the governing body. Substantial or private interest is defined as ownership by the individual, his spouse, or his dependent children whether singularly or collectively, directly or indirectly of: (1) 10% or more of any business entity; or (2) an interest having a value of \$10,000 or more; or (3) the receipt of a salary, gratuity, or other compensation or remuneration of \$5,000 or more, per year from any individual, partnership, organization, or association within any calendar year.

Section 120.030 Disclosure Reports. Each elected official, candidate for elective office, the chief administrative officer, the chief purchasing officer and the full-time general counsel shall disclose the following information by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo. if any such transactions occurred during the previous calendar year:

a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision; and

b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.

c. The chief administrative officer, the chief purchasing officer, and candidates for either of these positions also shall disclose by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo, the following information for the previous calendar year:

1. The name and address of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by the statement;

2. The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or coparticipant for each partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;

3. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

Section 120.040 Filing of Reports.

a. The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year:

1. Every person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the Board of Aldermen may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.

2. Each person appointed to office shall file the statement within thirty days of such appointment or employment covering the calendar year ending the previous December 31.

3. Every candidate required to file a personal financial disclosure statement shall file no later than fourteen days after the close of filing at which the candidate seeks nomination or election or nomination by caucus. The time period of this statement shall cover the twelve months prior to the closing date of filing for candidacy.

b. Financial disclosure reports giving the financial information required in Section 3 shall be filed with the city clerk and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section 5. Filing of Ordinance. The city clerk shall send a certified copy of this ordinance, adopted prior to September 15th, to the Missouri Ethics Commission within ten days of its adoption.

Section 6. This ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect for two years from the date of passage.

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.42 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 22.42.

Michael Harmison, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: July 7, 2022
Originator: Karri Bell, City Treasurer
Presenter: Karri Bell, City Treasurer

Agenda Item:

Bill 22-44 - An ordinance of the City of Osage Beach, Missouri, to enter into an Intergovernmental Cooperative Agreement for the Investment of Public Funds through the Missouri Securities Investment Program. *First Reading*

Requested Action:

First Reading of Bill #22-44

Ordinance Referenced for Action:

Board of Aldermen approval is 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:

Missouri Securities Investment Program (MOSIP) is a Local Government Investment Pool (LGIP) and is currently offering competitive CD interest rates. This is not an exclusive agreement and the City will continue to monitor other investment opportunities for the City. There are no annual fees or minimum amounts to participate in this investment pool. City Treasurer recommends approval of the agreement.

City Attorney Comments:

Per City Code 110.230, Bill 22-44 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

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AN ORDINANCE OF THE CITY OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE INTERGOVERNMENTAL COOPERATION AGREEMENT FOR THE INVESTMENT OF PUBLIC FUNDS THROUGH THE MISSOURI SECURITIES INVESTMENT PROGRAM.

WHEREAS, the City of Osage Beach is a City of the 4th (fourth) class and a political subdivision of the State of Missouri, organized and existing under the Constitution and laws of the states; and,

WHEREAS, Article VI, Section Sixteen of the Constitution of Missouri provides that any municipality or political subdivision of the state may cooperate under contract to provide a common service as provided by law; and,

WHEREAS, Sections 70.210 – 70.320 R.S.Mo. provide that political subdivisions, including cities, towns and villages, may jointly exercise their authority to provide a common service so long as the subject and purposes of such contract are within the scope of the powers of each such participating subdivision; and,

WHEREAS, the Board of Aldermen of the City of Osage Beach Missouri, deems it to be in the best interests of the City and its citizens to enter into an intergovernmental cooperation agreement for the investment of public funds through the Missouri Securities Investment Program.

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

Section 1. The Mayor is authorized to execute on behalf of the City of Osage Beach hereby authorizes the City to enter into the amended and restated Missouri Securities Investment Program Intergovernmental Cooperation Agreement, in substantially the form attached to this Ordinance and marked Exhibit A (the “Agreement”) submitted to and reviewed by the governing body of the City, a copy of which shall be filed with the minutes of the meeting at which this Ordinance is adopted, with such changes therein as shall be approved by the representatives of the City executing the Agreement, such representatives signatures thereon being conclusive evidence of their approval thereof.

Section 2. Execution of Documents. The Mayor, the City Treasurer and the Clerk of the City are hereby authorized and directed to execute and attest, respectively, and deliver the Agreement for and on the behalf of and as the act and deed of the City.

Such officers are further authorized to execute and attest, respectively, such other documents, certificates and instruments and to take and perform such further acts on behalf of the City as may be necessary or desirable to carry out and comply with and give effect to the intent of this Ordinance and the Agreement.

Section 3. Authorization of Investments. The City hereby authorizes the investment and withdrawal of its available funds from time to time in accordance with the terms of the agreement and the following officers during terms of their office are hereby designated as having full power and authority to invest and withdraw invested funds of the City as provided in the Agreement:

<u>Michael Harmison</u>	<u>Mayor</u>	_____
Print Name	Title	Signature
<u>Jeana Woods</u>	<u>City Administrator</u>	_____
Print Name	Title	Signature
<u>Kerri Bell</u>	<u>City Treasurer</u>	_____
Print Name	Title	Signature
<u>Tara Berreth</u>	<u>City Clerk</u>	_____
Print Name	Title	Signature

Section 4. Authorization to Serve as Member of Board of Directors. The members of the Board of Aldermen and officers of the City are hereby authorized to serve as members of the Board of Directors of the Missouri Securities Investment Program if elected or appointed under the provisions of the Agreement.

Section 5. Further Authority. The City shall, and the officers and agents of the City are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with and perform the duties of the City with respect to the Agreement.

Section 6. Effective Date. This Ordinance shall be in force and effect from and after its passage by the Board of Aldermen and approved by the Mayor.

FIRST READING:

SECOND READING:

I hereby certify that Ordinance No.22.44 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 22.44.

Michael Harmison, Mayor

Date

Tara Berreth, City Clerk

Not All LGIPs are the Same

MOSIP is a Local Government Investment Pool (LGIP) helping Missouri school districts, municipalities, counties, and other political subdivisions meet their cash flow and investment needs since 1991. MOSIP is the only investment program sponsored by the Missouri School Boards' Association (MSBA), Missouri Association of School Administrators (MASA), the Missouri Association of School Business Officials (MoASBO), Missouri Association of Counties (MAC), and Missouri Municipal League (MML).

By offering the following investment options and services, we provide investors with an opportunity to maximize their income potential while maintaining safety, liquidity, and yield as their primary investment objectives.

INVESTMENT OPTIONS

MOSIP Liquid Series

- AAAm rated by Standard and Poor's¹
- Same day liquidity (1:00 p.m. Central Time cutoff)
- Interest accrued daily and distributed monthly
- Unlimited transactions
- Zero out-of-pocket fees

MOSIP Term Series

- AAAf rated by Fitch² and AAAfk rated by Kroll²
- Fixed rate, fixed term investments
- Maturity dates offered from 60 days to one year
- Approved investment under Missouri State Constitution

Certificates of Deposit (CDs)³

- FDIC-insured CDs offered at competitive rates
- Flexible maturity dates
- Access to a network of banks nationwide

ADDITIONAL SERVICES



Cash Flow Analytics

- Understand historical cash balances
- Assess future cash flow needs
- Build projections to help anticipate future liquidity needs



Individual Portfolio Account Management⁴

- Customized investment strategy and portfolio management
- Ongoing active management of investments
- Third-party safekeeping of assets



Investment of Bond Proceeds⁴

- Complimentary arbitrage rebate calculation services
- Laddered portfolio maturities to meet expected cash flow needs
- Third-party safekeeping of assets

MOSIP Has You Covered



Dedicated relationship managers
and client service team



Online access to daily account
information at www.mosip.org



Transparent tracking and
reporting capabilities

¹Standard & Poor's fund ratings are based on analysis of credit quality, market price exposure, and management. According to Standard & Poor's rating criteria, the AAAm rating signifies excellent safety of investment principal and a superior capacity to maintain a \$1.00 per share net asset value. However, it should be understood that the rating is not a "market" rating nor a recommendation to buy, hold or sell the securities. For a full description on rating methodology, visit Standard & Poor's website (http://www.standardandpoors.com/en_US/web/guest/home).

²Effective March 2017, all new Term Series have received a rating of AAAf from Fitch Ratings ("Fitch") and a AAAfk rating from Kroll Bond Rating Agency ("Kroll"). The ratings reflect Fitch's and Kroll's review of the Term program's investment and credit guidelines, the portfolio's credit quality and diversification, as well as the capabilities of PFM Asset Management LLC as investment adviser. The Fitch AAAf rating indicates the highest underlying credit quality (or lowest vulnerability to default). The Kroll AAAfk rating is based on the credit quality of the underlying instruments that comprise the portfolio and is influenced by the results of a qualitative assessment of the investment adviser. However, it should be understood that these ratings are not "market" ratings nor a recommendation to buy, hold or sell the securities. For a full description on rating methodology visit www.fitchratings.com and www.krollratings.com/ratings/methodologies/rating-scales

³PFM Asset Management LLC (PFMAM) serves as the Investment Adviser for MOSIP and offers MOSIP investors the ability to purchase CDs. CD purchases are separate from MOSIP's investment program and investors that opt to purchase CDs enter into a separate agreement with PFMAM.

⁴These services are provided under separate contract with PFMAM. Individually managed portfolios are automatically linked to an investor's MOSIP account(s) so that maturities and coupon payments are invested at all times but the portfolios are not a part of MOSIP.

MOSIP is Here for You

Our team understands your primary financial objectives of gaining a competitive return while maintaining principal, and we are ready to help you achieve your investment goals. To take advantage of the competitive rates and flexibility offered through MOSIP, contact one of our representatives.



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Nick Kenny
Senior Managing Consultant
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Melissa Shirk
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Rickey Lummus
Client Service Representative
lummusr@pfmam.com

A Program Governed by Those it Serves

Dr. Richard (Allan) Markley
MOSIP Chairperson
Superintendent
Raytown C-2 Schools

Mr. Kyle McDonald
MOSIP Vice Chairperson
Board of Education Member
Cape Girardeau School District

Ms. Melissa Randol, Esq.
MOSIP Secretary/Treasurer
Executive Director
Missouri School Boards Association
(MSBA)

Mr. Doug Hayter
Executive Director
Missouri Association of School
Administrators (MASA)

Ms. Kim Cranston
Executive Director
MO Assoc. of School Business
Officials (MoASBO)

Mr. Steve Hobbs
Executive Director
Missouri Association of Counties
(MAC)

Mr. Richard Sheets
Executive Director
Missouri Municipal League
(MML)

Ms. Rhonda Gilstrap
School Board Member
Blue Springs School District

Ms. Pam Frazier
Chief Financial Officer
Webster Groves School District

Dr. Anthony Rossetti
Superintendent
Webb City School District

Mr. Shawn Manuel
Board of Education Vice President
Morgan County R-II Schools

Mr. Paul Northington
Chief Financial Officer
Rockwood School District

Mr. Charles Quinn
Board of Education Member
Waynesville School District

*This information is for institutional investor use only, not for further distribution to retail investors, and does not represent an offer to sell or a solicitation of an offer to buy or sell any fund or other security. Investors should consider the investment objectives, risks, charges and expenses before investing in any of the Missouri Securities Investment Program's portfolios. This and other information about the Program's portfolios is available in the Program's current Information Statement, which should be read carefully before investing. A copy of the Information Statement may be obtained by calling 1-877-MY-MOSIP or is available on the Program's website at www.mosip.org. While the MOSIP Liquid Series seeks to maintain a stable net asset value of \$1.00 per share and the MOSIP Term portfolio seeks to achieve a net asset value of \$1.00 per share at the stated maturity, it is possible to lose money investing in the Program. An investment in the Program is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Shares of the Program's portfolios are distributed by **PFM Fund Distributors, Inc.**, member Financial Industry Regulatory Authority (FINRA) (www.finra.org) and Securities Investor Protection Corporation (SIPC) (www.sipc.org). PFM Fund Distributors, Inc. is an affiliate of PFM Asset Management LLC.*



MISSOURI SECURITIES INVESTMENT PROGRAM
(the “Program”)

SUPPLEMENT DATED SEPTEMBER 1, 2016
TO THE INFORMATION STATEMENT DATED JANUARY 2, 2013

This Supplement supplies additional information with respect to the Program and should be read in conjunction with the Program Information Statement dated January 2, 2013 as supplemented to date. Terms used in this Supplement shall be as defined in the Information Statement.

Please be advised that the Board approved the appointment of Gilmore & Bell, P.C. as Legal Counsel for the Program at a meeting held on June 24, 2016. As such, any references to Bryan Cave, LLP as Legal Counsel within the Information Statement are replaced with Gilmore & Bell, P.C.

The date of this Supplement is September 1, 2016.

**THIS IS A SUPPLEMENT TO THE INFORMATION STATEMENT DATED JANUARY 2, 2013
AS SUPPLEMENTED AUGUST 14, 2013, OCTOBER 24, 2013, JANUARY 15, 2014,
SEPTEMBER 25, 2014 AND JULY 26, 2016. IT PROVIDES ADDITIONAL INFORMATION
ABOUT THE PROGRAM. A COMPLETE INFORMATION STATEMENT, INCLUDING ALL
SUPPLEMENTS, IS AVAILABLE UPON REQUEST BY CONTACTING A PROGRAM
REPRESENTATIVE AT 1-877-MY-MOSIP.**

PLEASE RETAIN THIS SUPPLEMENT FOR FUTURE REFERENCE.



MISSOURI SECURITIES INVESTMENT PROGRAM
(the “Program”)

SUPPLEMENT DATED JULY 26, 2016
TO THE INFORMATION STATEMENT DATED JANUARY 2, 2013

This Supplement supplies additional information with respect to the ***MOSIP Liquid Series***, a portfolio established by the Board of Directors (the “Board”) of the Program and should be read in conjunction with the Program Information Statement dated January 2, 2013 as supplemented to date. Terms used in this Supplement shall be as defined in the Information Statement.

Please be advised that the Board approved the adoption of GASB 79 requirements at a meeting held on June 23, 2016. As a result of this adoption, the Board has determined, in consultation with the Investment Adviser, that it will manage the ***MOSIP Liquid Series*** in accordance with GASB 79 requirements, as applicable, for continued use of amortized cost.

The date of this Supplement is July 26, 2016.

THIS IS A SUPPLEMENT TO THE INFORMATION STATEMENT DATED JANUARY 2, 2013 AS SUPPLEMENTED AUGUST 14, 2013, OCTOBER 24, 2013, JANUARY 15, 2014 AND SEPTEMBER 25, 2014. IT PROVIDES ADDITIONAL INFORMATION ABOUT THE PROGRAM. A COMPLETE INFORMATION STATEMENT, INCLUDING ALL SUPPLEMENTS, IS AVAILABLE UPON REQUEST BY CONTACTING A PROGRAM REPRESENTATIVE AT 1-877-MY-MOSIP.

PLEASE RETAIN THIS SUPPLEMENT FOR FUTURE REFERENCE.



MISSOURI SECURITIES INVESTMENT PROGRAM
(the “Program”)

SUPPLEMENT DATED SEPTEMBER 25, 2014
TO THE INFORMATION STATEMENT DATED JANUARY 2, 2013

The following information modifies and should be read in conjunction with the information provided in the Program’s Information Statement dated January 2, 2013.

Effective immediately, any references to *MOSIP Term Commercial Paper and Bankers’ Acceptances Series* (“*MOSIP Term CP/BA*”) are replaced with MOSIP TERM Series.

Further, any references to a “*maximum term of 180 days*” with regard to each *TERM Series* are updated to reference a maximum maturity in accordance with Permitted Investments.

The date of this Supplement is September 25, 2014.

THIS IS A SUPPLEMENT TO THE INFORMATION STATEMENT DATED JANUARY 2, 2013 AS SUPPLEMENTED AUGUST 14, 2013, OCTOBER 24, 2013 AND JANUARY 15, 2014. IT PROVIDES ADDITIONAL INFORMATION ABOUT THE PROGRAM. A COMPLETE INFORMATION STATEMENT, INCLUDING ALL SUPPLEMENTS, IS AVAILABLE UPON REQUEST BY CONTACTING A PROGRAM REPRESENTATIVE AT 1-877-MY-MOSIP.

PLEASE RETAIN THIS SUPPLEMENT FOR FUTURE REFERENCE.



MISSOURI SECURITIES INVESTMENT PROGRAM
(the “Program”)

SUPPLEMENT DATED JANUARY 15, 2014
TO THE INFORMATION STATEMENT DATED JANUARY 2, 2013

The following information modifies and should be read in conjunction with the information provided in the Program’s Information Statement dated January 2, 2013.

Effective immediately, item (ii.) (e) in the section titled “*Investment Restrictions and Policies – Commercial Paper and Bankers’ Acceptances*” is replaced in its entirety with the following:

- i Money Market Series: no more than 75%, of any portfolio of the Program may be invested in such securities, collectively, and no more than 5% in any one issuer.

The date of this Supplement is January 15, 2014.

THIS IS A SUPPLEMENT TO THE INFORMATION STATEMENT DATED JANUARY 2, 2013 AS SUPPLEMENTED AUGUST 14, 2013 AND OCTOBER 24, 2013. IT PROVIDES ADDITIONAL INFORMATION ABOUT THE PROGRAM. A COMPLETE INFORMATION STATEMENT, INCLUDING ALL SUPPLEMENTS, IS AVAILABLE UPON REQUEST BY CONTACTING A PROGRAM REPRESENTATIVE AT 1-877-MY-MOSIP.

PLEASE RETAIN THIS SUPPLEMENT FOR FUTURE REFERENCE.



MISSOURI SECURITIES INVESTMENT PROGRAM
(the “Program”)

SUPPLEMENT DATED OCTOBER 24, 2013
TO THE INFORMATION STATEMENT DATED JANUARY 2, 2013

The following information modifies and should be read in conjunction with the information provided in the Program’s Information Statement dated January 2, 2013 as supplemented to date.

Effective immediately, all references to the MOSIP Money Market Series should be changed to:

MOSIP Liquid Series

Effective immediately, the language in the section titled “THE SPONSORS” is replaced in its entirety with the following:

THE SPONSORS

MSBA, MASA, MOASBO MML and MAC serve as Sponsors of the Program pursuant to Sponsorship Agreements between MOSIP and each of such Sponsors.

The Sponsors provide consulting services to the Program including the monitoring of various activities of the Program and its management. In addition, the Sponsors assist in the gathering of information pertaining to the Program and assist the Marketing Agent in developing marketing strategies and materials. Subject to the supervision of the Board of Directors, MSBA acts as the lead Sponsor in overseeing the Program to assure it is effectively operated and promoted for the benefit of eligible school districts, municipalities, and other political subdivisions.

The Sponsors are paid various fees for their services to the Program (the “Sponsorship Fees”). Specifically, the Sponsors are cumulatively paid the following fees:

- (i) a percentage of the net assets of the Money Market Series as set forth below;

<u>MONEY MARKET SERIES</u> <u>(AVERAGE DAILY NET</u> <u>ASSETS)</u>	<u>BASIS POINTS</u>
\$0-\$250,000,000	4.5
\$250,000,001-\$500,000,000	3.15
\$500,000,001	2.75

and such fees are payable monthly and computed at annual rates and allocated as set forth below;

- (ii) 11% of the fees recognized as receivable by the Program's Investment Advisor for investment advisory services to the Term Series, payable within 45 days of the termination of the respective Term Series and allocated as set forth below.

ALLOCATION OF SPONSORSHIP FEES FOR CITIES AND MUNICIPALITIES

Payment Allocation Amount for the Money Market Series and TERM Series	Payment Allocation Per Entity
33.00%	MSBA
19.85%	MASA
19.85%	MOASBO
27.30%*	MML

*Based on average balances for MML member participation in each Series, respectively.

ALLOCATION OF SPONSORSHIP FEES FOR COUNTIES

Payment Allocation Amount for the Money Market Series and TERM Series	Payment Allocation Per Entity
33.00%	MSBA
19.85%	MASA
19.85%	MOASBO
27.30%*	MAC

*Based on average balances for MAC member participation in each Series, respectively.

ALLOCATION OF SPONSORSHIP FEES FOR SCHOOL DISTRICTS

Payment Allocation Amount for the Money Market Series and TERM Series	Payment Allocation Per Entity
45.40%	MSBA
27.30%	MASA
27.30%	MOASBO

The date of this Supplement is October 24, 2013.

**THIS IS A SUPPLEMENT TO THE INFORMATION STATEMENT DATED JANUARY 2, 2013
AS SUPPLEMENTED AUGUST 14, 2013. IT PROVIDES ADDITIONAL INFORMATION
ABOUT THE FUND. A COMPLETE INFORMATION STATEMENT, INCLUDING ALL
SUPPLEMENTS, IS AVAILABLE UPON REQUEST BY CONTACTING A FUND
REPRESENTATIVE AT 1-877-MY-MOSIP.**

PLEASE RETAIN THIS SUPPLEMENT FOR FUTURE REFERENCE.



MISSOURI SECURITIES INVESTMENT PROGRAM
(the “Program”)

SUPPLEMENT DATED AUGUST 14, 2013
TO THE INFORMATION STATEMENT DATED JANUARY 2, 2013

The following information supplements and should be read in conjunction with the information provided in the Program’s Information Statement dated January 2, 2013.

Effective immediately, item (vi) in the section titled “INVESTMENT OBJECTIVES AND POLICIES – Investment Restrictions and Policies” is replaced in its entirety with the following:

(vi) Illiquid investments are securities that cannot be sold or disposed of in the ordinary course of business at approximately the value ascribed to it by the Program. The Program may not invest more than 5% of net assets in the following illiquid investments, measured in aggregate. Illiquid investments include:

- Restricted investments (those that, for legal reasons, cannot be freely sold).
- Fixed time deposits with a maturity of more than seven days that are subject to early withdrawal penalties.
- Any repurchase agreement maturing in more than seven days and not terminable at approximately the carrying value in the Program before that time.
- Other investments that are not readily marketable at approximately the carrying value in the Program.

If the 5% limitation on investing in illiquid securities is adhered to at the time of investment, but later increases beyond 5% resulting from a change in the values of the Program’s portfolio securities or total assets, the Program shall then bring the percentage of illiquid investments back into conformity as soon as practicably possible. The Program believes that these liquidity requirements are reasonable and appropriate to assure that the securities in which the Program invests are sufficiently liquid to meet reasonably foreseeable redemptions of shares.

The date of this Supplement is August 14, 2013.

**THIS IS A SUPPLEMENT TO THE INFORMATION STATEMENT DATED JANUARY 2, 2013.
IT PROVIDES ADDITIONAL INFORMATION ABOUT THE FUND. A COMPLETE
INFORMATION STATEMENT, INCLUDING ALL SUPPLEMENTS, IS AVAILABLE UPON
REQUEST BY CONTACTING A FUND REPRESENTATIVE AT
1-877-MY-MOSIP.**

PLEASE RETAIN THIS SUPPLEMENT FOR FUTURE REFERENCE.

Missouri Securities Investment Program

Information Statement
January 2, 2013

*A Comprehensive Cash Management Service Established
Exclusively for Missouri School Districts and Municipalities*



MOSIP is sponsored by the:
Missouri School Boards' Association
Missouri Association of School Administrators
Missouri Association of School Business Officials
Missouri Association of Counties

This Information Statement provides information about the investment objectives, organization, structure and operations of the Missouri Securities Investment Program (the "Program") and its investment opportunities. Prospective investors should read this Information Statement carefully before investing and retain it for future reference. In addition, prospective investors should read the Program's Intergovernmental Cooperation Agreement, as amended. This Information Statement is qualified in its entirety by the definitive provisions of the Program's Intergovernmental Cooperation Agreement, and if there is any conflict between this Information Statement and the Program's Intergovernmental Cooperation Agreement, the provisions of the Intergovernmental Cooperation Agreement shall govern.

No person or entity has been authorized to give any information or to make any representations other than those contained in this Information Statement, and, if given or made, such information or representations must not be relied upon as having been authorized by the Program, its Board of Directors, officers, agents, or any representative of the Program.

The Program seeks to attain a competitive rate of income consistent with the preservation of capital and maintenance of liquidity. Investors should consider the investment objectives, risks, charges and expenses before investing in any of the Program's portfolios. While the Money Market Series seeks to maintain a stable net asset value of \$1.00 per share and the Term Series seeks to achieve a net asset value of \$1.00 per share at the stated maturity, it is possible to lose money investing in the Program. An investment in the Program is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other governmental agency.

TABLE OF CONTENTS

TABLE OF CONTENTS	ii
MISSION STATEMENT	1
BACKGROUND	1
ELIGIBLE PARTICIPANTS	2
INVESTMENT OBJECTIVES AND POLICIES	2
SERIES	2
PERMITTED INVESTMENTS	2
INVESTMENT RESTRICTIONS AND POLICIES	3
SERIES OF THE PROGRAM	6
OVERVIEW	6
THE MONEY MARKET SERIES	6
MOSIP TERM COMMERCIAL PAPER / BANKERS' ACCEPTANCE SERIES	6
ADDITIONAL PROGRAMS	7
INDIVIDUAL PORTFOLIO (IP)	7
BOND ACCOUNT MANAGEMENT (BAM)	7
FIXED INCOME INVESTMENT PROGRAM	8
ACCOUNT PROCEDURES	8
DIRECTORS	15
NUMBER	15
TERM	15
ELIGIBILITY	15
ELECTIONS	16
VACANCIES	16
OFFICERS	16
COMPENSATION	16
DUTIES	16
THE SPONSORS	16
THE INVESTMENT ADVISER	18
DUTIES	18
INVESTMENT ADVISORY AND MANAGEMENT AGREEMENT	18
THE ADMINISTRATOR	18
DUTIES	18
ADMINISTRATION AND MARKETING AGREEMENT	18
THE MARKETING AGENT	19
DUTIES	19
THE CUSTODIAN	19
DUTIES	19
TRADING WITH THE CUSTODIAN	19
CUSTODIAN AGREEMENT	19
LEGAL COUNSEL	19

INDEPENDENT ACCOUNTANTS	19
EXPENSES OF THE VARIOUS SERIES	20
MONEY MARKET SERIES.....	20
MOSIP TERM COMMERCIAL PAPER / BANKERS' ACCEPTANCE SERIES.....	20
DAILY INCOME ALLOCATIONS	20
MONEY MARKET SERIES.....	20
MOSIP TERM COMMERCIAL PAPER / BANKERS' ACCEPTANCE SERIES.....	21
COMPUTATION OF YIELD	22
MOSIP MONEY MARKET SERIES.....	22
MOSIP TERM COMMERCIAL PAPER / BANKERS' ACCEPTANCE SERIES.....	22
DETERMINATION OF NET ASSET VALUE	22
MONEY MARKET SERIES.....	22
MOSIP TERM COMMERCIAL PAPER / BANKERS' ACCEPTANCE SERIES.....	23
REPORTS TO PARTICIPANTS.....	24
INQUIRIES.....	24
INTERGOVERNMENTAL COOPERATION AGREEMENT.....	24
RECORDING.....	24
DESCRIPTION OF SHARES.....	24
VOTING.....	24
PARTICIPANT LIABILITY.....	24
RESPONSIBILITY OF DIRECTORS, OFFICERS AND EMPLOYEES.....	25
INDEMNIFICATION.....	25
TERMINATION OF THE INTERGOVERNMENTAL AGREEMENT.....	25
AMENDMENT OF INTERGOVERNMENTAL AGREEMENT.....	26
CERTAIN RISKS OF INVESTMENT IN THE PROGRAM.....	26
INCOME, MARKET AND CREDIT RISK.....	26
REPURCHASE AGREEMENTS.....	26
OBLIGATIONS OF UNITED STATES GOVERNMENTAL AGENCIES AND INSTRUMENTALITIES.....	27
BANKERS' ACCEPTANCES.....	27
COMMERCIAL PAPER.....	27
MOSIP TERM CP/BA AND PARTICIPANT DIVERSIFICATION MONITORING.....	28
FDIC INSURED CERTIFICATES OF DEPOSIT.....	28

MISSION STATEMENT

It is the mission of the Program to provide public entities the highest quality cash management programs, services and education.

BACKGROUND

The Missouri Securities Investment Program ("MOSIP" or the "Program") is an instrumentality of Missouri public school districts, municipalities and other political subdivisions established under the authority of Article VI, Section 16 of the Constitution of Missouri and Sections 70.210 to 70.320, Revised Statutes of Missouri, as amended ("RSMo"). These statutory provisions implement the constitutional authority for political subdivisions to contract and cooperate with each other and with private parties for the "planning, development, construction, acquisition or operation of any public improvement or facility, or for a common service; provided, that the subject and purposes of any such contract or cooperative action made and entered into by such municipality or political subdivision shall be within the scope of the powers of such municipality or political subdivision". Section 70.220, RSMo.

MOSIP is a cooperative investment service established by an Amended and Restated Intergovernmental Cooperation Agreement dated as of April 22, 1997, as amended (the "Intergovernmental Agreement"), to provide for the investment of surplus funds of school districts, municipalities and other eligible political subdivisions. Public school districts are authorized under Section 165.051 RSMo to invest their surplus funds in certain financial instruments. The cooperative investment service provided by MOSIP is "within the scope of the powers of such municipality or political subdivision" within the meaning of Section 70.220. Section 70.310 provides that money received under the contract or cooperative action may be deposited into a common "fund or funds and disbursed in accordance with the provisions of such contract or cooperative action."

Management of the affairs of the Program is the responsibility of the Board of Directors elected by those signatories to the Intergovernmental Agreement which invest through the Program (the "Participants"). The Board of Directors is comprised of representatives of various Participants of the Fund, as well as representatives of the Missouri School Boards' Association ("MSBA"), Missouri Association of School Administrators ("MASA"), Missouri Association of School Board Officials ("MOASBO") and Missouri Association of Counties ("MAC") (collectively the "Sponsors").

The Board of Directors has engaged PFM Asset Management LLC ("PFMAM") as administrator (the "Administrator"), and as investment adviser (the "Investment Adviser") and PFM Fund Distributors, Inc. ("PFMFD" or the "Marketing Agent") as the Marketing Agent for the Program. U.S. Bank National Association is the custodian bank for the Program (the "Custodian").

The office of record of the Program is c/o Missouri School Boards' Association, 2100 I-70 Drive S.W., Columbia, Missouri 65203. The office of record may be changed from time to time by resolution of the Board of Directors of the Program, and notice of such change of the office of record shall be given to each Participant.

To receive additional information about the Program, please contact the Program's Marketing Agent, PFM Fund Distributors, Inc., 77 West Port Plaza Drive, Suite 220, St. Louis, MO 63146 or call 1-800-891-7910.

FOR INFORMATION REGARDING THE RISKS OF INVESTING IN THE PROGRAM, SEE "CERTAIN RISKS OF INVESTMENT IN THE PROGRAM" ON PAGE 26 OF THIS INFORMATION STATEMENT.

ELIGIBLE PARTICIPANTS

In accordance with the Intergovernmental Agreement establishing the Program and applicable law, eligible participants in the Program include any school district, municipality or other political subdivision authorized by law to invest funds in the investments available and permitted for the investment of Program Property under the Intergovernmental Agreement.

INVESTMENT OBJECTIVES AND POLICIES

The Program's investment objective is to provide a means for Participants to achieve a competitive of return while preserving capital and maintaining liquidity. There can be no assurance that this investment objective will be achieved. The Program seeks to achieve its investment objective through professionally managed investment programs governed by the investment policies and restrictions described below.

Series.

The Program offers several different investment portfolios (the "Series"), each of which is designed to meet specific liquidity and cash management needs of Participants.

Money Market Series is a money market-like fund that seeks to maintain a net asset value of \$1.00 per share. Yield is computed daily and may change daily. Dividends are paid monthly.

MOSIP Term Commercial Paper and Bankers' Acceptances Series ("MOSIP Term CP/BA") Series¹ provides a fixed rate, fixed-term investment with a minimum term of 60 days and a maximum term of 180 days. MOSIP Term CP/BA offers a fixed rate and seeks to preserve capital, provide liquidity at scheduled participant redemption dates and provide a competitive rate of return by investing in Permitted Investments. A projected dividend rate is determined when the shares are purchased and the dividend is declared and paid on the redemption date. MOSIP Term CP/BA seeks to return all invested principal at a Planned Early Redemption (as defined hereafter) or upon termination of a MOSIP Term CP/BA Series. Withdrawal from MOSIP Term CP/BA at any time other than on a Planned Early Redemption date or the termination date of the series may result in a substantial early redemption penalty, which may reduce or eliminate income and may reduce principal.

In order to establish any Series of the Program, the Board of Directors, at the request of the Administrator, authorizes and adopts a Certificate of Designation. The Certificate of Designation establishes and sets forth the terms of the Series, including: (a) the date of establishment of the Series; (b) the term of the Series; (c) the identity of Participants permitted to participate; (d) the nature of the Series' investments; (e) the Directors assigned to the Series; (f) the maximum average weighted maturity of the Series (if applicable); (g) the method of determining the net asset value of the Series; and (h) other terms applicable to the Series.

Permitted Investments.

The Program is specifically designed for Missouri school districts, municipalities and other political subdivisions. Accordingly, the Program's investments will be limited to instruments in which school districts, municipalities and other political subdivisions are permitted to invest under applicable Missouri law. These investments (the "Permitted Investments") include the following:

- (i) Obligations of the United States of America for which the full faith and credit of the United States of America are pledged for the payment of principal and interest.

¹ Up to 100% of the assets within the MOSIP Term CP/BA Series may be invested in commercial paper and/or bankers' acceptance securities. It is the Participant's sole responsibility to assure that investments placed in any commercial paper and bankers' acceptances outside of the MOSIP Term CP/BA Series when combined with investments in MOSIP does not cause the total overall amount of investments by the Participant to exceed the investment policy diversification limits adopted by the participant as required by Missouri law.

- (ii) Obligations of any agency or instrumentality of the United States of America backed by the full faith and credit of the United States of America or guaranteed by any agency or wholly owned corporation of the United States Government as set forth below:
 - (a) Coupon and Zero Coupon Securities—Bullet coupon bonds with no embedded options.
 - (b) Discount Notes purchased at a discount with maximum maturities of 397 days.
 - (c) Callable Securities—Restricted to securities callable at par only with final maturities no greater than five (5) years.
 - (d) Step-Up Securities—The coupon rate is fixed for an initial term. At coupon date, the coupon rate rises to a new, higher fixed term. Restricted to securities with final maturities no greater than five (5) years.
 - (e) Floating Rate Securities—The coupon rate resets based on a single index, with no interim caps, that reset at least quarterly.
 - (f) Mortgage Backed Securities—Restricted to securities whose underlying mortgages have final maturities no greater than five (5) years.
- (iii) Repurchase agreements maturing within 90 days (“repos”) collateralized by legal investments described in the preceding paragraphs (ii)-(iii): provided that the maturity limit of securities described in paragraph (iii) shall not apply to securities that are collateral for such agreements.
- (iv) certificates of deposit insured by the FDIC or certificates of deposit issued by banking and savings institutions which are collateralized in accordance with Chapter 30, Section 30.270 of the Missouri Revised Statutes.
- (v) Bankers’ acceptances issued by a domestic commercial bank possessing the highest short term rating issued by Moody’s Investor Services, Inc. (“Moody’s”), Standard & Poor’s Rating Services (“S&P”) or another nationally recognized statistical rating organization. Permitted investments are restricted to bankers’ acceptances maturing within not more than one hundred eighty (180) days from the date of purchase.
- (vi) Commercial paper issued by a domestic corporation which has received the highest short term rating issued by Moody’s, S&P or another nationally recognized statistical rating organization. Permitted investments are restricted to commercial paper maturing within not more than one hundred eighty (180) days from the date of purchase. Eligible issuers must have total commercial paper outstanding in excess of \$250,000,000 as of the time of purchase.
- (vii) Any other type of investment permitted from time to time by applicable law and approved by the Program’s Board of Directors.

Investment Restrictions and Policies.

At the inception, the Board of Directors of the Program implemented an investment policy (the “Investment Policy”) generally consistent with the model investment policy developed by the State Treasurer of the State of Missouri as required by Missouri law. In order to secure the safety of Program investments, the Board of Directors has implemented several additional investment restrictions, more stringent than those imposed by Missouri law and the model policy. The funds held by the Program, at all times, will consist solely of Permitted Investments that also meet the investment restrictions and policies adopted by the Board of Directors (the “Investment Restrictions”).

Accordingly, the Program may only buy and sell, and enter into agreements to buy and sell, Permitted Investments subject to the following further investment restrictions and policies.

The Program:

- (i) may not make any investments except as authorized by the laws of the State of Missouri or any other provisions of law applicable to the investment of funds by the Participants, as the same may be amended from time to time;
- (ii) is prohibited from borrowing money for investment purposes;
- (iii) may not purchase instruments known as Structured Notes (*e.g.*, inverse floaters, leveraged floaters and equity linked securities or instruments commonly considered as “derivative” instruments (*e.g.*, options, futures, swaps, caps, floors and collars));
- (iv) may not purchase bankers’ acceptances and commercial paper maturing more than 180 days from the day of purchase;
- (v) may not purchase any Permitted Investment if the effect of such purchase by the Program would be to make the dollar weighted average maturity (the “WAM”) of a particular Series greater than the WAM limit as established by the Board of Directors upon the advice and recommendation of the Investment Adviser for that particular Series; provided, however, that in making such determination (a) any Permitted Investment which is subject to a repurchase agreement shall be deemed to mature on the date established by such repurchase agreement, (b) any Permitted Investment which is an adjustable rate security or is a security with a demand feature may be deemed to have a maturity shorter than its stated maturity date, and (c) any limit on the maturity of an investment shall be determined as of its purchase date.
- (vi) may not purchase any security if, as a result, more than 5% of its net assets would be invested in securities that are deemed to be illiquid because they are subject to legal or contractual restrictions on resale or because they cannot be sold or disposed of in the ordinary course of business at approximately the prices at which they are valued.

For purposes of the Program’s illiquid securities limitation discussed above, if through a change in values, net assets, or other circumstances, the Program were to be in a position where more than 5% of its net assets were invested in illiquid securities, it would consider appropriate steps to protect liquidity.”

In accordance with the investment policies of the Program, the Money Market Series will:

- (i) maintain a dollar weighted average maturity of the Money Market Series appropriate to the objective of maintaining a stable net asset value per share of beneficial interest of \$1.00 and which will not exceed the WAM limit as established by the Board of Directors upon the advice and recommendation of the Investment Adviser for the Money Market Series; provided, however, that should successive withdrawals by Participants in the Money Market Series result in a dollar weighted average maturity for the Money Market Series of more than the WAM limit established for that particular Series, the Program will invest available cash in such a manner as to reduce such average maturity to the WAM limit established for the Money Market Series, as soon as reasonably practicable;
- (ii) diversify investments to minimize the risk of loss resulting from over concentration of assets in

specific maturity, specific issuer, or specific type of securities. Diversification strategies shall be established and periodically reviewed. The minimum diversification standards by security type and issuer shall, at the time of purchase, be:

- (a) Obligations of the United States of America and securities having principal and/or interest guaranteed by the United States of America—100%;
- (b) Collateralized time and demand deposits—100%;
- (d) Collateralized repurchase agreements—50% - All collateral will be delivered to and held by the Custodian or other custodians approved by the Directors (i.e. Tri-Party);
- (e) Commercial Paper and Bankers' Acceptances—
 - i. Money Market Series: no more than 50%, of any portfolio of the Program may be invested in such securities, collectively, and no more than 5% in any one issuer.
 - ii. MOSIP Term CP/BA Series²: up to 100% of any and each portfolio may be invested in such securities, collectively.
- (iii) utilize the amortized cost method for valuing the Money Market Series of the Program. As detailed in the section entitled Determination of Net Asset Value, the amortized cost method of valuation requires valuing an investment instrument at its cost at the time of purchase and thereafter assuming a constant amortization to maturity of any discount or premium, regardless of the impact of fluctuating interest rates on the market value of the instrument. This method may result in periods during which the value of a particular investment, as determined by amortized cost, is higher or lower than the price that would be received if that investment were sold. The Board of Directors has adopted certain procedures with respect to the Program's use of the amortized cost method. These procedures include requiring the Administrator to perform a weekly valuation of Program assets using the market value method. The Directors periodically review the valuation of the investments using the amortized cost method as compared to the valuation of such investments using the market value method. This review is conducted in such manner as the Directors deem appropriate and at such intervals as are reasonable in light of current market conditions. In the event that there is a difference between the two methods of valuation of more than \$.005 per share, as determined by the Administrator's evaluation, the Directors will determine what steps, if any, should be taken to minimize any material dilution or other unfair result which might arise from differences between the two methods of valuation. The Board of Directors has also adopted the following "early warning" procedures to monitor deviations between the valuation obtained using the market value method and the valuation obtained using amortized cost.

For the portfolio of the Money Market Series, if the deviation between the market value method and the amortized cost method exceeds .25% (+or-) the following action will be taken by the Investment Adviser:

1. The Chairman of the Board of the Directors will be notified of the deviation and the Investment Adviser will determine the market value of the portfolio on a daily basis.

² Up to 100% of the assets within the MOSIP Term CP/BA Series may be invested in commercial paper and/or bankers' acceptance securities. It is the Participant's sole responsibility to assure that investments placed in any commercial paper and bankers' acceptances outside of the MOSIP Term CP/BA Series when combined with investments in MOSIP does not cause the total overall amount of investments by the Participant to exceed the investment policy diversification limits adopted by the participant as required by Missouri law.

2. If the deviation reaches .4% (+or-) in addition to notifying the Chairman, all new investments will be placed in overnight repurchase agreements to provide the Series with liquidity to meet withdrawals.
3. If the deviation reaches .5% (+or-) the Board of Directors will be notified of the deviation and will determine, with the advice of the Investment Adviser, what action, if any, will be taken.

The Investment Policy and these additional restrictions and policies are considered to be fundamental to the operation and activities of the Program and may not be changed without the affirmative vote of a majority of the Directors.

SERIES OF THE PROGRAM

Overview.

The Intergovernmental Agreement provides for the creation of multiple specialized investment series within the Program and sets forth the manner in which any Series may be created and managed. At present, the Program consists of the Money Market Series and the MOSIP Term CP/BA Series.

Each Series is invested in a portfolio of Permitted Investments. The Directors determine when and what types of Series are made available to Participants. Information is provided to Participants from time to time regarding how they can elect to participate in the various Series.

One or more Directors can be assigned to each Series and have particular responsibility for the operations of that Series. The Directors assigned to each Series are designated pursuant to the Intergovernmental Agreement and the applicable Certificate of Designation as being the official custodians of the monies placed in such Series by Participants choosing to participate in the Series. At present all incumbent Directors are assigned to each Series.

The Money Market Series.

The Money Market Series invests in Permitted Investments in such a manner as to achieve an average dollar weighted maturity for the Series of no greater than 60 days and a dollar-weighted average life (portfolio maturity computed to final maturity without regard to interest rate adjustments on investments) of 120 days or less. The Money Market Series seeks to maintain a constant net asset value per share of \$1.00 and has no minimum balance, investment or redemption amount limitations. Funds may be invested in, or redeemed from, the Money Market Series through electronic funds transfer from or to a Participant's local bank, by check or by mail. See "Account Procedures" herein.

MOSIP Term CP/BA.

Each Series of MOSIP Term CP/BA is a portfolio of Permitted Investments and will have a Series-specific termination date. It is anticipated that multiple MOSIP Term CP/BA Series will be created with staggered maturity dates. Each MOSIP Term CP/BA Series will be created by the adoption of a Certificate of Designation by the Program's Board of Directors pursuant to the Intergovernmental Agreement.

The investment strategy of MOSIP Term CP/BA is to match as closely as possible the cash flows required to meet Participants' planned redemptions, including the projected dividend, with the cash flows from the portfolio. Consistent with this strategy, trading of securities held by the portfolio may be practiced with the objective of enhancing the overall yield of the portfolio.

A Participant only receives dividends from the investment of the MOSIP Term CP/BA Series in which it has invested. At the termination date of any MOSIP Term CP/BA Series, any excess net income of the

Series may be distributed in the form of a supplemental dividend only to shares of the Series that are outstanding on the termination date of the Series, and the excess net income will be allocated on a pro rata basis to all shares of such Series then outstanding.

The investment portfolio of each MOSIP Term CP/BA Series is accounted for independent of the investment portfolio of any other Series of the Program. In the event a MOSIP Term CP/BA Series portfolio were to realize a loss (whether of principal or interest), no contribution would be made to such MOSIP Term CP/BA Series from any other Series to offset such loss. No Series or the investments in such series constitutes security or collateral for any other Series.

ADDITIONAL PROGRAMS

From time to time the Investment Adviser and Administrator may, at the request or with the approval of the Board of Directors, make other services or programs available to Participants of the Program. Participants are advised that these additional services and programs are separate from the investment programs encompassed by the Program, and the Board of Directors of the Program takes no responsibility for such services or programs. The parties offering such programs are solely responsible for them, and questions regarding any such service or program should be directed to the party offering it. The interests held under any Additional Program may be in the name of the respective Participants and may not be part of the assets of any Series.

Individual portfolios (“Individual Portfolios”) are designed to offer Participants a comprehensive solution to their investment needs and enable them to invest in fixed rate and longer-term investments in a manner that is coordinated by the Investment Adviser with their investment in the Program. Individual Portfolios may be appropriate for certain operating funds and reserves or for bond proceeds. The portfolios are created pursuant to a separate agreement between a Participant and the Program’s Investment Adviser. The Custodian will hold assets in an Individual Portfolio in a separate account in the Participant’s name for each participant.

Individual Portfolio (IP).

In the IP Program, the Investment Adviser works with each Participant to create a comprehensive investment strategy and individual portfolio of fixed income investments for that Participant. Each IP account is created by the Investment Adviser following a review of budget and cash flow projections and schedules. IP accounts can be managed on either a discretionary or non-discretionary basis. Participants participating in the IP Program may receive a cash flow review, investment policy review and assistance in determining acceptable benchmarks, in addition to other cash management services (during the term of the investment advisory agreement). IP is designed to apply to all or a substantial portion of a Participant's budget on an annual basis.

Bond Account Management (BAM).

In the BAM program, the Investment Adviser works closely with the Participant to create a comprehensive investment strategy and portfolio for bond proceeds of the Participant while focusing on disbursement needs for the bond financed project. In addition, the Investment Adviser offers arbitrage rebate services, investment policy review and development, cash flow modeling, and cash management services.

The fees for the IP and BAM Programs are negotiated directly by the Investment Adviser with the Participant and determined after a review of various factors. The Investment Adviser has agreed with the Program that fees for these accounts shall not exceed 25 basis points (0.25%) of the daily net assets under management in each respective account. Assets are held in the Participant’s name at U.S. Bank National Association (the Custodian Bank) and the custodial fees are paid by PFMAM.

Fixed Income Investment Program.

The Fixed Income Investment Program allows Participants to individually invest in securities issued by the United States Government or agencies or instrumentalities thereof, repurchase agreements, bankers' acceptances, commercial paper and other fixed income investments permitted by Missouri law. The Investment Adviser will offer investment advice on a non-discretionary basis and assist Participants in the purchase of these investments for an advisory fee, based upon factors such as the amount and complexity of the transaction.

One form of the investments available to Participants through the Fixed Income Investment Program is certificates of deposit ("CDs"). Participants select from among CDs of varying maturities issued by a variety of financial institutions. In order to simplify recordkeeping requirements for Participants in the Fixed Income Investment Program, all CD principal and interest is credited when received by the Custodian for the Money Market Series to a Participant's Money Market Series account at maturity.

Generally, CDs available through the Fixed Income Investment Program are issued by institutions whose deposits are insured by the Federal Deposit Insurance Corporation ("FDIC") within limits prescribed by law. FDIC insurance is backed by the full faith and credit of the United States government. For each depositor that otherwise qualifies, interest and principal are fully insured, up to the applicable FDIC insurance limit and other limitations in effect at the time of purchase. In order to maintain FDIC insurance coverage of both principal and interest on CDs purchased through the Fixed Income Investment Program, CDs may only be purchased in denominations that are less than the applicable FDIC insurance limit so that the total value of the CD and all interest thereon will not exceed the limit of insurance offered by the FDIC. Since the Fixed Income Investment Program cannot actively monitor investments of any type made outside of the program, a Participant's total deposits with a financial institution may exceed FDIC coverage limits, leaving a Participant exposed to potential losses should the financial institution be unable to honor its commitments to depositors. For purposes of providing advice on CDs, the Investment Adviser will assume, unless the Participant informs the Investment Adviser to the contrary, that the Participant is entitled to the full amount of the applicable FDIC insurance limit on all CDs purchased through the Program.

Additional information regarding FDIC coverage limits and requirements can be found on the FDIC website: www.myFDICinsurance.gov.

The Investment Adviser has agreed with the Program that fees for Fixed Income Investments shall not exceed 25 basis points (0.25%) of the daily net assets under management in the Fixed Income Investment Program.

ACCOUNT PROCEDURES

To open an account in the Program, submit an account registration form to the following address and call a Program Representative at 1-877-MY-MOSIP (1-877-696-6747):

MOSIP
c/o PFM Asset Management LLC
P.O. Box 11760
Harrisburg, PA 17108-1760
Fax: 1-888-535-0120

Account registration forms are available from the Administrator or online on the Electronic Online Network (EON) at www.mosip.org. Upon approval of the new account application, an account number will be provided within twenty-four hours.

Shares of the Program may be purchased on any Business Day. A Business Day is any day that (1) both the Federal Reserve Bank of New York and the Program's Custodian are open for business and (2) the primary trading markets for the Program's portfolio instruments are open and the Program believes there is an adequate market to meet purchase and redemption requests. Additionally, the Program is authorized not to open for trading on a day that is otherwise a Business Day if the Securities Industry and Financial Markets Association ("SIFMA") recommends that the primary trading markets close. The Program may also close early on a Business Day if the SIFMA recommends that primary trading markets close early.

In light of anticipated limited availability for money market securities and fixed income settlement capacity limitations, the Program will not be open for business on Good Friday even if the primary trading markets are open. Specifically, no Federal Reserve wire settlement will occur, purchases and redemptions will not be accepted and no settlement will occur for the Program.

HOW TO PURCHASE/INVEST: *Money Market Series*

Participants may invest in the Money Market Series by Internet, by telephone or by mail. Once an account has been opened, shares may be purchased by same day wire, next day transfer, direct deposit, sweep or check as follows:

Purchase by Federal Funds Wire. Same-day investments in the Money Market Series may be made by notifying the Administrator as described herein and wiring federal funds to U.S. Bank National Association (the Program's custodian bank). A Federal Reserve wire is preferred since it permits the investment of funds immediately upon receipt.

Participants making investments by wire must follow **both** of the following steps:

Step 1. Instruct your bank to wire funds (Federal Reserve wire, if possible) to:

U.S. Bank, N.A.
St. Louis, MO
ABA #081000210
Credit MOSIP, (Contact the Administrator at 1-877-696-6747 to obtain MOSIP account number)
Further credit: (Entity name) and
Fund Account #

Step 2. Notify the Administrator by Noon Central Time for same-day credit on EON at www.mosip.org or call the Administrator at 1-877-MY-MOSIP (1-877-696-6747) and provide the following information:

Name of Participant's Account	Name of bank sending wire
Participant's Account Number	Amount being wired

Important: Participants must provide notice of transactions before Noon Central Time on a Business Day, if the investment is to begin earning income that day.

Note: The Program does not charge a fee for receipt of these wires. However, a Participant's bank may charge for wiring funds. Please consider using ACH transactions for Next Day Transfer, described below, to avoid most banks' wire charges. If the Program does not receive a wire on the date it was to be transmitted, the Program will pass any overdraft fee that is imposed by the Custodian onto the Participant. Wires received are not available for immediate (or same day) wire withdrawal.

Purchase by Automated Clearing House (ACH).

Participant Initiated ACH Purchases. Shares may be purchased by requesting that the Administrator initiate an ACH transfer from a Participant's local bank account. All ACH requests must be reported to the Program by 1:00 p.m. Central Time in order to begin earning interest in a Participant's account the following Business Day. Requests received after 1:00 p.m. Central Time will be initiated the next Business Day and a Participant's account will begin to earn interest two Business Days after the notice. Participants can contact the Administrator by calling **1-877-MY-MOSIP (1-877-696-6747)** or by entering the request on EON. ACH's will only be initiated if the instructions for authorizing ACH transfers from the specified local bank account have been submitted, in writing, to the Program's Administrator prior to the request.

Third-Party Initiated ACH Purchases. Shares may be purchased by Participants arranging to allow third parties to directly deposit funds to their Participant account by ACH. Participants who want to permit such a purchase must submit certain information regarding the third party, in writing, to the Program's Administrator prior to the third party initiating the ACH. Third party initiated ACH purchases, reported by the Custodian to the Administrator by Noon Central Time, will begin earning interest that same day. Third-party initiated ACH purchases reported by the Custodian to the Administrator after Noon Central Time will begin earning interest the next Business Day. Banks that originate ACH transactions cause the ACH to be initiated at least one Business Day prior to its being reported by the Custodian to the Administrator. To arrange for third-party ACH purchases Participants can contact the Administrator by calling **1-877-MY-MOSIP (1-877-696-6747)** or by entering the required third-party information on EON.

Purchase by Sweep. The Money Market Series offers a sweep service by which the Administrator contacts the Participant's local bank, to obtain the available balance and originates an Automated Clearing House (ACH) transaction against the local bank to sweep the balance into the Money Market Series. The Participant does not pay additional service charges or fees within MOSIP, however charges from the Participant's local bank may apply. Funds transferred via ACH overnight begin earning interest the next Business Day. Please contact the Administrator at **1-877-MY-MOSIP (1-877-696-6747)** for appropriate forms and further details.

Internal Transfer of Funds. The Participant may move funds from one Money Market Series account to another account. Requests for transfer which are received by telephone or via EON prior to 3:00 p.m. Central Time provide same day credit of funds. Transfers requested after 3:00 p.m. Central Time will be credited the next Business Day.

Purchase by Check. Shares may also be purchased by check. Shares will be issued when the check is credited to a Participant's Money Market Series account in the form of Federal Funds. Normally this occurs on the Business Day following receipt of a check by the Custodian. Checks to purchase shares should be endorsed as follows:

For deposit only
MOSIP (Contact the Administrator at 1-877-696-6747 to obtain MOSIP
account number)
Further credit: (Entity name & Account number)

If a Participant has deposit tickets reflecting its Participant entity name and all or part of its Money Market Series account number, or generic Program deposit tickets sent to the Participant by the Program, the Participant may either bring the deposit to a US Bank branch or mail the deposit to:

U.S. Bank, N.A.
Bank by Mail
P.O. Box 422
St. Louis, MO 63166

Notify the Administrator. A Participant should notify the Program by calling the Administrator at **1-877-MY-MOSIP (1-877-696-6747)** to report a check purchase for proper credit. **The Program reserves the right to reject any deposit and to limit the size of a Participant's account.**

HOW TO REDEEM/WITHDRAW: *Money Market Series*

A Participant may redeem all or a portion of its shares of the Money Market Series on any Business Day without any charge by the Program. Shares are redeemed at their net asset value per share next computed after the receipt of a redemption request in proper form. Requests to redeem shares may be made as described below.

Redemption by Federal Funds Wire. Participants may initiate an online transaction through EON at www.mosip.org or call the Administrator on any Business Day at **1-877-MY-MOSIP (1-877-696-6747)**, to request a redemption/withdrawal.

If the call or Internet transaction is received before Noon Central Time, the Administrator will wire the amount that same day to the bank account specified on the Participant's Account Registration Form. Requests received after Noon Central Time will be processed on the following Business Day. The Program does not charge for a same day wire, however a Participant's depository may charge a fee for incoming wires. Changes to withdrawal instructions must be received in writing by the Administrator in proper form.

Redemption by Automated Clearing House (ACH).

Shareholder Initiated ACH Redemptions. Shares may be redeemed by requesting that the Administrator initiate an ACH transfer to a Participant's specified bank or vendor account. All ACH requests must be made to the Administrator by 1:00 p.m. Central Time to be available in the Participant's specified bank or vendor account the following Business Day. Requests received after 1:00 p.m. Central Time will be initiated the next Business Day and will be available in the specified bank or vendor account two Business Days after the notice. A Participant can contact the Administrator by calling **1-877-MY-MOSIP (1-877-696-6747)** or by entering the request on EON. ACH's will only be initiated if the instructions authorizing ACH transfers to the specified local bank or vendor account have been submitted in writing to the Administrator prior to the request.

Third-Party Initiated ACH Redemptions. Shares may be redeemed by Participants arranging to allow third parties to directly withdraw from their Participant account by ACH. Participants who want to permit such a redemption must submit certain information regarding the third party, in writing, to the Program's Administrator prior to the third party initiating the ACH. Third party initiated ACH redemptions, reported by the Custodian to the Administrator by Noon Central Time, will effectuate a redemption of shares and transfer from the Participant's account that same day once available funds are confirmed. Third-party initiated ACH redemptions reported by the Custodian to the Administrator after Noon Central Time will effectuate a redemption of shares and transfer from the Participant's account the next Business Day. Banks that originate ACH transactions cause the ACH to be initiated at least one Business Day prior to its being reported by the Custodian to the Administrator. To arrange for third-party ACH redemptions Participants can contact the Administrator by calling **1-877-MY-MOSIP (1-877-696-6747)** or by entering the required third-party information on EON.

Check Redemption Privilege. A Participant may make arrangements to redeem shares by check by filling out a checkwriting authorization form and signing the Custodian bank's certificate of authority form. Checks may be written in any dollar amount not exceeding the balance of the account and may be made payable to any person. Checks will be honored only if they are properly signed by a person authorized on the certificate of authority. Shares will be redeemed to pay the check at the net asset value

next determined after the check is presented to the Program for payment. Redemption checks will not be honored if there is an insufficient share balance to pay the check or if the check requires the redemption of shares recently purchased by a check, which has not cleared. Although the Program provides checkwriting privileges, all service related fees are passed on to the Participant. Checkwriting privileges may be modified or terminated at any time. Information regarding additional cash management services, including a description of services and fees, can be provided by the Administrator upon request.

Written Redemption Requests. A Participant may redeem shares by sending a written redemption request to the Administrator. The request must be on the Participant's letterhead and include the complete account name, number and address and the amount of the redemption and must be signed by an authorized signatory of the account pursuant to the account application. Shares will be redeemed at the net asset value next computed after receipt of the letter.

The Program reserves the right to request additional information from, and to make reasonable inquiries of, any eligible institution. Proceeds of a redemption will be paid by sending the Participant a check or ACH credit.

Written redemption requests should be sent to:

PFM Asset Management LLC
P.O. Box 11760
Harrisburg, Pennsylvania 17108-1760

Withdrawal of All Funds in Account. If at any time a Participant wishes to withdraw all of the funds in an account, the principal balance will be sent to the Participant by a Federal Funds Wire, ACH Transfer, or check according to the Participant's instructions. At month end, a check for any accrued interest will be mailed to the Participant.

Accounts will remain open for future deposits and investments, unless otherwise instructed.

Redemption Requests Via EON. Shares may be redeemed via EON. This method of redemption is available to Participants who complete and submit an "EON Internet Service Authorization Form" to the Administrator at:

PFM Asset Management LLC
P.O. Box 11760
Harrisburg, Pennsylvania 17108-1760

These forms can be obtained by logging onto the EON website through www.mosip.org or by calling the Administrator **1-877-MY-MOSIP (1-877-696-6747)**.

For additional information on redeeming shares, please call the Administrator at **1-877-MY-MOSIP (1-877-696-6747)**.

Important Notice

During periods of severe market or economic conditions, it may be difficult to contact the Program by telephone. In that event, each Participant should follow the procedures described above for written redemption requests and send the request by overnight delivery service.

Please ensure that you check for available balances in your account before requesting a redemption. Checking your balance prior to moving money out of your account will prevent you from incurring any potential overdraft costs.

Note: State aid and direct deposits do not always arrive on the date provided to the Administrator.

HOW TO PURCHASE/INVEST: MOSIP Term CP/BA

Once a Program account has been opened, shares in MOSIP Term CP/BA may be purchased by Federal Funds Wire or by requesting a transfer from a Money Market Series account.

Step 1. Execution.

Call the Program at **1-877-MY-MOSIP (1-877-696-6747)** and ask for a MOSIP Term CP/BA account representative. Indicate whether redemption will be on a date prior to the termination date of the Series (a “Planned Early Redemption”). The account representative will provide the following information:

- a) the projected yield,
- b) the termination date or the Planned Early Redemption date, and c) the settlement date.

To place an order, inform the MOSIP Term CP/BA account representative that the terms are acceptable and provide the account representative with the following information:

- Name of Participant’s Account
- Participant’s Account Number
- Method of Settlement (Wire or Transfer from a Money Market Series account)
- Name of bank sending wire
- Amount being wired

Each investment by a Participant in a MOSIP Term CP/BA Series will be given its own projected yield based on the time of the investment in the MOSIP Term CP/BA Series, and it is expected that the projected yields will not be the same for all Participant investments in a Series.

The **MOSIP Term CP/BA** portfolio requires a minimum investment of \$1,000,000 and a minimum term of 60 days.

Step 2. Settlement.

On settlement date, funds in the amount to be invested must be sent to the Custodian Bank (U.S. Bank National Association) via Federal Funds Wire or transferred from the Participant’s Money Market Series account. It is the responsibility of the Participant to insure that immediately available funds are received by the Program on settlement date. **The Program reserves the right to reject any investment and to limit the size of a Participant’s account.**

Purchase by Federal Funds Wire. Same-day investments in the MOSIP Term CP/BA may be purchased by wiring federal funds to U.S. Bank National Association (the program’s custodian bank). A Federal Reserve wire is preferred since it permits the investment of funds immediately upon receipt.

Participants making investments by wire must follow **both** of the following steps:

Step 1. Instruct your bank to wire funds (Federal Reserve wire, if possible) to:

U.S. Bank N.A., St. Louis, MO

ABA # 081-000-210

Credit: MOSIP, (Contact the Administrator at 1-877-696-6747 to obtain MOSIP account

number)

Further credit: Entity name and Fund Account #

Step 2. **Notify the Administrator by Noon Central Time** for same-day credit on EON at www.mosip.org or call the Administrator at **1-877-MY-MOSIP (1-877-696-6747)** and provide the following information:

Name of Participant's Account
Participant's Account Number

Name of bank sending wire
Amount being wired

Note: The Program does not charge a fee for receipt of these wires. However, a Participant's bank may charge for wiring funds. If the Program does not receive a wire on the date it was to be transmitted, the Participant may incur an overdraft charge or lose income until the funds are received. Wires received are not available for immediate (or same day) wire withdrawal.

HOW TO REDEEM/WITHDRAW: *MOSIP Term CP/BA*

Termination: Each MOSIP Term CP/BA Series will terminate on the last Business Day of February or August. On the termination date the Program will wire fund representing the redemption value of the Participant's shares, including dividends, to the Participant's pre-authorized bank account or transfer the funds to a pre-authorized Money Market Series account. The Participant may also designate a second pre-authorized bank account. In the absence of instructions from the Participant, these funds will be transferred to a previously designated Money Market Series account of the Participant.

Planned Early Redemption. At the time an order for shares is placed, Participants may submit a request for redemption on a Planned Early Redemption date prior to the termination date for the Series without the imposition of a penalty.

Premature Redemption. A Participant may withdraw funds pursuant to a premature redemption request prior to the termination date for the Series or prior to the Participant's Planned Early Redemption date, as the case may be, by redeeming a minimum of 500,000 shares and multiples thereof (a "Premature Redemption"). Notice of Premature Redemption must be given seven (7) days prior to redeeming shares in MOSIP Term CP/BA. Participants can place a redemption order by calling a MOSIP Term CP/BA account representative at **1-877-MY-MOSIP (1-877-696-6747)**.

On the date of a Planned Early Redemption or a Premature Redemption, the Program will wire funds representing the value of the Participant's shares and dividends to the Participant's pre-authorized bank account, or funds will be credited to the Participant's Money Market Series account. In the absence of instructions from the Participant, these funds will be credited to a previously designated Money Market Series account of the Participant.

Redemption Value of Premature Redemption. The redemption value per share for shares redeemed on a Premature Redemption date is equal to the original purchase price for such share, plus dividends thereon, less such share's allocation of any losses incurred by the Series, less a Premature Redemption penalty, if any. The Premature Redemption penalty will be calculated by the Program's Investment Adviser and will be equal to (i) all penalty charges, losses and other costs (including, without limitation, interest paid on funds borrowed to pay the redemption) associated with amending, terminating, selling or otherwise affecting any of the investments in the MOSIP Term CP/BA Series in order to pay the Premature Redemption and (ii) an amount sufficient to maintain the projected yield on the remaining shares to the stated termination date for the Series or to the Planned Early Redemption date, as the case may be, less any prior losses affecting projected yield attributable to such shares. Thus, a Premature Redemption of shares may result in a penalty which could reduce the return and the principal value of the investment in amounts not ascertainable at the time shares of MOSIP Term CP/BA are issued. The

redemption value per share could be lower than the purchase price of the share, and the return could be lower than the projected yield quoted at the time of issuance of the share.

Redemption Value on Termination Date. The redemption value per share on the termination date of a Series will be equal to the original purchase price for such share, plus dividends thereon, less such share's allocation of any losses incurred by the Series (other than losses resulting from Premature Redemption of shares of a Series).

Redemption Value on Planned Early Redemption Date. The redemption value per share for shares being redeemed on a Planned Early Redemption date is equal to the original purchase price for such shares plus dividends thereon, less such share's allocation of any losses incurred by the Series (other than losses resulting from Premature Redemption of shares of the Series).

Allocation of Losses. Any losses incurred by a Series (other than losses resulting from Premature Redemptions of shares of the Series) will be allocated among all shares of the Series outstanding at the time such loss is incurred. Such a loss may result from a default on an investment or from a sale of an investment. If such a loss occurs, the redemption value per share could be lower than that on which the projected yield was quoted at the time of issuance of the share.

Redemption Notice: By Telephone or by Mail. Participants may call the Administrator on any Business Day at 1-877-MY-MOSIP (1-877-696-6747) to redeem shares, or may send a redemption notice by mail to the Program's address. The date for determining the seven (7) day minimum notification for a Premature Redemption shall be the date on which the notice is received by the Administrator.

DIRECTORS

The Board of Directors has full, exclusive and absolute control and authority over the business and affairs of the Program and the assets in each Series, subject to the rights of the Participants as provided in the Intergovernmental Agreement. The Board of Directors may perform such acts as in their sole judgment and discretion are necessary and proper for conducting the business and affairs of the Program or promoting the interests of the Program. The Board of Directors appoints consultants and professional advisers for such purpose. The members of the Board oversee and review the activities of all consultants and professional advisers to the Program but are not directly involved in day to day operations.

Number.

There are currently twelve (12) positions on the Board of Directors. This number may be changed from time to time by resolution of the Board. The Missouri School Boards' Association, Missouri Association of School Business Officials and Missouri Association of School Administrators, as sponsors of the Program, are each represented by a permanent member of the Board, who shall be appointed by such association prior to each annual meeting, or at any time such position becomes vacant, and assumes office at the same time as elected Directors or when necessary to fill a vacancy.

Term.

The members of the Board of Directors (other than sponsor representatives) serve a term of three years, and, as long as eligible, a Director may be re-elected to any number of successive terms. In order to facilitate the smooth working continuity of the Board of Directors, the Directors have been divided into three classes, as equal in number as practicable, and arranged so that the term of office for one class will expire at each annual meeting of the Participants. At each annual meeting of the Program, the Participants will elect Directors to fill the class whose term then expires.

Eligibility.

Pursuant to the Intergovernmental Agreement, a Director (other than a sponsor representative) shall be an individual who is not under legal disability and who is (i) a member of the Board of a Participant of the

Program; or (ii) a superintendent, administrator, or a business official of a Participant in the Program; provided, however, there shall be no more than one Director affiliated as a board member, superintendent, administrator or business official with any one Participant; provided further, however, that no Director shall be disqualified from serving out an unexpired term by reason of such prohibition.

Elections.

The Board of Directors nominates candidates for membership on the Board of Directors to be considered by Participants at the annual meeting of Participants. These nominations are announced to the Participants prior to the annual meeting by proxy statement. Participants may nominate additional candidates for membership on the Board of Directors at the annual meeting. Election of the Directors is by the affirmative vote, by ballot or proxy, of a majority of the Participants at an annual meeting of the Participants.

Vacancies.

From time to time a vacancy may occur on the Board of Directors. In this event the remaining Directors will, by a majority vote, elect a replacement (see eligibility and composition requirements above) to serve the remainder of the term of the vacant position. When a vacancy occurs because of an increase in the number of positions on the Board, the Board of Directors will appoint a new member to serve until the next annual meeting of Participants. At this next meeting, the Participants will, by majority vote, elect an appropriate individual to serve the term of office applicable to that position.

Officers.

The Board of Directors elects, from among the members of the Board of Directors, persons to serve as Chairperson, Vice Chairperson and Secretary/Treasurer of the Program. The Board may also elect such other officers and agents as they deem appropriate. These officers (the "Officers") are elected annually by a majority vote of the Directors.

In addition, the Chairperson of the Program may, from time to time, select one or more Directors to serve as Directors assigned to the official custodianship of the assets allocated to a particular Series of the Program, as well as to the supervision of the activities of a particular Series.

Compensation.

The Directors serve without compensation, but they are reimbursed by the Program for reasonable travel and other out of pocket expenses incurred in connection with their duties as Directors.

Duties.

The Board of Directors is responsible for the general policies of and the programs and services provided by the Program including but not limited to the investment policies of each Series. The Board of Directors is also responsible for the general supervision and administration of the business and affairs of the Program. However, Directors are not involved in the day to day operations of the Program and are not required to personally conduct the business of the Program. Accordingly, consistent with its responsibility, the Board of Directors has appointed an Administrator, Investment Adviser, Marketing Agent and Custodian to which such duties have been assigned as the Board deems to be appropriate.

THE SPONSORS

MSBA, MASA, MOASBO and MAC serve as Sponsors of the Program pursuant to Sponsorship Agreements between MOSIP and each of such Sponsors.

The Sponsors provide consulting services to the Program including the monitoring of various activities of the Program and its management. In addition, the Sponsors assist in the gathering of information pertaining to the Program and assist the Marketing Agent in developing marketing strategies and

materials. Subject to the supervision of the Board of Directors, MSBA acts as the lead Sponsor in overseeing the Program to assure it is effectively operated and promoted for the benefit of eligible school districts, municipalities, and other political subdivisions.

The Sponsors are paid various fees for their services to the Program (the “Sponsorship Fees”). Specifically, the Sponsors are cumulatively paid the following fees:

- (i) a percentage of the net assets of the Money Market Series as set forth below;

<u>MONEY MARKET SERIES</u> <u>(AVERAGE DAILY NET ASSETS)</u>	<u>BASIS POINTS</u>
\$0-\$250,000,000	4.5
\$250,000,001-\$500,000,000	3.15
\$500,000,001	2.75

and such fees are payable monthly and computed at annual rates and allocated as set forth below;

- (ii) 11% of the fees recognized as receivable by the Program’s Investment Advisor for investment advisory services to the Term Series, payable within 45 days of the termination of the respective Term Series and allocated as set forth below.

ALLOCATION OF SPONSORSHIP FEES FOR SCHOOL DISTRICTS

Payment Allocation Amount for the Money Market Series and TERM Series	Payment Allocation Per Entity
45.40%	MSBA
27.30%	MASA
27.30%	MOASBO

ALLOCATION OF SPONSORSHIP FEES FOR COUNTIES

Payment Allocation Amount for the Money Market Series and TERM Series	Payment Allocation Per Entity
33.00%	MSBA
19.85%	MASA
19.85%	MOASBO
27.30%*	MAC

*Based on average Fund/TERM Series Balances for MAC member participation.

THE INVESTMENT ADVISER

The Board of Directors has appointed PFMAM, as the Investment Adviser for each Series of the Program and additional programs. PFMAM is a Delaware limited liability company and is registered as an investment adviser under the Investment Advisers Act of 1940, as amended. As of September 30, 2012 PFMAM had over \$44 billion in discretionary assets under management.

Duties.

Subject to the general supervision of the Board of Directors, the Investment Adviser continuously supervises and is responsible for the day to day operation of the investment programs, determines what investment instruments shall be purchased or sold and arranges for the purchase and sale of investment instruments for each Series of the Program.

Investment Advisory and Management Agreement.

The Program entered into an Investment Advisory and Management Agreement with PFMAM, on May 1, 2005 (the “Investment Advisory Agreement”). The Investment Advisory Agreement had an initial five (5) year term ending April 30, 2010. The Program and the Investment Adviser amended the Investment Advisory Agreement to extend the term to April 30, 2017, and to provide that the Directors may, on an annual basis, extend the term by an additional year. The Investment Advisory Agreement is not assignable, without the written consent of the Board of Directors and may be terminated without penalty on 90 days written notice at the option of the Board of Directors or upon 180 days written notice at the option of the Investment Adviser.

THE ADMINISTRATOR

The Board of Directors has appointed PFMAM as the Administrator for the Program and each Series thereunder.

Duties.

The Administrator services all Participant accounts, determines and allocates income, provides written confirmation of the investment and withdrawal of monies by Participants, provides administrative personnel and facilities, bears certain expenses (including postage, telephone charges and computer time) and performs all related administrative services for each Series of the Program. In addition the Administrator determines the net asset value of each Series of the Program on each Business Day. On a quarterly basis, the Administrator provides the Board of Directors with a detailed evaluation of the performance of each Series of the Program. This evaluation includes a comparative analysis of investment results of each Series of the Program in relation to various industry standards.

Administration and Marketing Agreement.

The Program entered into an Administration and Marketing Agreement with PFMAM, PFMFD and the Missouri School Boards Association on May 1, 2005. The Administration and Marketing Agreement had an initial five (5) year term ending April 30, 2010. The Program and the Administrator amended the Investment Advisory and Marketing Agreement to extend the term to April 30, 2017, and to provide that the Directors may, on an annual basis, extend the term by an additional year. The Administration and Marketing Agreement is not assignable, without the written consent of the Board of Directors and may be terminated without penalty on 90 days written notice at the option of the Board of Directors or upon 180 days written notice at the option of the Administrator.

THE MARKETING AGENT

The Board of Directors has appointed PFMFD as the marketing agent for each Series of the Program. PFMFD is a wholly owned subsidiary of PFMAM. Sales and marketing functions are performed by the Marketing Agent, a member of the Financial Industry Regulatory Authority (FINRA) (www.finra.org) and subject to the rules of the MSRB, in cooperation with the Missouri School Boards' Association.

Duties.

The Marketing Agent engages in marketing and sales effort for each Series, assists Participants in completing and submitting registration forms, assists in the preparation and dissemination of information with respect to the existence and operation of each Series of the Program, and bears certain marketing expenses for each Series (including the printing of documentation such as the Information Statement).

THE CUSTODIAN

The Board of Directors have appointed U.S. Bank National Association as the custodian bank (the "Custodian") for each Series of the Program.

Duties.

The Custodian acts as a safekeeping agent and depository for the investments made by the Program and its several Series. It also serves as the depository in connection with the direct investment and withdrawal mechanisms made available to Participants in the Program. The Custodian does not participate in the Investment Adviser's investment decision making process. Assets invested as part of the Fixed Income Investment Program, the IP Program and the BAM Program are held by the Custodian in individual accounts for each Participant, separate from the assets of the Program.

Trading with the Custodian.

All Series of the Program may buy and sell Permitted Investments from and to the Custodian.

Custodian Agreement.

The Program entered into a Custodian Agreement with U.S. Bank National Association for the Program on March 1, 2003. The Custodian Agreement has no specific termination date. The Custodian Agreement is not assignable and may be terminated without penalty on 60 days' written notice at the option of the Program or the Custodian.

The Board of Directors may, in its discretion, employ one or more custodians in addition to the Custodian referred to above.

LEGAL COUNSEL

Bryan Cave, LLP, Kansas City, Missouri, serves as legal counsel to the Program.

INDEPENDENT ACCOUNTANTS

PriceWaterhouseCoopers LLP serves as the Program's independent accountants.

EXPENSES OF THE VARIOUS SERIES

Money Market Series.

Under its agreements, the Program pays PFMAM and its affiliates various fees for the services it provides as Administrator, Investment Adviser, and Marketing Agent. Specifically, for the Money Market Series, PFMAM and PFMFD are paid the following fees, which are calculated daily and paid monthly:

- (i) an investment advisory fee at an annual rate of 0.11% of the first \$250,000,000 of the average daily net assets, 0.096% of the average daily net assets in excess of \$250,000,000 but less than \$500,000,000, and 0.0725% of the average daily net assets in excess of \$500,000,000;
- (ii) an administration fee at an annual rate of 0.11% of the average daily net assets; and
- (iii) a marketing fee to PFMFD at an annual rate of 0.045% of the first \$250,000,000 of the average daily net assets, 0.0425% of the average daily net assets in excess of \$250,000,000 but less than \$500,000,000, and 0.04% of the average daily net assets in excess of \$500,000,000.

In addition to the aforementioned fees, the Money Market Series pays its own associated expenses such as insurance costs, the fees of the Custodian under the Custodian Agreement, audit, rating agency, director expenses and legal fees.

MOSIP Term CP/BA.

Under terms of its Investment Advisory Agreement with the Program, each MOSIP Term CP/BA Series pays PFMAM a monthly fee for investment advisory, administration and marketing services at the annual rate of 0.15% of average daily net assets. PFMAM has agreed to waive fees in an amount equal to 11%, of fees recognized as receivable at the termination of each MOSIP Term CP/BA Series for investment advisory services. In addition, and at its discretion, PFMAM may waive some additional portion or all of its fees for MOSIP Term, and such further waiver may be discontinued at any time. In addition to the aforementioned fees, each MOSIP Term CP/BA Series is responsible to pay its own associated expenses such as insurance costs, the fees of the Custodian under the Custodian Agreement, audit, rating agency, Board of Directors expenses and legal fees.

Expense Waivers

PFMAM, the Custodian or the Sponsors (each a “Service Provider”) may, but shall not be obligated to, reduce a portion of its fees to assist the Fund in an attempt to maintain a positive yield. In the event that a Service Provider elects to initiate a fee reduction, such fee reduction shall be applicable to the computation of the net asset value (“NAV”) of the Fund on the business day immediately following the date on which the Service Provider gives notice to the Fund on the rate of the fee reduction to be applied in calculating the NAV. A fee reduction shall remain in effect until notice is provided to the Fund by the Service Provider regarding its intent to terminate its fee reduction or revise, upward or downward, the rate of its fee reduction.

At any time after a fee reduction has been terminated, the relevant Service Provider may elect to have the amount of its accumulated reduced fees restored in whole or in part under the conditions described in the Service Provider’s Fee Reduction Agreement with the Fund by way of a payment of fees in excess of the rate it was entitled to, prior to any fee reduction, all as set forth in the respective Fee Reduction Agreement.

DAILY INCOME ALLOCATIONS

Money Market Series.

All net income of the Money Market Series is determined as of the close of business on each Business

Day (or at such other times as the Board of Directors may determine) and is allocated pro rata to each Participant's account. Net income which has thus accrued is converted, as of the close of business of each calendar month, into additional shares (full and fractional) of beneficial interest at the rate of one share for each \$1.00 accrued. These additional shares are then credited to each Participant's account(s) and may be withdrawn by the Participant anytime thereafter.

Net income for each period consists of (i) all accrued interest income on the assets of the Money Market Series, (ii) all realized gains or losses on the assets of the Money Market Series and (iii) any amortized purchase discount or premium, (iv) less accrued expenses of the Money Market Series applicable to that income period. Since net income of the Money Market Series is allocated among the Participants each time it is determined, the net asset value per share of beneficial interest is intended to remain at \$1.00. The Program anticipates the Money Market Series will have net income each day. However, if for any reason there is a net loss experienced by the Money Market Series on any day, the accrued net income for the Money Market Series for the month maybe reduced in an amount necessary to maintain the net asset value per share of beneficial interest at a value of \$1.00. To the extent that accrued net income for the month is insufficient, then outstanding shares of beneficial interest in the Money Market Series will be cancelled in the amount required to maintain the net asset value per share of beneficial interest at \$1.00, each Participant contributing its pro rata portion of the total number of shares to be cancelled by the Money Market Series. Each Participant will be deemed to have agreed to such a contribution in these circumstances by its adoption of the Intergovernmental Agreement and its investment of monies in the Money Market Series.

MOSIP Term CP/BA.

Dividends on shares of MOSIP Term CP/BA are declared and paid on the termination date of each series, except for dividends on shares redeemed pursuant to a Planned Early Redemption or a Premature Redemption before the termination date of such series, which will be declared and paid when such shares are redeemed. Dividends will be paid from net income, which will consist of (i) interest earned, (ii) plus any discount ratably amortized to the date of maturity, (iii) plus all realized gains and losses on the sale of securities prior to maturity, (iv) less ratable amortization of any premium and all accrued expenses of the Series.

Dividends on shares which are declared and paid on a Planned Early Redemption date are equal to the projected yield for such shares to the Planned Early Redemption date, less any losses affecting projected yield attributable to such shares. Dividends on shares declared and paid on a Premature Redemption date are equal to the projected yield for such shares to the Premature Redemption date, less any losses affecting projected yield attributable to such shares. Dividends on shares declared and paid on a termination date for a MOSIP Term CP/BA Series are equal to the projected yield for such shares to the termination date, less any losses affecting projected yield attributable to such shares, plus an additional dividend, if any, equal to any excess net income of the Series attributable to such shares. Any excess net income of a Series on the termination date will be distributed as an additional dividend only to the shares of the Series that are outstanding on the termination date of the Series, and the excess net income will be allocated on a pro rata basis to all shares then outstanding. Additional dividends, if any, will be deposited into a Participant's Money Market Series account unless a separate wire transfer has been pre-authorized.

Investment securities may be distributed to the Participants in any portfolio or Series in lieu of cash whenever the Investment Adviser or Directors determine that such distributions would be in the best interest of the Participants in the portfolio or Series.

The investments made for the Program are in money market instruments of generally short maturities. The Investment Adviser may attempt to maximize yields through trading, to take advantage of short-term market variations. These strategies may result in high portfolio turnover. However, since the costs of transactions of the type in which the Program engages are small, high turnover rate is not expected to adversely affect net asset values or yields.

COMPUTATION OF YIELD

Money Market Series.

Current yield information for the Money Market Series may, from time to time, be quoted in reports, literature and advertisements published by the Program. The current yield of the Money Market Series, which is also known as the current annualized yield or the current seven-day yield, represents the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical account with a balance of one share (normally valued at \$1.00 per share) over a seven-day base period expressed as a percentage of the value of one share at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by 365 and dividing the result by 7.

The Program may also quote a current effective yield of the Money Market Series from time to time. The current effective yield represents the current yield compounded to assume reinvestment of dividends. The current effective yield is computed by determining the net change (exclusive of capital changes and income other than investment income), over a seven-day period in the value of a hypothetical account with a balance of one share at the beginning of the period, dividing the difference by the value of the account at the beginning of the period to obtain the base period return, then compounding the base period return by adding 1, raising the sum to a power equal to 365 divided by 7, and subtracting 1 from the result. The current effective yield will normally be slightly higher than the current yield because of the compounding effect of the assumed reinvestment.

The Program also may publish a “monthly distribution yield” on each Participant’s month-end account statement. The monthly distribution yield represents the net change in the value of a hypothetical account with a balance of one share (normally valued at \$1.00 per share) resulting from all dividends declared during a month by the Money Market Series expressed as a percentage of the value of one share at the beginning of the month. This resulting net change is then annualized by multiplying it by 365 and dividing it by the number of calendar days in the month.

At the request of the Directors, the Program may also quote the current yield of the Money Market Series from time to time on bases other than seven days for the information of its Participants if such quote is accompanied by the current yield.

MOSIP Term CP/BA.

The yield quoted for any Series of MOSIP Term CP/BA is determined by dividing the expected net income per share for the period from the settlement date to the termination date by the purchase price per share, dividing this result by the actual number of days between the settlement date and the termination date, and multiplying the result by 365 or 366 as applicable.

The yields quoted by the Program or any of its representatives should not be considered a representation of the yield of the Money Market Series or MOSIP Term CP/BA portfolios in the future, since the yield is not fixed. Actual yields will depend on the type, quality, yield and maturities of securities held by the portfolios, changes in interest rates, market conditions and other factors.

DETERMINATION OF NET ASSET VALUE

Money Market Series

For the purpose of calculating the price at which shares are issued and redeemed, the net asset value per

share for the Money Market Series of the Program is determined by the Administrator as of the close of business each Business Day. The net asset value per share is computed by dividing the total value of the securities and other assets of the Money Market Series, less applicable liabilities, by the number of outstanding shares for the Money Market Series.

In making these computations, the Administrator values portfolio investments in the Money Market Series using the amortized cost method. The amortized cost method of valuation involves valuing an investment instrument at its cost at the time of purchase and thereafter assuming a constant amortization to maturity of any discount or premium, regardless of the impact of fluctuating interest rates on the market value of the instrument. While the amortized cost method provides certainty in valuation, there may be periods during which the value of a particular investment, as determined by amortized cost, is higher or lower than the price that would be received if that investment were sold. During such periods the yield to Participants may differ somewhat from that which would be obtained if the market value method were used for valuing investments. Thus, for example, in a period of declining interest rates the use of amortized cost will result in a lower aggregate Series value on a particular day, giving a prospective Participant in the Money Market Series a somewhat higher yield than would result if the Program used the market value method. The converse would be true in a period of rising interest rates. The purpose of the amortized cost method of valuation is to attempt to maintain a constant net asset value per share of beneficial interest of \$1.00 for the Money Market Series. However, there can be no guarantee that this objective will be achieved.

The Board of Directors has adopted certain procedures to monitor the value of the portfolio of the Money Market Series. These procedures include requiring the Administrator to perform a weekly valuation of the portfolio using the market value method. The valuation of the portfolio using the amortized cost method is then compared to the valuation of such investments using the market value method.

The Directors acknowledge and review, no less often than each regularly scheduled Board of Directors meeting, the valuation of the portfolio investments of the Money Market Series using the market value method and compare that valuation to the valuation achieved using the amortized cost method as reflected on the books of the Program.

MOSIP Term CP/BA

The redemption value per share for any Series of MOSIP Term CP/BA will be determined as of 1 p.m. Eastern Time on any day when a redemption is made. The redemption value per share on the termination date of a Series is equal to the original purchase price for such share, plus dividends thereon, at the projected yield less such share's allocation of any losses incurred by the Series (other than losses resulting from Premature Redemptions of shares of the series). The redemption value per share for shares being redeemed on a Planned Early Redemption Date is equal to the original purchase price for such share, plus dividends thereon, at the projected yield less such share's allocation of any losses incurred by the Series (other than losses resulting from Premature Redemptions of shares of the Series). The redemption value per share for shares being redeemed on a Premature Redemption Date is equal to the original price for such share, plus dividends thereon, at the projected yield less such share's allocation of any losses incurred by the Series, less a Premature Redemption penalty, if any.

Each MOSIP Term CP/BA Series provides for a fixed-rate, fixed-term investment by Participants, but the market value of the underlying assets will, prior to their maturity, tend to fluctuate inversely with the direction of interest rates. It is the intent of the Program to manage each series in the MOSIP Term CP/BA portfolio in a manner that produces a share price of at least \$1.00 on the termination date and on each Planned Early Redemption Date for the Participant that redeems on said date. However, there can be no guarantee that this objective will be achieved.

The Investment Adviser, on behalf of the Program, determines the net asset value of the shares of MOSIP Term CP/BA at the close of each Business Day for purpose of computing fees. The net asset value per

shares for each Series of MOSIP Term CP/BA is calculated by dividing the total value of investments and other assets less any liabilities by the total outstanding shares of the series as of the day the calculation is made.

REPORTS TO PARTICIPANTS

For each day that a Participant's account in any Series has activity, the Administrator will send that Participant a daily confirmation reflecting an opening balance, activity and a closing balance for that account. After the end of each month, Participants who have had account balances during the month will be sent a monthly statement reflecting an opening balance, all transactions for the month and a closing balance for each of their accounts, regardless of activity. In addition, the statement will reflect the net income received by each account for that month, as well as the cumulative total for the fiscal year to date.

In addition, the Program's unaudited quarterly financial statements will be available to Participants at the fund's website following the close of each fiscal quarter. After the close of each fiscal year, Participants will receive the Program's audited annual financial statements.

Inquiries.

The Administrator on behalf of the Program answers all inquiries from Participants concerning the status of accounts and the yields currently available through the Program's various investment alternatives. Such inquiries can be made by writing to MOSIP, c/o PFM Asset Management LLC, P.O. Box 11760, Harrisburg, PA 17108-1760, or by telephoning, toll-free, 1-877-MY-MOSIP (1-877-696-6747), during its normal business hours (Mon. - Fri., 7:30 a.m. - 4:00 p.m., Central Time).

INTERGOVERNMENTAL COOPERATION AGREEMENT

Each potential Participant in the Program is provided a copy of and must become a party to the Intergovernmental Agreement before it becomes a Participant. Certain portions of the Intergovernmental Agreement are summarized in this Information Statement. However, these summaries are qualified in their entirety by reference to the definitive text of the Intergovernmental-Agreement.

Recording.

The Intergovernmental Agreement has been filed in the office of the Secretary of the State of Missouri.

Description of Shares.

The Intergovernmental Agreement authorizes an unlimited number of nontransferable shares which may be used to represent the proportionate allocation among Participants of beneficial interests in each Series of the Program. These shares do not entitle Participants to preference, conversion, exchange or preemptive rights. No shares may be assigned or transferred to any person other than the Program itself at the time of redemption. Furthermore, shares may not be pledged, hypothecated or otherwise encumbered by a Participant. These shares of beneficial interest only represent a Participant's investments in the Money Market Series and or MOSIP Term CP/BA Series.

Voting.

The Participants shall be entitled to vote, as a matter of right, only upon election of Directors, amendments to the Intergovernmental Agreement or termination of the Program, and the reorganization of the Program. Each Participant is entitled to one vote with respect to each matter requiring a vote of Participants, regardless of the number of shares that Participant holds. Participants are not entitled to cumulative voting, and are not entitled to vote on a Series by Series basis.

Participant Liability.

The Intergovernmental Agreement provides that no Participant shall be subject to any personal liability

whatsoever, in tort, contract or otherwise to any other person or persons in connection with Program Property (as defined in the Intergovernmental Agreement) or the affairs of the Program; and no Director, officer, employee or agent (including, without limitation, the Marketing Agent, the Investment Adviser, the Administrator and the Custodian) of the Program shall be subject to any personal liability whatsoever in tort, contract or otherwise, to any other Person in connection with Program Property or the affairs of the Program, except that each shall be liable for bad faith, willful misconduct, gross negligence or reckless disregard of duties, for failure to act in good faith in the reasonable belief that the action was in the best interests of the Program; for willful or negligent failure to take reasonable measures to restrict investments of the Program Property to those permitted by law and the Intergovernmental Agreement; and all such other Persons shall otherwise look solely to the Program Property for satisfaction of claims of any nature arising in connection with the affairs of the Program.

Responsibility of Directors, Officers and Employees.

The Intergovernmental Agreement provides that no Director, officer, employee or agent (including, without limitation, the Marketing Agent, the Investment Adviser, the Administrator, a Sponsor and the Custodian) of the Program shall be liable to the Program or to any Participant, Director, officer, employee or agent (including, without limitation, the Adviser, the Administrator and the Custodian) of the Program for any action or failure to act (including, without limitation, the failure to compel in any way any former or acting Director to redress any breach of trust) except for bad faith, willful misfeasance, gross negligence or reckless disregard of duties or, for willful or negligent action or failure to act or to take reasonable measures to restrict investments of the Program Property to those permitted by law; provided, however, that the provisions of this Section shall not limit the liability of any agent of the Program with respect to breaches by it of a contract between it and the Program.

The Intergovernmental Agreement provides that the name "Missouri Securities Investment Program" is the designation of the Program and that this designation refers to the Board of Directors collectively in such capacity and not personally or as individuals. All persons dealing with the Program must look solely to the Program Property for the enforcement of any claims against the Program since neither the Directors, Officers, employees, nor Participants assume any personal liability for obligations entered into on behalf of the Program.

Indemnification.

Subject to certain condition and limitations, the Program will indemnify its Directors, officers, employees and any other persons who might be designated by the Directors to receive such indemnification, against all liabilities and expenses (including, without limitation, amounts paid in satisfaction of judgments, in compromise or as fines and penalties, and counsel fees) reasonably incurred by such individual in connection with the defense or disposition of any action, suit or other proceeding, civil or criminal, brought by the Program or any other person, in which such individual may be involved or threatened with, while in office or thereafter, by reason of being or having been such a Director, officer, employee or otherwise designated person except as to any matter as to which he shall have been adjudicated to have acted in bad faith or with willful misfeasance or reckless disregard of his duties or gross negligence.

Any action taken by, or conduct on the part of, any Investment Adviser, Administrator, Marketing Agent, Director, officer, or employee of the Program, in conformity with the Intergovernmental Agreement, or in good faith reliance upon the Intergovernmental Agreement shall not constitute bad faith, willful misfeasance, gross negligence or reckless disregard of his duties.

Termination of the Intergovernmental Agreement.

The Program may be terminated by the affirmative vote of a majority of the Participants entitled to vote. Following such termination the Directors will pay, or adequately provide for the payment of, all of the Program's liabilities, and upon receipt of such releases, indemnities and refunding agreements as they deem necessary for their protection, the Directors will distribute the remaining Program Property, in cash

or in kind or partly in cash and partly in kind, among the Participants in proportion to their shares of beneficial interest.

Amendment of Intergovernmental Agreement.

The Intergovernmental Agreement may be amended by the affirmative vote of a majority of the Participants entitled to vote.

Upon 15 days' written notice to the Participants, the Board of Directors may, from time to time, by a two thirds vote, amend the Intergovernmental Agreement without the vote or consent of the Participants, to the extent the Directors deem necessary to conform the Intergovernmental Agreement to the requirements of applicable laws. However, the Directors shall not be liable for failing to do so.

CERTAIN RISKS OF INVESTMENT IN THE PROGRAM

There are risks associated with investment in each Series of the Program which, before investment, should be considered carefully by each Participant and potential Participant in light of its particular circumstances. The Program, or any one particular Series of the Program, may not be an appropriate investment in certain situations for some Participants and potential Participants. Although the Money Market Series and the MOSIP Term CP/BA Series are rated by Standard & Poor's Rating Services ("S&P") and the Money Market Series has been designed and is operated to achieve the goals of safety, liquidity and yield, each Participant and potential Participant should carefully consider the following discussion in light of its own particular circumstances.

Income, Market and Credit Risk.

Investments in the Program are subject to income, market and credit risk. Income risk is the potential for a decline in current income of the investment portfolio of a Series. The Money Market Series' current income is based on relatively short-term interest rates, which can fluctuate substantially over short periods. Accordingly, investments in the Program are subject to current income volatility. Market risk is the potential for a decline in the market value of fixed-income securities held in the investment portfolio of the Money Market Series as a result of a rise in prevailing interest rates. This could result in the incurrence of a loss with respect to a portfolio security in the event that such a security were to be sold for a market price less than its amortized value. Credit risk is the possibility that an issuer of securities held in the investment portfolio of a Series fails to make timely payments of principal or interest. The credit risk of each Series depends on the securities in which the Series invests. The particular investment mix of each Series varies from each other Series. A discussion of the credit risks associated with certain Permitted Investments is set forth below.

Participants should be aware that in the event that an issuer in which monies relating to the Money Market Series or MOSIP Term CP/BA Series have been invested fails, Participants in any affected Series may experience a loss, or indeterminate delays in the receipt of their funds while claims are processed. In addition, such Participants may not receive interest earnings for the period before and the period after the failure. To the extent that an investment is collateralized, Participants may experience delays in the receipt of their funds while such collateral is applied to the satisfaction of claims. In addition, Participants may experience losses in the event that the collateral cannot be disposed of promptly or for an amount sufficient to satisfy the applicable claims.

Repurchase Agreements.

Any Series of the Program may purchase U.S. Government Securities that are subject to agreements which are commonly known as repurchase agreements. Under such an agreement, the seller agrees to repurchase, and the Series agrees to resell, the U.S. Government Securities at a specified time and at an agreed upon price. The difference between the price paid by the Series at the time of purchase and the price at which the Series agrees to resell the U.S. Government Securities back to the seller, divided by the

price paid at the time of purchase represents the yield with respect to this transaction. This yield may be more or less than the stated interest rate for the underlying U.S. Government Securities.

Although the Program enters into such repurchase agreements only with financial institutions recommended by the Investment Adviser and reviewed by the Board, there can be no assurance that any particular authorized financial dealer will pay the agreed upon contract repurchase price on the designated date for repurchase. In the event that a financial institution fails to pay the contract price at the specified time, the particular Series investing in such repurchase agreements may suffer a loss resulting from (i) a diminution in value of the underlying U.S. Government Securities to an amount which is below the amount of the anticipated repurchase price, (ii) the costs associated with the resale of the U.S. Government Securities, and (iii) any loss that may result from any delay experienced in foreclosing upon and reselling the underlying U.S. Government Securities.

At the time a Series enters into a repurchase agreement the underlying U.S. Government Securities will have a market value which is at least 102% of the price paid by the Series. There can be no assurance, however, that such market value will continue to exceed that purchase price. In the event the market value of the underlying U.S. Government Securities falls below the original purchase price plus accrued interest, the dealer will be required to have its custodian bank deliver additional U.S. Government Securities necessary to increase such value to 102%. However, there can be no assurance that such deliveries of additional U.S. Government Securities will be made in all circumstances. In the event that such a delivery is not made and the dealer does not pay the contract repurchase price on the specified date, the amount of the loss to the Series will be increased as a consequence of such failure of delivery.

Participants should be aware that repurchase agreements represent only the contractual obligations of the financial institutions to repurchase the underlying U.S. Government Securities at the price and on the date specified in the repurchase agreement. The particular Series of the Program investing in such repurchase agreements may suffer substantial losses if the repurchase agreement is made with any dealer which becomes bankrupt, insolvent or otherwise unable to perform before such agreement is fulfilled.

In light of these potential risks, the Board of Directors has approved certain operating procedures which the Investment Adviser must follow when entering into repurchase agreements.

Obligations of United States Governmental Agencies and Instrumentalities.

Participants should be aware that not all obligations issued by agencies and instrumentalities of the United States of America are backed by the full faith and credit of the United States of America. The short-term obligations of some agencies and instrumentalities of the United States of America that may be purchased by the Program from time to time are not full faith and credit obligations of the United States of America, and may in fact be obligations only of the issuing agency or instrumentality. The creditworthiness of such obligations relates only to the creditworthiness of the issuing agency or instrumentality and any collateral security, if any. No assurance can be given that every such agency or instrumentality will, under all circumstances, be able to obtain funds from the United States Government or other sources to support all of its obligations.

Bankers' Acceptances.

Each Series of the Program may purchase bankers' acceptances rated, at the time of purchase, within the highest rating issued by Moody's, S&P or another nationally recognized statistical rating organization. Bankers' acceptances are credit instruments evidencing the obligation of a bank to pay a draft drawn on it by a customer. These instruments reflect the obligation both of the bank and of the drawer to pay the face amount of the instrument upon maturity.

Commercial Paper.

Each Series of the Program may purchase commercial paper rated, at the time of purchase, within the highest rating issued by Moody's, S&P or another nationally recognized statistical rating organization.

Commercial Paper is debt issued by a company that is secured by assets, if any, of the company. The creditworthiness of such obligations relates only to the credit of the issuing company. Although the Program uses certain criteria when determining what companies' commercial paper will be purchased, no assurance can be given that such companies will not become insolvent during the life of any investment in it. In the event of the insolvency of a company issuing commercial paper in which the Program has invested or in the event of any other default with respect to commercial paper, if appropriate, a claim will be filed by the Program against the company. However, there is no assurance that the Program will receive any recovery as a result of filing a claim.

MOSIP TERM CP/BA and Participant Diversification Monitoring

Up to 100% of the assets within the MOSIP Term CP/BA Series may be invested in commercial paper and/or bankers' acceptance securities. It is the Participant's sole responsibility to assure that funds placed by Participant in any commercial paper and bankers' acceptances outside of the MOSIP Term CP/BA Series do not cause the total overall amount for the Participant to exceed the investment policy diversification limits developed by the State Treasurer of the State of Missouri or as otherwise may be required by Missouri law. The Investment Advisor cannot monitor additional commercial paper and/or bankers' acceptance investments made by the Participant outside of MOSIP, and neither the Investment Advisor nor MOSIP can be responsible for Participants meeting such diversification requirements within their total overall investment portfolio.

FDIC Insured Certificates of Deposit.

Participants should note that in July 1990, FDIC regulations regarding the coverage of deposits in thrift institutions became effective. These regulations conform to current FDIC regulations regarding the coverage of deposits in insured banks. Under these regulations, deposits made by the Program in any insured institution are insured up to applicable FDIC insurance limits and other limitations in effect at the time of purchase in the aggregate for all time, savings and demand deposits as well as certificates of deposit. FDIC insurance is backed by the full faith and credit of the United States government.

Some of the assets of the Money Market Series and MOSIP Term CP/BA Series may be invested in certificates of deposit insured by the FDIC. No assurance can be given that such an institution will not become insolvent during the life of a deposit investment in it.

In the event that an institution issuing a certificate of deposit in which a Series has invested becomes insolvent, or in the event of any other default with respect to such a certificate of deposit, an insurance claim will be filed with the FDIC by the Program, if appropriate. In such a case, there may be delays before the FDIC, or other financial institution to which the FDIC has arranged for the deposit to be transferred, makes the relevant payments. Such delays may be occasioned by requirements relating to the filing and processing of insurance claims, including requests for additional information by the FDIC. Furthermore, if the defaulted deposit is transferred to another institution, the transferee institution may, instead of paying the insured amount, elect to keep the deposit in existence with or without changing its original terms. Such changes of terms may include a reduction of the original interest rate paid on the deposit. Any of these actions may have adverse consequences to the particular Series in which such deposit is held.

The amount insured by the FDIC is the principal of the relevant deposit and the interest accrued on the deposit to the date of default, up to applicable FDIC insurance limits and other limitations in effect at the time of purchase in the aggregate. There is no insurance with respect to interest payable on a deposit between the date of the default and the date of the payment of insurance by the FDIC. Accordingly, a default by an institution might result in a delay in the receipt of invested principal and pre-default accrued interest by an affected Participant and a loss of interest accruing during the period between the date of the default and the payment of the insurance.

In addition, the FDIC is free to deny any claim that it does not deem to be valid. Any such denial might have to be challenged in judicial or administrative proceedings brought by the Program and affected Participants. In the event that funds are not made available to it by the United States of America or other sources, Participants could experience a loss due to a full or partial nonpayment of insurance claims by the FDIC.

In excess of the FDIC insurance limit, a certificate of deposit may be secured by a pledge of assets as provided by law. If the institution fails to make payment when due on the deposit, the risks are similar to those described above with respect to repurchase agreements.

CDs purchased within the Fixed Income Investment Program also carry a certain amount of risk. Since the Fixed Income Investment Program cannot actively monitor investments of any type made outside of the program, a Participant's total deposits with a financial institution may exceed FDIC coverage limits, leaving a Participant exposed to potential losses should the financial institution be unable to honor its commitments to depositors.

Investors should also be aware of the risk involved with early redemption of CDs purchased through the Fixed Income Investment Program. CDs are not liquid. Early redemption penalties charged by the CD issuer could reduce or eliminate any earnings and could mean that the amount the investor receives is less than the initial purchase amount.

City of Osage Beach
Agenda Item Summary

Date of Meeting: July 7, 2022
Originator: Edward Rucker, City Attorney
Presenter: Edward Rucker, City Attorney

Agenda Item:

Bill 22-52 - An ordinance of the City of Osage Beach, Missouri, creating a new Chapter 150 in the Municipal Code establishing a process for the City's consideration of Redevelopment Plans and Tax abatements pursuant to the Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri. *First Reading*

Requested Action:

First Reading of Bill #22-52

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 of this ordinance to create procedures to allow the city to consider applications for development assistance under the Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri.

City Attorney Comments:

Per City Code 110.230, Bill 22-52 is in correct form.

City Administrator Comments:

Comments to be presented at Board Meeting

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AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI CREATING A NEW CHAPTER 150 IN THE MUNICIPAL CODE ESTABLISHING A PROCESS FOR THE CITY'S CONSIDERATION OF REDEVELOPMENT PLANS AND TAX ABATEMENTS PURSUANT TO THE URBAN REDEVELOPMENT CORPORATIONS LAW, CHAPTER 353 OF THE REVISED STATUTES OF MISSOURI.

WHEREAS, the Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri ("Chapter 353"), allows the City to establish policies and procedures in association with the consideration of development plans and grants of tax abatement; and

WHEREAS, the City desires to establish policies and procedures for the consideration of development plans and grants of tax abatement pursuant to Chapter 353, including requiring certain information to be included in a development plan and establishing formal notice procedures for public hearings required by Chapter 353;

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

Section 1. That a new Chapter 150 consisting of Sections 150.010 through 150.050 of the Osage Beach Code of Ordinances be and is hereby enacted as follows:

Section 150.010 Submission of a Development Plan and Funding Agreement.

Applicants seeking approval of a development plan providing for ad valorem real property tax abatement available under Chapter 353 shall submit the development plan and an application form, in a form acceptable to the City Administrator, to the City. Prior to consideration of any development plan by the Board, an Applicant shall enter into a funding agreement with the City and submit an initial deposit of Twenty Thousand Dollars (\$20,000.00) which the City will use to fund out-of-pocket costs associated with the consideration of the development plan and the application, including, without limitation, costs associated with any legal, financial or planning consultants retained by the City.

Section 150.020 Development Plan Contents. All development plans seeking tax abatement under Chapter 353 shall include the following information:

(a) *Legal description.* A legal description of the redevelopment area by metes and bounds or other definite designation.

(b) *Design plan.* A general description and preliminary design plan of the proposed redevelopment project and plans or narrative showing or describing general location of structures, general height, size and scale of structures, proposed land use, materials, general landscaping and traffic circulation.

(c) *Stages of project.* A statement of the various stages, if more than one is intended, by which the redevelopment project is proposed to be constructed or undertaken, and the approximate time limit for the commencement and completion of each stage, together with a legal description of the real property to be included in each stage.

(d) *Property to be demolished.* A statement of the existing buildings or improvements in the redevelopment area to be demolished, if any, and an estimate of the time of such demolition.

(e) *Building rehabilitation.* A statement of existing buildings to remain, if any, the proposed improved to each such building to remain and the approximate period of time during which improvements, repairs or alterations are to be made.

(f) *New construction.* A statement of the general type, size, number, character and materials of each new industrial, commercial, residential or other building or improvement to be erected or made and the estimate of the timing of such construction.

(g) *Open space.* A statement of those portions, if any, of the redevelopment area which may be permitted or will be required to be left as open space, the use to which each such open space is to be put, the period of time each such open space will be required to remain an open space, and the manner in which it will be improved and maintained, if at all.

(h) *Property for public agencies.* Statement of those portions, if any, of the redevelopment area which are proposed to be sold, donated, exchanged or leased to any public agency or political subdivision of the Federal, State or local government, and an outline of the terms of such proposed sale, donation, exchange or lease.

(i) *Zoning changes.* A statement of the proposed changes, if any, in zoning ordinance or maps, necessary or desirable for the redevelopment project and its protection against blighting influences.

(j) *Street changes.* A statement of the proposed changes in streets or street levels and proposed street closing within, adjacent to or in the proximity of the redevelopment area, if any.

(k) *Utility changes.* A statement of the changes, if any, which will be required in utility source to accommodate the redevelopment project and changes, if any, in utility lines, easements or location.

(l) *Tax abatement.* A statement of the tax abatement to the redevelopment project, if any, and any payments in lieu of taxes, together with the conditions upon which tax abatement, if any, will pass to or insure to the benefit of a subsequent owner of the redevelopment project or be lost.

(m) *Acquisition plan.* A statement giving the legal description of the real property owned by or under option or contract of purchase, if any, by the applicant and the time schedule for acquisition.

(n) *Eminent domain by City.* A statement giving the legal description of the real property, if any, to be acquired by the City in furtherance of the development plan and the terms and conditions for such acquisition.

(o) *Financing.* A detailed statement of the proposed method of financing the

redevelopment project which shall set forth the estimated development cost of the project and the proposed sources of funds, debt and equity to meet such estimated costs. The detailed statement shall include evidence satisfactory to the city that sufficient funds or securities to acquire and clear the land involved are available from such equity and/or other funds, and that there are sufficient assurances that the redevelopment project will be further financed to completion. Such evidence shall include any commitments for leases or purchases, but in any event shall include evidence of marketability of the redevelopment project

(p) *Management.* A list of the persons who it is proposed will be active in or associated with the management of the redevelopment project during a period of at least one year from the date of approval of the development plan and a list of the officers, directors and principal stockholders of the applicant.

(q) *Public property.* A statement listing any real property in the redevelopment area in public use or belonging to the City, County, State or any political subdivision thereof together with a statement that the consent of such entity, other than City, has been obtained to the acquisition of such property if such property is to be acquired.

(r) *List of all political subdivisions affected by the tax abatement.* The development plan shall contain a complete list of all political subdivisions affected by the tax abatement including the name of the chief operating officer or highest elected official of such district, the district's mailing address and contact information and a written statement of the impact on ad valorem taxes any tax abatement will have on such political subdivisions.

(s) *Applicants background and identity.* The development plan shall clearly identify the legal status of the applicant, the key officers and owners thereof and provide clear and accurate information on the applicant's background and development experience and financial ability to successfully complete the project. Applicant shall disclose any threatened or pending litigation or unresolved claims; the nature of which would need to be disclosed if the applicant were applying for or participating in a transaction using public debt financing or which might be considered a regulated securities transaction.

(t) *Other information.* Before submission of an ordinance to approve the development plan to the Board of Aldermen, the applicant shall include such other statements, information or exhibits as requested by the City Administrator. After submission of the ordinance to approve the development plan to the Board of Aldermen the applicant shall include such other statements, information or exhibits as requested by the Board of Aldermen or the City Administrator.

Section 150.030 Staff Review of Development Plan. Upon receipt of a development plan and application, the City Administrator will review the development plan and application for completeness. If the development plan and application are determined to be incomplete, the City Administrator will notify the applicant of any additional information needed to complete the development plan and application. Once the City Administrator determines that a development plan and application is complete, the City Administrator shall forward the

complete development plan and application to the Board of Aldermen for preliminary review. If the Board of Aldermen wishes to further consider the development plan, the Board of Aldermen shall schedule a public hearing regarding the development plan and grants of tax abatement contemplated therein. The City shall provide notice of such public hearing in the manner required by Section 150.040 below.

Section 150.040 Public Hearing Notices. Notices of any public hearing scheduled by the Board of Aldermen pursuant to Section 3 above shall be given in the following manner:

(a) if the development plan relates to property not currently owned by the applicant, notice of the public hearing shall be given by hand delivery, certified mail or nationally-recognized overnight courier service to the owner or owners of property within the redevelopment area described in the development plan at least fifteen (15) days prior to the public hearing;

(b) notice of the public hearing shall be published in a newspaper of general circulation in the City at least fifteen (15) days prior to the public hearing; and

(c) notice of the public hearing, together with a written statement of the impact on ad valorem real property taxes that the tax abatement described in the development plan will have on political subdivisions affected by the tax abatement, shall be given by hand delivery, certified mail or nationally-recognized overnight courier service, to the political subdivisions affected by the tax abatement at least fifteen (15) days prior to the public hearing.

Section 150.050 Acceptance of State Enabling Act. The provisions of the Urban Redevelopment Corporations Law, found at Chapter 353 of the Revised Statutes of Missouri are hereby accepted and shall apply to all persons and corporations operating under this article, insofar as such provisions may be applicable thereto.

Section 2. 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 3. 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 4. That this Ordinance shall be in full force and effect from and after the date of passage and approval of the Mayor.

READ FIRST TIME: _____ READ SECOND TIME: _____

I hereby certify that Ordinance No.22.52. was duly passed on _____ by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No.22.52.

Michael Harmison, Mayor

Date

Tara Berreth, City Clerk